

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



ITEM
16.5
(ID # 3959)

MEETING DATE:
Tuesday, April 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1182 (Foundation) – APPLICANT: Hillcrest Homes – ENGINEER/REPRESENTATIVE: Trip Hord Associates – Fifth Supervisorial District – 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) – LOCATION: North of Ramona Expressway and south of Bernasconi – PROJECT SIZE: 83.74 gross acres – REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1182, that proposes 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 to 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 – APNs: 308-130-005, 308-120-002, 308-120-003 – Applicant Fees 100%.

RECOMMENDED MOTION: Staff recommends that the Board of Supervisors:

1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1182**, 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 Ashley, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating the proceedings.

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

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

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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. 1182 is a General Plan Foundation Component Amendment that proposes 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 to 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. The project site is generally located north of Ramona Expressway, south of Bernasconi, and is within the Lakeview/Nuevo and Reche Canyon/Badlands Area Plans. 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 September 8, 2016, Agenda Item 3.4, and was recommended for initiation to the Planning Commission.

During the GPAC meeting, the members discussed the application and felt that the proposal was appropriate as there were no commercial services available through the corridor, and this change could result in establishing future commercial uses. There were some concerns regarding the lack of infrastructure, which would be addressed during the time of an implementing project.

Planning Commission

This application was considered by the Planning Commission during a public meeting on November 16, 2016, Agenda Item 2.4, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners shared similar support and concerns as the GPAC. The Commissioners reiterated that commercial services in the area would be appropriate, but had concerns regarding the lack of infrastructure. Furthermore, portions of the site have steep slopes and are unfeasible for development. Only portions of the 83 gross acres are suitable for development. The final development footprint relative to the areas that will remain under the Open Space Foundation, will be determined during the implementing project review stage.

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

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STATE OF CALIFORNIA**

analysis will be conducted in conjunction with the amendment and with any implementing project.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

Contract History and Price Reasonableness

N/A

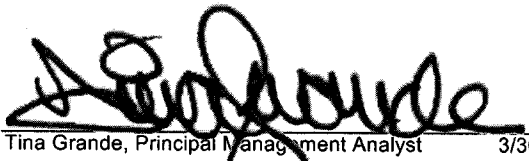
ATTACHMENTS:

Attachment A – Exhibits

Attachment B – BOS Report Package

Attachment C – PC Report Package

Attachment D – GPAC Report Package



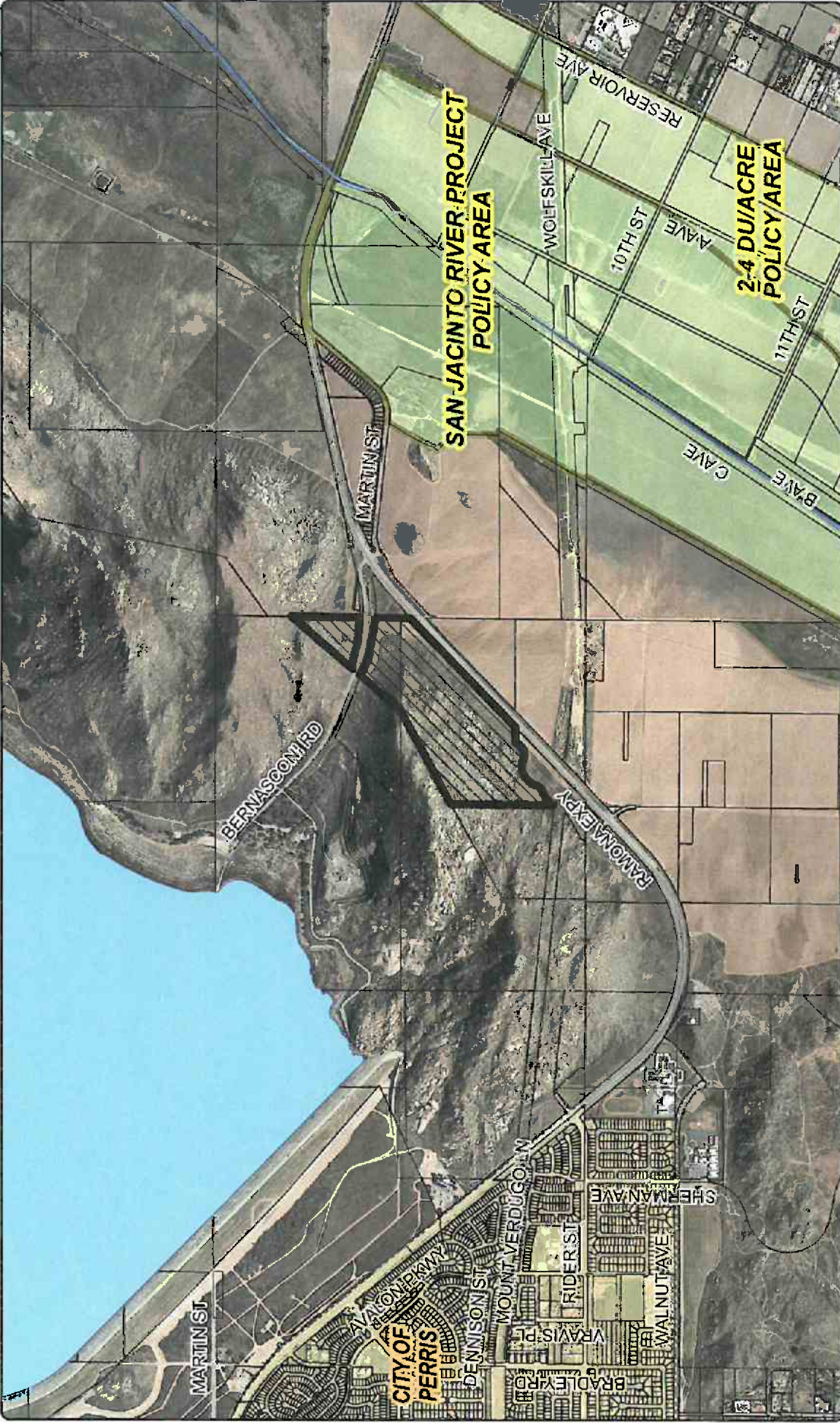
Tina Grande, Principal Management Analyst

3/30/2017

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01182
VICINITY/POLICY AREAS

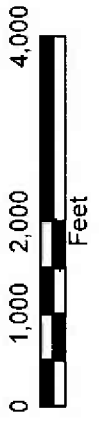
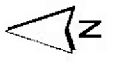
Supervisor: Ashley
 District 5

Date Drawn: 08/10/2016
 Vicinity Map



Zoning Dist: Perris Reservoir

Author: Vinnie Nguyen



DISCLAIMER: On October 1, 2009, the County of Riverside adopted a new Unified General Plan. This new General Plan will be implemented through the County's General Plan Update process. The County of Riverside is currently in the process of updating its General Plan. The County of Riverside is currently in the process of updating its General Plan. The County of Riverside is currently in the process of updating its General Plan.

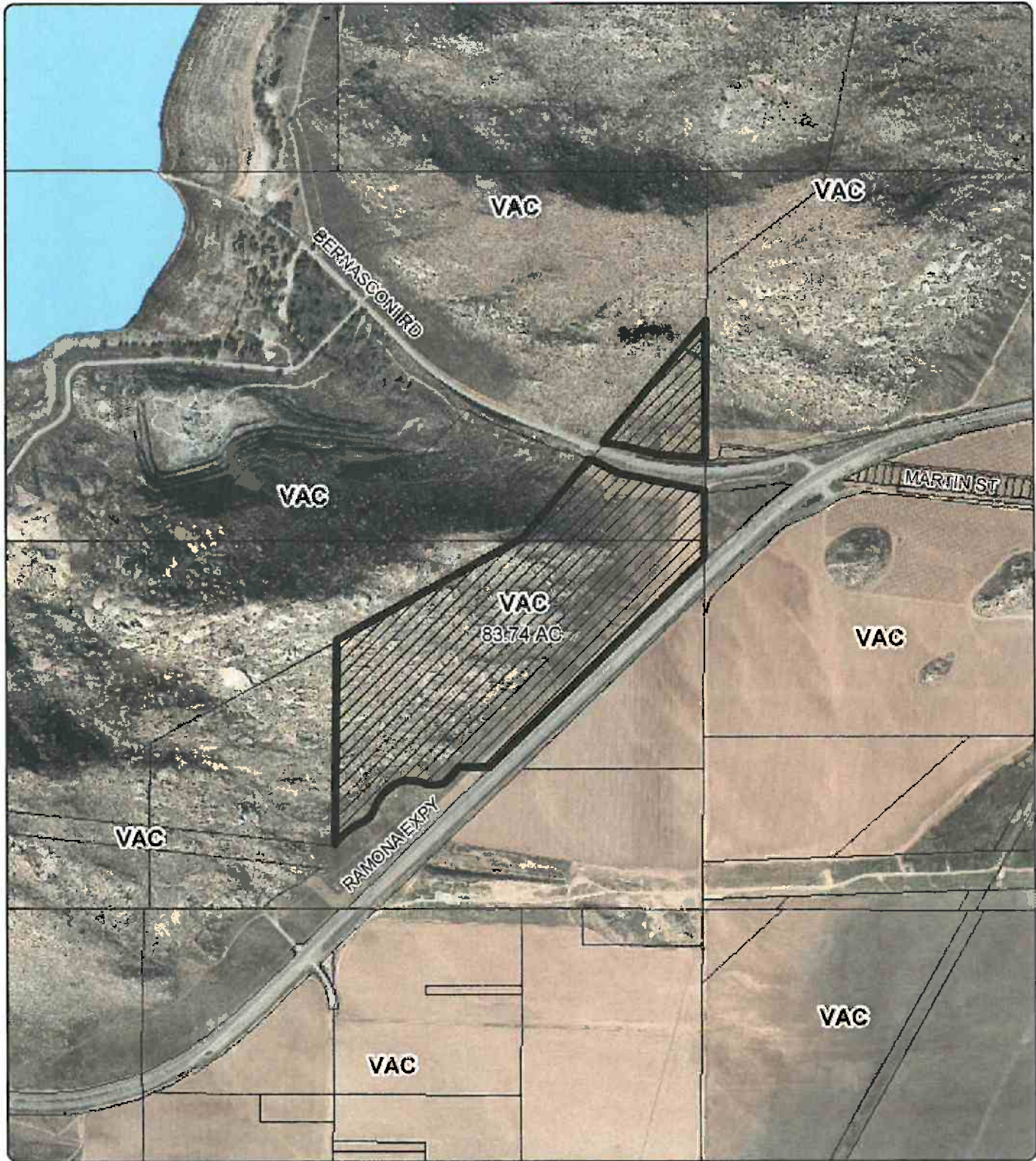
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01182

