

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



ITEM
16.8
(ID # 3963)

MEETING DATE:

Tuesday, April 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1201 (Foundation) – APPLICANT: Philip Bettencourt – ENGINEER/REPRESENTATIVE: Philip Bettencourt – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass and Desert Zoning District – ZONE: Controlled Development Areas (W-2) – LOCATION: North of I-10 Freeway, south of Dillon Road, west of Worsley Road, and east of Highway 62 – PROJECT SIZE: 29.51 gross acres – REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1201, that proposes to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI), on three parcels, totaling 29.51 gross acres – APNs: 668-200-008, 668-200-018, and 668-200-020 – Applicant Fees 100%.

RECOMMENDED MOTION: Staff recommends that the Board of Supervisors:

1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1201**, 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 Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating the proceedings.

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

Keja Harper-Ihem
Clerk of the Board
By:
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Project Scope

General Plan Amendment No. 1201 is a General Plan Foundation Component Amendment that proposes to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI), on three parcels, totaling 29.51 gross acres. The project site is generally located north of the I-10 Freeway, south of Dillon Road, west of Worsley Road, east of Highway 62, 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,
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 3.9, and was recommended for initiation to the Planning Commission.

During the GPAC meeting, the members discussed the location, noting that the project site is in close proximity to two freeways. The members felt the proposed change would be appropriate and could result in establishing some new services for the area. The members further requested that the applicant be sensitive to the design of any future project relating to architecture, landscaping, and building siting, as any project in this location will be highly visible.

Planning Commission

This application was considered by the Planning Commission during a public meeting on November 16, 2016, Agenda Item 2.8, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners expressed the same comments as GPAC and felt that area would benefit from light industrial and commercial uses. They further reiterated that any new development should include a high standard of architectural design, as the area is highly visible from the two freeways near the site.

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

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

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

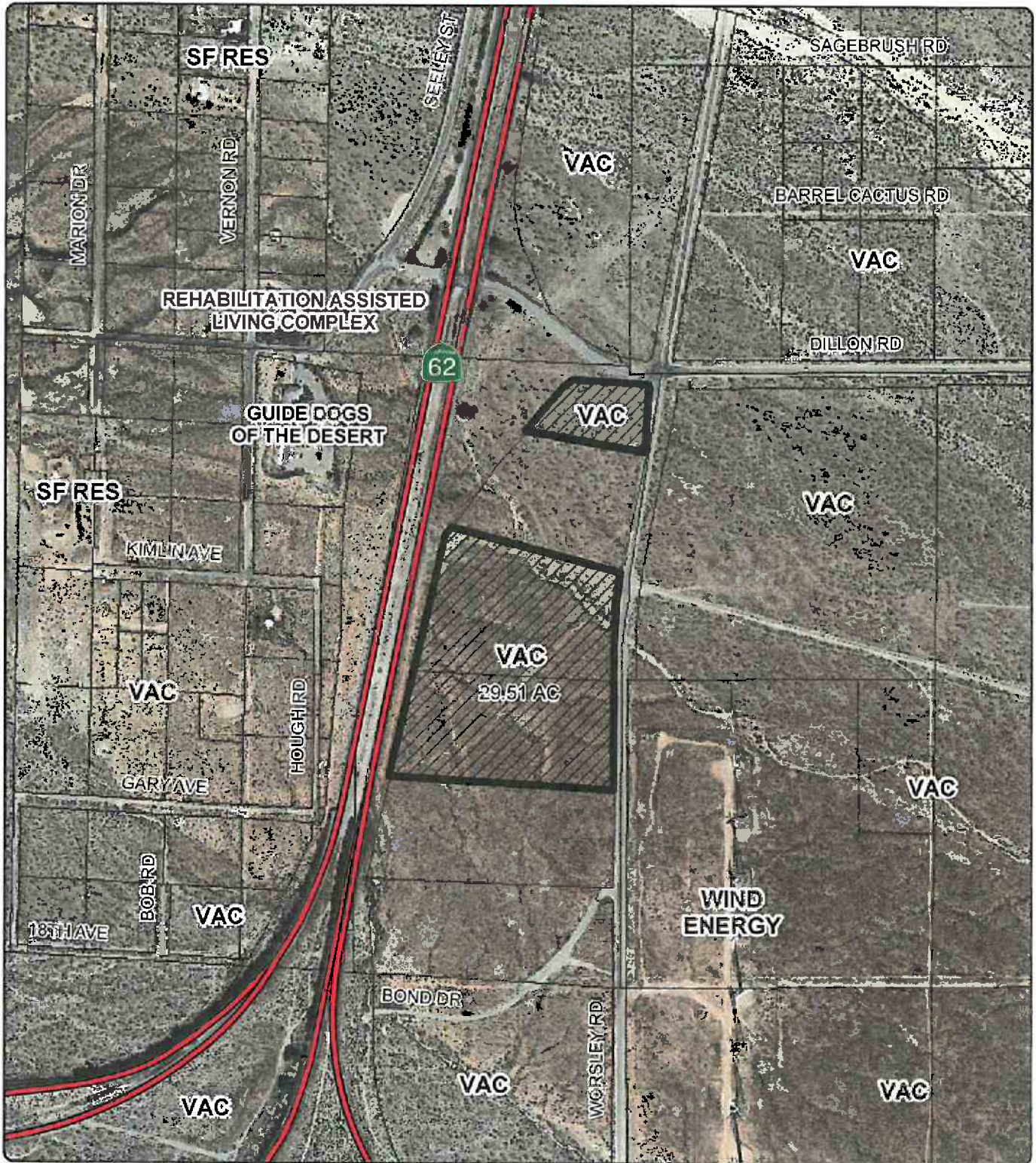
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01201

LAND USE

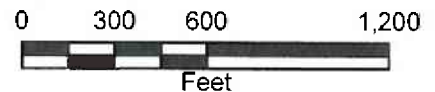
Supervisor: Ashley
District 5

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://planning.usgollars.org>

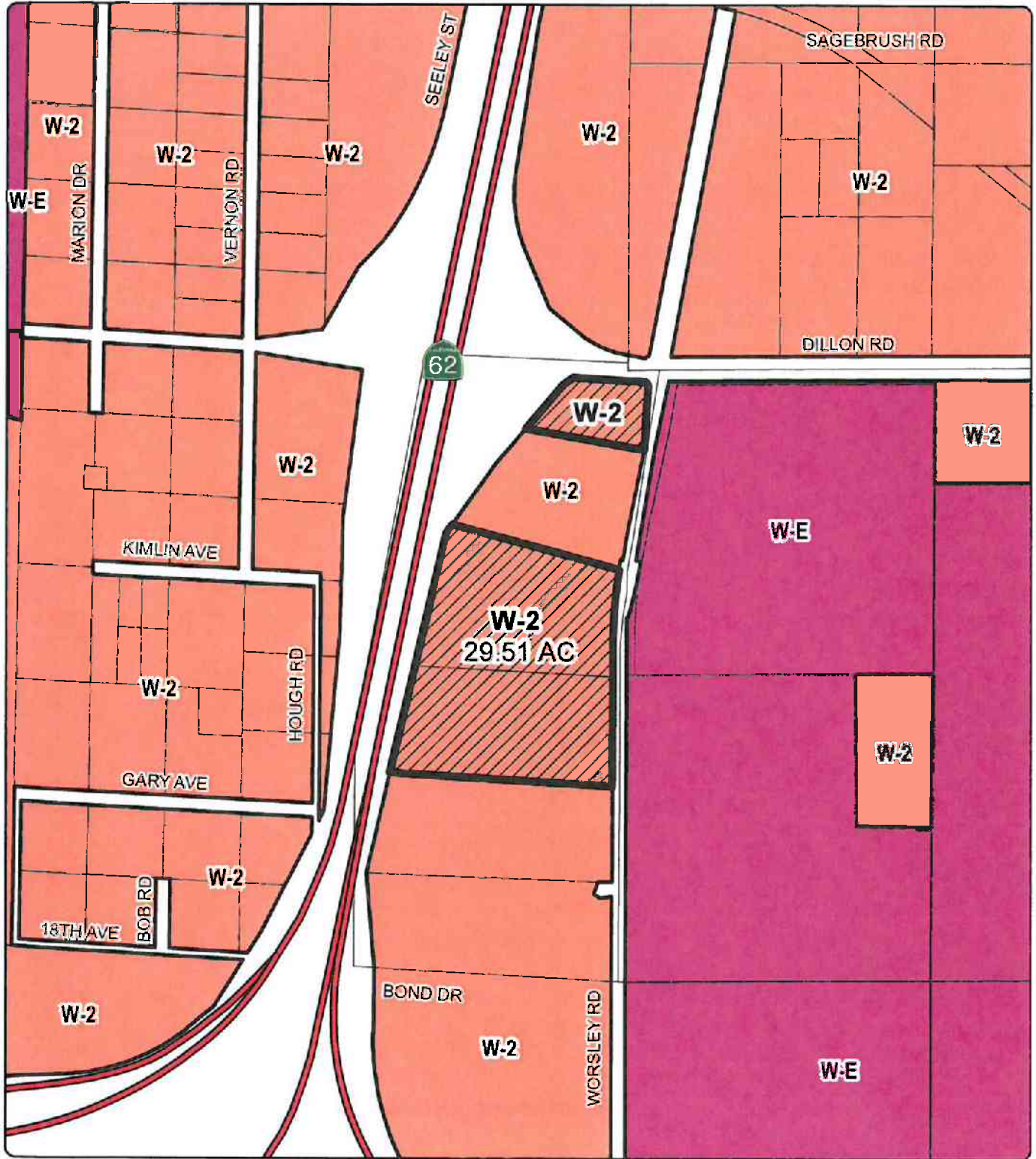
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01201

