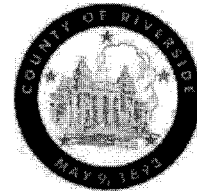


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
16.5  
(ID # 3806)

**MEETING DATE:**

Tuesday, March 21, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1187 (Foundation) – APPLICANT: Londen Land Company, LLC – ENGINEER/REPRESENTATIVE: NV5, Bill Warner – Third Supervisorial District – 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: Adopt an order initiating the proceedings for General Plan Amendment No. 1187, that proposes to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels, totaling 14.48 gross acres. APNs: 964-050-008, 964-050-009, and 964-050-012. Applicant Fees 100%.

**RECOMMENDED MOTION:** Staff recommends that the Board of Supervisors:

1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1187**, based on information provided by the applicant and comments received from the Planning Commission and General Plan Advisory Committee.

**ACTION: (Policy)**

Juan C. Flores, Director of Transportation & Land Management

3/10/2017

---

**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. 1187 is a General Plan Foundation Component Amendment to change the project site's Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels, totaling 14.48 gross acres. The project site is generally located north of Mazoe Street, south of Auld Road, east of Dickson Path, west of Maddalena Road, 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 3.6, and was recommended for initiation by a majority, to the Planning Commission.

During the GPAC meeting, the members discussed the appropriateness of the proposed change from 5-acre minimum lots to 2-acre minimums. Given that there is an existing medium density residential tract to the north and a future proposed roadway expansion and realignment through the area, most of the GPAC members felt the change would be appropriate. However, three members felt the site should remain in its current foundation and expressed concerns over the change, stating that the change would not be compatible.

*Planning Commission*

This application was considered by the Planning Commission during a public meeting on November 2, 2016, Agenda Item 2.7, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners considered the proposed change. For the same reasons as the GPAC members, the Commissioners felt the change to 2-acre lots would be a compatible lot size with the other existing surrounding residential lots in the area. As a result, the Commissioners felt initiation of this Foundation General Plan Amendment would be appropriate.

**Impact on Citizens and Businesses**

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

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

**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  
GPA01187  
VICINITY/POLICY AREAS**

Supervisor: Washington  
District 3

Date Drawn: 08/20/2016  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: The City of Riverside is not responsible for the accuracy of the information provided. This map is intended for informational purposes only and should not be used as a legal document. For more information, please contact the Planning Department at (951) 940-2200. The City of Riverside is not liable for any damages, including consequential damages, arising from the use of this map. © 2016 City of Riverside, California.

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01187

LAND USE

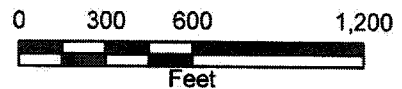
Supervisor: Washington  
District 3

Date Drawn: 07/20/2016  
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website [www.riversideca.gov](http://www.riversideca.gov)

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01187

Supervisor: Washington  
District 3

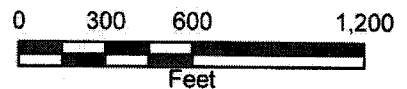
Date Drawn: 07/20/2016  
Exhibit 2

### EXISTING ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.riverside.ca.gov>



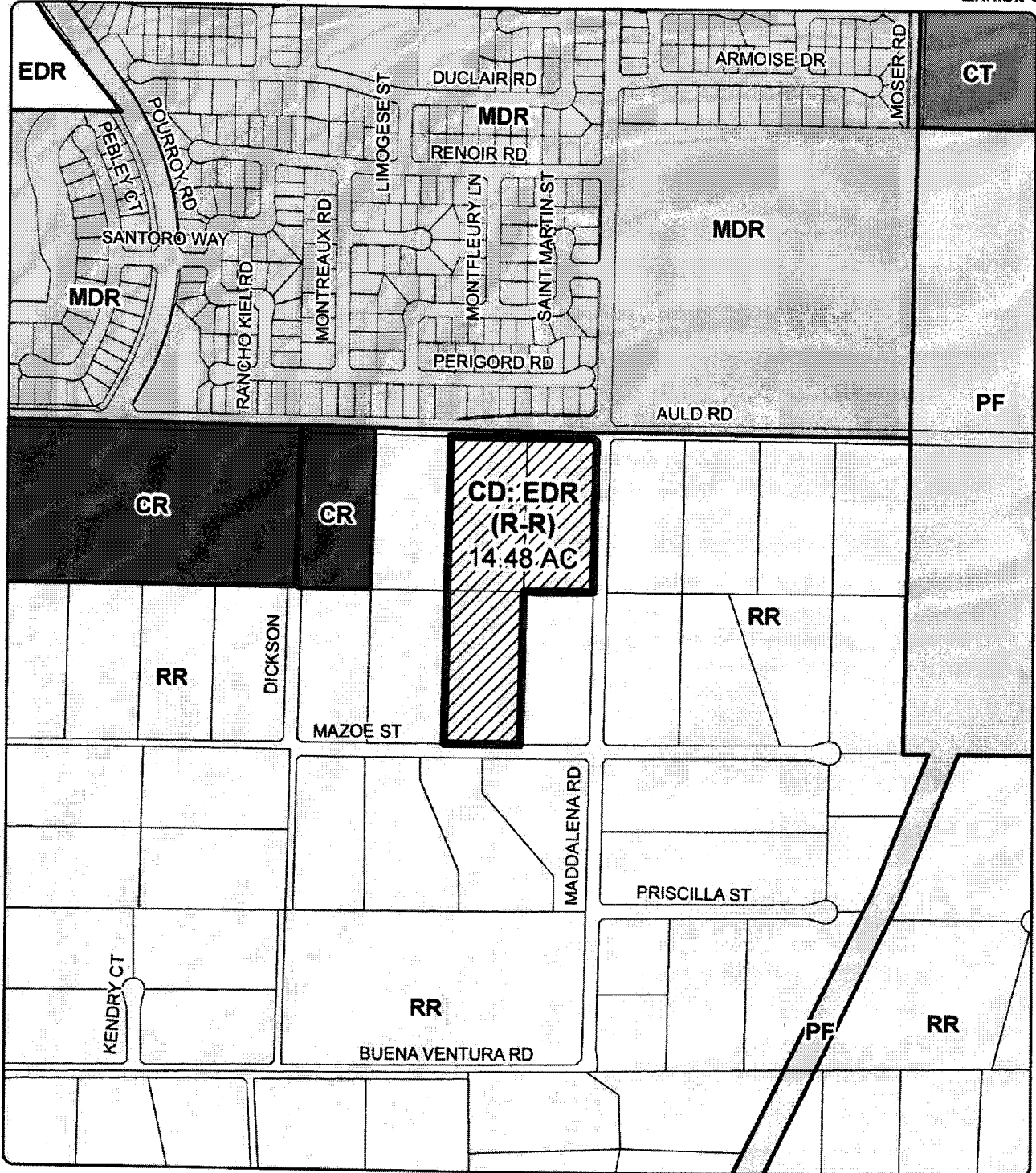
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01187