LAND USE

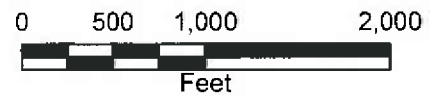
Supervisor: Ashley
District 5

Date Drawn: 08/09/2016
Exhibit 1



Zoning Dist: Perris Reservoir

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://rdplanning.org/ra>

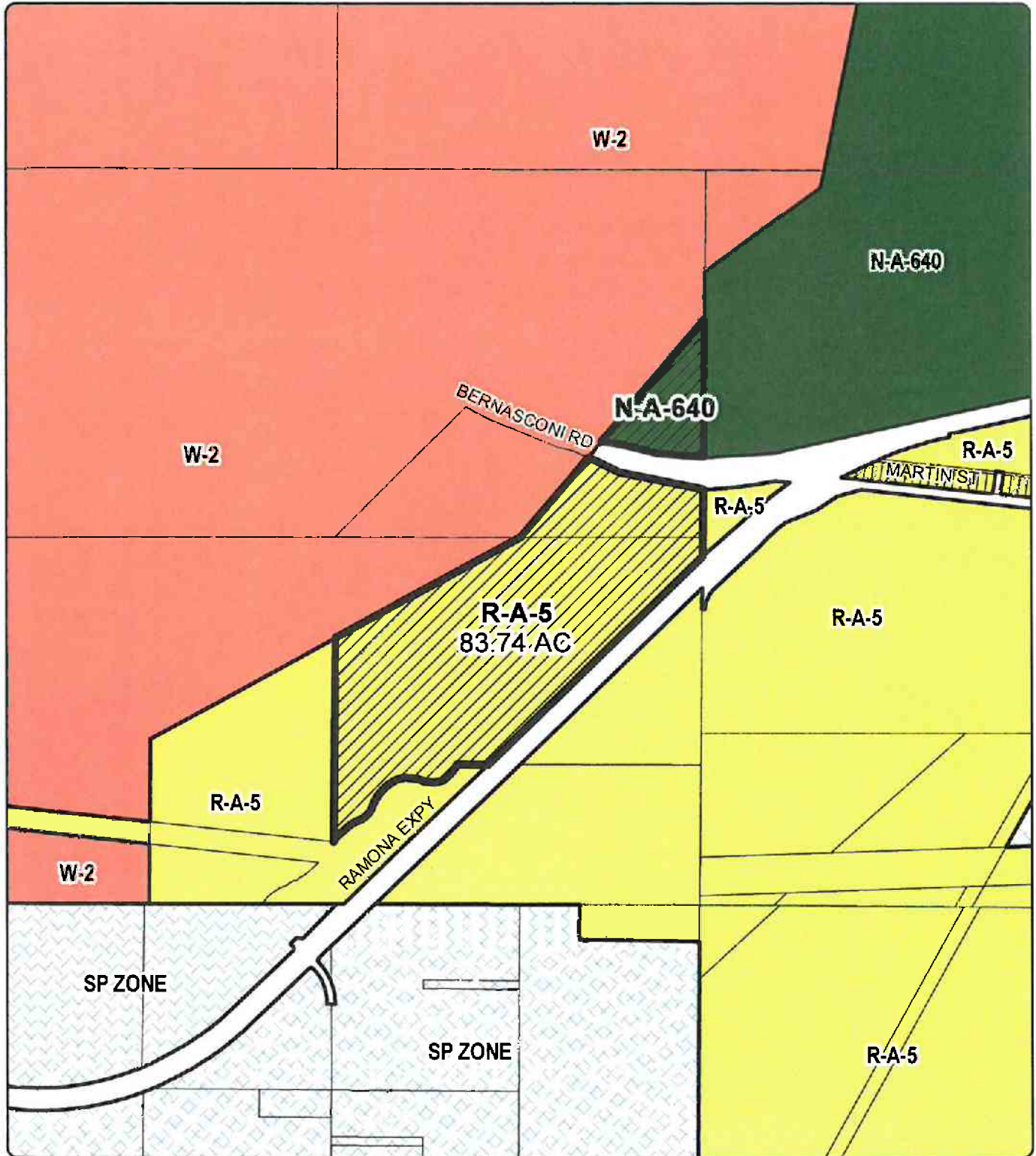
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01182

EXISTING ZONING

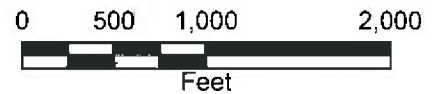
Supervisor: Ashley
District 5

Date Drawn: 08/09/2016
Exhibit 2



Zoning Dist: Perris Reservoir

Author: Vinnie Nguyen



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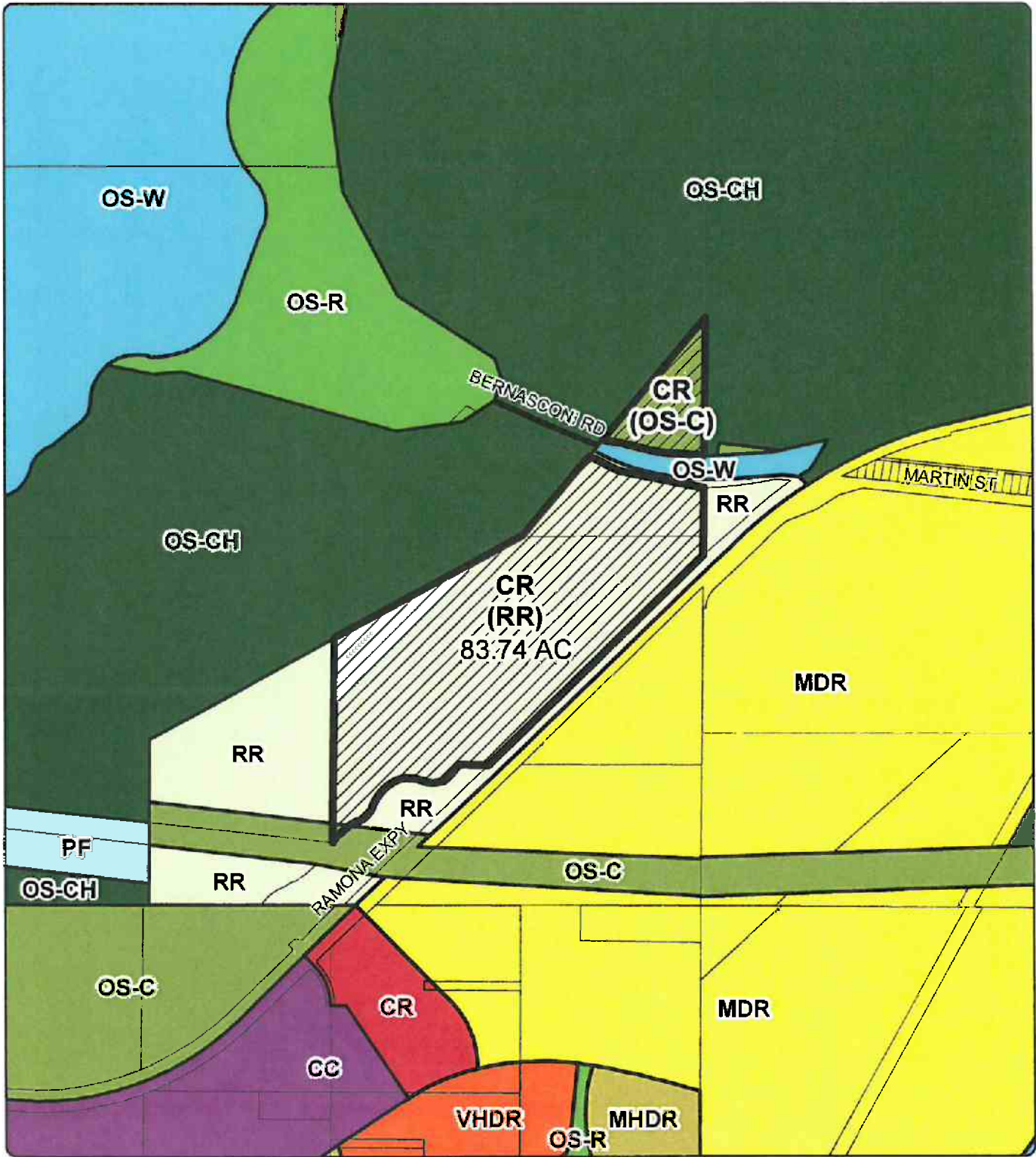
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01182

