

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



ITEM  
16.4  
(ID # 3957)

MEETING DATE:

Tuesday, April 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1178 (Foundation) - APPLICANT: Kim Myung - ENGINEER/REPRESENTATIVE: Kim Myung - Fourth Supervisorial District - Eastern Coachella Valley Area Plan - Lower Coachella Valley Zoning District - ZONE: Controlled Development Areas (W-2) - LOCATION: North of 70th Avenue, east of Bounty Drive, west of Costa Mesa Drive, and south of 69th Street - PROJECT SIZE: 40 gross acres - REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1178, 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 Desert (RD) (10 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on one parcel, totaling 40 gross acres - APN: 721-170-004 - Applicant Fees 100%.

RECOMMENDED MOTION: Staff recommends that the Board of Supervisors:

1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1178**, 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

3/29/2017

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Washington 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

Kecja 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. 1178 is a General Plan Foundation Component Amendment 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 Desert (RD) (10 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on one parcel, totaling 40 gross acres. The project site is generally located north of 70<sup>th</sup> Avenue, east of Bounty Drive, west of Costa Mesa Drive, south of 69<sup>th</sup> Street, and is within the Eastern Coachella Valley Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

*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 September 8, 2016, Agenda Item 3.3, and was recommended for initiation to the Planning Commission.

During the GPAC meeting, the members discussed the proposed change. Several of the GPAC members expressed concerns regarding the lack of infrastructure and the number of existing vacant lots in the residential tract to the east and south. Some GPAC members felt that the addition of new residential lots in the area would further dilute the existing pool of available lots for development. Although several GPAC members were opposed to initiation, the application was recommended for initiation by a majority.

*Planning Commission*

This application was considered by the Planning Commission during a public meeting on November 16, 2016, Agenda Item 2.3, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the commissioners discussed the GPAC's comments regarding infrastructure and vacant lots. The Planning Commission felt that while these are concerns, providing additional opportunities for housing is important. Furthermore, the site is immediately adjacent to an existing residential tract and the Commission felt that the change would be appropriate and compatible.

**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

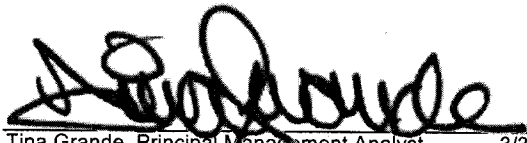
**ATTACHMENTS:**

**Attachment A – Exhibits**

**Attachment B – BOS Report Package**

**Attachment C – PC Report Package**

**Attachment D – GPAC Report Package**



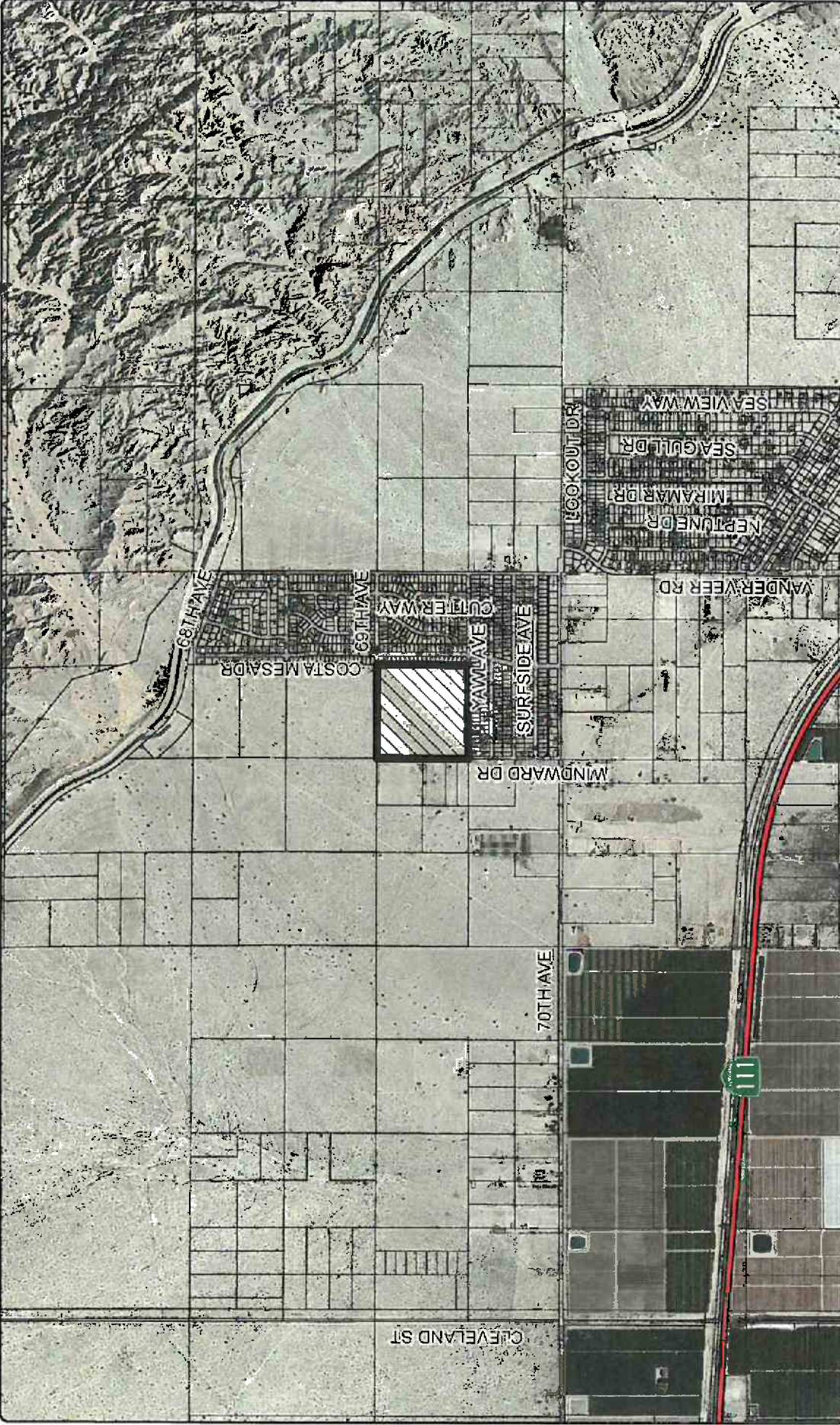
Tina Grande, Principal Management Analyst 3/30/2017



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA01178**  
**VICINITY/POLICY AREAS**

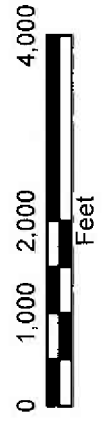
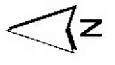
Supervisor: Benoit  
 District 4

Date Drawn: 08/09/2016  
 Vicinity Map



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 2, 2005, the County of Riverside adopted a new General Plan and will use the information for future planning purposes. The information shown on this map is for informational purposes only and does not constitute a guarantee, warranty, or representation of any kind. The County of Riverside Planning Department is not responsible for any errors or omissions. For more information, please contact the Planning Department at (951) 952-2000. Website: [www.riversidecountyplanning.org](http://www.riversidecountyplanning.org)



