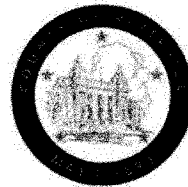


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM  
16.1  
(ID # 3710)

MEETING DATE:

Tuesday, March 14, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1189 (Foundation and Entitlement/Policy) – APPLICANT: Sam Chebeir – ENGINEER/REPRESENTATIVE: Albert A. Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Light Agriculture (A-1-5) and Residential Agriculture (R-A-1) – LOCATION: North of Cajalco Road, West of La Sierra Avenue, south of Tin Mine Road, and east of Eagle Canyon Road – PROJECT SIZE: 36 gross acres – REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1189, that proposes 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 Very Low Density Residential (VLDR) (1-acre minimum), on two parcels, totaling 36 gross acres. Applicant Fees 100%

RECOMMENDED MOTION: Staff recommends that the Board of Supervisors:

1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1189**, based on information provided by the applicant and comments received from the Planning Commission and General Plan Advisory Committee.

ACTION: Policy

Juan O. Rivera, Director of Transportation & Land Management

3/2/2017

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with Very Low Density Residential 1-acre minimum lots to adopt an order initiating the proceedings to allow further review.

Ayes: Jeffries, Tavaglione, Washington and Ashley  
Nays: None  
Absent: None  
Date: March 14, 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**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

*Project Scope*

General Plan Amendment No. 1189 is a General Plan Foundation Component Amendment to change the project site's Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Very Low Density Residential (VLDR) (1-acre minimum), on two parcels, totaling 36 gross acres. The project site is generally located north of Cajalco Road, West of La Sierra, south of Tin Mine Road, east of Eagle Canyon Road, and is within the Lake Mathews/Woodcrest Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

*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*

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

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.

*General Plan Advisory Committee*

This application was considered by the General Plan Advisory Committee (GPAC) during a public meeting on August 18, 2016, Agenda Item 3.7, and was recommended for denial to the Planning Commission.

This Foundation General Plan Amendment application, as originally submitted, was a request to change the project site to a combination of Commercial and Low Density Residential (1/2 acre minimum). During the GPAC meeting, the members discussed the relationship of the proposed change to the surrounding properties and area as a whole. The GPAC felt that a commercial designation was inappropriate and incompatible with the area. Furthermore, the area lacks infrastructure, making a commercial development challenging. As a result, the GPAC did not support this proposed Foundation Component change.

*Planning Commission*

This application was considered by the Planning Commission during a public meeting on October 19, 2016, Agenda Item 2.7, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the applicant proposed a modification to the plan. They proposed removing the commercial designation and modifying the residential area from Low Density Residential (1/2 acre minimum) to Very Low Density Residential (1 acre lot minimum), covering the entire 36 acre site. Planning Commission discussed the proposed modification and felt that 1 acre lots would be a more compatible designation. However, the Planning Commission still had concerns regarding the lack of infrastructure in the area and the close proximity of Lake Mathews to a potential new residential tract.

**Impact on Citizens and Businesses**

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

All fees are paid by the applicant. There is no general fund obligation.

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

**Attachment A – Exhibits**

**Attachment B – BOS Report Package**

**Attachment C – PC Report Package**

**Attachment D – GPAC Report Package**



# **RIVERSIDE COUNTY PLANNING DEPARTMENT** **GPA01189** **VICINITY/POLICY AREAS**

Supervisor: Jeffries  
 District 1

Date Drawn: 08/02/2016  
 Vicinity Map



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This document and its associated maps are for informational purposes only and do not constitute a binding contract. The County of Riverside Planning Department assumes no responsibility for any errors or omissions in this document. The County of Riverside Planning Department is not responsible for any damages or losses resulting from the use of this document.

# RIVERSIDE COUNTY PLANNING DEPARTMENT

**GPA01189**

**LAND USE**

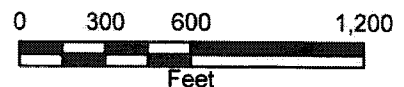
Supervisor: Jeffries  
District 1

Date Drawn: 08/02/2016  
Exhibit 1



Zoning Dist: Lake Mathews

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://www.riverside.ca.gov>

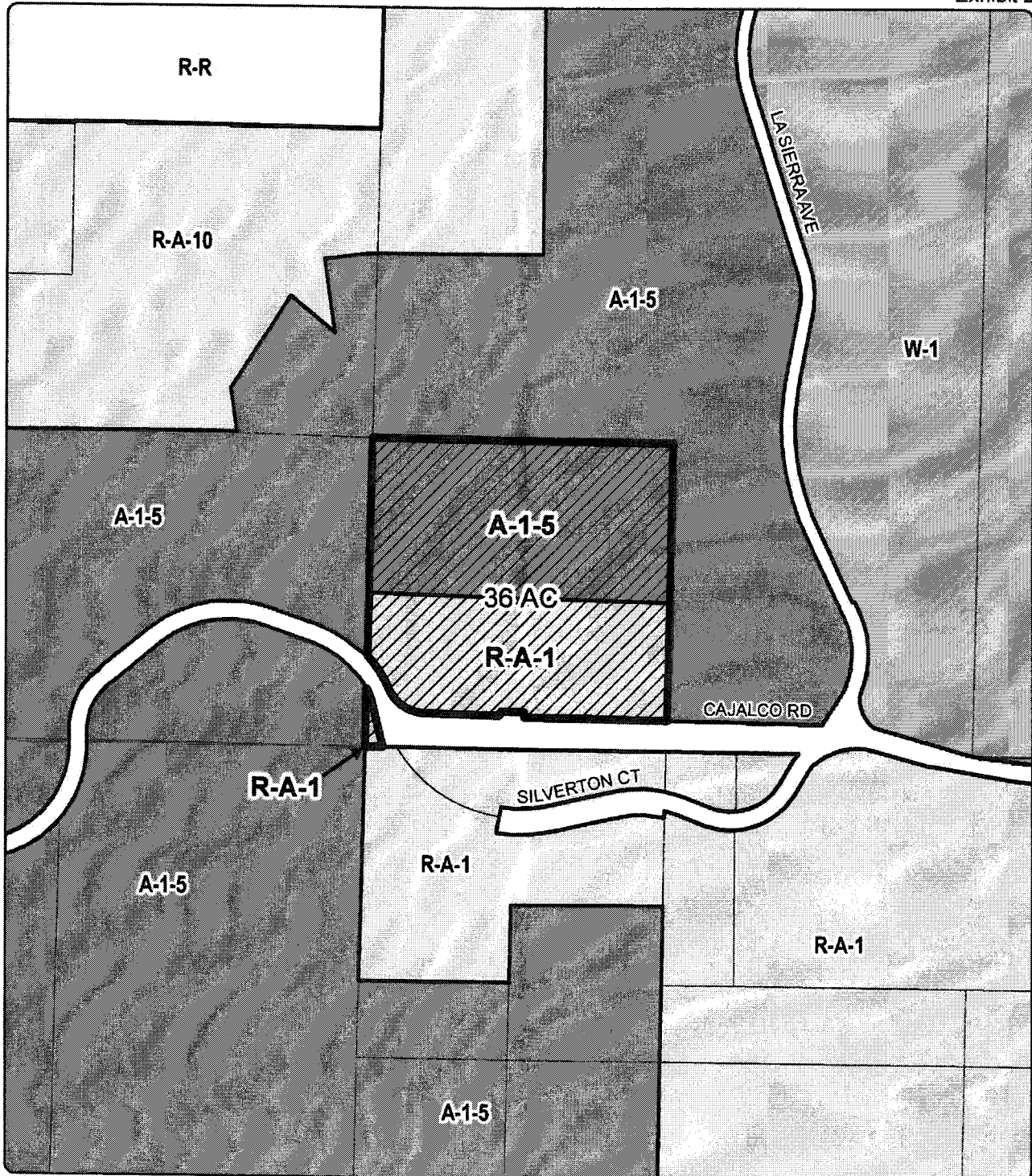
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01189

Supervisor: Jeffries  
District 1

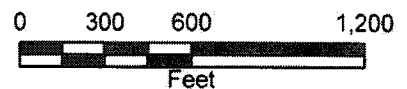
### EXISTING ZONING

Date Drawn: 08/02/2016  
Exhibit 2



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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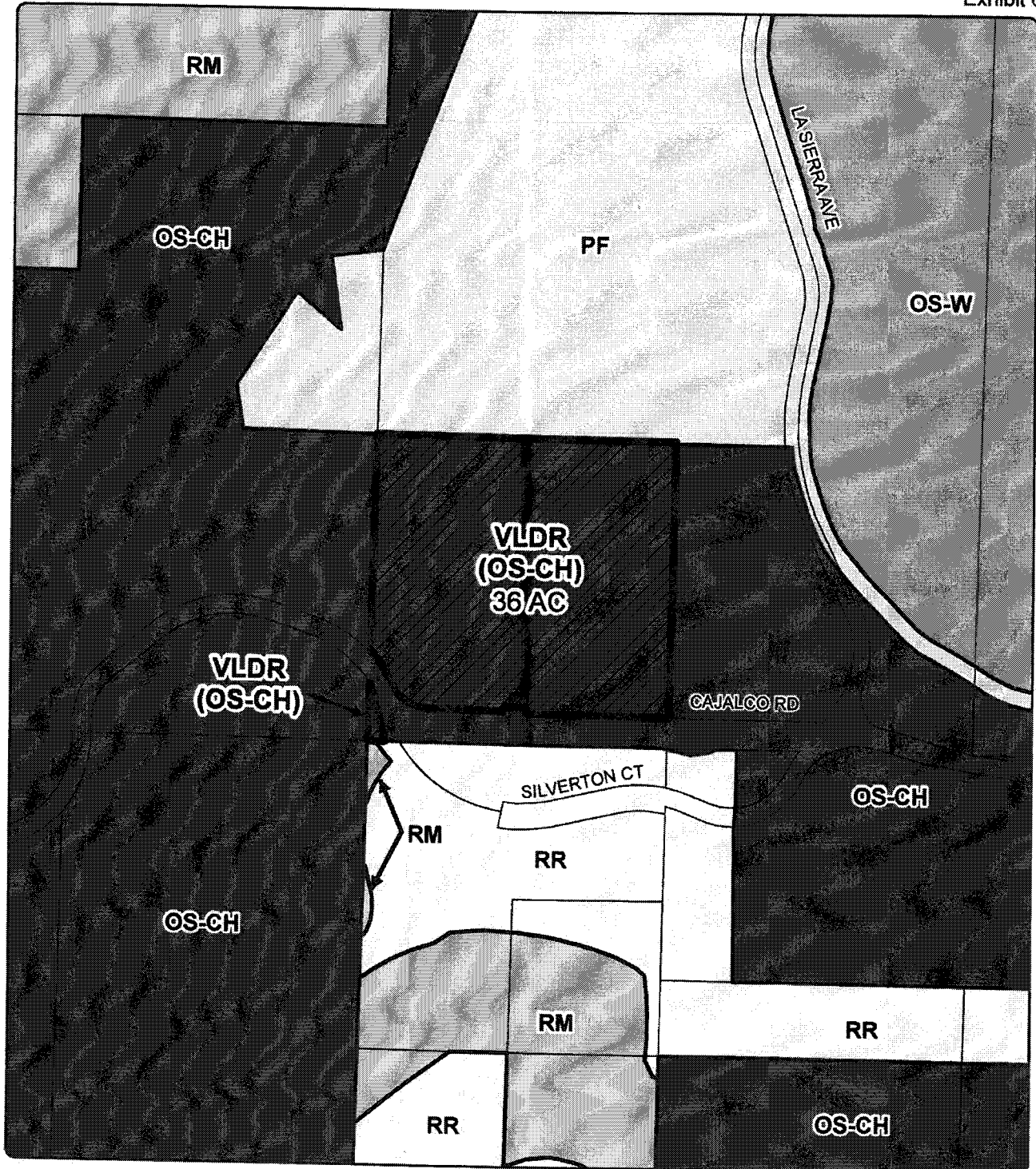
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**GPA01189**