EXISTING ZONING

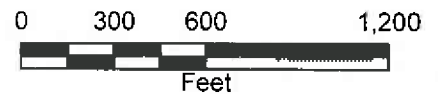
Supervisor: Ashley
District 5

Date Drawn: 08/19/2016
Exhibit 2



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://www.landuse.rctmca.us>

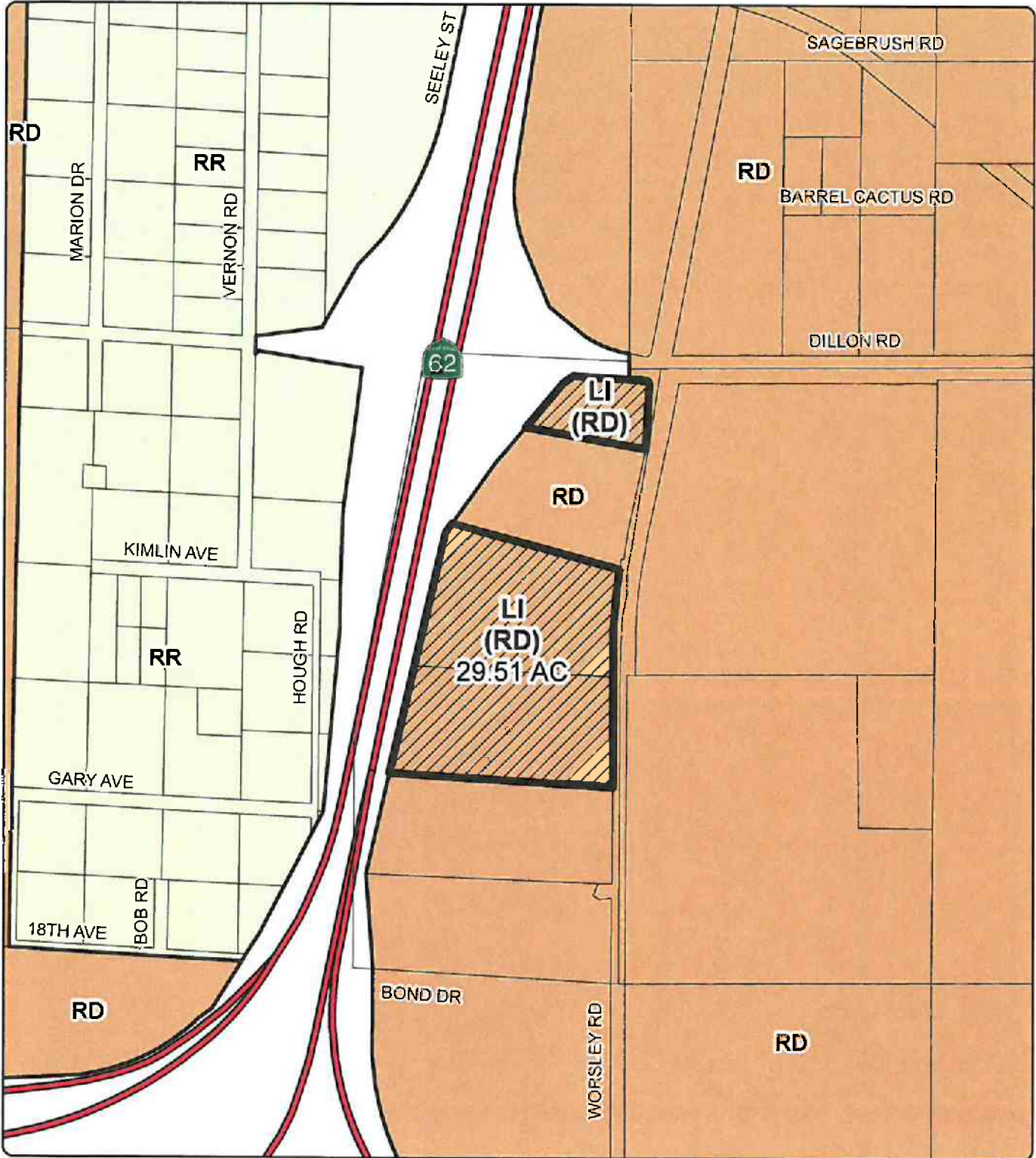
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01201

PROPOSED GENERAL PLAN

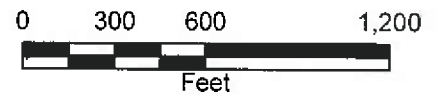
Supervisor: Ashley
District 5

Date Drawn: 08/19/2016
Exhibit 6

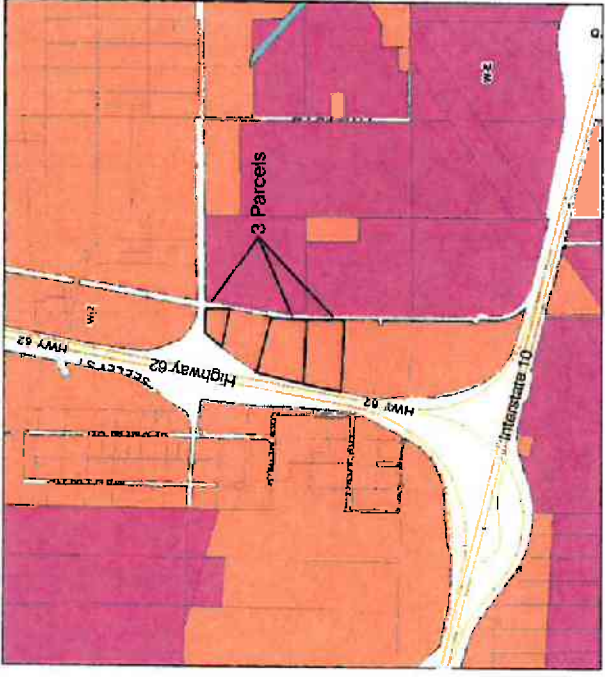


Zoning Dist: Pass & Desert

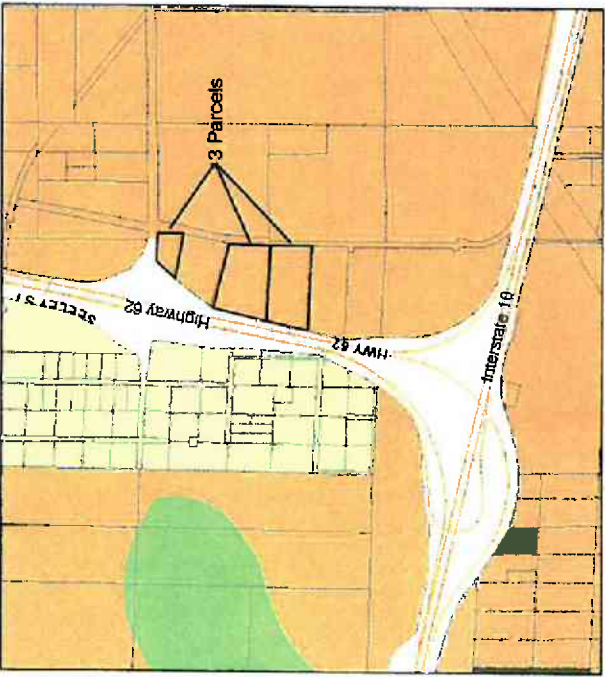
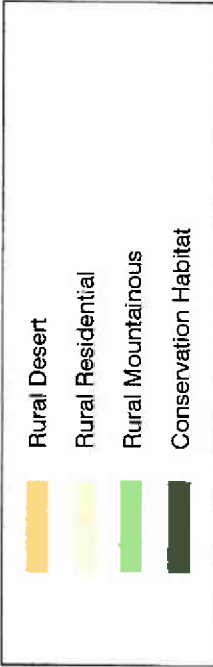
Author: Vinnie Nguyen



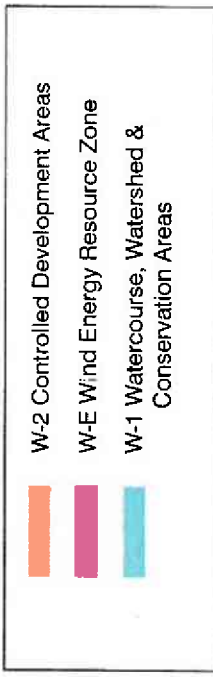
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**EXISTING
 GP LAND USE**



**EXISTING
 ZONING**

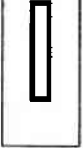


PROJECT SITE

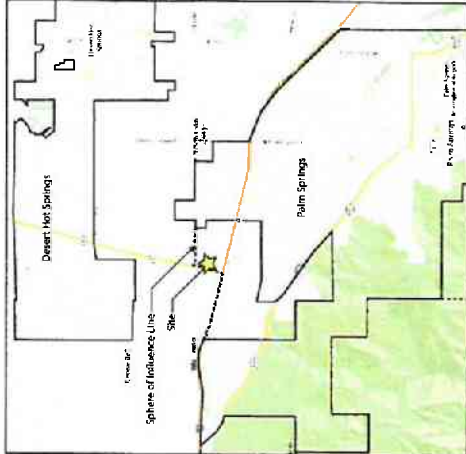
GP Land Use
 Rural Desert

Zone
 W-2 Controlled Development Areas

LEGEND



KEY MAP



Source: http://mmc.rivcoif.org/MMC_Public/Viewer.html?Viewer=MMC_Public



07-08-2016
 NTS

EXISTING LAND USE & ZONING

**VAN DORPE-BETTENCOURT
 FAMILY PROPERTIES**

Templeton Planning Group

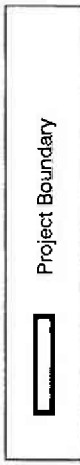
PBA 01

PROPOSED GP LAND USES & ZONING

PROJECT SITE

- GP Land Use**
Commercial Retail
- GP Land Use**
Light Industrial
- Zone**
C-P-S Scenic Highway Commercial

LEGEND

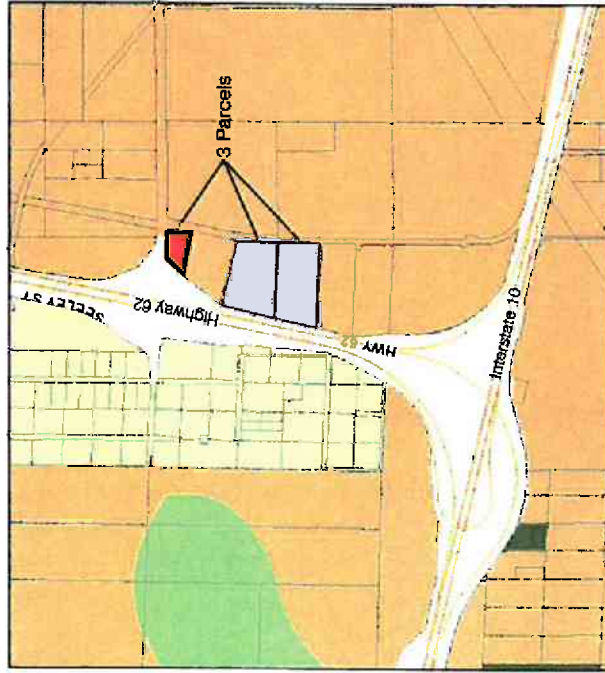
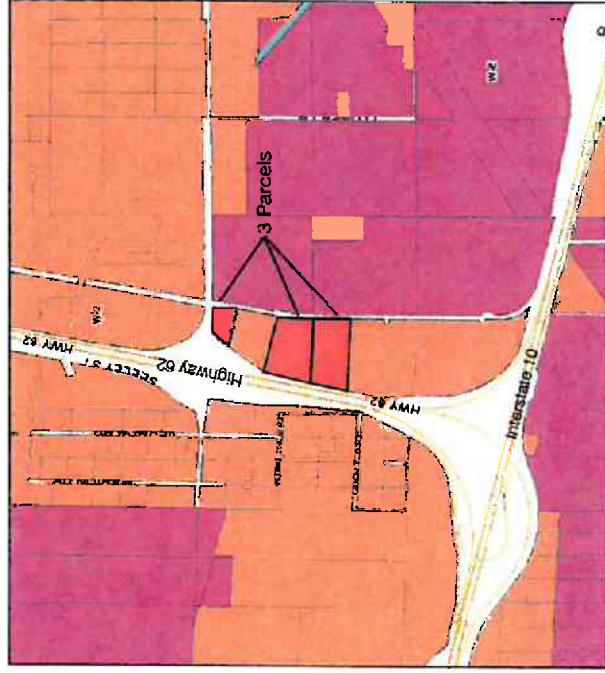