PROPOSED GENERAL PLAN

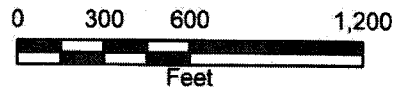
Supervisor: Washington  
District 3

Date Drawn: 07/20/2016  
Exhibit 6



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.riverside.ca.gov>

# **BOS**

## **Report Package**

Meeting Date: Tuesday, March 21, 2017



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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

**I. AGENDA ITEM 2.7**

**GENERAL PLAN AMENDMENT NO. 1187 (FOUNDATION AND ENTITLEMENT/POLICY) –**

APPLICANT: Londen Land Company, LLC – ENGINEER/REPRESENTATIVE: NV5, Bill Warner – Third Supervisorial District – 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.

**II. PROJECT DESCRIPTION:**

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.

**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).

Ashlee Lewis, Applicant, 4343 E. Camelback, Phoenix 85018 spoke in favor of the proposal. No one spoke in opposition or in a neutral position.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

The Planning Commission Comments to the Board of Supervisors are:

**RECOMMEND INITIATION.**

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

# 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.: **217**  
Area Plan: Southwest  
Supervisorial District: Third  
Project Planner: John Earle Hildebrand III  
Planning Commission: November 2, 2016

General Plan Amendment No. 1187  
Property Owner: Londen Land Company, LLC  
Applicant: Londen Land Company, LLC  
Engineer/Representative: Bill Warner

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1187 is a General Plan Regular Foundation Component Amendment to change 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. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** The project site is located north of Mazoe Street, south of Auld Road, east of Dickson Path, west of Maddalena Road, and is within the Southwest Area Plan.

**PROJECT APNs:** 964-050-008, 964-050-009, and 964-050-012

**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:

French Valley

## II. General Plan Foundation Component Amendment Justification

During the last Foundation Component Amendment cycle, the parcels in the application were part of a General Plan Amendment (GPA00945). The application was seeking to amend the Foundation Component to Community Development, the Land Use to Commercial Retail and the site's Zoning Classification to C-1/C-P based on the future development of Butterfield Stage Road, as depicted by the Riverside County General Plan. Ultimately, the Board of Supervisors deemed the application for commercial zoning premature based on the lack of funding to build Butterfield Stage Road. The 2008 Riverside County General Plan cycle has closed and the most current General Plan still depicts the intended development of Butterfield Stage Road.

While we understand the funding and development of Butterfield Stage Road are still a few years out, we still only have one opportunity for the next eight years to update the Foundation Component of the land. Our application seeks to amend the General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR). This amendment allows us to maintain the integrity of the rural neighborhood as it is today but allows for flexibility in the future should the Butterfield Stage Road development begin before the next application cycle.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on August 25, 2016 and was recommended for initiation to the Planning Commission by a majority, with three votes of no.

During the GPAC meeting, staff discussed the project site and the previous attempt to change its General Plan Land Use to a commercial designation (GPA00945), which took place during the 2008 Foundation cycle. Although the project was previously initiated to move forward, the Board of Supervisors ultimately denied the proposed change to a Community Development: Commercial Retail (CD:CR) land use designation. The applicant has resubmitted the project site during the 2016 Foundation cycle, for a proposed land use change to Community Development: Estate Density Residential (CD:EDR) (2 acre minimum).

The GPAC members discussed the proposal and felt that a residential land use designation would be more appropriate and compatible with the other surrounding uses.

