

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



ITEM  
16.4  
(ID # 3807)

MEETING DATE:

Tuesday, March 21, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1191 (Foundation) - APPLICANT: EMS Storage, LLC - ENGINEER/REPRESENTATIVE: Dave Jeffers Consulting - Third Supervisorial District - Southwest Area Plan - French Valley Zoning Area - ZONE: Rural Residential (R-R) - POLICY AREAS: Highway 79 and Leon Keller - LOCATION: Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive - PROJECT SIZE: 2.49 gross acres - REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1191, that proposes to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres. APN: 472-060-006. Applicant Fees 100%.

RECOMMENDED MOTION: Staff recommends that the Board of Supervisors:

1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1191**, 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

3/10/2017

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MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione and Washington  
Nays: None  
Absent: Ashley  
Date: March 21, 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. 1191 is a General Plan Foundation Component Amendment to change the project site's Foundation from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres. The project site is generally located north of Aaron Road, south of Scott Road, east of Leon Road, west of Fowler Drive, and is within the Southwest 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 25, 2016, Agenda Item 3.7, and was recommended for denial, to the Planning Commission.

During the GPAC meeting, the members discussed the appropriateness of changing the site to a Light Industrial designation for the purpose of enabling the existing RV storage business to move forward to obtain entitlement approval. Many of the GPAC members felt the RV storage business is not compatible with the surrounding land uses and existing residential. The members had concerns that noise from operations and aesthetic issues would impact the surrounding residents. As a result, the GPAC members recommended to deny initiation of this General Plan Foundation Component.

*Planning Commission*

This application was considered by the Planning Commission during a public meeting on November 2, 2016, Agenda Item 2.8, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners considered the GPAC's comments and further discussed the appropriateness of a light industrial land use within the area. The applicant spoke on behalf of the RV business, providing additional operations information. He recognized that the use could impact surrounding residents and as a result, the existing operations include only daytime hours. The Commissioners felt that the use could work, provided certain physical upgrades to the site occurred and operational restrictions were imposed. The Commission further discussed if a Commercial land use designation would serve the area better than Light Industrial. Certain commercial land uses and zones do allow for RV storage. As a result, the Planning Commission felt that a Foundation change could be appropriate for the site. The Commission further stated that the applicant will need to work closely with the community and County staff moving forward through the entitlement process.

**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

## GPA01191

### VICINITY/POLICY AREAS

Supervisor: Washington  
District 3

Date Drawn: 08/09/2016  
Vicinity Map



Zoning Area: French Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing more land use designations for unincorporated Riverside County. For further information, please contact the Riverside County Planning Department at (951) 945-3200. Riverside County or its Planning Department is not responsible for any errors or omissions in this map.

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01191

### LAND USE

Supervisor: Washington  
District 3

Date Drawn: 08/09/2016  
Exhibit 1



Zoning Area: French Valley

Author: Vinnie Nguyen



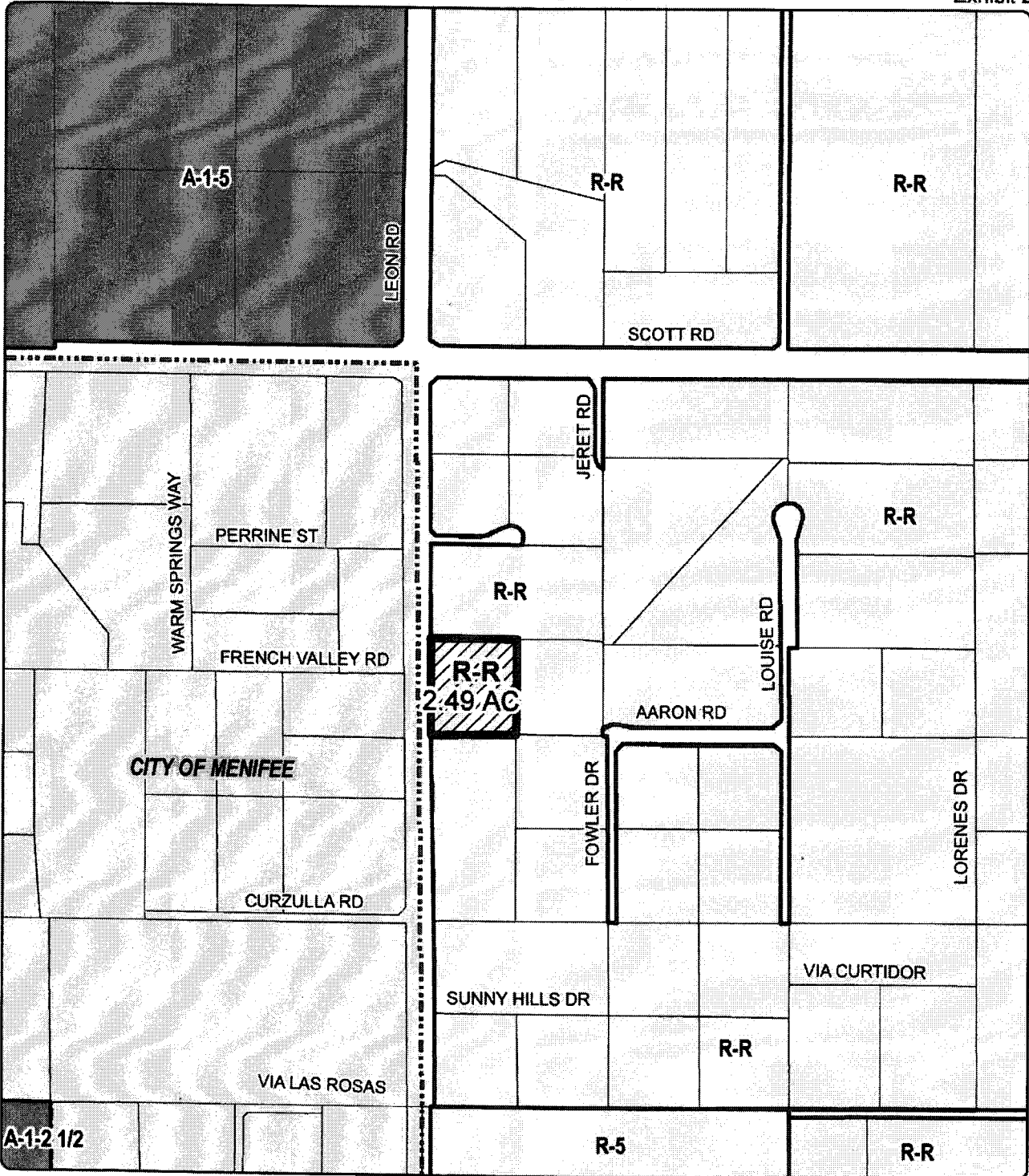
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)958-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.riverside.ca.gov/planning>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: Washington  
District 3

