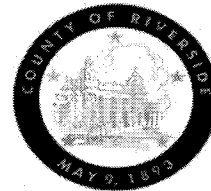


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
15.5
(ID # 3447)

MEETING DATE:

Tuesday, January 31, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN
AMENDMENT NO. 1202 (Entitlement/Policy) – APPLICANT: Koll Custom
Homes, Inc. – ENGINEER/REPRESENTATIVE: Love Engineering – Third
Supervisorial District – Southwest Area Plan – Rancho California Zoning Area –
ZONE: Citrus Vineyard (C/V-10) – LOCATION: Generally located north of Los
Nogales Road, south of Monte de Oro Road, west of Camino del Vino, and east
of Anza Road – PROJECT SIZE: 48.52 gross acres – REQUEST: Adopt an
order initiating the proceedings for General Plan Amendment No. 1202, that
proposes to remove the project site from the Temecula Valley Wine Country –
Wine District Policy Area and include in the Temecula Valley Wine Country –
Residential District Policy Area, on one parcel, totaling 48.52 gross acres.
[Deposit Based Fees 100%]

RECOMMENDED MOTION: The Planning Commission, General Plan Advisory
Committee, and Staff recommend that the Board of Supervisors:

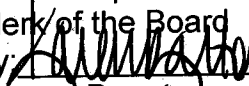
1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1202**,
based on information provided by the applicant and comments received from the
Planning Commission and General Plan Advisory Committee.

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly
carried, IT WAS ORDERED that the above matter is approved as recommended to adopt
an order initiating the proceedings to allow further review.

Ayes: Jeffries, Washington and Ashley
Nays: None
Absent: Tavaglione
Date: January 31, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

BACKGROUND:

Project Scope

General Plan Amendment No. 1202 is a proposal to modify the Temecula Valley Wine Country Policy Area by changing one parcel from the Winery District to the Residential District, totaling 48.52 gross acres. The project site is generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, east of Anza Road, and is within the Southwest Area Plan. The application for this amendment was submitted during the application window for the 2016 General Plan Review Cycle.

Pursuant to the Riverside County General Plan, modifications to the Temecula Valley Wine Country Policy Area boundary, including a redesignation from one district to another, property removal from the Policy Area boundary, or property annexation into the Policy Area boundary, are all subject to the County's eight-year Foundation Component General Plan Amendment cycle. This application is a request to modify the Temecula Valley Wine Country Policy Area by changing the district of one parcel within the Policy Area. The project site's General Plan Foundation Component of Agriculture will remain the same.

Although not under consideration at this time, this project includes an accompanying Tract Map (TR36975), to subdivide the property into five, 5-acre lots and a 26-acre remainder lot for the purpose of establishing vineyards.

General Plan Initiation Process

Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the General Plan Initiation Process (GPIP) process. The GPIP process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The GPIP process provides an opportunity for the applicant to hear comments related to his or her proposed project before embarking on the land use and environmental review process. At this time, the Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation Component General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Justification for Foundation Component Amendment

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element and Article II, Section 2.5 of Ordinance No. 348, related to General Plan Regular Foundation Component Amendments, specific findings are required to approve a Foundation Component Amendment. These include findings that new conditions or circumstances exist that justify modifying the General Plan, that the modification does not conflict with the overall County Vision and that the modification would not create an internal inconsistency among the other General Plan Elements. The application for Foundation Component Amendments requires the applicant to provide information describing a new condition or circumstance that justifies modifying the General Plan. Such information has been provided by the applicant and is included with this report package.

Planning Commission

This application was considered by the Planning Commission during a public meeting on November 2, 2016, Agenda Item 2.11, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners briefly discussed the proposed project and felt that the Policy Area redesignation was appropriate and compatible with the area. Given the location of the site, adjacent to a road, and with the other existing residential development in the vicinity, the Planning Commissioners felt that this policy area change was a good idea and could be supported.

General Plan Advisory Committee

This application was considered by the General Plan Advisory Committee (GPAC) during a public meeting on August 25, 2016, Agenda Item 3.10, and was recommended for initiation to the Planning Commission.

During the GPAC meeting, staff explained that there is an accompanying Tentative Tract Map (TR36975) under separate review, to subdivide the site into 5 residential lots and remainder piece for the purpose of grape growing. The GPAC members felt this was an appropriate land use amendment and that it would be compatible with the area.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Deposit Based Funds 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

C.E.O. RECOMMENDATION: Approve

Impact on Citizens and Businesses

None at this time. Should the Board of Supervisors initiate this General Plan Foundation Component Amendment application, an appropriate level of land use review and environmental analysis will be conducted in conjunction with the amendment and with any implementing project.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

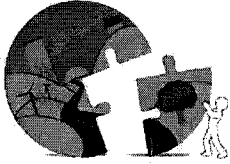
ATTACHMENTS:

- A. **Board of Supervisors Report Package**
- B. **Planning Commission Report Package**
- C. **General Plan Advisory Committee Report Package**

BOS

Report Package

Meeting Date: Tuesday, January 31, 2017



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 2, 2016**

I. AGENDA ITEM 2.11

GENERAL PLAN AMENDMENT NO. 1202 (FOUNDATION AND ENTITLEMENT/POLICY) –
APPLICANT: Koll Custom Homes, Inc. – ENGINEER/REPRESENTATIVE: Love Engineering – Third
Supervisory District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Citrus
Vineyard (C/V-10) – LOCATION: Generally located north of Los Nogales Road, south of Monte de
Oro Road, west of Camino del Vino, and east of Anza Road – PROJECT SIZE: 48.52 gross acres.

II. PROJECT DESCRIPTION:

Proposal to remove the project site from the Temecula Valley Wine Country – Wine District Policy
Area and establish in the Temecula Valley Wine County – Residential District Policy Area, on one
parcel, totaling 48.52 gross acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Greg Koll, Applicant, (951) 830-5880, spoke in favor of the proposal. No one spoke in opposition or
in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

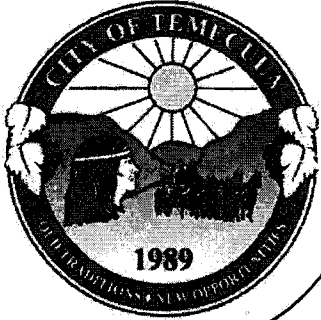
V. PLANNING COMMISSION ACTION:

Public Comments: Closed

The Planning Commission Comments to the Board of Supervisors are:

RECOMMEND INITIATION.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please
contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at
mcstark@rctlma.org.



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • TemeculaCA.gov

November 21, 2016

Mr. John Hildebrand
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

SUBJECT: Foundation General Plan Amendment No. 1202

Dear Mr. Hildebrand:

The November 2, 2016 agenda packet for the Planning Commission included the above mentioned project, which is to remove project site from the Temecula Valley Wine Country – Wine District Policy Area and include it in the Residential District Policy Area. Pursuant to the Temecula Valley Wine Country policies, removal of a property from the Policy boundary requires a Foundation General Plan Amendment (Agenda Item No. 2.11).

The County and the Wine Country community went through an extensive planning process to develop policies for Wine Country to ensure that uses complement one another and to protect against the location of activities that are incompatible with existing residential and equestrian uses.

The City does not oppose the proposed General Plan Amendment (GPA) No. 1202; however, the City does request that the proposed GPA go through the proper California Environmental Quality Act analysis in context to the certified Environmental Impact Report for the Wine Country Community Plan, as the proposed GPA would potentially intensify land uses along Rancho California Road, increasing the likelihood of potential traffic related impacts.

Should you have any questions, please contact me by telephone at (951) 694-6415 or by email at Luke.Watson@TemeculaCA.gov.

Sincerely,

Luke Watson
Director of Community Development

cc: Temecula City Council
Aaron Adams, City Manager
Greg Butler, Assistant City Manager
Steve Weiss, Riverside County Planning Director

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 28, 2016

Planning Commission
County of Riverside
4080 Lemon St
Riverside CA 92501

RE: Items 2.1 – 2.11; 4.1: General Plan Initiation Proceedings, November 2, 2016

Dear Chair and Members of the Commission

Endangered Habitats League (EHL) appreciates the opportunity to submit written testimony on the General Plan Initiation Proceedings. We served on the General Plan Advisory Committee (GPAC) but, in some cases, EHL positions have been refined since the GPAC votes.

