

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



ITEM
16.7
(ID # 3962)

MEETING DATE:
Tuesday, April 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1199 (Foundation) – APPLICANT: Sesar Ayuob – ENGINEER/REPRESENTATIVE: On Broadway Apartments, Inc. – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass & Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: Generally located north of Annandale Avenue and City of Desert Hot Springs, and south of County of Riverside boundary – PROJECT SIZE: 94.14 gross acres – REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1199, that proposes to amend a portion of 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) (20 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on four parcels, totaling 94.14 gross acres – APNs: 671-220-002, 671-220-011, 671-220-012, and 671-230-006 – Applicant Fees 100%.

RECOMMENDED MOTION: Staff recommends that the Board of Supervisors:

1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1199**, 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 by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating the proceedings.

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

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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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. 1199 is a General Plan Foundation Component Amendment that proposes to amend a portion of 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) (20 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on four parcels, totaling 94.14 gross acres. The project site is generally located north of Annandale Avenue and the City of Desert Hot Springs, south of the County of Riverside boundary, and is within the Western Coachella Valley Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

General Plan Initiation Process

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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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 3.8, and was recommended for initiation to the Planning Commission.

During the GPAC meeting, the members discussed the appropriateness and compatibility of the proposed Foundation Component change. The configuration of the parcels includes a long, rectangular shaped area with a wide range of terrain. The GPAC members felt that a land use change of the entire site would not be appropriate, due to access issues, steep slopes, and lack of any utilities. However, the GPAC felt that there may be some limited opportunities for development around the southern portion, as there is existing development to the south and east. The applicant was unable to attend the GPAC meeting, and as a result, the GPAC members did not have the opportunity for questions regarding any kind of proposed build-out scenario. The GPAC members felt that a majority of the site would be unsuitable for any kind of development and did not have any information about what is proposed for the southern area. As a result, the GPAC did not recommend this Foundation GPA for initiation.

Planning Commission

This application was considered by the Planning Commission during a public meeting on November 16, 2016, Agenda Item 2.7, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the project applicant provided additional information regarding the proposal. It is the applicant's intent to only develop a portion of the site to the south, as the northern areas are unsuitable for development due to lack of infrastructure and steep slopes. It is proposed that the northern areas will remain under the current Foundation Component. The exact development footprint and extent of the Foundation Component change will be defined during the implementing project review

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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phase. The Planning Commission felt that there could be some development opportunity around the southern portion of the site, but cautioned there are access and infrastructure challenges.

Impact on Citizens and Businesses

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

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

GPA01199

VICINITY/POLICY AREAS

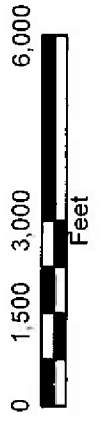
Supervisor: Ashley
District 5

Date Drawn: 08/19/2016
Vicinity Map



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2002, the County of Riverside adopted a new General Plan and its associated regulations for transportation planning. Riverside County is not responsible for any errors or omissions in this map. For more information, please contact the Riverside County Planning Department at Riverside County, 231000-3000 (Riverside County) or by email at planning@rivco.net.

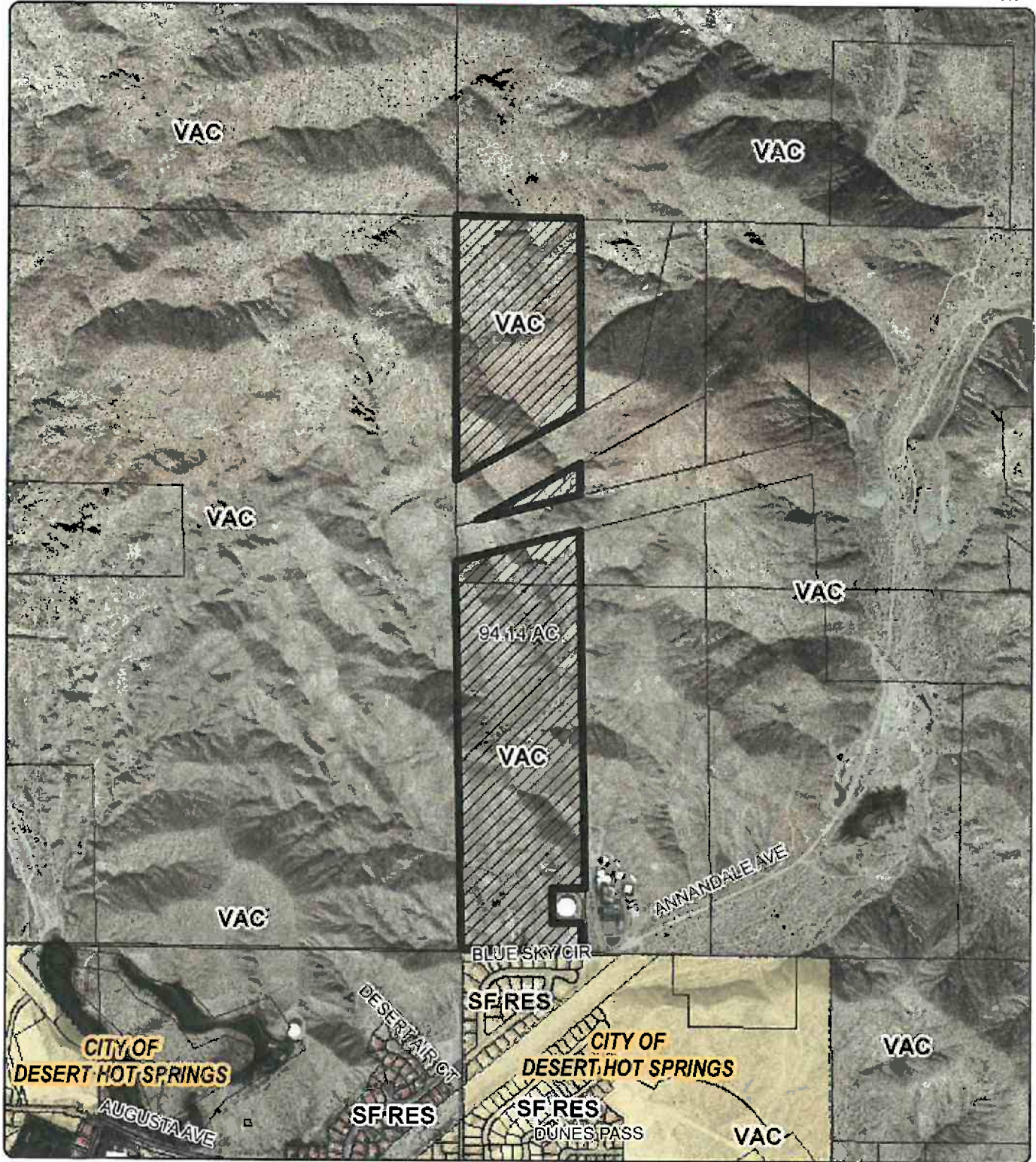
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01199