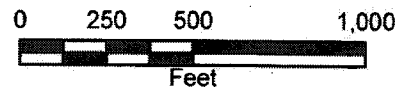
## GPA01191 EXISTING ZONING

Date Drawn: 08/09/2016  
Exhibit 2



Zoning Area: French Valley

Author: Vinnie Nguyen



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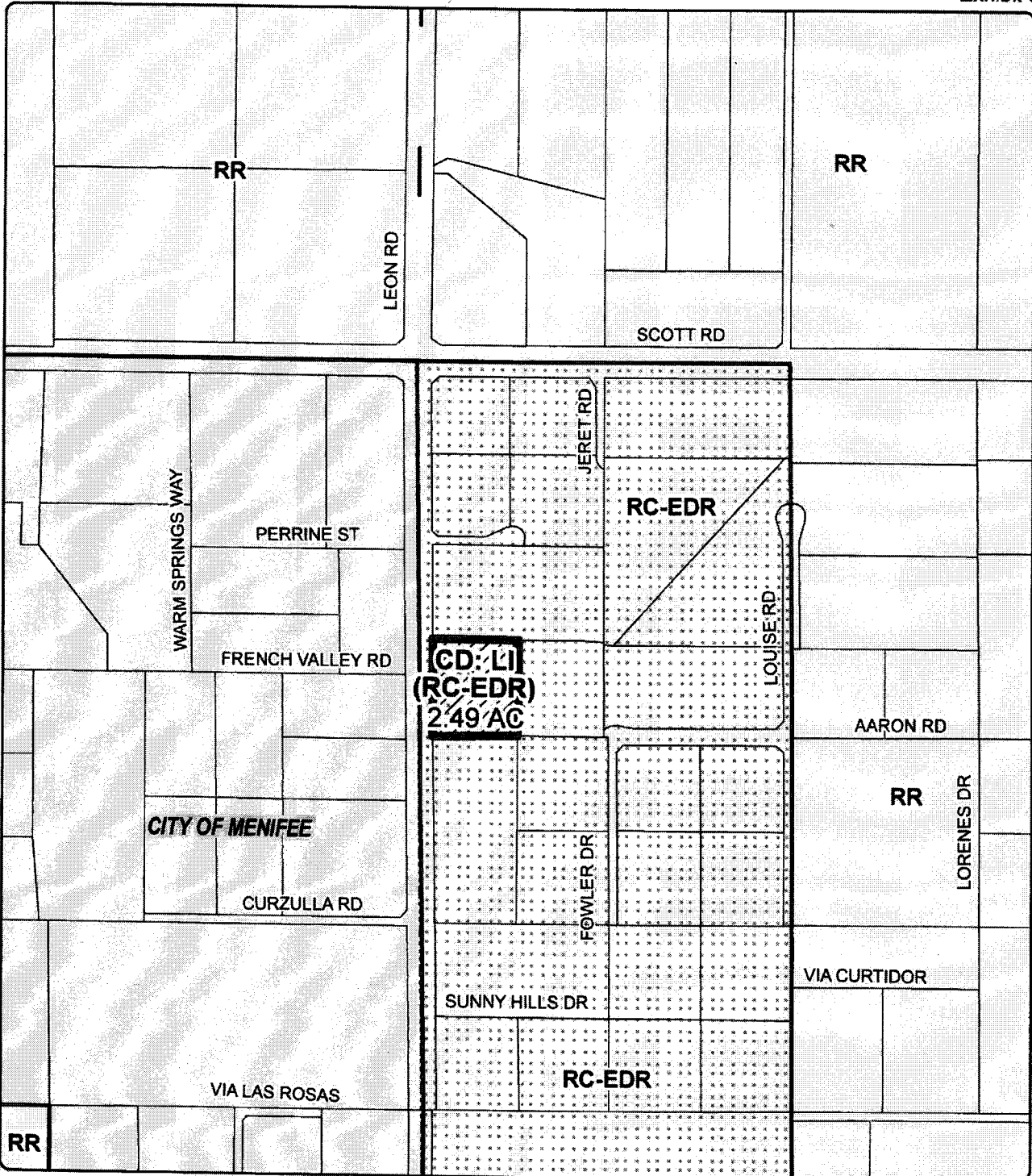
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01191

### PROPOSED GENERAL PLAN

Supervisor: Washington  
District 3

Date Drawn: 10/24/13  
Exhibit 6

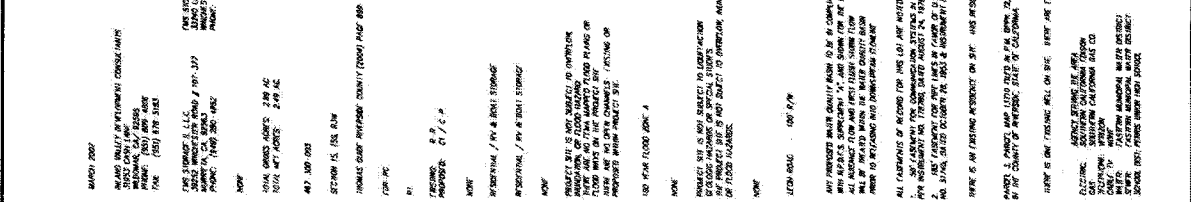
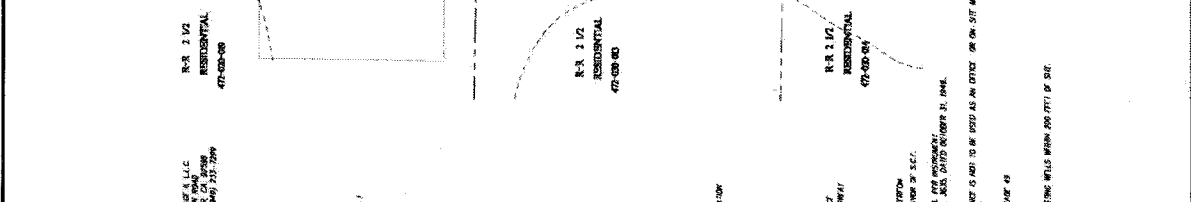
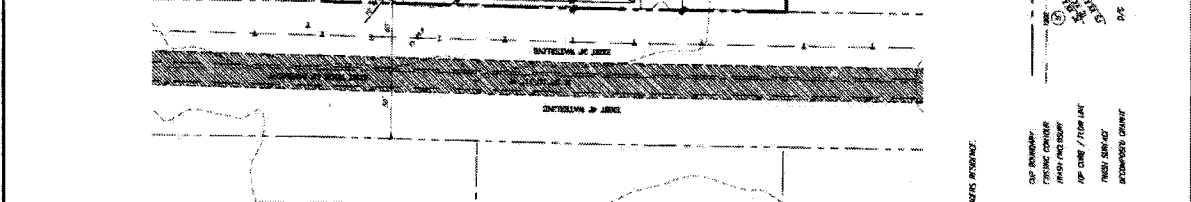
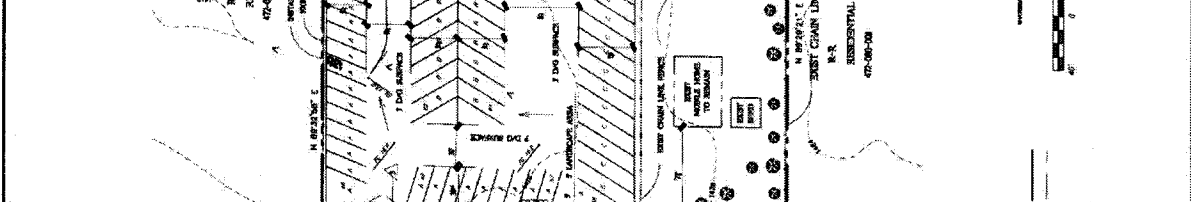
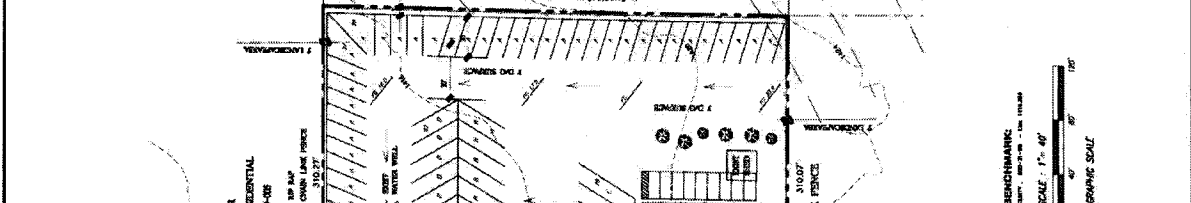
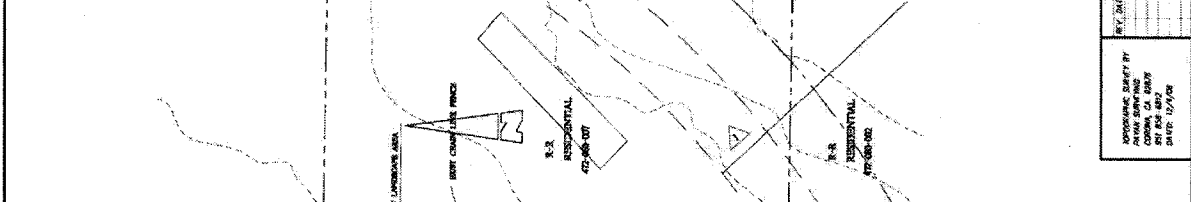
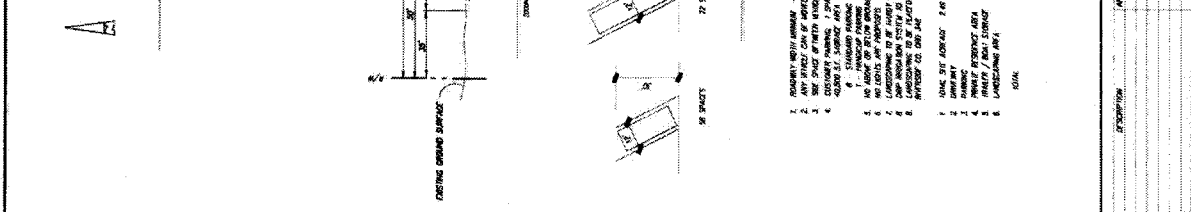
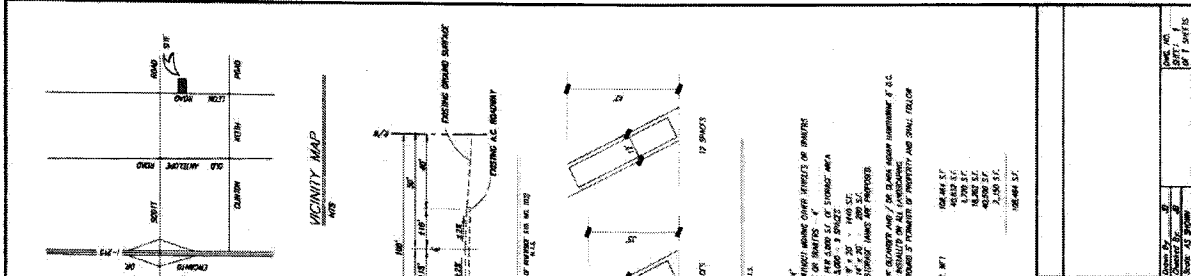