Proposals before you that do not have compelling planning merit and that do not reflect significant changes in circumstances should not move forward to full environmental review. The burden of proof is upon the applicant and/or Planning Department to affirmatively establish such facts.

General comments

EHL is concerned that the Planning Department has not provided 1) basic information as to whether more intensive uses are justified or 2) guidelines to determine whether the proposals – individually or collectively – move the County in the right direction.

Basic and necessary information includes the *housing capacity* present but unbuilt in the County and Cities' General Plans. Prior information indicates that there is a huge *overcapacity* of housing that argues against all but the most strategic increases. Other missing information includes the cumulative traffic implications of the proposed General Plan amendments. We urge you to request such information before considering these proposals.

Factors in assessing proposals should include whether the jobs-housing balance is improved or worsened, whether the greater intensity of use will be served by transit now or realistically in the future, whether vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory, whether the new development will be subject to high fire hazard, and whether it conflicts with the MSHCP. We hope that the Planning Department will offer its professional guidance. If not, the Commission should independently formulate a series of *guiding principles* for GPA initiation. A piecemeal approach is not adequate.

EHL's recommendations are based upon compelling planning rationale, jobs-housing balance, transit availability, vehicle miles traveled and GHG emissions, the folly of putting more and more homes in the path of wildfire, and biological considerations. In some cases, we have identified missing information needed for justification or suggested modifications. We hope that this Commission will take a hard look at the County's future and chart a more sustainable path for the County's present and future citizens than simply perpetuating current trends.

Also, we are disappointed in the staff reports for these items. There is only a brief staff recommendation and complete deferral to applicants for justification in terms of the requisite General Plan findings. In contrast, during the last GPA cycle, staff provided its own independent and reasoned analyses, and its recommendations were grounded in facts and discussion. This was far more valuable.

Specific comments

2.1 GENERAL PLAN AMENDMENT NO. 1174 (FOUNDATION AND ENTITLEMENT/POLICY) – Temescal Canyon Area Plan – West Corona Zoning Area – Zone: One-Family Dwellings (R1) – LOCATION: Generally located south of the 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – PROJECT SIZE: 82 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres

Oppose initiation

While eventual redesignation from the current recreational use may well be appropriate, much more work with the community should precede such change. In any case, we recommend a joint approval process with the City of Corona.

2.2 GENERAL PLAN AMENDMENT NO. 1176 (FOUNDATION AND ENTITLEMENT/POLICY) – Southwest Area Plan – Rancho California Zoning Area – ZONE: Residential Agriculture-2.5 Acre Minimum (R-A-2.5) – LOCATION: Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenida Olgita, and westerly of Avenida Bordeaux – PROJECT SIZE: 17.07 gross acres – REQUEST: Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one parcel, totaling 17.07 gross acres

Support Initiation

This remedies a non-conforming use.

2.3 GENERAL PLAN AMENDMENT NO. 1177 (FOUNDATION AND ENTITLEMENT/POLICY) – REMAP Area Plan – Anza Zoning Area – ZONE: Rural Residential- 2.5 Acre Minimum (R-R-2.5) – LOCATION: Northerly of Wellman Road, southerly of Highway 371, easterly of Kirby Road, and westerly of Rolling Hills – PROJECT SIZE: 7.74 gross acres – REQUEST: Proposal to amend the project site’s Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Commercial Retail (CR), on one parcel, totaling 7.74 gross acres

More information needed

The Planning Department should provide an objective determination of whether additional commercial retail capacity beyond that already in the General Plan is needed in this location.

2.4 GENERAL PLAN AMENDMENT NO. 1181 (FOUNDATION AND ENTITLEMENT/POLICY) – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – ZONE: Heavy Agriculture (A-2) (10 acre minimum) – LOCATION: Generally located north of Stowe Road, east of Richmond Road, south of Stetson Avenue, and west of Stueber Lane – PROJECT SIZE: 99 gross acres – REQUEST: Proposal to amend the parcel’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Medium Density Residential (MDR), totaling 99 gross acres

Oppose initiation

This proposal for piecemeal urbanization lacks an appropriate planning rationale according to the criteria above (jobs-housing balance is improved, the greater intensity of use will be served by transit now or realistically in the future, vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory). It would result in an *incoherent* pattern of development that perpetuates the worst trends of the past in terms of piecemeal tract maps rather than true community planning. There has been no showing of changed circumstances that justifies initiation; the mere presence of highway infrastructure cannot justify development.

2.5 GENERAL PLAN AMENDMENT NO. 1184 (FOUNDATION AND ENTITLEMENT/POLICY) – Sun City/Menifee Valley Area Plan – Winchester Zoning Area – ZONE: Light Agriculture (A-1-5) – POLICY AREAS: Estate Density Residential and Rural Residential and Highway 79 – LOCATION: Generally located north of Scott Road, south of Wickerd Road, and west of Leon Road – PROJECT SIZE: 39.09 gross acres – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on one parcel, totaling 39.09 gross acres

Oppose initiation

Upon review, this proposal is one of an ill-considered series of GPAs that have subjected a rural community separator to piecemeal urbanization. It lacks an appropriate planning rationale according to the criteria above (jobs-housing balance is improved, the greater intensity of use will be served by transit now or realistically in the future, vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory). It would result in an *incoherent* pattern of development that perpetuates the worst trends of the past in terms of piecemeal tract maps rather than true community planning. There has been no showing of changed circumstances that justifies initiation.

2.6 GENERAL PLAN AMENDMENT NO. 1186 (FOUNDATION AND ENTITLEMENT/POLICY) – Southwest Area Plan – Rancho California Zoning Area – ZONE: Rural Residential (R-R) POLICY AREA: Highway 79 – LOCATION: Generally located north of Vino Way, south of Buck Road, east of Pourroy Road, and west of Anza Road – PROJECT SIZE: 145.63 gross acres – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Estate Density Residential (EDR), on eight parcels, totaling 145.63 gross acres

Oppose initiation unless modified

These “inholdings” in the Johnson Ranch conservation area reflect mapping errors that should be the subject of a Technical Amendment. The proposed Community Development is out of place in this rural and environmentally sensitive location. EHL recommends a lower Rural density combined with density transfer between the parcels, so as to remove density from the interior of the preserve and locate it in the southeast.

2.7 GENERAL PLAN AMENDMENT NO. 1187 (FOUNDATION AND ENTITLEMENT/POLICY) – Southwest Area Plan – Rancho California Zoning Area – ZONE: Light Agriculture (A-1-5) – Location: North of Mazoe Street, south of Auld Road, east of Dickson Path, and west of Maddalena Road – PROJECT SIZE: 14.48 gross acres – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural (RUR) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels, totaling 14.48 gross acres

Oppose initiation

This proposal to change from Rural to CD/Estate Residential lacks an appropriate planning rationale according to the criteria above (jobs-housing balance is improved, the greater intensity of use will be served by transit now or realistically in the future, vehicles miles traveled would be below current averages and put

greenhouse gas (GHG) emissions on a lowered trajectory). The proposed estate density neither retains rural character (it intrudes into a block of rural land) nor achieves an efficient, higher density use of the land (if that could be justified). The change to CD is a strategy linked to future highway improvements (Butterfield Stage Rd.) yet future infrastructure alone cannot justify new development.

2.8 GENERAL PLAN AMENDMENT NO. 1191 (FOUNDATION AND ENTITLEMENT/POLICY) – Southwest Area Plan – French Valley Zoning Area – ZONE: Rural Residential (R- R) – POLICY AREAS: Highway 79 and Leon Keller – LOCATION: Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive – PROJECT SIZE: 2.49 gross acres – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres

Oppose initiation

While locations for RV and boat storage are important, the Planning Department should objectively assess actual need and then identify the most suitable parcels.

2.9 GENERAL PLAN AMENDMENT NO. 1194 (FOUNDATION AND ENTITLEMENT/POLICY) – Southwest Area Plan – Rancho California Zoning Area – ZONE: Manufacturing – Service Commercial (M-SC) and Rural Residential (R-R) – LOCATION: Generally located northeast of Interstate 15, west of Sparta Lane, east of Rainbow Canyon Road, and south of the City of Temecula within the Rainbow Canyon Community – PROJECT SIZE: 36.70 gross acres – REQUEST: Proposal to amend a portion of the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (RM) to Light Industrial (LI), on one parcel, totaling 36.70 gross acres

Support initiation

This proposal involves remedying a non-confirming use and retaining Rural Mountainous in the remainder.