PROPOSED GENERAL PLAN

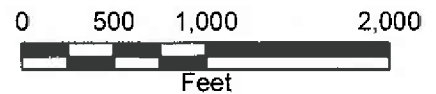
Supervisor: Ashley
District 5

Date Drawn: 08/09/2016
Exhibit 6



Zoning Dist: Perris Reservoir

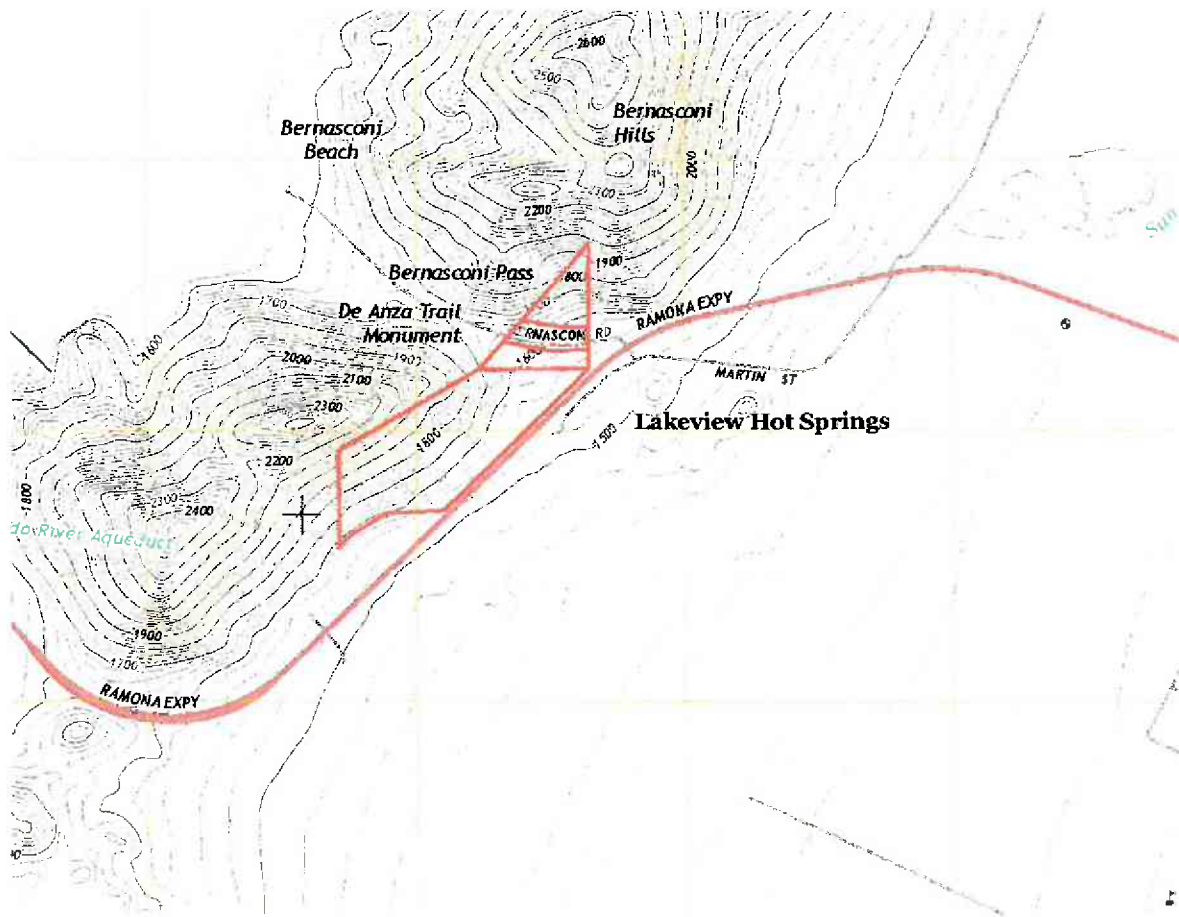
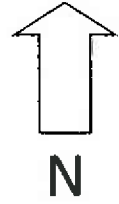
Author: Vinnie Nguyen



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USGS Map Exhibit Bernasconi FGPA

Lakeview Quadrangle 7.5 minute map
Scale – 1:24,000



AERIAL EXHIBIT BERNASCONI FGPA



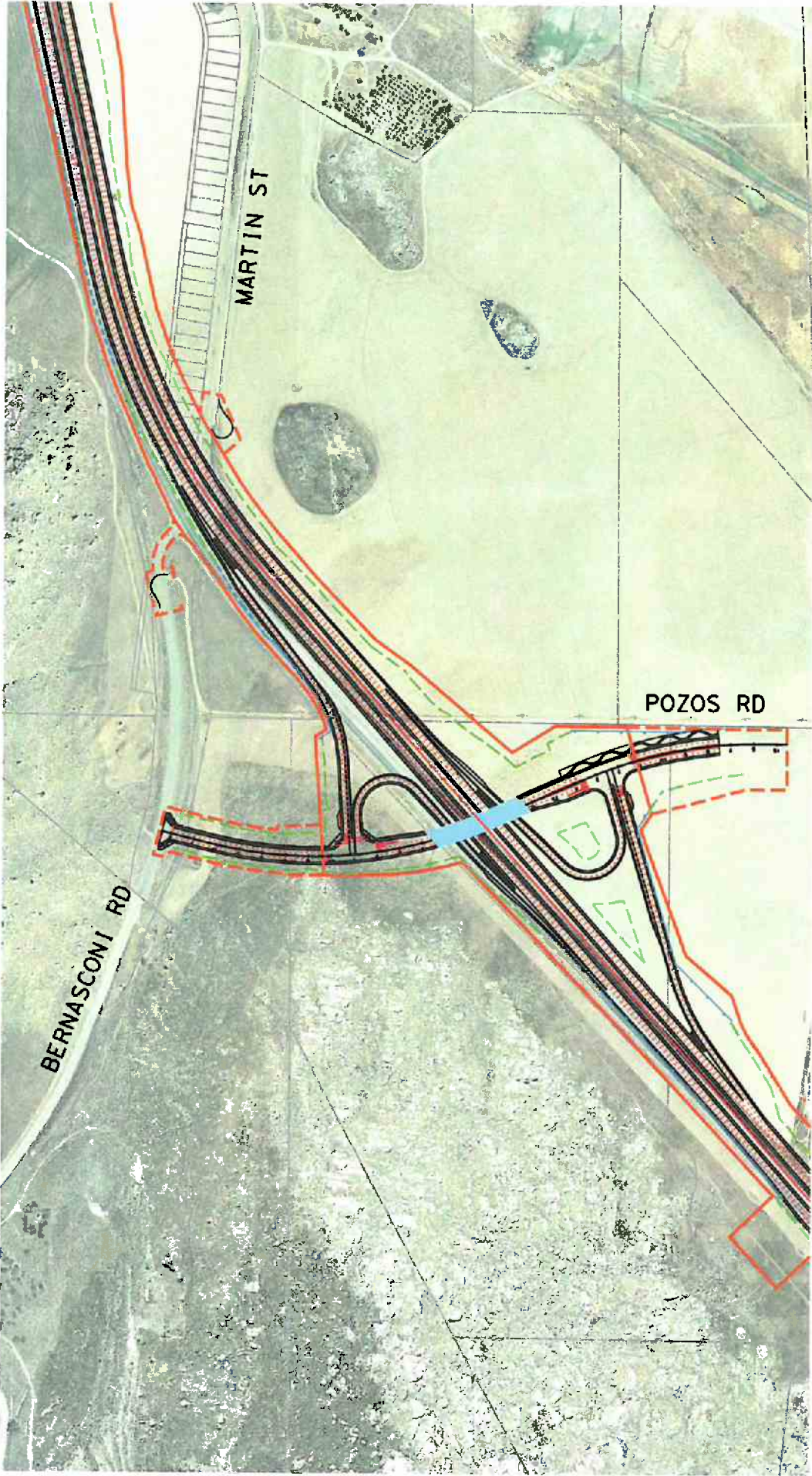
May 24, 2016 at 8:40am C:\Civil 3D Projects\Ferris Land\Exhibits\Aerial Exhibit.dwg by Jason on JASON-PC



SCALE 1" = 600'

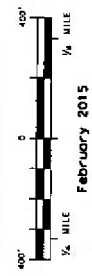


24455 Via Arriba Linda
Yorba Linda, CA 92887
Ph: 951.733.9128

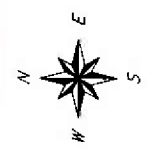


Source of Aerial Photos: Fig 4, Air 01, February 2000-June 2010
JACOBS
MID COUNTY PARKWAY
BERNASCONI ROAD
INTERCHANGE

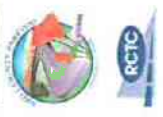
FOR DISCUSSION
PURPOSES ONLY
 THIS PLAN AND ANY INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES.



February, 2015



- LEGEND**
- Alignment Centerline
 - Right of Way Line
 - Grading Limits: Cut
 - Grading Limits: Fill
 - Retaining Wall



BOS

Report Package

Meeting Date: Tuesday, April 11, 2017



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 2.4

GENERAL PLAN AMENDMENT NO. 1182 (FOUNDATION AND ENTITLEMENT/POLICY) –

APPLICANT: Hillcrest Homes – ENGINEER/REPRESENTATIVE: Trip Hord Associates – Fifth Supervisorial District – 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) – LOCATION: North of Ramona Expressway and south of Bernasconi – PROJECT SIZE: 83.74 gross acres.

II. PROJECT DESCRIPTION:

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.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

Trip Hord, Applicant's Representative, 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.

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

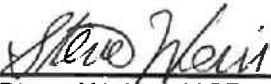
PC

Report Package

Meeting Date: Wednesday, November 16, 2016

Agenda Item No.: 2.4
Area Plans: Lakeview/Nuevo & Reche
Canyon/Badlands
Supervisory District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: November 16, 2016

General Plan Amendment No. 1182
Property Owner: Perris Land Company/Brookhill
Corporation
Applicant: David Arnold
Engineer/Representative: Trip Hord



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1182 is a General Plan Regular Foundation Component Amendment to change 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) (5 acre minimum), Conservation (C), and Water (W) to Commercial Retail (CR) (0.20 – 0.35 FAR) and Conservation (C), on three parcels, totaling 83.74 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 Ramona Expressway, south of Bernasconi, and spans both the Lakeview/Nuevo & Reche Canyon/Badlands Area Plans.

PROJECT APNs: 308-130-005, 308-120-002, and 308-120-003

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:

A significant change has taken place that directly affects and benefits the subject properties. The Riverside County Transportation Commission (RCTC) has received approval of the Final EIR and NEPA EIS Record of Decision (ROD) for the Mid-County Parkway (East-West Corridor) project. The Record of Decision was finalized on August 17, 2015.

The Mid-County Parkway (MCP) freeway corridor project is a significant change in both conditions and circumstances that will allow the Riverside County Board of Supervisors to make the necessary Findings in support of this Foundation General Plan Amendment request.