### **PROJECT SITE INFORMATION:**

- |   |  |
|---|--|
| 1. Existing Foundation Component:         | Rural (RUR)  |
| 2. Proposed Foundation Component:         | Community Development (CD)   |
| 3. Existing General Plan Designation:     | Rural Residential (RR)   |
| 4. Proposed General Plan Designation:     | Estate Density Residential (EDR)   |
| 5. Surrounding General Plan Designations: | North: Medium Density Residential (MDR),<br>East: Rural Residential (RR), South: Rural Residential (RR), West: Rural Residential (RR) and Commercial Retail (CR) |
| 6. Existing Zoning Classification:        | A-1-5 (Light Agriculture)  |
| 7. Surrounding Zoning Classifications:    | North: SP (Specific Plan) (SP00286); East and  |

- |                                 |   |
|---------------------------------|---|
| 8. Existing Land Use:           | West: South: Vacant Land;<br>Vacant land                      |
| 9. Surrounding Land Uses:       | North, East, and West: Residential, and South:<br>Vacant Land |
| 10. Project Size (Gross Acres): | 14.48   |

**RECOMMENDATION:** Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC's recommendation of an order to initiate proceedings for General Plan Amendment No. 1187 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
  - a. A MSHCP criteria cell or conservation boundary; or
  - b. An agricultural preserve; or
  - c. A special flood hazard area; or
  - d. A half-mile of a fault line or fault zone.
3. The project site is located within:
  - a. The City of Temecula sphere of influence; and
  - b. The French Valley airport influence area; and
  - c. A low liquefaction area; and
  - d. A susceptible subsidence area; and
  - e. A high fire hazard area; and
  - f. A State fire responsibility area for fire protection services.





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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

**I. AGENDA ITEM 3.6**

**GENERAL PLAN AMENDMENT NO. 1187 (Foundation and Entitlement/Policy) –**  
APPLICANT: Londen Land Company, LLC – ENGINEER/REPRESENTATIVE: NV5, Bill Warner – Third Supervisorial District – 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 – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 964-050-008, 964-050-009, and 964-050-012.

**II. DISCUSSION:**

Ms. Domenigoni: There is no plan for the change in foundation?

Ms. Limont: This is in a fire hazard area.

Mr. Cramer: What if they go for a foundation change within a year?

Mr. Rosenthal: This is good separation and supports it.

**III. GPAC ACTION:**

Motion by Mr. Rosenthal; second by Mr. Cousins.

Mr. Silver, Ms. Limont, and Ms. Trover opposed.

**APPROVED** to move forward.

## NOTICE OF PUBLIC MEETING

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

**The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1187 (Foundation and Entitlement/Policy) – APPLICANT:** Londen Land Company, LLC – **ENGINEER/REPRESENTATIVE:** NV5, Bill Warner – Third Supervisorial District – 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 – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – **APNs:** 964-050-008, 964-050-009, and 964-050-012.

**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

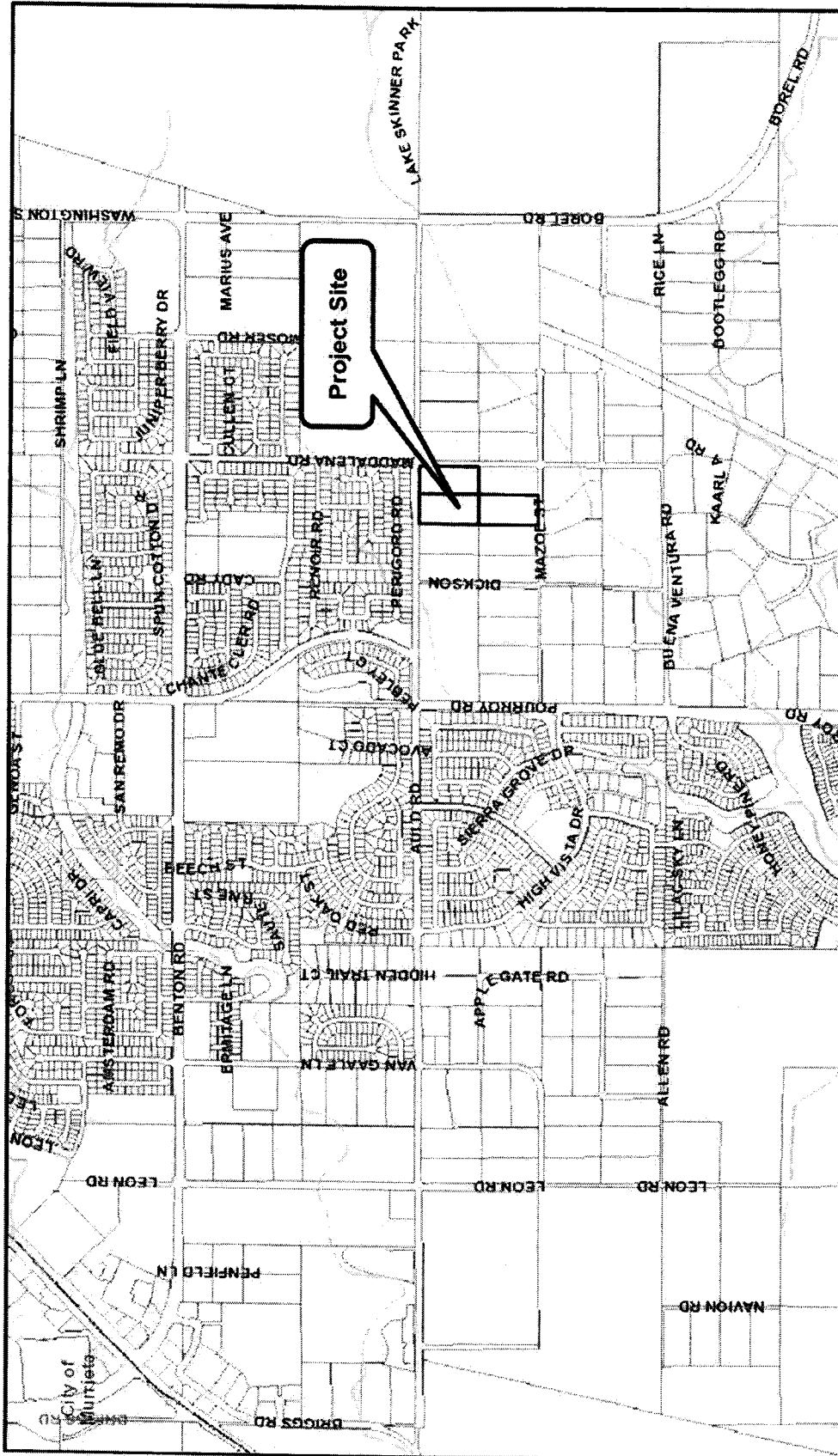
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

