

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



ITEM
15.1
(ID # 3352)

MEETING DATE:

Tuesday, February 7, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:
GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN
AMENDMENT NO. 1171 (Foundation and Entitlement/Policy) – APPLICANT:
CR&R Solid Waste Services – ENGINEER/REPRESENTATIVE: Trip Hord
Associates – Fifth Supervisorial District – San Jacinto Valley Area Plan – Hemet-
San Jacinto Zoning District – ZONE: A-2-10 (Heavy Agriculture) – POLICY
AREA: San Jacinto River Policy Area – LOCATION: North of Ramona
Expressway, south of Gilman Springs Road and east of Bridge Street –
PROJECT SIZE: 202 gross acres – REQUEST: Adopt an order initiating the
proceedings for General Plan Amendment No. 1171, that proposes to amend the
project site's General Plan Foundation Component from Open Space (OS) to
Agriculture (AG) and amend its Land Use Designation from Conservation (C) to
Agriculture (AG), on two parcels, totaling 202 gross acres.

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. 1171**,
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 Tavaglione, 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, Tavaglione and Ashley
Nays: None
Absent: None
Abstain: Washington
Date: February 7, 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. 1171 is a General Plan Foundation Component Amendment to change the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and to amend its Land Use Designation from Conservation (C) to Agriculture (AG), on two parcels, totaling 202 gross acres. The project site is located north of Ramona Expressway, south of Gilman Springs Road, east of Bridge Street, and is within the San Jacinto Valley Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

Although not under consideration at this time, this project includes an accompanying Conditional Use Permit (CUP03741), to establish a large-scale green waste composting facility. The CUP is being reviewed separately by County staff.

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.

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

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

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 16, 2016, Agenda Item 2.2, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, there was little discussion regarding this project. The Commission felt that the land use change, for the purpose of enabling a future large-scale commercial composting site, would be appropriate based upon the other existing similar uses in the area. Staff conveyed that the accompanying CUP application for the composting site, is subject to staff review and final approval in conjunction with the General Plan Amendment, which be scheduled for a future public hearing. The ultimate use of the property, as a large-scale commercial composting site, will be required to adhere with all Local and State operating requirements. Furthermore, the composting operators will be required to obtain all necessary permits prior to initiating operations.

General Plan Advisory Committee

This application was considered by the General Plan Advisory Committee (GPAC) during a public meeting on September 8, 2016, Agenda Item 3.2 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, this application warranted little discussion. However, there was concern regarding the proximity of the site to the San Jacinto River, as it relates to potential runoff from any future composting site. This application includes a Conditional Use Permit for a large-scale composting site, which is currently being separately reviewed. The site planning will take into account potential runoff and appropriately handle any potential impacts.

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

C.E.O. RECOMMENDATION: Approve

Impact on Citizens and Businesses

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STATE OF CALIFORNIA**

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**


PC

Report Package

Meeting Date: Wednesday, November 16, 2016

Agenda Item No.: 2.2
Area Plan: San Jacinto Valley
Supervisory District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: November 16, 2016

General Plan Amendment No. 1171
Property Owner: Lakeview Property, LLC
Applicant: CR&R Solid Waste Services
Engineer/Representative: Trip Hord Associates


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1171 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and to amend its Land Use Designation from Conservation (C) to Agriculture (AG), on two parcels, totaling 202 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is located north of Ramona Expressway, south of Gilman Springs Road, east of Bridge Street, and within the San Jacinto Valley Area Plan.

PROJECT APNs: 425-070-002 and 425-070-023

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 proposed FGPA fulfills several objectives including Consistency Zoning and recognizing the existing Lakeview #13 Agricultural Preserve (Williamson Act) contract. Furthermore, the MSHCP (HANS process) has determined that NO CONSERVATION is required based on the Cell Criteria described in the Lakeview-Nuevo Area Plan (LNAP) of the MSHCP. Planning staff has required that the FGPA be filed in support of the land use application (C.U.P. 03741) for the Stabilized Green Waste Composting project.

HANS 1967 (JPR 10-07-20-01) Determined that NO CONSERVATION is required on APN 425-070-023 HANS 2295 has tentatively determined that No Conservation will be required on APN 425-070-002. Open Space-Conservation (OS-C) Designation is inappropriate and Inconsistent with Goals and Objectives of the MSHCP for Western Riverside County. The proposed AG Designation is consistent with both the Existing Zoning (Heavy Agriculture / A-2) and the Williamson Act - Ag. Preserve Contract - that is in place (Lakeview No. 13) on both APN's.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on September 8, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, this application warranted little discussion. However, there was concern regarding the proximity of the site to the San Jacinto River, as it relates to potential runoff from any future composting site. This application includes a Conditional Use Permit for a large-scale composting site, which is currently being separately reviewed. The site planning will take into account potential runoff and appropriately handle any potential impacts.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Open Space (OS) |
| 2. Proposed Foundation Component: | Agriculture (AG) |
| 3. Existing General Plan Designation: | Conservation (C) |
| 4. Proposed General Plan Designation: | Agriculture (AG) |
| 5. Surrounding General Plan Designations: | North East: Open Space- Conservation (OS-C),
South: Open Space-Conservation (OS-C) &
Open Space-Water (OS-W), West: Agriculture
(AG) &
Open Space- Water (OS-W) |
| 6. Existing Zoning Classification: | A-2-10 (Heavy Agriculture) |
| 7. Surrounding Zoning Classifications: | North and East: A-2-10 (Heavy Agriculture),
South: A-2-10 (Heavy Agriculture) & W-1 (Water
course, Watershed and Conservation Areas,
West: A-2-10 (Heavy Agriculture) & A-1-10
(Light Agriculture) |
| 8. Existing Land Use: | Agriculture |
| 9. Surrounding Land Uses: | North: Agriculture & Vacant Land, East and
South: Agriculture, West: Agriculture & Vacant
Land |
| 10. Project Size (Gross Acres): | 202 |

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. 1171 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 City sphere of influence; or
 - b. An airport influence area; or
 - a. A CSA; or
 - b. A fire hazard area; or
 - c. A fire responsibility area.
3. The project site **is** located within:
 - a. MSHCP criteria cell or conservation boundary; and
 - b. An agricultural preserve; and
 - c. A special flood hazard area; and
 - d. A half-mile of a fault line or fault zone; and
 - e. A moderate liquefaction area; and
 - f. An active subsidence area.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
SEPTEMBER 8, 2016**

I. AGENDA ITEM 3.2

GENERAL PLAN AMENDMENT NO. 1171 (Foundation and Entitlement/Policy) –
APPLICANT: CR&R Solid Waste Services – ENGINEER/REPRESENTATIVE: Trip Hord Associates –
Fifth Supervisorial District – San Jacinto Valley Area Plan – Hemet-San Jacinto Zoning District –
ZONE: A-2-10 (Heavy Agriculture) – POLICY AREA: San Jacinto River Policy Area – LOCATION:
North of Ramona Expressway, south of Gilman Springs Rd. and East of Bridge Street – PROJECT
SIZE: 202 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation
Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from
Open Space-Conservation (OS-C) to Agriculture (AG), on two parcels, totaling 202 gross acres –
PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs:
425-070-002 and 425-070-023.

II. GPAC ACTION:

Motion by Ms. Trover; second by Mr. Roos.
Mr. Kroenke abstained.