2.10 GENERAL PLAN AMENDMENT NO. 1197 (Foundation and Entitlement/Policy) – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Rural Residential (R-R), and Wine Country-Equestrian (WC-E) – LOCATION: Generally located south of De Portola Road, east of Los Caballos Road and west of Pauba Road – PROJECT SIZE: 238.5 gross acres – REQUEST: Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and establish them in the Temecula Valley Wine Country – Winery District Policy Area and establish the fifth parcel, which exists

outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on five parcels, totaling 238.5 gross acres

Support initiation

This proposal would result in a less intensive Rural Mountainous designation, more compatible with rural and habitat uses.

2.11 GENERAL PLAN AMENDMENT NO. 1202 (FOUNDATION AND ENTITLEMENT/POLICY) – Southwest Area Plan – Rancho California Zoning Area – ZONE: Citrus Vineyard (C/V-10) – LOCATION: Generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, and east of Anza Road – PROJECT SIZE: 48.52 gross acres – REQUEST: Proposal to remove the project site from the Temecula Valley Wine Country – Wine District Policy Area and establish in the Temecula Valley Wine County – Residential District Policy Area, on one parcel, totaling 48.52 gross acres

Support initiation

The argument is adequately made that the rural residential use is more appropriate to the site.

4.1 GENERAL PLAN AMENDMENT NO. 1166 (TECHNICAL) – Intent to Adopt a Negative Declaration – Elsinore Area Plan – Temescal Wash Policy Area – Alberhill Area Zoning Region – Zoning: Manufacturing Service Commercial (M-SC) – Location: Between Interstate 15 and Temescal Canyon Road, east of Hostettler Road and west of Larson Avenue – 7.03 acres – REQUEST: A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to change the site's General Plan Land Use from Rural Residential (RR) 5 Acre Minimum to Light Industrial (LI).

Support

This fixes a mapping error.

Thank you for considering our views.

Yours truly,



Dan Silver
Executive Director


PC

Report Package

Meeting Date: Wednesday, November 2, 2016

Agenda Item No.: 2 . 1 1
Area Plan: Southwest
Supervisorial District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: November 2, 2016

General Plan Amendment No. 1202
Property Owner: Heavenstone Corporation
Applicant: Koll Custom Homes, Inc.
Engineer/Representative: Love Engineering


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1202 is a General Plan Regular Foundation Component Amendment proposal to modify the Temecula Valley Wine Country Policy Area by changing one parcel, totaling 48.52 gross acres, from the Winery District to the Residential District. The application for this amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, east of Anza Road, and is within the Southwest Area Plan.

PROJECT APN: 927-450-002

BACKGROUND: Pursuant to the Riverside County General Plan, modifications to the Temecula Valley Wine Country Policy Area boundary or a redesignation from one district to another, within the Temecula Valley Wine Country Policy Area, are subject to the County's eight-year Foundation General Plan Amendment cycle. This application is a request to modify the Temecula Valley Wine Country Policy Area by changing the district of one parcel within the Policy Area.

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED: Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further

details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

The southern property line of the subject property is adjacent to the Wine Country - Residential section of the Temecula Valley Wine Country Policy Area. In fact Los Nogales Road which runs east / west forms the border line of the WC-R and the WC-W section. The entirety of the properties at any near proximity to the south of the subject property are between 2.5 acres to 5 acres and are zoned for 5 acre parcels.

To the west of the subject property we are bordered by four parcels (APNs 927-480-003, 004, 005 & 006) whom all take access from Los Nogales Road and are sized at 5 acres each. Further westward, the property is part of South Coast Winery Resort and Spa and access to this parcel is not obtained through Los Nogales Road, but instead through Valle Toscana Court which is accessed off of Anza Road.

To the north of the subject property we are bordered by the recently approved TR31444M2 which creates 24 5-acre residential lots in addition to 4 winery lots and 3 production lots. The residential lots are directly adjacent to the subject property with the winery lots much further north directly adjacent to Rancho California Road. The entirety of this tract map is accessed from Rancho California Road.

The available access to the subject property does not support the usage of a winery. To the south the property is accessed off of Los Nogales Road, which is intended to create a linkage between Anza Road to the west and Camino Del Vino to the east. However Los Nogales Road has not been improved between Camino Del Vino and a point approximately 1000' west of Camino Del Vino. The proposed road is unpassable in any manner due to the existence of Long Valley Wash which originates east of the subject property and runs through and adjacent to Los Nogales Road. There is minimal likelihood of Los Nogales Road ever being improved due to the impacts it would create on the riparian area and the associated floodplain. Our concurrent tract map proposal (TR36975) realigns the unimproved portion of Los Nogales Road to the north essentially removing it from the flood plain area.

To the west Los Nogales Road only provides access to the residential section of the Temecula Valley Wine Country Policy Area. Even though this road is currently the dividing line between the WC-R and WC-W, it provides access to properties to the south which are all zoned as WC-R and additionally provides access to the four parcels north of Los Nogales Road previously mentioned above (APNs: 927-480-003, 004, 005 & 006) which are 5 acre residential properties.

To the east, the property is bordered and can be accessed by Camino Del Vino, which connects to De Portola Road to the south and Monte De Oro Road to the north. Camino Del Vino is a General Circulation Element and was designated as a Secondary Highway, however Camino Del Vino has been recently reduced to a Collector Road reducing the width of the road per County Standard 103, Ordinance 461. Additionally Camino Del Vino would require major improvements as it is currently unimproved northward and any improvements southward would require a bridge structure to cross the Long Valley Wash before it could connect to the improved portion of Camino Del Vino.

In summary, the site characteristics, the usage and the zoning of the surrounding properties, as well as the limited access to the site show that the subject property will serve the county in a greater capacity by being amended to the Wine Country - Residential section.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on August 25, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, staff explained that there is an accompanying Tentative Tract Map (TR36975) under separate review, to subdivide the site into 5 residential lots and remainder piece for the purpose of grape growing. The GPAC members felt this was an appropriate land use amendment and would be compatible with the area.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Agriculture (AG) |
| 2. Proposed Foundation Component: | N/A |
| 3. Existing General Plan Designation: | Agriculture (AG) |
| 4. Proposed General Plan Designation: | N/A |
| 5. Surrounding General Plan Designations: | Surrounded by Agriculture (AG) |
| 6. Existing Zoning Classification: | C/V-10 (Citrus/Vineyard) |
| 7. Surrounding Zoning Classifications: | North: WC-W (Wine Country-Winery), East: C/V-10 (Citrus/Vineyard), South: R-A-5 (Residential Agricultural), West: C/V-10 (Citrus/Vineyard) |
| 8. Existing Land Use: | Vacant land |
| 9. Surrounding Land Uses: | North, Vineyards and Vacant land, East, South, and West: Residential and Vacant Land |
| 10. Project Size (Gross Acres): | 48.52 |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC's recommendation of an order to initiate proceedings for General Plan Amendment No. 1202 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
 - a. A sphere of influence.
3. The project site is located within:
 - a. An airport influence area; and
 - b. An agricultural preserve; and
 - c. A moderate fire hazard area; and
 - d. A State fire responsibility area for fire protection services; and
 - e. A special flood hazard area; and

- f. A moderate liquefaction area; and
- g. A susceptible subsidence area; and
- h. A half-mile of a fault line or fault zone.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
AUGUST 25, 2016**

I. AGENDA ITEM 3.10

GENERAL PLAN AMENDMENT NO. 1202 (Foundation and Entitlement/Policy) –
APPLICANT: Koll Custom Homes, Inc. – ENGINEER/REPRESENTATIVE: Love Engineering – Third
Supervisory District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Citrus
Vineyard (C/V-10) – LOCATION: Generally located north of Los Nogales Road, south of Monte de
Oro Road, west of Camino del Vino, and east of Anza Road – PROJECT SIZE: 48.52 gross acres –
REQUEST: Proposal to remove the project site from the Temecula Valley Wine Country – Wine
District Policy Area and establish in the Temecula Valley Wine County – Residential District Policy
Area, on one parcel, totaling 48.52 gross acres – PROJECT PLANNER: John Hildebrand at (951)
955-1888 or email jhildebr@rctlma.org – APN: 927-450-002.

II. DISCUSSION:

III. GPAC ACTION:

Motion by Mr. Mize; second by Mr. Rosenthal.

