

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



ITEM
16.2
(ID # 3965)

MEETING DATE:

Tuesday, April 18, 2017


FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1174 (Foundation) – APPLICANT: Pinecrest Badger Association, LLC – ENGINEER/REPRESENTATIVE: KWC Engineers – Second Supervisorial District – Temescal Canyon Area Plan – West Corona Zoning Area – ZONE: One-Family Dwellings (R1) – LOCATION: Generally located South of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – PROJECT SIZE: 82 gross acres – REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1174, that proposes 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 Recreation (R) to a combination of Medium Density Residential (MDR) (2-5 du/ac), Medium High Density Residential (MHDR) (5-8 du/ac), and High Density Residential (HDR) (8-14 du/ac), on 11 parcels, totaling 82 gross acres – APNs: 102-050-003, 102-050-004, 102-050-005, 102-050-006, 102-050-008, 102-112-008, 102-113-015, 102-160-003, 102-192-017, 102-203-006, and 102-203-007 – Applicant Fees 100%.

RECOMMENDED MOTION: Staff recommends that the Board of Supervisors:

1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1174**, 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 4/7/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, 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 to allow further review.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: April 18, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Project Scope

General Plan Amendment No. 1174 is a General Plan Foundation Component Amendment that proposes 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 Recreation (R) to a combination of Medium Density Residential (MDR) (2-5 du/ac), Medium High Density Residential (MHDR) (5-8 du/ac), and High Density Residential (HDR) (8-14 du/ac), on 11 parcels, totaling 82 gross acres. The project site is generally located south of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, includes the Mountain View Golf Course, and is within the Temescal Canyon 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.

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Justification for Foundation Component Amendment

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

General Plan Advisory Committee

This application was considered by the General Plan Advisory Committee (GPAC) during a public meeting on August 25, 2016, Agenda Item 3.11 and was continued to the October 6, 2016, Agenda Item 2.1, GPAC meeting.

During the first GPAC meeting on August 25, 2016, a number of community members spoke out against the project, citing potential impacts that a development within the golf course would create. Specifically, the community was highly concerned about additional traffic in the area as well as taking away the open space. The GPAC members listened to the concerns of the community and recommended continuation of the project to the October 6, 2016 GPAC meeting. The GPAC instructed the project applicant and community members to meet before the next meeting, for the purpose of envisioning an alternative plan that both parties could agree with. The GPAC further instructed County staff to meet with the City of Corona's planning staff to discuss the project together.

Prior to the second meeting, the project applicant and community met to discuss the proposal. The applicant revised the proposal by replacing the High Density Residential (HDR) (8-14 du/ac) Designation with Medium Density Residential (MDR) (2-5 du/ac) in Planning Area 1 and replacing the Medium High Density Residential (MHDR) (5-8 du/ac) with Medium Density Residential (MDR) (2-5 du/ac) in Planning Area 8. Furthermore the applicant is proposing to age restrict many of the single story homes and increase the open space areas to provide approximately 5 miles of multipurpose trails. Separately, County staff discussed the project with the City of Corona, as directed. Since there is no implementing project at this time and no application has been filed at the City of Corona, the County and City staff are providing each other with any updated information and assistance with the current process, as needed.

During the second GPAC meeting on October 6, 2016, a number of community members still spoke out against the project, for many of the same reasons. The community did not agree with the revised concept plan and had multiple comments. GPAC members provided comments concerning the expectations of current property owners surrounding the proposed project site,

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many of whom had purchased their homes based on the existence of a golf course/open space area behind their homes, but also expressed that the property is no longer viable for use as a golf course and the property owners have a right to repurpose it. GPAC members also commented that traffic, noise, and density increases potentially associated with the project could be a concern. GPAC members further commented that the project applicant and community members need to continue dialog to establish a workable plan that satisfies both sides. Given the complexity of this project and that it spans both County and City areas, GPAC members suggested that when an implementing plan is submitted, the County and City consider a kind of joint review and entitlement hearing process. GPAC members commented that a joint process would help bridge the informational and processing gap, whereby both sides would benefit from the input at the same time.

After two GPAC meetings and discussion between the applicant, community, and staff, GPAC made a recommendation for initiation of this application to the Planning Commission. The recommendation was for a Foundation General Plan Amendment to change the golf course properties within the County area from an Open Space General Plan Foundation to a Community Development Foundation with the understanding that the applicant and community would continue working together, refining the plan.

Planning Commission

This application was considered by the Planning Commission during a public meeting on November 2, 2016, Agenda Item 2.1, and the following comments were provided at the meeting:

During the Planning Commission meeting, much of the same discussion occurred between the applicant and the community. The community continued to express their concerns regarding the proposed level of development being considered and the traffic impacts that could occur as a result. The applicant maintained that traffic, drainage, aesthetics, and residential densities would all be addressed in detail during the implementing project phase. Due to the substantial differences in community opinion regarding repurposing the golf course, the Planning Commission suggested a third party arbitrator mediate further community meetings. The Planning Commission heard testimony from those in favor and in opposition of the Foundation Component change.

Additionally, the Commissioners provided the following comments: Commissioners expressed concerns as to whether the project could be correctly engineered to comply with flood control requirements. Commissioners echoed the public's concerns regarding traffic, noise, density, and the expectations of existing property owners. Commissioners considered current homeowner concerns in relation to the project proponent's right to seek an economically viable use for the property.