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. 1171 (Foundation and Entitlement/Policy) – APPLICANT: CR&R Solid Waste Services – ENGINEER/REPRESENTATIVE: Trip Hord Associates – Fifth Supervisorial District – San Jacinto Valley Area Plan – Hemet-San Jacinto Zoning District – ZONE: A-2-10 (Heavy Agriculture) – POLICY AREA: San Jacinto River Policy Area – LOCATION: North of Ramona Expressway, south of Gilman Springs Rd. and East of Bridge Street – PROJECT SIZE: 202 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Open Space-Conservation (OS-C) to Agriculture (AG), on two parcels, totaling 202 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctima.org – APNs: 425-070-002 and 425-070-023.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: Wednesday, November 16, 2016
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

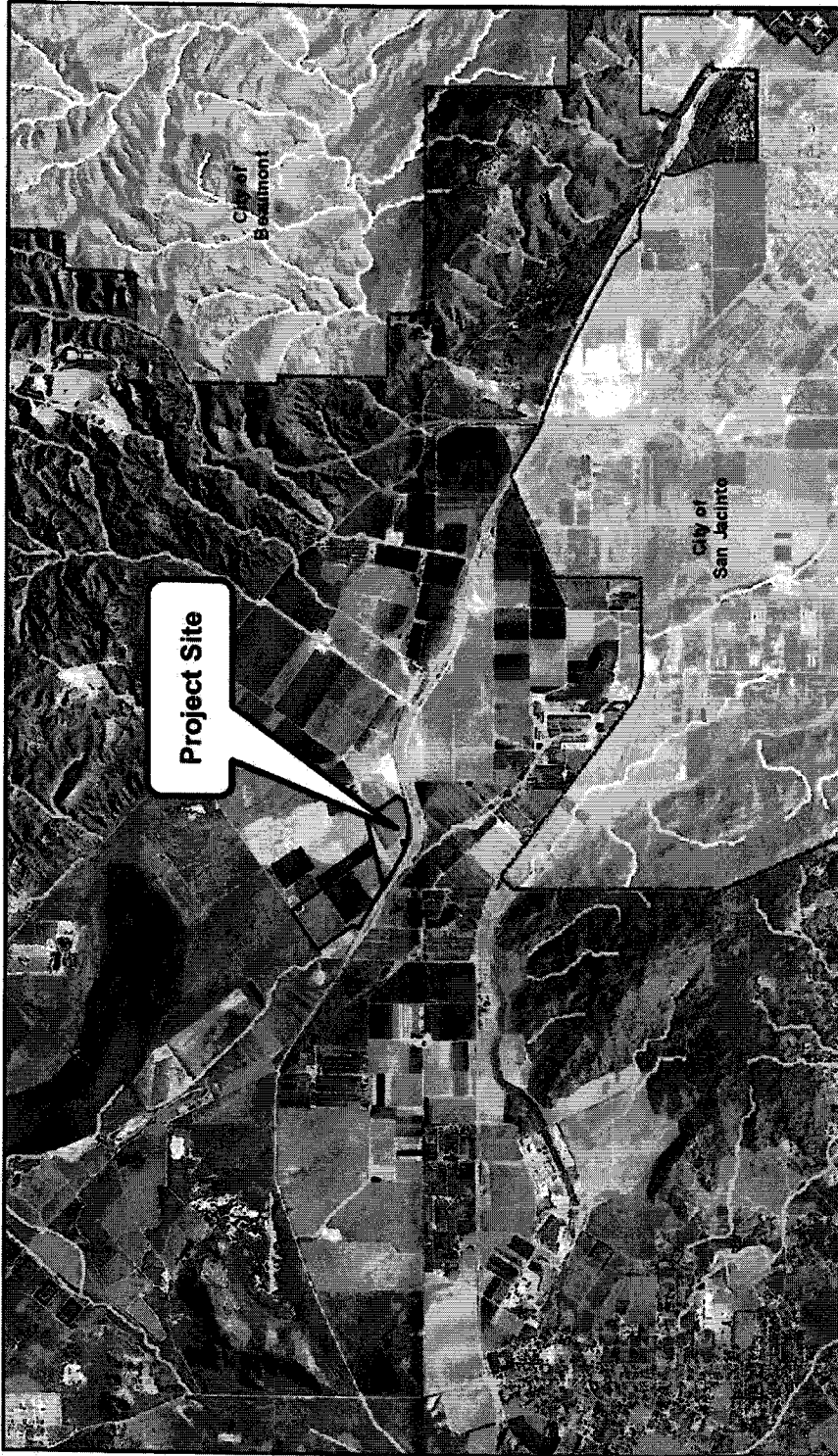
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctima.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctima.org/PublicHearings.aspx>

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 2:54 pm
On: Thursday, Oct 27, 2016

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Order Taker: neller

THE PRESS-ENTERPRISE

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Account Information

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Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

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

Ad Information

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Publication: PE Riverside, PE.com

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Stop Date: 11/01/2016
Insertions: 1 print / 1 online

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TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: Wednesday, November 18, 2016
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET RIVERSIDE, CA 92501

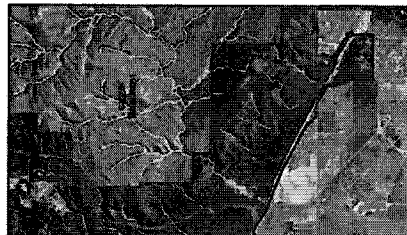
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Any person wishing to comment on the proposed application may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting 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



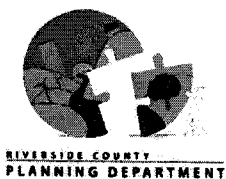


11/1

GPAC

Report Package

Meeting Date: Thursday, September 8, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

September 8, 2016

Foundation GPA No.: 1171
Supervisory District: Fifth
Area Plan: San Jacinto Valley
Zoning Area/District: Hemet-San Jacinto District
Property Owner(s): Lakeview Property, LLC
Project Representative(s): Trip Hord Associates

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Conservation (C) to Agriculture (AG), on two parcels, totaling 202 gross acres.

LOCATION: North of Ramona Expressway, south of Gilman Springs Road, and East of Bridge Street.