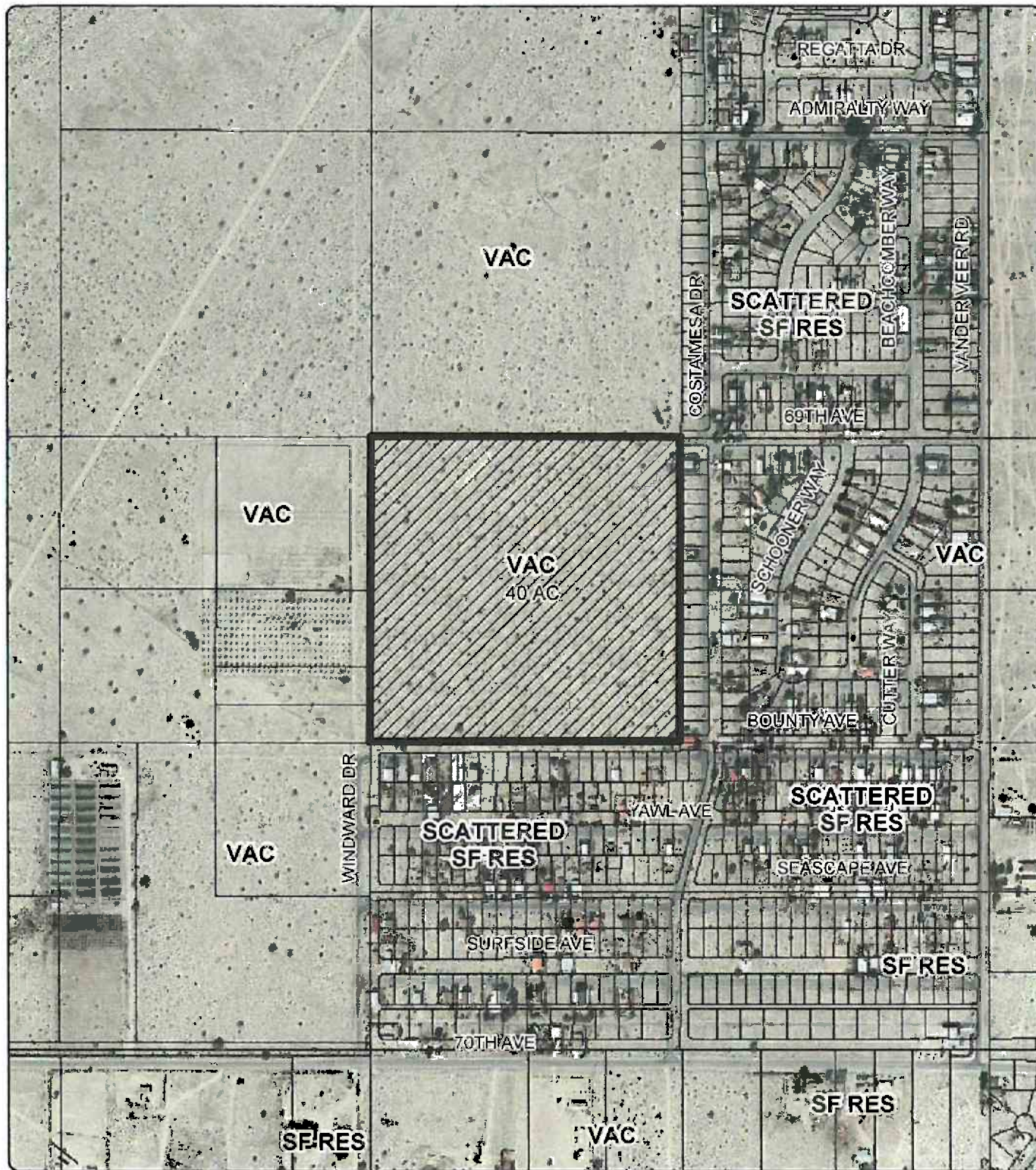
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01178

### LAND USE

Supervisor: Benoit  
District 4

Date Drawn: 08/09/2016  
Exhibit 1



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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



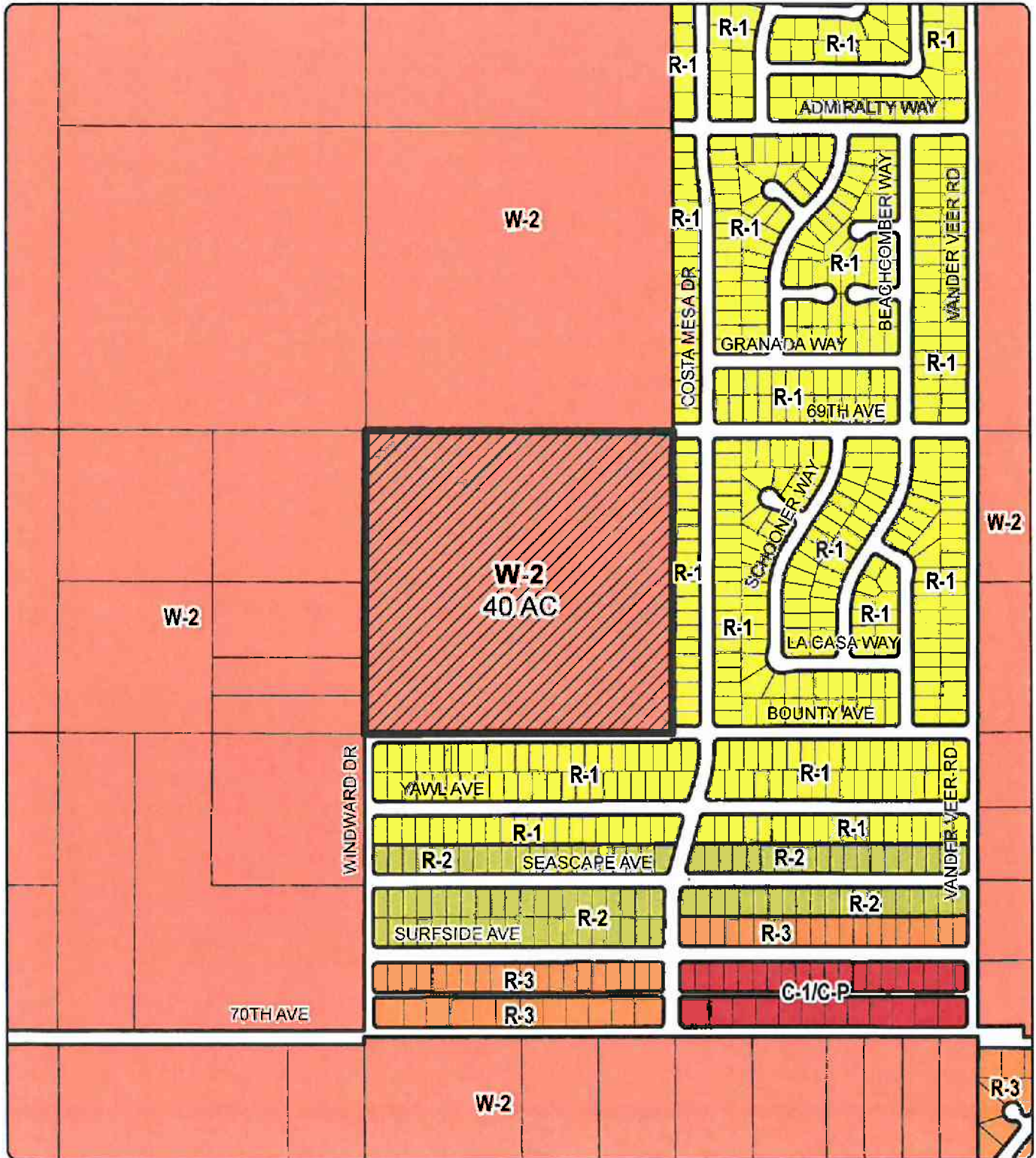
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01178