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



Project Site

City of Murietta

Printed at: 9:47 am  
On: Wednesday, Oct 19, 2016

Ad #: 0010208035  
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 Lgl-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. 1167 (Foundation and Entitlement/Policy) - APPLICANT:** London Land Company, LLC - **ENGINEER/REPRESENTATIVE:** NVS, Bill Warner - Third Supervisorial District - Southwest Area Plan - Rancho California Zoning Area - ZONE: Light Agriculture (A-1-S) - 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 - **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctima.org](mailto:jhildebr@rctima.org) - APNs: 964-050-008, 964-050-009, and 964-050-012.

**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, 18TH FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

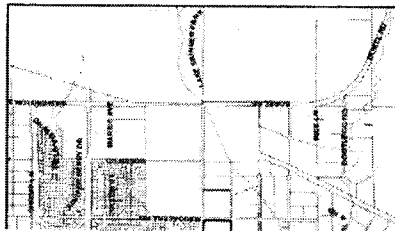
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail [jhildebr@rctima.org](mailto:jhildebr@rctima.org), or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctima.org/PublicHearings.aspx>

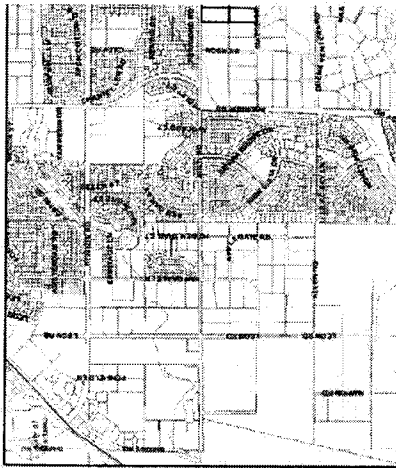
The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPAC 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