PROJECT APNs: 425-070-002 and 425-070-023

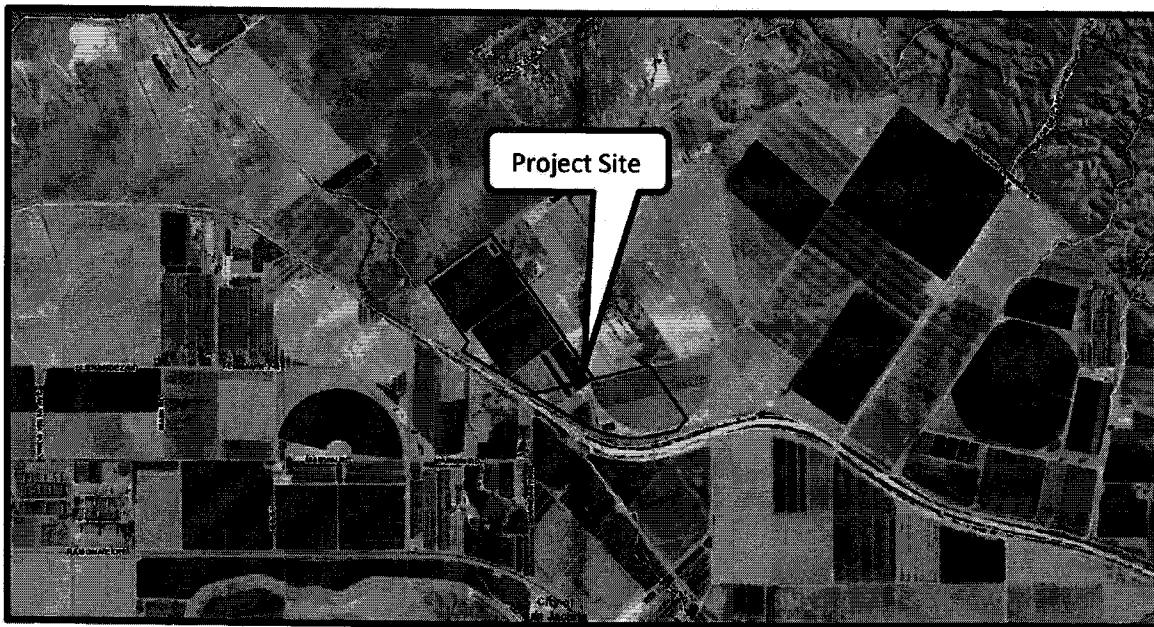


Figure 1: Project Location Map

PROJECT DETAILS: This project includes a Foundation General Plan Amendment application to change the site's two parcels (202 gross acres) to Agriculture (AG). The applicant has provided further information regarding the site, detailed below. This General Plan Amendment (GPA01171) includes an accompanying Conditional Use Permit (CUP03741), to establish a large-scale green waste composting facility.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: The proposed FGPA fulfills several objectives including Consistency Zoning and recognizing the existing Lakeview #13 Agricultural Preserve (Williamson Act) contract. Furthermore, the MSHCP (HANS process) has determined that NO CONSERVATION is required based on the Cell Criteria described in the Lakeview-Nuevo Area Plan (LNAP) of the MSHCP. Planning staff has required that the FGPA be filed in support of the land use application (C.U.P. 03741) for the Stabilized Green Waste Composting project.

HANS 1967 (JPR 10-07-20-01) Determined that NO CONSERVATION is required on APN 425-070-023 HANS 2295 has tentatively determined that No Conservation will be required on APN 425-070-002. Open Space-Conservation (OS-C) Designation is inappropriate and Inconsistent with Goals and Objectives of the MSHCP for Western Riverside County. The proposed AG Designation is consistent with both the Existing Zoning (Heavy Agriculture / A-2) and the Williamson Act - Ag. Preserve Contract - that is in place (Lakeview No. 13) on both APN's.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	202
Number of Parcels:	2
Sphere of Influence:	No
Policy Area:	Yes – San Jacinto River
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Open Space (OS)
Proposed Foundation Component:	Agriculture (AG)
Existing General Plan Land Use:	Conservation (C)
Proposed General Plan Land Use:	Agriculture (AG)
Surrounding General Plan Land Use	
North:	Open Space-Conservation (OS-C)
East:	Open Space-Conservation (OS-C)
South:	Open Space-Conservation (OS-C) & Open Space-Water (OS-W)
West:	Agriculture (AG) & Open Space-Conservation (OS-C)

Existing Zoning Classification:	A-2-10 (Heavy Agriculture)
Change of Zone Required:	No
Surrounding Zoning Classification	
North:	A-2-10 (Heavy Agriculture)
East:	A-2-10 (Heavy Agriculture)
South:	A-2-10 (Heavy Agriculture) & A-1-10 (Light Agriculture)
West:	A-2-10 (Heavy Agriculture) & A-1-10 (Light Agriculture)
Existing Development and Use:	Agriculture
Surrounding Development and Use	
North:	Agriculture/ Vacant
East:	Agriculture
South:	Agriculture
West:	Agriculture/ Vacant

Environmental Information:

WRCMSHCP Criteria Cell:	Yes – GPA01171 is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area. The parcels that make up the GPA are located within MSHCP Criteria Cells. No conservation is described by the MSHCP within the Criteria Cells associated with the GPA. The GPA area is currently being analyzed for MSHCP compliance through HANS02295. HANS02295 will have to complete the Joint Project Review (“JPR”) process prior to the approval of any projects within the project site. Criteria Cell Numbers: 2071, 2072, 2166, 2167, 2168
CVMSHCP Conservation Boundary:	No
Airport Influence Area (“AIA”):	No
Agricultural Preserve:	Yes – San Jacinto, 13
Farmland Importance:	Yes, Local Importance, Prime Farmland, Statewide Importance, and Unique Farmland
Fire Hazard Area:	No
Fire Responsibility Area:	No
Special Flood Hazard Area:	Yes

General Plan Advisory Committee GPIP Report
Foundation General Plan Amendment No.: 1171

Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Active
Fault Line:	Yes – within a 1/2 mile of San Jacinto fault line
Fault Zone:	Yes – within a 1/2 mile of San Jacinto zone
Paleontological Sensitivity:	Yes – high sensitivity (high b): sensitivity equivalent to high a, but is based on the occurrence of fossils at a specified depth below the surface. The category high b indicates that fossils are likely to be encountered at or below four feet of depth, and may be impacted during excavation by construction activities.

Utility Information:

Water Service:	No (Verify closest location) – Area service provided by Eastern Municipal Water District
Sewer Service:	No (Verify closest location) – Area service provided by Eastern Municipal Water District

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01171
VICINITY/POLICY AREAS**

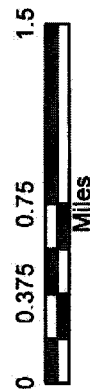
Supervisor: Ashley
District 5

Date Drawn: 07/13/2016
Vicinity Map



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



DISCLAIMER: On October 2, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This new General Plan may contain different types of land use than is provided in the current General Plan. The current General Plan is available on the Riverside Planning Department website at Riverside, CA: 951-355-5000 Riverside County or at Public Works or (951)635-5077 (Riverside County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01171

LAND USE

Supervisor: Ashley
District 5

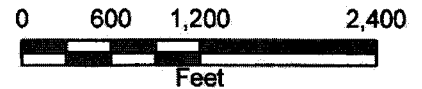
Date Drawn: 07/13/2016

Exhibit 1



Zoning Dist: Hemet-San Jacinto

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)863-8277 (Eastern County) or Website <http://planning.rctinfo.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