Zoning Area: French Valley

Author: Vinnie Nguyen



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Arise  
View

33240 Leon Rd

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GOO

1996

33°38'7.38" N 117°07'06.46" W ELEV 1435 FT

# **BOS**

## **Report Package**

Meeting Date: Tuesday, March 21, 2017



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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

**I. AGENDA ITEM 2.8**

**GENERAL PLAN AMENDMENT NO. 1191 (FOUNDATION AND ENTITLEMENT/POLICY) –**

APPLICANT: EMS Storage, LLC – ENGINEER/REPRESENTATIVE: Dave Jeffers Consulting – Third Supervisorial District – Southwest Area Plan – French Valley Zoning Area – ZONE: Rural Residential (R-R) – POLICY AREAS: Highway 79 and Leon Keller – LOCATION: Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive – PROJECT SIZE: 2.49 gross acres.

**II. PROJECT DESCRIPTION:**

Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres.

**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).

Jason Sultzer, Applicant, spoke in favor of the proposal. No one spoke in opposition or in a neutral position.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

The Planning Commission Comments to the Board of Supervisors are:

**RECOMMEND INITIATION WITH CAUTION.**

**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).



## Hildebrand, John

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**From:** Hoebeke, Phillip  
**Sent:** Monday, November 07, 2016 3:45 PM  
**To:** Hildebrand, John  
**Subject:** FW: GPAC Conclusion and Next Steps

Here are Mr. Roos's comments on GPA 1191

"For GPA 1191, which involved a small parcel 2.5 acre parcel in the French Valley/Miniffee area, the GPAC voted to not support a change to Community Development/Industrial since that would be out of character with that area. The staff had recommended those designations in order to make the findings that the use would be consistent with the General Plan. Since the current RR zoning does, in fact, allow the existing RV/Trailer storage yard under CUP, rather than changing the Foundation, a simpler approach would be to add enabling language into the base General Plan text for Rural Residential allowing these types of support uses. There was some language modification in the RR designation added during the last cycle but a bit more would be needed. I would like to suggest to the GPAC that this alternate approach would serve both the applicant, other similar support uses, including standards, not matching the extremely limited support uses outlined in LU 21.7 of the GP below.

LU 21.7 Small-scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:

- a. The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.
- b. The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major roadway.
- c. The proposed use may not be located within 2 miles of a Commercial land use designation.
- d. The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend-in with the rural nature of the area.
- e. The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone (AI 1)."

Phillip Hoebeke



TLMA – Planning, Urban Regional Planner I  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501-3634  
951-955-1195

[How are we doing? Click the Link and tell us](#)

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**From:** Hoebeke, Phillip  
**Sent:** Monday, November 07, 2016 2:58 PM  
**To:** 'Roos, Marvin'  
**Subject:** RE: GPAC Conclusion and Next Steps

Hello Mr. Roos,

I have forwarded your comments to John for inclusion in the BOS staff report. As an update, last week the Planning Commission voted to recommend the GPA for initiation.

Phillip Hoebeke

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 28, 2016

Planning Commission  
County of Riverside  
4080 Lemon St  
Riverside CA 92501

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

Dear Chair and Members of the Commission

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

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

## **General comments**

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

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

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

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

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

### **Specific comments**

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

#### **Oppose initiation**

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

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

#### **Support Initiation**

This remedies a non-conforming use.

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

**More information needed**

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

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

**Oppose initiation**

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

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

**Oppose initiation**

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

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

**Oppose initiation unless modified**

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

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

**Oppose initiation**

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

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

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

**Oppose initiation**

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

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

**Support initiation**

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

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

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

**Support initiation**

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

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

**Support initiation**

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

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

**Support**

This fixes a mapping error.

Thank you for considering our views.

Yours truly,



Dan Silver  
Executive Director

# PC


## Report Package

Meeting Date: Wednesday, November 2, 2016



Agenda Item No.: 2 . 8  
Area Plan: Southwest  
Supervisorial District: Third  
Project Planner: John Earle Hildebrand III  
Planning Commission: November 2, 2016

General Plan Amendment No. 1191  
Property Owner: James Sultzer  
Applicant: EMS Storage, LLC  
Engineer/Representative: Dave Jeffers  
Consulting

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1191 is a General Plan Regular Foundation Component Amendment to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres. The application for this amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** The project site is generally located north of Aaron Road, south of Scott Road, east of Leon Road, west of Fowler Drive, and is within the Southwest Area Plan.

**PROJECT APN:** 472-060-006

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

**JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:** Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

The justification for the amendment is to satisfy the requirements of the county to change the Land use designation to align the use of the property for boat and RV storage. The property is currently in use for the storage, and we are attempting to maintain the service to the community. The M-SC designation would maintain the consistency of the area, and allow for the continued use of the property for the storage. The property is utilized as outdoor storage only, and there would not be any large and intrusive structures. The property would keep open appearance.

The Southwest area is rapidly changing from a Rural Residential area to an area of single family residential neighbor hoods. This parcel is located near the intersection of Scott road and Leon Road. This area has become heavily traveled, and the storage of boats and RV's would not impact the area. We have completed the required HANS report (#HANS02154) and it was concluded by the JPR that no area for dedication to conservation is required. Also, with the counties restrictions on parking recreational vehicles at residences we are providing a service to the community. We understand the importance of commerce in the community and we look forward to continuing the opportunity to contribute to the community.

**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, members discussed the proposed application and cited concerns with the compatibility of an RV storage use adjacent to residential. Several GPAC members also expressed that they felt this application was a compatibility issue and would create noise and aesthetic issues in the area. As a result, the GPAC recommended a denial to initiate this application.

**PROJECT SITE INFORMATION:**

- |   |  |
|---|--|
| 1. Existing Foundation Component:         | Rural Community (RC)   |
| 2. Proposed Foundation Component:         | Community Development (CD)   |
| 3. Existing General Plan Designation:     | Estate Density Residential (EDR)   |
| 4. Proposed General Plan Designation:     | Light Industrial (LI)  |
| 5. Surrounding General Plan Designations: | North and East: Rural Residential (RR), South, Estate Density Residential (EDR), and West: City of Menifee       |
| 6. Existing Zoning Classification:        | R-R (Rural Residential)  |
| 7. Surrounding Zoning Classifications:    | North and East: R-R (Rural Residential), South: R-5 (Open Area Combining Zone), West: City of Menifee            |
| 8. Existing Land Use:                     | RV and Boat Storage Facility   |
| 9. Surrounding Land Uses:                 | North: Vacant Land and Residential, East: Residential, South: Vacant Land and Residential, West: City of Menifee |
| 10. Project Size (Gross Acres):           | 2.49 gross acres   |

**RECOMMENDATION:** The Planning Director is in concurrence with the GPAC's recommendation to the Planning Commission for a denial to initiate General Plan Amendment 1191. 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. An Agricultural preserve; or
  - b. A CSA; or
  - c. A airport influence area; or
  - d. A special flood hazard area; or
  - e. A Subsidence area; or
  - f. A liquefaction area; or
  - g. A half-mile of a fault line or fault zone.
3. The project site is located within:
  - a. The City of Murrieta sphere of influence; and
  - b. A MSHCP criteria cell or conservation boundary; and
  - c. A very high fire hazard area; and
  - d. A local Responsibility Area for fire protection service.



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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

**I. AGENDA ITEM 3.7**

**GENERAL PLAN AMENDMENT NO. 1191 (Foundation and Entitlement/Policy) –**  
APPLICANT: EMS Storage, LLC – ENGINEER/REPRESENTATIVE: Dave Jeffers Consulting – Third  
Supervisorial District – Southwest Area Plan – French Valley Zoning Area - ZONE: Rural Residential  
(R-R) – POLICY AREAS: Highway 79 and Leon Keller – LOCATION: Generally located north of Aaron  
Road, south of Scott Road, east of Leon Road, and west of Fowler Drive – PROJECT SIZE: 2.49  
gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component  
from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation  
from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross  
acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctima.org](mailto:jhildebr@rctima.org) –  
APN: 472-060-006.

