

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



ITEM
16.3
(ID # 3958)

MEETING DATE:

Tuesday, April 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1181 (Foundation) – APPLICANT: Trip Hord Associates – ENGINEER/REPRESENTATIVE: McKeever Engineering – Third Supervisorial District – 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: Adopt an order initiating the proceedings for General Plan Amendment No. 1181, that proposes 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 Estate Density Residential (EDR) (2 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on one parcel, totaling 99 gross acres – APN: 465-060-005 – Applicant Fees 100%.

RECOMMENDED MOTION: Staff recommends that the Board of Supervisors:

1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1181**, based on information provided by the applicant and comments received from the Planning Commission and General Plan Advisory Committee.

ACTION: Policy

Charissa Leach, Assistant TLMA Director

3/28/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: April 11, 2017
xc: Planning, Applicant

Kedia Harper-Ihem
Clerk of the Board

By:
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Project Scope

General Plan Amendment No. 1181 is a General Plan Foundation Component Amendment that proposes 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 Estate Density Residential (EDR) (2 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on one parcel, totaling 99 gross acres. The project site is generally located north of Stowe Road, east of Richmond Road, south of Stetson Avenue, west of Stueber Lane, and is within the Harvest Valley/Winchester 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.

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

Justification for Foundation Component Amendment

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

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 3.3, and was recommended for initiation to the Planning Commission.

During the GPAC meeting, the members discussed the proposed application and its compatibility with the surrounding area. The GPAC felt that with the other Foundation changes in the area and the general growth through the corridor, this proposed Foundation change would be appropriate.

Planning Commission

This application was considered by the Planning Commission during a public meeting on November 2, 2016, Agenda Item 2.4, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioner's considered the proposed change and it's appropriateness for the area. The Commissioner's felt that the change to an MDR (2-5 du/ac) land use designation could be compatible, but cautioned that the implementation of the design would need to take into consideration the surrounding community's larger lots. Integration of public parks and trails should also be part of the design.

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

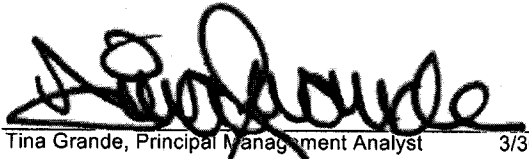
ATTACHMENTS:

Attachment A – Exhibits

Attachment B – BOS Report Package

Attachment C – PC Report Package

Attachment D – GPAC Report Package



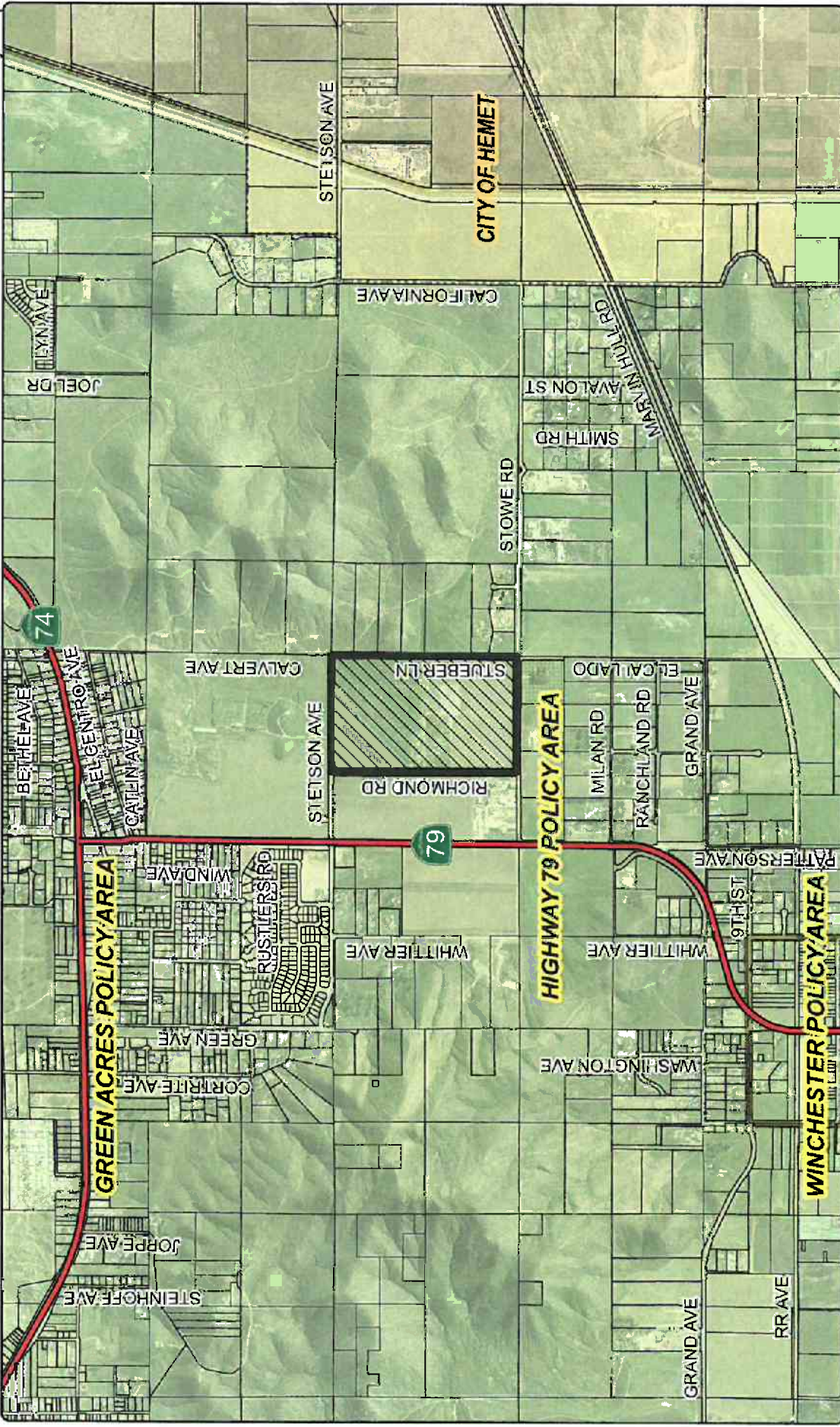
Tina Grande, Principal Management Analyst

3/30/2017

RIVERSIDE COUNTY PLANNING DEPARTMENT GPA01181 VICINITY/POLICY AREAS

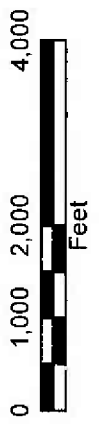
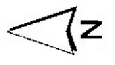
Supervisor: Washington
District 3

Date Drawn: 07/29/2016
Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On January 7, 2003, the County of Riverside will create a new General Plan for the County and will set a new general plan for the unincorporated Riverside County. The new General Plan will contain a new map of the County Planning Department's jurisdiction. The new map will be available at 91-315-25-1000. For more information, contact the County Planning Department at 91-315-25-1000 or visit our website at www.riversidecounty.net.