LAND USE

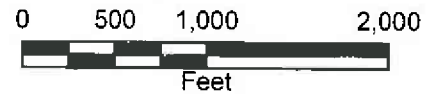
Supervisor: Ashley
District 5

Date Drawn: 08/19/2016
Exhibit 1



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

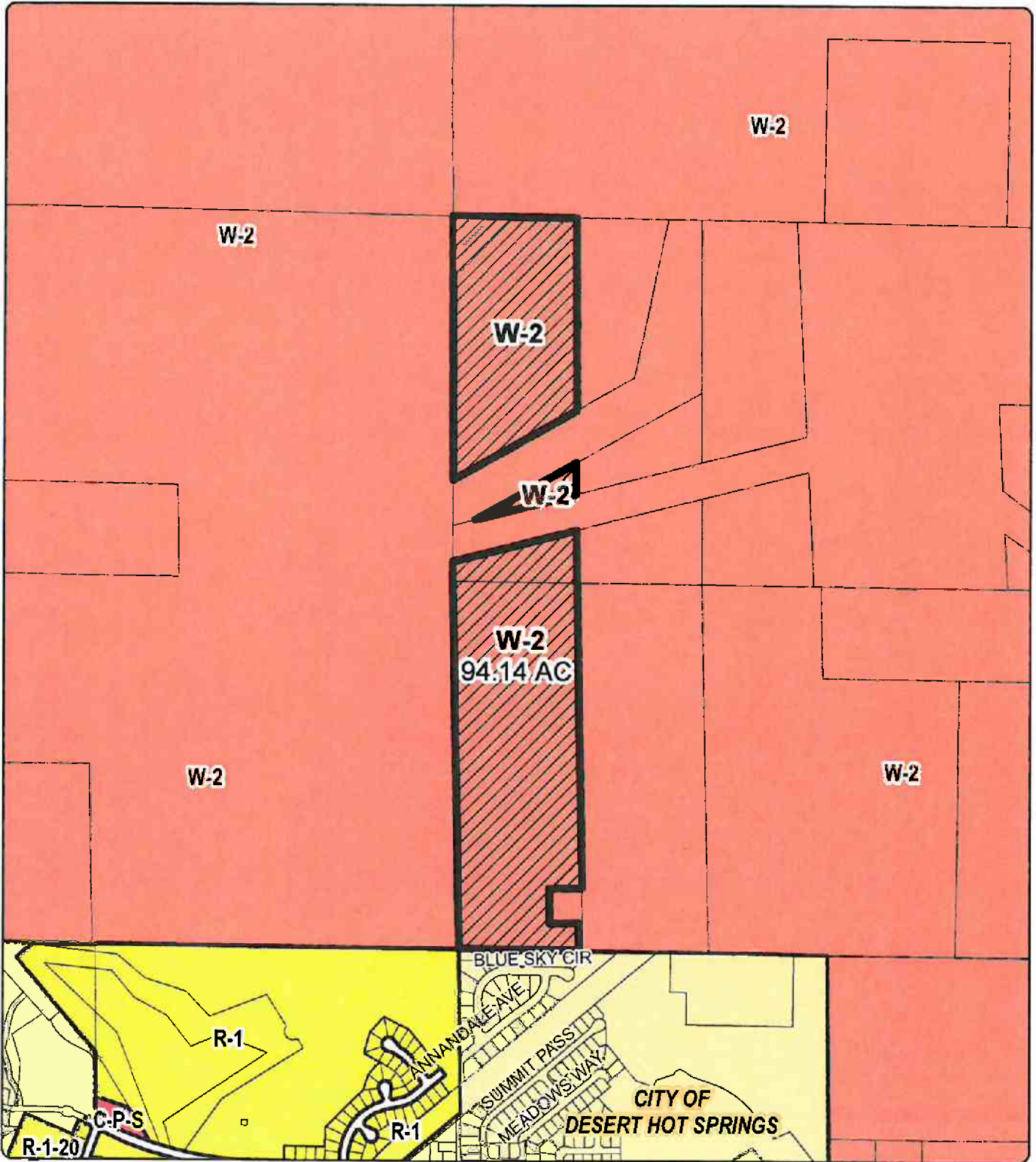
GPA01199

Date Drawn: 08/19/2016

Supervisor: Ashley
District 5

EXISTING ZONING

Exhibit 2



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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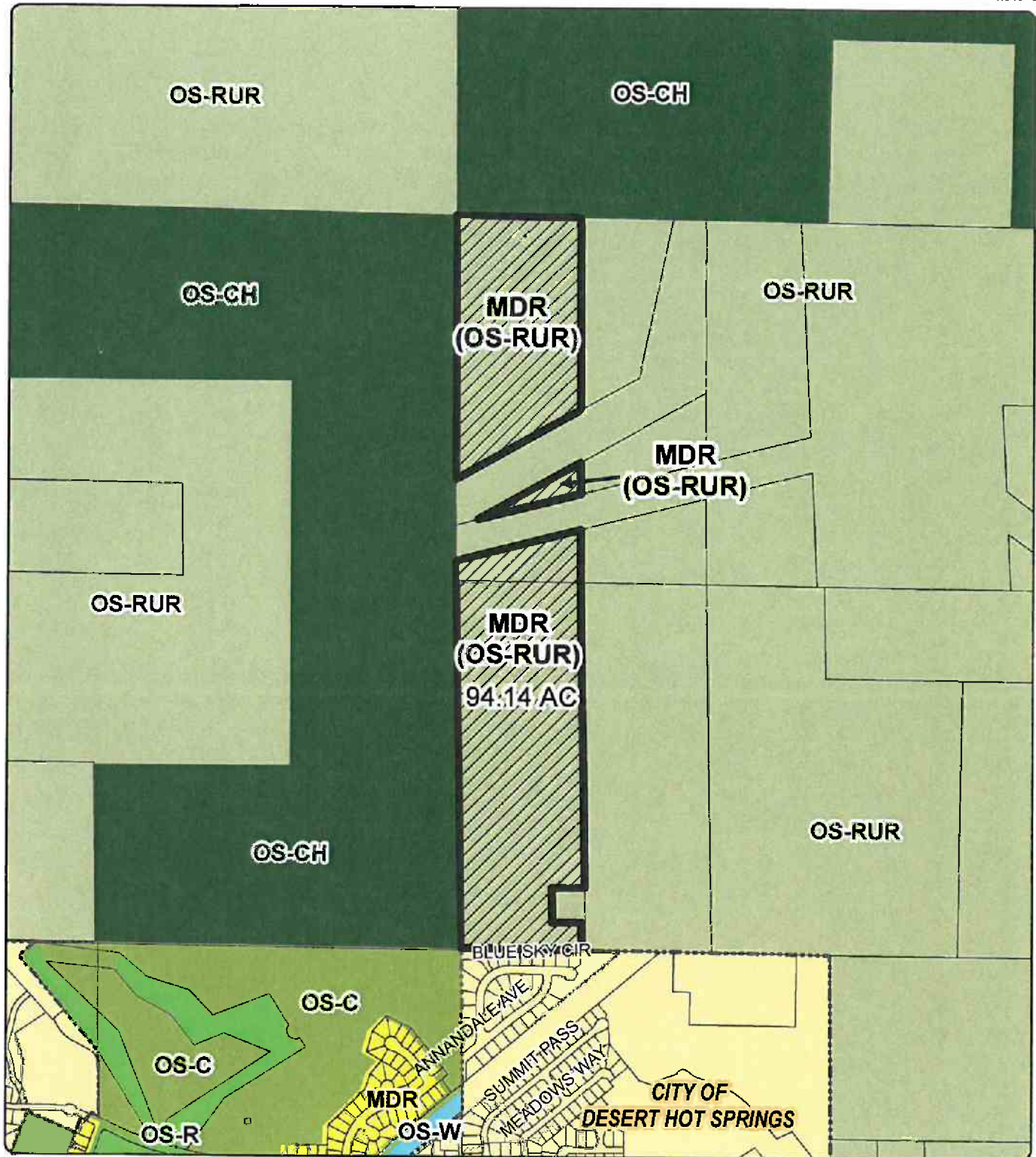
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01199

PROPOSED GENERAL PLAN

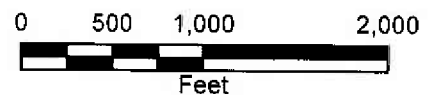
Supervisor: Ashley
District 5

Date Drawn: 08/19/2016
Exhibit 6



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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BOS

Report Package

Meeting Date: Tuesday, April 11, 2017



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 2.7

GENERAL PLAN AMENDMENT NO. 1199 (FOUNDATION AND ENTITLEMENT/POLICY) –
APPLICANT: Sesar Ayuob – ENGINEER/REPRESENTATIVE: On Broadway Apartments, Inc. – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass & Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: Generally located north of Annandale Avenue and City of Desert Hot Springs, and south of County of Riverside boundary – PROJECT SIZE: 94.14 gross acres .

II. PROJECT DESCRIPTION:

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.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

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

IV. CONTROVERSIAL ISSUES:

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

RECOMMEND INITIATION WITH CAUTION

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

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



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

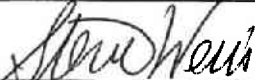
Report Package

Meeting Date: Wednesday, November 16, 2016

2.17

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

General Plan Amendment No. 1199
Property Owner: On Broadway Apartments
Applicant: Ayoub Sesar
Engineer/Representative: Ayoub Sesar


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1199 is a General Plan Regular Foundation Component Amendment to change 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 (R) (20 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on four parcels, totaling 94.14 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 generally located adjacent to the northern boundary of the City of Desert Hot Springs, with the nearby street of Annandale Avenue. The Project site is also located within the Western Coachella Valley Area Plan.

PROJECT APNs: 671-220-002, 671-220-011, 671-220-012, and 671-230-006

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

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

describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

The proposal is to develop single-family detached residences on the south end of the site consistent with the neighborhood adjacent and south of the property line which is mostly flat. There is an existing single family house plus a unit and several ancillary structures. A limited development on already graded/disturbed areas.

The proposed changes would be limited to the area of the project site which has been developed and sparsely built prior to 1996 on the flat portion of the site that is adjacent to the existing developed community. The requested density would be consistent with the community as well.

This proposal will not require major grading to the existing terrain and will be entirely concentrated at the southern end of the site where the land has been disturbed for buildings and agricultural purposes already. We will be following the natural terrain.

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 denial to the Planning Commission.