**II. DISCUSSION:**

Mr. Silver: Non-conforming use. The neighbors are going to be angry.

Mr. Rosenthal: There is an inconsistency with the General Plan. Not compatible with the land use.

SH: Land use and zoning is not consistent for the current use.

Ms. Monteleone: This is in the middle of housing and should not be allowed.

Mr.

**III. GPAC ACTION:**

Motion by Mr. Miller to move forward; second by Mr. Mize.

All other members voted to deny.

Members recommend **DENIAL**.

## NOTICE OF PUBLIC MEETING

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

**The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1191 (Foundation and Entitlement/Policy) – APPLICANT:** EMS Storage, LLC – **ENGINEER/REPRESENTATIVE:** Dave Jeffers Consulting – Third Supervisorial District – Southwest Area Plan – French Valley Zoning Area - **ZONE:** Rural Residential (R-R) – **POLICY AREAS:** Highway 79 and Leon Keller – **LOCATION:** Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive – **PROJECT SIZE:** 2.49 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 472-060-006.

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

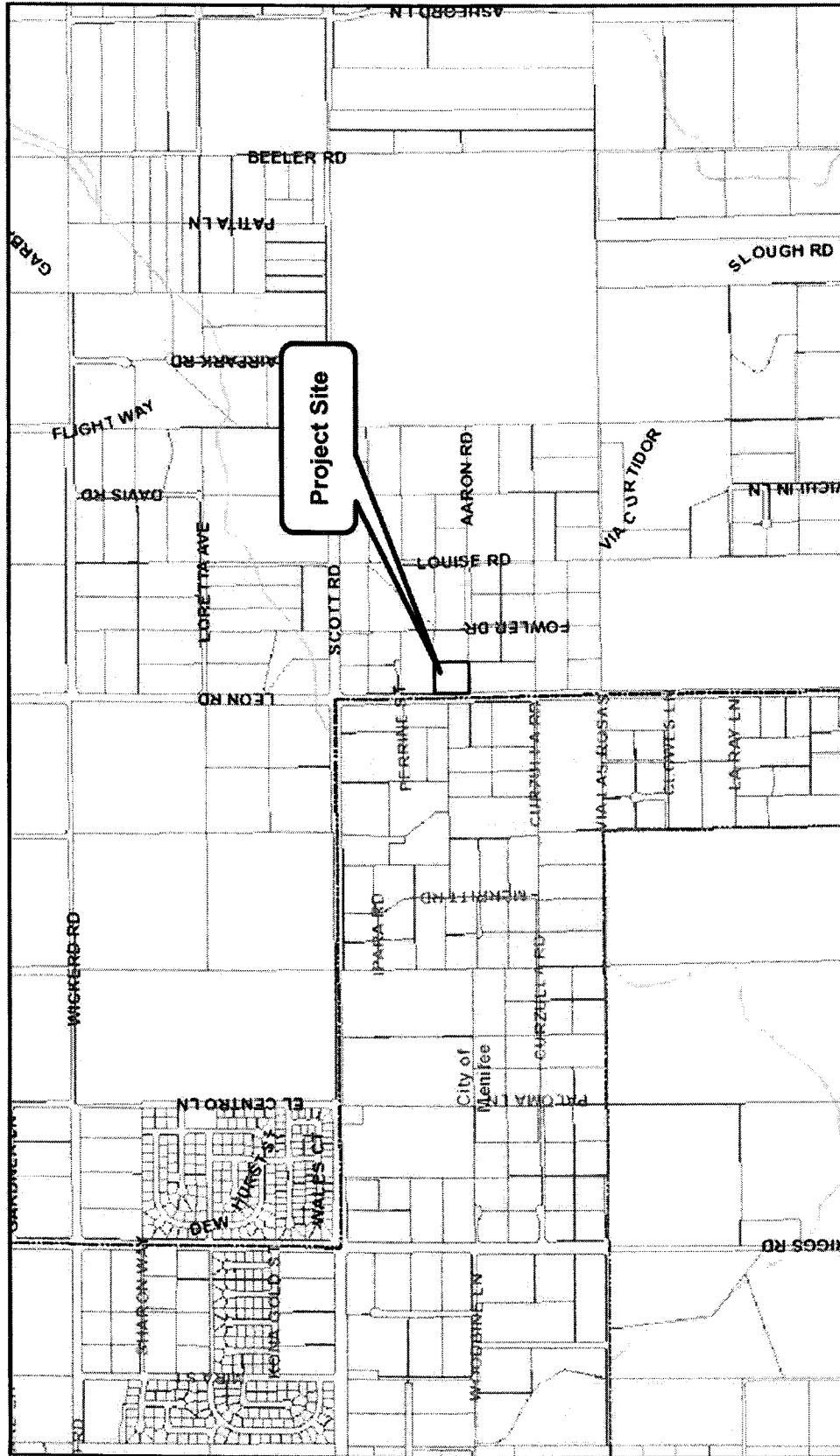
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

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

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

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

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



Printed at: 9:41 am  
On: Wednesday, Oct 19, 2016

Ad #: 0010208031  
Order Taker: neller

# THE PRESS ENTERPRISE

## Classified Advertising Proof

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

### Account Information

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

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

### Ad Information

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

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

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

Size: 2 X 129 Li  
Bill Size: 258.00

Amount Due: \$374.10

### Ad Copy:

#### NOTICE OF PUBLIC MEETING

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

**The General Plan Initiation Proceedings (GPIP) for GENERAL PLAN AMENDMENT NO. 181 (Foundation and Entitlement/Policy) - APPLICANT: EMS Storage, LLC - ENGINEER/REPRESENTATIVE: Dave Jeffers Consulting - Third Supervisorial District - Southwest Area Plan - French Valley Zoning Area - ZONE: Rural Residential (R-R) - POLICY AREAS: Highway 79 and Leon Keller - LOCATION: Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive - PROJECT SIZE: 2.49 gross acres - REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rcitma.org - APN: 472-060-006.**

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

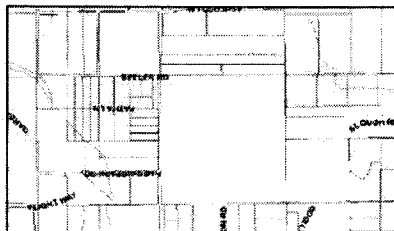
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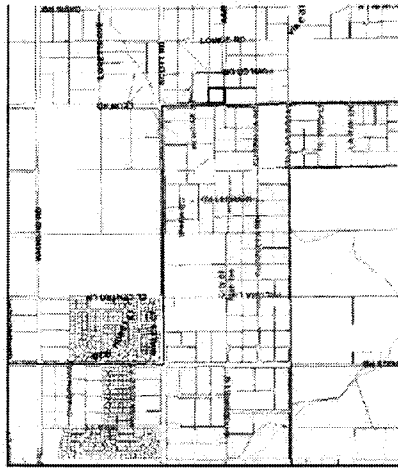
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Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed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

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





10/24



# **GPAC**

## **Report Package**

Meeting Date: Thursday, August 25, 2016



# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

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Foundation GPA No.: 1191  
Supervisory District: Third  
Area Plan: Southwest  
Zoning Area/District: French Valley Area  
Property Owner(s): James Sultzer  
Project Representative(s): Dave Jeffers Consulting

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**PROJECT DESCRIPTION:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres.