## PROPOSED GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 02/24/2017  
Exhibit 6



Zoning Dist: Lake Mathews

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)965-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>

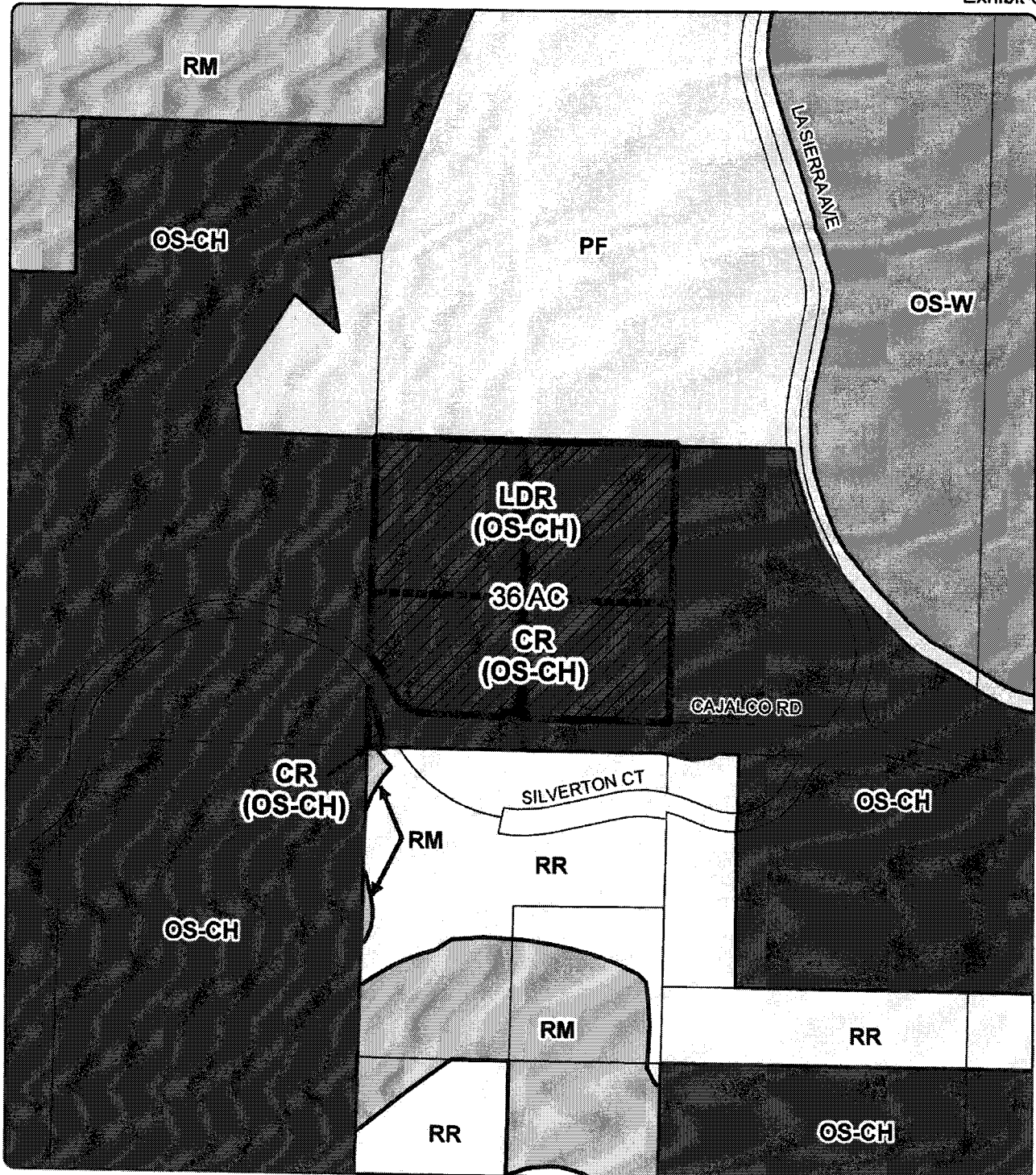
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**GPA01189**

Supervisor: Jeffries  
District 1

## PROPOSED GENERAL PLAN

Date Drawn: 08/02/2016  
Exhibit 6



Zoning Dist: Lake Mathews

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) 863-5277 (Eastern County) or Website <http://www.riversideplanning.org>

# **BOS**

## **Report Package**

Meeting Date: Tuesday, March 14, 2017



**PLANNING COMMISSION  
MINUTE ORDER  
OCTOBER 19, 2016**

**I. AGENDA ITEM 2.7**

**GENERAL PLAN AMENDMENT NO. 1189 (FOUNDATION AND ENTITLEMENT/POLICY) –**  
APPLICANT: Sam Chebeir – ENGINEER/REPRESENTATIVE: Albert A. Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Light Agriculture (A-1-5) and Residential Agriculture (R-A-1) – LOCATION: North of Cajalco Road, west of La Sierra, south of Tin Mine Road, and east of Eagle Canyon Road – PROJECT SIZE: 36 gross acres.

**II. PROJECT DESCRIPTION:**

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 Commercial Retail (CR) and Low Density Residential (LDR), on two parcels, totaling 36 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](mailto:jhildebr@rctlma.org).

- ✓ Jeremy Kront, applicant's representative, spoke in favor of the proposal.
- ✓ No one spoke in a neutral position or in opposition.

**IV. CONTROVERSIAL ISSUES:**

None

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

A vote of 4.0 (Commissioner Valdivia was absent)

**RECOMMENDS (WITH CAUTION) THE ITEM MOVE FORWARD TO THE BOARD OF SUPERVISORS.**

**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](mailto:mcstark@rctlma.org).

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 17, 2016

*VIA ELECTRONIC MAIL*

Planning Commission  
County of Riverside  
4080 Lemon St  
Riverside CA 92501

**RE: Items 2.1 – 2.12: General Plan Initiation Proceedings, October 19, 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) the most 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. While 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. As best I can tell, 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. 1167** – Southwest Area Plan – Santa Rosa Plateau Policy Area and Walker Basin Policy Area – 573 gross acres – REQUEST: Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan

##### **Support initiation**

This proposal is consistent with the General Plan as revised

**2.2 GENERAL PLAN AMENDMENT NO. 1169** – Elsinore Area Plan – Temescal Zoning District – ZONE: Natural Assets (NA), Watercourse, Watershed, and Conservation Areas (W-1), and Rural Residential (R-R) – LOCATION: Generally located North of I-15, east of Canyon Circle, and surrounding Corona Lake – PROJECT SIZE: 548 gross acres – REQUEST: Proposal to amend and reconfigure portions of the project site's General Plan Foundation Components from Open Space (OS) and Rural (RUR) to Community Development (CD) and amend its Land Use Designations from Rural (RUR) and Rural Residential (RR) to Conservation (C), Medium High Density Residential (MHDR), and High Density Residential (HDR)

##### **More information needed**

The project has the positive potential to shift density from natural lands, consolidate development at relatively high densities, and protect significant open space. After obtaining more information from the applicant, we now 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.*

If a more compelling planning case can be made, we would support initiation under the condition that alternatives considered include a site design that not only achieves MSHCP consistency but enhances biological resources and riparian connectivity around the lake.

**2.3 GENERAL PLAN AMENDMENT NO. 1172** – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential- Agriculture (R-A) – Location: Northerly of Van Buren Boulevard, southerly of Iris Avenue, easterly of Gamble, and westerly of Chicago Avenue – PROJECT SIZE: 1.87 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 Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel

**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. 1173** – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: Generally located east of Day Street, north of Nance Street, west of Decker Road, and south of Oleander Avenue – PROJECT SIZE: 19.16 gross acres – REQUEST: Proposal to amend a 4.2 acre portion of 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) (1 acre minimum) to Light Industrial (LI), on one parcel

**Support initiation**

The changes proposed reduce conflicts between residential and business park uses.