EXISTING ZONING

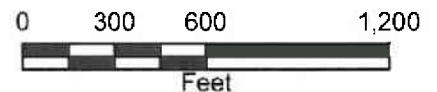
Supervisor: Benoit  
District 4

Date Drawn: 08/09/2016  
Exhibit 2



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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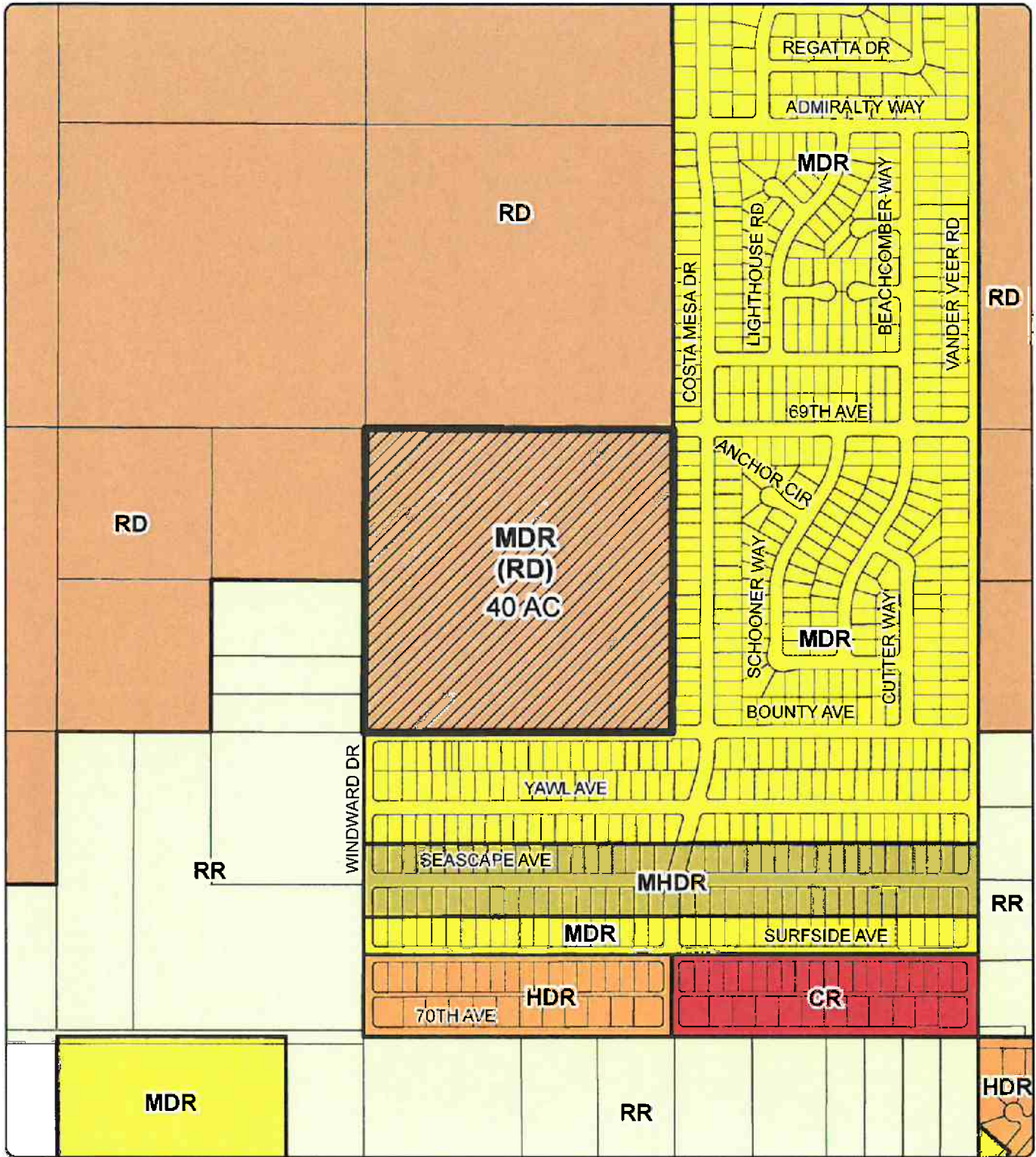
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01178

PROPOSED GENERAL PLAN

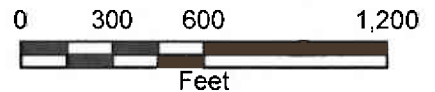
Supervisor: Benoit  
District 4

Date Drawn: 08/09/2016  
Exhibit 6



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen

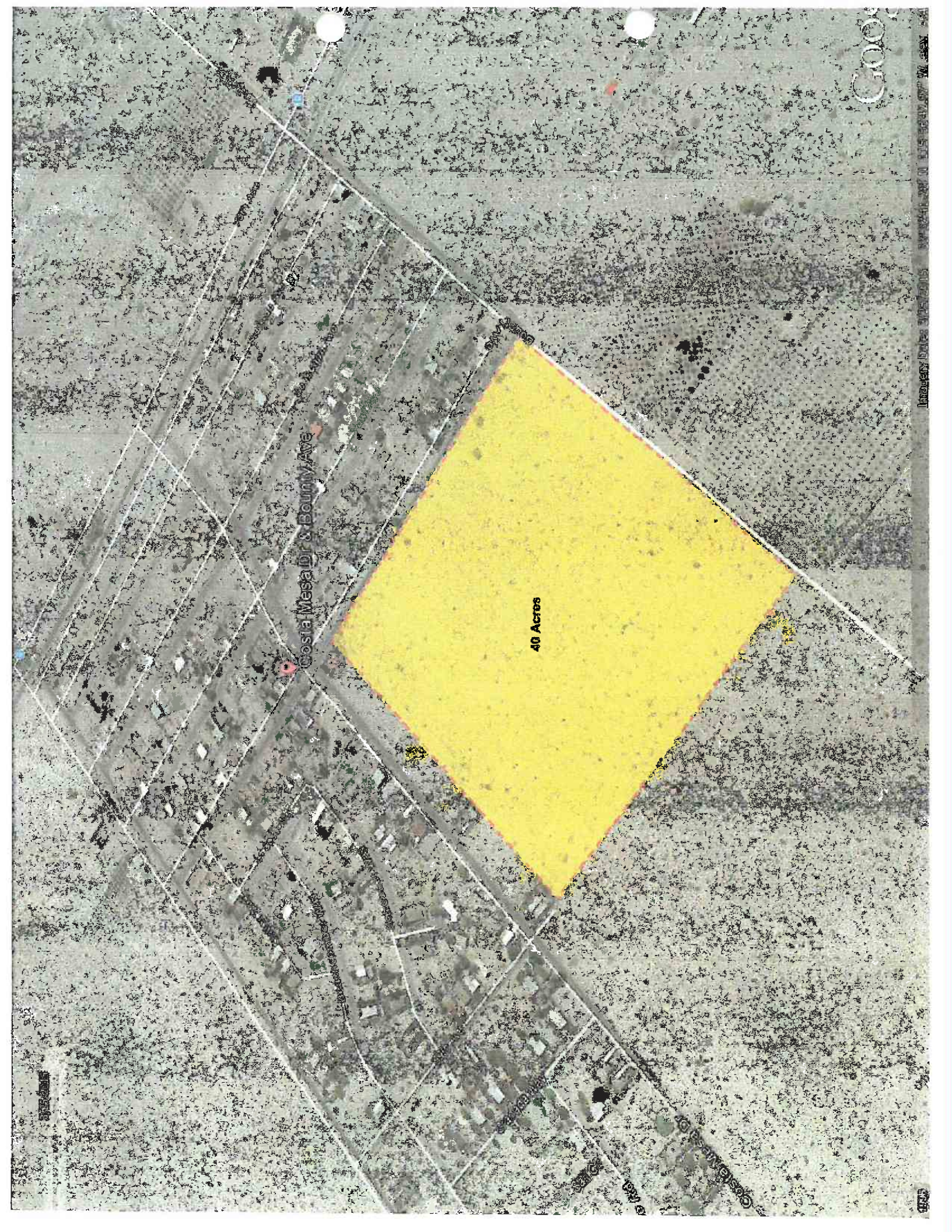


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Costa Mesa Dr & Bounny Ave

40 Acres

Google

Property Data: 3/15/2015 10:15:45 AM EST

100%



# **BOS**

## **Report Package**

Meeting Date: Tuesday, April 11, 2017



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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

**I. AGENDA ITEM 2.3**

**GENERAL PLAN AMENDMENT NO. 1178 (FOUNDATION AND ENTITLEMENT/POLICY) –**

APPLICANT: Kim Myung – ENGINEER/REPRESENTATIVE: Kim Myung – Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Lower Coachella Valley Zoning District – ZONE: Controlled Development Areas (W-2) – LOCATION: North of 70<sup>th</sup> Ave., east of Bounty Dr. west of Costa Mesa Dr. and south of 69<sup>th</sup> St. – PROJECT SIZE: 40 gross acres.

**II. PROJECT DESCRIPTION:**

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.

**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).

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

**IV. CONTROVERSIAL ISSUES:**

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

**RECOMMEND INITIATION**

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



# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



November 14, 2016

Planning Commission  
County of Riverside  
4080 Lemon St  
Riverside CA 92501

**RE: Items 2.1 – 2.8, General Plan Initiation Proceedings, November 16, 2016**

Dear Chair and Members of the Commission

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

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

## **General comments**

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

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

Factors in assessing proposals should include whether the jobs-housing balance is improved or worsened, whether the greater intensity of use will be served by transit now or realistically in the future, whether vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory, whether the new development will be subject to high fire hazard, and whether it conflicts with the MSHCP. We hope that the Planning Department will offer its professional guidance. If

not, the Commission should independently formulate a series of *guiding principles* for GPA initiation. A piecemeal approach is not adequate.