**LOCATION:** Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive.

**PROJECT APN:** 472-060-006

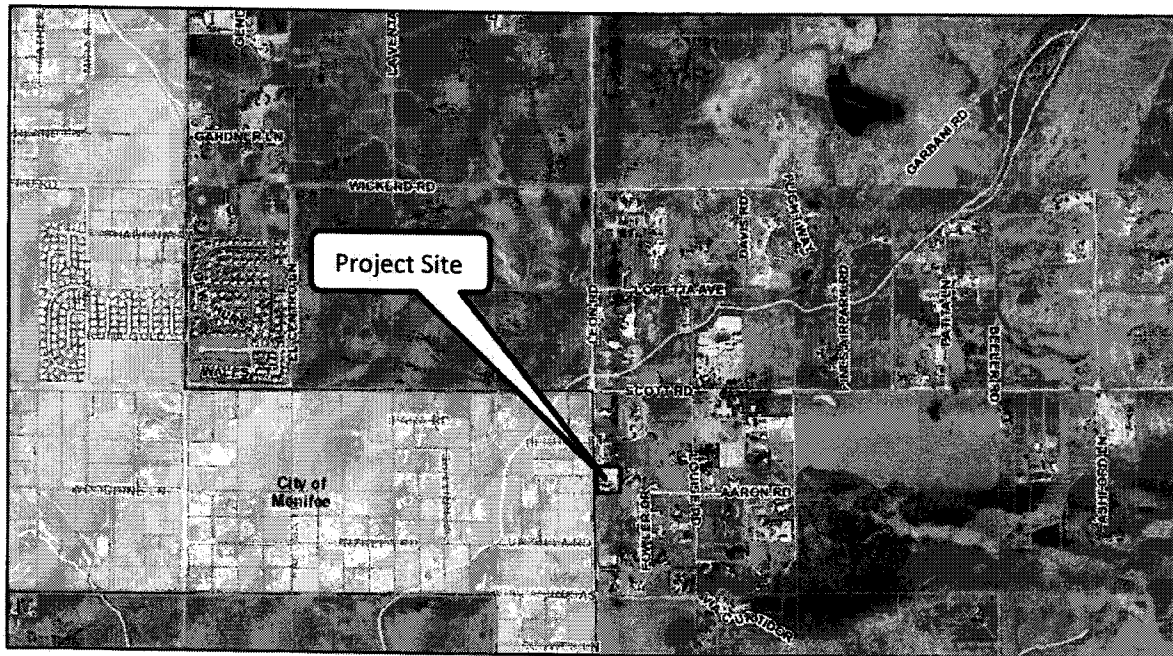


Figure 1: Project Location Map

**PROJECT DETAILS:** This General Plan Amendment application is a proposal to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to change its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres. This General Plan Amendment application does not include an accompanying implementing project.

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:** The justification for the amendment is to satisfy the requirements of the county to change the Land use designation to align the use of the property for boat and RV storage. The property is currently in use for the storage, and we are attempting to maintain the service to the community. The M-SC designation would maintain the consistency of the area, and allow for the continued use of the property for the storage. The property is utilized as outdoor storage only, and there would not be any large and intrusive structures. The property would keep open appearance.

The Southwest area is rapidly changing from a Rural Residential area to an area of single family residential neighborhoods. This parcel is located near the intersection of Scott road and Leon Road. This area has become heavily traveled, and the storage of boats and RV's would not impact the area. We have completed the required HANS report (#HANS02154) and it was concluded by the JPR that no area for dedication to conservation is required. Also, with the counties restrictions on parking recreational vehicles at residences we are providing a service to the community. We understand the importance of commerce in the community and we look forward to continuing the opportunity to contribute to the community.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	2.49
Number of Parcels:	1
Sphere of Influence:	Yes – City of Murrieta
Policy Area:	Yes – Highway 79 and Leon/Keller
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Estate Density Residential (EDR)
Proposed General Plan Land Use:	Light Industrial (LI)
<b>Surrounding General Plan Land Use</b>	
North:	Rural Residential (RR)
East:	Rural Residential (RR)

South:	Estate Density Residential EDR)
West:	City of Menifee
Existing Zoning Classification:	R-R (Rural Residential)
Change of Zone Required:	Yes
<b>Surrounding Zoning Classification</b>	
North:	R-R (Rural Residential)
East:	R-R (Rural Residential)
South:	R-5 (Open Area Combining Zone)
West:	City of Menifee
Existing Development and Use:	RV and Boat Storage Facility
<b>Surrounding Development and Use</b>	
North:	Vacant Land and Residential
East:	Residential
South:	Vacant Land and Residential
West:	City of Menifee

**Environmental Information:**

WRCMSHCP Criteria Cell:	The parcel for GPA01191 is located within Criteria Cell #5073 in Cell Group U; therefore, this GPA will be required to file a HANS application. The site itself is not described for conservation, as the Cell Criteria describes 65-75% of Group U focusing in the eastern portion of the group, and the parcel for GPA01191 is located on the far west edge of the group. If/when there is an implementing project, the site(s) will also need to show consistency with the MSHCP, which could potentially result in small portions of conservation based on compliance with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the Plan; however, this is not likely as the site appears to already be fully developed.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Yes – Local importance
Fire Hazard Area:	Yes – Very High
Fire Responsibility Area:	Yes – County
Special Flood Hazard Area:	No
Liquefaction Area:	No

General Plan Advisory Committee GPIIP Report  
Foundation General Plan Amendment No.: 1191

Subsidence Area:	No
Fault Line:	No
Fault Zone:	No
Paleontological Sensitivity:	No – Low Potential

**Utility Information:**

Water Service:	No (Verify)
Sewer Service:	No (Septic)

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01191

### VICINITY/POLICY AREAS

Supervisor: Washington  
District 3

Date Drawn: 08/09/2016  
Vicinity Map



Author: Vinnie Nguyen

Zoning Area: French Valley

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01191

LAND USE

Supervisor: Washington  
District 3

Date Drawn: 08/09/2016  
Exhibit 1



Zoning Area: French Valley

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 types 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)963-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>.

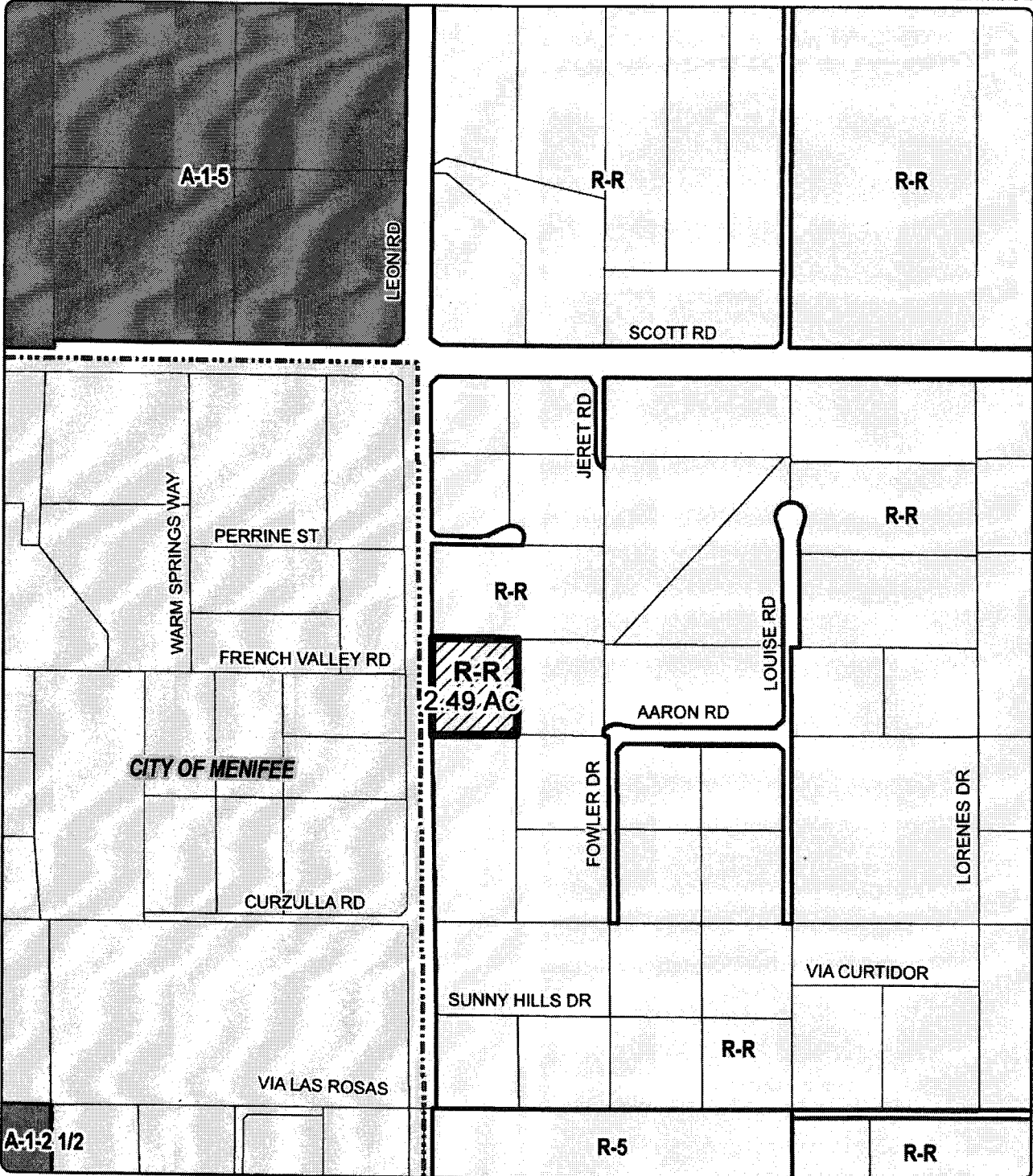
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01191