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01181

LAND USE

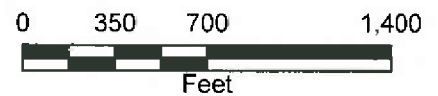
Supervisor: Washington
District 3

Date Drawn: 07/29/2016
Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



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

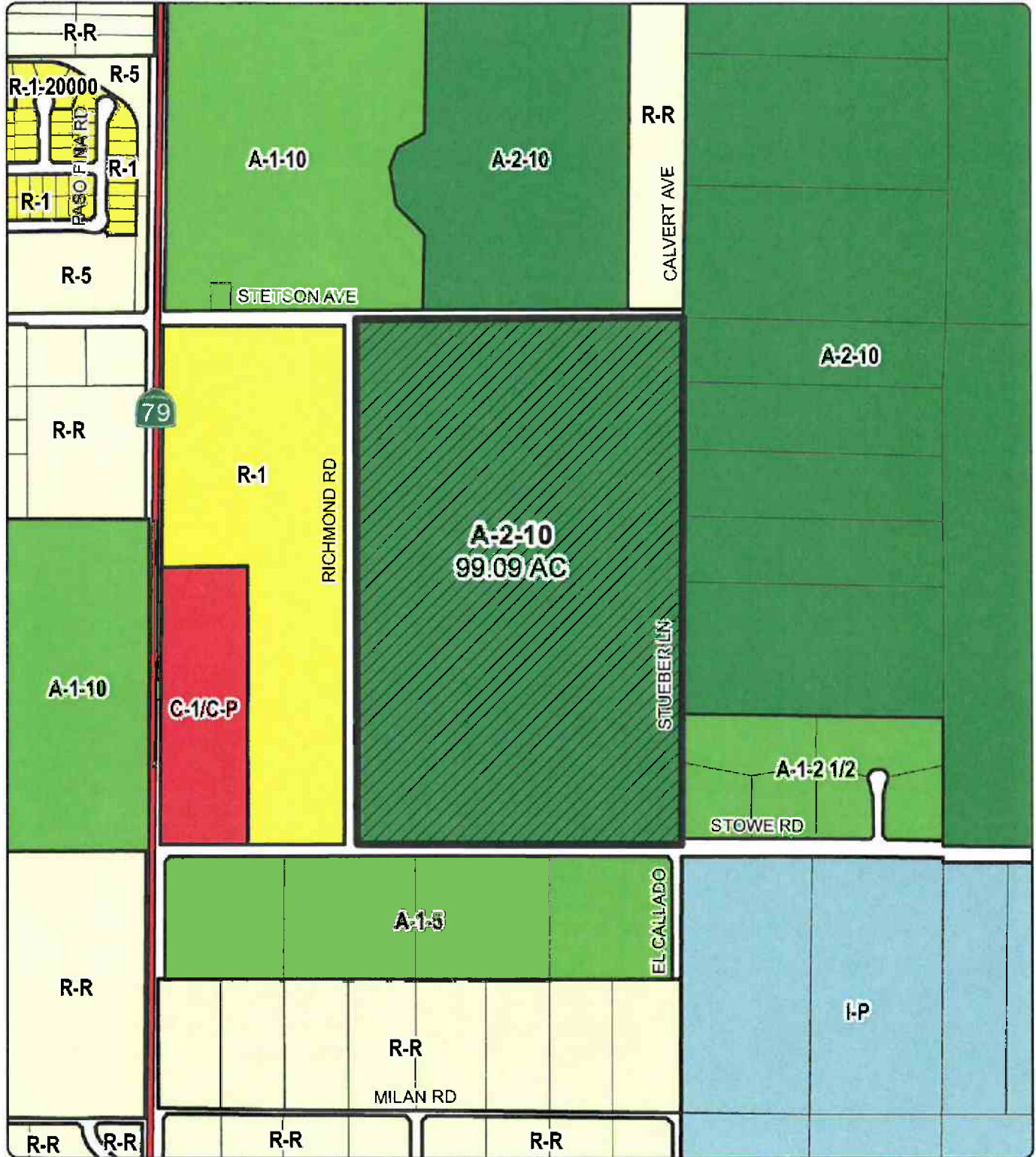
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01181

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 07/29/2016
Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



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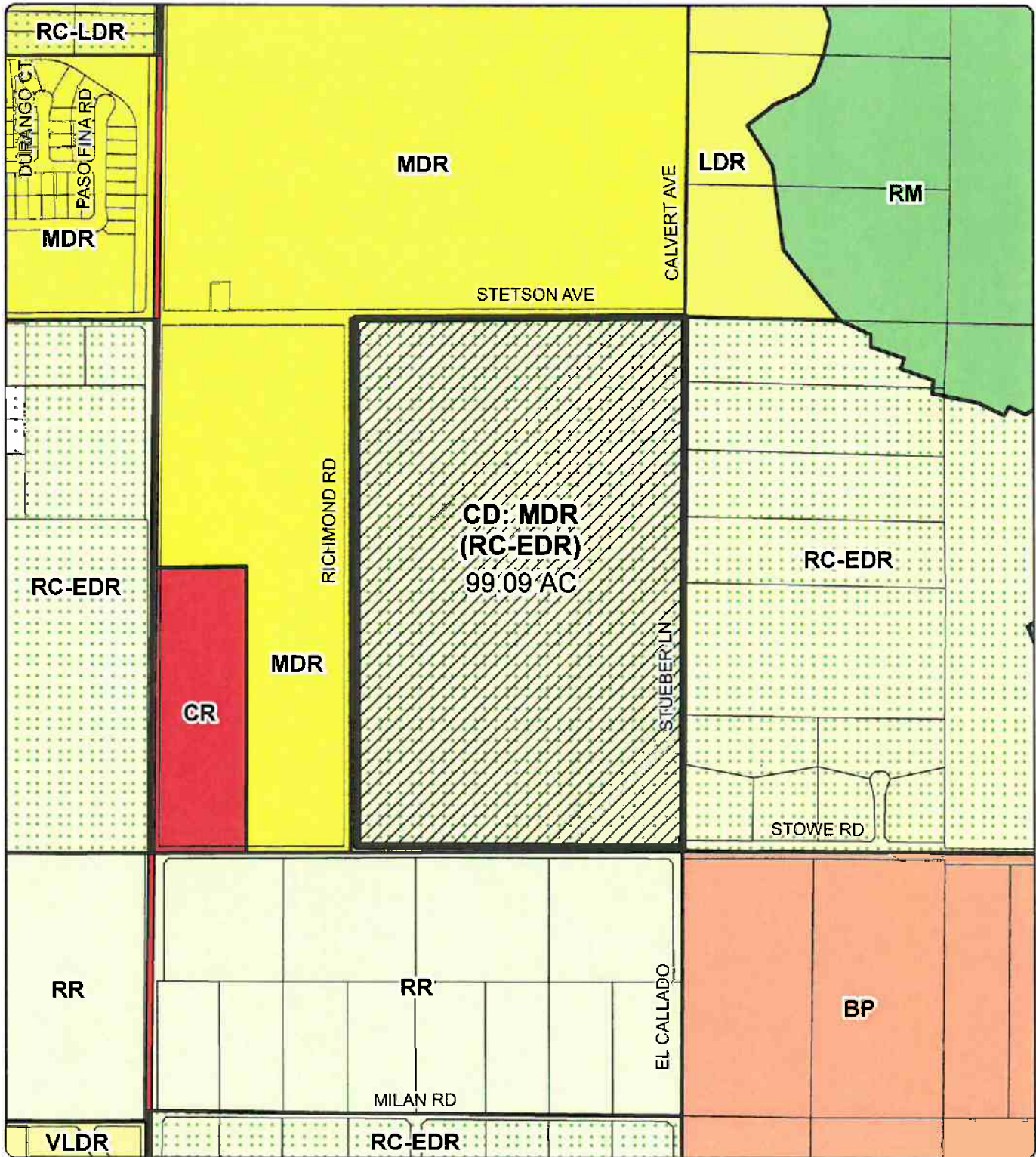
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01181