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

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

### **Specific comments**

2.1 GENERAL PLAN AMENDMENT NO. 1170 (Foundation and Entitlement/Policy) – The Pass Area Plan – Pass and Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (RC-EDR) on three parcels, totaling 630 gross acres

#### **Oppose initiation**

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

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

#### **Support initiation**

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



2.3 GENERAL PLAN AMENDMENT NO. 1178 (Foundation and Entitlement/Policy) – Eastern Coachella Valley Area Plan – Lower Coachella Valley Zoning District – ZONE: Controlled Development Areas (W-2) – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Medium Density Residential (MDR) on one parcel, totaling 40 gross acres

**Oppose initiation**

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

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

**More information needed**

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

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

**Support initiation**

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

2.6 GENERAL PLAN AMENDMENT NO. 1190 (Foundation and Entitlement/Policy) – The Pass Area Plan – Cherry Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cherry Valley – REQUEST:

Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR) on one parcel, totaling 25 gross acres

**Support initiation**

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

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

**Oppose initiation**

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

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

**More information needed**

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

Thank you for considering our views.

Yours truly,



Dan Silver  
Executive Director

# PC


## Report Package

Meeting Date: Wednesday, November 16, 2016



Agenda Item No.: 2.3  
Area Plan: Eastern Coachella Valley  
Supervisory District: Fourth  
Project Planner: John Earle Hildebrand III  
Planning Commission: November 16, 2016

General Plan Amendment No. 1178  
Property Owner: Cheng Liu and Szu Chen Lee  
Applicant: Myung Kim, P.E  
Engineer/Representative: Myung Kim, P.E.



Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1178 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 to amend its Land Use Designation from Rural Desert (RD) (10 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on one parcel, totaling 40 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 70<sup>th</sup> Avenue, east of Bounty Drive, west of Costa Mesa Drive, south of 69<sup>th</sup> Street, and within the Eastern Coachella Valley Area Plan.

**PROJECT APN:** 721-170-004

**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:

There are existing adjacent properties designated Medium Density Residential to the south and east of the 40-acre lot to justify an amendment from Rural Desert (RD) to Medium Density Residential (MDR). In addition, there are existing residential tracts nearby the 40-acre lot.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on September 8, 2016 and was recommended for initiation to the Planning Commission, by a majority with six votes of no.

During the GPAC meeting, the members considered the proposed Foundation Component Amendment and had concerns regarding the lack of infrastructure, specifically water availability and sewer near the project site. Furthermore, GPAC members had a concern with the number of vacant/undeveloped lots in the immediate area and how adding additional lots may affect the area as a whole. However, after further discussions, the GPAC members felt that additional residential in the area would be appropriate and a majority of the GPAC recommended initiation of this Foundation General Plan Amendment application.

**PROJECT SITE INFORMATION:**

- |   |  |
|---|--|
| 1. Existing Foundation Component:         | Rural (RUR)  |
| 2. Proposed Foundation Component:         | Community Development (CD)   |
| 3. Existing General Plan Designation:     | Rural Desert (RD)  |
| 4. Proposed General Plan Designation:     | Medium Density Residential (MDR)   |
| 5. Surrounding General Plan Designations: | North: Rural Desert (RD), East and South: Medium Density Residential (MDR), West: Rural Desert (RD) and Rural Residential (RR) |
| 6. Existing Zoning Classification:        | W-2 (Controlled Development Area)  |
| 7. Surrounding Zoning Classifications:    | North: W-2 (Controlled Development Area), East and South: R-1 (One Family Dwellings), West: W-2 (Controlled Development Area)  |
| 8. Existing Land Use:                     | Vacant Land  |
| 9. Surrounding Land Uses:                 | North: Vacant Land, East and South: Residential, and West: Agriculture and Vacant Land   |
| 10. Project Size (Gross Acres):           | 40 gross acres   |

**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. 1178 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.

2. The project site **is not** located within:
  - a. A City sphere of influence; or
  - b. A CSA; or
  - c. A MSHCP criteria cell or conservation boundary; or
  - d. An Agricultural preserve; or
  - e. An airport influence area; or
  - f. A fire hazard area; or
  - g. A fire protection service area; or
  - h. A special flood hazard area.
  
3. The project site **is** located within:
  - a. A half-mile of a fault line or fault zone; and
  - b. An active subsidence area; and
  - c. A moderate liquefaction area.





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

**I. AGENDA ITEM 3.3**

**GENERAL PLAN AMENDMENT NO. 1178 (Foundation and Entitlement/Policy) – APPLICANT:** Kim Myung – **ENGINEER/REPRESENTATIVE:** Kim Myung – Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Lower Coachella Valley Zoning District – **ZONE:** Controlled Development Areas (W-2) – **LOCATION:** North of 70<sup>th</sup> Ave., east of Bounty Dr. west of Costa Mesa Dr. and south of 69<sup>th</sup> street – **PROJECT SIZE:** 40 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 Desert (RD) to Medium Density Residential (MDR), on one parcel, totaling 40 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 721-170-004.

**II. DISUCSSION:**

- Ms. Domenigoni: Concerned that the lots are empty
- Ms. Limont: Conderned for blight.
- Mr. Roos: There is limited water service.
- Ms. Silver: Scattered, unorganized urban form.
- Mr. Roos: Lack of services and septic near the Salton Sea.

**III. GPAC ACTION:**

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

Yes: Mr. Cousins, Ms. Isom, Mr. Miller, Ms. Martin, Ms. Montelone, Ms. Domenigoni, Ms. Kuenzi, Mr. Kroenke, Mr. Brownyard. (9)

Nos: Ms. Limont, Ms. Trover, Ms. Melvin, Mr. Cramer, Mr. Silver, Mr. Roos. (6)

**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. 1178 (Foundation and Entitlement/Policy) – APPLICANT:** Kim Myung – **ENGINEER/REPRESENTATIVE:** Kim Myung – Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Lower Coachella Valley Zoning District – **ZONE:** Controlled Development Areas (W-2) – **LOCATION:** North of 70<sup>th</sup> Ave., east of Bounty Dr. west of Costa Mesa Dr. and south of 69<sup>th</sup> street – **PROJECT SIZE:** 40 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 Desert (RD) to Medium Density Residential (MDR), on one parcel, totaling 40 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 721-170-004.

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

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

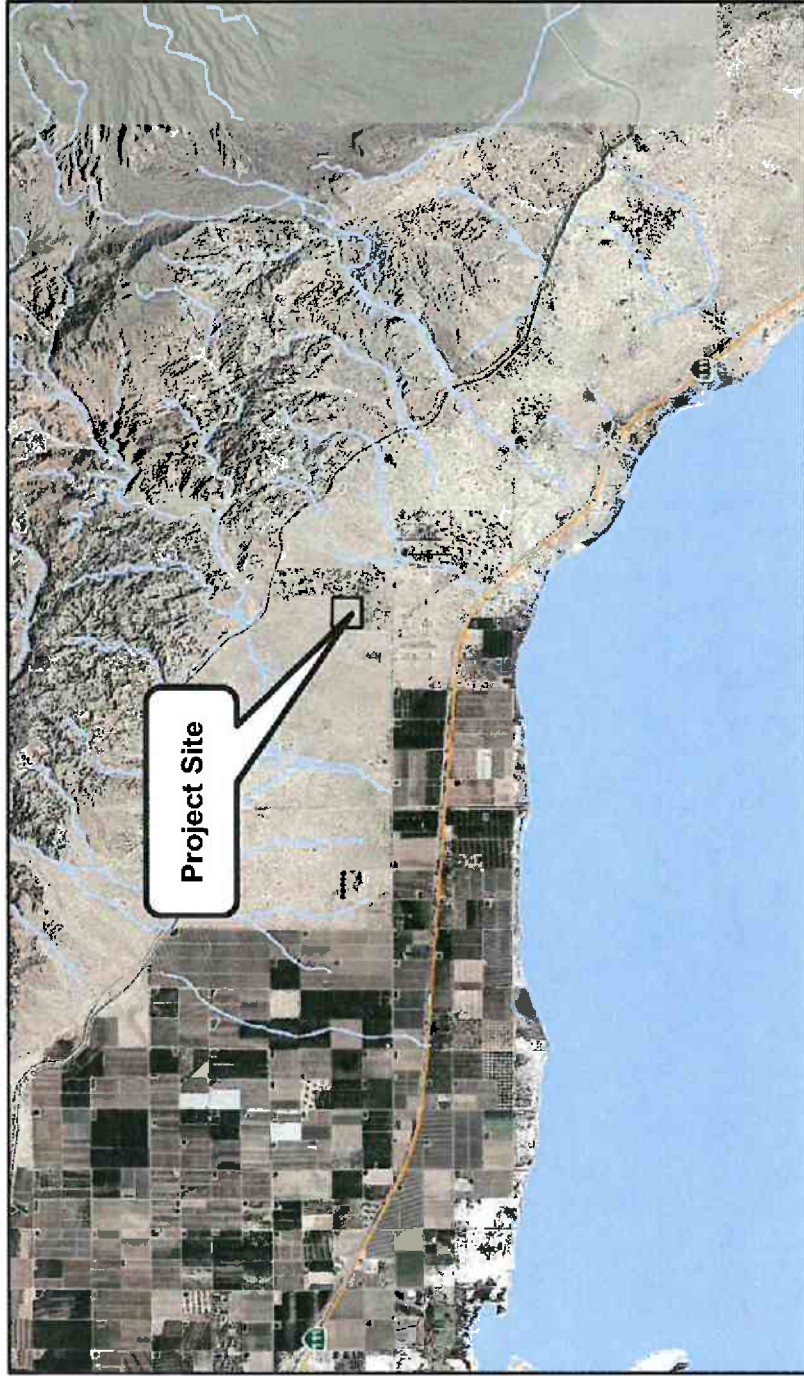
The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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