PROPOSED ZONING

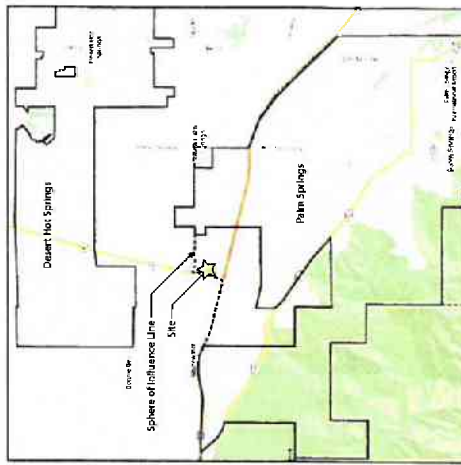
- C-S-P Scenic Highway Commercial
- W-2 Controlled Development Areas
- W-E Wind Energy Resource Zone
- W-1 Watercourse, Watershed & Conservation Areas

PROPOSED GP LAND USE

- Commercial Retail
- Light Industrial
- Rural Desert
- Rural Residential
- Rural Mountainous
- Conservation Habitat



KEY MAP



Source: http://mmc.rivco.ca.gov/MMC_Public/Viewer.htm?Viewer=MMC_Public



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PROPOSED LAND USE & ZONING

VAN DORPE-BETTENCOURT
FAMILY PROPERTIES

Templeton Planning Group

PBA-01



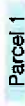
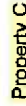



PARCEL MAP

3



PARCEL	ACRES
Parcel 3	2.46
Parcel 2	Not A Part (NAP)
Parcel 1	10.05
Property C	9.82
TOTAL	22.33

LEGEND

-  Parcel Boundaries
-  Parcel 3
-  Parcel 1
-  Property C
-  Service Station
-  Industrial
-  Storage



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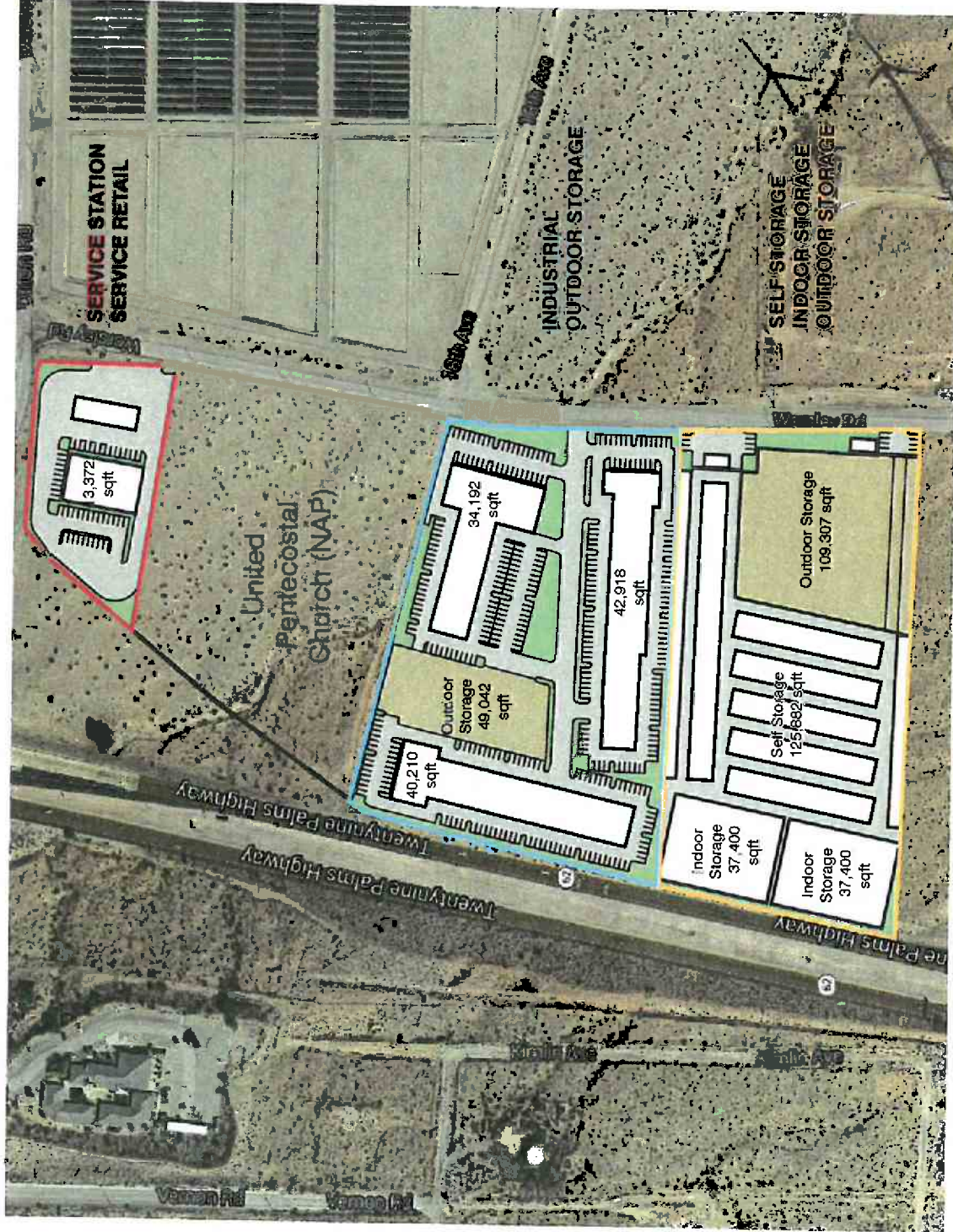
PARCEL MAP

**VAN DORPE-BETTENCOURT
FAMILY PROPERTIES**

Templeton Planning Group

PBA-01

PROPOSED SITE PLAN



LEGEND

PRODUCT	ACRES	BLDG SQ.FT	PARKING SPACES
Service Station Service Retail	2.46	13,372	44
Industrial Outdoor Storage	10.05	117,320	300
Self Storage Indoor Storage Outdoor Storage	9.82	200,682	15 guest
TOTAL	22.33	331,374	359



07-08-2016
200 scale

PROPOSED SITE PLAN

VAN DORPE-BETTENCOURT
FAMILY PROPERTIES

Templeton Planning Group

PBA-01

LAND USE
IMAGES



SERVICE STATION / SERVICE RETAIL (PARCEL 3)



LIGHT INDUSTRIAL / OUTDOOR STORAGE (PARCEL 1)



SELF STORAGE / INDOOR STORAGE / OUTDOOR STORAGE (PROPERTY C)

LAND USE IMAGES

07-08-2016
NTS

VAN DORPE-BETTENCOURT
FAMILY PROPERTIES

Templeton Planning Group PBA-01

BOS

Report Package

Meeting Date: Tuesday, April 11, 2017



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 2.8

GENERAL PLAN AMENDMENT NO. 1201 (FOUNDATION AND ENTITLEMENT/POLICY) –

APPLICANT: Philip Bettencourt – ENGINEER/REPRESENTATIVE: Philip Bettencourt – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass and Desert Zoning District – ZONE: Controlled Development Areas (W-2) – LOCATION: North of I-10 Freeway, South of Dillon Road, west of Worsley Road, and east of Highway 62 – PROJECT SIZE: 29.51 gross acres .

II. PROJECT DESCRIPTION:

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.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

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

IV. CONTROVERSIAL ISSUES:

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

RECOMMEND INITIATION

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

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

Hildebrand, John

From: Philip Bettencourt <philip@bettencourtplans.com>
Sent: Monday, November 07, 2016 2:35 PM
To: Hildebrand, John
Cc: 'Philip F. Bettencourt'; 'Richard Fitch'; 'Bert Garland'
Subject: General Plan Amendment No. 1201 | Bettencourt-Van Dorpe Properties.

John, I noticed that the public meeting notice for the subject application shows **29.51** acres. Our records show **22.33** acres (**2.46 + 10.05 + 9.82**) for our three (3) parcels.

Parcel 2 of Lot Line Adjustment No. 05448 (**7.63** acres) is owned by **United Pentecostal Church of Desert Hot Springs** and is not an element of our application.

How can we help?

Philip & Meredith Bettencourt
Real Estate Development Planning
78-365 Highway 111, No. 432
La Quinta, Ca. 92253

Newport Beach Office:
14 Corporate Plaza, S. 120
Newport Beach, Ca. 92660

Philip: 949-720-0970
Meredith 949-212-1221



This email has been checked for viruses by Avast antivirus software.
www.avast.com


PC

Report Package

Meeting Date: Wednesday, November 16, 2016

Agenda Item No.: 2.8
Area Plan: Western Coachella Valley
Supervisory District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: November 16, 2016

General Plan Amendment No. 1201
Property Owner: Van Dorpe & Bettencourt
Applicant: Philip F. Bettencourt
Engineer/Representative: Hunsaker Associates



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1201 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) (10 acre minimum) to Light Industrial (LI) (0.25 to 0.60 FAR), on three parcels, totaling 29.51 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 I-10 Freeway, South of Dillon Road, west of Worsley Road, east of Highway 62, and is within the Western Coachella Valley Area Plan

PROJECT APNs: 682-200-020, 668-200-008, and 668-200-018

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:

These properties are located at the intersection of Highway 62 at Dillon Road. The intersection has recently been signalized with a modern Cal Trans installation with protected left turn phases. Highway 62 is the gateway to Joshua Tree National Park and the USMC Air-Ground Combat Training Center at 29 Palms. Dillon Road is a gateway to Desert Hot Springs to the east. There is not convenient fueling and food service for visitors-workers in the immediate region. There is also no available self-storage and/or light fabrication spaces for service business if they can be accommodated with a Use Permit in this proposed zone. Because so much of the property to the east and south has been consumed by alternative energy facilities, needed service business for these properties is limited and/or nonexistent.

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 location, noting that the project site is in close proximity to two freeways. The members felt the proposed change would be appropriate and could result in establishing some new services for the area. The members further requested that the applicant be sensitive to the design of any future project, relating to architecture, landscaping, and building siting, as any project in this location will be highly visible.