The properties in question will now enjoy full freeway access to the Bernasconi Road / Ramona Expressway (MCP) interchange that will be constructed. The RCTC is currently in the process of acquiring rights of way for the MCP. As a result, the proposed revised land uses now optimize the relationship between the MCP and the subject properties.

The MCP Project did not exist at the time that the RCIP Vision and General Plan were adopted in 2003. The proposed (GPA 1182) Land Use change is consistent with the Policies and Programs of the current General Plan (GPA 960) and does not conflict with the current policies or cause any internal inconsistencies with any of the adopted General Plan Elements.

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 one abstention.

During the GPAC meeting, the members discussed the application and felt that the proposal was appropriate as there were no commercial services available through the corridor, and this change could result in establishing future commercial uses. There were some concerns regarding the lack of infrastructure, which would be addressed during the time of an implementing project.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Open Space (OS) and Rural (R) |
| 2. Proposed Foundation Component: | Community Development (CD), Open Space (OS) |
| 3. Existing General Plan Designation: | Rural Residential (RR), Conservation (C), and Water (W) |
| 4. Proposed General Plan Designation: | Commercial Retail (CR) and Conservation (C) |
| 5. Surrounding General Plan Designations: | North: Conservation Habitat, East: Conservation Habitat (CH), Medium Density Residential (MDR), and Conservation (C), South: Rural Residential (RR), Conservation (C), and Conservation Habitat (CH) |
| 6. Existing Zoning Classification: | N-A-640 (Natural Assets) (640 acre minimum) and R-A-5 (Residential Agriculture) (5 acre minimum) |
| 7. Surrounding Zoning Classifications: | North: W-2 (Controlled Development Area), |

- | | |
|---------------------------------|--|
| | East: R-A-5 (Residential Agriculture) (5 acre minimum), South: SP Zone, West: W-2 (Controlled Development, and R-A-5 (Residential Agriculture) |
| 8. Existing Land Use: | Vacant Land |
| 9. Surrounding Land Uses: | North, East, South, West are all vacant |
| 10. Project Size (Gross Acres): | 83.74 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. 1182 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 MSHCP criteria cell or conservation boundary; or
 - c. An agricultural preserve; or
 - d. A special flood hazard area; or
 - e. A half-mile of a fault line or fault zone.
3. The project site **is** located within:
 - a. The Lakeview/Nuevo/Romoland/Homeland CSA area (No. 146); and
 - b. The March Air Reserve airport influence area; and
 - c. A very high and moderate fire hazard area; and
 - d. State responsibility area for fire protection service; and
 - e. A susceptible subsidence area; and
 - f. A low liquefaction area.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 3.4

GENERAL PLAN AMENDMENT NO. 1182 (Foundation and Entitlement/Policy) – APPLICANT: Hillcrest Homes – **ENGINEER/REPRESENTATIVE:** Trip Hord Associates – Fifth Supervisorial District – 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) – **LOCATION:** North of Ramona Expressway and south of Bernasconi – **PROJECT SIZE:** 83.74 gross – **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 – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 308-130-005, 308-120-002, 308-120-003.

II. DISCUSSION:

- Mr. Silver: Concerned with Community Development. Not appropriate for residence.

III. GPAC ACTION:

Motion by Ms. Limont; second by Ms. Isom.
Mr. Silver abstained.

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. 1182 (Foundation and Entitlement/Policy) – APPLICANT: Hillcrest Homes – **ENGINEER/REPRESENTATIVE:** Trip Hord Associates – Fifth Supervisorial District – 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) – **LOCATION:** North of Ramona Expressway and south of Bernasconi – **PROJECT SIZE:** 83.74 gross – **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 – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – **APNs:** 308-130-005, 308-120-002, 308-120-003.

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, 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: 3:02 pm
On: Thursday, Oct 27, 2016

Ad# 0010211028
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising
Proof

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Riverside, CA 92507
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(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 Lgl-PE
Ad type: C Legal

Size: 2 X 132 Li
Bill Size: 264.00

Amount Due: **\$382.80**

Ad Copy:

NOTICE OF PUBLIC MEETING

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The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1182 (Foundation and Entitlement/Policy) - APPLICANT: Hillcrest Homes
ENGINEER/REPRESENTATIVE: Trip Hord Associates - Fifth Supervisorial District - 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) - **LOCATION:** North of Ramona Expressway and south of Bernasconi - **PROJECT SIZE:** 83.74 gross - **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 - **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - **APNs:** 308-130-005, 308-120-002, 308-120-003.

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RIVERSIDE, CA 92501

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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

Foundation GPA No.: 1182

Supervisorial District: Fifth

Area Plan: Lakeview/Nuevo/ Reche Canyon/Badlands

Zoning Area/District: Perris Reservoir District

Property Owner(s): Perris Land Company / Brookhill Corporation

Project Representative(s): Trip Hord Associates

PROJECT DESCRIPTION: 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.

LOCATION: North of Ramona Expressway and south of Bernasconi.

PROJECT APNs: 308-130-005, 308-120-002, and 308-120-003

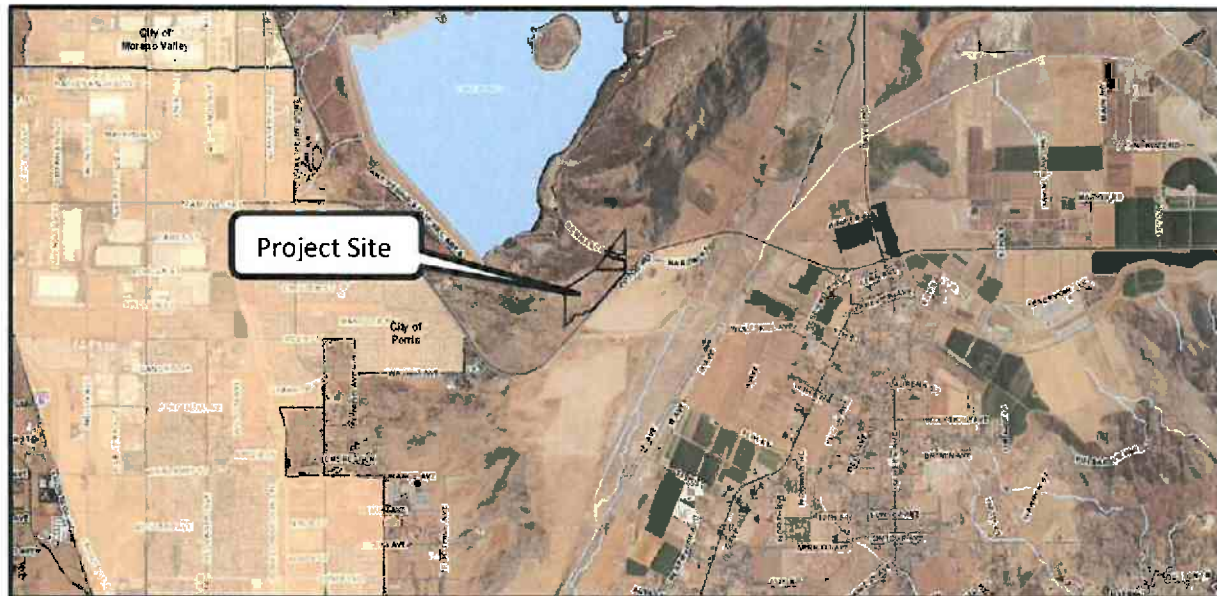


Figure 1: Project Location Map

PROJECT DETAILS: This General Plan Amendment application is a proposal to change the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD) and Open Space (OS) and to change 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. This General Plan Amendment application does not include an accompanying implementing project.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: A significant change has taken place that directly affects and benefits the subject properties. The Riverside County Transportation Commission (RCTC) has received approval of the Final EIR and NEPA EIS Record of Decision (ROD) for the Mid-County Parkway (East-West Corridor) project. The Record of Decision was finalized on August 17, 2015.

The Mid-County Parkway (MCP) freeway corridor project is a significant change in both conditions and circumstances that will allow the Riverside County Board of Supervisors' to make the necessary Findings in support of this Foundation General Plan Amendment request.

The properties in question will now enjoy full freeway access to the Bernasconi Road / Ramona Expressway (MCP) interchange that will be constructed. The RCTC is currently in the process of acquiring rights of way for the MCP. As a result, the proposed revised land uses now optimize the relationship between the MCP and the subject properties.

The MCP Project did not exist at the time that the RCIP Vision and General Plan were adopted in 2003. The proposed (GPA 1182) Land Use change is consistent with the Policies and Programs of the current General Plan (GPA 960) and does not conflict with the current policies or cause any internal inconsistencies with any of the adopted General Plan Elements.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	83.74
Number of Parcels:	3
Sphere of Influence:	No
Policy Area:	No
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Open Space (OS) and Rural (R)
--------------------------------	-------------------------------

Proposed Foundation Component:	Community Development (CD) and Open Space (OS)
Existing General Plan Land Use:	Conservation (C), Conservation Habitat (CH), and Rural Residential (RR)
Proposed General Plan Land Use:	Commercial Retail (CR) and Conservation (C)
Surrounding General Plan Land Use	
North:	Conservation Habitat (CH)
East:	Conservation Habitat (CH), Medium Density Residential (MDR), and Conservation (C)
South:	Rural Residential (RR), Conservation (C), and Conservation Habitat (CH),
West:	Conservation Habitat (CH) and Rural Residential (RR)
Existing Zoning Classification:	N-A-640 (Natural Asset) and R-A-5 (Residential Agriculture)
Change of Zone Required:	Yes
Surrounding Zoning Classification	
North:	W-2 (Controlled Development Area)
East:	R-A-5 (Residential Agriculture)
South:	SP Zone
West:	W-2 (Controlled Development Area) and R-A-5 (Residential Agriculture)
Existing Development and Use:	Vacant Land
Surrounding Development and Use	
North:	Vacant Land
East:	Vacant Land
South:	Vacant Land
West:	Vacant Land

Environmental Information:

WRCMSHCP Criteria Cell:	GPA01182 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. The proposed GPA area is adjacent to MSHCP Conservation Areas. All proposed development within the GPA area shall be subject to Urban Wild Lands Interface Guidelines (UWIG).
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	Yes – March Air Reserve
Agricultural Preserve:	No
Farmland Importance:	Yes – Local Importance and Other Lands
Fire Hazard Area:	Yes – Moderate and Very High
Fire Responsibility Area:	State Responsibility Area
Special Flood Hazard Area:	No
Liquefaction Area:	Low Possibility
Subsidence Area:	Susceptible
Fault Line:	Not within a 1/2 mile of a Fault Line
Fault Zone:	Not within a 1/2 mile of a Fault Zone
Paleontological Sensitivity:	High Sensitivity

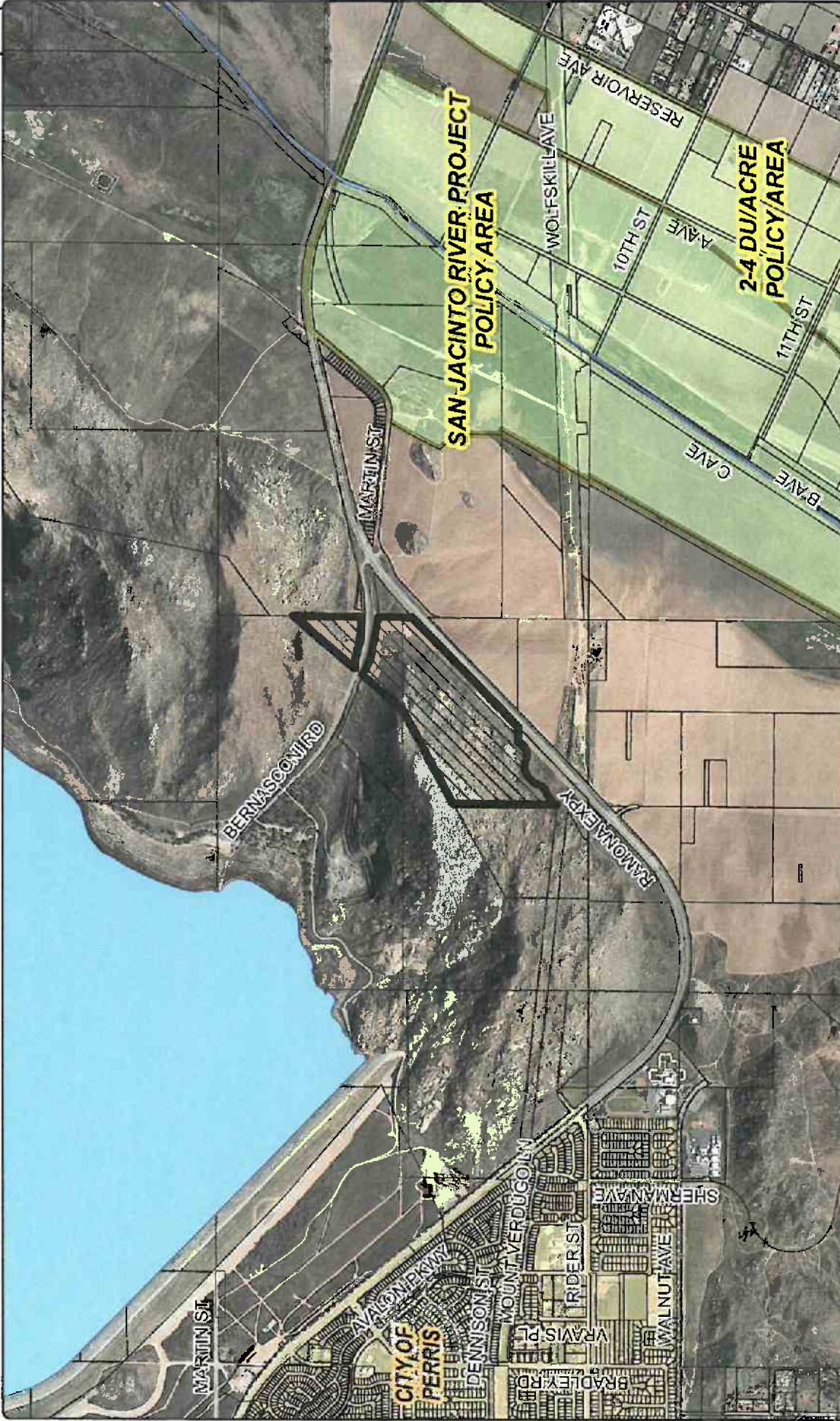
Utility Information:

Water Service:	Yes (Verify Location) – Area service provider is Eastern Municipal Water District
Sewer Service:	No – Area service provider is Eastern Municipal Water District

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01182
VICINITY/POLICY AREAS

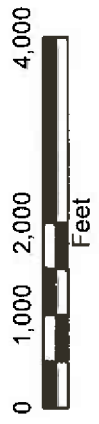
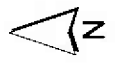
Supervisor: Ashley
 District 5

Date Drawn: 08/10/2016
 Vicinity Map



Zoning Dist: Perris Reservoir

Author: Vinnie Nguyen



DISCLAIMER: On October 2, 2003, the County of Riverside adopted a new General Plan pursuant to the State Lands Commission Act. The new General Plan contains different ranges of land use than is provided herein. The user should refer to the new General Plan for the most current information. The user should refer to the Riverside County Planning Department website at <http://www.riversidecountyplanning.com> for more information. The user should refer to the Riverside County Planning Department website at <http://www.riversidecountyplanning.com> for more information. The user should refer to the Riverside County Planning Department website at <http://www.riversidecountyplanning.com> for more information.

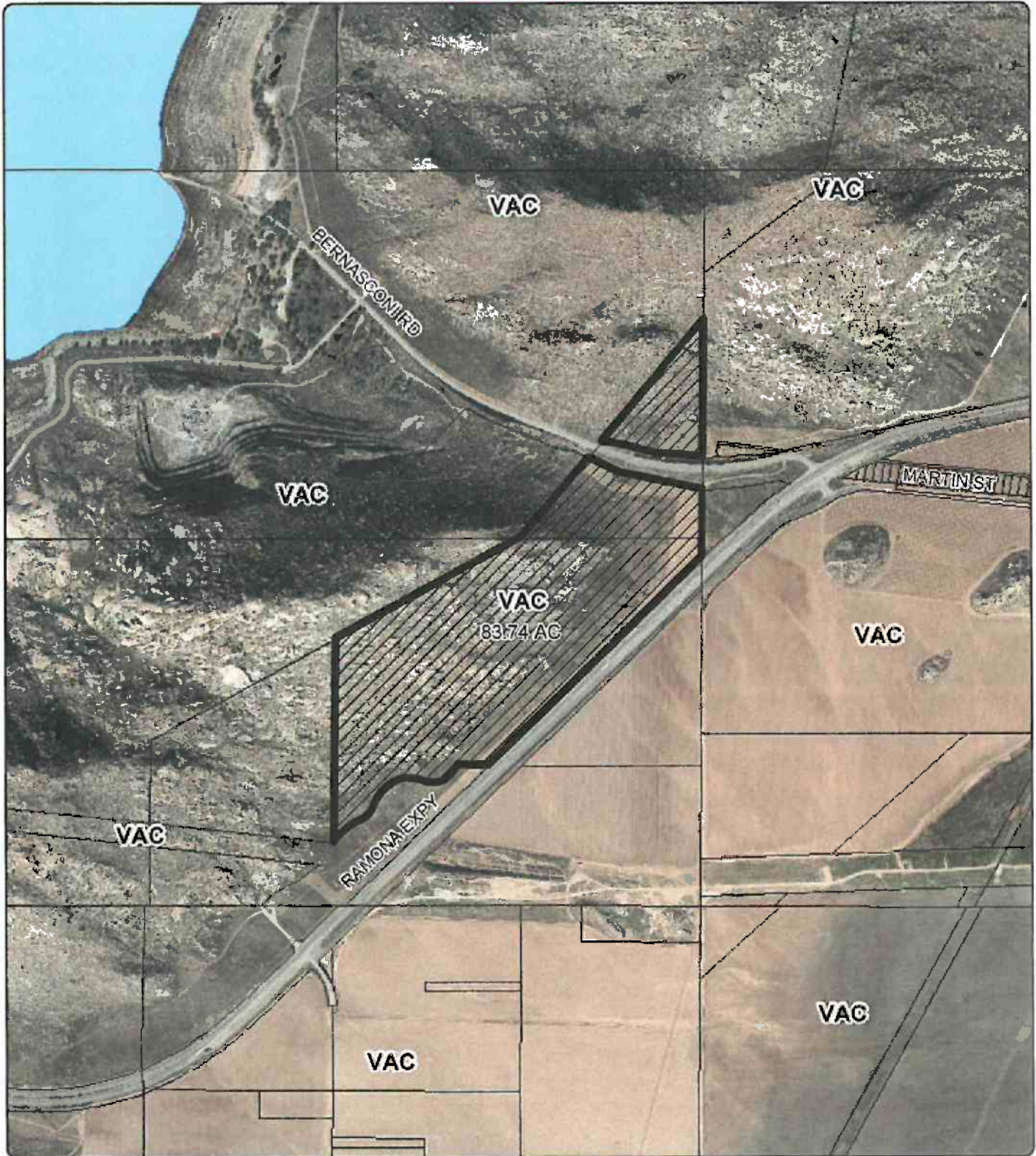
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01182