During the GPAC meeting the members discussed the appropriateness and compatibility of the proposed Foundation Component change. The configuration of the parcels includes a long, rectangular shaped area with a wide range of terrain. The GPAC members felt that a land use change of the entire site would not be appropriate, due to access issues, steep slopes, and lack of any utilities. However, the GPAC felt that there may be some limited opportunities for development around the southern portion, as there is existing development to the south and east. The applicant was unable to attend the GPAC meeting, and as a result, the GPAC members did not have the opportunity for questions regarding any kind of proposed build-out scenario. The GPAC members felt that a majority of the site would be unsuitable for any kind of development and did not have any information about what is proposed for the southern area. As a result, the GPAC did not recommend this Foundation GPA for initiation.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Open Space (OS) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Rural (RUR) |
| 4. Proposed General Plan Designation: | Medium Density Residential (MDR) |
| 5. Surrounding General Plan Designations: | North and West–Conservation Habitat (CH); East-Rural (RUR); South-City of Desert Hot Springs |
| 6. Existing Zoning Classification: | W-2 (Controlled Development Area) |
| 7. Surrounding Zoning Classifications: | North, East and West–W-2 (Controlled Development); South-City of Desert Hot Spring |
| 8. Existing Land Use: | Vacant Land, Residential |
| 9. Surrounding Land Uses: | Vacant Land, Residential, Medical Facility |
| 10. Project Size (Gross Acres): | 94.14 |

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 to not initiate General Plan Amendment No. 1199. However, the Planning Director may consider an alternative recommendation, provided the applicant can demonstrate a certain level of feasibility for development of the site and provide clarification of the development footprint. Furthermore, the Planning Director seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site **is not** located within:
 - a. A City sphere of influence; or
 - b. A CSA; or
 - c. An airport influence area; or
 - d. An agricultural preserve; or
3. The project site **is** located within:
 - a. A CVMSHP conservation area (portion of site); and
 - b. A special flood hazard area (small portion of site at south); and
 - c. A moderate liquefaction area (portion of site); and
 - d. A susceptible subsidence area (portion of site); and
 - e. A very high fire hazard area; and
 - f. A State fire responsibility area for fire protection services; and
 - g. A half mile of a fault line and fault zone.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 3.8

GENERAL PLAN AMENDMENT NO. 1199 (Foundation and Entitlement/Policy) –
APPLICANT: Sesar Ayuob – ENGINEER/REPRESENTATIVE: On Broadway Apartments, Inc. – Fifth
Supervisory District – Western Coachella Valley Area Plan – Pass & Desert Zoning District – ZONE:
W-2 (Controlled Development Areas) – LOCATION: Generally located north of Annandale Avenue
and City of Desert Hot Springs, and south of County Of Riverside boundary – PROJECT SIZE: 94.14
– **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 – PROJECT
PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 671-220-
002, 671-220-011, 671-220-012, and 671-230-006.

II. DISCUSSION:

- Ms. Trover: Concerned: how much is in the CVMSHCP. Moving into an area with a lot of conservation.
- Mr. Silver: Hugh leap; has a lot of problems.
- Mr. Roos: Recommends not to support this; needs a slope study

III. GPAC ACTION:

Motion by Mr. Silver; second by Ms. Trover.

ALL MEMBERS RECOMMEND DENIAL.

NOTICE OF PUBLIC MEETING

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

The General Plan Initiation Proceedings (“GPIP”) for GENERAL PLAN AMENDMENT NO. 1199 (Foundation and Entitlement/Policy) – APPLICANT: Sesar Ayuob – ENGINEER/REPRESENTATIVE: On Broadway Apartments, Inc. – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass & Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: Generally located north of Annandale Avenue and City of Desert Hot Springs, and south of County Of Riverside boundary – PROJECT SIZE: 94.14 – **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 – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 671-220-002, 671-220-011, 671-220-012, and 671-230-006.

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



Project Site

City of
Desert Hat Springs

Printed at: 3:14 pm
On: Thursday, Oct 27, 2016

Ad #: 0010211043
Order Taker: heller

THE PRESS-ENTERPRISE

Classified Advertising
Proof

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

Account Information

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

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

Ad Information

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

Start Date: 11/01/2016
Stop Date: 11/01/2016
Insertions: 1 print / 1 online

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

Size: 2 X 129 Li
Bill Size: 258.00

Amount Due: **\$374.10**

Ad Copy:

NOTICE OF PUBLIC MEETING

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

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1100 (Foundation and Entitlement/Policy) - APPLICANT: Sesar Ayuob - ENGINEER/REPRESENTATIVE: On Broadway Apartments, Inc. - Fifth Supervisorial District - Western Coachella Valley Area Plan - Pass & Desert Zoning District - ZONE: W-2 (Controlled Development Areas) - LOCATION: Generally located north of Annandale Avenue and City of Desert Hot Springs, and south of County Of Riverside boundary - PROJECT SIZE: 94.14 - 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 - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - APNs: 671-220-002, 671-220-011, 671-220-012, and 671-230-006.

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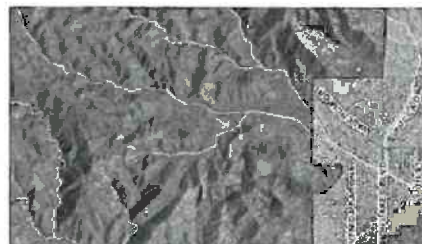
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Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed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

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





11/1

GPAC

Report Package

Meeting Date: Thursday, September 8, 2016



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

September 8, 2016

Foundation GPA No.: 1199
Supervisory District: Fifth
Area Plan: Western Coachella Valley
Zoning Area/District: Pass and Desert District
Property Owner(s): On Broadway Apartments, Inc.
Project Representative(s): Ayoub Sesar

PROJECT DESCRIPTION: 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 (R) to Medium Density Residential (MDR) (2-5 units per acre), on four parcels, totaling 94.14 gross acres.

LOCATION: The project site is generally located adjacent to the northern boundary of the City of Desert Hot Springs. The closest street is Annandale Avenue.