**2.5 GENERAL PLAN AMENDMENT NO. 1175** – Mead Valley Area Plan – Good Hope Zoning Area – Zoning : R-R (Rural Residential) – Location: North of Highway 74, south of Mountain Avenue, east of Betty Road, and west of Marie Street – 6.59 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 Very Low Density Residential (VLDR) to Light Industrial (LI), on two parcels

**More information needed**

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

**2.6 GENERAL PLAN AMENDMENT NO. 1185** – Temescal Valley Area Plan – Glen Ivy Zoning Area – ZONE: Controlled Development (W-2) and (W-2-10), One-Family Dwellings (R-1), General Commercial (C-1/C-P), and Mineral Resources & Related Manufacturing (M-R-A) – LOCATION: Generally located southwest of I-15 Freeway, south of Glen Ivy Road, and northeast of the Cleveland National Forest – PROJECT SIZE: 82.5 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD), and amend its Land Use Designations from Rural Mountainous (RM), Mineral Resources (MR), Low Density Residential (LDR), and Commercial Tourist (CT) to Mixed Use Area (MUA) for the purpose of establishing a Specific Plan over the Glen Ivy Hot Springs Resort, on six parcels

**Oppose initiation unless modified**

We understand that staff has proposed the use of a flexible Mixed Use Area designation for the entire site. In any case, while the eventual substitution of a Specific Plan for the current mix of low-density rural and commercial uses has the potential to consolidate development and create natural open space, the current site design fails. We are concerned that the proposed medium density "resort housing" lacks planning justification. There has been no showing that increased housing capacity in this location advances any of the planning goals outlined above. Instead, the "Resort/Wellness Retreat" should go forward *absent* the adjacent housing or, at a minimum, consolidate lesser development at higher density on *a much* smaller footprint immediately adjacent to the resort. This is far more consistent with actual "resort housing" than the suburban tracts proposed. Such a design would also enhance the surrounding Conserved Habitat and increase the amenity value of the resort.

**2.7 GENERAL PLAN AMENDMENT NO. 1189** – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Light Agriculture (A-1-5) and Residential Agriculture (R-A-1) – LOCATION: North of Cajalco Road, west of La Sierra, south of Tin Mine Road, and east of Eagle Canyon Road – PROJECT SIZE: 36 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 Commercial Retail (CR) and Low Density Residential (LDR), on two parcels

**Oppose initiation unless modified**

According to the applicant, the Open Space Conservation Habitat was applied in error and the property is not part of the MSHCP preserve. If correct, this justifies the initiation of a GPA. However, the proposal for Community Development and a mix of low density residential and commercial retail is excessive and out of character with surrounding Rural. Instead, a Technical Amendment can be processed that simply corrects the current designation.

**2.8 GENERAL PLAN AMENDMENT NO. 1192** — Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Residential Agricultural (R-A-5) – LOCATION: Generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road – PROJECT SIZE: 10.3 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 Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels

**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.

**2.9 GENERAL PLAN AMENDMENT NO. 1193** – Elsinore Area Plan – Cleveland Zoning Area – ZONE: Rural Residential (R-R) – LOCATION: Generally located north of Saint Gallen Way, west of Calle De Lobo, south of Cleveland National Forest, and east of Calle De Companero – PROJECT SIZE: 57.12 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (RUR) to Rural Residential (RR), on one parcel

**Oppose initiation**

This is a meritless proposal to change properly designated Open Space-Rural to Rural residential, increasing the density by a factor of four. Open Space Rural was correctly applied due to constraints such as severe fire hazard. Please don't put more and more life and property at risk of wildfire.

**2.10 GENERAL PLAN AMENDMENT NO. 1196** – Lake Mathews/Woodcrest Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cajalco Wood – LOCATION: South of Markham Street, east of Wood Road, west of Luck Lane, and north of Cajalco Road – PROJECT SIZE: 238.5 gross acres – 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 Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential (MDR), on 14 parcels

**More information needed**

This is a proposal to replace a dysfunction Rural Community designation with Community Development within Mead Valley. It could be considered "infill" of sorts that uses urbanized land more efficiently. However, a strong planning rationale has not been made in terms of this being a priority location for additional housing capacity, ameliorating jobs-housing imbalance, having access to current or future transit, and/or reducing average per capita vehicle miles traveled and GHG emissions. If this case can be made, then we would support initiation.

**2.11 GENERAL PLAN AMENDMENT NO. 1198** – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: North of Oakwood Street, south of Cajalco Expressway, east of Tyler Road, and west of Seaton Avenue – PROJECT SIZE: 23 gross acres – 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 Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel

**More information needed**

This is a proposal to replace a dysfunction Rural Community designation with Community Development within Mead Valley. It could be considered "infill" of sorts that uses urbanized land more efficiently. However, a strong planning rationale has not been made in terms of this being a priority location for additional housing capacity, ameliorating jobs-housing imbalance, having access to current or future transit, and/or reducing average per capita vehicle miles traveled and GHG emissions. If this case can be made, then we would support initiation.

**2.12 GENERAL PLAN AMENDMENT NO. 1200** – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential Agricultural (R-A) – LOCATION: North of Krameria Avenue, south of Van Buren Boulevard, west of Porter Avenue, and east of Gardner Avenue – PROJECT SIZE: 1.91 gross acres – 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 Very Low Density Residential (VLDR) to Light Industrial (LI), on one parcel.

**Support initiation**

This is a proposal to conform the existing land use, which appears compatible with the surrounding area.

Thank you for considering our views.

Yours truly,

A handwritten signature in black ink, appearing to read "Dan Silver", with a stylized, cursive script.

Dan Silver  
Executive Director


# PC

## Report Package

Meeting Date: Wednesday, October 19, 2016

Agenda Item No.: 2.7  
Area Plan: Lake Mathews/Woodcrest  
Supervisory District: First  
Project Planner: John Earle Hildebrand III

General Plan Amendment No. 1189  
Property Owner: Sam Chebeir  
Applicant: Sam Chebeir  
Engineer/Representative: Albert A. Webb  
Associates

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1189 is a General Plan Regular Foundation Component Amendment to change 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 Commercial Retail (CR) and Low Density Residential (LDR), on two parcels, totaling 36 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** North of Cajalco Road, West of La Sierra, south of Tin Mine Road, and east of Eagle Canyon Road.

**PROJECT APNs:** 278-210-016 and 278-210-022

**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 included with this report package.



**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on August 18, 2016 and was recommended to the Planning Commission for a denial to initiate.

During the GPAC meeting, the members discussed the project site and the proposed land use change, in context with the surrounding area. The GPAC members felt this would create a spot zoning effect and also felt there was not sufficient infrastructure to support a commercial and higher density residential development. As a result, the GPAC did not recommend this project for initiation.

**PROJECT SITE INFORMATION:**

- |   |  |
|---|--|
| 1. Existing Foundation Component:         | Open Space (OS)  |
| 2. Proposed Foundation Component:         | Community Development (CD)   |
| 3. Existing General Plan Designation:     | Conservation Habitat (CH)  |
| 4. Proposed General Plan Designation:     | Commercial Retail (CR) and Low Density Residential (LDR)   |
| 5. Surrounding General Plan Designations: | North – Public Facility (PF), East – Conservation Habitat (CH), South – Conservation Habitat (CH) and Rural Mountainous (RM), and Rural Residential (RR), and West – Conservation Habitat (CH) |
| 6. Existing Zoning Classification:        | A-1-5 ( Light Agriculture) and R-A-1 (Residential Agriculture)   |
| 7. Surrounding Zoning Classifications:    | North, East, West: A-1-5 (Light Agriculture), and South: R-A-1 (Residential Agriculture)   |
| 8. Existing Land Use:                     | Vacant Land  |
| 9. Surrounding Land Uses:                 | North – Vacant Land, East – Vacant Land and Lake Mathews, South – Vacant Land and Residential, and West – Vacant Land  |
| 10. Project Size (Gross Acres):           | 36   |

**RECOMMENDATION:** The Planning Director is in concurrence with the GPAC's recommendation to the Planning Commission for a denial to initiate General Plan Amendment 1189. Furthermore, the Planning Director seeks comments from the Planning Commission on the proposed amendment, which will be provided to the Board of Supervisors. However, should the Board of Supervisors overturn the denial recommendation and choose to initiate this Foundation Component General Plan Amendment, an initiation shall not imply that 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. Agricultural preserve; or
  - b. A special flood hazard area; or
  - c. A CSA; or

- d. A half-mile of a fault line or fault zone.
3. The project site is located within:
- a. The City of Riverside sphere of influence; and
  - b. MSHCP criteria cell or conservation boundary; and
  - c. A high fire hazard area; and
  - d. A State responsibility area for fire protection service; and
  - e. A low liquefaction area; and
  - f. A potential subsidence area.



**GENERAL PLAN AMENDMENT COMMITTEE  
MINUTE ORDER  
AUGUST 18, 2016**

**I. AGENDA ITEM 3.7**

**GENERAL PLAN AMENDMENT NO. 1189 (Foundation and Entitlement/Policy) –**  
APPLICANT: Sam Chebeir – ENGINEER/REPRESENTATIVE: Albert A. Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Light Agriculture (A-1-5) and Residential Agriculture (R-A-1) – LOCATION: North of Cajalco Road, West of La Sierra, south of Tin Mine Road, and east of Eagle Canyon Road – PROJECT SIZE: 36 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 Commercial Retail (CR) and Low Density Residential (LDR), on two parcels, totaling 36 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 278-210-016, 278-210-022.

**II. DISCUSSION:**

Mr. Silver: Confused with the conservation; need to avoid spot zoning.

Ms. Kuenzi: Not supportive of commercial in this area.

Mr. Roos: This is too much commercial.

**III. GPAC ACTION:**

Motion by Mr. Cousins

Second by Mr. Miller

Mr. Cousins, Mr. Miller, and Ms. Martin voted to move forward.

Ms. Isom, Ms. Melvin, Mr. Kroenke, Ms. Kuenzi, Ms. Gutierrez, Ms. Trover, Ms. Montelone recommend denial.

Mr. Silver abstained.

Absent: Mr. Rosenthal.

Members will recommend denial.

**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](mailto:mcstark@rctlma.org).

## NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1189 (Foundation and Entitlement/Policy)** – APPLICANT: Sam Chebeir – ENGINEER/REPRESENTATIVE: Albert A. Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Light Agriculture (A-1-5) and Residential Agriculture (R-A-1) – LOCATION: North of Cajalco Road, West of La Sierra, south of Tin Mine Road, and east of Eagle Canyon Road – PROJECT SIZE: 36 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 Commercial Retail (CR) and Low Density Residential (LDR), on two parcels, totaling 36 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 278-210-016, 278-210-022.