LAND USE

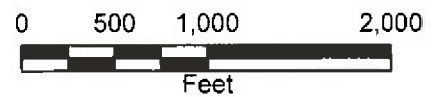
Supervisor: Ashley
District 5

Date Drawn: 08/09/2016
Exhibit 1



Zoning Dist: Perris Reservoir

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.cir.ca.gov>

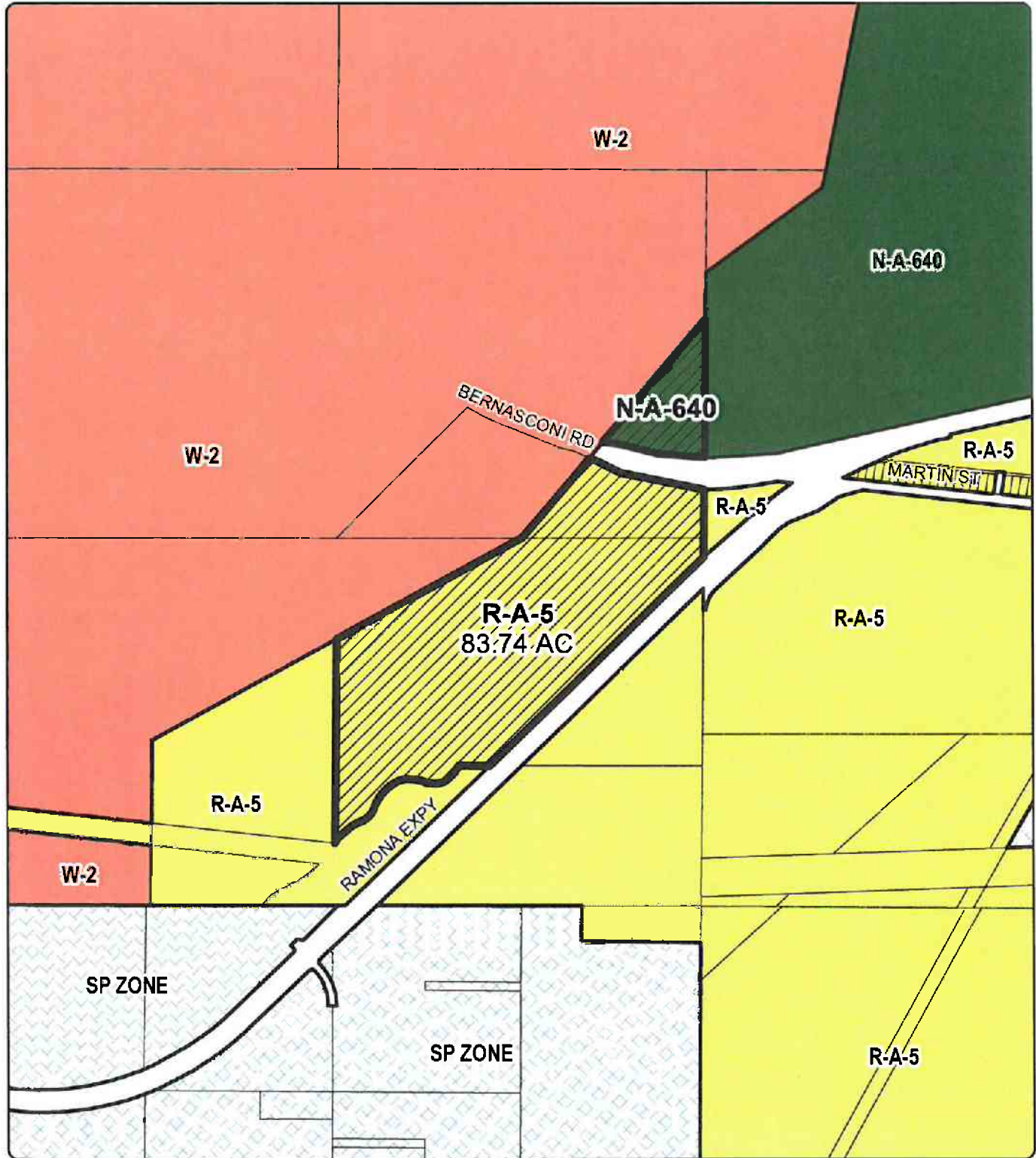
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01182

EXISTING ZONING

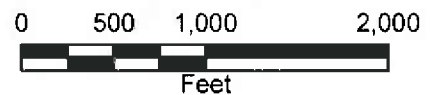
Supervisor: Ashley
District 5

Date Drawn: 08/09/2016
Exhibit 2



Zoning Dist: Perris Reservoir

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)853-8277 (Eastern County) or Website <http://planning.srrf.net>

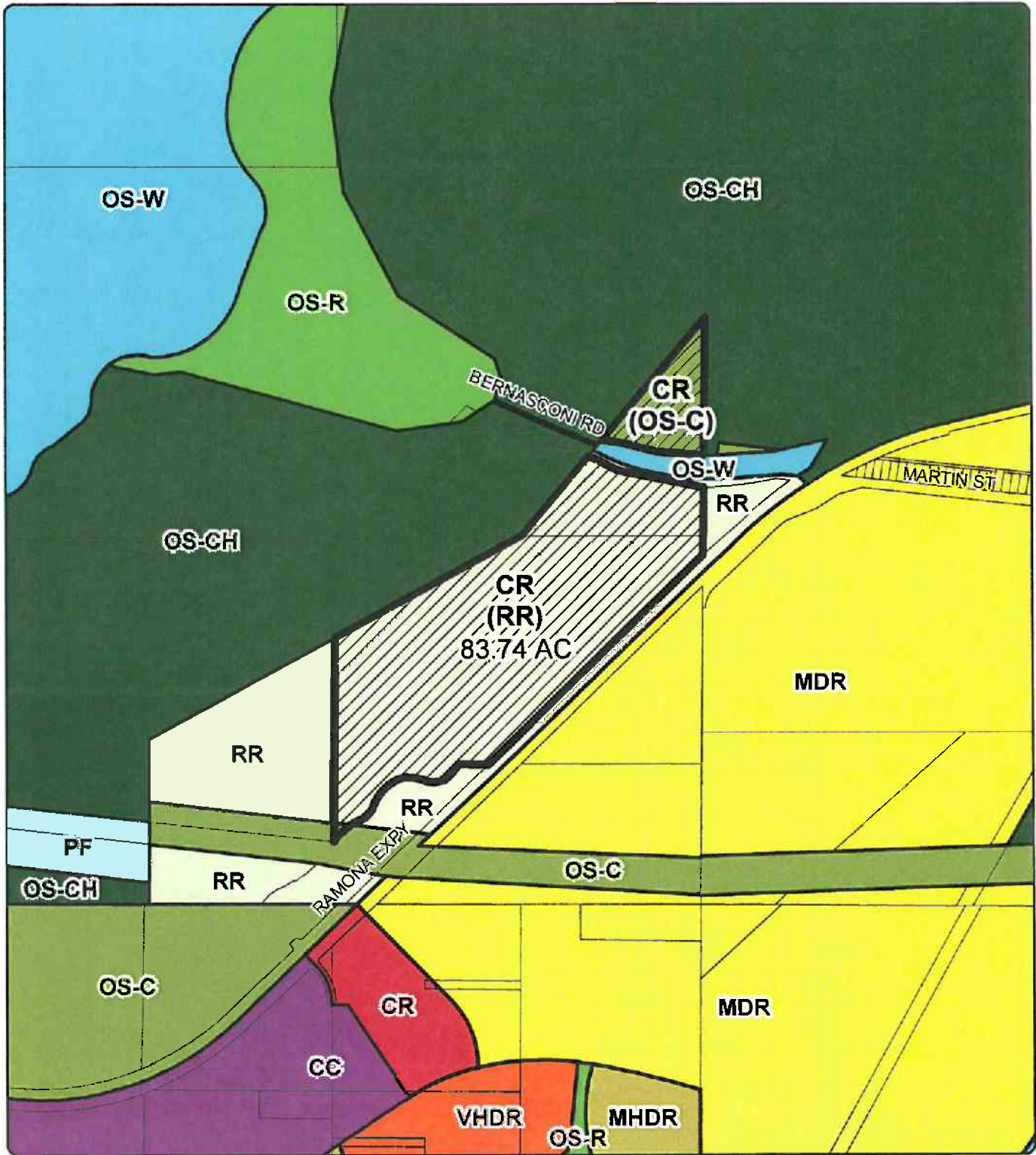
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01182

PROPOSED GENERAL PLAN

Supervisor: Ashley
District 5

Date Drawn: 08/09/2016
Exhibit 6



Zoning Dist: Perris Reservoir

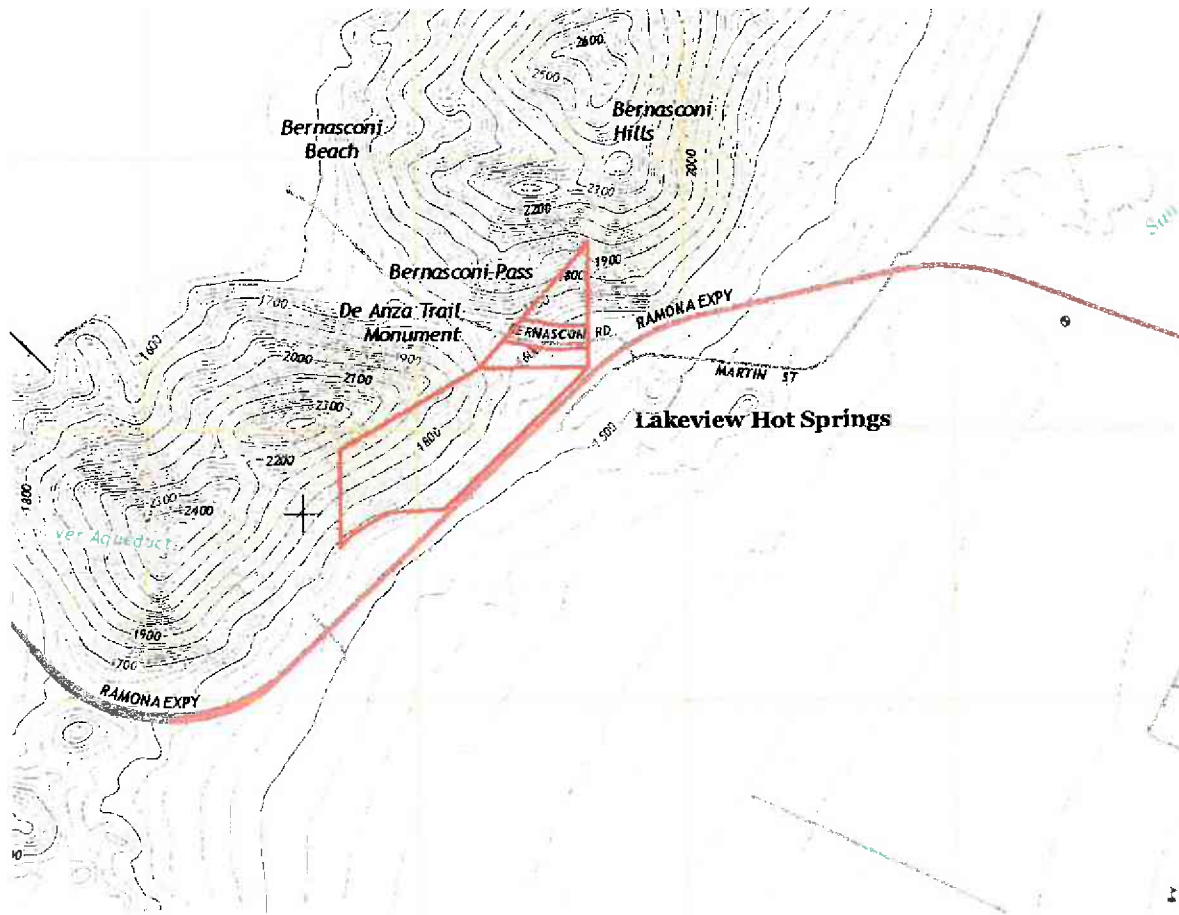
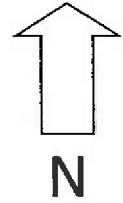
Author: Vinnie Nguyen