PROJECT SITE INFORMATION:

- | | |
|---|---|
| 1. Existing Foundation Component: | Rural (RUR) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Rural Desert (RD) |
| 4. Proposed General Plan Designation: | Light Industrial (LI) |
| 5. Surrounding General Plan Designations: | North, East, and South: Rural Desert (RD), and West: Rural Residential (RR) |
| 6. Existing Zoning Classification: | W-2 (Controlled Development Areas) |
| 7. Surrounding Zoning Classifications: | North, South, and West: W-2 Controlled Area Development), East: W-E (Wind Energy Resource Zone) |
| 8. Existing Land Use: | Vacant Land |
| 9. Surrounding Land Uses: | North: Vacant Land, East: Wind Turbine Towers, South: Vacant Land, West: Vacant Land/Commercial |
| 10. Project Size (Gross Acres): | 29.51 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. 1201 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

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

2. The project site **is not** located within:
 - a. A MSHCP criteria cell or conservation boundary; or
 - b. An agricultural preserve; or
 - c. A CSA; or
 - d. A airport influence area; or
 - e. A fire hazard zone; and
 - f. A State responsibility area for fire protection services.

3. The project site **is** located within:
 - a. The City of Palm Springs sphere of influence; and
 - b. A half-mile of a fault line or fault zone; and
 - c. A special flood hazard area; and
 - d. A susceptible subsidence area; and
 - e. A moderate liquefaction area.



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

I. AGENDA ITEM 3.9

GENERAL PLAN AMENDMENT NO. 1201 (Foundation and Entitlement/Policy) –
APPLICANT: Philip Bettencourt – ENGINEER/REPRESENTATIVE: Philip Bettencourt – Fifth
Supervisory District – Western Coachella Valley Area Plan – Pass and Desert Zoning District –
ZONE: Controlled Development Areas (W-2) – LOCATION: North of I-10 Freeway, South of Dillon
Road, west of Worsley Road, and east of Highway 62 – PROJECT SIZE: 29.51 gross acres –
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 – PROJECT PLANNER:
John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 668-200-008, 668-200-
018, and 668-200-020.

II. DISCUSSION:

- Mr. Roos: Would generally would support Light Industrial, instead of Commercial
- Mr. Silver: We don't have enough information.
- Mr. Trover: Good area for this service. Be sensitive not to make this look industrial.

III. GPAC ACTION:

Motion by Mr. Cousins; second by Ms. Melvin.
Mr. Silver abstains.

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. 1201 (Foundation and Entitlement/Policy) – APPLICANT: Philip Bettencourt – **ENGINEER/REPRESENTATIVE:** Philip Bettencourt – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass and Desert Zoning District – **ZONE:** Controlled Development Areas (W-2) – **LOCATION:** North of I-10 Freeway, South of Dillon Road, west of Worsley Road, and east of Highway 62 – **PROJECT SIZE:** 29.51 gross acres – **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 – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 668-200-008, 668-200-018, and 668-200-020.

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

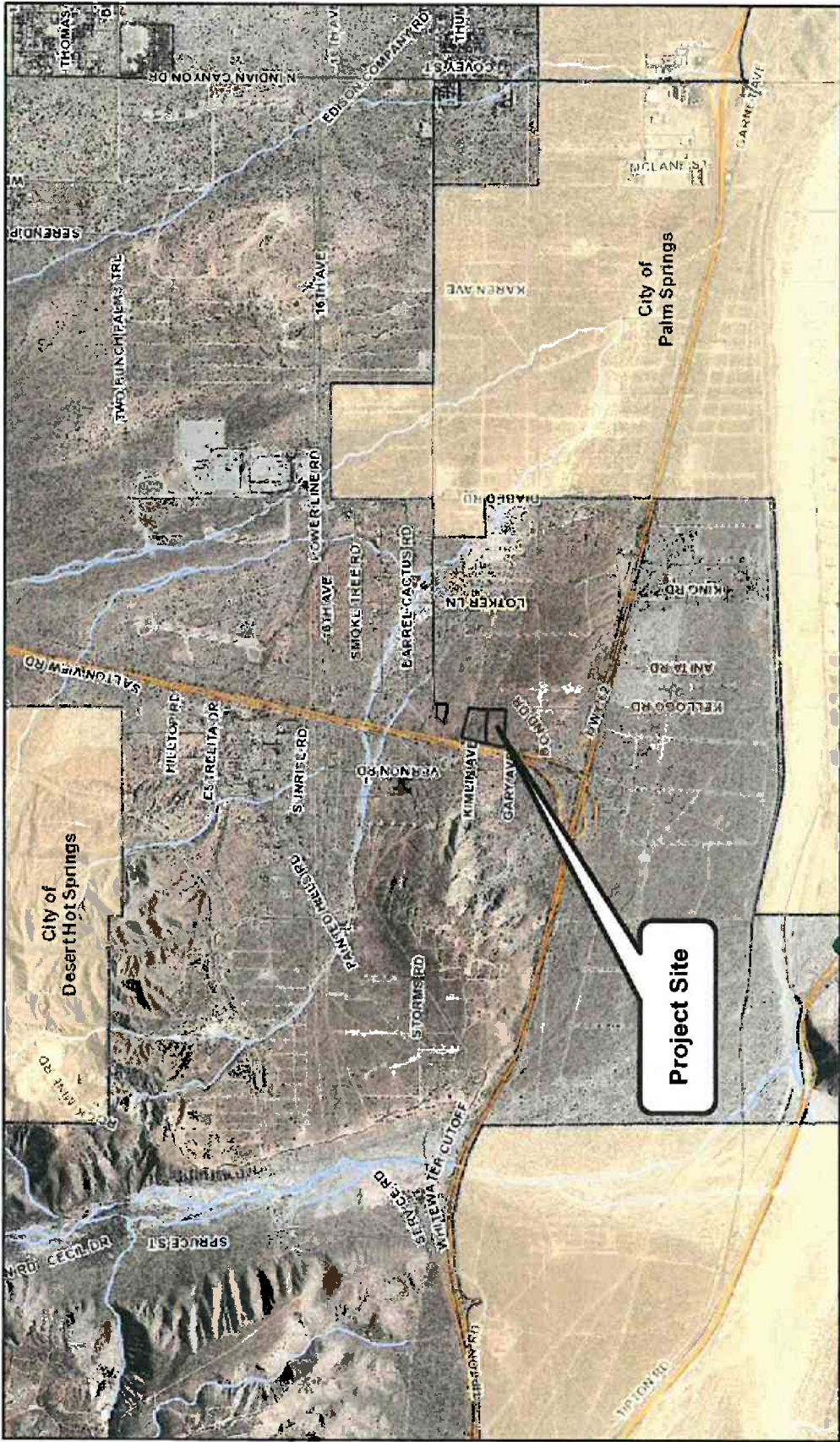
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

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 Palm Springs

City of Desert Hot Springs

THOMAS B
N INDIAN CANYON DR
CE TRAV
EDISON COMPANY RD
THUR
COVER ST
MCLANE ST
KAREN AVE
SALTON RIVER
TWO BUNCH PALMS TRL
16TH AVE
POWER LINE RD
10TH AVE
SMOKE TREE RD
BARREL CASTUS RD
LOKER LN
DIABLO RD
KING RD
ANT RD
RELO RD
SALTON RIVER RD
MILTOP RD
ESTRELLA DR
SUNRISE RD
VERNON RD
KIMBERLY AVE
GARY AVE
BOND RD
STORMS RD
PAINTED HILLS RD
WILSON RD
MOUNTAIN WATER CUTOFF
STEVE RD
SPRUCE ST
CECIL RD
MILTON RD
CANNON RD
VILLOW RD

Printed at: 3:17 pm
On: Thursday, Oct 27, 2016

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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 Lgi-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. 1201 (Foundation and Entitlement/Policy) - APPLICANT: Philip Bettencourt
ENGINEER/REPRESENTATIVE: Philip Bettencourt - Fifth Supervisorial District - Western Coachella Valley Area Plan - Pass and Desert Zoning District - ZONE: Controlled Development Areas (W-2) - LOCATION: North of I-10 Freeway, South of Dillon Road, west of Worsley Road, and east of Highway 62 - PROJECT SIZE: 29.51 gross acres - **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 - **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - APNs: 668-200-008, 668-200-018, and 668-200-020.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
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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.: 1201
Supervisorial District: Fifth
Area Plan: Western Coachella Valley
Zoning Area/District: Pass and Desert District
Property Owner(s): Van Dorpe & Bettencourt
Project Representative(s): Hunsaker & Assoc. | Richard Fitch

PROJECT DESCRIPTION: 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.

LOCATION: North of I-10 Freeway, South of Dillon Road, west of Worsley Road, and east of Highway 62.