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)  
**DATE OF MEETING:** Wednesday, October 19, 2016  
**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

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

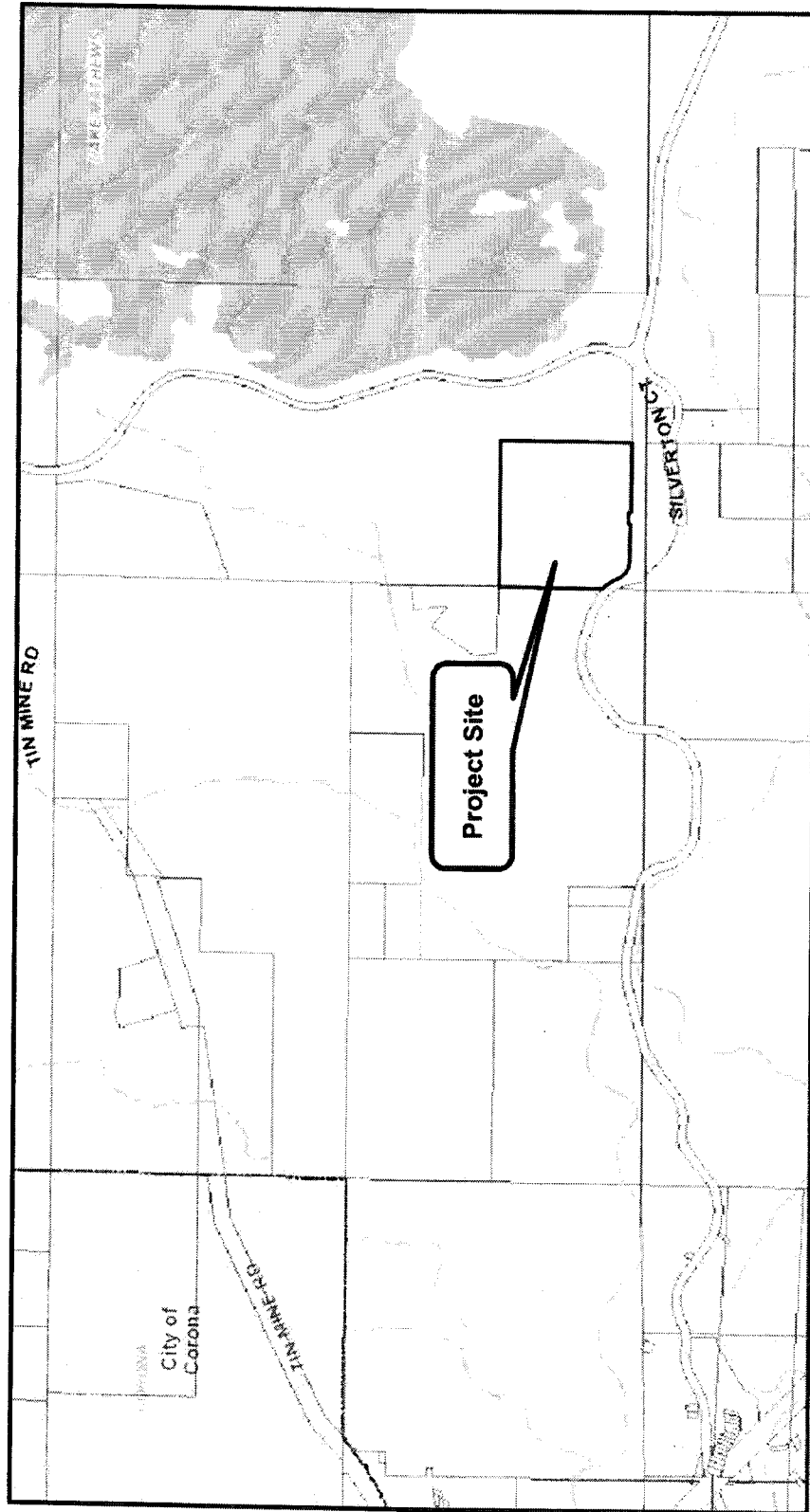
The case file for the proposed project may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed 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 Planning Commission, 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 Planning Commission 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 Earle Hildebrand III  
P.O. Box 1409, Riverside, CA 92502-1409



# **GPAC**

## **Report Package**

Meeting Date: Thursday, August 18, 2016



# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 18, 2016

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**Foundation GPA No.:** 1189  
**Supervisory District:** First  
**Area Plan:** Lake Mathews/Woodcrest  
**Zoning Area/District:** Lake Mathews District  
**Property Owner(s):** Sam Chebeir  
**Project Representative(s):** Albert A. Webb Associates

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**PROJECT DESCRIPTION:** 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 Commercial Retail (CR) and Low Density Residential (LDR), on two parcels, totaling 36 gross acres.

**LOCATION:** North of Cajalco Road, West of La Sierra, south of Tin Mine Road, and east of Eagle Canyon Road.

**PROJECT APN:** 278-210-016

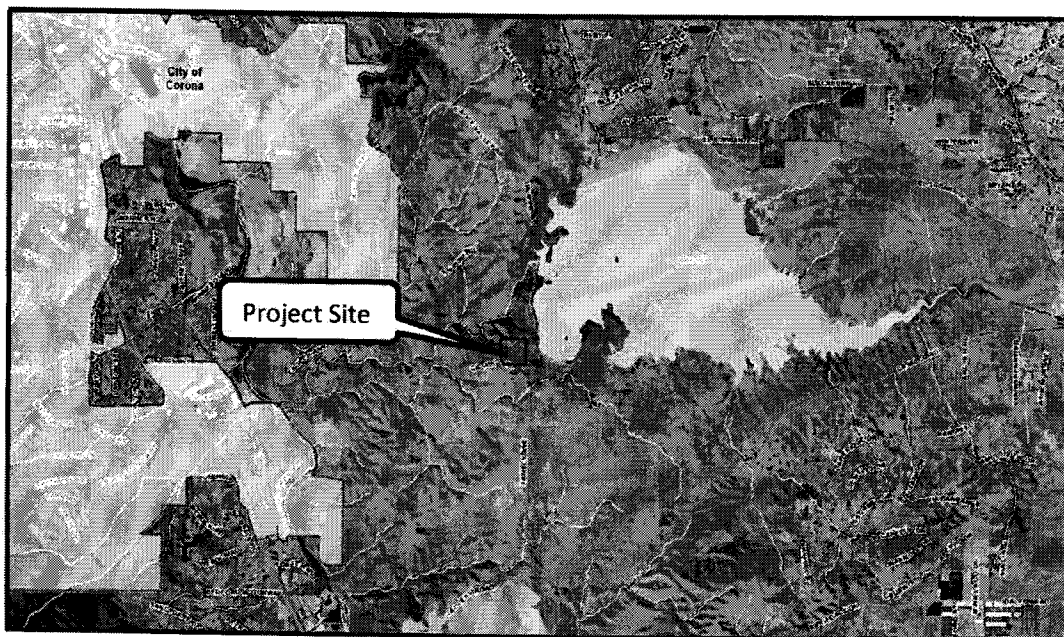


Figure 1: Project Location Map

**PROJECT DETAILS:** This project includes a stand-alone Foundation General Plan Amendment application to change the site Land Use to a combination of Commercial Retail (CR) and Low Density Residential (LDR). This General Plan Amendment application does not include an accompanying implementing project.

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:** See attached documents.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	36
Number of Parcels:	1
Sphere of Influence:	Yes – City of Riverside
Policy Area:	No
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Open Space (OS)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	OS (OS)
Proposed General Plan Land Use:	Commercial Retail (CR) and Low Density Residential (LDR)
<b>Surrounding General Plan Land Use</b>	
North:	Public Facilities (PF)
East:	Conservation Habitat (CH)
South:	Conservation Habitat (CH) and Rural Residential (RR)
West:	Conservation Habitat (CH)
Existing Zoning Classification:	A-1-5 (Light Agriculture) and R-A-1(Residential Agriculture)
Change of Zone Required:	Yes
<b>Surrounding Zoning Classification</b>	
North:	A-1-5 (Light Agriculture)
East:	A-1-5 (Light Agriculture) and W-1 (Watercourse, watershed, and Conservation Areas)
South:	R-A-1(Residential Agriculture)
West:	A-1-5 (Light Agriculture)
Existing Development and Use:	Vacant Land



Surrounding Development and Use	
North:	Vacant Land
East:	Vacant Land and Lake Mathews
South:	Vacant Land and Residential
West:	Vacant Land

#### Environmental Information:

WRCMSHCP Criteria Cell:	The parcels for GPA01189 are located within Criteria Cell #2407 and #2311 of Cell Group B; therefore, this GPA will be required to go through the HANS process, but an application has already been filed for HANS02274. The site itself is not described for conservation, but the bio reports indicate that there are sensitive habitats present on site that will potentially need to be conserved. Multiple drainages cut through the property, so a final determination still needs to be made concerning which portion of the site is developable.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Yes – Grazing Land
Fire Hazard Area:	Yes – Very High
Fire Responsibility Area:	Yes – SRA
Special Flood Hazard Area:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Line:	No – Not within a ½ mile of a Fault
Fault Zone:	No – Not within a ½ mile of a Fault Zone
Paleontological Sensitivity:	No – Low Potential

#### Utility Information:

Water Service:	No – Western Municipal Water District is the area service provider
Sewer Service:	No – Western Municipal Water District is the area service provider

**GPA01189**

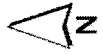
Supervisor: Jeffries  
District 1

Date Drawn: 08/02/2016  
Vicinity Map



**Zoning Dist:** Lake Mathews

Author: Vinnie Nguyen

[illegible]