10/24

# **GPAC**

## **Report Package**

Meeting Date: Thursday, August 25, 2016



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

---

**Foundation GPA No.:** 1187

**Supervisory District:** Third

**Area Plan:** Southwest

**Zoning Area/District:** Rancho California Area

**Property Owner(s):** Londen Land Company, LLC

**Project Representative(s):** Londen Land Company, LLC

---

**PROJECT DESCRIPTION:** 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.

**LOCATION:** North of Mazoe Street, south of Auld Road, east of Dickson Path, and west of Maddalena Road.

**PROJECT APNs:** 964-050-008, 964-050-009, and 964-050-012

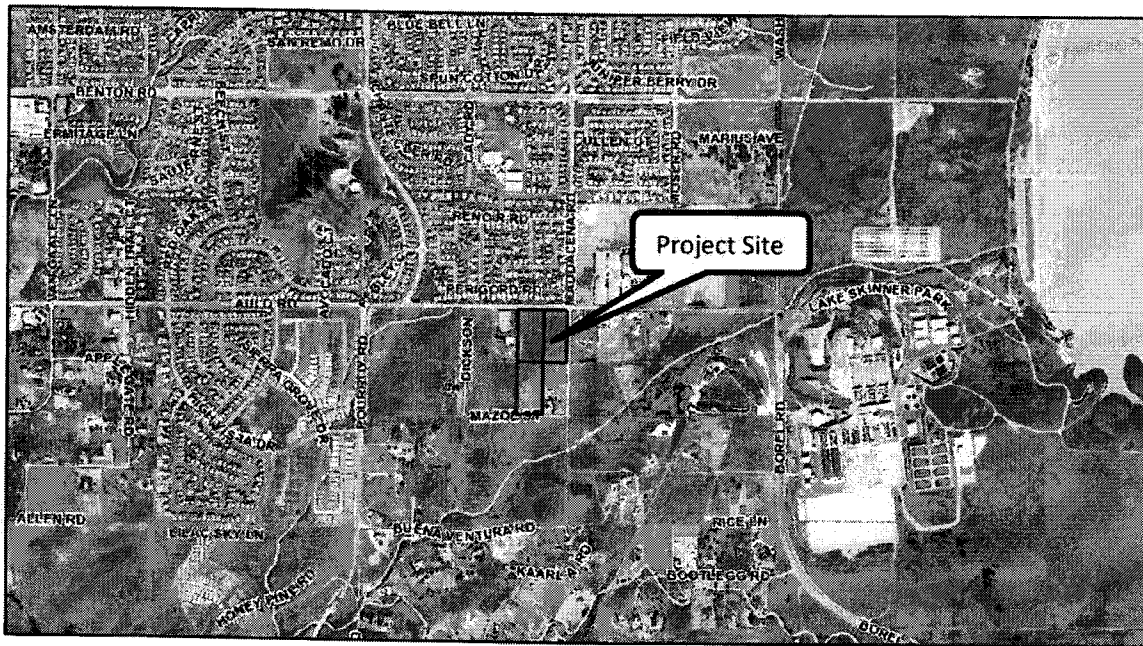


Figure 1: Project Location Map

**PROJECT DETAILS:** This project includes a Foundation General Plan Amendment application to change the site's three parcels, 14.48 gross acres, to Estate Density Residential. This General Plan Amendment does not include an accompanying implementing project.

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:**

French Valley

II. General Plan Foundation Component Amendment Justification

During the last Foundation Component Amendment cycle, the parcels in the application were part of a General Plan Amendment (GPA00945). The application was seeking to amend the Foundation Component to Community Development, the Land Use to Commercial Retail and the site's Zoning Classification to C-1/C-P based on the future development of Butterfield Stage Road, as depicted by the Riverside County General Plan. Ultimately, the Board of Supervisors deemed the application for commercial zoning premature based on the lack of funding to build Butterfield Stage Road. The 2008 Riverside County General Plan cycle has closed and the most current General Plan still depicts the intended development of Butterfield Stage Road.

While we understand the funding and development of Butterfield Stage Road are still a few years out, we still only have one opportunity for the next eight years to update the Foundation Component of the land. Our application seeks to amend the General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR). This amendment allows us to maintain the integrity of the rural neighborhood as it is today but allows for flexibility in the future should the Butterfield Stage Road development begin before the next application cycle.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	14.48
Number of Parcels:	3
Sphere of Influence:	Yes – City of Temecula
Policy Area:	Yes- Highway 79
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural (RUR)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Rural Residential (RR)
Proposed General Plan Land Use:	Estate Density Residential (EDR)
<b>Surrounding General Plan Land Use</b>	
North:	Medium Density Residential (MDR)



General Plan Advisory Committee GPIP Report  
 Foundation General Plan Amendment No.: 1187

East:	Rural Residential (RR)
South:	Rural Residential (RR)
West:	Rural Residential (RR) and Commercial Retail (CR)
Existing Zoning Classification:	A-1-5 (Light Agriculture)
Change of Zone Required:	Yes
<b>Surrounding Zoning Classification</b>	
North:	SP Zone (#286)
East:	R-A-2½ (Residential Agricultural)
South:	A-1-5 (Light Agriculture)
West:	A-1-5 (Light Agriculture) and C-1/C-P (General Commercial)
Existing Development and Use:	Vacant Land
<b>Surrounding Development and Use</b>	
North:	Residential
East:	Residential
South:	Vacant Land
West:	Residential

**Environmental Information:**

WRCMSHCP Criteria Cell:	The parcels for GPA01187 are not located within a Criteria Cell; therefore, this GPA will not be required to file a HANS application. If/when there is an implementing project, the site(s) will still 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.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	Yes – French Valley
Agricultural Preserve:	No
Farmland Importance:	Yes – Grazing Land Local Importance
Fire Hazard Area:	Yes – High
Fire Responsibility Area:	Yes – State Responsibility Area
Special Flood Hazard Area:	No
Liquefaction Area:	Yes – Low Potential
Subsidence Area:	Yes – Susceptible
Fault Line:	No – Not within half-mile

Fault Zone:	No – Not within half-mile
Paleontological Sensitivity:	Yes – High Sensitivity

---

**Utility Information:**

Water Service:	No – Eastern Municipal Water District
Sewer Service:	No – Eastern Municipal Water District

---

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01187

### VICINITY/POLICY AREAS

Supervisor: Washington  
District 3

Date Drawn: 08/20/2016  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: The City of Riverside, 2008, the City of Riverside, is not responsible for the accuracy of the information provided in this map. The map is intended for informational purposes only and should not be used as a basis for any legal action. The City of Riverside is not liable for any damages, including consequential damages, arising from the use of this map. For more information, please contact the City of Riverside Planning Department at (951) 947-3000 or visit our website at www.ci.riverside.ca.us.

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01187

Supervisor: Washington  
District 3

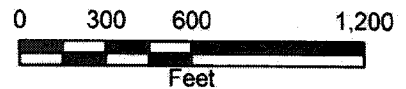
Date Drawn: 07/20/2016  
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palms Desert at (760)863-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01187

Supervisor: Washington  
District 3

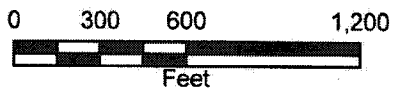
Date Drawn: 07/20/2016  
Exhibit 2

EXISTING ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://publicbeta.riversideca.gov>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01187