PROJECT APNs: 682-200-020, 668-200-008, and 668-200-018

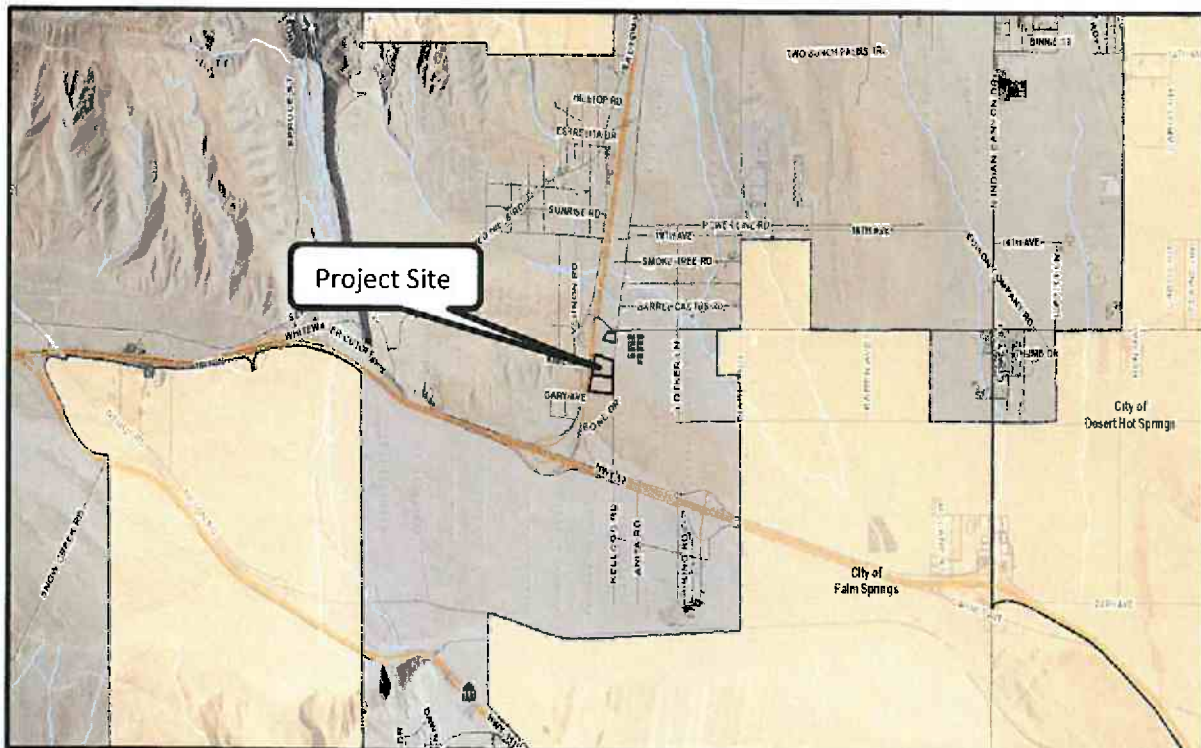


Figure 1: Project Location Map

PROJECT DETAILS: This application is a Foundation General Plan Amendment proposal to amend the project site's General Plan Foundation Component from 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. Although this application has no accompanying implementing project, the applicant has provided a conceptual/draft site plan, showing a potential future development scenario, which is attached to this report.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: These properties are located at the intersection of Highway 62 at Dillon Road. The intersection has recently been signalized with a modern Cal Trans installation with protected left turn phases. Highway 62 is the gateway to Joshua Tree National Park and the USMC Air-Ground Combat Training Center at 29 Palms. Dillon Road is a gateway to Desert Hot Springs to the east. There is not convenient fueling and food service for visitors-workers in the immediate region. There is also no available self-storage and/or light fabrication spaces for service business if they can be accommodated with a Use Permit in this proposed zone. Because so much of the property to the east and south has been consumed by alternative energy facilities, needed service business fore these properties is limited and/or nonexistent.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	29.51
Number of Parcels:	Three
Sphere of Influence:	Yes – City of Palm Springs
Policy Area:	Yes – San Gorgonio Pass Wind Energy
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural (RUR)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Rural Desert (RD)
Proposed General Plan Land Use:	Light Industrial (LI)
Surrounding General Plan Land Use	
North:	Rural Desert (RD)
East:	Rural Desert (RD)
South:	Rural Desert (RD)
West:	Rural Residential (RR)
Existing Zoning Classification:	W-2
Change of Zone Required:	
Surrounding Zoning Classification	
North:	W-2

East:	W-E
South:	W-2
West:	W-2
Existing Development and Use:	Vacant Land
Surrounding Development and Use	
North:	Vacant Land
East:	Wind Turbine Towers
South:	Vacant Land
West:	Vacant Land / Commercial

Environmental Information:

WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	GPA01201 is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) plan area but not within a CVMSHCP Conservation Area. The CVMSHCP does not describe conservation outside of Conservation Areas. All projects within the CVMSHCP Plan Area must be in compliance with the CVMSHCP. Biological documents will have to be prepared and approved prior to any project approval within the GPA area.
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	No – Other Lands
Fire Hazard Area:	No
Fire Responsibility Area:	No
Special Flood Hazard Area:	Yes
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Line:	Within a ½ mile of a Fault Line
Fault Zone:	Within a ½ mile of a Fault Zone
Paleontological Sensitivity:	Low Potential

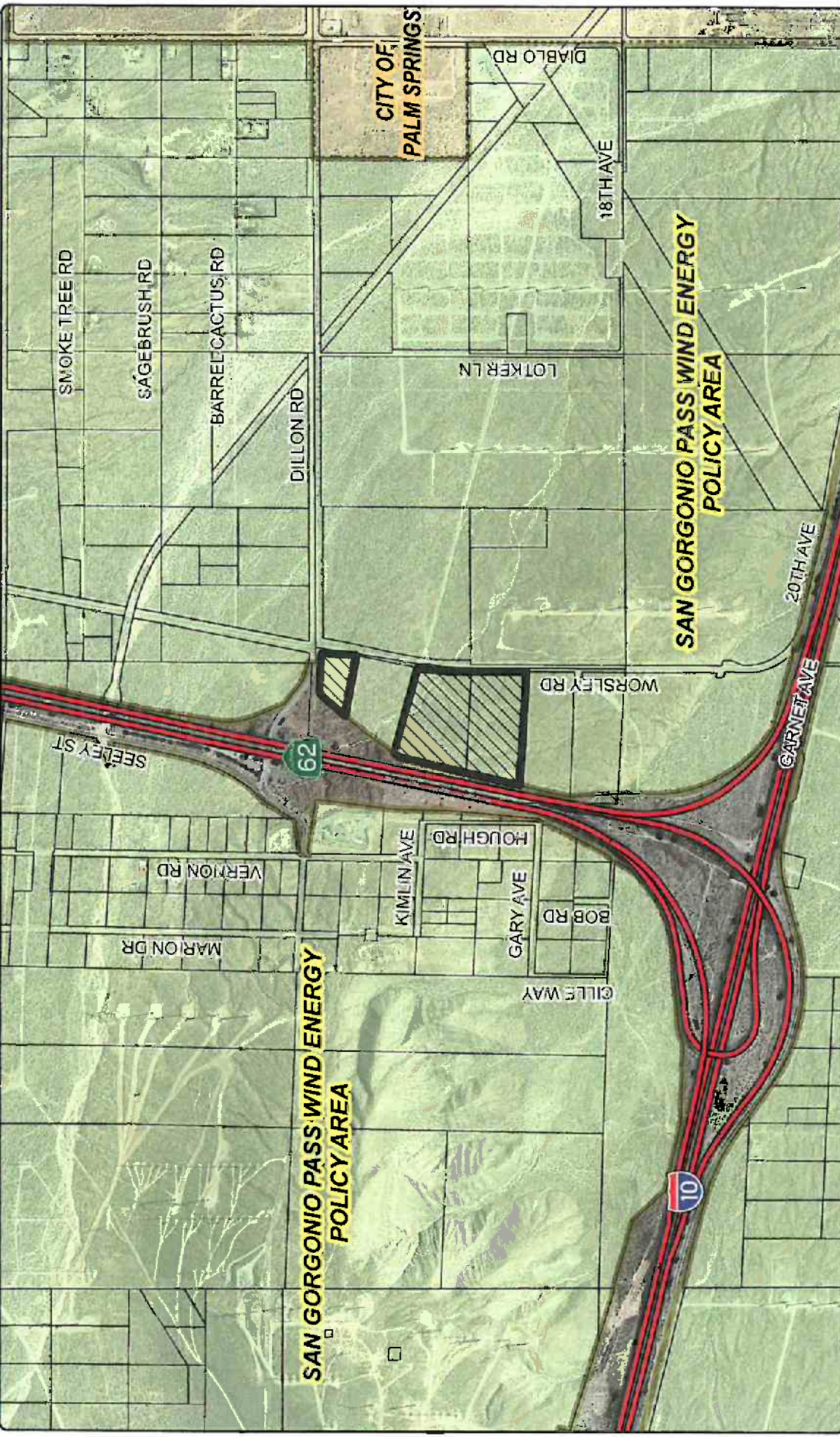
Utility Information:

Water Service:	No (Verify) – Area service provided by DWA
Sewer Service:	No (Verify) – Area service provided by DWA

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01201
VICINITY/POLICY AREAS

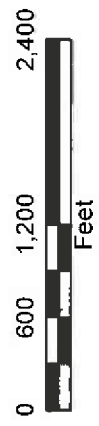
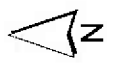
Supervisor: Ashley
 District 5

Date Drawn: 08/19/2016
 Vicinity Map



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 1, 2003, the County of Riverside adopted the General Plan and the General Plan for the County of Riverside. The General Plan for the County of Riverside is a long-range policy document that provides a framework for the County's future. The General Plan for the County of Riverside is a long-range policy document that provides a framework for the County's future. The General Plan for the County of Riverside is a long-range policy document that provides a framework for the County's future.

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01201

LAND USE

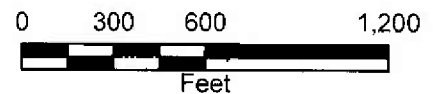
Supervisor: Ashley
District 5

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://planning.riversideca.gov>

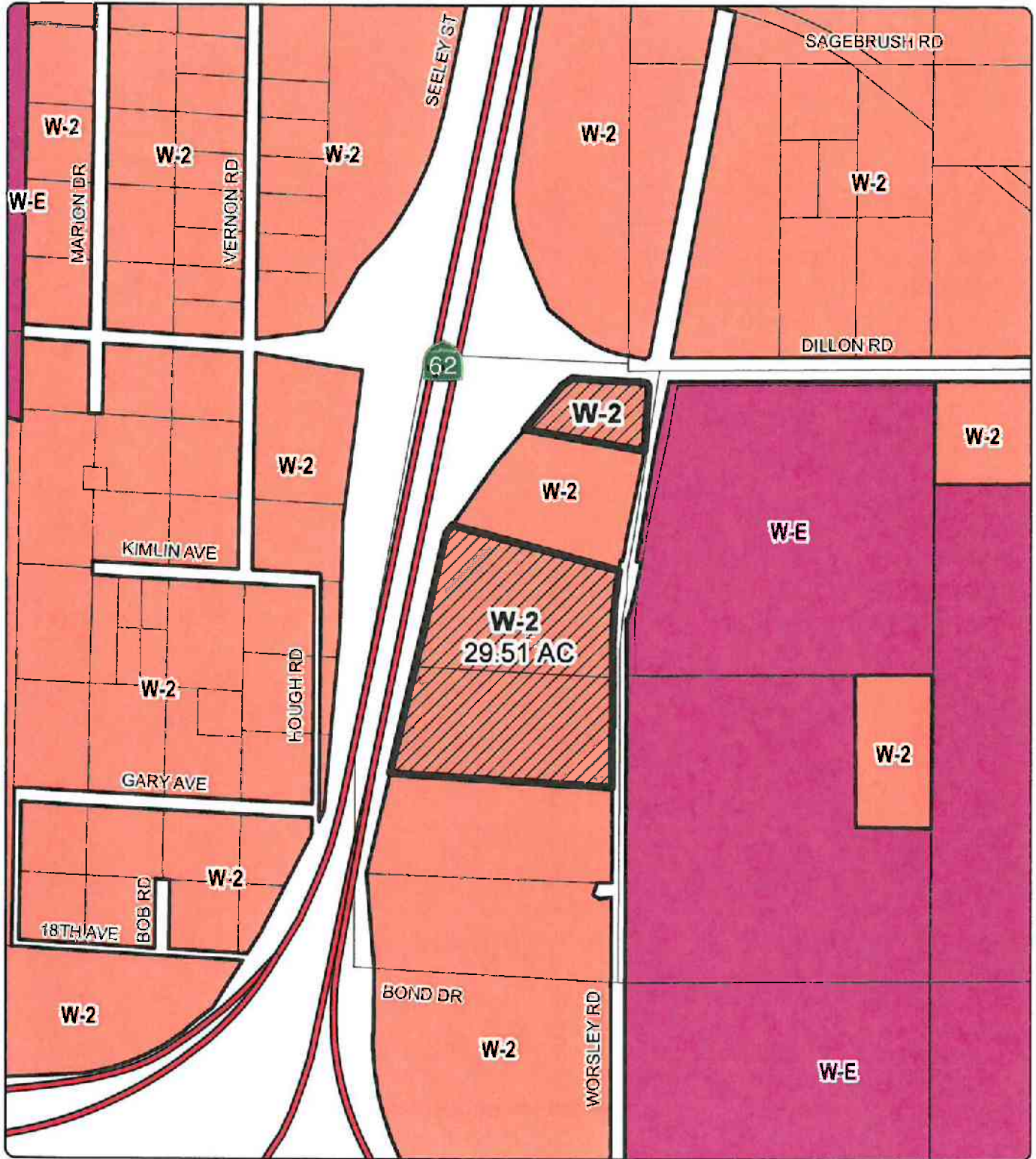
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01201