APPROVED to move forward.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled before the RIVERSIDE COUNTY PLANNING COMMISSION for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1202 (Foundation and Entitlement/Policy) – APPLICANT: Koll Custom Homes, Inc. – **ENGINEER/REPRESENTATIVE:** Love Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – **ZONE:** Citrus Vineyard (C/V-10) – **LOCATION:** Generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, and east of Anza Road – **PROJECT SIZE:** 48.52 gross acres – **REQUEST:** Proposal to remove the project site from the Temecula Valley Wine Country – Wine District Policy Area and establish in the Temecula Valley Wine County – Residential District Policy Area, on one parcel, totaling 48.52 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 927-450-002.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 2, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

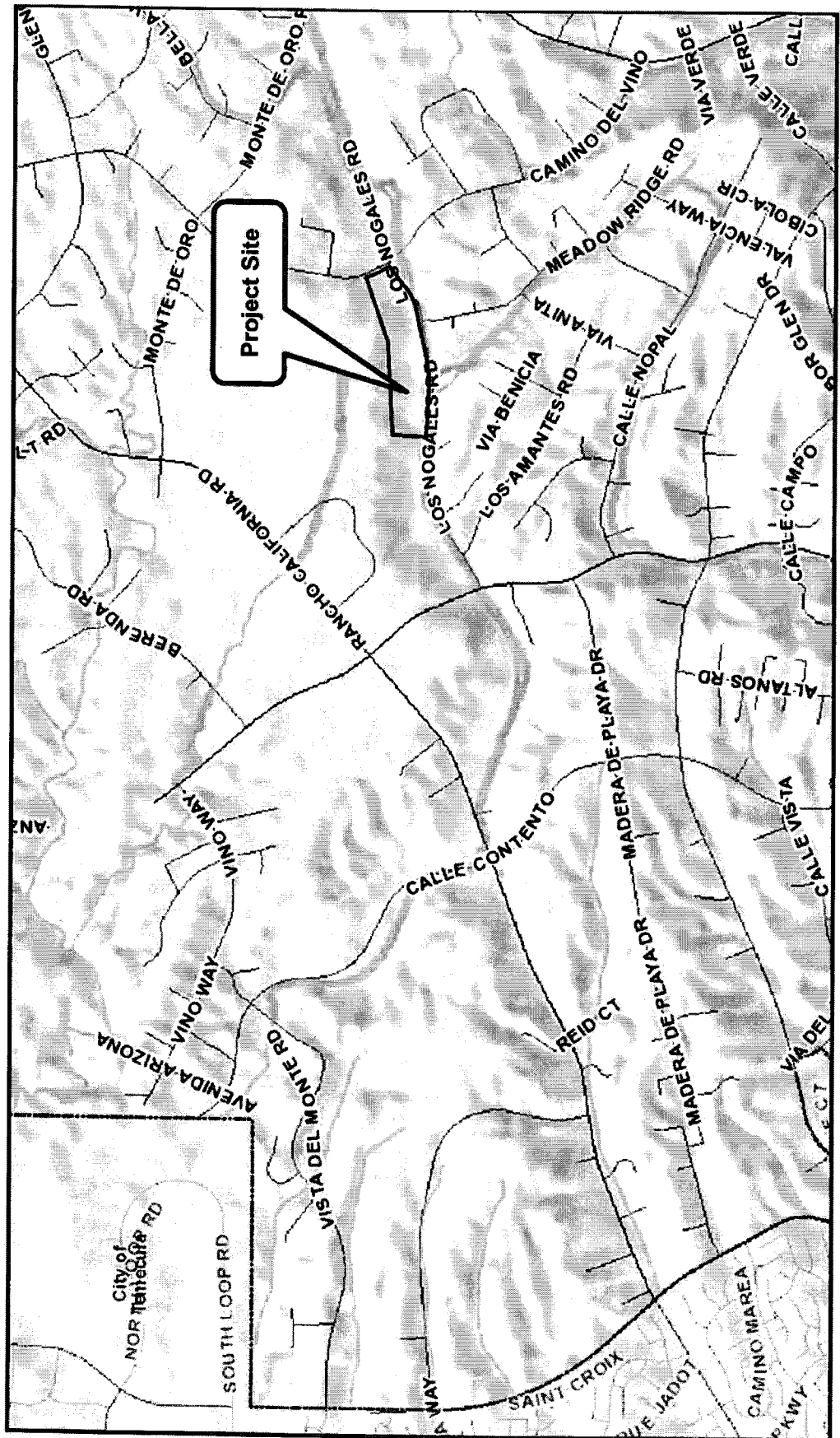
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed application may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the Planning Commission, who will consider such comments, in addition to any oral testimony, before providing comments on the proposed application.

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



Printed at: 9:29 am
On: Wednesday, Oct 19, 2016

Ad #: 0010208019
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising

Proof

1825 Chicago Ave, Suite 100
Riverside, CA 92507
(951) 684-1200
(800) 514-7253
(951) 368-9018 Fax

Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 10/24/2016
Stop Date: 10/24/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgi-PE
Ad type: C Legal

Size: 2 X 128 Li
Bill Size: 256.00

Amount Due: \$371.20

Ad Copy:

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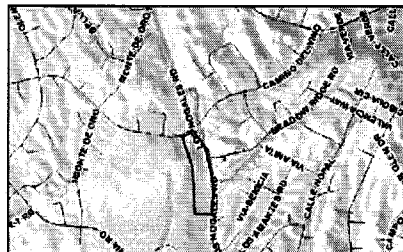
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Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



GPAC

Report Package

Meeting Date: Thursday, August 25, 2016



RIVERSIDE COUNTY
PLANNING DEPARTMENT

GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

Foundation GPA No.: 1202
Supervisory District: Third
Area Plan: Southwest
Zoning Area/District: Rancho California Area
Property Owner(s): Koll Custom Homes, Inc.
Project Representative(s): Greg Koll

PROJECT DESCRIPTION: Proposal to remove the project site from the Temecula Valley Wine Country – Wine District Policy Area and include in the Temecula Valley Wine Country – Residential District Policy Area, on one parcel, totaling 48.52 gross acres.

LOCATION: Generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, and east of Anza Road.

PROJECT APN: 927-450-002

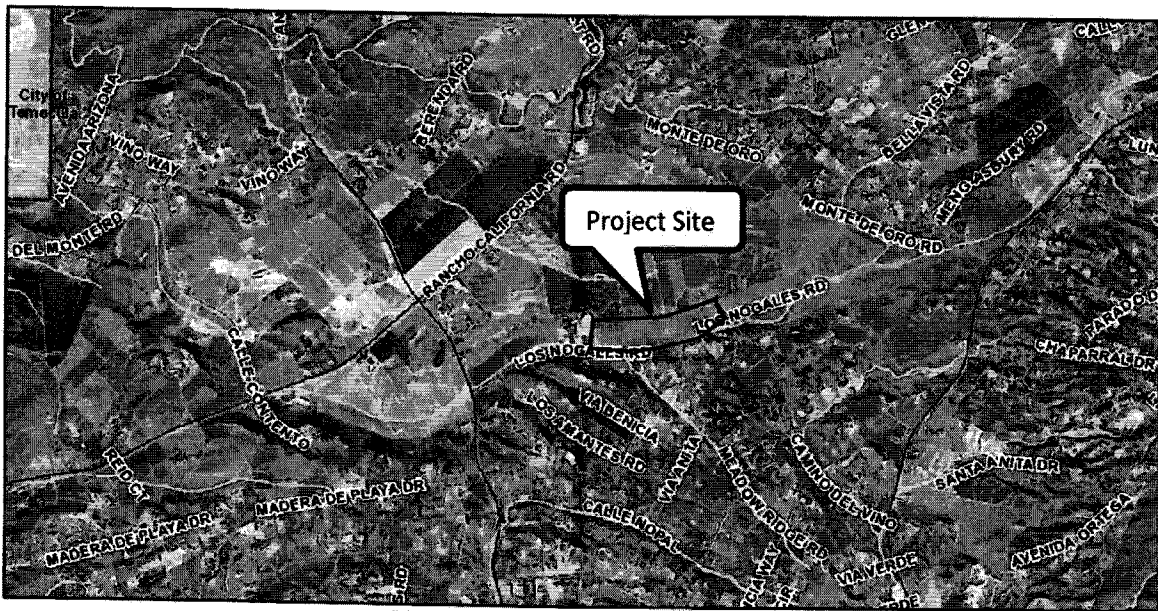


Figure 1: Project Location Map

PROJECT DETAILS: This project includes a Foundation General Plan Amendment application to remove the project site from the Temecula Valley Wine Country – Wine District Policy Area and include in the Temecula Valley Wine Country – Residential District Policy Area. Pursuant to the Temecula Valley Wine Country Policy, any removal or addition from the policy area requires a Foundation General Plan Amendment. This project also includes an accompanying Tentative Tract Map (TR36975) to subdivide the 48.52 gross acre parcel into five, five-acre lots and a 26-acre lot for the purpose of establishing a vineyard.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: In order to justify the amendment of this property we need to review the surrounding properties, site location and available access.