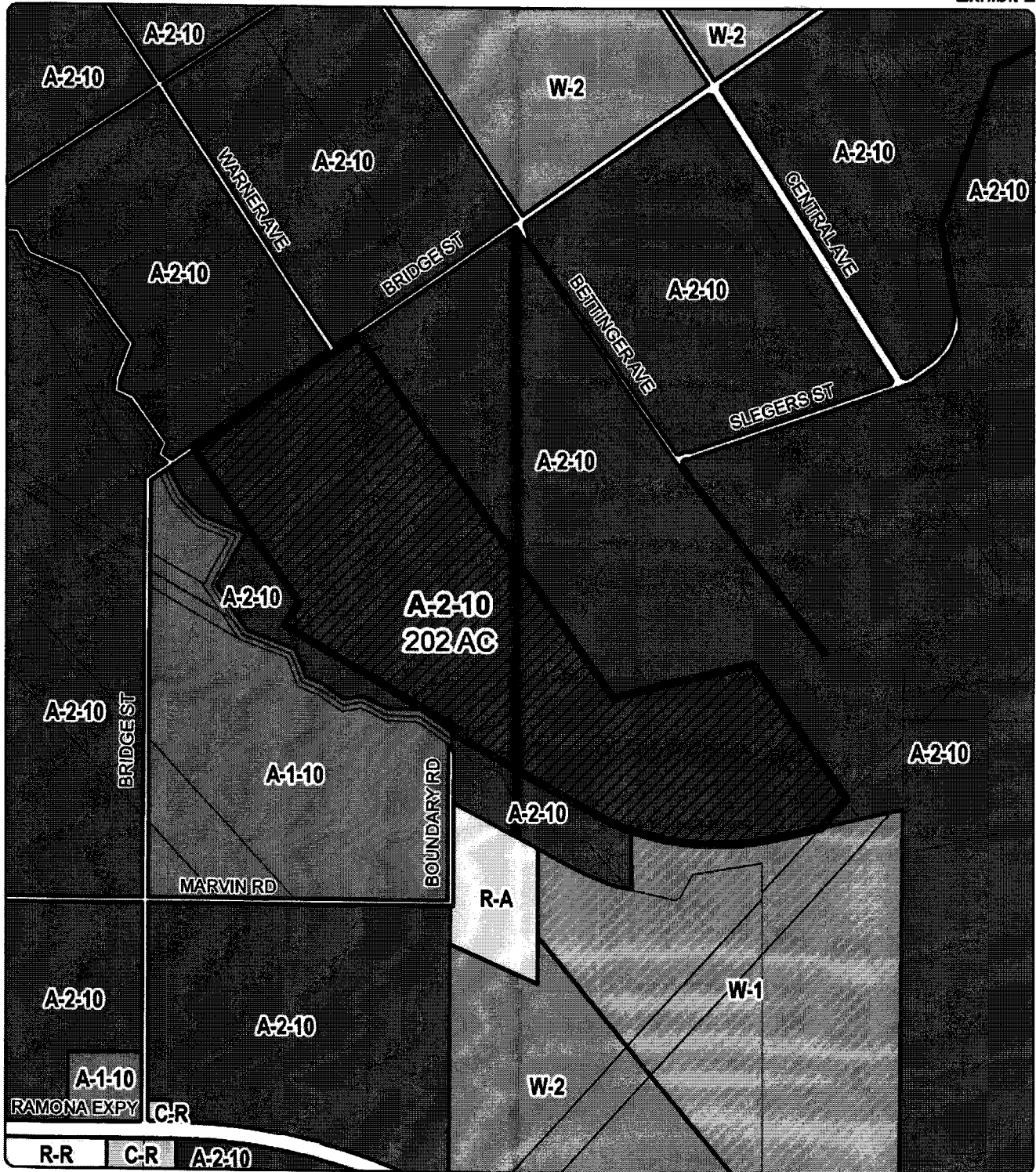
GPA01171

EXISTING ZONING

Supervisor: Ashley
District 5

Date Drawn: 07/13/2016

Exhibit 2



Zoning Dist: Hemet-San Jacinto

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)863-8277 (Eastern County) or Website <http://planning.rctima.org>

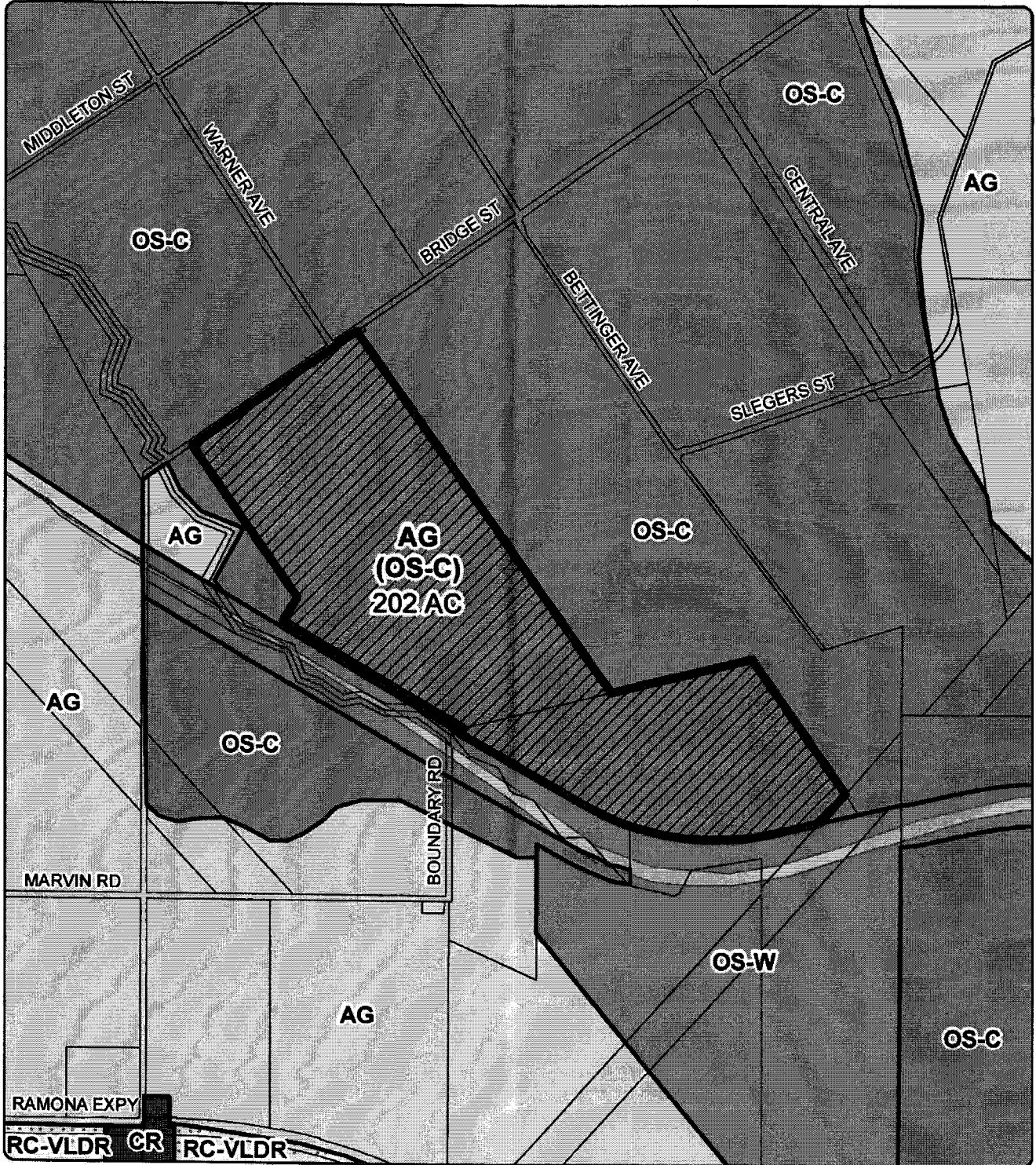
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01171

PROPOSED GENERAL PLAN

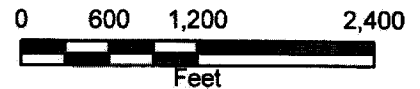
Supervisor: Ashley
District 5

Date Drawn: 07/13/2016
Exhibit 6



Zoning Dist: Hemet-San Jacinto

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)863-8277 (Eastern County) or Website <http://planning.usdrcra.org>

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FOUNDATION GENERAL PLAN AMENDMENT
FGPA#

APPLICANT
 CHAMBERLAIN GROUP, INC.
 2700 W. GARDEN AVENUE
 SUITE 100
 ANAHEIM, CA 92803
 TEL: (714) 761-8111
 FAX: (714) 761-8112