PROJECT APNs: 671-220-002, 671-220-011, 671-220-012, and 671-230-006



Figure 1: Project Location Map

PROJECT DETAILS: This application is a Foundation General Plan Amendment 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 (R) to Medium Density Residential (MDR) (2-5 units per acre), on four parcels, totaling 94.14 gross acres. This application does not include an accompanying implementing project.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: The proposal is to develop single-family detached residences on the south end of the site consistent with the neighborhood adjacent and south of the property line which is mostly flat. There is an existing single family house plus a unit and several ancillary structures. A limited development on already graded/disturbed areas.

The proposed changes would be limited to the area of the project site which has been developed and sparsely built prior to 1996 on the flat portion of the site that is adjacent to the existing developed community. The requested density would be consistent with the community as well.

This proposal will not require major grading to the existing terrain and will be entirely concentrated at the southern end of the site where the land has been disturbed for buildings and agricultural purposes already. We will be following the natural terrain.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	94.14
Number of Parcels:	4
Sphere of Influence:	No
Policy Area:	No
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Open Space (OS)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Rural (RUR) (20 acre minimum)
Proposed General Plan Land Use:	Medium Density Residential (MDR) (2-5 du/ac)
Surrounding General Plan Land Use	
North:	Conservation Habitat (CH)
East:	Rural (RUR) (20 acre minimum)
South:	City of Desert Hot Springs City General Plan – Residential/Low (0-5 units per acre) / Specific Plan (R-L/SP)
West:	Conservation Habitat (CH)
Existing Zoning Classification:	W-2 (Controlled Development Area)

Change of Zone Required:	Yes
Surrounding Zoning Classification	
North:	W-2 (Controlled Development Area)
East:	W-2 (Controlled Development Area)
South:	City of Desert Hot Springs City Zone – Residential/Low (0-5 units per acre) / Specific Plan (R-L/SP)
West:	W-2 (Controlled Development Area)
Existing Development and Use:	Vacant Land and Residential
Surrounding Development and Use	
North:	Vacant Land
East:	Medical Facility
South:	City of Desert Hot Springs – Residential
West:	Vacant Land

Environmental Information:

WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	<p>GPA01199 is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) plan area. The northern half of the proposed GPA is located within a CVMSHCP Conservation Area. Conservation within the area varies depending on existing habitat that is present and will also take into account pre 1996 disturbance. A maximum of eight percent of the area that is within the Conservation may be permitted for development. The remaining areas that are not developed will be placed into conservation.</p> <p>All projects within the CVMSHCP Plan Area must be in compliance with the CVMSHCP. Biological documents will have to be prepared and approved prior to any project approval within the GPA area. The proposed GPA is located is within a CVMSHCP Conservation area therefore any development within the GPA area will be subject to CVMSHCP Land Use Adjacency Guidelines (LUAG).</p>
Airport Influence Area (“AIA”):	No
Agricultural Preserve:	No
Farmland Importance:	Other Lands
Fire Hazard Area:	Yes – Very High
Fire Responsibility Area:	State Responsibility Area

Special Flood Hazard Area:	No
Liquefaction Area:	Moderate Potential
Subsidence Area:	Susceptible
Fault Line:	Within ½ mile of San Andreas Fault Line
Fault Zone:	Within ½ mile of San Andreas Fault Zone
Paleontological Sensitivity:	Low Potential

Utility Information:

Water Service:	Yes (Verify) – Area service provided by Desert Water Agency.
Sewer Service:	Yes – in adjacent subdivision (Verify Location) – Area service provided by Desert Water Agency.

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01199
VICINITY/POLICY AREAS

Supervisor: Ashley
 District 5

Date Drawn: 08/19/2016
 Vicinity Map



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the City of Riverside adopted a new General Plan (www.riverside.ca.gov/GeneralPlan) for the unincorporated Riverside County. This new General Plan may contain different types of future land use designations. The Planning Director will address in Riverside at (951) 952-3248. Riverside General Plan is available at (951) 952-3248. Riverside General Plan is available at (951) 952-3248.

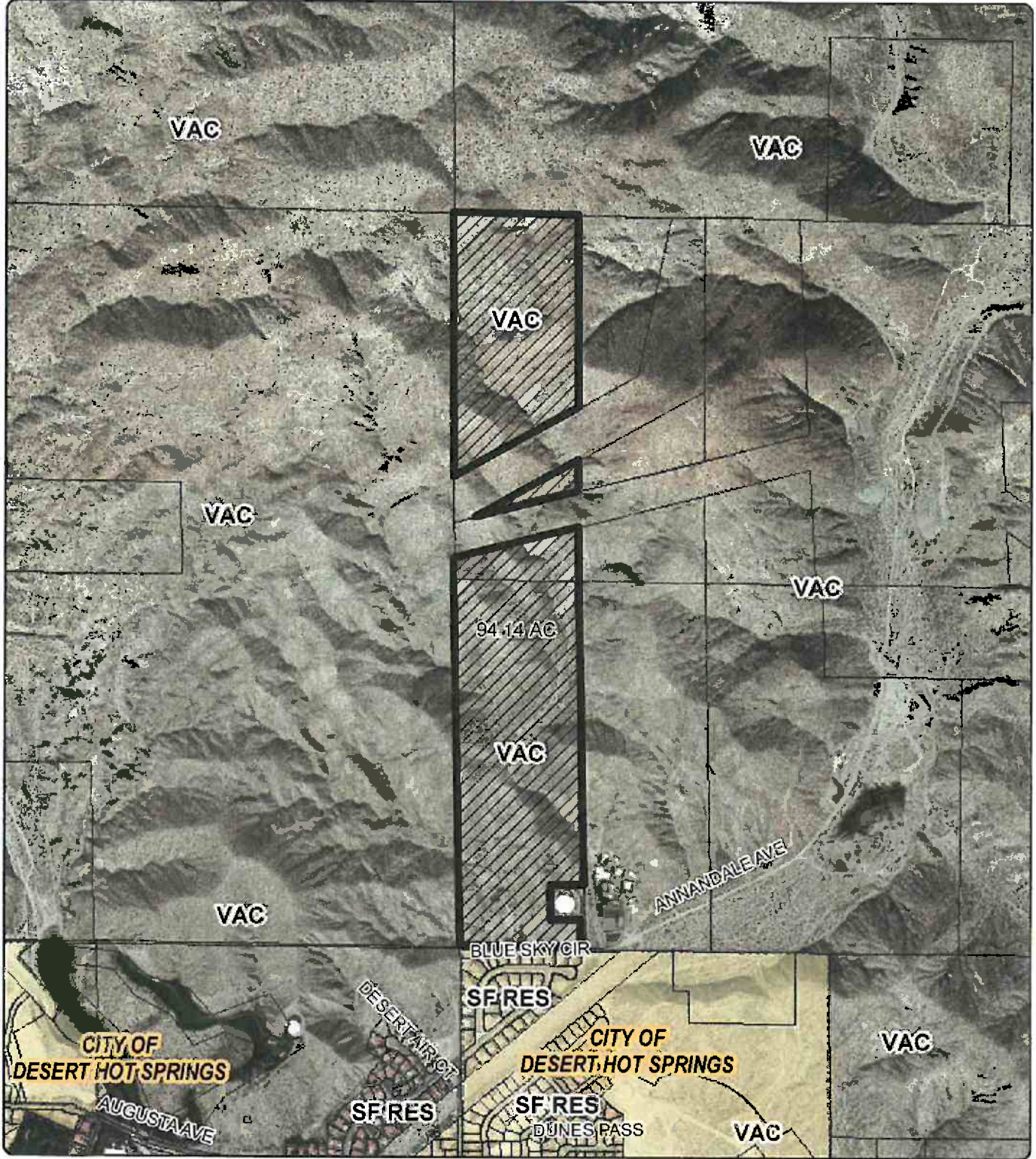
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01199