The southern property line of the subject property is adjacent to the Wine Country - Residential section of the Temecula Valley Wine Country Policy Area. In fact Los Nogales Road which runs east / west forms the border line of the WC-R and the WC-W section. The entirety of the properties at any near proximity to the south of the subject property are between 2.5 acres to 5 acres and are zoned for 5 acre parcels.

To the west of the subject property we are bordered by four parcels (APNs 927-480-003, 004, 005 & 006) whom all take access from Los Nogales Road and are sized at 5 acres each. Further westward, the property is part of South Coast Winery Resort and Spa and access to this parcel is not obtained through Los Nogales Road, but instead through Valle Toscana Court which is accessed off of Anza Road.

To the north of the subject property we are bordered by the recently approved TR31444M2 which creates 24 5-acre residential lots in addition to 4 winery lots and 3 production lots. The residential lots are directly adjacent to the subject property with the winery lots much further north directly adjacent to Rancho California Road. The entirety of this tract map is accessed from Rancho California Road.

The available access to the subject property does not support the usage of a winery. To the south the property is accessed off of Los Nogales Road, which is intended to create a linkage between Anza Road to the west and Camino Del Vino to the east. However Los Nogales Road has not been improved between Camino Del Vino and a point approximately 1000' west of Camino Del Vino. The proposed road is unpassable in any manner due to the existence of Long Valley Wash which originates east of the subject property and runs through and adjacent to Los Nogales Road. There is minimal likelihood of Los Nogales Road ever being improved due to the impacts it would create on the riparian area and the associated floodplain. Our concurrent tract map proposal (TR36975) realigns the unimproved portion of Los Nogales Road to the north essentially removing it from the flood plain area.

To the west Los Nogales Road only provides access to the residential section of the Temecula Valley Wine Country Policy Area. Even though this road is currently the dividing line between the WC-R and WC-W, it provides access to properties to the south which are all zoned as WC-R and additionally provides access to the four parcels north of Los Nogales Road previously mentioned above (APNs: 927-480-003, 004, 005 & 006) which are 5 acre residential properties.

To the east, the property is bordered and can be accessed by Camino Del Vino, which connects to De Portola Road to the south and Monte De Oro Road to the north. Camino Del Vino is a

General Circulation Element and was designated as a Secondary Highway, however Camino Del Vino has been recently reduced to a Collector Road reducing the width of the road per County Standard 103, Ordinance 461. Additionally Camino Del Vino would require major improvements as it is currently unimproved northward and any improvements southward would require a bridge structure to cross the Long Valley Wash before it could connect to the improved portion of Camino Del Vino.

In summary, the site characteristics, the usage and the zoning of the surrounding properties, as well as the limited access to the site show that the subject property will serve the county in a greater capacity by being amended to the Wine Country - Residential section.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	48.52
Number of Parcels:	1
Sphere of Influence:	No
Policy Area:	Temecula Valley Wine Country Policy Area – Winery District
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Agriculture(AG)
Proposed Foundation Component:	N/A
Existing General Plan Land Use:	Agriculture(AG)
Proposed General Plan Land Use:	N/A
Surrounding General Plan Land Use	
North:	Agriculture(AG)
East:	Agriculture(AG)
South:	Agriculture(AG)
West:	Agriculture(AG)
Existing Zoning Classification:	C/V-10 (Citrus/Vineyard)
Change of Zone Required:	No
Surrounding Zoning Classification	
North:	WC-W (Wine Country-Winery)
East:	C/V-10 (Citrus/Vineyard)
South:	R-A-5 (Residential Agricultural)
West:	C/V-10 (Citrus/Vineyard)

Existing Development and Use:	Vacant
Surrounding Development and Use	
North:	Vineyards and Vacant Land
East:	Residential and Vacant Land
South:	Residential and Vacant Land
West:	Residential and Vacant Land

Environmental Information:

WRCMSHCP Criteria Cell:	GPA01202 is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within an MSHCP Criteria Cell. The MSHCP does not describe conservation outside of a Criteria Area. The MHSCP does require conservation under certain conditions outside of Criteria Cells depending on the presence of sensitive biological features and the status of specific Conservation Objectives. All projects within the MSHCP Plan Area must be in compliance with the MSHCP. Biological documents will have to be prepared and approved prior to any project approval within the GPA area.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	Yes – Rancho California 11
Farmland Importance:	Yes – Other Lands Prime Farmland Unique Farmland
Fire Hazard Area:	Yes – High Moderate
Fire Responsibility Area:	Yes – State Responsibility Area
Special Flood Hazard Area:	Yes – RCFC
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Line:	No – Not within half-mile
Fault Zone:	No – Not within half-mile
Paleontological Sensitivity:	Yes – High Sensitivity

Utility Information:

Water Service:	Yes – Rancho California Water District
Sewer Service:	No – Septic

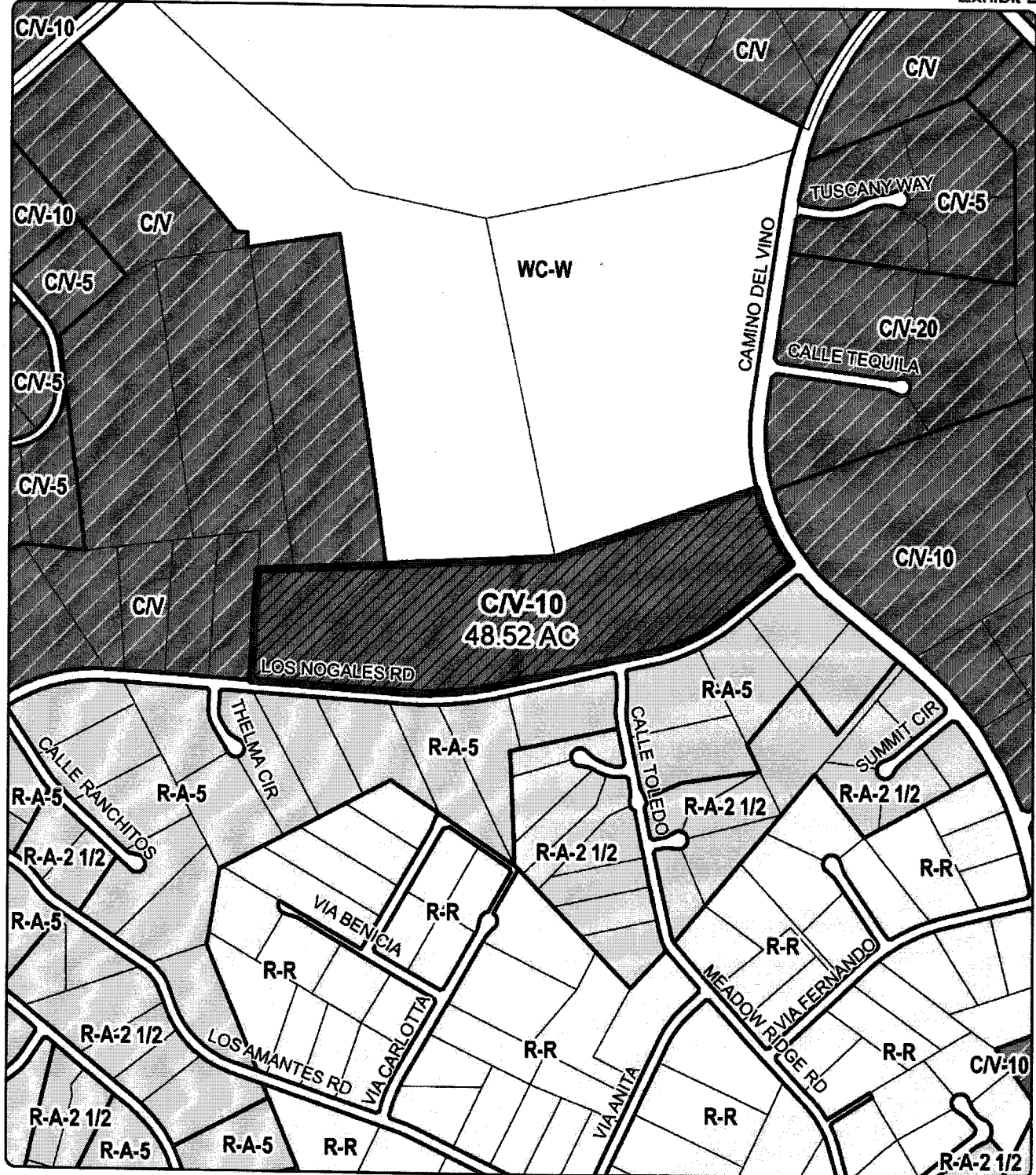
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01202