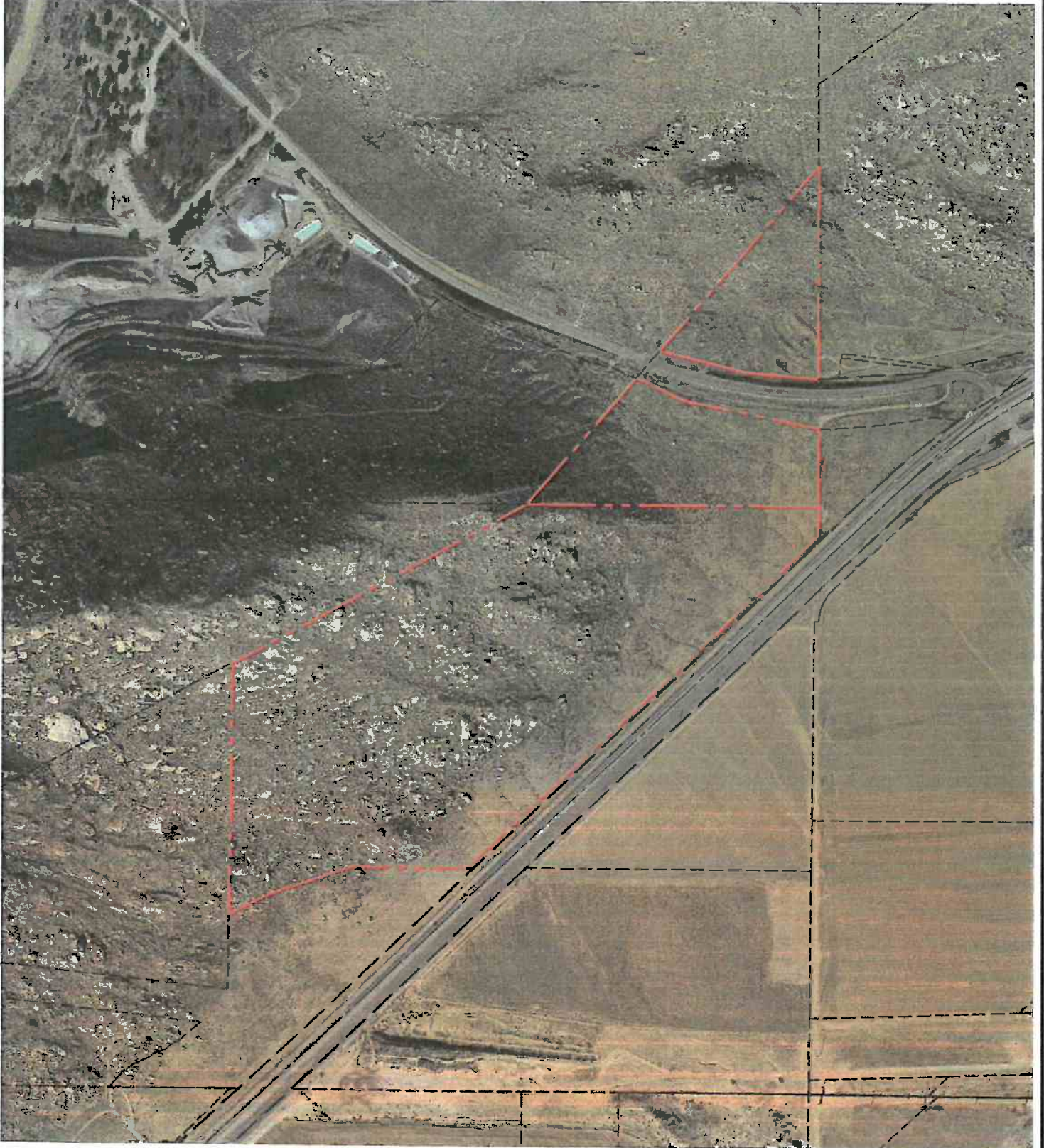
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.info.ca.us>

USGS Map Exhibit Bernasconi FGPA

Lakeview Quadrangle 7.5 minute map
Scale - 1:24,000



AERIAL EXHIBIT BERNASCONI FGPA



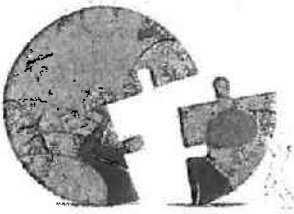
May 24, 2016 at 8:40am C:\Civil 3D Projects\Ferris Lind\Exhibits\Aerial Exhibit.dwg by Jason on JASON-PC



SCALE 1" = 600'

KELLER
CONSULTING INC.

24455 Via Arriba Linda
Yorba Linda, CA 92887
Ph: 951.733.9128



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR FOUNDATION COMPONENT
AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

GPA 01182

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Hillcrest Homes

Contact Person: Dave Arnold

E-Mail: darnold@hillcresthome.com

Mailing Address: 355 W. 2nd Street

Tustin

Street
CA

92780

City

State

ZIP

Daytime Phone No: (714) 814-9500

Fax No: ()

Engineer/Representative Name: Trip Hord Associates

Contact Person: Trip Hord

E-Mail: ambrosehord@gmail.com

Mailing Address: P.O. Box 1235

Riverside

Street
CA

92502

City

State

ZIP

Daytime Phone No: (951) 684-9615

Fax No: ()

Property Owner Name: Perris Land Co. / Brookhill Corp.

Sweeney / Lauda (See Attached)

Contact Person: Mike Hong

E-Mail: mike@brookhillcorp.com

Mailing Address: 2716 Ocean Park Blvd. #2100

Santa Monica

Street
CA

90405

City

State

ZIP

Daytime Phone No: (310) 314-2400 x9

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.)

Perris Land Co.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Sweeney / Lauda

PRINTED NAME OF PROPERTY OWNER(S)

See attached authorization letters

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): Portions of: 308-130-005; 308-120-002; 308-120-003

Approximate Gross Acreage: 83.74 (62.43 + 9.67 + 11.64)

General location (nearby or cross streets): North of Ramona Expwy (Mid County Parkway), South of _____, East of Bernasconi Rd., West of Bernasconi Rd.

Existing General Plan Foundation Component(s): Rural and Open Space-Conservation

Proposed General Plan Foundation Component(s): Community Development and Open Space

Existing General Plan Land Use Designation(s): Rural (RR) and Open Space-Conservation (OS-C)

Proposed General Plan Land Use Designation(s): Community Development - Commercial Retail & OS-C

General Plan Policy Area(s) (if any): _____

Existing Zoning Classification(s): R-A-5 and NA 640

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

See attachment

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
Electric Company	Edison	XX	
Gas Company	Gas Co.		
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?	
Sewer District	EMWD	Yes	No
			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_Viewer/Custom/disclaimer/Default.htm

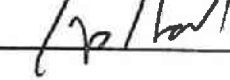
If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

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  Date 05/25/16

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.)

See attached

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.

October 22, 2015

Riverside County
Transportation & Land Management Agency
4080 Lemon St.
Riverside, CA 92501

Riverside County Flood Control District
1200 Market Street
Riverside, CA 92501

RE: Property Owner Letter of Authorization – Riverpark Mitigation Bank Project
APN: SEE ATTACHED LIST – Lakeview/Nuevo Area

TLMA / RCFCD Staff:

Please be advised that the following owners hereby grant authorization to Hillcrest Homes (David Arnold or Trip Hord) to sign any and all Riverside County Transportation & Land Management Agency or Riverside County Flood Control District applications associated with the Riverpark (San Jacinto River) habitat mitigation bank project.

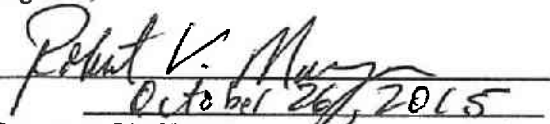
The 1,100+ acres identified on the attached APN list above are owned by:

The Sweeney Six Trust – Robert V. Masenga, Trustee
The Frank Lauda Jr. Trust of 2000 – Sandra Pagliuso & Frank S.Lauda
Ann Lauda Sweeney

The applications that will be filed by Hillcrest Homes include a Miscellaneous Grading Permit, Environmental Assessment, Encroachment Permit, Easement Relinquishment, and MSHCP Consistency (HANS) review among other applications that may necessarily be required as part of a request by Hillcrest Homes to establish a habitat mitigation bank in the San Jacinto River floodplain north of Nuevo Road.

If you need further information or have any additional questions, please contact Trip Hord - Trip Hord Associates who can be reached at (951) 684-9615.