LAND USE

Supervisor: Ashley
District 5

Date Drawn: 08/19/2016
Exhibit 1



Zoning Dist: Pass & Desert

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://rplanning.rivca.gov>

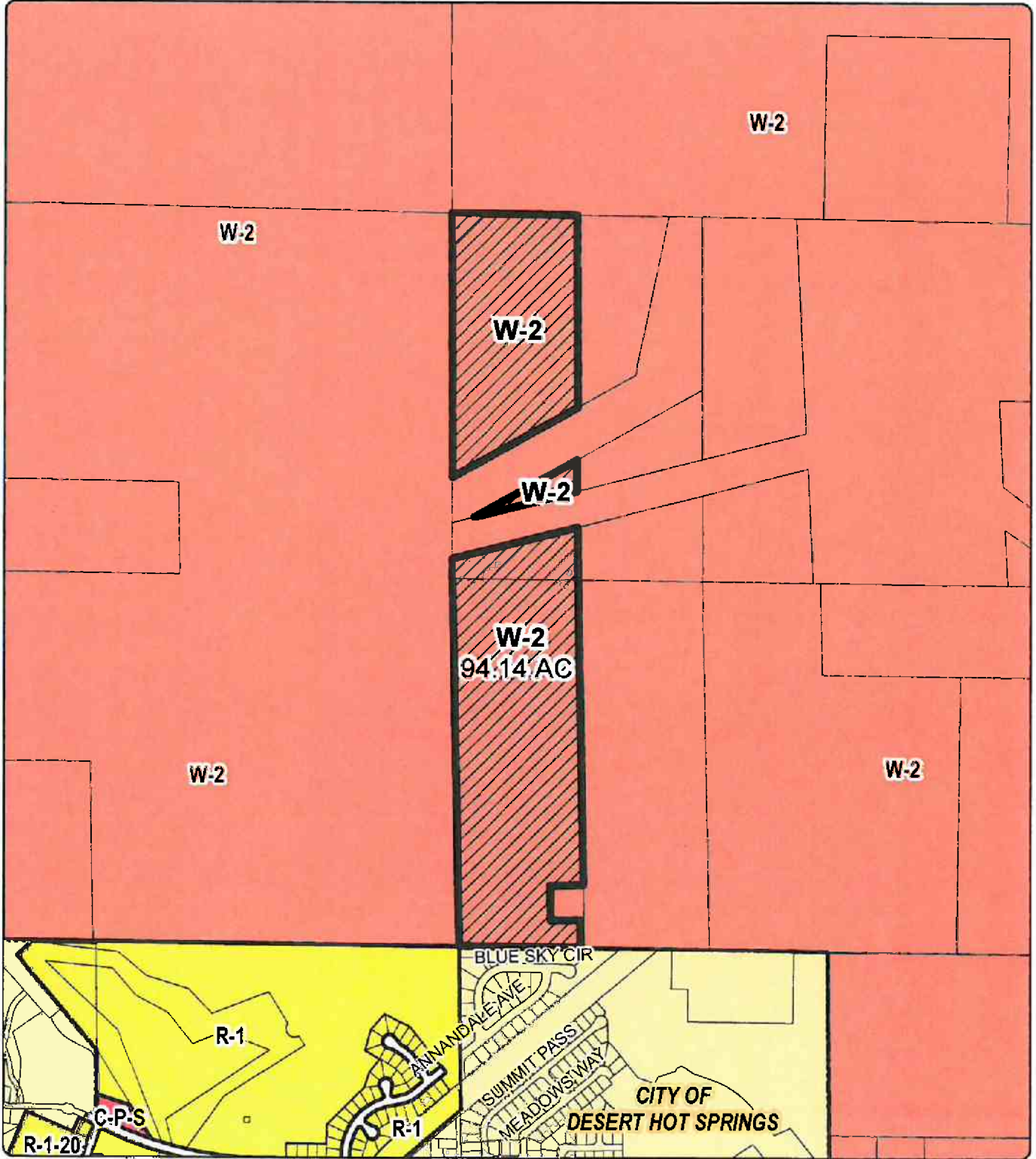
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01199