EXISTING ZONING

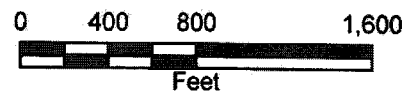
Supervisor: Washington
District 3

Date Drawn: 07/27/2016
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at 951/955-3200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website <http://planning.riverside.ca.gov>

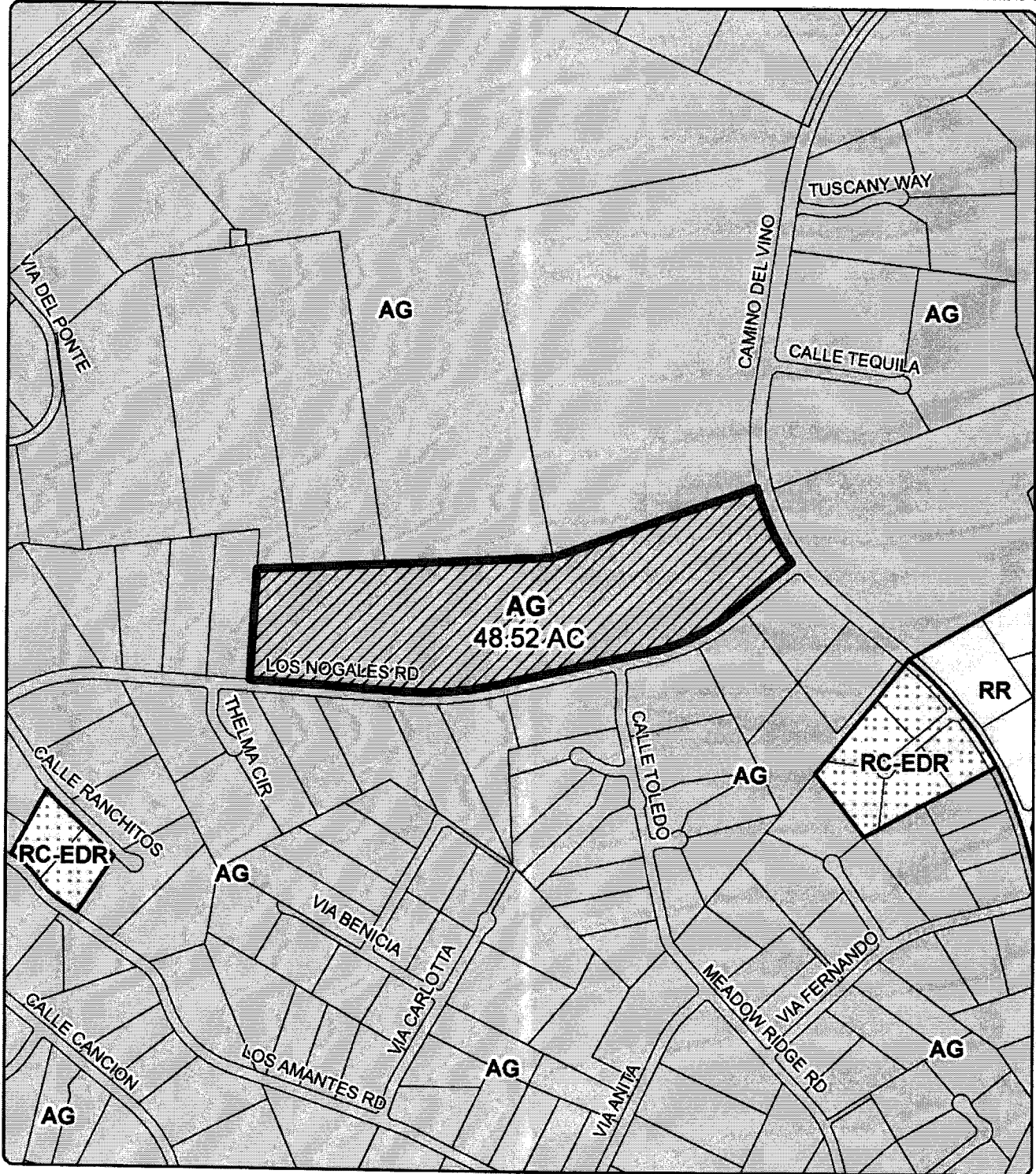
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01202

PROPOSED GENERAL PLAN

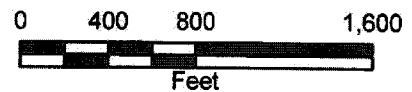
Supervisor: Washington
District 3

Date Drawn: 07/27/2016
Exhibit 6

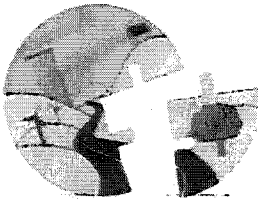


Zoning Area: Rancho California

Author: Vinnie Nguyen



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**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Steve Weiss, AICP
Planning Director

**APPLICATION FOR FOUNDATION COMPONENT
AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Koll Custom Homes, Inc.

Contact Person: Greg Koll E-Mail: Greg@KollCustomHomes.com

Mailing Address: PO Box 1658
Temecula ^{Street} CA 92593
City State ZIP

Daytime Phone No: (951) 225-1065 Fax No: (951) 225-1064

Engineer/Representative Name: Love Engineering

Contact Person: Tom Love E-Mail: Tom@LoveCivil.com

Mailing Address: 31915 Rancho California Road, Suite 200-166
Temecula ^{Street} CA 92591
City State ZIP

Daytime Phone No: (951) 440-8149 Fax No: (951) 303-6701

Property Owner Name: Heavenstone Corporation

Contact Person: William Sluss E-Mail: billsluss73@gmail.com

Mailing Address: 17800 Castleton Drive, Suite 300
City of Industry ^{Street} CA 91748
City State ZIP

Daytime Phone No: (626) 581-3335 Fax No: ()

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

William E. Sluss
PRINTED NAME OF PROPERTY OWNER(S)

William E. Sluss
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 927-450-002

Approximate Gross Acreage: 51.52 Acres

General location (nearby or cross streets): North of Los Nogales Road, South of _____, East of _____, West of Camino Del Vino.

Existing General Plan Foundation Component(s): AG-Temecula Wine Country - Winery District

Proposed General Plan Foundation Component(s): AG-Temecula Wine Country - Residential District

Existing General Plan Land Use Designation(s): AG

Proposed General Plan Land Use Designation(s): AG

General Plan Policy Area(s) (if any): Temecula Valley Wine Country - Winery District

Existing Zoning Classification(s): C/V-10

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

Our proposal is to change this parcel from the Temecula Valley Wine Country Policy Area - Winery District to the Temecula Valley Wine Country Policy Area - Residential District in order to be consistent with the usage of the surrounding properties.

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). TR36975, CZ07885
(e.g. Tentative Parcel Map, Zoning Change, etc.)

Initial Study (EA) No. (if known) EA42839 EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): See Attached

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Southern California Edison		
Gas Company	None - Propane	✓	
Telephone Company	Verizon / Frontier		
Water Company/District	Rancho California Water District	✓	

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
Sewer District	None - Septic	Yes	No

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer - Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_View/Custom/disclaimer/Default.htm)

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Wm E. Sa Date 7/5/16

Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

No Conflict

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is \$10,000.00. This application fee includes the review of the FGPA through the GPIIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.