Supervisor: Washington  
District 3

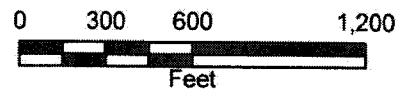
### PROPOSED GENERAL PLAN

Date Drawn: 07/20/2016  
Exhibit 6

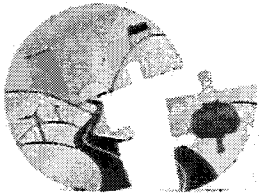


Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.riverside.ca.gov>



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

GPA 01187

APPLICATION FOR FOUNDATION COMPONENT  
AMENDMENT TO THE RIVERSIDE COUNTY  
GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Londen Land Company, LLC

Contact Person: Ashlee Lewis

E-Mail: ASHLEE.LEWIS@LONDEN-INSURANCE.COM

Mailing Address: 4343 E Camelback Rd, Suite 400  
Phoenix, AZ 85018

Daytime Phone No: (602) 957-1050

Fax No: (602) 840-9765

Engineer/Representative Name: NVS

Contact Person: Bill Warner

E-Mail: bill.warner@NVS.COM

Mailing Address: 42829 Cook St, Suite 104  
Palm Desert CA 92211-5198

Daytime Phone No: (760) 408-2881

Fax No: (760) 341-5999

Property Owner Name: Londen Land Company, LLC

Contact Person: Same as applicant

E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Street

City

State

ZIP

Daytime Phone No: ( ) \_\_\_\_\_

Fax No: ( ) \_\_\_\_\_

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

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

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


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

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

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

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

CONDEN LAND COMPANY, LLC  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)  
LYNN CONDEN, MANAGER  
SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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



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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 9104-050-008, 9104-050-009 & 9104-050-012

Approximate Gross Acreage: 14.5 acres

General location (nearby or cross streets): North of Mazole Street, South of Ruid Rd, East of Dickson Path, West of Maddalena Rd

Existing General Plan Foundation Component(s): Rural

Proposed General Plan Foundation Component(s): Community Development

Existing General Plan Land Use Designation(s): Rural Residential

Proposed General Plan Land Use Designation(s): Estate Density Residential

General Plan Policy Area(s) (if any): Highway 79 Policy Area

Existing Zoning Classification(s): A-1-G

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

The proposed General Plan Amendment will update the existing General Plan Foundation Component from Rural to Community Development and the existing General Plan Land Use Designation from Rural Residential to Estate Density Residential.

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

If yes, provide Application No(s): GPA 945 & GPA 975  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 4173 EIR No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide signed copy(ies): Buffing owl, geotechnical, MSHCP Consistency, Cultural Resources, Plant Survey, Air Quality

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
Sewer District	Yes	No
EASTERN MUNICIPAL WATER DISTRICT		✓

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

Southern California Gas Co: N/A  
EMWD (Water & Sewer): N/A

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

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

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

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

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

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

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

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

Owner/Representative (1) [Signature] Date \_\_\_\_\_

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

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

---

**II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:**

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Provide details of the new conditions or circumstances that would satisfy these required Foundation Component Amendment findings.  
(Please be specific. Attach separate pages if needed.)

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

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

---

**III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:**

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

There are no known conflicts with the Riverside County  
General Plan as a result of the proposed Foundation  
Component Amendment.

---

---

---

---

---

---

---

---

**NOTES:**

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.

2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is \$10,000.00. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
- o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.

3. This completed application form, along with the requisite filing fees, are required to file an application with the County of Riverside Planning Department.

French Valley

## II. General Plan Foundation Component Amendment Justification

During the last Foundation Component Amendment cycle, the parcels in the application were part of a General Plan Amendment (GPA00945). The application was seeking to amend the Foundation Component to Community Development, the Land Use to Commercial Retail and the site's Zoning Classification to C-1/C-P based on the future development of Butterfield Stage Road, as depicted by the Riverside County General Plan. Ultimately, the Board of Supervisors deemed the application for commercial zoning premature based on the lack of funding to build Butterfield Stage Road. The 2008 Riverside County General Plan cycle has closed and the most current General Plan still depicts the intended development of Butterfield Stage Road.

While we understand the funding and development of Butterfield Stage Road are still a few years out, we still only have one opportunity for the next eight years to update the Foundation Component of the land. Our application seeks to amend the General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR). This amendment allows us to maintain the integrity of the rural neighborhood as it is today but allows for flexibility in the future should the Butterfield Stage Road development begin before the next application cycle.

## 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. 1187 (Foundation and Entitlement/Policy) – APPLICANT:** Londen Land Company, LLC – **ENGINEER/REPRESENTATIVE:** NV5, Bill Warner – Third Supervisorial District – 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 – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – **APNs:** 964-050-008, 964-050-009, and 964-050-012.