ENGINEER
 KELLY CONSULTING, INC.
 1055 WEST WATKINS AVENUE
 SUITE 200
 STANFORD, CA 94304
 TEL: (650) 352-8889
 FAX: (650) 352-9888

OWNER
 DANIELS WASTE SOLUTIONS, LLC
 1055 WEST WATKINS AVENUE
 SUITE 200
 STANFORD, CA 94304
 TEL: (650) 352-8889
 FAX: (650) 352-9888

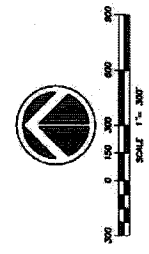
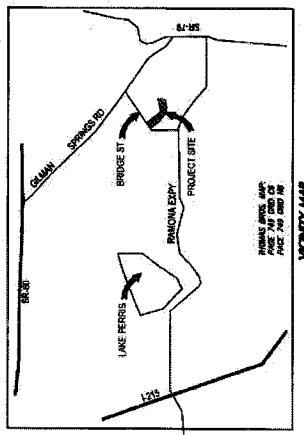
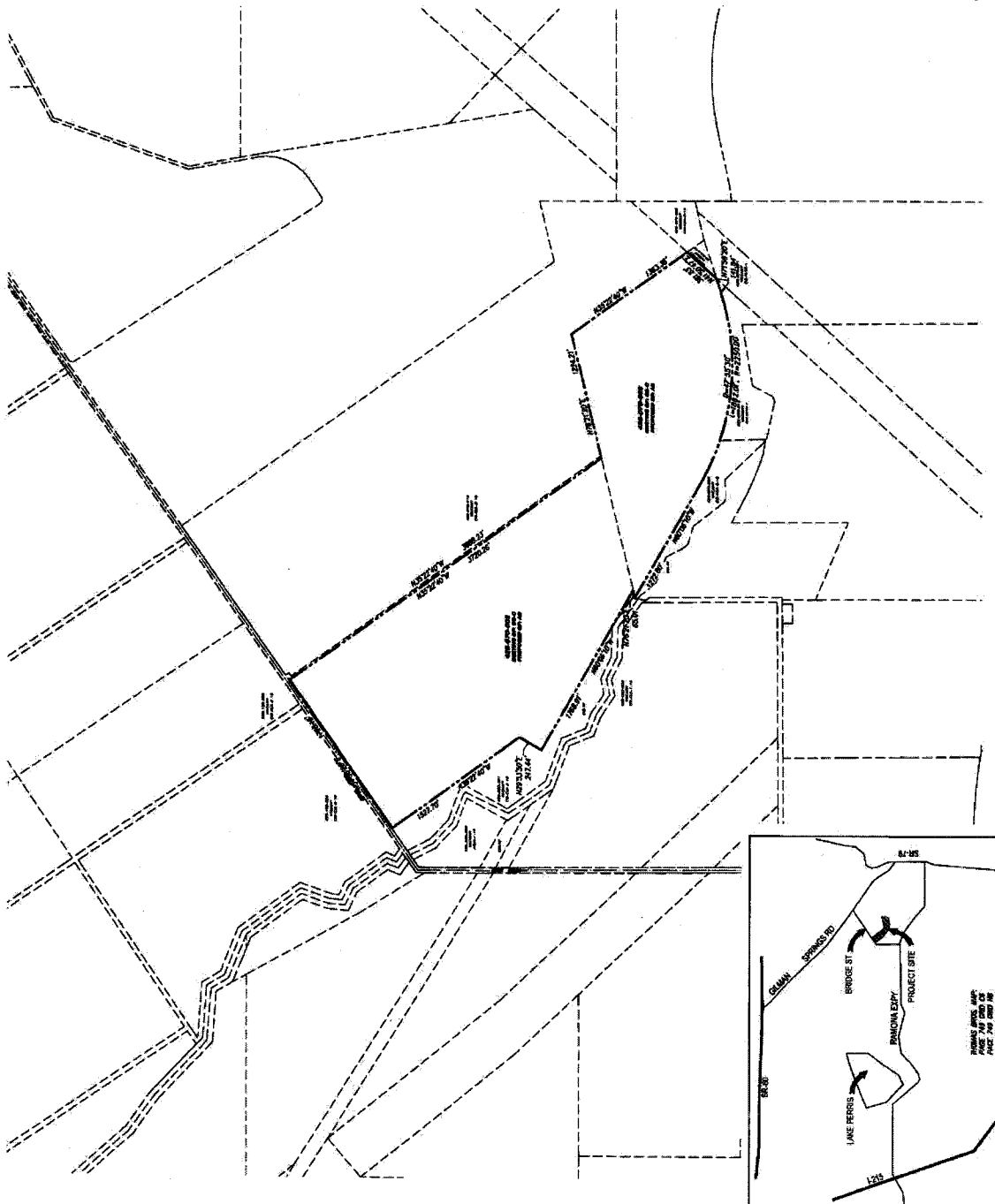
ADDRESS ADDRESS
 425 901 802
 425 901 802
 425 901 802
 425 901 802

PERMITS/NOTES
 PERMITS/NOTES
 PERMITS/NOTES
 PERMITS/NOTES

LAND USE
 AREA 41-1
 1055 WEST WATKINS AVENUE
 SUITE 200
 STANFORD, CA 94304
 TEL: (650) 352-8889
 FAX: (650) 352-9888

PROJECT NOTES
 1. THE PROJECT IS LOCATED WITHIN THE 425 901 802 ZONING DISTRICT.
 2. THE PROJECT IS A REDEVELOPMENT OF AN EXISTING INDUSTRIAL FACILITY.
 3. THE PROJECT IS COMPATIBLE WITH THE ZONING DISTRICT AND THE GENERAL PLAN.
 4. THE PROJECT WILL BE DEVELOPED IN ACCORDANCE WITH THE 425 901 802 ZONING DISTRICT.
 5. THE PROJECT WILL BE DEVELOPED IN ACCORDANCE WITH THE GENERAL PLAN.
 6. THE PROJECT WILL BE DEVELOPED IN ACCORDANCE WITH THE 425 901 802 ZONING DISTRICT.
 7. THE PROJECT WILL BE DEVELOPED IN ACCORDANCE WITH THE GENERAL PLAN.
 8. THE PROJECT WILL BE DEVELOPED IN ACCORDANCE WITH THE 425 901 802 ZONING DISTRICT.
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 11. THE PROJECT WILL BE DEVELOPED IN ACCORDANCE WITH THE GENERAL PLAN.
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 15. THE PROJECT WILL BE DEVELOPED IN ACCORDANCE WITH THE GENERAL PLAN.
 16. THE PROJECT WILL BE DEVELOPED IN ACCORDANCE WITH THE 425 901 802 ZONING DISTRICT.
 17. THE PROJECT WILL BE DEVELOPED IN ACCORDANCE WITH THE GENERAL PLAN.
 18. THE PROJECT WILL BE DEVELOPED IN ACCORDANCE WITH THE 425 901 802 ZONING DISTRICT.
 19. THE PROJECT WILL BE DEVELOPED IN ACCORDANCE WITH THE GENERAL PLAN.
 20. THE PROJECT WILL BE DEVELOPED IN ACCORDANCE WITH THE 425 901 802 ZONING DISTRICT.