### EXISTING ZONING

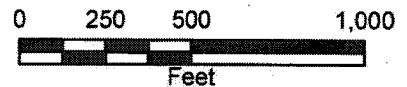
Supervisor: Washington  
District 3

Date Drawn: 08/09/2016  
Exhibit 2



Zoning Area: French Valley

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>



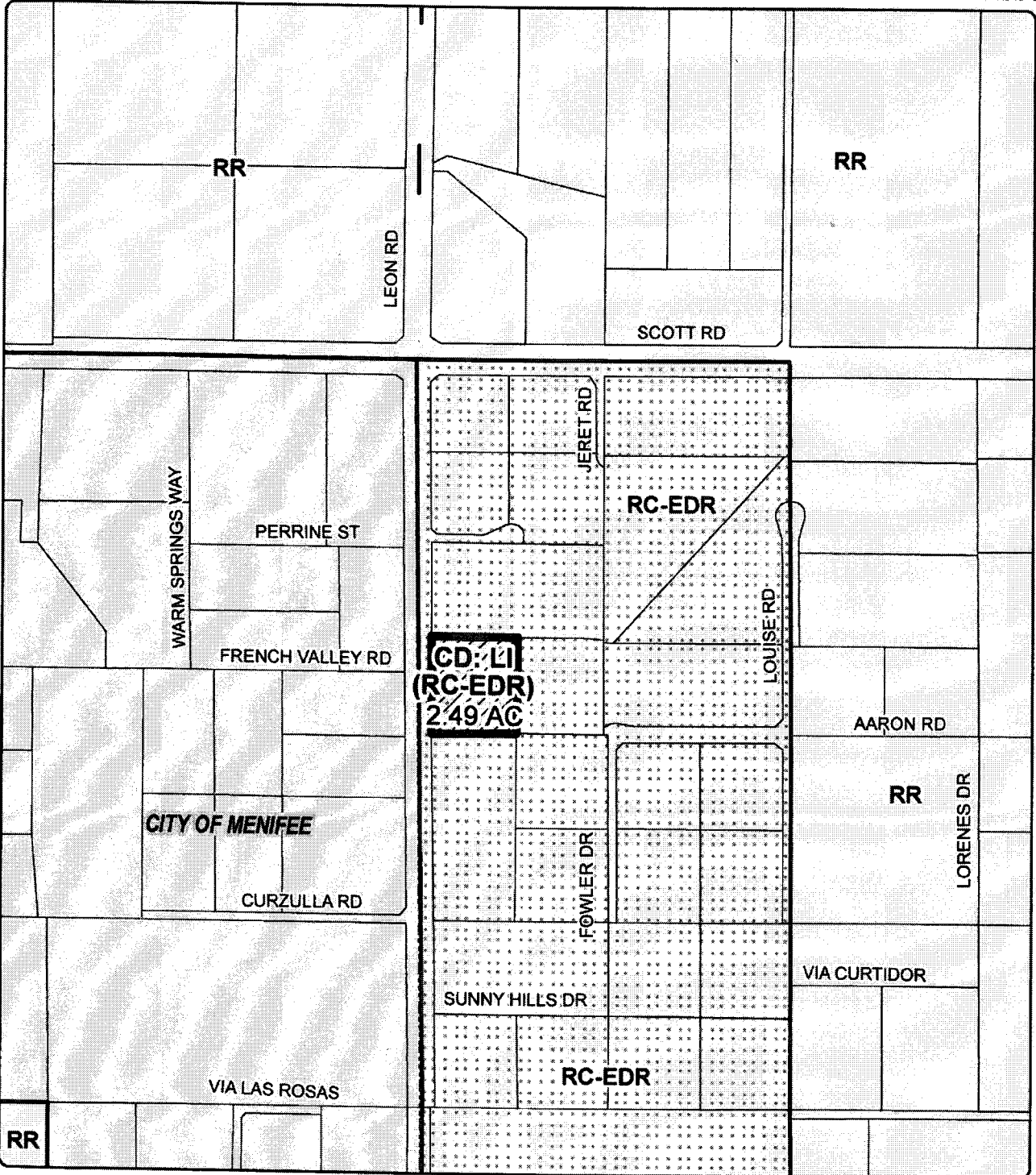
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01191

### PROPOSED GENERAL PLAN

Supervisor: Washington  
District 3

Date Drawn: 10/24/13  
Exhibit 6

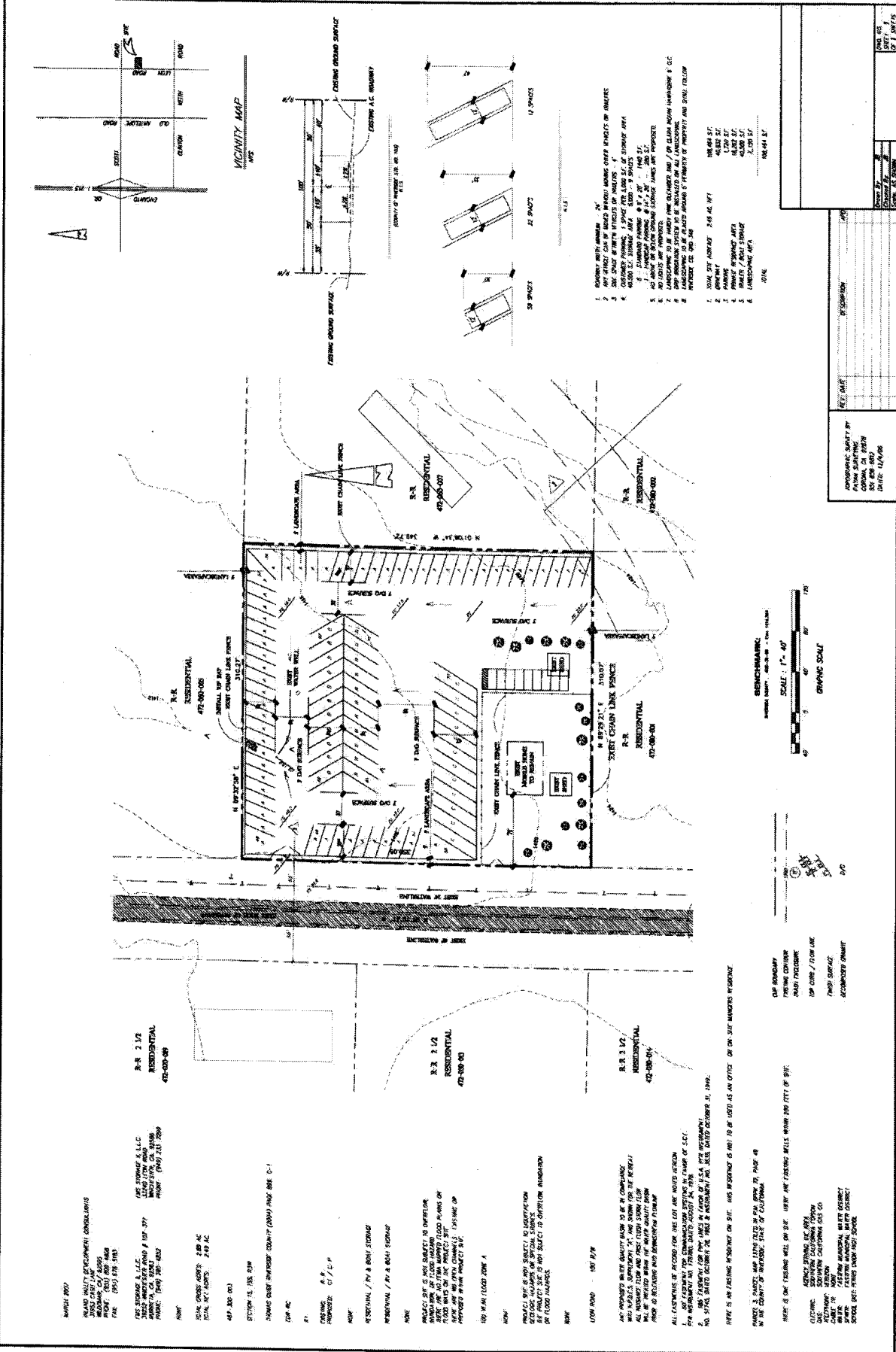


Zoning Area: French Valley

Author: Vinnie Nguyen

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PROJECT NO. 158-239  
PROJECT NAME: WESTMINSTER  
PROJECT LOCATION: 158-239  
PROJECT OWNER: WESTMINSTER  
PROJECT ADDRESS: 158-239  
PROJECT CONTACT: WESTMINSTER