Supervisor: Washington
District 3

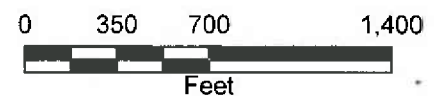
PROPOSED GENERAL PLAN

Date Drawn: 07/29/2016
Exhibit 6



Zoning Area: Winchester

Author: Vinnie Nguyen



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

BOS

Report Package

Meeting Date: Tuesday, April 11, 2017



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 2.4

GENERAL PLAN AMENDMENT NO. 1181 (FOUNDATION AND ENTITLEMENT/POLICY) –
APPLICANT: Trip Hord Associates – ENGINEER/REPRESENTATIVE: McKeever Engineering – Third
Supervisory District – 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.

II. PROJECT DESCRIPTION:

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.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

No one spoke in favor, in opposition, or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

The Planning Commission Comments to the Board of Supervisors are:

RECOMMEND INITIATION WITH CAUTION.

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

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

204

Agenda Item No.:
Area Plan: Harvest Valley/Winchester
Supervisory District: Third
Project Planner: John Earle Hildebrand III
Planning Commission: November 2, 2016

General Plan Amendment No. 1181
Property Owner: Stonegate Land Owner, LLC
Applicant: Stonegate Land Owner, LLC
Engineer/Representative: Trip Hord Associates



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1181 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land use Designation from Estate Density Residential (EDR) (2 acre minimum) to Medium Density Residential (MDR) (2 – 5 dwelling units per acre), on one parcel, totaling 99 gross acres. The application for this amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is generally located north of Stowe Road, east of Richmond Road, south of Stetson Avenue, west of Stueber Lane, and within the Harvest Valley/Winchester Area Plan

PROJECT APNs: 465-060-005

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

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

The proposed FGPA was previously filed as GPA 1001. The project area has been reduced from 150 acres to approximately 99 acres. Land use policy changes in surrounding land use designations include the adoption of GPA 943 from RC-EDR to CD-MDR/CR immediately to the west and GPA 973 from RC-EDR to CD-BP to the southeast. The designation of Alternative 1BR for the Highway 79 freeway corridor along the easterly project boundary is a special circumstance that was not considered in the adoption of the 2003 RCIP.

The proposed general plan amendment coincides with the County's proposed changes of the parcel to Community Development – Medium High Density Residential (CD-MHDR) and Community Development – Medium Density Residential (CD-MDR). The county will defer to the property owner to make the proposed changes as these changes match the vision preferred by residents of the area and the County. The revision from GPA 1001 removes land that was indicated as an obstacle by the Board of Supervisors.

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 one vote of no.

During the GPAC meeting the members discussed the surrounding area and compatibility of the project. The members also discussed the proposed realignment of Highway 79 and where the alternative routes were located, as it may impact the site. During the review of a future implementing project, the site will accommodate any realignment requirements.

PROJECT SITE INFORMATION:

- | | |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Existing Foundation Component: | Rural Community (RC) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Estate Density Residential (EDR) |
| 4. Proposed General Plan Designation: | Medium Density Residential (MDR) |
| 5. Surrounding General Plan Designations: | North – Medium Density Residential (MDR)
South – Rural Residential (RR), East and West – Estate Density Residential (EDR) |
| 6. Existing Zoning Classification: | A-2-10 (Heavy Agricultural) |
| 7. Surrounding Zoning Classifications: | North & east - A-1-10 (Light Agricultural) & A-2-10 (Heavy Agricultural), South - A-1-5 (Light Agricultural), West - A-1-10 (Light Agricultural) |
| 8. Existing Land Use: | Agricultural and Vacant Land |
| 9. Surrounding Land Uses: | Commercial, Residential, Agricultural, and Vacant Land |
| 10. Project Size (Gross Acres): | 99.09 |

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. 1181 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. A City sphere of influence; or
 - c. An Agricultural preserve; or
 - d. An Airport Influence Area ("AIA"); or
 - e. A Special flood hazard area; or
 - f. A half-mile of a fault line or fault zone.
3. The project site is located within:
 - a. The Highway 79 Policy Area; and
 - b. A low and moderate liquefaction area; and
 - c. A susceptible subsidence area; and
 - d. A moderate fire hazard area; and
 - e. A State responsibility area for fire protection service.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 3.3

GENERAL PLAN AMENDMENT NO. 1181 (Foundation and Entitlement/Policy) –

APPLICANT: Trip Hord Associates – ENGINEER/REPRESENTATIVE: McKeever Engineering – Third Supervisorial District – 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 – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 721-170-004.

II. DISCUSSION:

Ms. Domenigoni recused herself.

Mr. Silver: This is a patchwork of urbanization. There is no organization.

Mr. Rosenthal: Generally supports this.

III. GPAC ACTION:

Motion by Mr. Miller; second by Mr. Cousins.

Mr. Silver votes no.

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. 1181 (Foundation and Entitlement/Policy) – APPLICANT: Trip Hord Associates – ENGINEER/REPRESENTATIVE: McKeever Engineering – Third Supervisorial District – 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 – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 721-170-004.