LEGAL DISCUSSION
 THE PROJECT IS LOCATED WITHIN THE 425 901 802 ZONING DISTRICT. THE PROJECT IS A REDEVELOPMENT OF AN EXISTING INDUSTRIAL FACILITY. THE PROJECT IS COMPATIBLE WITH THE ZONING DISTRICT AND THE GENERAL PLAN. THE PROJECT WILL BE DEVELOPED IN ACCORDANCE WITH THE 425 901 802 ZONING DISTRICT AND THE GENERAL PLAN.



PREPARED DATE: APRIL 2018
 PROJECT NO: CUP03741

CRAR WASTE SERVICES

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CONDITIONAL USE PERMIT NO. 3741

APPLICANT
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City] STATE: [State] ZIP: [ZIP]

OWNER
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City] STATE: [State] ZIP: [ZIP]

PREPARED BY
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City] STATE: [State] ZIP: [ZIP]

DATE
 DATE: [Date]

PROJECT ADDRESS
 ADDRESS: [Address]
 CITY: [City] STATE: [State] ZIP: [ZIP]

PROJECT NAME
 NAME: [Name]

LAND USE
 USE: [Use]

LIBRARY REFERENCES
 REFERENCES: [References]

ADDITIONAL NOTES
 NOTES: [Notes]

PROJECT LOCATION
 LOCATION: [Location]

LEGAL DESCRIPTION
 DESCRIPTION: [Description]

APPROVALS
 APPROVALS: [Approvals]

REVISIONS
 REVISIONS: [Revisions]

SCALE
 SCALE: [Scale]

DATE
 DATE: [Date]

PROJECT NO.
 PROJECT NO.: [Project No.]

CLIENT
 CLIENT: [Client]

DESIGNER
 DESIGNER: [Designer]

CHECKED BY
 CHECKED BY: [Checked By]

DATE
 DATE: [Date]

PROJECT NO.
 PROJECT NO.: [Project No.]

CLIENT
 CLIENT: [Client]

DESIGNER
 DESIGNER: [Designer]

CHECKED BY
 CHECKED BY: [Checked By]

DATE
 DATE: [Date]

PROJECT NO.
 PROJECT NO.: [Project No.]

CLIENT
 CLIENT: [Client]

DESIGNER
 DESIGNER: [Designer]

CHECKED BY
 CHECKED BY: [Checked By]

DATE
 DATE: [Date]

PROJECT NO.
 PROJECT NO.: [Project No.]

CLIENT
 CLIENT: [Client]

DESIGNER
 DESIGNER: [Designer]

CHECKED BY
 CHECKED BY: [Checked By]

DATE
 DATE: [Date]

PROJECT NO.
 PROJECT NO.: [Project No.]

CLIENT
 CLIENT: [Client]

DESIGNER
 DESIGNER: [Designer]

CHECKED BY
 CHECKED BY: [Checked By]

DATE
 DATE: [Date]

PROJECT NO.
 PROJECT NO.: [Project No.]

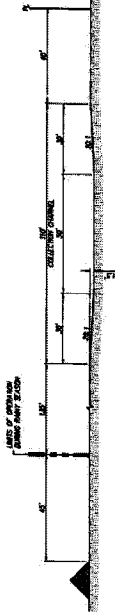
CLIENT
 CLIENT: [Client]

DESIGNER
 DESIGNER: [Designer]

CHECKED BY
 CHECKED BY: [Checked By]

DATE
 DATE: [Date]

- PERMIT NOTES**
1. THE PERMITTEE SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES IN THE PROJECT AREA.
 2. THE PERMITTEE SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES IN THE PROJECT AREA.
 3. THE PERMITTEE SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES IN THE PROJECT AREA.
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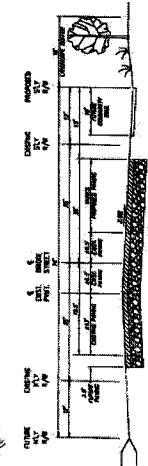


SECTION A-A

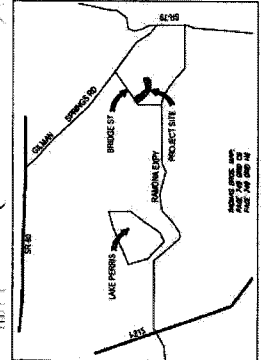
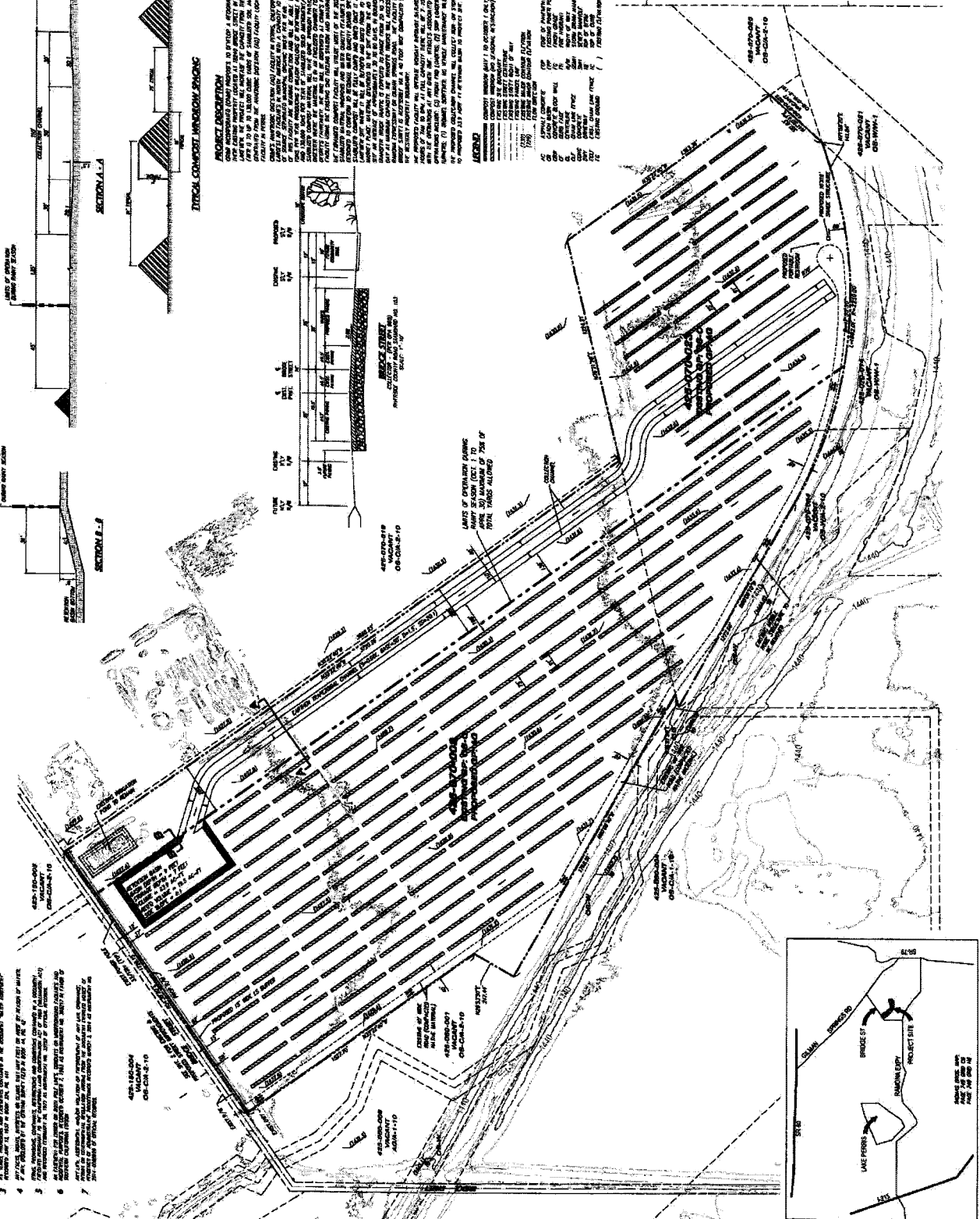