Printed at: 2:57 pm  
On: Thursday, Oct 27, 2016

Ad #: 0010211025  
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: 11/01/2016  
Stop Date: 11/01/2016  
Insertions: 1 print / 1 online

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

Size: 2 X 128 Li  
Bill Size: 256.00

Amount Due: **\$371.20**

### Ad Copy:

#### NOTICE OF PUBLIC MEETING

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**The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1178 (Foundation and Entitlement/Policy) - APPLICANT: Kim Myung - ENGINEER/REPRESENTATIVE: Kim Myung - Fourth Supervisorial District - Eastern Coachella Valley Area Plan - Lower Coachella Valley Zoning District - ZONE: Controlled Development Areas (W-2) - LOCATION: North of 70th Ave. east of Bounty Dr. west of Costa Mesa Dr. and south of 69th street - PROJECT SIZE: 40 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 Desert (RD) to Medium Density Residential (MDR), on one parcel, totaling 40 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctima.org - APN: 721-170-004.**

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RIVERSIDE, CA 92501

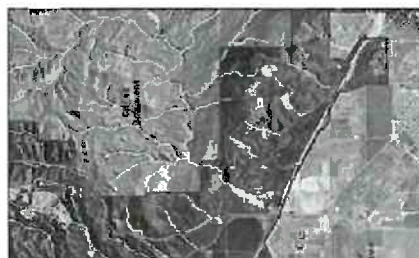
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Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed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

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





11/1



# GPAC

## Report Package

Meeting Date: Thursday, September 8, 2016



# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

September 8, 2016

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**Foundation GPA No.:** 1178  
**Supervisory District:** Fourth  
**Area Plan:** Eastern Coachella Valley  
**Zoning Area/District:** Lower Coachella Valley District  
**Property Owner(s):** Cheng Liu and Szu Chen Lee  
**Project Representative(s):** Myung Kim, P.E.

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**PROJECT DESCRIPTION:** 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.

**LOCATION:** North of 70<sup>th</sup> Avenue, east of Bounty Drive, west of Costa Mesa Drive, and south of 69<sup>th</sup> Street.

**PROJECT APN:** 721-170-004



Figure 1: Project Location Map

**PROJECT DETAILS:** This General Plan Amendment application is a proposal to change the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to change its Land Use Designation from Rural Desert (RD) to Medium Density Residential (MDR), on one parcel, totaling 40 gross acres. This application does not include an accompanying implementing project.

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:** There are existing adjacent properties designated Medium Density Residential to the south and east of the 40-acre lot to justify an amendment from Rural Desert (RD) to Medium Density Residential (MDR). In addition, there are existing residential tracts nearby the 40-acre lot.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	40
Number of Parcels:	1
Sphere of Influence:	No
Policy Area:	No
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural (R)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Rural Desert (RD)
Proposed General Plan Land Use:	Medium Density Residential (MDR)
<b>Surrounding General Plan Land Use</b>	
North:	Rural Desert (RD)
East:	Medium Density Residential (MDR)
South:	Medium Density Residential (MDR)
West:	Rural Desert (RD) and Rural Residential (RR)
<b>Existing Zoning Classification:</b> W-2 (Controlled Development Area)	
<b>Change of Zone Required:</b> Yes	
<b>Surrounding Zoning Classification</b>	
North:	W-2 (Controlled Development Area)
East:	R-1 (One Family Dwellings)
South:	R-1 (One Family Dwellings)
West:	W-2 (Controlled Development Area)



Existing Development and Use:	Vacant Land
<b>Surrounding Development and Use</b>	
North:	Vacant Land
East:	Residential
South:	Residential
West:	Agriculture and Vacant Land

**Environmental Information:**

WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	GPA01178 is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) plan area but not within a CVMSHCP Conservation Area. The CVMSHCP does not describe conservation outside of Conservation Areas.  All projects within the CVMSHCP Plan Area must be in compliance with the CVMSHCP. Biological documents will have to be prepared and approved prior to any project approval within the GPA area.
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Other Lands
Fire Hazard Area:	No
Fire Responsibility Area:	No
Special Flood Hazard Area:	No
Liquefaction Area:	Moderate Potential
Subsidence Area:	Active
Fault Line:	Within ½ mile of San Andreas Fault Line
Fault Zone:	Within ½ mile of San Andreas Fault Zone
Paleontological Sensitivity:	High Sensitivity

**Utility Information:**

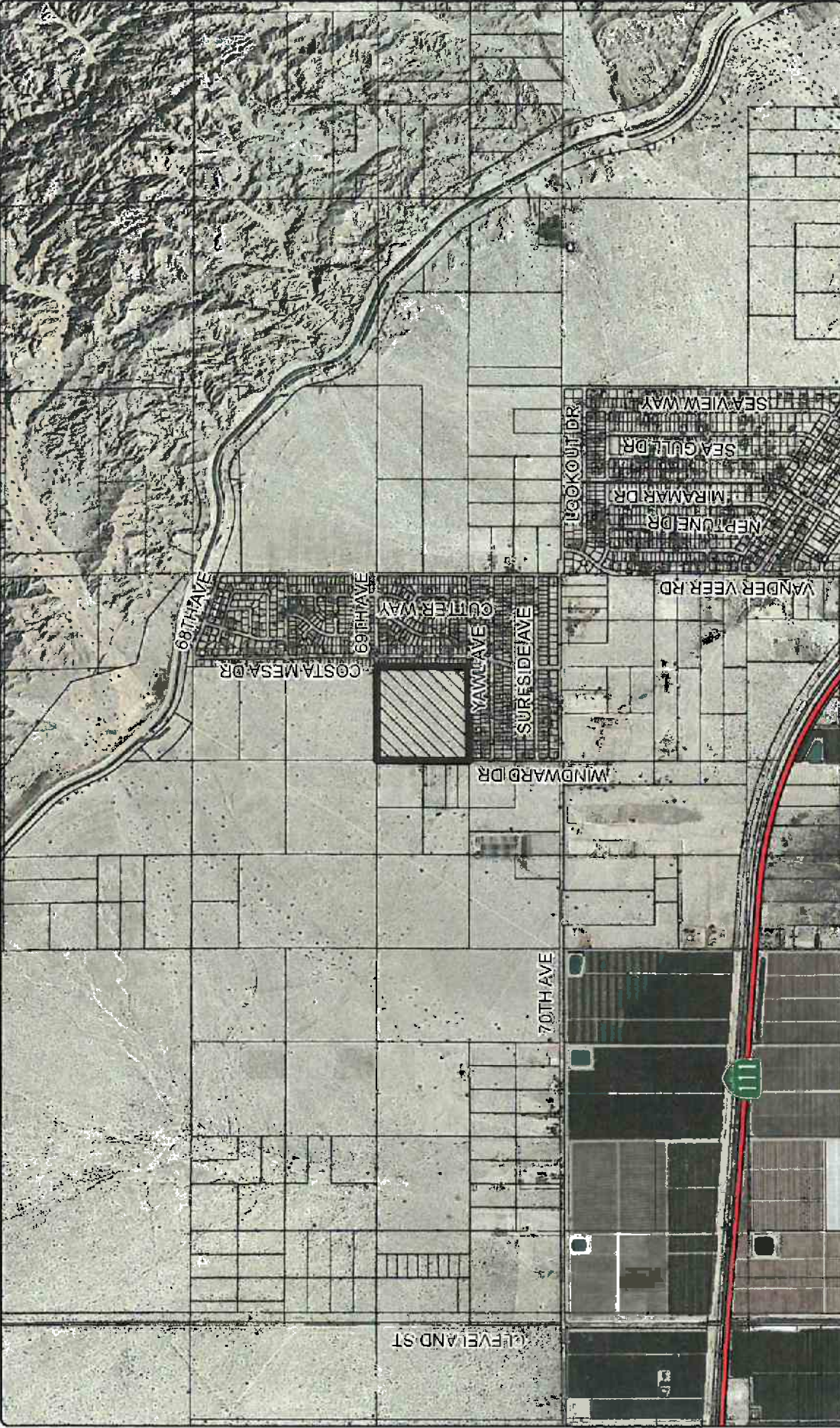
Water Service:	Yes (Verify closest location). Area service provided by: Coachella Valley Water District.
Sewer Service:	No (Verify closest location). Area service provided by: Coachella Valley Water District.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA01178**  
**VICINITY/POLICY AREAS**