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

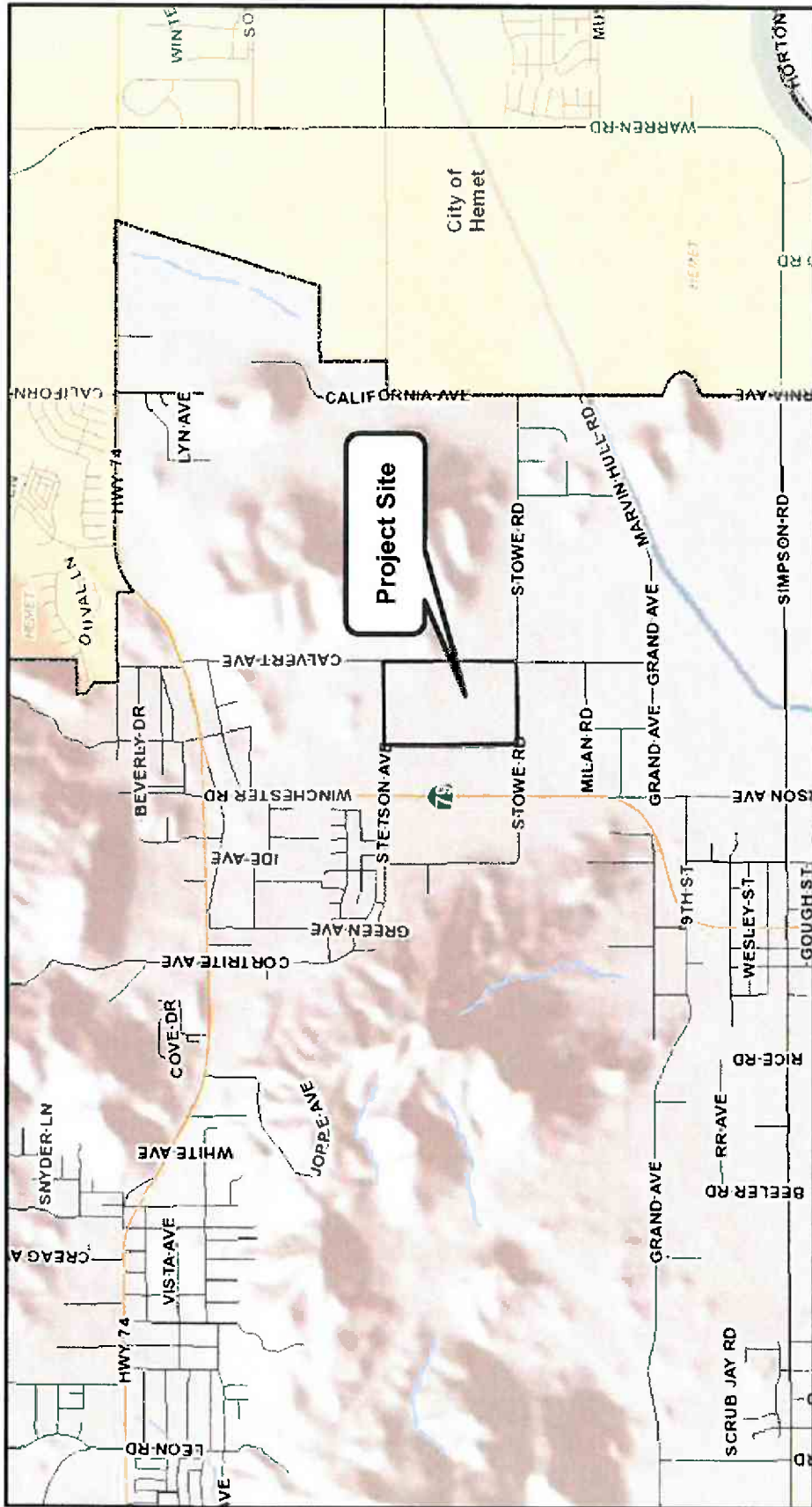
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

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

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

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

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



Printed at: 8:43 am
On: Wednesday, Oct 19, 2016

Ad #: 0010207991
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 133 Li
Bill Size: 266.00

Amount Due: **\$385.70**

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. 1181 (Foundation and Entitlement/Policy) - APPLICANT: Trip Hord Associates - **ENGINEER/REPRESENTATIVE:** McKeever Engineering - **Third Supervisorial District - 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 - **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - **APN:** 721-170-004.

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PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET RIVERSIDE, CA 92501

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

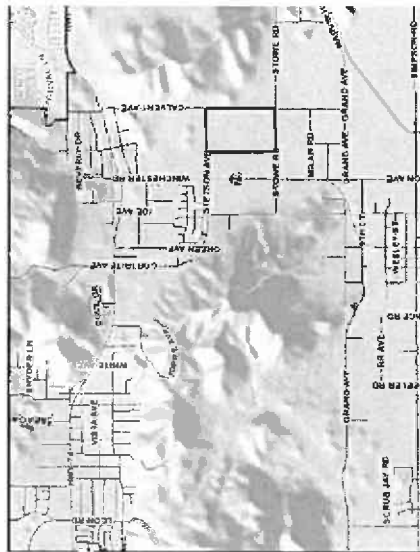
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Any person wishing to comment on the proposed application may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting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

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

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





10/24

GPAC

Report Package

Meeting Date: Thursday, August 25, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

Foundation GPA No.: 1181
Supervisory District: Third
Area Plan: Harvest Valley/Winchester
Zoning Area/District: Winchester Area
Property Owner(s): Stonegate Land Owner, LLC
Project Representative(s): Trip Hord Associates

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land use Designation from Estate Density Residential (EDR) (2 acre minimum) to Medium Density Residential (MDR) (2 – 5 dwelling units per acre), on one parcel, totaling 99 gross acres.

LOCATION: Generally located north of Stowe Road, east of Richmond Road, south of Stetson Avenue, and west of Stueber Lane.

PROJECT APN: 465-060-005



Figure 1: Project Location Map

PROJECT DETAILS: This project is a General Plan Amendment to change the site's 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), on one parcel, totaling 99 gross acres. This project does not include any accompanying implementing plan.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: The proposed FGPA was previously filed as GPA 1001. The project area has been reduced from 150 acres to approximately 99 acres. Land use policy changes in surrounding land use designations include the adoption of GPA 943 from RC-EDR to CD-MDR/CR immediately to the west and GPA 973 from RC-EDR to CD-BP to the southeast. The designation of Alternative 1BR for the Highway 79 freeway corridor along the easterly project boundary is a special circumstance that was not considered in the adoption of the 2003 RCIP.