Signed,



October 26, 2015
Date

Sweeny Six Trust

Date

Frank Lauda Jr. Trust

Date

October 26, 2015

Riverside County
Transportation & Land Management Agency
4080 Lemon St.
Riverside, CA 92501

Riverside County Flood Control District
1200 Market Street
Riverside, CA 92501

RE: Property Owner Letter of Authorization – Riverpark Mitigation Bank Project
APN: SEE ATTACHED LIST -- Lakeview/Nuevo Area

TLMA / RCFCD Staff:

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If you need further information or have any additional questions, please contact Trip Hord - Trip Hord Associates who can be reached at (951) 684-9615.

Signed,


Ann Lauda Sweeney _____ Date

FOUNDATION GENERAL PLAN AMENDMENT 01182

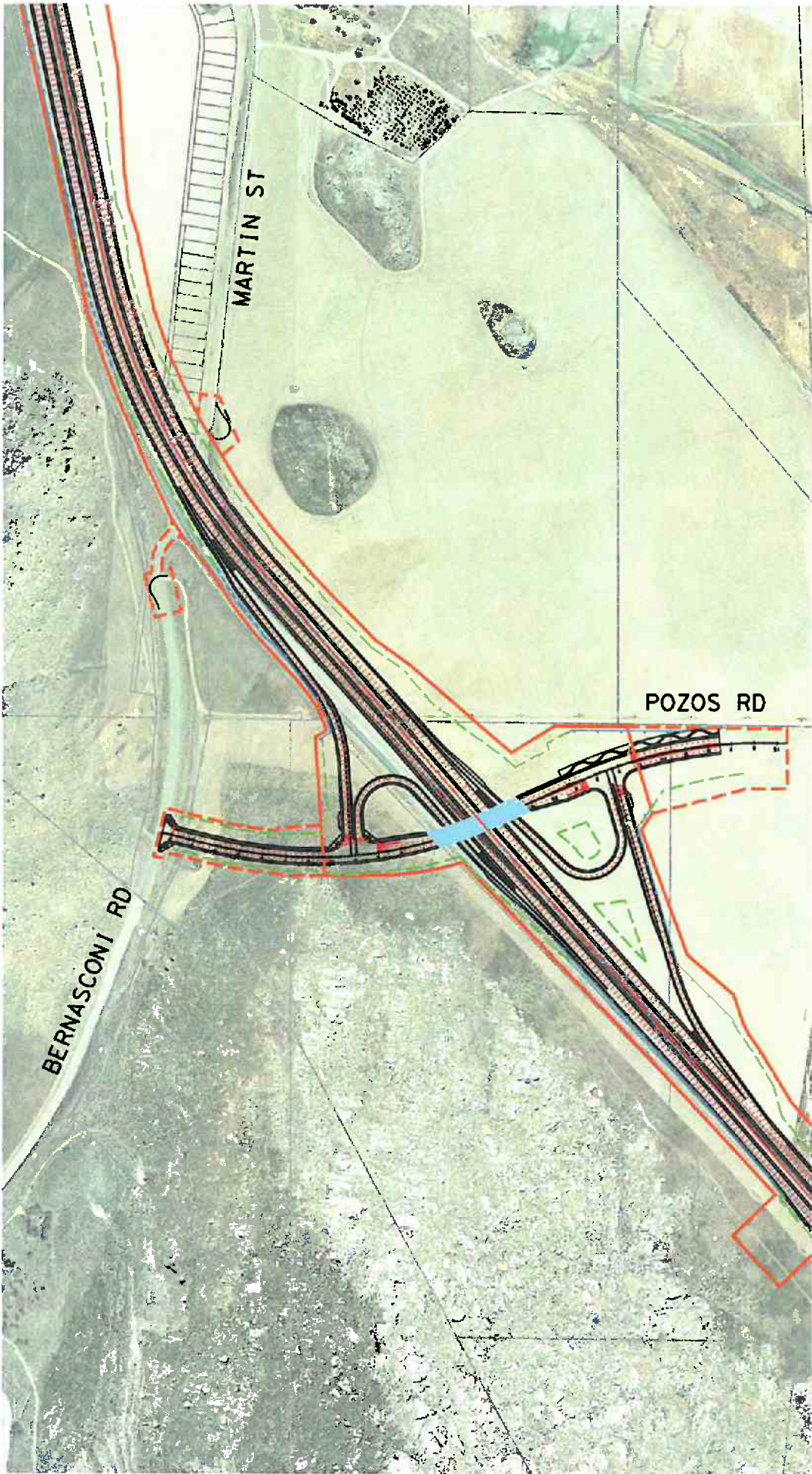
APPLICATION SUPPLEMENT – JUSTIFICATION STATEMENT

A significant change has taken place that directly affects and benefits the subject properties. The Riverside County Transportation Commission (RCTC) has received approval of the Final EIR and NEPA EIS Record of Decision (ROD) for the Mid-County Parkway (East-West Corridor) project. The Record of Decision was finalized on August 17, 2015.

The Mid-County Parkway (MCP) freeway corridor project is a significant change in both conditions and circumstances that will allow the Riverside County Board of Supervisors's to make the necessary Findings in support of this Foundation General Plan Amendment request.

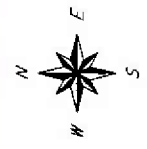
The properties in question will now enjoy full freeway access to the Bernasconi Road / Ramona Expressway (MCP) interchange that will be constructed. The RCTC is currently in the process of acquiring rights of way for the MCP. As a result, the proposed revised land uses now optimize the relationship between the MCP and the subject properties.

The MCP Project did not exist at the time that the RCIP Vision and General Plan were adopted in 2003. The proposed (GPA 1182) Land Use change is consistent with the Policies and Programs of the current General Plan (GPA 960) and does not conflict with the current policies or cause any internal inconsistencies with any of the adopted General Plan Elements.



State of Michigan, Michigan Department of Transportation
JACOBS
MID COUNTY PARKWAY
BERNASCONI ROAD
INTERCHANGE

FOR DISCUSSION
PURPOSES ONLY
 THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.



- LEGEND**
- Alignment Centerline
 - Right of Way Line
 - Grading Limits, Cut
 - Grading Limits, Fill
 - Retaining Wall



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. 1182 (Foundation and Entitlement/Policy) – APPLICANT: Hillcrest Homes – ENGINEER/REPRESENTATIVE: Trip Hord Associates – Fifth Supervisorial District – 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) – LOCATION: North of Ramona Expressway and south of Bernasconi – PROJECT SIZE: 83.74 gross – **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 – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 308-130-005, 308-120-002, 308-120-003.

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, 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

GPA01182 – Applicant
Hillcrest Homes
c/o David Arnold
355 West Second Street
Tustin, CA 92780

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Hillcrest Homes
c/o David Arnold
355 West Second Street
Tustin, CA 92780

GPA01182 – Owner
Perris Land Company
c/o Mike Hong
2716 Ocean Park Boulevard, #2100
Santa Monica, CA 90405

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Perris Land Company
c/o Mike Hong
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Perris Land Company
c/o Mike Hong
2716 Ocean Park Boulevard, #2100
Santa Monica, CA 90405

GPA01182 – Representative
Trip Hord Associates
c/o Trip Hord
P. O. Box 1235
Riverside, CA 92502

GPA01182 – Representative
Trip Hord Associates
c/o Trip Hord
P. O. Box 1235
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Trip Hord Associates
c/o Trip Hord
P. O. Box 1235
Riverside, CA 92502

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.

3959
4/11/17 16.5
2017-4-135208

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 1182

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 1182

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

The Press-Enterprise PE.com / La Prensa

On Wed, Mar 29, 2017 at 4:03 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 1182

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 1182

Good Afternoon,

The notice has been received and will be posted today.

Thank you,
Bonnie

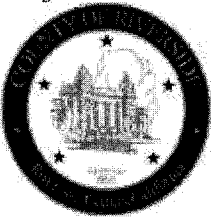
From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Wednesday, March 29, 2017 4:07 PM
To: Buie, Tammie <tbuie@srclkrec.com>; Garrett, Nancy <ngarrett@srclkrec.com>; Kennemer, Bonnie <bkeneme@srclkrec.com>; Meyer, Mary Ann <MaMeyer@srclkrec.com>
Subject: FOR POSTING: GPA 1182

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 LAKEVIEW / NUEVO AND RECHE CANYON / BADLANDS AREA – PERRIS RESERVOIR, FIFTH 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 Hillcrest Homes – Trip Hord Associates, on **General Plan Amendment No. 1182**, which proposes to amend the General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD) and Open Space (OS) to amend the land use from Rural Residential (RR) and Conservation (C) to Commercial Retail (CR) and Conservation (C), on three parcels totaling 83.74 gross acres (“the project”). The project is located north of Ramona Expressway and south of Bernasconi, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1182**.

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

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
4/5/17	0010927297		PE Riverside	2 x 98 Li	288.60

Invoice text: GPA 1182

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2017 APR 10 AM 11:17

*Planning
 16.5 of 04/11/17*

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE
288.60

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
SALES/CONTACT INFORMATION	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	04/05/2017	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

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04/05/2017	5209148	5209148
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288.60	0010927297	DUE UPON RECEIPT



THE PRESS-ENTERPRISE

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(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 1182 /

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



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0010927297-01

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Ad Copy:

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE LAKEVIEW / NUEVO AND RECHE CANYON / BADLANDS AREA - PERRIS RESERVOIR, FIFTH 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 Hillcrest Homes - Trip Hord Associates, on **General Plan Amendment No. 1182**, which proposes to amend the General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD) and Open Space (OS) to amend the land use from Rural Residential (RR) and Conservation (C) to Commercial Retail (CR) and Conservation (C), on three parcels totaling 83.74 gross acres ("the project"). The project is located north of Ramona Expressway and south of Bernasconi, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1182**.

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@rcplma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public meeting, or may appear and be heard at the time and place noted above. All written comments received prior to the public meeting will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public meeting. Be advised that as a result of the public meeting and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063 or email at LWagner@rivco.org, 72 hours prior to the meeting.

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

4/5

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
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 #: 16-5

SPEAKER'S NAME: TRIP HOTO
(Print Name)

Address: 5029 W MARK DR # B
(Only required if follow-up mail response is requested)

City: Riv Zip: 92507

Phone #: 684 9615 Email: _____

- I AM:
- The Applicant
 - Applicant's Representative
 - A Neighbor
 - 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.**