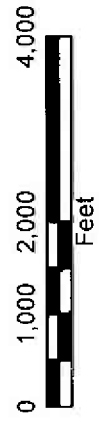
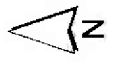
Supervisor: Benoit  
 District 4

Date Drawn: 08/09/2016  
 Vicinity Map



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 8, 2008, the County of Riverside adopted a new General Plan and its associated local land use designations. For more information, please visit the County website. This map is a general plan and does not constitute a final map. It is provided for informational purposes only. It is not intended to be used as a legal document. For more information, please contact the County of Riverside, Planning and Community Development Department, 1000 Main Street, Riverside, CA 92501. Date Drawn: 08/09/2016. Author: Vinnie Nguyen.



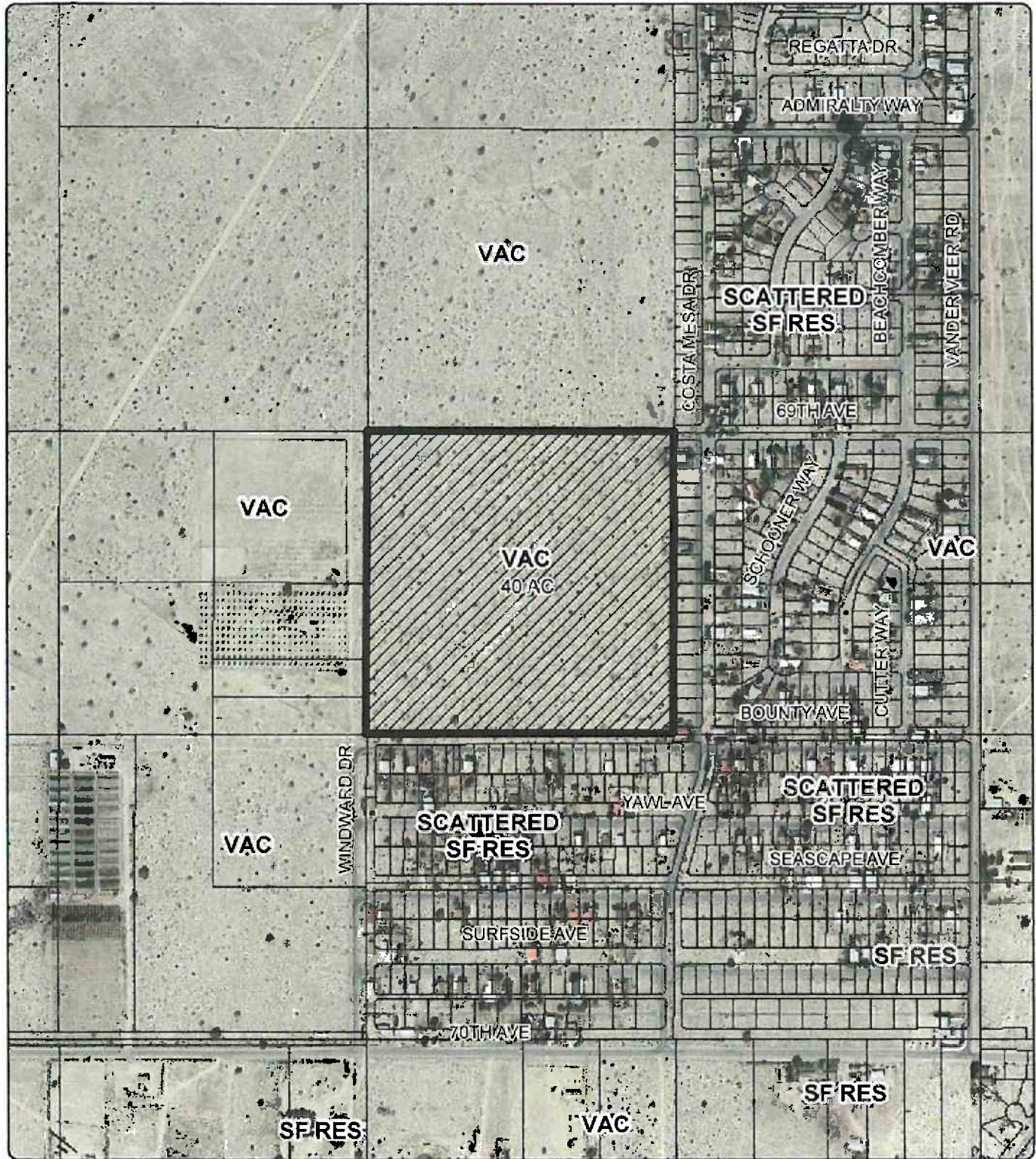
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01178

### LAND USE

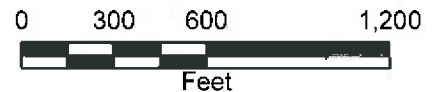
Supervisor: Benoit  
District 4

Date Drawn: 08/09/2016  
Exhibit 1



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2009, 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.rcinfo.org>



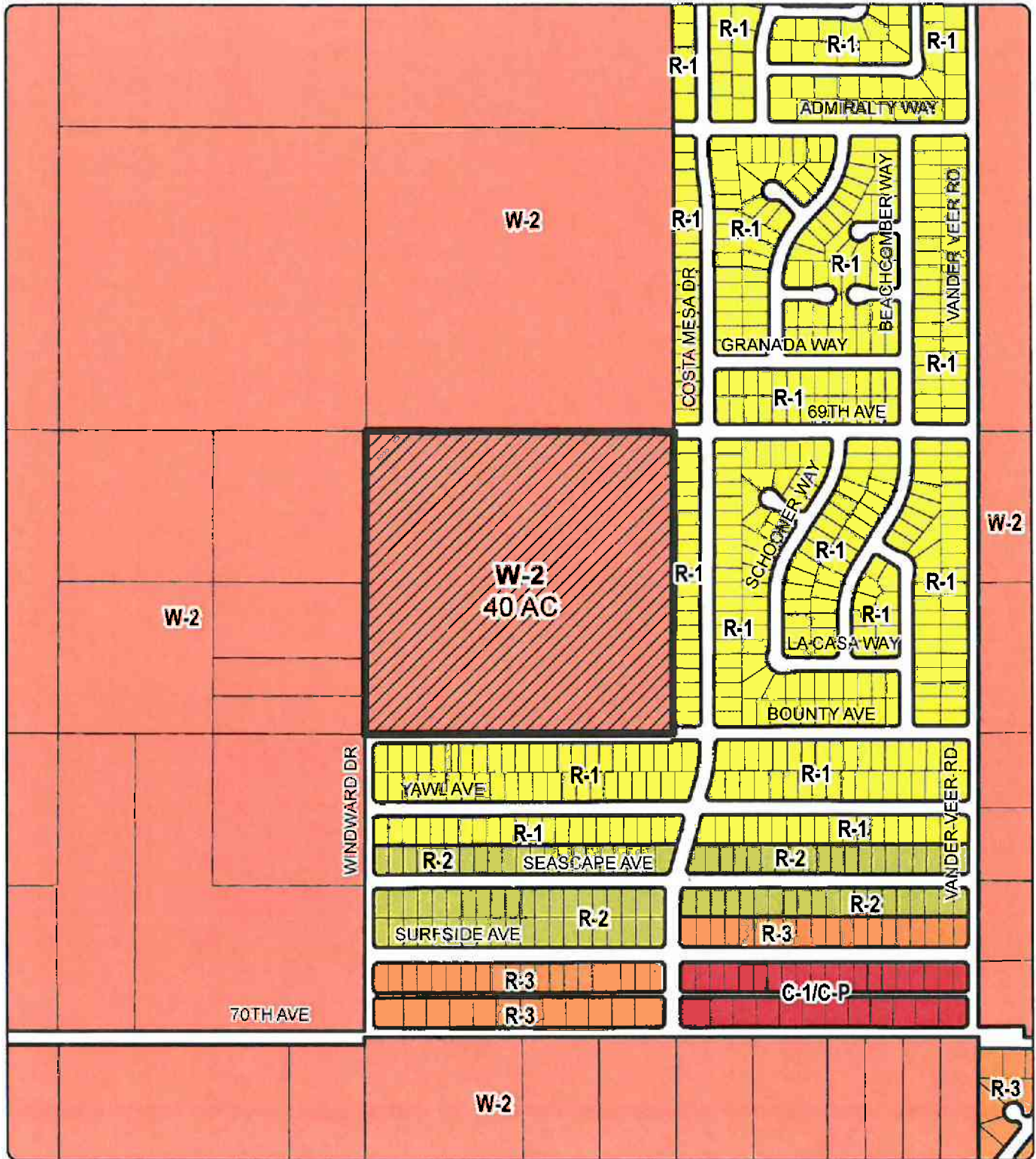
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01178