The proposed general plan amendment coincides with the County's proposed changes of the parcel to Community Development – Medium High Density Residential (CD-MHDR) and Community Development – Medium Density Residential (CD-MDR). The county will defer to the property owner to make the proposed changes as these changes match the vision preferred by residents of the area and the County. The revision from GPA 1001 removes land that was indicated as an obstacle by the Board of Supervisors.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	99.09
Number of Parcels:	1
Sphere of Influence:	No
Policy Area:	Yes – Highway 79 Policy Area
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Estate Density Residential (EDR)
Proposed General Plan Land Use:	Medium Density Residential (MDR)
Surrounding General Plan Land Use	
North:	Medium Density Residential (MDR)
East:	Estate Density Residential (EDR)
South:	Rural Residential (RR)
West:	Estate Density Residential (EDR)
Existing Zoning Classification:	A-2-10 (Heavy Agricultural)
Change of Zone Required:	Yes

Surrounding Zoning Classification	
North:	A-1-10 (Light Agricultural) A-2-10 (Heavy Agricultural)
East:	A-1-2½ (Light Agricultural) A-2-10 (Heavy Agricultural)
South:	A-1-5 (Light Agricultural)
West:	A-1-10 (Light Agricultural)
Existing Development and Use: Vacant and Agricultural uses	
Surrounding Development and Use	
North:	Agricultural
East:	Vacant & Residential
South:	Agricultural & Residential
West:	Commercial, Residential, & Agricultural

Environmental Information:

WRCMSHCP Criteria Cell:	GPA01181 is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within a MSHCP Criteria Cell. The MSHCP does not describe conservation outside of Criteria Cells. Conservation may be required outside of Criteria Cells for species that are not adequately covered by the MSHCP or species whose conservation objectives have not been met. All projects within the MSHCP Plan Area must be in compliance with the MSHCP. Biological documents for the GPA area are currently under review as part of the analysis for TR36504. Further biological analysis and studies may be required prior to the approval of any projects within the GPA area.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Yes – Majority Prime Farmland, remaining Other
Fire Hazard Area:	Yes – Vast majority of property Moderate, pocket on north part of parcel High, and approximately 125 foot corridor along east side of parcel very high
Fire Responsibility Area:	State Responsibility
Special Flood Hazard Area:	None
Liquefaction Area:	Yes – Mostly Low, southeasterly triangular quarter of parcel in moderate

Subsidence Area:	Yes – Susceptible
Fault Line:	No – not within a half-mile
Fault Zone:	No – not within a half-mile
Paleontological Sensitivity:	Yes – High B – fossils at or below 4 feet of depth

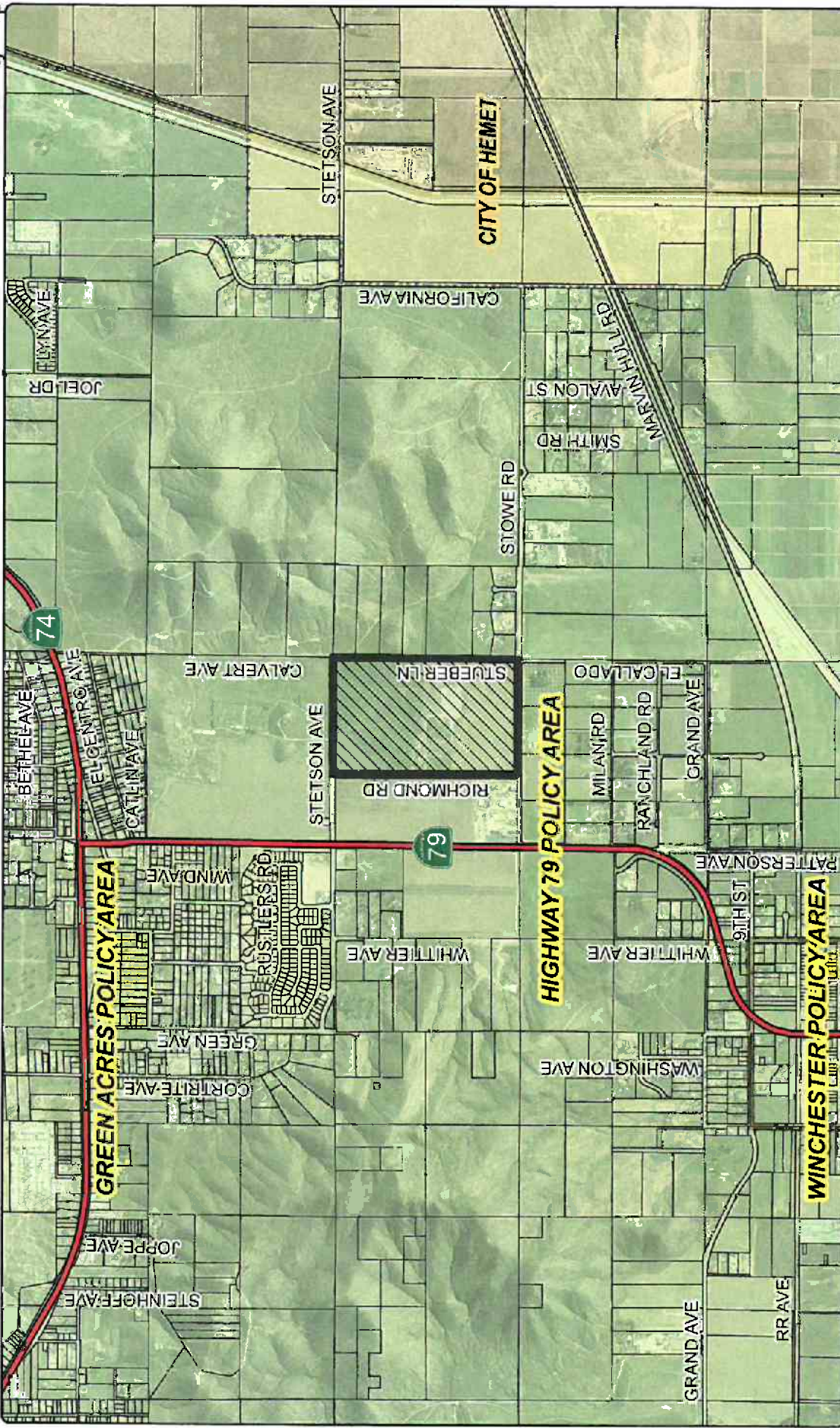
Utility Information:

Water Service:	Yes – Eastern Municipal Water District (Verify Service)
Sewer Service:	Yes – Eastern Municipal Water District (Verify Service)

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01181
VICINITY/POLICY AREAS

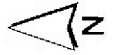
Supervisor: Washington
 District 3

Date Drawn: 07/29/2016
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside accepted a new General Plan providing for land use designations for Agriculture and Business Districts. The new General Plan and its implementing legislation have been approved by the Board of Supervisors. The new General Plan and its implementing legislation are available on the County of Riverside website at www.riversideca.gov. Planning information in Riverside at 07/29/2016 (Riverside County) is an official document of the County of Riverside. For more information, contact the Public Works or Planning Department at (951) 955-3000.