R.R. 3 1/2  
RESIDENTIAL  
472-00-000

R.R. 3 1/2  
RESIDENTIAL  
472-00-000

R.R. 3 1/2  
RESIDENTIAL  
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158-239  
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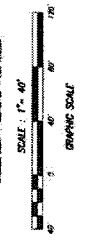
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DATE: 10/15/10  
DRAWN BY: [Name]  
CHECKED BY: [Name]

158-239  
RESIDENTIAL  
472-00-000

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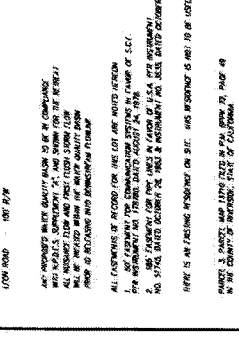
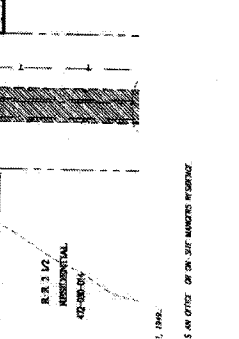
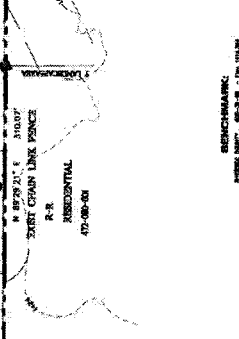
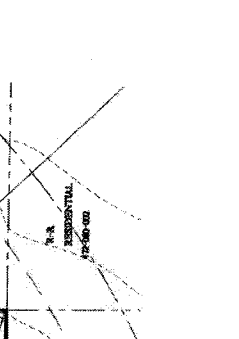
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10. EXISTING ASPHALT DRIVEWAY...





Ariel  
View

33240 Leon Rd

© 2015 Google

GOO

33°28'17.38" N 117°07'06.46" W elev. 1435 ft

1995



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: EPA 01191 DATE SUBMITTED: 02/6/2016

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

Applicant's Name: EMS Storage, LLC E-Mail: emsstorage@hotmail.com

Mailing Address: 39252 Winchester Road 107-377  
Murieta, CA 92563  
Street  
City State ZIP

Daytime Phone No: (949) 233-7299 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: Dave Jeffers Consulting E-Mail: \_\_\_\_\_

Mailing Address: 19 Spectrum Pointe Dr.  
Lake Forest, CA 92630  
Street  
City State ZIP

Daytime Phone No: (949) 586-5776 Fax No: ( ) \_\_\_\_\_

Property Owner's Name: James Sultzer E-Mail: emsstorage@hotmail.com

Mailing Address: 39252 Winchester Road 107-377  
Murieta, CA 92563  
Street  
City State ZIP

Daytime Phone No: (949) 233-7299 Fax No: ( ) \_\_\_\_\_

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

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

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

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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 signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

**James Sultzer**

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

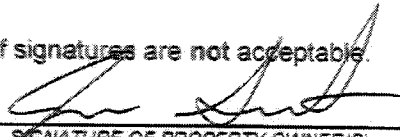
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

**James Sultzer**

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 472-060-006-1

Section: \_\_\_\_\_ Township: T6SR2W Range: SEC 20

Approximate Gross Acreage: 2.49

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

General location (nearby or cross streets): North of Keller, South of Scott Road, East of Leon, West of Winchester Road

Thomas Brothers map, edition year, page number, and coordinates: Page 899 Grid B1, B2

Existing Zoning Classification(s): Rural Residential - RR

Existing Land Use Designation(s): RC - EDR

Proposal (describe the details of the proposed general plan amendment):

The proposed change is to a light industrial zone classification, a Light Industrial (LI) land use designation. This will satisfy the requirements to maintain the current use of Boat and RV Storage.

Related cases filed in conjunction with this request:

GPA00974 was previously filed and approved, but not completed. The GPA was Withdrawn.

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. GPA00974, PAR1394, PAR1088

E.A. Nos. (if known) \_\_\_\_\_ E.I.R. Nos. (if applicable): \_\_\_\_\_

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	None		X
Telephone Company	Frontier	X	
Water Company/District	None - Walled property		X
Sewer District	None - Existing Septic tank		X

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 100 feet



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

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

Santa Ana River     Santa Margarita River     San Jacinto River     Colorado River

**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)  Date 6/1/16

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Southwest Area

EXISTING DESIGNATION(S): RC - EDR

PROPOSED DESIGNATION(S): M - SC

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

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

The justification for the amendment is to satisfy the requirements of the county to change the Land use designation to align the use of the property for boat and RV storage. The property is currently in use for the storage, and we are attempting to maintain the service to the community. The M - SC designation would maintain the consistency of the area, and allow for the continued use of the property for the storage. The property is utilized as out door storage only, and there would not be any large and intrusive structures. The property would keep its open appearance.

The Southwest area is rapidly changing from a Rural residential area to an area of single family residential neighborhoods. This parcel is located near the intersection of Scott road and Leon Road. This area has become heavily traveled, and the storage of boats and RV's would not impact the area. We have completed the required HANS report (#HANS02154) and it was concluded by the JPR that no area for dedication to conservation is required. Also, with the counties restrictions on parking recreational vehicles at residences we are providing a service to the community. We understand the importance of commerce in the community and we look forward to continuing the opportunity to contribute to the community.

**III. AMENDMENTS TO POLICIES:**

*(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)*

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: \_\_\_\_\_ Area Plan: Southwest Area

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): \_\_\_\_\_

Highway 79 Policy area

Leon/Keller Policy area

C. PROPOSED POLICY (Attach more pages if needed): N/A



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

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

N/A

**V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:**

**FILING INSTRUCTIONS FOR  
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

**THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½' x 14.'
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
8. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-based fee.

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

1. The site plan must contain the following:
  - A. Name, address, and telephone number of applicant.
  - B. Name, address, and telephone number of land owner.
  - C. Name, address, and telephone number of map preparer.
  - D. Scale (number of feet per inch).
  - E. A vicinity map showing the location and names of adjoining streets.
  - F. Legal description of property (accurate and complete so as to bear legal scrutiny).
  - G. North arrow (top of map north).
  - H. Existing General Plan Designation(s) and Proposed General Plan Designation(s).
  - I. Amendment description (e.g. Amend Mead Valley Area Plan from Light Industrial to Commercial Retail on 75.12 acres).
  - J. Area calculations including total area involved and property size.
  - K. Date the site plan was prepared.
  - L. Location and names of adjoining streets, alleys, and rights-of-way providing legal access to the property.
  - M. Overall dimensions of the property and location of adjoining lot lines.
  - N. Location and dimensions of existing structures, easements and/or uses onsite.
  - O. Thomas Bros. Map coordinates and page number (identify edition year used).

Failure to submit all the required information is justification for rejection of the application.

**FOR ALL APPLICATIONS:**

Attach check payable to "COUNTY OF RIVERSIDE." (Please see current fee schedule for the appropriate deposit-based fee.)

NOTE: Label packets for notification of surrounding property owners will be requested by the project planner just prior to the scheduling of the General Plan Amendment for a public hearing. An amendment will not be scheduled for hearing until complete sets of property owners' labels have been received.

## 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. 1191 (Foundation and Entitlement/Policy)** – APPLICANT: EMS Storage, LLC – ENGINEER/REPRESENTATIVE: Dave Jeffers Consulting – Third Supervisorial District – Southwest Area Plan – French Valley Zoning Area - ZONE: Rural Residential (R-R) – POLICY AREAS: Highway 79 and Leon Keller – LOCATION: Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive – PROJECT SIZE: 2.49 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 472-060-006.