June 2, 2016

Riverside County Planning Department
4080 Lemon Street
12th Floor
Riverside, CA 92502

Re: **Foundation Component General Plan Amendment Application for APN 927-450-002**
Justification for Foundation Component Amendment

In order to justify the amendment of this property we need to review the surrounding properties, site location and available access.

The southern property line of the subject property is adjacent to the Wine Country - Residential section of the Temecula Valley Wine Country Policy Area. In fact Los Nogales Road which runs east / west forms the border line of the WC-R and the WC-W section. The entirety of the properties at any near proximity to the south of the subject property are between 2.5 acres to 5 acres and are zoned for 5 acre parcels.

To the west of the subject property we are bordered by four parcels (APNs 927-480-003, 004, 005 & 006) whom all take access from Los Nogales Road and are sized at 5 acres each. Further westward, the property is part of South Coast Winery Resort and Spa and access to this parcel is not obtained through Los Nogales Road, but instead through Valle Toscana Court which is accessed off of Anza Road.

To the north of the subject property we are bordered by the recently approved TR31444M2 which creates 24 5-acre residential lots in addition to 4 winery lots and 3 production lots. The residential lots are directly adjacent to the subject property with the winery lots much further north directly adjacent to Rancho California Road. The entirety of this tract map is accessed from Rancho California Road.

The available access to the subject property does not support the usage of a winery. To the south the property is accessed off of Los Nogales Road, which is intended to create a linkage between Anza Road to the west and Camino Del Vino to the east. However Los Nogales Road has not been improved between Camino Del Vino and a point approximately



1000' west of Camino Del Vino. The proposed road is unpassable in any manner due to the existence of Long Valley Wash which originates east of the subject property and runs through and adjacent to Los Nogales Road. There is minimal likelihood of Los Nogales Road ever being improved due to the impacts it would create on the riparian area and the associated floodplain. Our concurrent tract map proposal (TR36975) realigns the unimproved portion of Los Nogales Road to the north essentially removing it from the flood plain area.

To the west Los Nogales Road only provides access to the residential section of the Temecula Valley Wine Country Policy Area. Even though this road is currently the dividing line between the WC-R and WC-W, it provides access to properties to the south which are all zoned as WC-R and additionally provides access to the four parcels north of Los Nogales Road previously mentioned above (APNs 927-480-003, 004, 005 & 006) which are 5 acre residential properties.

To the east, the property is bordered and can be accessed by Camino Del Vino, which connects to De Portola Road to the south and Monte De Oro Road to the north. Camino Del Vino is a General Circulation Element and was designated as a Secondary Highway, however Camino Del Vino has been recently reduced to a Collector Road reducing the width of the road per County Standard 103, Ordinance 461. Additionally Camino Del Vino would require major improvements as it is currently unimproved northward and any improvements southward would require a bridge structure to cross the Long Valley Wash before it could connect to the improved portion of Camino Del Vino.

In summary, the site characteristics, the usage and the zoning of the surrounding properties, as well as the limited access to the site show that the subject property will serve the county in a greater capacity by being amended to the Wine Country - Residential section.

Sincerely,

A handwritten signature in black ink that reads "Gregory S. Koll".

Gregory S. Koll
President, Koll Custom Homes

NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1202 (Foundation and Entitlement/Policy) – APPLICANT: Koll Custom Homes, Inc. – ENGINEER/REPRESENTATIVE: Love Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Citrus Vineyard (C/V-10) – LOCATION: Generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, and east of Anza Road – PROJECT SIZE: 48.52 gross acres – **REQUEST:** Proposal to remove the project site from the Temecula Valley Wine Country – Wine District Policy Area and establish in the Temecula Valley Wine Country – Residential District Policy Area, on one parcel, totaling 48.52 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 927-450-002.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, August 25, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:
<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

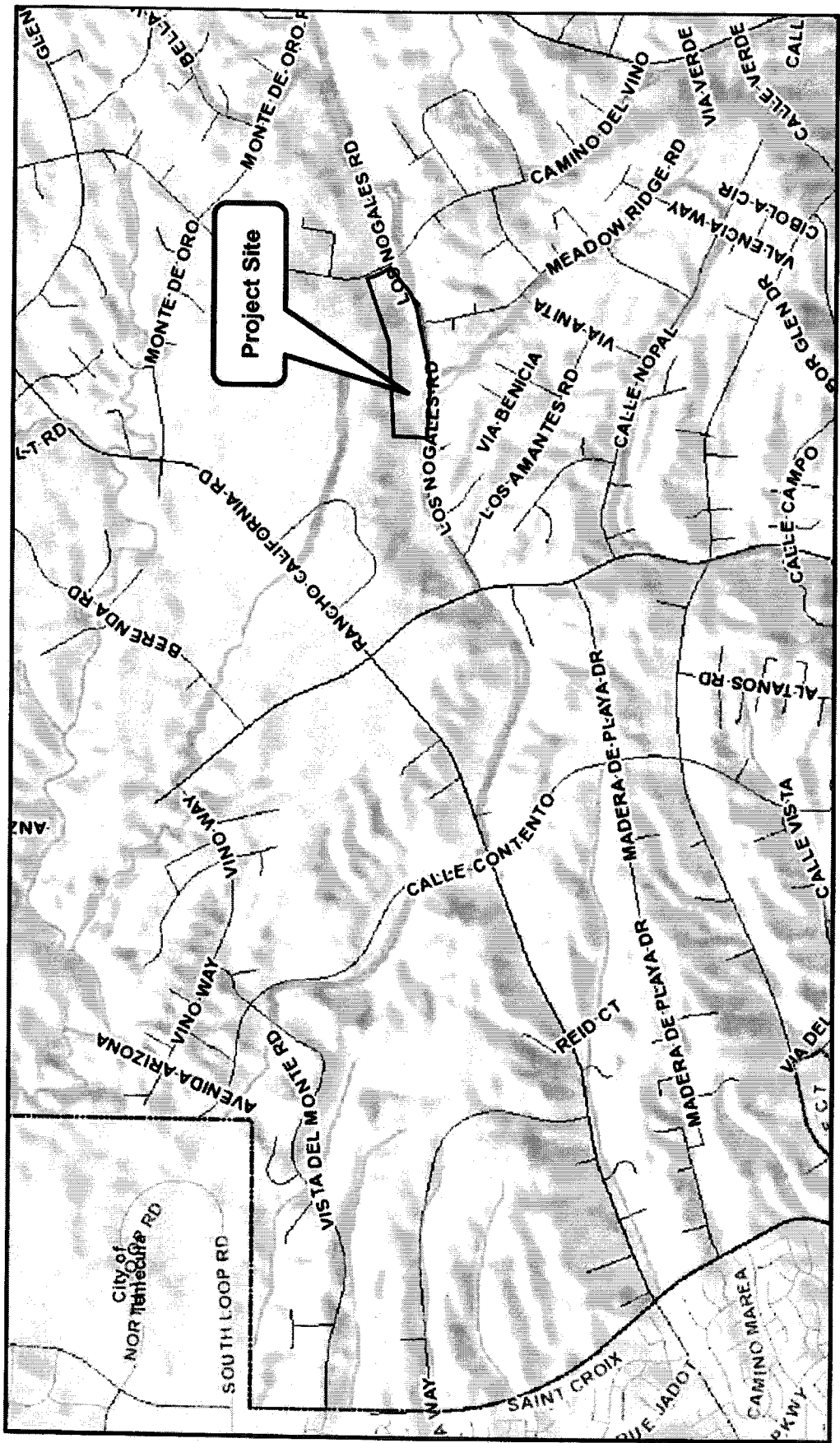
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409





Order ID: 4740429

Printed: 1/25/2017 1:07:00 PM

Page 1 of 2

Sold To: RIV CO BOARD OF SUPERVISORS CU00469350

PO Box 1147
Riverside CA 92502-1147

Bill To: RIV CO BOARD OF SUPERVISORS CU00469350

PO Box 1147
Riverside CA 92502-1147

Description: NOTICE OF PUBLIC MEETING GPA 1202

Insertions:

Insertion	Run Date	BU	Product Name	Ad Type	Section Name	Zone Name	Ad Size	Page Type	Version	Rate	Billed Qty	Print Qty	Tax	Agency Comm.	Charges	Price	Net Price	Insertion Price
01-00	1/27/17	Fri SDT	San Diego Union Tribune	Liners	Legal 9col	Riverside	3 Column			\$10.92	0	0	\$0.00	\$0.00	\$0.00	\$162.00	\$162.00	\$162.00
02-00	1/27/17	Fri SDT	Capublican office.com	Dot.com	Legal Notices					\$10.00	0	0	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00	\$10.00
03-00	1/27/17	Fri SDT	mobile.sduniontribune.com	Dot.com	mobile.sduuniontribune.com					\$5.00	0	0	\$0.00	\$0.00	\$0.00	\$5.00	\$5.00	\$5.00
Total:																	\$177.00	

Planning 15-5 of 01/31/17

RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS
2017 FEB 10 AM 10:40

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE SOUTHWEST - RANCHO CALIFORNIA AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public meeting will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 31, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider initiation proceedings for the application submitted by Koli Custom Homes, Inc. - Love Engineering, on **General Plan Amendment No. 1202**, which proposes to remove the project site from the Temecula Valley Wine Country - Wine District Policy Area and include in the Temecula Valley Wine Country - Residential District Policy Area, on one parcel, totaling 48.52 gross acres ("the project"). The project is located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, and east of Anza Road in the Southwest Area Plan - Rancho California Zoning, Third Supervisorial District.