Date Drawn: 08/19/2016
Exhibit 2

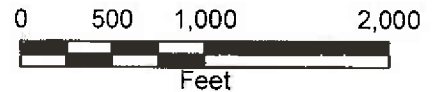
Supervisor: Ashley
District 5

EXISTING ZONING



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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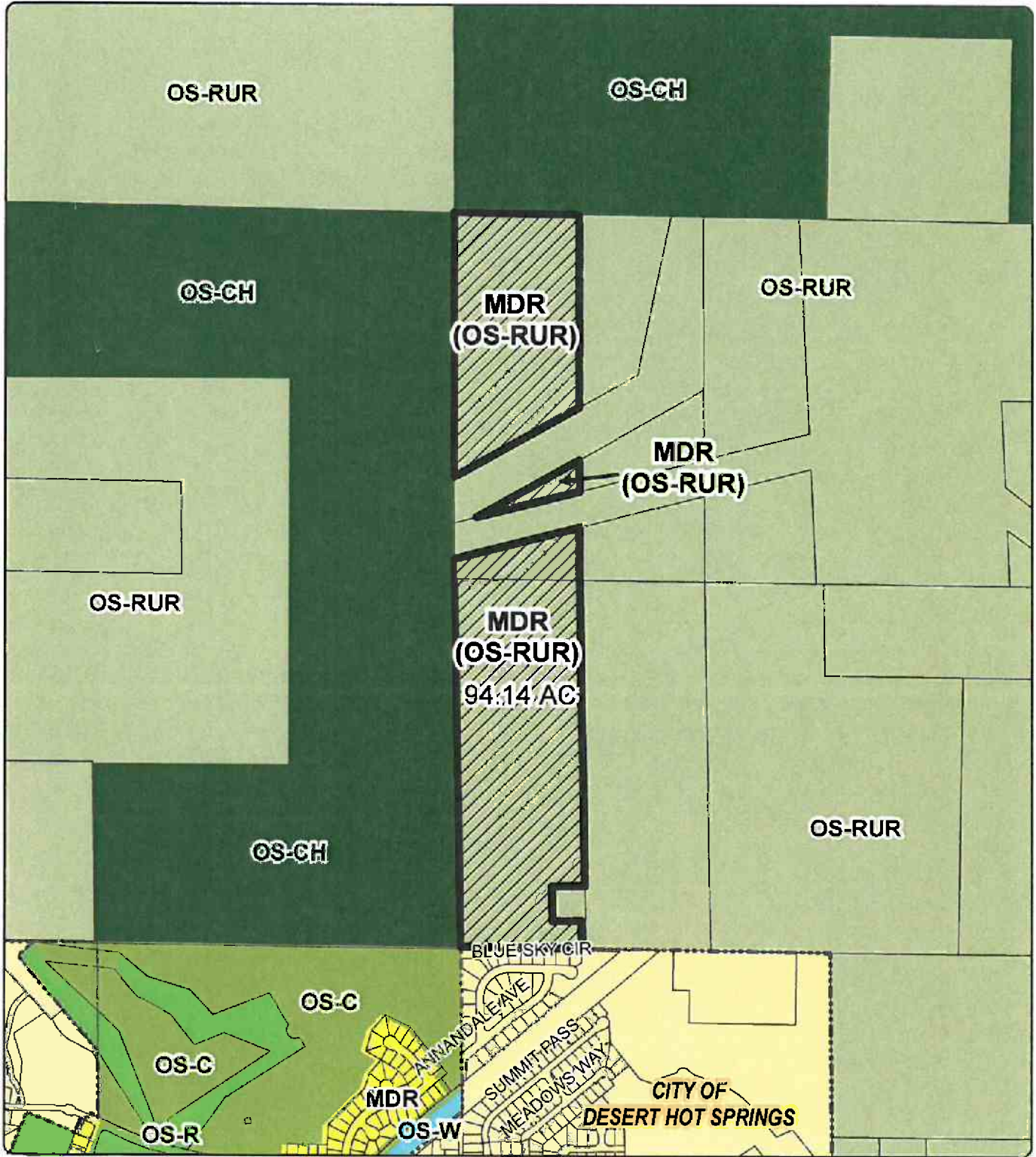
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01199

PROPOSED GENERAL PLAN

Supervisor: Ashley
District 5

Date Drawn: 08/19/2016
Exhibit 6

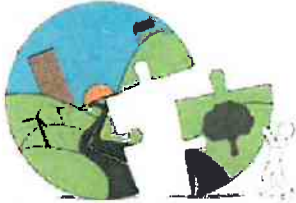


Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

X

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

GPA 01199

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Ayoub Sesar

Contact Person: Ayoub Sesar E-Mail: a.Sesar@live.com

Mailing Address: 1107 Fair Oaks Ave #820
Street
San Pasadena Cal 91030
City State ZIP

Daytime Phone No: (949) 395-3024 Fax No: ()

Engineer/Representative Name: Ayoub Sesar, Architect

Contact Person: Ayoub Sesar E-Mail: a.Sesar@live.com

Mailing Address: same as above
Street
City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner Name: On Broadway Apts., Inc.

Contact Person: Ayoub Sesar E-Mail: a.Sesar@live.com

Mailing Address: same as above
Street
City State ZIP

Daytime Phone No: (949) 395-3024 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.)

On Broadway Arts, Inc.
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION: 671-220-012-5
671-220-011-4
 Assessor's Parcel Number(s): 671-220-002-6
671-220-006-1
 Approximate Gross Acreage: 94.14 AC.
 General location (nearby or cross streets): North of 7895 Annandale Ave, South of _____
 _____, East of _____, West of _____
 Existing General Plan Foundation Component(s): Rural (RUR) 20 AC. min.
 Proposed General Plan Foundation Component(s): Community Dev. (MDR)
 Existing General Plan Land Use Designation(s): RUR (20 AC. min)
 Proposed General Plan Land Use Designation(s): MDR (2-5) DU/AC
 General Plan Policy Area(s) (if any): N/A
 Existing Zoning Classification(s): W-2 CZ Number: 0

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

Propose to develop single family detached residences consistent with neighborhood adjacent south of the property on south end of site which mostly flat and there are existing single family house plus a unit + several ancillary structure. A limited development on already graded/disturbed areas.