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01181

LAND USE

Supervisor: Washington
District 3

Date Drawn: 07/29/2016

Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-5277 (Eastern County) or Website http://www.rivplanning.net/PA_03

RIVERSIDE COUNTY PLANNING DEPARTMENT

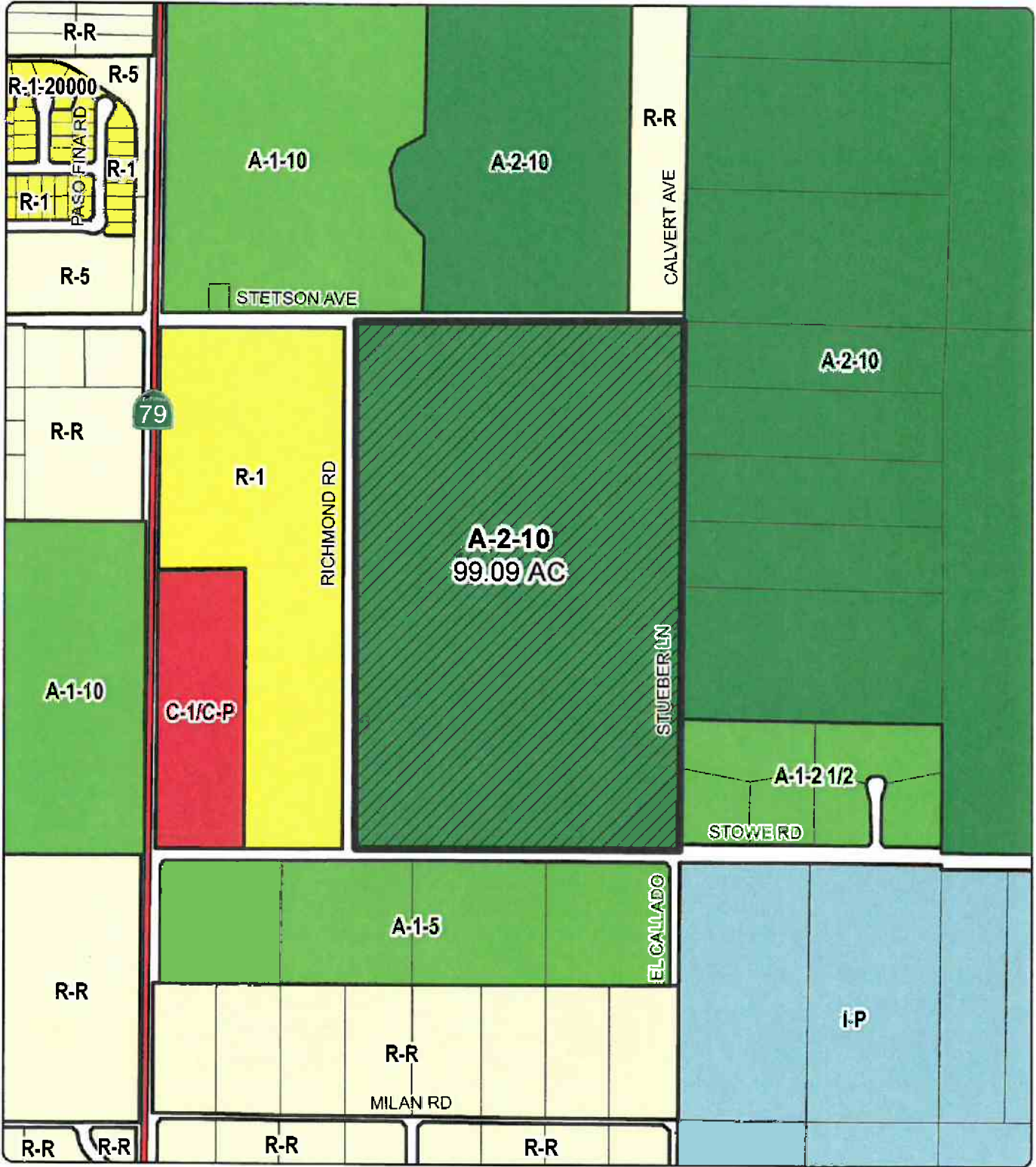
GPA01181

Date Drawn: 07/29/2016

Supervisor: Washington
District 3

EXISTING ZONING

Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



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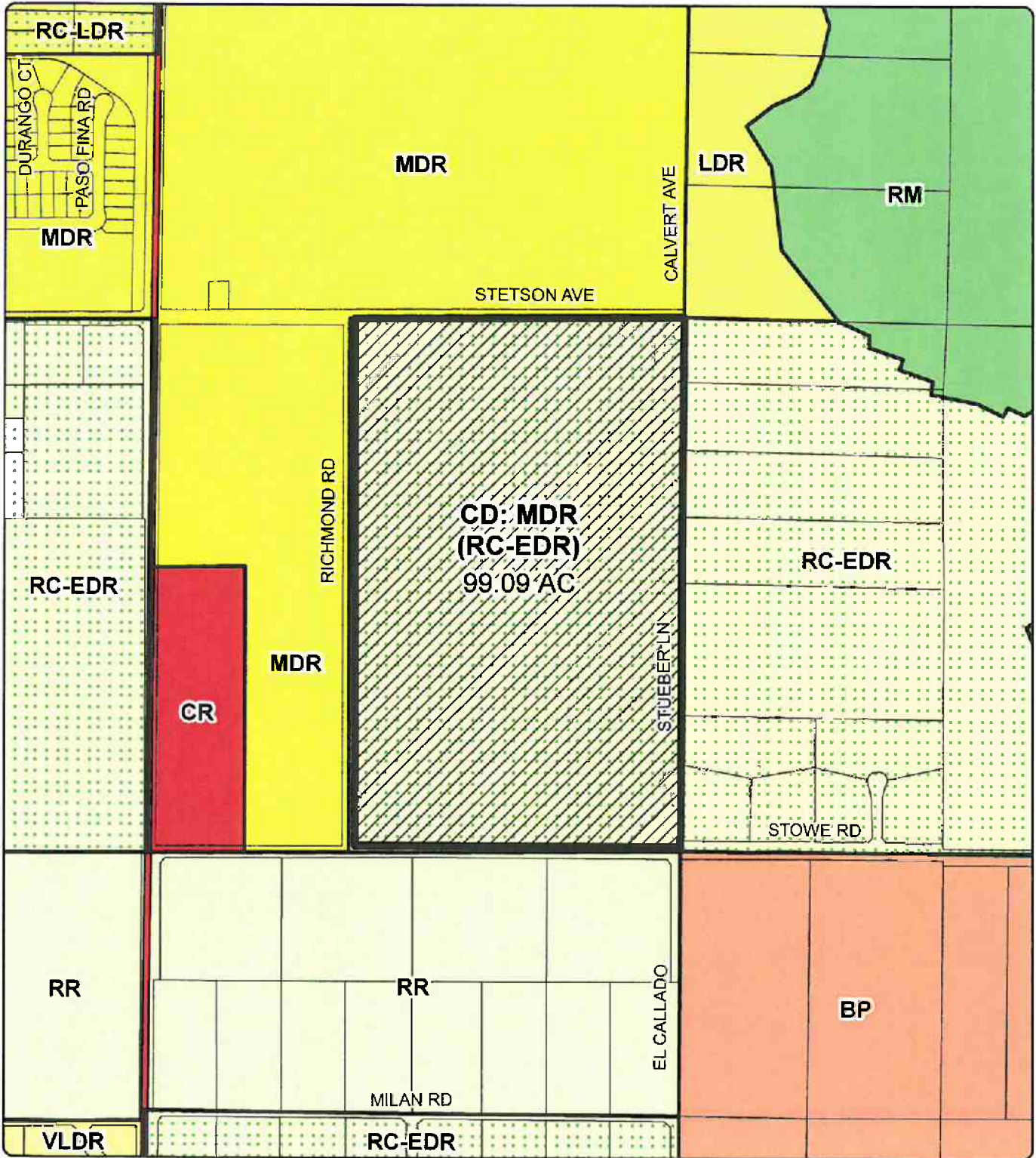
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01181