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01189

### LAND USE

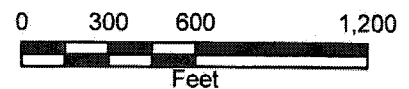
Supervisor: Jeffries  
District 1

Date Drawn: 08/02/2016  
Exhibit 1



Zoning Dist: Lake Mathews

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.rctd.net>



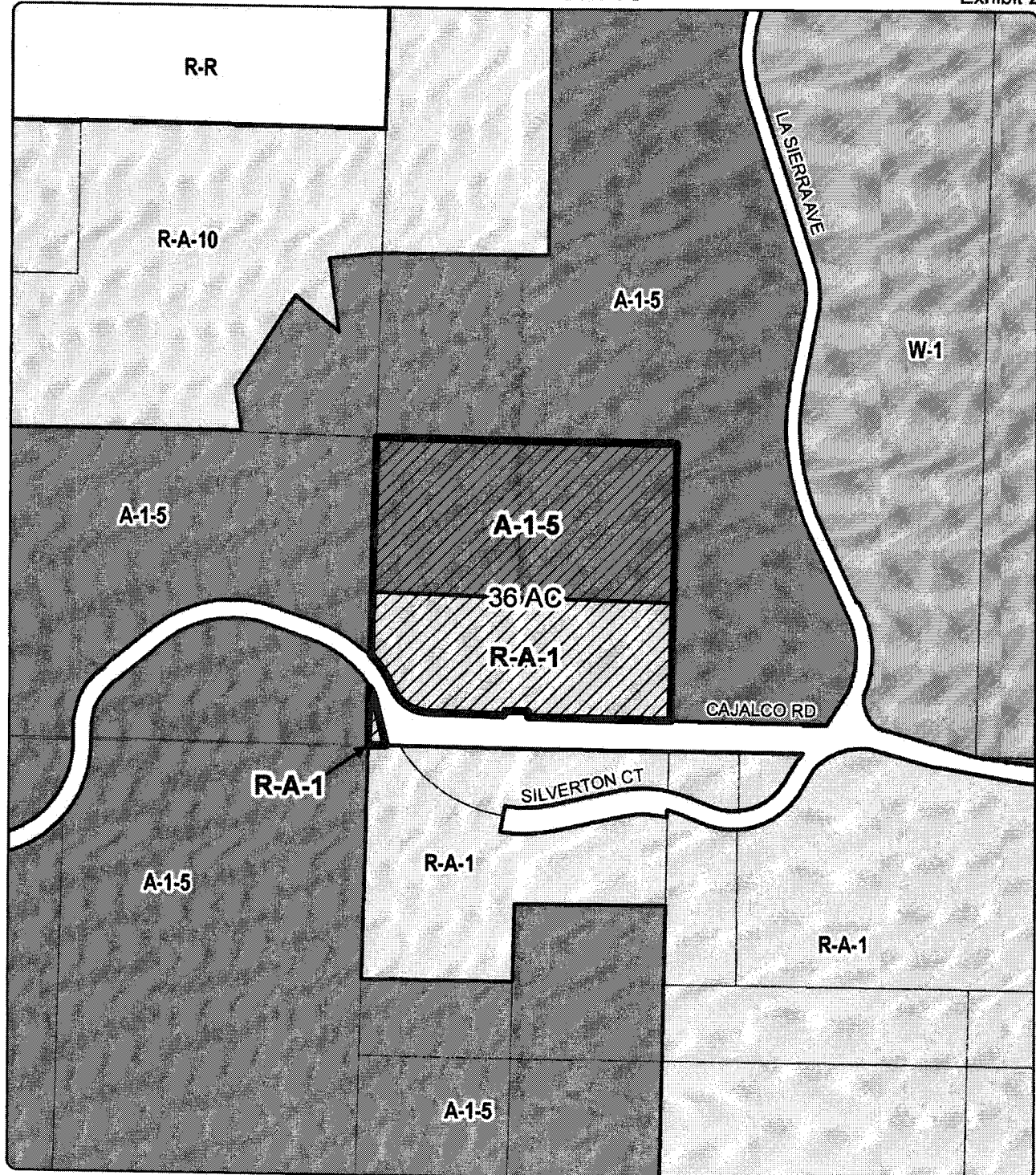
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01189

### EXISTING ZONING

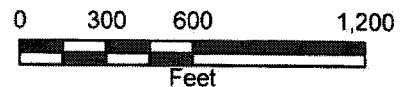
Supervisor: Jeffries  
District 1

Date Drawn: 08/02/2016  
Exhibit 2



Zoning Dist: Lake Mathews

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://riversidecountyca.gov>

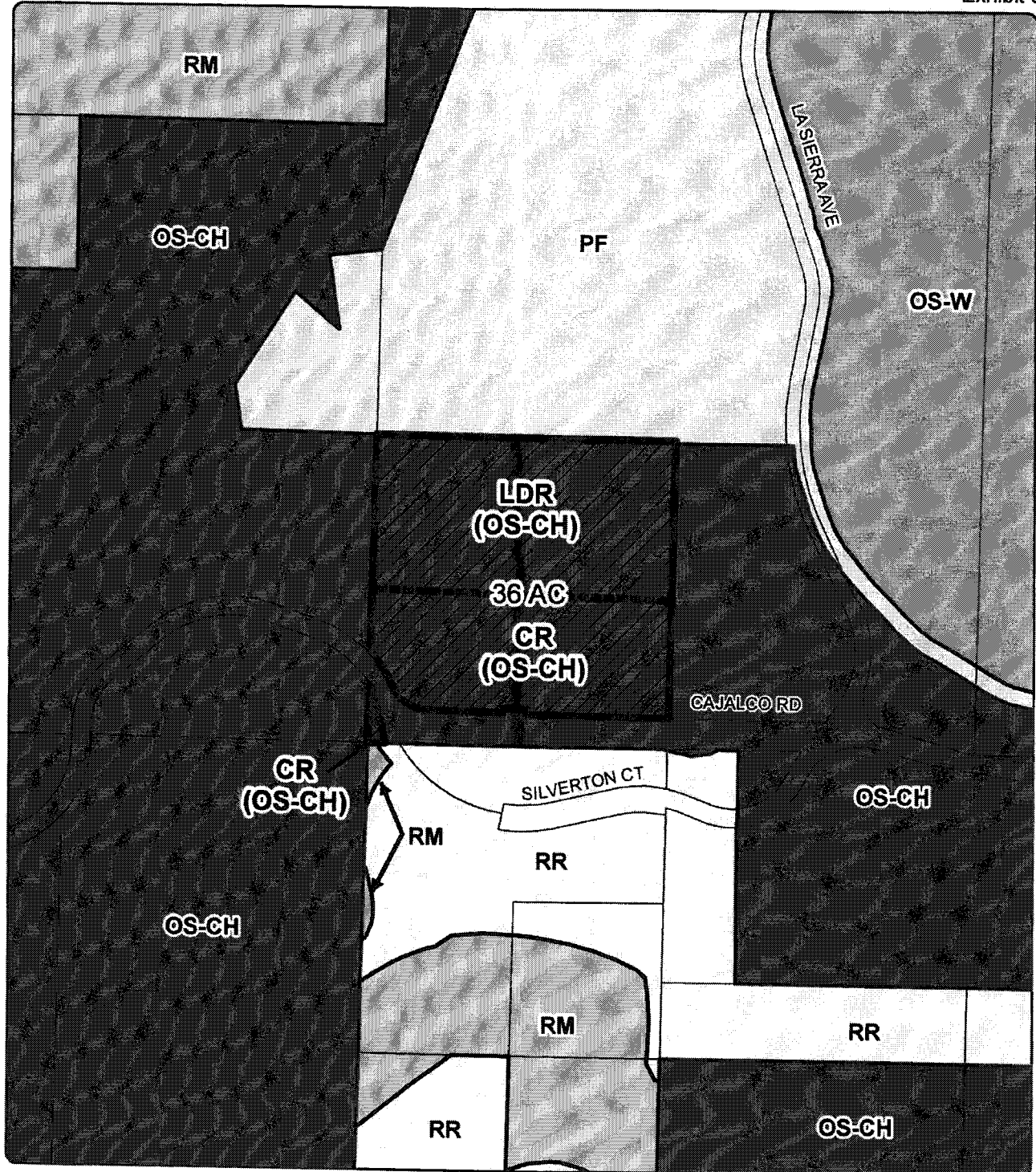
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01189

### PROPOSED GENERAL PLAN

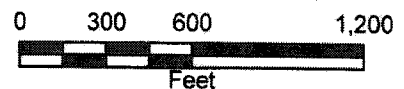
Supervisor: Jeffries  
District 1

Date Drawn: 08/02/2016  
Exhibit 6



Zoning Dist: Lake Mathews

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://riversidecounty.net/gpa01189>



Steve Weiss, AICP  
Planning Director

## RIVERSIDE COUNTY PLANNING DEPARTMENT

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Sam Chebeir

Contact Person: Sam Chebeir E-Mail: schebeir@msn.com

Mailing Address: 988 Villa Montes Circle  
Corona CA 92879  
City State ZIP

Daytime Phone No: (310) 801-9080 Fax No: (951) 989-1354

Engineer/Representative Name: Albert A. Webb Associates

Contact Person: Sandy Chandler E-Mail: sandy.chandler@webbassociates.com

Mailing Address: 3788 McCray St.  
Riverside CA 92506  
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner Name: Sam Chebeir

Contact Person: Sam Chebeir E-Mail: schebeir@msn.com

Mailing Address: 988 Villa Montes Circle  
Corona CA 92879  
City State ZIP

Daytime Phone No: (310) 801-9080 Fax No: (951) 989-1354

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**

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☐ 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.)

SAM CHEREIR

PRINTED NAME OF PROPERTY OWNER(S)



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): 278-210-016, -022

Approximate Gross Acreage: 36 acres

General location (nearby or cross streets): North of Cajalco Road, South of  
Tin Mine Road, East of Eagle Canyon Road, West of La Sierra Avenue

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

Proposed General Plan Foundation Component(s): Community Development (CD)

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

Proposed General Plan Land Use Designation(s): Commercial Retail, Low Density Residential

General Plan Policy Area(s) (if any): None

Existing Zoning Classification(s): A-1-5, R-A-1

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

The proposal is to adjust APNs 278-210-016 & -022 from a Foundation Component of Open Space with a General Plan Land Use (GPLU) of Open Space-Conservation Habitat to a Foundation Component of Community Development with a GPLU of Commercial Retail and Low Density Residential. The project site is within the Sphere of Influence of the City of Riverside.

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

If yes, provide Application No(s): HANS02274, PAR01473, and PDB06258  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) None EIR No. (if applicable): None

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): General Habitat Assessment

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		X
Gas Company	Southern California Gas Company		X
Telephone Company	AT&T		X
Water Company/District	Western Municipal Water District		X



**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 Western Municipal Water District			X

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

To be determined at a later date.

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](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) *Alan Chelun* Date 5/15/2016  
Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

[REDACTED]

II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:

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

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

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

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**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.

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**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 GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP 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 GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. This completed application form, along with the requisite filing fees, are required to file an application with the County of Riverside Planning Department.