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) N/A EIR No. (if applicable): N/A

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	<u>Edison</u>	<u>*</u>
Gas Company	<u>So. Cal.</u>	<u>*</u>
Telephone Company	<u>ATT</u>	<u>*</u>
Water Company/District	<u>DWA</u>	<u>*</u>

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

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

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

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

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

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

Owner/Representative (1) _____ Date 6-6-16

Owner/Representative (2) _____ Date _____

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

II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:

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

proposed changes would be a limited area of the site

which has been developed and sparsely built prior
1996 on the flat portion of the site that is adjacent
to existing developed community and requested density
would be consistent with that community as well.

This proposal will not require major grading to the existing
terrain and entirely concentrate at the south end of the
site where land has been disturbed for buildings and
agriculture purpose already. We will be following natural
terrain.

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.)

None

NOTES:

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

Furthermore:

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

NOTICE OF PUBLIC MEETING

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

GENERAL PLAN AMENDMENT NO. 1199 (Foundation and Entitlement/Policy) – APPLICANT: Sesar Ayuob – ENGINEER/REPRESENTATIVE: On Broadway Apartments, Inc. – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass & Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: Generally located north of Annandale Avenue and City of Desert Hot Springs, and south of County Of Riverside boundary – PROJECT SIZE: 94.14 – **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 – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 671-220-002, 671-220-011, 671-220-012, and 671-230-006.

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.

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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



Project Site

City of
Desert Hot Springs

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.

3962
4/11/17 16.7
2017-4-135210

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.

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.

16.7 GENERAL PLAN AMENDMENT NO. 1199 – Western Coachella Valley Area Plan – 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.

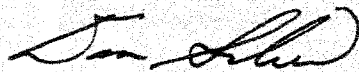
16.8 GENERAL PLAN AMENDMENT NO. 1201 – Western Coachella Valley Area – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI) on three parcels, 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



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

April 3, 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 1199

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Thursday, April 6, 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

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 WESTERN COACHELLA VALLEY PASS & DESERT, 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 Cesar Ayub, on General Plan Amendment No. 1199, which proposes to amend the General Plan (zoning Ordinance) from Open Space (OS) to Community Development (CD) and to amend the land use from Rural (R) to Medium Density Residential (MDR) (23 acres) on four parcels: 9414, 9415, 9416, and 9417 (collectively "the project"). The project is generally located north of Amnabile Avenue and City of Desert Hot Springs, and south of County of Riverside boundary, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1199.

The project case file may be viewed from the date of this notice until the public hearing. Any person wishing to view the project file should appear at the public hearing from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Supervisorial District, California 92501, and at the Riverside County Planning Department of 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 at the public hearing. The date of this notice and the public hearing date are provided above. All written comments received prior to the public hearing 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 or, or prior to, the public meeting. If you object to the project as a result of the public hearing, you must file a written public comment with the Clerk of the Board of Supervisors and the Clerk of the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the design, 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, 1st 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@rtrvcc.org, 72 hours prior to the meeting.

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 April 3, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC MEETING

GPA 1199

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: April 3, 2017
Cecilia Gil

Gil, Cecilia

From: Garrett, Nancy <ngarrett@asrclkrec.com>
Sent: Monday, April 3, 2017 8:57 AM
To: Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: RE: FOR POSTING: GPA 1199

Good Morning,

Received and will post.

Have a great day,



ASSASSOR-COUNTY CLERK-RECORDER
Riverside County, CA

Nancy Garrett

ACR Tech II
Clerks Office-Gateway
951-486-7427 micro 7-7427

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Monday, April 03, 2017 8:50 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenname@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: GPA 1199

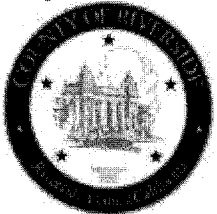
Good morning! Attached is a Notice of Public Meeting for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Fax (951) 955-1071
Mail Stop# 1010

ccgil@rivco.org

<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

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 WESTERN COACHELLA VALLEY – PASS & DESERT, 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 Sesar Ayuob, on **General Plan Amendment No. 1199**, which proposes to amend the General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend the land use from Rural (RUR) (20 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on four parcels, totaling 94.14 gross acres ("the project"). The project is generally located north of Annandale Avenue and City of Desert Hot Springs, and south of County of Riverside boundary, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1199**.

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: April 3, 2017

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



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

THE PRESS-ENTERPRISE

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Invoice text: GPA 1199

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16.7 of 04/11/17*

Placed by: Cecilia Gil

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THE PRESS-ENTERPRISE

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BALANCE DUE 286.00	ORDER NUMBER 0010928131	TERMS OF PAYMENT DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

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

THE PRESS-ENTERPRISE

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

PROOF OF PUBLICATION (2010, 2015 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 1199 /

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:

04/06/2017

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

Date: April 06, 2017

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

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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 WESTERN COACHELLA VALLEY - PASS & DESERT, FIFTH SUPERVISORIAL DISTRICT

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL jhildebr@rcfilma.org.

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Dated: April 3, 2017
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

4/6

RECEIVED RIVERSIDE COUNTY
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2017 APR 11 AM 11:06

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 #: 16.7

SPEAKER'S NAME: Ayoub Sesar
(Print Name)

Address: 1107 Fair Oaks Ave #820 So. Pasadena
(Only required if follow-up mail response is requested) cal

City: So Pasadena Zip: 91030

Phone #: (949) 395-3024 Email: a.sesar@live.com

I AM:

The Applicant A Neighbor

Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

I wish to speak I DO NOT wish to speak

I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Did not speak

Ayoub Sesar
(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.**