PROPOSED GENERAL PLAN

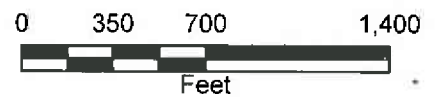
Supervisor: Washington
District 3

Date Drawn: 07/29/2016
Exhibit 6

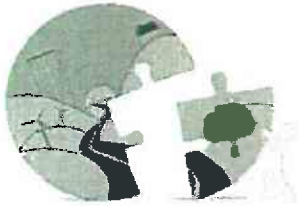


Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

**APPLICATION FOR FOUNDATION COMPONENT
AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN** *BPA 01181*

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Trip Hord Associates

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

Mailing Address: P.O. Box 1235
Riverside CA 92502
City State ZIP

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

Engineer/Representative Name: McKeever Engineering

Contact Person: Bill McKeever E-Mail: office@wjmckeeverinc.com

Mailing Address: 900 E. Washington Street Ste. 208
Colton CA 92324
City State ZIP

Daytime Phone No: (909) 825-8048 Fax No: ()

Property Owner Name: Stonegate Land Owner, LLC.

Contact Person: Steve Varney E-Mail: steve.varney@lwrep.com

Mailing Address: One Federal Street
Boston MA 02110
City State ZIP

Daytime Phone No: (617) 250-7278 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

"Planning Our Future... Preserving Our Past"

**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.)

Stonegate Land Owner, LLC - John Owens

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 465-060-005

Approximate Gross Acreage: 99.09 Gr. Acres

General location (nearby or cross streets): North of Stowe Rd, South of Stetson Ave., East of Calvert, West of Richmond Rd.

Existing General Plan Foundation Component(s): Rural Community (RC)

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

Existing General Plan Land Use Designation(s): RC-EDR

Proposed General Plan Land Use Designation(s): CD-MDR

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

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

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

The proposed FGPA was previously filed as GPA 1001. The project area has been reduced from 150 acres to approximately 99 acres. Land use Policy changes in surrounding land use designations include the adoption of GPA 943 from RC-EDR to CD-MDR/CR immediately to the west and GPA 973 from RC-EDR to BP to the southeast. The designation of Alternative 1BR for the Highway 79 freeway corridor along the easterly project boundary is a special circumstance that was not considered in the adoption of the 2003 RCIP.

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

If yes, provide Application No(s): GPA 1001
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ 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): _____

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	
		Yes	No
Electric Company	So Cal Edison	XX	
Gas Company	The Gas Company	XX	
Telephone Company	Verizon	XX	
Water Company/District	EMWD	XX	

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

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

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

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

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

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Trip Hord - THA Date May 15, 2016

Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

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

N/A

NOTES:

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

Furthermore:

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

NOTICE OF PUBLIC MEETING

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

GENERAL PLAN AMENDMENT NO. 1181 (Foundation and Entitlement/Policy) – APPLICANT: Trip Hord Associates – ENGINEER/REPRESENTATIVE: McKeever Engineering – Third Supervisorial District – 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 – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 721-170-004.

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

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

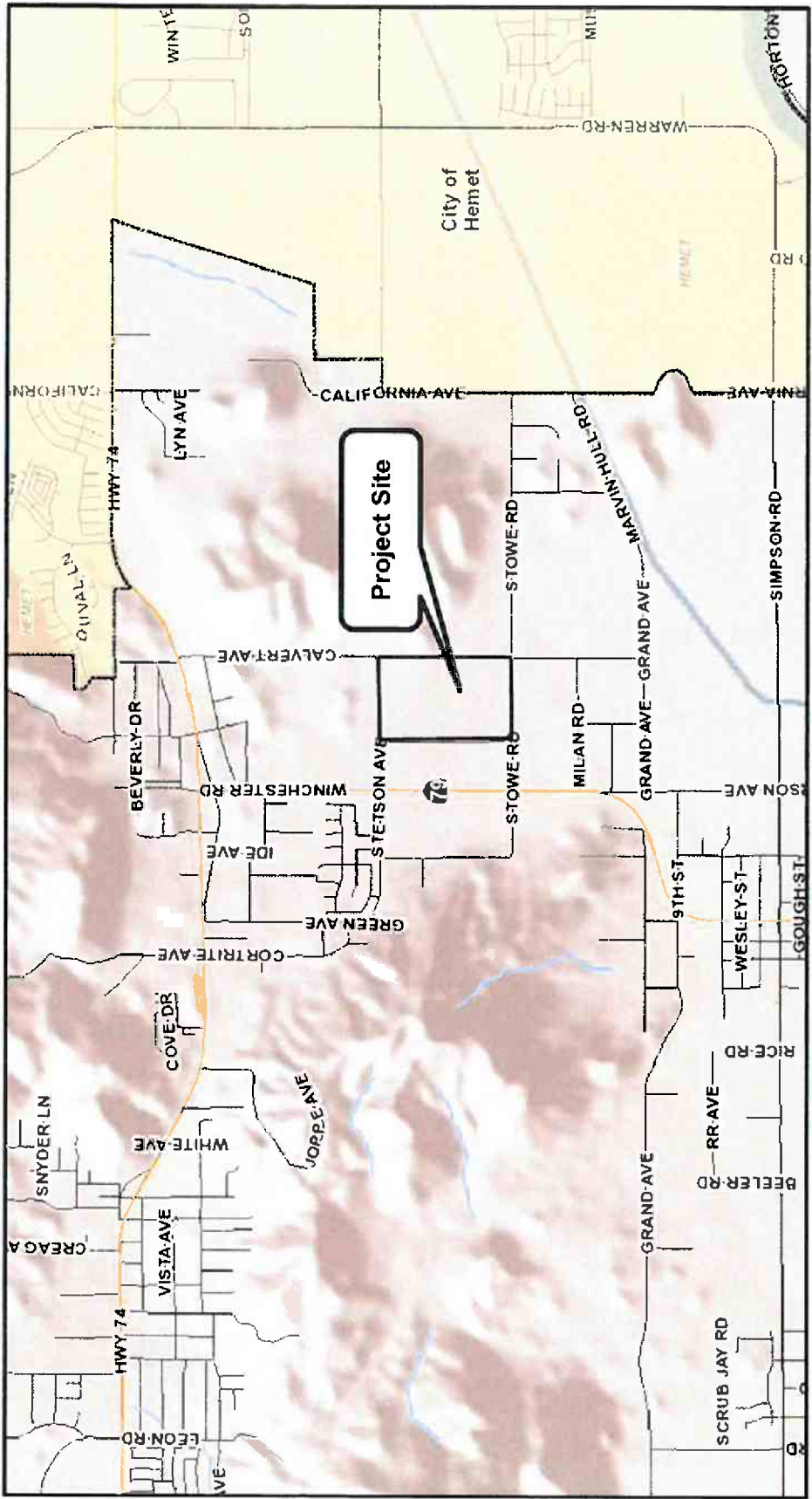
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