## II. General Plan Foundation Component Amendment Justification to the Riverside General Plan

### Property:

**Assessor Parcel Number:** 278-210-016,-022  
**Acreage:** 36 Acres  
**Location:** North of Cajalco Rd., West of La Sierra, Riverside Co  
**Area Plan (RCIP):** Lake Mathews/Woodcrest  
**Existing GP Land Use Designation:** Open Space-Conservation Habitat  
**Existing GP Foundation Component:** Open Space  
**Proposed Land Use Des:** Commercial Retail (10 acres min.)/Low Density Residential  
(Remaining 26± acres)  
**Proposed GP Foundation Component:** Community Development

### Foundation Amendment Findings:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings", evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. A Foundation Amendment must make the Required Findings (a. and b. below), as well as one or more of the subsequent findings outlined therein. We submit for the County's consideration justification for the two required findings, and one of the subsequent findings:

### Required Findings

a. The foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

### New Conditions/Circumstances:

*As a result of this project being located within two criteria cells (Cell # 2407 and Cell # 2311) of the Riverside County Multi-Species Habitat Conservation Plan (MSHCP), the property owner submitted a Habitat Assessment & Negotiation Strategy application (HANS02274) on October 21, 2015. During the County's review, it was discovered that this project site was not a part of the MSHCP, and should not have been included in the plan nor should the land use designation for the site be OS-CH. The HANS I concluded on April 25, 2016, with a determination that NO CONSERVATION is required for this site (see attached Figure 1).*



Steve Weiss, AICP  
Planning Director

## RIVERSIDE COUNTY PLANNING DEPARTMENT

April 25, 2016

Sam Chebeir  
988 Villa Montes Circle  
Corona, CA 92879

Dear Mr. Chebeir:

RE: Revised Map - No Conservation  
HANS No. 2274  
Case No. PAR01473  
Assessor's Parcel No(s): 278-210-022

Enclosed please find the revised map dated April 14, 2016, for the above-referenced property. The MSHCP criteria describes no conservation for this property as shown on the attached aerial photo exhibit.

We will proceed with preparing a file for Joint Project Review (JPR) by the Regional Conservation Authority (RCA). Please see the attached checklist for other MSHCP requirements that must be met prior to SUBMITTING TO THE RCA. All HANS cases must be processed through JPR before being scheduled for public hearing.

Effective August 1, 2008, the RCA implemented the attached cost recovery policy that requires those projects that are subject to the Joint Project Review process to tender a deposit of \$1,500 to the RCA.<sup>1</sup> The RCA will contact you when the deposit for Joint Project Review is due.

Please note that other state and federal regulations may be applicable to the development of your property. If you have any questions, please contact the Environmental Programs Department at (951) 955-6692.

Sincerely,

PLANNING DEPARTMENT

  
Kenneth Boez  
Principal Planner

KB:ms

cc: Laura Magee, Ecological Resources Specialist

<sup>1</sup> Authority: RCA Board Resolution No. 06-05, Adopted 07-05-06  
Riverside Office - 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-6682 - Fax (951) 955-1811

Desert Office - 26980 El Camilo Road  
Palm Desert, California 92211  
(760) 863-8277 - Fax (760) 863-7040

"Planning Our Future . Preserving Our Past"

Figure 1

Consistent with the Riverside County Vision:

The summarized version of the vision is "Riverside County is a family of special communities in a remarkable setting." The change of Foundation from Open Space to Community Development will not impede the vision of the County, but instead follows suit by providing diverse housing types, contiguous development while providing services to a tremendously growing population without impacting the unique communities, features and physical features of the Lake Mathews-Woodcrest Area Plan.

Consistent with Riverside County General Plan Elements:

Land Use Element: The Riverside County Integrated Project (RCIP) established Foundation Component and Land Use designations for all unincorporated properties in 2003. The Project site is located within the Open Space (OS) Foundation Component of the General Plan and designated as Open Space-Conservation Habit. However, as a result of the HANS I process that concluded on April 25, 2016, and determined that no conservation was required for this property as the site was not actually located within the plan, the land use designation for the site should remove Open Space-Conservation Habit designation. The applicant is requesting a change to the Community Development Foundation to correct this error.

Circulation: The County of Riverside General Plan Circulation Element designated the circulation network for the area and the size and type of facilities necessary to maintain an acceptable traffic level of service. The Project site abuts Cajalco Road which has been designated as Expressway and is located in close proximity to La Sierra Avenue in the County of Riverside General Plan. Cajalco Expressway is planned to allow for 6 to 8 lanes and La Sierra is planned to allow for 2 lanes. The vehicle circulation system in the LMWAP is anchored by Cajalco Road and other roadways. Therefore, this roadway would be able to handle the increased traffic due to development of the Project. The project site would not negatively affect any surrounding roadways or trails and is surrounded by a couple strategic backbone east-west and north-south transportation corridors that will aid in accommodating increased growth of the area.

Multipurpose Open Space Element: The Multipurpose Open Space section is a critical component of the character of the County of Riverside and LMWAP area it provides guidelines in preserving the scenic background and natural resources of the County. The project site is not within the "unique features" and areas of the LMWAP; and the Project site is not viewed as a significant resource or a significant "physical feature". The proposed General Plan Amendment would not inhibit the LMWAP from achieving the objective of preserving unique and physical features. Furthermore, per The HANS I process that concluded on April 25, 2016, determined that the MSHCP criteria described 0 percent of the Project site. Therefore, the project does not conflict with this Element.

**Safety Element:** The section highlights the security of persons and property and represents an extensive effort to reduce impacts of future disasters (seismic hazards, slope and soil instability, flood and inundation, fire, hazardous waste and materials, and disaster preparedness, response and recovery) in the County. The project site is not an area that is susceptible to liquefaction, but is in an area characterized by subsidence and high fire. However if the foundation component amendment is granted and the site is developed with the project will be subject to the current California Building Code and any recently adopted regulatory codes for new development.

**Noise Element:** Although the project site is surrounded by Open Space land use designations it is fronted by an Expressway, Cajalco Road, a major transportation corridor that is planned to be 6-8 lanes and is in close proximity to La Sierra Avenue which is planned as a 2 lane road. It can be assumed that the County envisioned increased traffic coming in and out of the LMWAP. Therefore, the project would not add more noise than what was anticipated by the increased traffic and people into the area.

**Housing Element:** In the year 2020 the LMWAP population will have doubled from 20 years prior. Thus, to accommodate this growth more detailed land use designations are applied than for the countywide General Plan. Therefore, the proposed FPGA will aid in providing services to growing population; provide more land use diversity to the Area Plan; and bring more employment opportunities to the area.

**Air Quality Element:** Development of the project site would probably create short-term construction impacts. However these impacts would be temporary in nature and the project would be subject current California Building Code and any recently adopted regulatory codes for new development.

**Healthy Communities Element:** The project site is located in close proximity to Regional Trail: Urban/Suburban that traverses diagonally through the Project site. Therefore, the project would promote walkability and ultimately exercise.

- b. A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, Principles, or Policies. An Extraordinary Amendment must still result in a consistent direction for the subsequent planning period. The condition stimulating such an amendment may involve private properties, public properties or both.

As stated in Section a., project site is located within the Open Space Foundation Component and is designated as Open Space-Conservation Habitat. The project site is located within two Criteria Cells (Cell # 2407 and Cell # 2311) and as such was required to go through the Habitat Assessment & Negotiation Strategy (HANS) process per the MSHCP and County General Plan. During the County's review, it was discovered that this project site was not a part of the MSHCP, and should not have been included in the plan nor should the land use designation for the site be OS-CH. The HANS I concluded on April 25, 2016, with a determination that NO CONSERVATION is required for this site (see Figure 1).

#### Subsequent Findings

- c. An unconstitutional taking of property might occur without the amendment, and the amendment alters the General Plan Foundation Component designation only to the extent necessary to avoid the taking.

*As stated above in Section a. and b., the HANS I process determined that 0 percent of Project site needs to be preserved or conserved. Additionally, discovering that this site is not included in the MSHCP plan, and therefore, recognizing that the site was incorrectly designated as Open Space - Conservation Habitat. Consequently, the current incorrect designation of Open Space-Conservation Habitat prohibits use and development of the property which ultimately constitutes as unconstitutional taking.*

#### **Conclusion:**

The analysis above regarding the County of Riverside General Plan for the Project site showcase that the GPA does not adversely impact nor hinder the County's ability to implement and achieve the primary goals, objectives and policies of both the General Plan.