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Riverside**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of

THE CALIFORNIAN

An Edition of The San Diego Union-Tribune

A newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

January 27TH, 2017

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at TEMECULA, California, this
27TH of January, 2017

/s/



Cathy Viars - Legal Advertising

The Californian - an Edition of the San Diego Union Tribune
28441 Rancho California Rd. Suite 103, Temecula, CA 92590

**RIV CO BOARD OF SUPERVISORS
NOTICE OF PUBLIC MEETING GPA 1202
AD# 4740429**

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1202**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL jhildebr@rcclma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public meeting, or may appear and be heard at the time and place noted above. All written comments received prior to the public meeting will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above items in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public meeting. Be advised that as a result of the public meeting and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063 or email at LWagner@rivco.org, 72 hours prior to the meeting.

Dated: January 25, 2017 Kacia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant
Pub: 01/27/17. 4740429c

2017 FEB 10 AM 10:41
RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

January 25, 2017

THE CALIFORNIAN
ATTN: LEGALS
P.O. BOX 120191
TEMECULA, CA 92590

TEL : (951) 251-0329
E-MAIL: LegalsSWRiverside@SDUnionTribune.com

RE: NOTICE OF PUBLIC MEETING: GPA 1202

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, January 27, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

15.5



Order ID: 4740429

* Agency Commission not included

GROSS PRICE * : \$177.00

PACKAGE NAME: Legal-North/Riverside-Legal Notices

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE SOUTHWEST – RANCHO CALIFORNIA AREA, THIRD SUPERVISORIAL DISTRICT

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Dated: January 25, 2017 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant
Pub: 01/27/17. 4740429c

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE SOUTHWEST – RANCHO CALIFORNIA AREA, THIRD SUPERVISORIAL DISTRICT

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Dated: January 25, 2017

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on January 25, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC MEETING

GPA 1202

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide confirmation of posting.

Board Agenda Date: January 31, 2017 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: January 25, 2017
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, January 25, 2017 7:39 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: GPA 1202

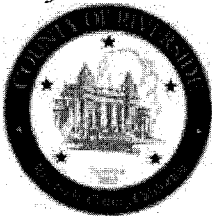
received and will be posted

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Tuesday, January 24, 2017 4:52 PM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkeneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: GPA 1202

One more Notice for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Fax (951) 955-1071
Mail Stop# 1010
ccgil@rivco.org
<http://rivcocob.org/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



January 28, 2017

VIA ELECTRONIC MAIL

The Hon. John Tavaglione, Chair
Riverside County Board of Supervisors
4080 Lemon St.
Riverside CA 92501

RE: Items 15.1 – 15.5, General Plan Initiation Proceedings, January 31, 2017

Dear Chairman Tavaglione and Members of the Board:

Endangered Habitats League (EHL) appreciates the opportunity to submit written testimony on the General Plan Initiation Proceedings. We were honored to serve on the General Plan Advisory Committee (GPAC) which reviewed these proposals. Proposals that do not have compelling planning merit and that do not reflect significant changes in circumstances should not move forward to full environmental review.

General comments

Prior to your consideration of initiating environmental review, EHL urges the Planning Department to provide: 1) the basic information necessary to determine whether the more intensive proposed uses are justified, and 2) guidelines to assess whether the proposals – individually or collectively – move the County in the right planning direction.

Basic and necessary information includes the *housing capacity* present but unbuilt in the County and Cities' General Plans. Prior information indicates that there is a huge *overcapacity* of housing that argues against all but the most strategic increases. Other missing information includes the cumulative traffic implications of the proposed General Plan amendments. We urge you to request such information.

Factors in assessing proposals should include whether the jobs-housing balance is improved or worsened, whether the greater intensity of use will be served by transit now or realistically in the future, whether vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory, proximity of infrastructure and services, whether the new development will be subject to high fire hazard, and whether it conflicts with the MSHCP or otherwise impacts intact natural lands. We hope that the Planning Department will offer its professional guidance. If not, your Board should independently formulate *guiding principles* for GPA initiation. A piecemeal approach is not adequate.

15.5 1/31/17
2017-1-134011

EHL's recommendations are based upon presence of a planning rationale, jobs-housing balance, transit availability, vehicle miles traveled and GHG emissions, the folly of putting more and more homes in the path of wildfire, and biological considerations. In some cases, we have identified missing information or suggested modifications. We hope that your Board will take a hard look at the County's future and chart a more sustainable path for the County's present and future citizens than simply perpetuating current trends.

Also, the staff reports for these items are brief and inappropriately defer to the applicants for the requisite findings, rather than providing independent staff analysis.

Specific comments

15.1 GPA No. 1167 (Southwest Area Plan) – Support initiation

This proposal is consistent with the General Plan as revised

15.2 GPA No. 1169 (Elsinore) – Support initiation if there is an alternative with enhanced biological benefits

The project can shift density from natural lands, consolidate development at relatively high densities, and protect significant open space. We concur that MSHCP consistency can be achieved – and even produce net biological benefits with some *redesign*.

However a case has not been made this is a priority location for additional housing capacity, in terms of ameliorating jobs-housing imbalance, having access to current or future transit, and/or reducing average per capita vehicle miles traveled and GHG emissions. *Simply being near a freeway or being adjacent to similar development are insufficient planning rationales.*

That said, we would support initiation *under the condition* that the alternatives developed in the EIR include a site design that not only achieves MSHCP consistency but *enhances riparian connectivity around the lake.*

15.3 GPA No. 1172 (Lake Mathews) – More information needed

The Planning Department should provide an objective determination of whether additional commercial retail capacity beyond that already in the General Plan is needed in this location.

15.4 GPA No. 1176 (Southwest Area Plan) – Support initiation

This remedies a non-conforming use.

15.5 GPA No. 1202 (Southwest Area Plan) – Support initiation

The argument is adequately made that the rural residential use is more appropriate to the site.

Thank you for considering our views.

Yours truly,

A handwritten signature in black ink, appearing to read "Dan Silver", is centered on the page. The signature is written in a cursive style with a large initial "D".

Dan Silver
Executive Director

Maxwell, Sue

From: Dan Silver <dsilverla@me.com>
Sent: Saturday, January 28, 2017 12:30 PM
To: John Tavaglione; Kevin Jeffries; Marion Ashley; district3@rcbos.org; John Benoit; cob@rcbos.org
Cc: Johnson, George; Perez, Juan; Weiss, Steven; Scott Hildebrandt; Bowie, Desiree; Clack, Shellie; Olivia Barnes; John Field; Bob Magee; Pradetto, Joe; OBalderrama@rcbos.org
Subject: Items 15.1-15.5, General Plan Initiation Proceedings, January 31, 2017
Attachments: EHL-BoS-GIPs-Items15.1-5-1.31.17.pdf

VIA ELECTRONIC MAIL

January 28, 2017

The Hon John Tavaglione, Chair
Riverside County Board of Supervisors
4080 Lemon St
Riverside CA 92501

RE: Items 15.1-15.5, General Plan Initiation Proceedings, January 31, 2017

Dear Chairman Tavaglione and Members of the Board:

Endangered Habitats League appreciates the opportunity to submit the enclosed written testimony.

Thank you for your consideration and best wishes for the New Year,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org

2017 Jan 30 AM 10:53

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Greg Koll

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 1/31/17 **Agenda #** 15.5

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.