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

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail [jhildebr@rctlma.org](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>

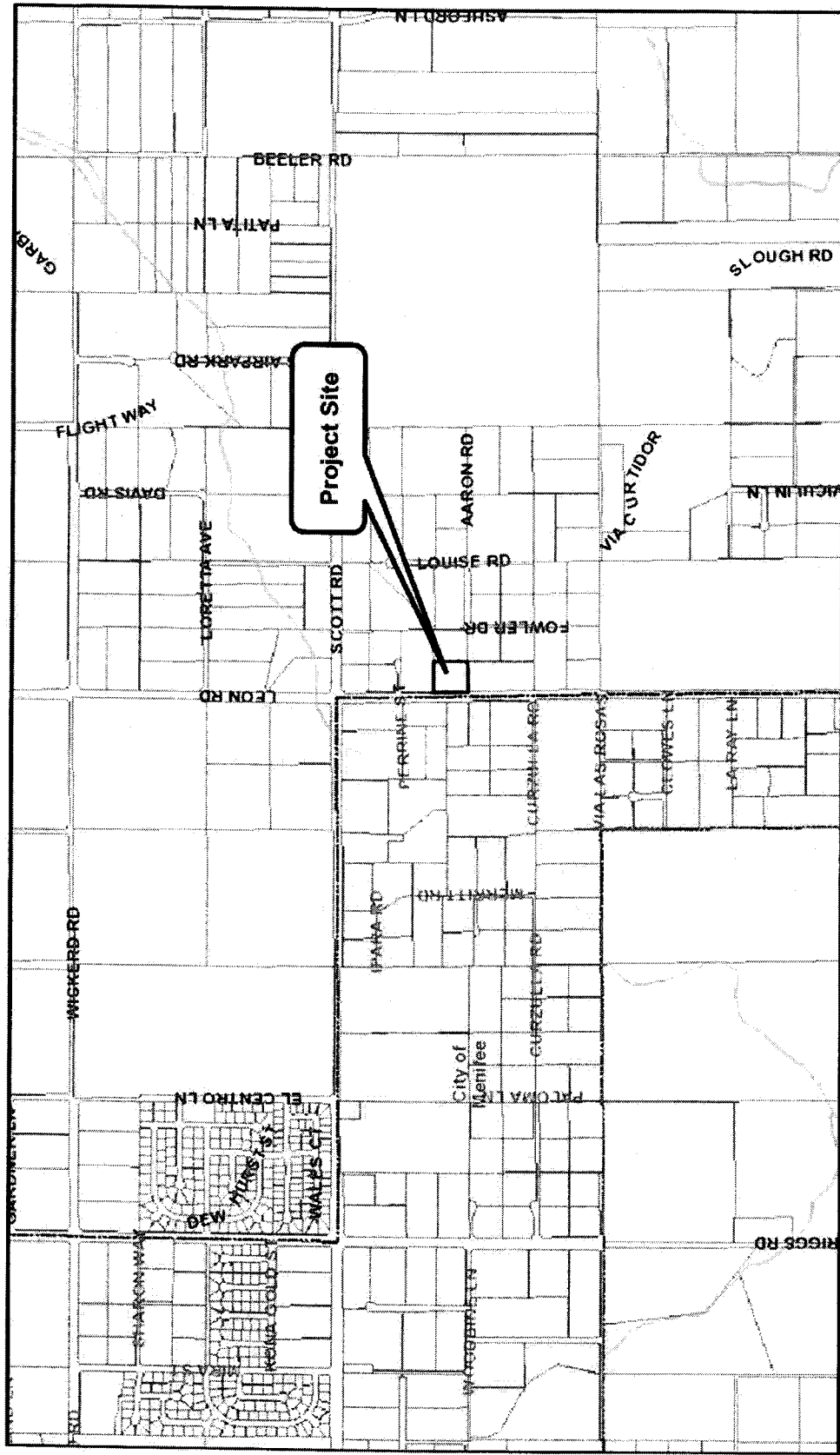
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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





# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



March 16, 2017

*VIA ELECTRONIC MAIL*

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

**RE: Items 16.1-16.7, General Plan Initiation Proceedings, March 21, 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.

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. 1198 – Mead Valley – 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.

16.2 GENERAL PLAN AMENDMENT NO. 1197 – Southwest Area – 238.5 gross acres – REQUEST: Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and establish them in the Temecula Valley Wine Country – Winery District Policy Area and establish the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on five parcels

#### **Support initiation**

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

16.3 GENERAL PLAN AMENDMENT NO. 1194 – Southwest Area – 36.70 gross acres – REQUEST: Proposal to amend a portion of the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (RM) to Light Industrial (LI), on one parcel

**Support initiation**

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

16.4 GENERAL PLAN AMENDMENT NO. 1191 – Southwest Area – 2.49 gross acres – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel

**Oppose initiation**

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

16.5 GENERAL PLAN AMENDMENT NO. 1187 – Southwest Area – 14.48 gross acres – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural (RUR) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels

**Oppose initiation**

This proposal to change from Rural to CD/Estate Residential lacks an appropriate planning rationale according to the criteria above (jobs-housing balance is improved, the greater intensity of use will be served by transit now or realistically in the future, vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory). The proposed estate density neither retains rural character (it intrudes into a block of rural land) nor achieves an efficient, higher density use of the land (if that could be justified). The change to CD is a strategy linked to future highway improvements (Butterfield Stage Rd.) yet future infrastructure alone cannot justify new development.

16.6 GENERAL PLAN AMENDMENT NO. 1186 – Rancho California – 145.63 gross acres – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Estate Density Residential (EDR), on eight parcels

**Oppose initiation unless modified**

These “inholdings” in the Johnson Ranch conservation area reflect mapping errors that should be the subject of a Technical Amendment. The proposed Community



Development is out of place in this rural and environmentally sensitive location. EHL recommends a lower Rural density combined with density transfer between the parcels, so as to remove density from the interior of the preserve and locate it in the southeast.

16.7 GENERAL PLAN AMENDMENT NO. 1184 – Sun City/Menifee Valley – 39.09 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on one parcel

**Oppose initiation**

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

Thank you for considering our views.

Yours truly,



Dan Silver  
Executive Director

**Aparicio, Ashley**

---

**From:** Dan Silver <dsilverla@me.com>  
**Sent:** Friday, March 17, 2017 9:17 AM  
**To:** Tavaglione, John; Jeffries, Kevin; Ashley, Marion; district3@rcbos.org; District4 Supervisor John J Benoit; COB  
**Cc:** Johnson, George; Perez, Juan; Scott Hildebrandt; Bowie, Desiree; Clack, Shellie; Balderrama, Olivia; Field, John; Magee, Robert; Pradetto, Joe; Balderrama, Olivia  
**Subject:** Items 16.1-16.7, General Plan Initiation Proceedings, March 21, 2017  
**Attachments:** EHL-BoS-Items16.1-16.7-GPIPs-3.21.17.pdf

*VIA ELECTRONIC MAIL*

March 17, 2017

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

**RE: Items 16.1-16.7, General Plan Initiation Proceedings, March 21, 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 15, 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 1191

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, March 18, 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

3/21/17  
16.4

**Gil, Cecilia**

---

**From:** Legals <legals@pe.com>  
**Sent:** Tuesday, March 14, 2017 4:07 PM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: GPA 1191

Received for publication on 3/18. 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 14, 2017 at 4:04 PM, Gil, Cecilia <[CCGIL@rivco.org](mailto:CCGIL@rivco.org)> wrote:

Attached is a Notice of Public Meeting, for publication on Saturday, March 18, 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 15, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC MEETING**

GPA 1191

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 21, 2017 @ 10:30 A.M.

SIGNATURE: Cecilia Gil      DATE: March 15, 2017  
Cecilia Gil

## Gil, Cecilia

---

**From:** Kennemer, Bonnie <bkenname@asrclkrec.com>  
**Sent:** Tuesday, March 14, 2017 4:20 PM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: GPA 1191

Good Afternoon,

The notice has been received and will be posted today.

Thank you,  
Bonnie

---

**From:** Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]  
**Sent:** Tuesday, March 14, 2017 4:05 PM  
**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 1191

Attached is a Notice of Public Meeting, 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 SOUTHWEST – FRENCH VALLEY AREA, THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public meeting will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 21, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider initiation proceedings for the application submitted by EMS Storage, LLC – Dave Jeffers Consulting, on **General Plan Amendment No. 1191**, which proposes to amend the General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend the land use from Estate Density Residential (EDR) to Light Industrial (LI), on one parcel, totaling 2.49 gross acres (“the project”). The project is located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive in the Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1191**.

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 15, 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: 3/21/17 Agenda #: 16.4

SPEAKER'S NAME: Jason Sultzer  
(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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CALL (951) 368-9710  
EMAIL [billinginquiry@pe.com](mailto:billinginquiry@pe.com)

# THE PRESS-ENTERPRISE

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3/18/17	0010917585		PE Riverside	3 x 67 Li	296.40

Invoice text: GPA 1191

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2017 MAR 27 AM 11:14

*Planning  
16.4 of 03/21/17*

Placed by: Cecilia Gil

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BALANCE DUE
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BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
'PO BOX 1147'  
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP  
Riverside Press-Enterprise  
PO BOX 54880  
LOS ANGELES CA 90054-0880

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

**PROOF OF PUBLICATION  
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 1191 /

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:

**03/18/2017**

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

Date: March 18, 2017  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0010917585-01

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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 SOUTHWEST - FRENCH VALLEY AREA, THIRD SUPERVISORIAL DISTRICT**

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Dated: March 15, 2017  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

3/18

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CLERK / BOARD OF SUPERVISORS  
2017 MAR 27 AM 11:14