G:\2015\15-0034\GIS\APN.mxd; Map created 04 May 2016

Source: Riverside Co. GIS, 2016

Figure 1 - Assessor's Parcel Map

ALBERT A.  
**WEBB**  
ASSOCIATES

G:\2015\15-0034\GIS\Local Vicinity.mxd; Map created 04 May 2016



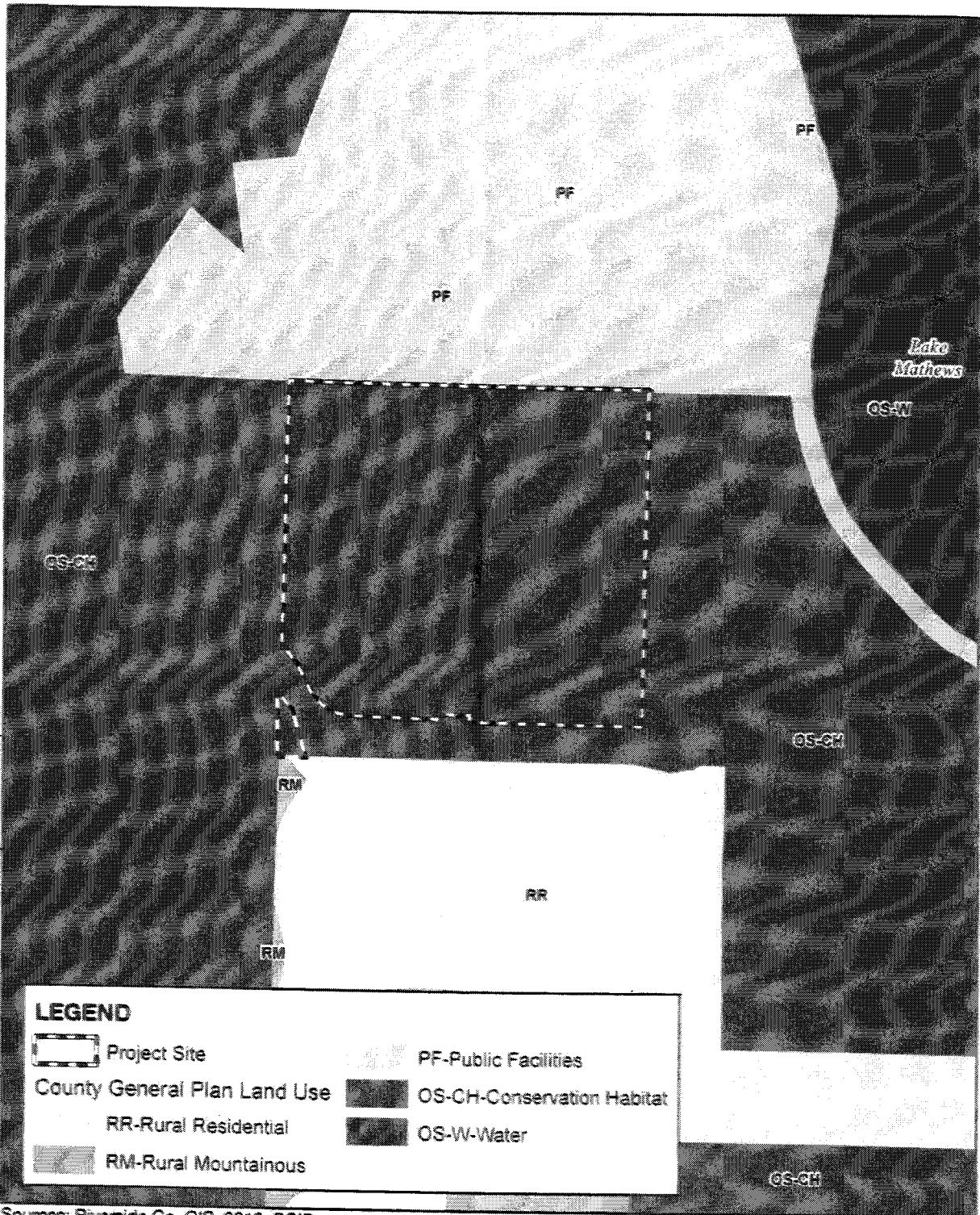
Sources: Riverside Co. GIS, 2016;  
USDA NAIP, 2014.

Figure 3 - Local Vicinity Map



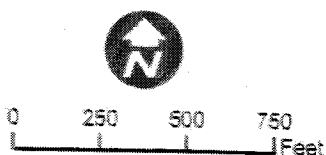
ALBERT A.  
**WEBB**  
ASSOCIATES

G:\2015\15-0034\GIS\Ex. CP Landuse.mxd, Map revised 31 May 2016



Sources: Riverside Co. GIS, 2016; RCIP approved 2003, as amended through Feb. 2015.

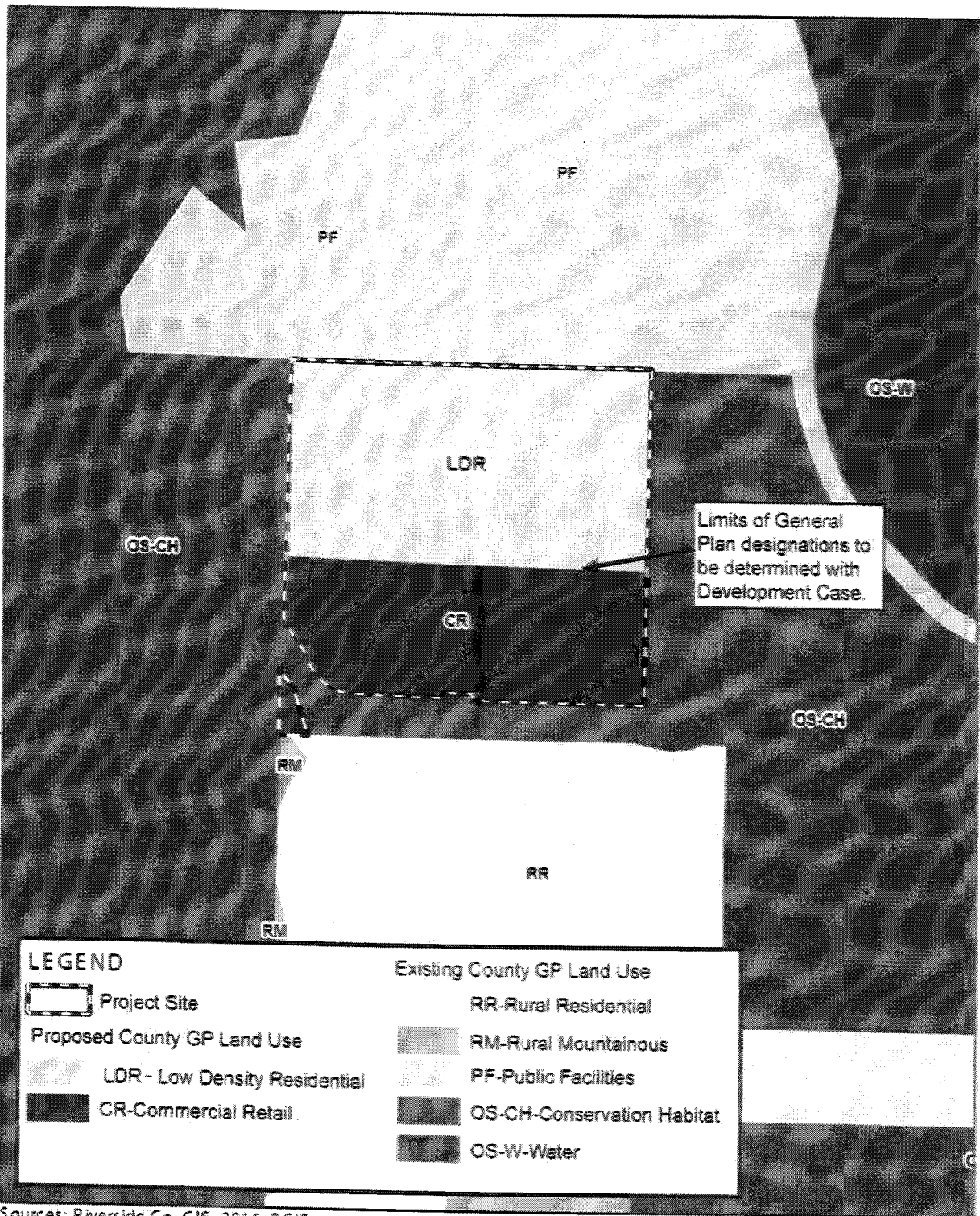
Figure 4 - General Plan Land Use



Existing Land Use Designation: OS-CH  
Existing Foundation Component: OS

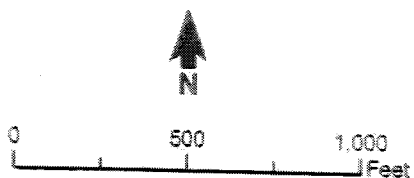
ALBERT A.  
**WEBB**  
ASSOCIATES

C:\2015\15-0034\GIS\Proposed\_GPLU.mxd; Map created 31 May 2016



Sources: Riverside Co. GIS, 2016; RCIP approved 2003, as amended through Feb. 2015.

Figure 5 - Proposed General Plan Land Use



Proposed Land Use Designation: LDR/CR  
Proposed Foundation Component: CD

ALBERT A.  
**WEBB**  
ASSOCIATES

## 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. 1189 (Foundation and Entitlement/Policy)** – APPLICANT: Sam Chebeir – ENGINEER/REPRESENTATIVE: Albert A. Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Light Agriculture (A-1-5) and Residential Agriculture (R-A-1) – LOCATION: North of Cajalco Road, West of La Sierra, south of Tin Mine Road, and east of Eagle Canyon Road – PROJECT SIZE: 36 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 Commercial Retail (CR) and Low Density Residential (LDR), on two parcels, totaling 36 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 278-210-016, 278-210-022.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, August 18, 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](mailto: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>

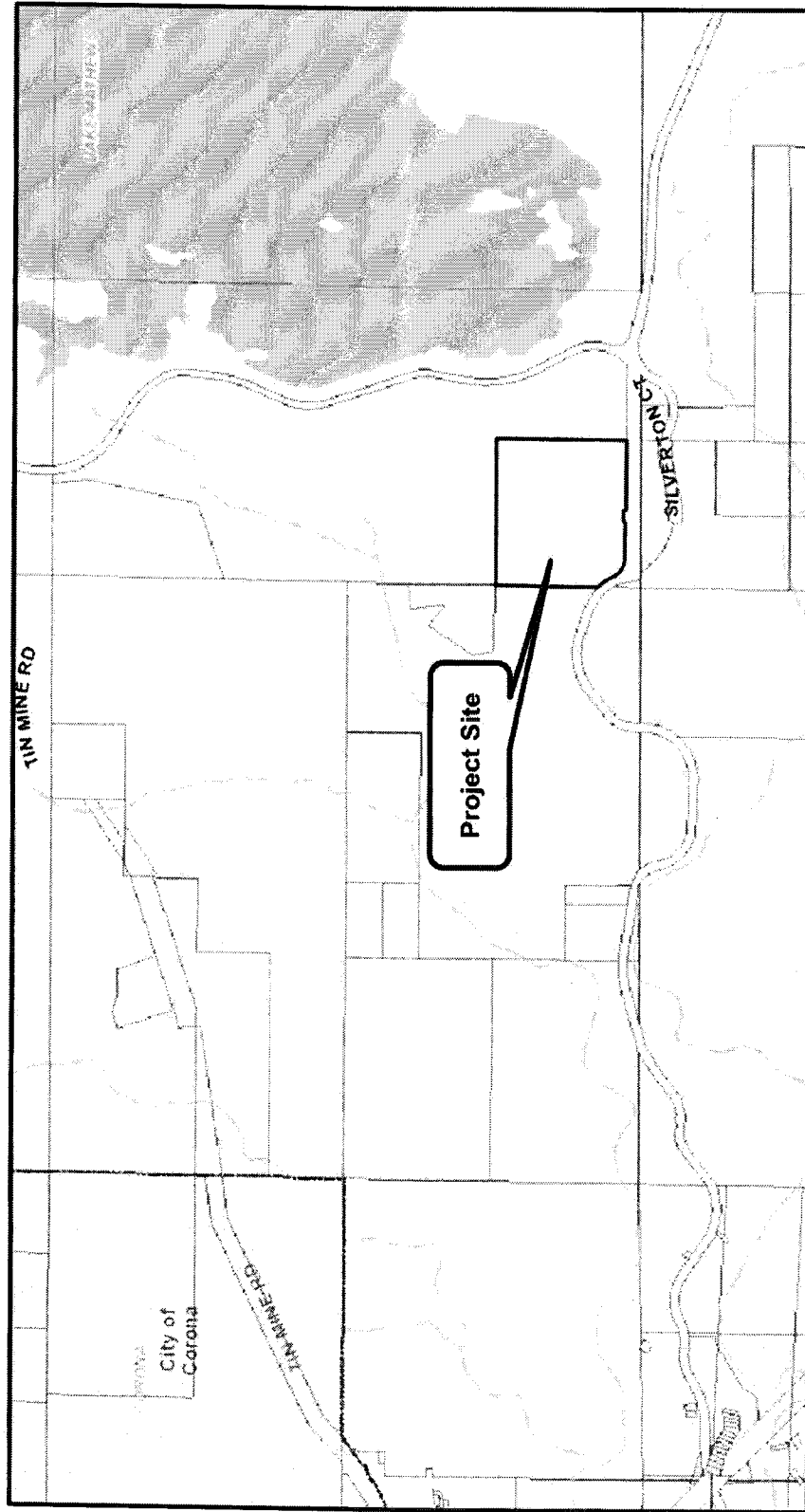
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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