EXISTING ZONING

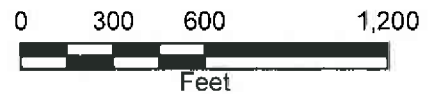
Supervisor: Benoit  
District 4

Date Drawn: 08/09/2016  
Exhibit 2



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863 9277 (Eastern County) or Website <http://lanarpd.rctfd.us.ca.gov>



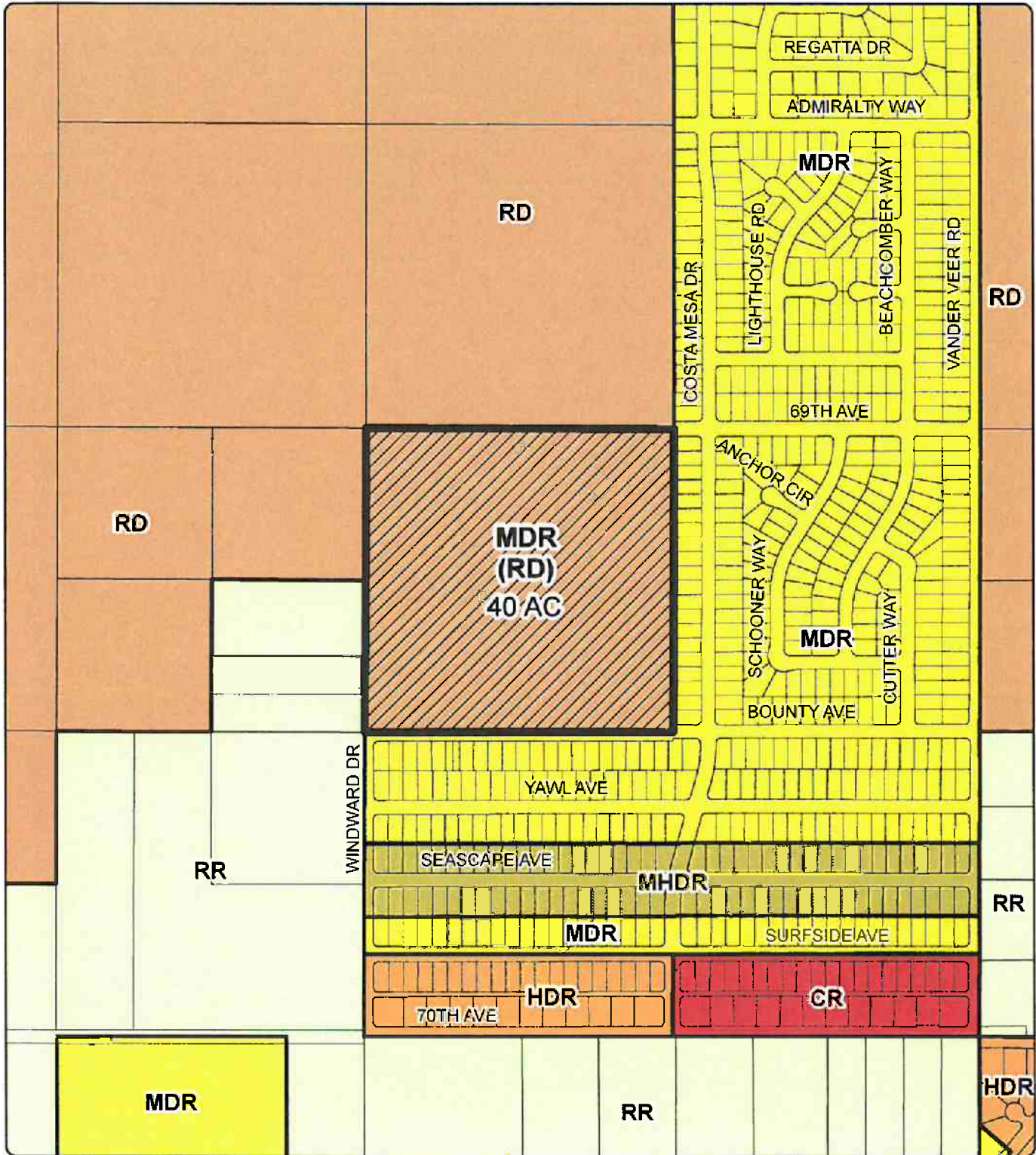
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01178