**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>

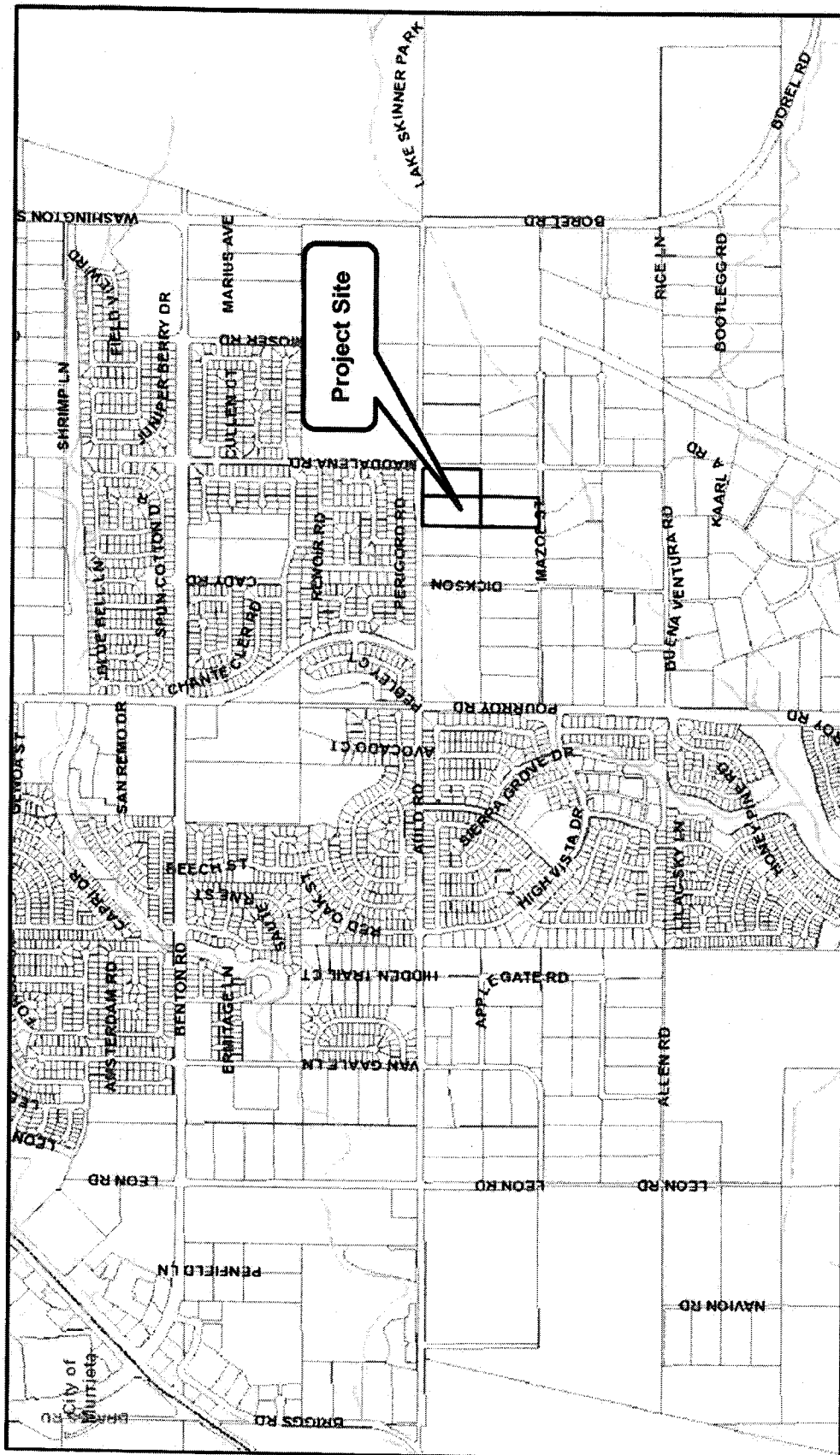
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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 1187

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  
16.5

**Gil, Cecilia**

---

**From:** Legals <legals@pe.com>  
**Sent:** Tuesday, March 14, 2017 4:07 PM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: GPA 1187

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\*\***

---

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

On Tue, Mar 14, 2017 at 4:06 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 1187

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@srclkrec.com>  
**Sent:** Tuesday, March 14, 2017 4:21 PM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: GPA 1187

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 4:07 PM  
**To:** Buie, Tammie <tbuie@srclkrec.com>; Garrett, Nancy <ngarrett@srclkrec.com>; Kennemer, Bonnie <bkenname@srclkrec.com>; Meyer, Mary Ann <MaMeyer@srclkrec.com>  
**Subject:** FOR POSTING: GPA 1187

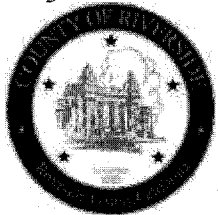
Attached is a Notice of Public Meeting, for POSTING. Please confirm. THANK YOU!

### *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.

---

Confidentiality Disclaimer

---

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

NOTICE IS HEREBY GIVEN that a public meeting will be held before the Board of Supervisors of Riverside County, California, on the 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 Londen Land Company, LLC – NV5, Bill Warner, on **General Plan Amendment No. 1187**, which proposes to amend the General Plan Foundation Component from Rural (RUR) to Community Development (CD) and amend the land use from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels, totaling 14.48 gross acres (“the project”). The project is located north of Mazoe Street, south of Auld Road, east of Dickson Path and west of Maddalena Road in the Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1187**.

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

# DWD

DAVIS • WOJCIK • DUARTE

A PROFESSIONAL LAW CORPORATION

March 20, 2017

Clarke's Copy

Mr. John Earle Hildebrand  
County Administrative Center  
4080 Lemon Street  
Riverside, California 92501  
Email: [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org)

VIA E-MAIL

Re: Agenda Item No. 16.5 | General Plan Initiation Proceedings for GPA No. 1187

Mr. Hildebrand:

This office represents the interests of Third Supervisorial District residents, Noah and Brianne Rau. The purpose of this correspondence is to express my clients' ongoing opposition to any foundational changes to their community as contemplated in the General Plan Initiation Proceedings ("GPIP") currently scheduled to be heard before the Board on March 21, 2017.