**GPA01189 – Representative**  
**Albert A. Webb Associates**  
 c/o Sandy Chandler  
 3788 McCray Street  
 Riverside, CA 92506



# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



March 13, 2017

*VIA ELECTRONIC MAIL*

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

**RE: Items 16.1-16.6, General Plan Initiation Proceedings, March 14, 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.

16.1 3/14/17

2017-3-134617

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**

**16.1 GENERAL PLAN AMENDMENT NO. 1189** – Lake Mathews/Woodcrest Area, 36 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 Commercial Retail (CR) and Low Density Residential (LDR), on two parcels

#### **Oppose initiation unless modified**

According to the applicant, the Open Space Conservation Habitat was applied in error and the property is not part of the MSHCP preserve. If correct, this justifies the initiation of a GPA. However, the proposal for Community Development and a mix of low density residential and commercial retail is excessive and out of character with surrounding Rural. Instead, a Technical Amendment can be processed that simply corrects the current designation.

**16.2 GENERAL PLAN AMENDMENT NO. 1192** — Lake Mathews/Woodcrest Area, 10.3 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 Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels

#### **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.

**16.3 GENERAL PLAN AMENDMENT NO. 1193** – Elsinore Area Plan, 7.12 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (RUR) to Rural Residential (RR), on one parcel

#### **Oppose initiation**

This is a meritless proposal to change properly designated Open Space-Rural to Rural residential, *increasing the density by a factor of four*. Open Space Rural was correctly applied due to constraints such as severe fire hazard. *Please don't put more and more life and property at risk of wildfire.*

**16.4 GENERAL PLAN AMENDMENT NO. 1196** – Lake Mathews/Woodcrest Area, 238.5 gross acres – 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 Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential (MDR), on 14 parcels

**More information needed**

This is a proposal to replace a dysfunction Rural Community designation with Community Development within Mead Valley. It could be considered "infill" of sorts that uses urbanized land more efficiently. However, a strong planning rationale has not been made in terms of this being a priority location for additional housing capacity, ameliorating jobs-housing imbalance, having access to current or future transit, and/or reducing average per capita vehicle miles traveled and GHG emissions. If this case can be made, then we would support initiation.

**16.5 GENERAL PLAN AMENDMENT NO. 1198** – Mead Valley Area, 3 gross acres – 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 Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel

**More information needed**

This is a proposal to replace a dysfunction Rural Community designation with Community Development within Mead Valley. It could be considered "infill" of sorts that uses urbanized land more efficiently. However, a strong planning rationale has not been made in terms of this being a priority location for additional housing capacity, ameliorating jobs-housing imbalance, having access to current or future transit, and/or reducing average per capita vehicle miles traveled and GHG emissions. If this case can be made, then we would support initiation.

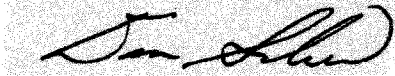
**16.6 GENERAL PLAN AMENDMENT NO. 1200** – Lake Mathews/Woodcrest Area, 1.91 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial (LI), on one parcel.

**Support initiation**

This is a proposal to conform the existing land use, which appears compatible with the surrounding area.

Thank you for considering our views.

Yours truly,

A handwritten signature in black ink, appearing to read "Dan Silver", is written over a light gray rectangular background.

Dan Silver  
Executive Director

**Maxwell, Sue**

---

**From:** Dan Silver <dsilverla@me.com>  
**Sent:** Monday, March 13, 2017 10:18 AM  
**To:** Tavaglione, John; Jeffries, Kevin; Ashley, Marion; district3@rcbos.org; Benoit, John; COB  
**Cc:** Johnson, George; Perez, Juan; Weiss, Steven; Scott Hildebrandt; Bowie, Desiree; Clack, Shellie; Balderrama, Olivia; Field, John; Magee, Robert; Pradetto, Joe; Balderrama, Olivia  
**Subject:** Items 16.1-16.6, General Plan Initiation Proceedings, March 14 2017  
**Attachments:** EHL-BoS-Items16.1-16.6-GPIPs-3.14.17.pdf

*VIA ELECTRONIC MAIL*

March 13, 2017

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

**RE: Items 16.1-16.6, General Plan Initiation Proceedings, March 14 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

Sincerely,  
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](mailto:dsilverla@me.com)  
[www.ehleague.org](http://www.ehleague.org)



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

March 7, 2017

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC MEETING: GPA 1189

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, March 10, 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

## Gil, Cecilia

---

**From:** Legals <legals@pe.com>  
**Sent:** Tuesday, March 7, 2017 8:59 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: GPA 1189

Received for publication on 3/10. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

Please Note: **Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. \*\*Additional days required for larger ad sizes\*\***

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

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## The Press-Enterprise PE.com / La Prensa

On Tue, Mar 7, 2017 at 8:43 AM, Gil, Cecilia <[CCGIL@rivco.org](mailto:CCGIL@rivco.org)> wrote:

Good morning! Attached is a Notice of Public Meeting, for publication on Friday, March 10, 2017. 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](mailto:ccgil@rivco.org)

<http://rivcocob.org/>



## **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 March 7, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC MEETING**

GPA 1189

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:** March 14, 2017 @ 10:30 A.M.

SIGNATURE: Cecilia Gil      DATE: March 7, 2017  
Cecilia Gil

## Gil, Cecilia

---

**From:** Kennemer, Bonnie <bkenname@asrclkrec.com>  
**Sent:** Tuesday, March 7, 2017 8:49 AM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: GPA 1189

Good Morning,

The notice has been received and will be posted today.

Thank you,  
Bonnie

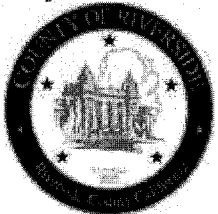
---

**From:** Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]  
**Sent:** Tuesday, March 07, 2017 8:43 AM  
**To:** Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenname@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Subject:** FOR POSTING: GPA 1189

Good morning! Notice of Public Meeting is attached 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](mailto: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.

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Confidentiality Disclaimer

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**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 LAKE MATHEWS / WOODCREST AREA PLAN, FIRST SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public meeting will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 14, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider initiation proceedings for the application submitted by Sam Chebeir – Albert A. Webb Associates, on **General Plan Amendment No. 1189**, which proposes to amend the General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend the land use from Conservation Habitat (CH) to Very Low Density Residential (VLDR) (1-acre minimum), on two parcels, totaling 36 gross acres ("the project"). The project is located north of Cajalco Road, west of La Sierra, south of Tin Mine Road and east of Eagle Canyon Road in the Lake Mathews / Woodcrest Acres, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1189**.

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, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL [jhildebr@rctlma.org](mailto:jhildebr@rctlma.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 item 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](mailto:LWagner@rivco.org), 72 hours prior to the meeting.

Dated: March 7, 2017

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

**RIVERSIDE COUNTY BOARD OF SUPERVISORS**  
**Request to Speak**

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

Date: 3/14/17 Agenda #: 16.1

SPEAKER'S NAME: Jeremy Krout  
(Print Name)

Address: \_\_\_\_\_  
(Only required if follow-up mail response is requested)

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**I AM:**

- ☐ The Applicant ☐ A Neighbor  
☒ Applicant's Representative ☐ Other Interested Party

**PLEASE INDICATE YOUR POSITION BELOW:**

- ☒ I wish to speak ☐ I DO NOT wish to speak  
☐ I wish to speak with a Media Presentation  
☐ I YIELD my 3 minutes to the following speaker:  
(Maximum 2 Yields per Speaker)

\_\_\_\_\_  
(Name)

**Position on Agenda Item:**

- ☒ In Favor ☐ Neutral ☐ Opposed

## 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.

### **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, 24 hours in advance of the 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 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. 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 the front row 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.

**\*PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**



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COUNTY OF RIVERSIDE  
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RIVERSIDE, CA 92502

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I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**03/10/2017**

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

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At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

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**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 LAKE MATHEWS / WOODCREST AREA PLAN, FIRST 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, March 14, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider initiation proceedings for the application submitted by Sam Chebelr - Albert A. Webb Associates, on **General Plan Amendment No. 1189**, which proposes to amend the General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend the land use from Conservation Habitat (CH) to Very Low Density Residential (VLDR) (1-acre minimum), on two parcels, totaling 36 gross acres ("the project"). The project is located north of Cajalco Road, west of La Sierra, south of Tin Mine Road and east of Eagle Canyon Road in the Lake Mathews / Woodcrest Acres, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1189**.

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 [jhlildebr@rctlma.org](mailto:jhlildebr@rctlma.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 item 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](mailto:LWagner@rivco.org), 72 hours prior to the meeting.

Dated: March 7, 2017  
Kecia Harper-Ithem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

3/10

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