SECTION B-B

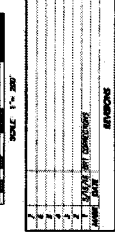
TYPICAL COMPOSITE HATCHWORK SHOWN



BRIDGE STREET



LOCATION MAP



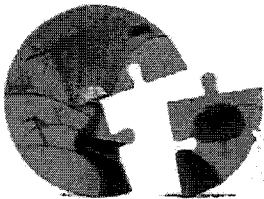
SCALE: 1" = 200'

KELLER CONSULTING INC.
 1000 N. GARDEN ST., SUITE 100
 RIVERSIDE, CA 92507
 TEL: 951-733-1919
 FAX: 951-733-1918

PREPARED DATE: MAY 2006

CONDITIONAL USE PERMIT NO. 3741

SHEET 1 OF 2



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA 01171

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: CR & R Solid Waste Services

Contact Person: David Fahrion E-Mail: davidf@crmail.com

Mailing Address: P.O. Box 125
Stanton ^{Street} CA 90680-2912
_{City} _{State} _{ZIP}

Daytime Phone No: (951) 657-7512 Fax No: ()

Engineer/Representative Name: Trip Hord Associates

Contact Person: Trip Hord E-Mail: ambrosehord@gmail.com

Mailing Address: P.O. Box 1235
Riverside ^{Street} CA 92502
_{City} _{State} _{ZIP}

Daytime Phone No: (951) 684-9615 Fax No: ()

Property Owner Name: Lakeview Property, LLC.

Contact Person: David Ronnenberg E-Mail:

Mailing Address: 11292 Western Ave.
Stanton ^{Street} CA 90680
_{City} _{State} _{ZIP}

Daytime Phone No: (714) 826-9049 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.

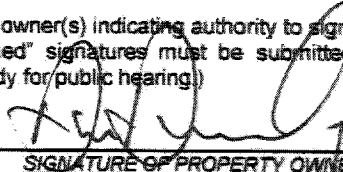
(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General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

Lakeview Property, LLC.

PRINTED NAME OF PROPERTY OWNER(S)

David Ronnenberg

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): 425-070-002; 425-070-023

Approximate Gross Acreage: 202 Gr. Ac.

General location (nearby or cross streets): North of Ramona Expressway, South of Gilman Springs Rd., East of Bridge Street, West of _____

Existing General Plan Foundation Component(s): Open Space (OS)

Proposed General Plan Foundation Component(s): Agriculture (AG)

Existing General Plan Land Use Designation(s): Open Space-Conservation (OS-C)

Proposed General Plan Land Use Designation(s): Agriculture (AG)

General Plan Policy Area(s) (if any): San Jacinto River Policy Area

Existing Zoning Classification(s): Heavy Agriculture (A-2-10)

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

The proposed FGPA fulfills several objectives including Consistency Zoning and recognizing the existing Lakeview #13 Agricultural Preserve (Williamson Act) contract. Furthermore, the MSHCP (HANS process) has determined that NO CONSERVATION is required based on the Cell Criteria described in the Lakeview-Nuevo Area Plan (LNAP) of the MSHCP. Planning Staff has required that the FGPA be filed in support of the land use application (C.U.P. 03741) for the Stabilized Green Waste Composting project.

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

If yes, provide Application No(s). C.U.P. 03741
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA 42874 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): BIO, AG/GHG,CULT/ARCHEO/PALEO

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	Edison		XX
Gas Company	The Gas Co.		XX
Telephone Company	Verizon		XX
Water Company/District	EMWD		XX

**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?		Yes	No
Sewer District	EMWD				XX

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) Trip Hord  Date 04/20/16

Owner/Representative (2) _____ Date _____

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

II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:

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. Provide details of the new conditions or circumstances that would satisfy these required Foundation Component Amendment findings.

(Please be specific. Attach separate pages if needed.):

HANS 1967 (JPR 10-07-20-01) Determined that NO CONSERVATION is required on APN 425-070-023

HANS 2295 has tentatively determined that No Conservation will be required on APN 425-070-002

Open Space-Conservation (OS-C) Designation is inappropriate and Inconsistent with Goals and Objectives of the MSHCP for Western Riverside County.

The proposed AG Designation is consistent with both the Existing Zoning (Heavy Agriculture / A-2) and the Williamson Act - Ag. Preserve Contract - that is in place (Lakeview No. 13) on both APN's.

**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 Conflicts

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.

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. 1171 (Foundation and Entitlement/Policy) – APPLICANT: CR&R Solid Waste Services – **ENGINEER/REPRESENTATIVE:** Trip Hord Associates – Fifth Supervisorial District – San Jacinto Valley Area Plan – Hemet-San Jacinto Zoning District – **ZONE:** A-2-10 (Heavy Agriculture) – **POLICY AREA:** San Jacinto River Policy Area – **LOCATION:** North of Ramona Expressway, south of Gilman Springs Rd. and East of Bridge Street – **PROJECT SIZE:** 202 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Open Space-Conservation (OS-C) to Agriculture (AG), on two parcels, totaling 202 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – **APNs:** 425-070-002 and 425-070-023.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, September 8, 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>