Mr. and Mrs. Rau are owners of record of APN 964-050-007, located on Auld Road and immediately adjacent to the properties that are the subject of the GPIP. The three parcels that comprise the project site propose bifurcating a small section of the rural community consisting of single family homes with a land use of approximately 15 acres of Estate Density Residential.

Mr. and Mrs. Rau, along with several other neighbors in the community, have previously expressed their opposition to amendments to the General Plan that fundamentally alter the way of life of the homeowners in this region. This included recent General Plan Amendment applications Nos. 945 and 975. As before, we believe that an application for a General Plan Amendment and accompanying zone change like the one that has been proposed will serve to create a land use that is wholly inconsistent with neighboring parcels and would undoubtedly cause a detrimental harm to my clients and their neighbors. Such a hodgepodge land assemblage is precisely what land management seeks to avoid and likely why 3 members of the General Plan Advisory Committee concluded that the project site should remain in its current foundation and zone designation.

The Staff Report relies in part upon the proposed Tentative Parcel Map No. 32379, which provides for a realignment of Butterfield Stage Road, and the anticipated effect this will have on the region. However, this proposed road is again no closer to completion than it was when GPA Nos. 945 and 975 were rejected. Furthermore, the proposal (which dates back to 2006 and certainly does not constitute a changed circumstance) necessarily requires *eminent domain* of neighboring parcels (including the property of the Raus). Notwithstanding what the maps and proposed realignments suggested several years ago, there exists several practical problems (including the current lack of funds to complete the project) in addition to the inevitable legal challenges to any such proposal. Making planning decisions in reliance upon this proposed road is putting the proverbial cart in front of the horse and sets a dangerous precedent in planning based upon speculative future uses.

1001 E. Morton Place, Ste. A  
Hemet, CA 92543  
Phone: (951) 652-9000  
Fax: (951) 658-8308

Please respond to:

[lawdwd.com](http://lawdwd.com)

28544 Old Town Front St., Ste. 201  
Temecula, CA 92590  
Phone: (951) 587-2222  
Fax: (951) 658-8308

16.5

Mr. John Earle Hildebrand  
March 20, 2017  
Page 2 of 2

While we understand that there is no pending application for a General Plan Regular Foundation Component Amendment at this time, given the nature of the General Plan Initiation Proceedings ("GPIP"), we thought it important again to communicate concerns of the residents regarding yet another attempt to alter the nature of this community. Should the Board resolve to adopt an order initiating proceedings for General Plan Amendment No. 1187, my clients would anticipate vigorously opposing the proposed amendment in order to preserve the character of this unique part of our County. As such, my clients hereby reserve all rights thereto.

I appreciate your attention to this important issue and look forward to addressing it with you in the future. I would like to invite the project applicant to contact me directly so that they can be made aware of the concerns of the neighbors in the community and would appreciate you passing along my invitation. If you would like to discuss this matter further, please do not hesitate to contact me.

Very truly yours,  
DAVIS | WOJCIK | DUARTE

A handwritten signature in cursive script that reads "Matthew Duarte".

Matthew Duarte, Esq.

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 #: 16.5

SPEAKER'S NAME: Brianne Rau  
(Print Name)

Address: 32343 Auld Rd  
(Only required if follow-up mail response is requested)

City: Winchester Zip: 92596

Phone #: 951-852-0993 Email: Byhlen@msn.com

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)

Brianne Y Rau  
(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.**

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: 21 MARCH 2017 Agenda #: 16.5

SPEAKER'S NAME: ASHLEE LEWIS  
(Print Name)

Address: 4343 E CAMELBACK RD, STE 400  
(Only required if follow-up mail response is requested)

City: PHOENIX Zip: 85020

Phone #: 602-957-1650 Email: Ashlee.Lewis@london-insurance.com

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.**



FOR BILLING INQUIRIES:  
CALL (951) 368-9710  
EMAIL [billinginquiry@pe.com](mailto:billinginquiry@pe.com)

# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
3/18/17	0010917599		PE Riverside	3 x 67 Li	296.40

Invoice text: GPA 1187

RECEIVED RIVERSIDE COUNTY  
 CLERK/BOARD OF SUPERVISORS  
 2017 MAR 27 AM 11:13

*Planning  
16.5 of 03/21/17*

Placed by: Cecilia Gil

## Legal Advertising Memo Invoice

BALANCE DUE
296.40

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
SALES/CONTACT INFORMATION	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	03/18/2017	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
03/18/2017	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
296.40	0010917599	DUE UPON RECEIPT



Legal Advertising Memo Invoice

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 1187 /

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: 0010917599-01

P.O. Number:

Ad Copy:

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

NOTICE IS HEREBY GIVEN that a public meeting will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 21, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider initiation proceedings for the application submitted by Londen Land Company, LLC - NV5, Bill Warner, on **General Plan Amendment No. 1187**, which proposes to amend the General Plan Foundation Component from Rural (RUR) to Community Development (CD) and amend the land use from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels, totaling 14.48 gross acres ("the project"). The project is located north of Mazoe Street, south of Auld Road, east of Dickson Path and west of Maddalena Road in the Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1187.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL [ihildebr@rcplma.org](mailto:ihildebr@rcplma.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

3/18

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