EXISTING ZONING

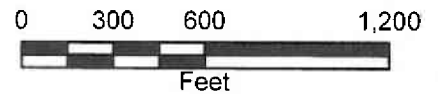
Supervisor: Ashley
District 5

Date Drawn: 08/19/2016
Exhibit 2



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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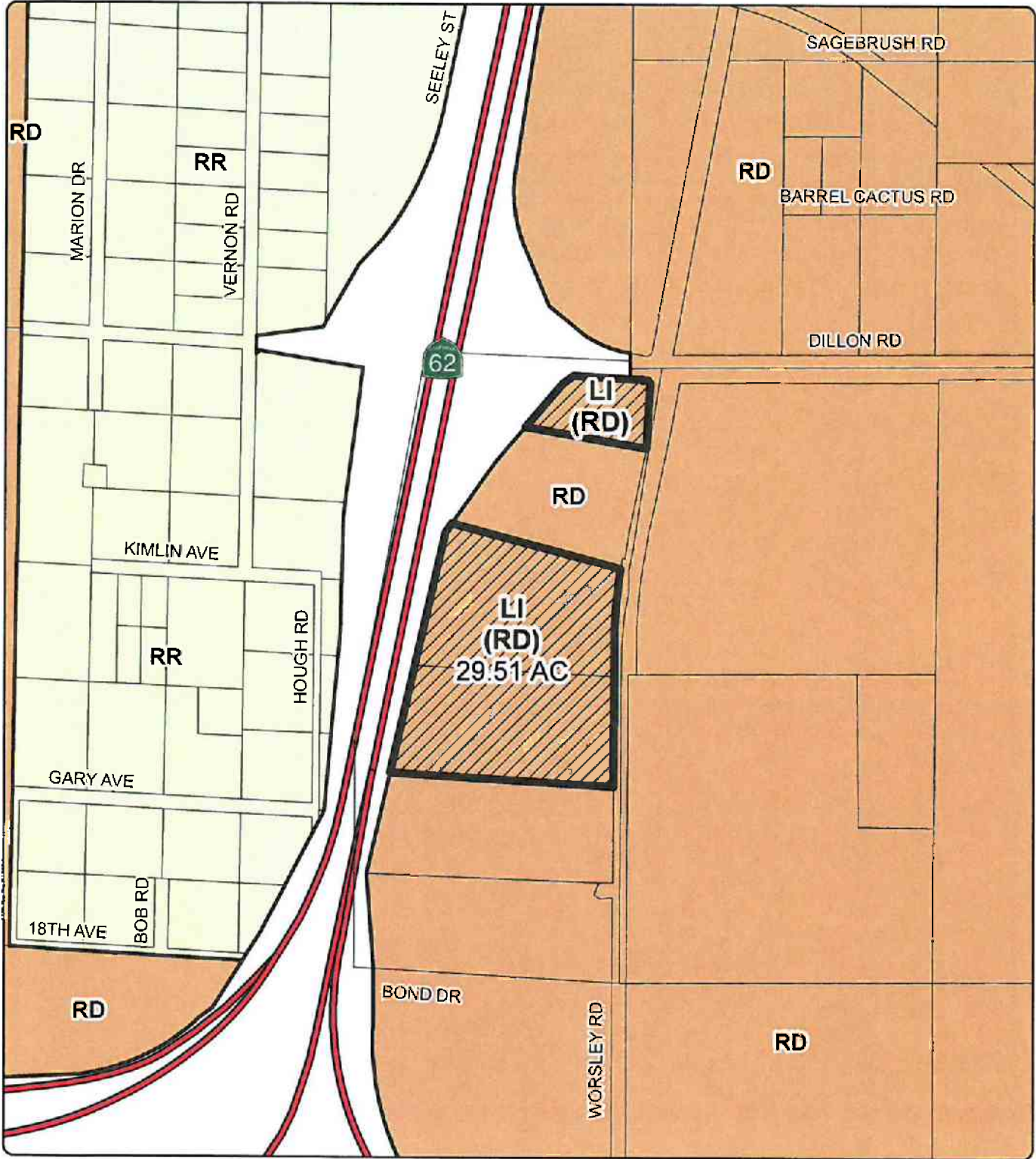
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01201

PROPOSED GENERAL PLAN

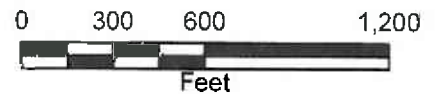
Supervisor: Ashley
District 5

Date Drawn: 08/19/2016
Exhibit 6

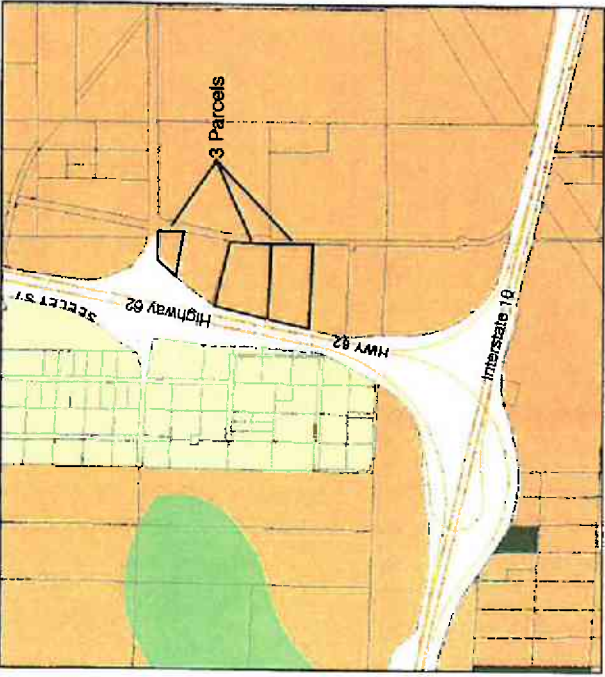


Zoning Dist: Pass & Desert

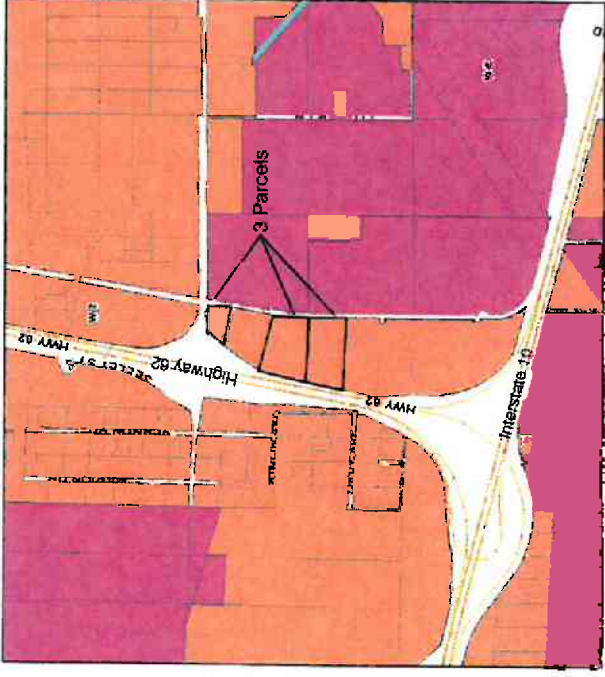
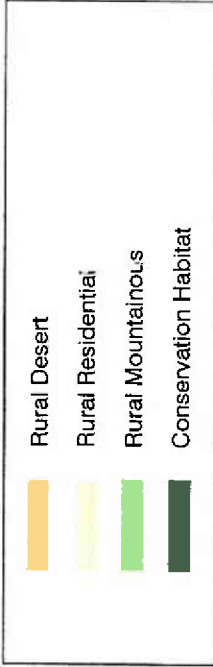
Author: Vinnie Nguyen



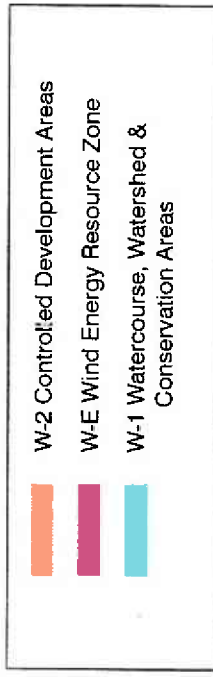
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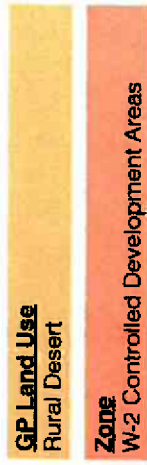
EXISTING
 GP LAND USE