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



ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



April 7, 2017

VIA ELECTRONIC MAIL

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

RE: Items 16.1-16.8, General Plan Initiation Proceedings, April 11, 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.

3958
4/11/17 16.3
2017-4-135206

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. 1205 – Mead Valley Area Plan – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) and Rural Residential (RR) to Medium Density Residential (MDR), Commercial Retail (CR), Light Industrial (LI), Mixed Use Area (MUA), and Very High Density Residential (VHDR), on 465 parcels, totaling 776 gross acres

Support initiation

This County-initiated proposal would convert 776 acres of existing Rural and Rural Community along Highway 74 in Mead Valley to two nodes of Mixed Use with higher intensity residential and commercial. This responds to community input. EHL is concerned over intensification of uses absent transit infrastructure, but *overall* concludes that converting highly inefficient land uses to higher densities is a better alternative than continued sprawl into greenfields.

16.2 GENERAL PLAN AMENDMENT NO. 1207 – Harvest Valley/Winchester Area Plan – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) and Estate Density Residential (EDR) to Low Density Residential (LDR), Medium Density Residential (MDR), Commercial Retail (CR), Business Park (BP), and Light Industrial (LI), on 225 parcels, totaling 1,480.71 gross acres

Support initiation

This County-initiated proposal is based upon extensive community input and planning within the Winchester community. It would intensify uses within two areas totaling 1481 acres, covering Rural and Rural Community to Community Development including mixed uses in a more walkable "downtown" setting. Especially given the potential availability of transit in the future, EHL supports this reuse of an existing area for more efficient patterns of development.

16.3 GENERAL PLAN AMENDMENT NO. 1181 – Harvest Valley/Winchester Area Plan – **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.

16.4 GENERAL PLAN AMENDMENT NO. 1178 Eastern Coachella Valley Area Plan – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Medium Density Residential (MDR) on one parcel, totaling 40 gross acres

Oppose initiation

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

16.5 GENERAL PLAN AMENDMENT NO. 1182 – Lakeview/Nuevo and Reche Canyon/Badlands Area Plans – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD) and Open Space (OS) and amend its Land Use Designation from Rural Residential (RR) and Conservation (C) to Commercial Retail (CR) and Conservation (C) on three parcels, totaling 83.74 gross acres

More information needed

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

16.6 GENERAL PLAN AMENDMENT NO. 1190 – The Pass Area Plan – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component



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 30, 2017

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

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

RE: NOTICE OF PUBLIC MEETING: GPA 1181

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, April 5, 2017.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Wednesday, March 29, 2017 4:48 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 1181

Received for publication on 4/5. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: 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****
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The Press-Enterprise PE.com / La Prensa

On Wed, Mar 29, 2017 at 4:02 PM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Notice of Public Meeting for publication on Wednesday, April 5, 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

<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 30, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC MEETING

GPA 1181

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: April 11, 2017 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: March 30, 2017
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkenneme@asrckrec.com>
Sent: Wednesday, March 29, 2017 4:18 PM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: GPA 1181

Good Afternoon,

The notice has been received and will be posted today.

Thank you,
Bonnie

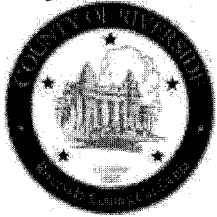
From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Wednesday, March 29, 2017 4:07 PM
To: Buie, Tammie <tbuie@asrckrec.com>; Garrett, Nancy <ngarrett@asrckrec.com>; Kennemer, Bonnie <bkenneme@asrckrec.com>; Meyer, Mary Ann <MaMeyer@asrckrec.com>
Subject: FOR POSTING: GPA 1181

Good afternoon!

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
<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 HARVEST VALLEY / WINCHESTER 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, April 11, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider initiation proceedings for the application submitted by Trip Hord Associates – Mckeever Engineering, on **General Plan Amendment No. 1181**, which proposes to amend the General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend the land use from Estate Density Residential (EDR) (2 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on one parcel, totaling 99 gross acres ("the project"). The project is generally located north of Stowe Road, east of Richmond Road, south of Stetson Avenue, and west of Stueber Lane in the Harvest Valley / Winchester Area, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1181**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL jhildebr@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, 72 hours prior to the meeting.

Dated: March 30, 2017

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



CALL (951) 368-9222
EMAIL legals@pe.com

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Placed by: Cecilia Gil

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

04/05/2017

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

Date: April 05, 2017

At: Riverside, California



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NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE HARVEST VALLEY / WINCHESTER AREA, THIRD SUPERVISORIAL DISTRICT

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Dated: March 30, 2017
Kecia Harper-Ihern, Clerk of the Board
By: Cecilia Gil, Board Assistant

4/5

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2017 APR 10 AM 11:17

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: 4/11/17 Agenda #: 16-3

SPEAKER'S NAME: Trip Horro
(Print Name)

Address: 5029 La Mer Dr # B
(Only required if follow-up mail response is requested)

City: Riv Zip: 92507

Phone #: 649615 Email: _____

I AM:

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

PLEASE INDICATE YOUR POSITION BELOW:

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

(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office, 24 hours in advance of the Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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

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