PROPOSED GENERAL PLAN

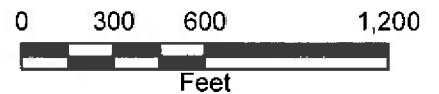
Supervisor: Benoit  
District 4

Date Drawn: 08/09/2016  
Exhibit 6



Zoning Dist: Lower Coachella Valley

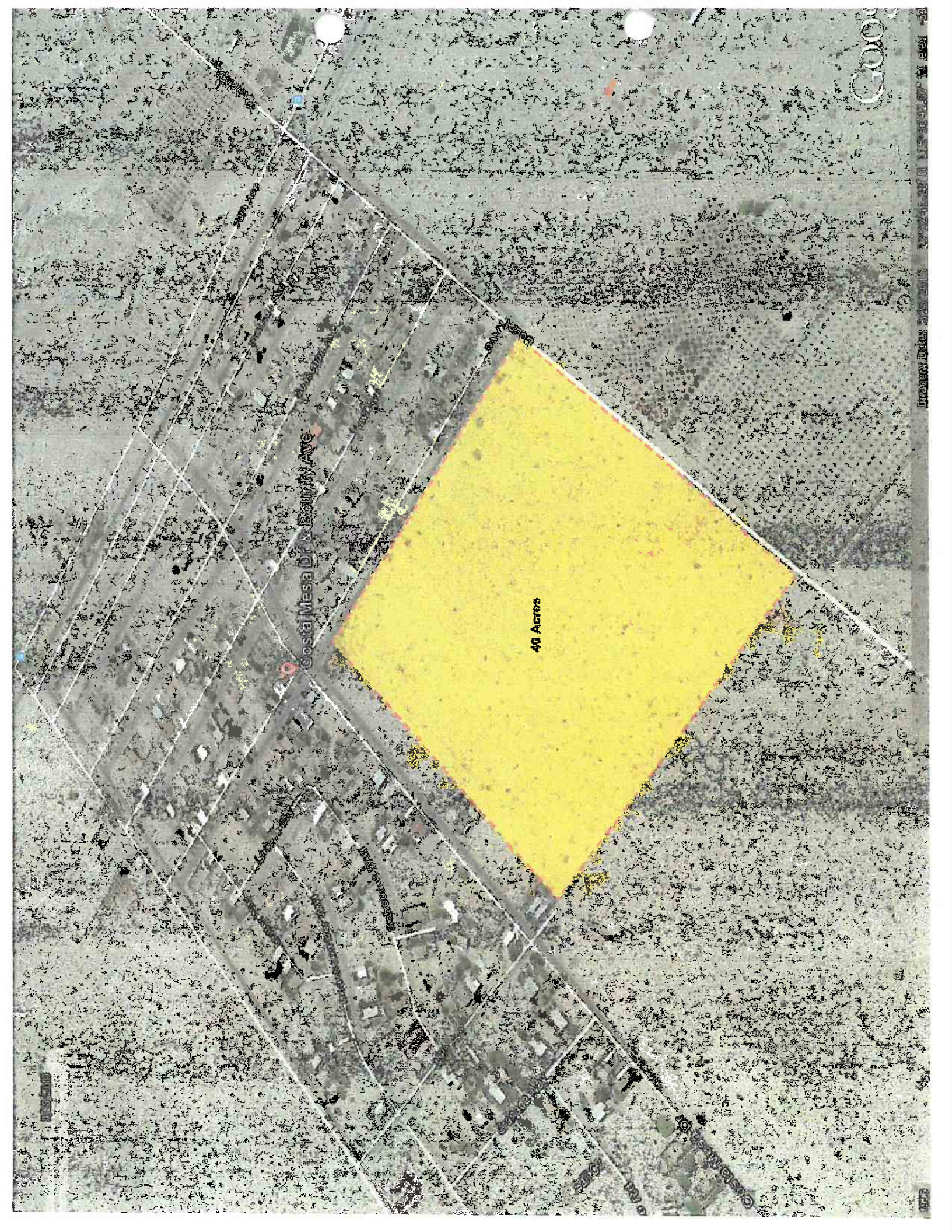
Author: Vinnie Nguyen



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Costa Mesa Dr & Bounty Ave

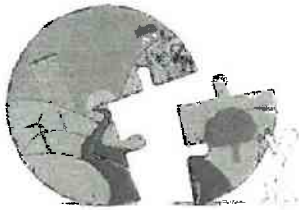
40 Acres

Google

Property Data: 2025-01-01 11:52:07 AM EST

0075





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

APPLICATION FOR FOUNDATION COMPONENT  
AMENDMENT TO THE RIVERSIDE COUNTY  
GENERAL PLAN

RECEIVED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

MAY 25 2016

I. GENERAL INFORMATION:

Riverside County  
Planning Department  
Desert Office

APPLICATION INFORMATION:

Applicant Name: MYUNG KIM

Contact Person: MYUNG KIM E-Mail: mckk12@yahoo.com

Mailing Address: 269 E ROWLAND ST  
COVINA CA 91723  
City State ZIP

Daytime Phone No: (626) 339-1234 Fax No: ( )

Engineer/Representative Name: MYUNG KIM, P.E.

Contact Person: MYUNG KIM, P.E. E-Mail: mckk12@yahoo.com

Mailing Address: 269 E ROWLAND ST  
COVINA CA 91723  
City State ZIP

Daytime Phone No: (626) 339-1234 Fax No: ( )

Property Owner Name: CHENG P. LIU

Contact Person: CHENG P. LIU E-Mail: scpliu@gmail.com

Mailing Address: 2440 CAMERON AVE  
COVINA CA 91724  
City State ZIP

Daytime Phone No: (626) 377-6259 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**

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

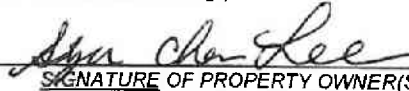
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

SZU CHEN LEE

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

CHENG P. LIU

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.



GENERAL PLAN AMENDMENT NO. 1178

Amend Eastern Coachella Valley Area Plan from Rural Desert to Medium Density Residential on 40 Acres.

APN: 721-170-004

ADDITIONAL OWNERS:

Cheng Liu and Ching Hung, husband and wife

Cheng Liu  
19372 Springport Dr  
Rowland Heights, CA 91748  
(626) 271-0284  
leo@megapin.com

Ching Hung  
19372 Springport Dr  
Rowland Heights, CA 91748  
(626) 715-3897  
jhung168@gmail.com



Signature



Signature

Date: May 18, 2016

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 721-170-004

Approximate Gross Acreage: 40 ACRES

General location (nearby or cross streets): North of BOUNTY AVE, South of 69<sup>th</sup> AVE, East of BOUNTY AVE, West of COSTA MESA DR

Existing General Plan Foundation Component(s): RURAL

Proposed General Plan Foundation Component(s): COMMUNITY DEVELOPMENT (CD)

Existing General Plan Land Use Designation(s): RURAL DESERT (RD)

Proposed General Plan Land Use Designation(s): MEDIUM DENSITY RESIDENTIAL (MDR)

General Plan Policy Area(s) (if any): \_\_\_\_\_

Existing Zoning Classification(s): W-2

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

AMEND EASTERN COACHELLA VALLEY AREA PLAN FROM RURAL DESERT TO MEDIUM DENSITY RESIDENTIAL ON 40.00 ACRES.

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

If yes, provide Application No(s). \_\_\_\_\_  
(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	Yes	No
Electric Company	IMPERIAL IRRIGATION DISTRICT	✓			
Gas Company	SOUTHERN CALIFORNIA GAS COMPANY				✓
Telephone Company	VERIZON FRONTIER COMMUNICATIONS	✓			
Water Company/District	COACHELLA VALLEY WATER DISTRICT	✓			

**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	COACHELLA VALLEY WATER DISTRICT		<input checked="" type="checkbox"/>

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

SEWER - IMMEDIATE AREA IS CURRENTLY ON SEPTIC. NEAREST SEWER MAIN LINES NEAR VANDER VEER RD AND CALIFORNIA HIGHWAY 111 (GRAPEFRUIT BLVD) APPROX 2 MILES AWAY.  
GAS - IMMEDIATE AREA CURRENTLY ON PROPANE GAS? NEAREST GAS MAIN LINE TO BE DETERMINED BY SOCAL GAS MAP CURRENTLY ON ORDER.

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) *Igne Chen Lee* Date 5-19-2016  
 Owner/Representative (2) *[Signature]* Date 5/19/2016





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

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

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

N/A

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**NOTES:**

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

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
  - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. 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. 1178 (Foundation and Entitlement/Policy)** – APPLICANT: Kim Myung – ENGINEER/REPRESENTATIVE: Kim Myung – Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Lower Coachella Valley Zoning District – ZONE: Controlled Development Areas (W-2) – LOCATION: North of 70<sup>th</sup> Ave., east of Bounty Dr. west of Costa Mesa Dr. and south of 69<sup>th</sup> street – PROJECT SIZE: 40 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 Desert (RD) to Medium Density Residential (MDR), on one parcel, totaling 40 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 721-170-004.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, September 8, 2016  
**PLACE OF MEETING:** Riverside County Flood Control  
1995 Market Street  
Riverside, CA 92501

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



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.

4/11/17 3957 16.4  
2017-4-135207



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  
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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 1178

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**

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**From:** Legals <legals@pe.com>  
**Sent:** Wednesday, March 29, 2017 4:48 PM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: GPA 1178

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](mailto:legals@pe.com)  
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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](mailto: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](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 30, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC MEETING**

GPA 1178

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 <bkeneme@srclkrec.com>  
**Sent:** Wednesday, March 29, 2017 4:18 PM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: GPA 1178

Good Afternoon,

The notice has been received and will be posted today.

Thank you,  
Bonnie

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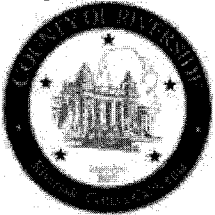
**From:** Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]  
**Sent:** Wednesday, March 29, 2017 4:06 PM  
**To:** Buie, Tammie <tbuie@srclkrec.com>; Garrett, Nancy <ngarrett@srclkrec.com>; Kennemer, Bonnie <bkeneme@srclkrec.com>; Meyer, Mary Ann <MaMeyer@srclkrec.com>  
**Subject:** FOR POSTING: GPA 1178

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](mailto:ccgil@rivco.org)  
<http://rivcocob.org/>



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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 EASTERN COACHELLA VALLEY – LOWER COACHELLA, FOURTH 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, April 11, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider initiation proceedings for the application submitted by Kim Myung, on **General Plan Amendment No. 1178**, which proposes to amend the General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend the land use from Rural Desert (RD) (10 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on one parcel, totaling 40 gross acres ("the project"). The project is located north of 70<sup>th</sup> Avenue, east of Bounty Drive, west of Costa Mesa Drive, and south of 69<sup>th</sup> Street, Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1178**.

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 30, 2017

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

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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

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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 EASTERN COACHELLA VALLEY LOWER COACHELLA, FOURTH SUPERVISORIAL DISTRICT**

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

4/5

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