EXISTING
 ZONING



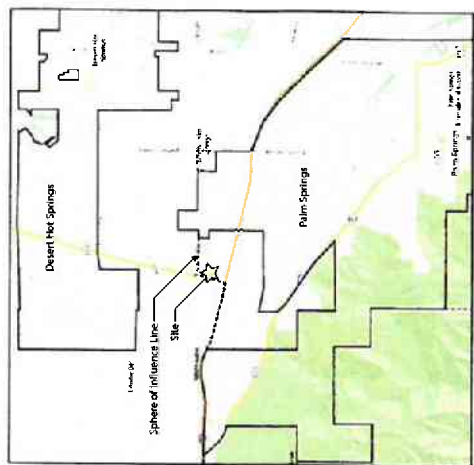
PROJECT SITE



LEGEND



KEY MAP



Source: http://mmc.rivcoif.org/MMC_Public/Viewer.htm?Viewer=MMC_Public



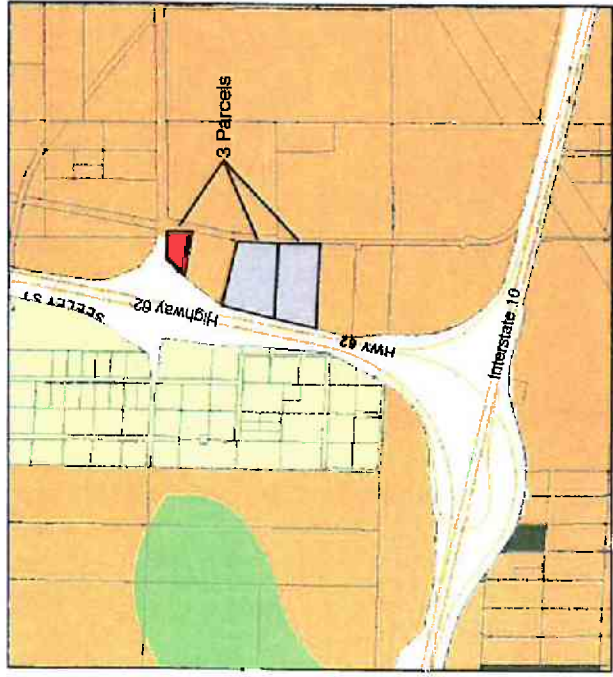
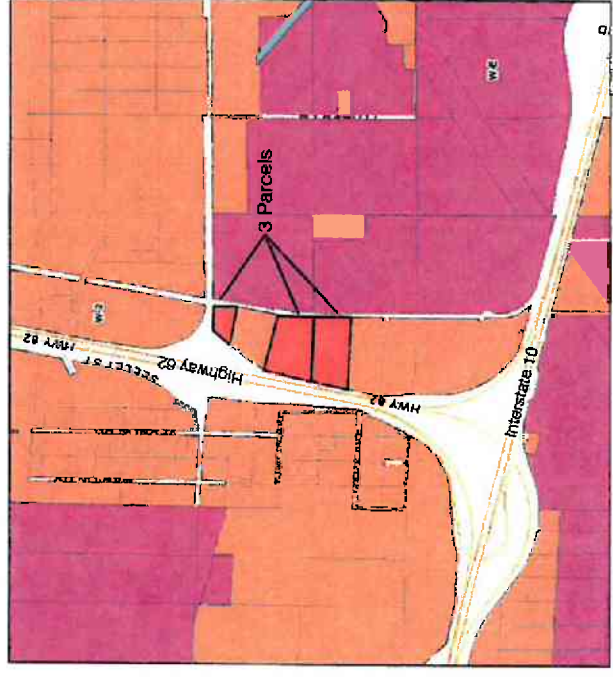
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 NTS

EXISTING LAND USE & ZONING

VAN DORPE-BETTENCOURT
 FAMILY PROPERTIES

Templeton Planning Group

PBA-01



PROJECT SITE

- GP Land Use**
Commercial Retail
- GP Land Use**
Light Industrial
- Zone**
C-P-S Scenic Highway Commercial

LEGEND



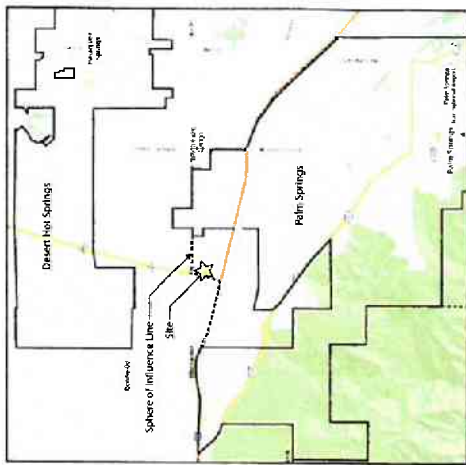
PROPOSED ZONING



PROPOSED GP LAND USE



KEY MAP



Source: http://mmc.rivcolft.org/MMC_Public/Viewer.html?Viewer=MMC_Public



07-08-2016
 NTS

PROPOSED LAND USE & ZONING

PARCEL MAP



PARCEL	ACRES
Parcel 3	2.46
Parcel 2	Not A Part (NAP)
Parcel 1	10.05
Property C	9.82
TOTAL	22.33

LEGEND

-  Parcel Boundaries
-  Service Station
-  Industrial
-  Storage



07-08-2016
NTS

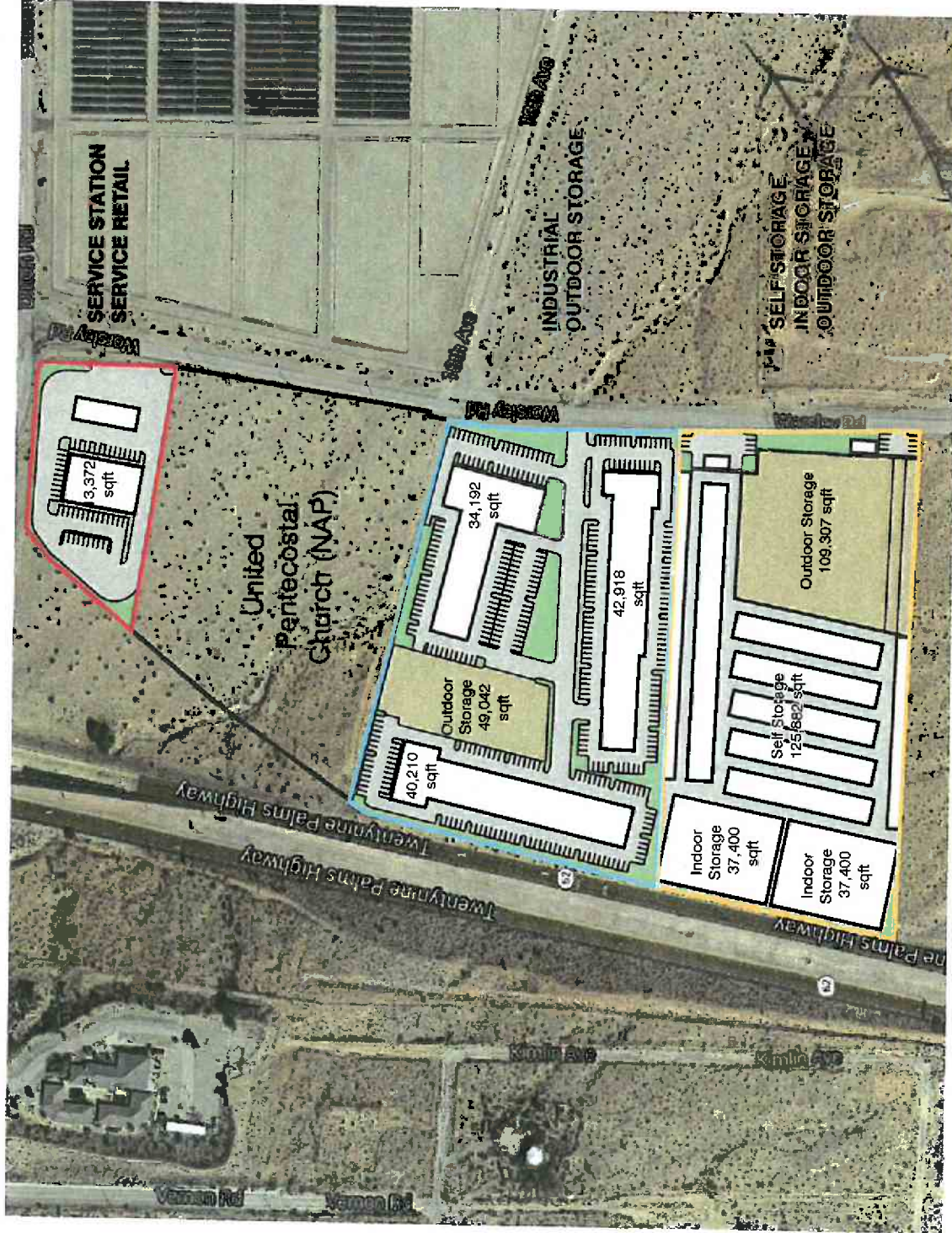
**VAN DORPE-BETTENCOURT
FAMILY PROPERTIES**

Templeton Planning Group

PBA-01

PARCEL MAP

PROPOSED SITE
PLAN



LEGEND

PRODUCT	ACRES	BLDG SQ. FT.	PARKING SPACES
Service Station Service Retail	2.46	13,372	44
Industrial Outdoor Storage	10.05	117,320	300
Self Storage Indoor Storage Outdoor Storage	9.82	200,682	15 guest
TOTAL	22.33	331,374	359



07-08-2016
200 scale

PROPOSED SITE PLAN

VAN DORPE-BETTENCOURT
FAMILY PROPERTIES

Tempeston Planning Group

PBA-01

LAND USE
IMAGES



SERVICE STATION / SERVICE RETAIL (PARCEL 3)



LIGHT INDUSTRIAL / OUTDOOR STORAGE (PARCEL 1)



SELF STORAGE / INDOOR STORAGE / OUTDOOR STORAGE (PROPERTY C)

LAND USE IMAGES

07-08-2016
NTS

VAN DORPE-BETTENCOURT
FAMILY PROPERTIES

Tempeleton Planning Group

PBA-01



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONTACT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

RECEIVED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

JUN 27 2016

CASE NUMBER: GPA01201

Riverside County
Planning Department
Desert Office

6/27/2016

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Philip F. Bettencourt E-Mail: Philip@Bettencourtplans.com

Mailing Address: 78-365 Highway 111, No. 432
Street
La Quinta, California 92253
City State ZIP

Daytime Phone No: (949) 720-0970 Fax No: () Digital Media only

Engineer/Representative's Name: Hunsaker & Assoc. | Richard Fitch E-Mail: rfitch@hunsaker.com

Mailing Address: 3 Hughes
Street
Irvine, Calif 92618-2021
City State ZIP

Daytime Phone No: (949) 583-1010 Fax No: (949) 583-0759

Property Owner's Name: Van Dorpe & Bettencourt E-Mail: Philip@Bettencourtplans.com

Mailing Address: 78-365 Highway 111, No. 432
Street
La Quinta, Calif. 92253
City State ZIP

Daytime Phone No: (949) 720-0970 Fax No: () Digital media only

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 AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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 signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Philip F. Bettencourt

PRINTED NAME OF APPLICANT

Philip F. Bettencourt
SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Philip F. Bettencourt

PRINTED NAME OF PROPERTY OWNER(S)

Philip F. Bettencourt
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 020 200 008 018
668-200-002 | 668-200-004 | 668-200-008

Section: 7 Township: 3 South Range: 4 East

Approximate Gross Acreage: 29.51 Ac.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Interstate 10, South of Dillon Road, East of Highway 62, West of Worsley Road

Thomas Brothers map, edition year, page number, and coordinates: Unk

Existing Zoning Classification(s): W-2

Existing Land Use Designation(s): RD

Proposal (describe the details of the proposed general plan amendment):
To facilitate implementation of C-P-S zone (Scenic Highway Commercial) for convenience store-service station on Dillon Road corner and then light industrial- service businesses , and self-storage for the two most southerly parcels on Worsley Road.