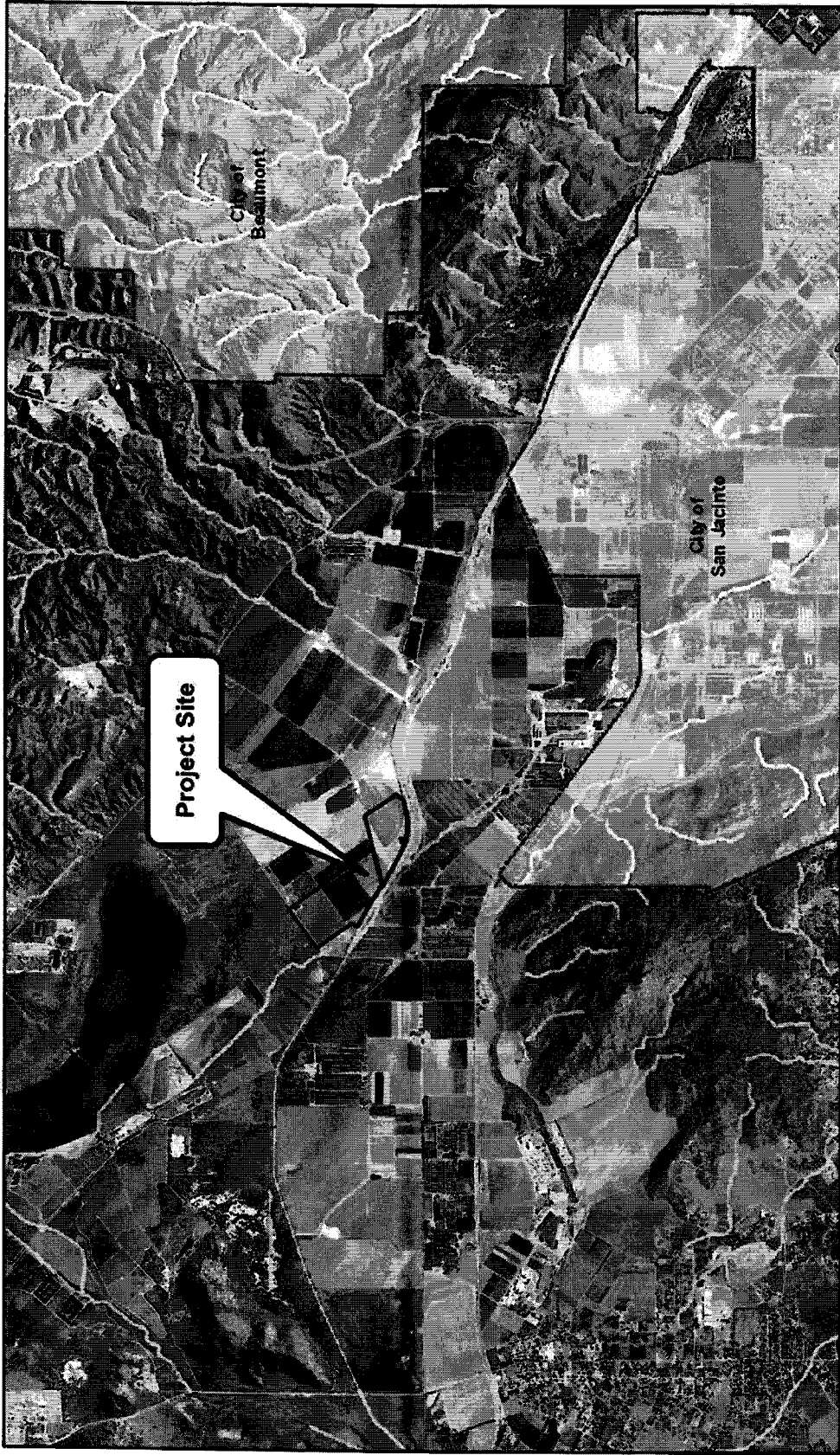
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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



BOS

Report Package

Meeting Date: Tuesday, February 7, 2017



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 16, 2016**

I. AGENDA ITEM 2.2

GENERAL PLAN AMENDMENT NO. 1171 (FOUNDATION AND ENTITLEMENT/POLICY) –
APPLICANT: CR&R Solid Waste Services – ENGINEER/REPRESENTATIVE: Trip Hord Associates –
Fifth Supervisorial District – San Jacinto Valley Area Plan – Hemet-San Jacinto Zoning District –
ZONE: A-2-10 (Heavy Agriculture) – POLICY AREA: San Jacinto River Policy Area – LOCATION:
North of Ramona Expressway, south of Gilman Springs Road and East of Bridge Street – PROJECT
SIZE: 202 gross acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to
Agriculture (AG) and amend its Land Use Designation from Open Space-Conservation (OS-C) to
Agriculture (AG) on two parcels, totaling 202 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.

Trip Hord, Applicant's Representative, spoke in favor of the proposal. No one spoke in opposition
or in a neutral position.

IV. CONTROVERSIAL ISSUES:

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

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.

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



November 14, 2016

Planning Commission
County of Riverside
4080 Lemon St
Riverside CA 92501

RE: Items 2.1 – 2.8, General Plan Initiation Proceedings, November 16, 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. 1170 (Foundation and Entitlement/Policy) – The Pass Area Plan – Pass and Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (RC-EDR) on three parcels, totaling 630 gross acres

Oppose initiation

This proposal to change from Rural Mountainous to Estate Residential over 630 acres is not only wholly without merit but *egregiously* bad planning. A remote location lacking infrastructure and services, with high fire hazard, and with no demonstrable need for additional housing capacity should stay Rural. There is no excuse for such wasteful use of wildlife habitat; initiation would effectively mean, "anything goes."

2.2 GENERAL PLAN AMENDMENT NO. 1171 (Foundation and Entitlement/Policy) – San Jacinto Valley Area Plan – Hemet-San Jacinto Zoning District – ZONE: A-2- 10 (Heavy Agriculture) – POLICY AREA: San Jacinto River Policy Area – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Open Space-Conservation (OS-C) to Agriculture (AG) on two parcels, totaling 202 gross acres

Support initiation

This is an appropriate site for green waste composting assuming the pollution issues into the San Jacinto River can be addressed.

2.3 GENERAL PLAN AMENDMENT NO. 1178 (Foundation and Entitlement/Policy) – Eastern Coachella Valley Area Plan – Lower Coachella Valley Zoning District – ZONE: Controlled Development Areas (W-2) – 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 Desert (RD) to Medium Density Residential (MDR) on one parcel, totaling 40 gross acres

Oppose initiation

This proposed conversion of Rural land to CD Medium Density is simply *ad hoc* sprawl. There is no reason to add to existing scattered subdivision in an area which is distant from major urban and employment centers and bereft of any community orientation.

2.4 GENERAL PLAN AMENDMENT NO. 1182 (Foundation and Entitlement/Policy) – Lakeview/Nuevo and Reche Canyon/Badlands Area Plans – Perris Reservoir Zoning District – ZONE: Natural Assets (N-A-640), Residential Agriculture (R-A-5), and Controlled Development Areas (W-2) – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD) and Open Space (OS) and amend its Land Use Designation from Rural Residential (RR) and Conservation (C) to Commercial Retail (CR) and Conservation (C) on three parcels, totaling 83.74 gross acres

More information needed

Rural and Open Space should not be converted into CD Commercial unless there is an objective documentation that additional commercial is needed in the area.

2.5 GENERAL PLAN AMENDMENT NO. 1183 (Foundation and Entitlement/Policy) – District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area – ZONE: Residential – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Low Density Residential (LDR) to Medium Density Residential (MDR) on two parcels, totaling 18.39 gross acres

Support initiation

With this amendment, Rural Community would be intensified with a more efficient use of land, CD Medium Density Residential. Such "infill" is a reasonable strategy for directing growth to areas of existing urbanization, infrastructure, and services.

2.6 GENERAL PLAN AMENDMENT NO. 1190 (Foundation and Entitlement/Policy) – The Pass Area Plan – Cherry Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cherry Valley – 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 Very Low Density Residential (VLDR) to Medium Density Residential (MDR) on one parcel, totaling 25 gross acres

Support initiation

Conversion of Rural Community to CD Medium Density would provide for a mobile home park, which is an important residential segment.

2.7 GENERAL PLAN AMENDMENT NO. 1199 (Foundation and Entitlement/Policy) – Western Coachella Valley Area Plan – Pass & Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (RUR) to Medium Density Residential (MDR) on four parcels, totaling 94.14 gross acres

Oppose initiation

This proposal to convert Open Space-Rural, the County's lowest density designation, to CD Medium Density would create an isolated "finger" of development intruding into intact natural lands. There is no demonstrable need for additional housing capacity. Furthermore, there is potential conflict with the Coachella Valley MSCP.

2.8 GENERAL PLAN AMENDMENT NO. 1201 (Foundation and Entitlement/Policy) – Western Coachella Valley Area Plan – Pass and Desert Zoning District – ZONE: Controlled Development Areas (W-2) – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI) on three parcels, totaling 29.51 gross acres

More information needed

Rural land should not be converted into CD Light Industrial unless there is an objective documentation that sites for such uses are lacking in the area.

Thank you for considering our views.

Yours truly,



Dan Silver
Executive Director