Related cases filed in conjunction with this request:
Only LLA Doc 2014-0238836

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

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	So Cal Edison		
Gas Company	So Cal Gas	X	
Telephone Company	Time Warner Cable		X
Water Company/District	Mission Springs Water District (Routing study with guidance from MSWD already completed)		X
Sewer District	Mission Springs Water District		X

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) 1,500'

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) Unknown

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

Santa Ana River Santa Margarita River San Jacinto River Colorado River

A WHITEWATER

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) Philip F. Bettencourt Date 06-23-2016

Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Western Coachella Valley

EXISTING DESIGNATION(S): San Gorgonio Pass Wind Energy Policy Area RD

PROPOSED DESIGNATION(S): Is change necessary? CR / LI

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

These properties are located at the intersection of Highway 62 at Dillon Road. The intersection has recently been signalized with a modern Cal Trans installation with protected left turn phases. Highway 62 is the gateway to Joshua Tree National Park and the USMC Air-Ground Combat Training Center at 29 Palms. Dillon Road is a gateway to Desert Hot Springs to the east. There is no convenient fueling and food service for visitors-workers in the immediate region. There is also no available self-storage and/or light fabrication spaces for service businesses if they can be accommodated with a Use Permit in this proposed zone. Because so much of the property to the east and south has been consumed by alternative energy facilities, needed service businesses for these properties are limited and/or non existent.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: Land use Area Plan: Western Coachella Valley

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): TBD

C. PROPOSED POLICY (Attach more pages if needed): TBD

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): _____
Pending guidance from County staff

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: (Requires further consultation with County staff)
(Please name)

Proposed Boundary Adjustment (Please describe clearly): _____

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): If Applicable

Road Segment(s) Dillon Road - Worsley Road

Existing Designation: Major Highway - Collector

Proposed Designation: No changes proposed

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

DNA No changes proposed

V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:

**FILING INSTRUCTIONS FOR
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½' x 14.'
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
8. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-based fee.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

1. The site plan must contain the following:
 - A. Name, address, and telephone number of applicant.
 - B. Name, address, and telephone number of land owner.
 - C. Name, address, and telephone number of map preparer.
 - D. Scale (number of feet per inch).
 - E. A vicinity map showing the location and names of adjoining streets.
 - F. Legal description of property (accurate and complete so as to bear legal scrutiny).
 - G. North arrow (top of map north).
 - H. Existing General Plan Designation(s) and Proposed General Plan Designation(s).
 - I. Amendment description (e.g. Amend Mead Valley Area Plan from Light Industrial to Commercial Retail on 75.12 acres).
 - J. Area calculations including total area involved and property size.
 - K. Date the site plan was prepared.
 - L. Location and names of adjoining streets, alleys, and rights-of-way providing legal access to the property.
 - M. Overall dimensions of the property and location of adjoining lot lines.
 - N. Location and dimensions of existing structures, easements and/or uses onsite.
 - O. Thomas Bros. Map coordinates and page number (identify edition year used).

Failure to submit all the required information is justification for rejection of the application.

FOR ALL APPLICATIONS:

Attach check payable to "COUNTY OF RIVERSIDE." (Please see current fee schedule for the appropriate deposit-based fee.)

NOTE: Label packets for notification of surrounding property owners will be requested by the project planner just prior to the scheduling of the General Plan Amendment for a public hearing. An amendment will not be scheduled for hearing until complete sets of property owners' labels have been received.

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. 1201 (Foundation and Entitlement/Policy) – APPLICANT: Philip Bettencourt – ENGINEER/REPRESENTATIVE: Philip Bettencourt – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass and Desert Zoning District – ZONE: Controlled Development Areas (W-2) – LOCATION: North of I-10 Freeway, South of Dillon Road, west of Worsley Road, and east of Highway 62 – PROJECT SIZE: 29.51 gross acres – **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 – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 668-200-008, 668-200-018, and 668-200-020.

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>

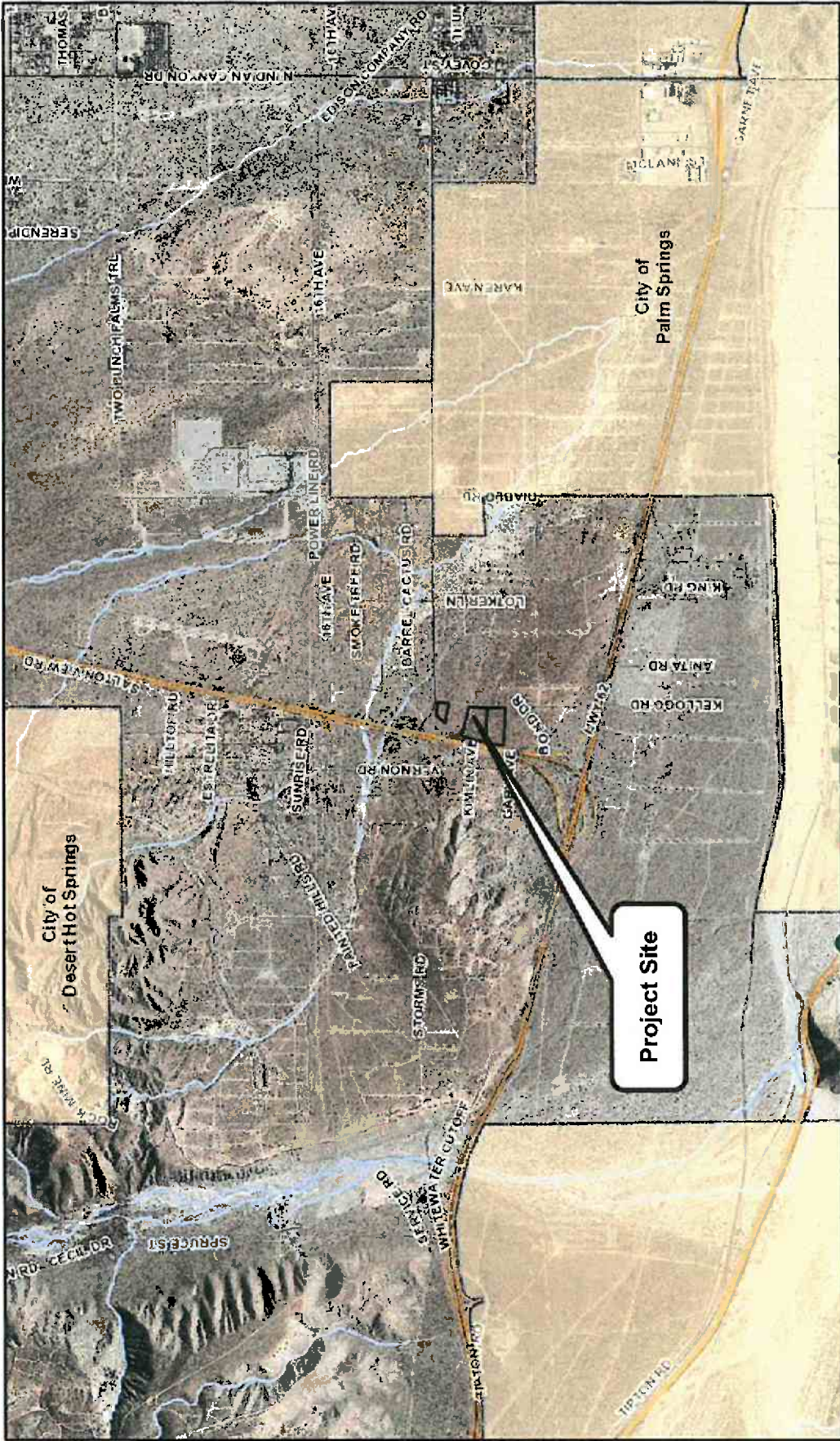
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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



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.

3963
4/11/17 16.8
2017-4-165211

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 1201

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

Advertising Order Confirmation

The Press Enterprise

04/03/17

9:38:17AM

Page 3

**NOTICE OF PUBLIC MEETING BE-
FORE THE BOARD OF SUPERVISORS
OF RIVERSIDE COUNTY, CALIFORNIA,
GENERAL INITIATION PROCEED-
INGS FOR A GENERAL PLAN AMEND-
MENT 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 and act upon the proposed General Plan Amendment No. 1281, which proposes to amend the General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend the land use from Rural Desert (RD) to Light Industrial (LI), on three parcels, totaling 29.51 gross acres ("the project"). The project is located north of 1-10 Freeway, south of Dillon Road, west of Worsley Road, and east of Highway 62, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1281.

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 of 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department of 4080 Lemon Street, 12th Floor, Riverside, California 92501.

**FOR FURTHER INFORMATION REGARD-
ING THIS PROJECT, PLEASE CONTACT
JOHN HILDEBRAND, PROJECT PLANN-
ER, AT (951) 955-1888 OR EMAIL jhildebr@rcinfo.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 do present in the public meeting. You are encouraged to contact the project manager for more information or 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@rwcoco.org, 72 hours prior to the meeting.

Dated: April 3, 2017
Kecia Harper-Thorn, Clerk of the Board
Riverside, California

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 1201

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 8:58 AM
To: Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: RE: FOR POSTING: GPA 1201

Good Morning,

Received and will post.

Have a great day,



ASSESSOR-COUNTY CLERK-RECORDER
Riverside County, CA

Nancy Garrett

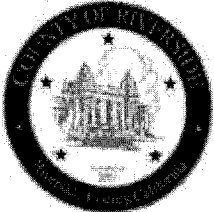
ACR Tech II
Clerks Office-Gateway
951-486-7427 micro 7-7427

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Monday, April 03, 2017 8:49 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: GPA 1201

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 Philip Bettencourt, on **General Plan Amendment No. 1201**, which proposes to amend the General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend the land use from Rural Desert (RD) to Light Industrial (LI), on three parcels, totaling 29.51 gross acres (“the project”). The project is located north of I-10 Freeway, south of Dillon Road, west of Worsley Road, and east of Highway 62, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1201**.

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

04/06/2017

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
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RIVERSIDE, CA 92502

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NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE 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 Philip Bettencourt, on **General Plan Amendment No. 1201**, which proposes to amend the General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend the land use from Rural Desert (RD) to Light Industrial (LI), on three parcels, totaling 29.51 gross acres ("the project"). The project is located north of I-10 Freeway, south of Dillon Road, west of Worsley Road, and east of Highway 62, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1201**.

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@rc1lma.org.

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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

4/6

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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: 4-11-2017 Agenda #: 16.8

SPEAKER'S NAME: PHILIP BETTENCOURT
(Print Name)

Address: ON FILE
(Only required if follow-up mail response is requested)

City: LA QUIUTA Zip: 92253

Phone #: 909-720-0970 Email: _____

I AM: PHILIP BETTENCOURT, PRES.
 The Applicant A Neighbor COM

Applicant's Representative Other Interested Party

"Thank you; support staff recommendations"
PO

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)

2 min.

[Handwritten mark]

(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.**