Impact on Residents and Businesses

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STATE OF CALIFORNIA**

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

SUPPLEMENTAL:

Additional Fiscal Information

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

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- Attachment A – Exhibits**
- Attachment B – BOS Report Package**
- Attachment C – PC Report Package**
- Attachment D – GPAC Report Package**



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Publication(s): The Press-Enterprise

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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:

04/12/2017

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At: Riverside, California



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BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
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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 TEMESCAL CANYON AREA PLAN - WEST CORONA, SECOND 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 18, 2017 at 10:30 A.M. or as soon as possible thereafter, to consider initiation proceedings for the application submitted by Pinecrest Badger Association, LLC - KWC Engineers, on **General Plan Amendment No. 1174**, which proposes to amend a portion of the General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend the land use from Recreation (R) to a combination of Medium Density Residential (MDR) (2-5 du/ac), Medium High Density Residential (MHDR) (5-8 du/ac), and Highly Density Residential (HDR) (8-14 du/ac), on 11 parcels, totaling 82 gross acres ("the project"). The project is generally located south of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes the Mountain View Golf Course, Second Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1174**.

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@rcflma.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 6, 2017
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

4/12

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**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01174
VICINITY/POLICY AREAS**

Supervisor: Tavaglione
District 2

Date Drawn: 08/05/2016
Vicinity Map



Zoning Area: West Corona

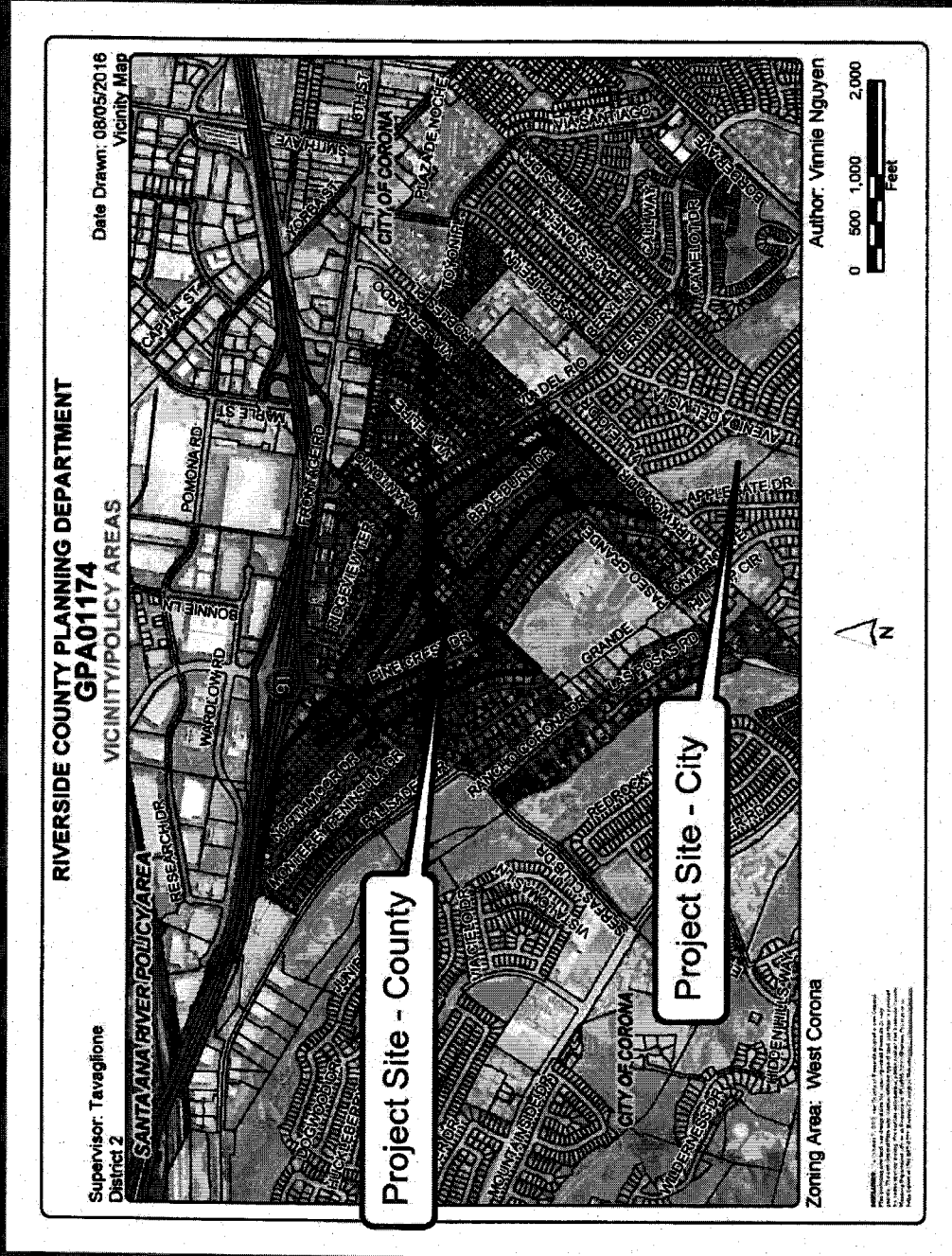
Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2015, the County of Riverside adopted a new General Plan. This new General Plan may contain different type of land use designations than the current General Plan. This map was prepared prior to the adoption of the new General Plan. The Planning Department will update this map as the new General Plan is adopted. For more information, please contact the Planning Department at (951) 255-3282 (Riverside County) or visit the website at <http://planning.riversideca.gov>.



Aerial Location Map



Golf Course:
107 acres

County Area:
82 acres

City Area:
25 acres

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01174

LAND USE

Supervisor: Tavaglione
District 2

Date Drawn: 08/05/2016
Exhibit 1



Zoning Area: West Corona

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.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01174

EXISTING ZONING

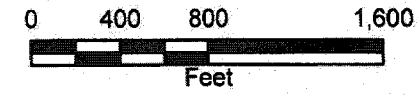
Supervisor: Tavaglione
District 2

Date Drawn: 08/05/2016
Exhibit 2



Zoning Area: West Corona

Author: Vinnie Nguyen



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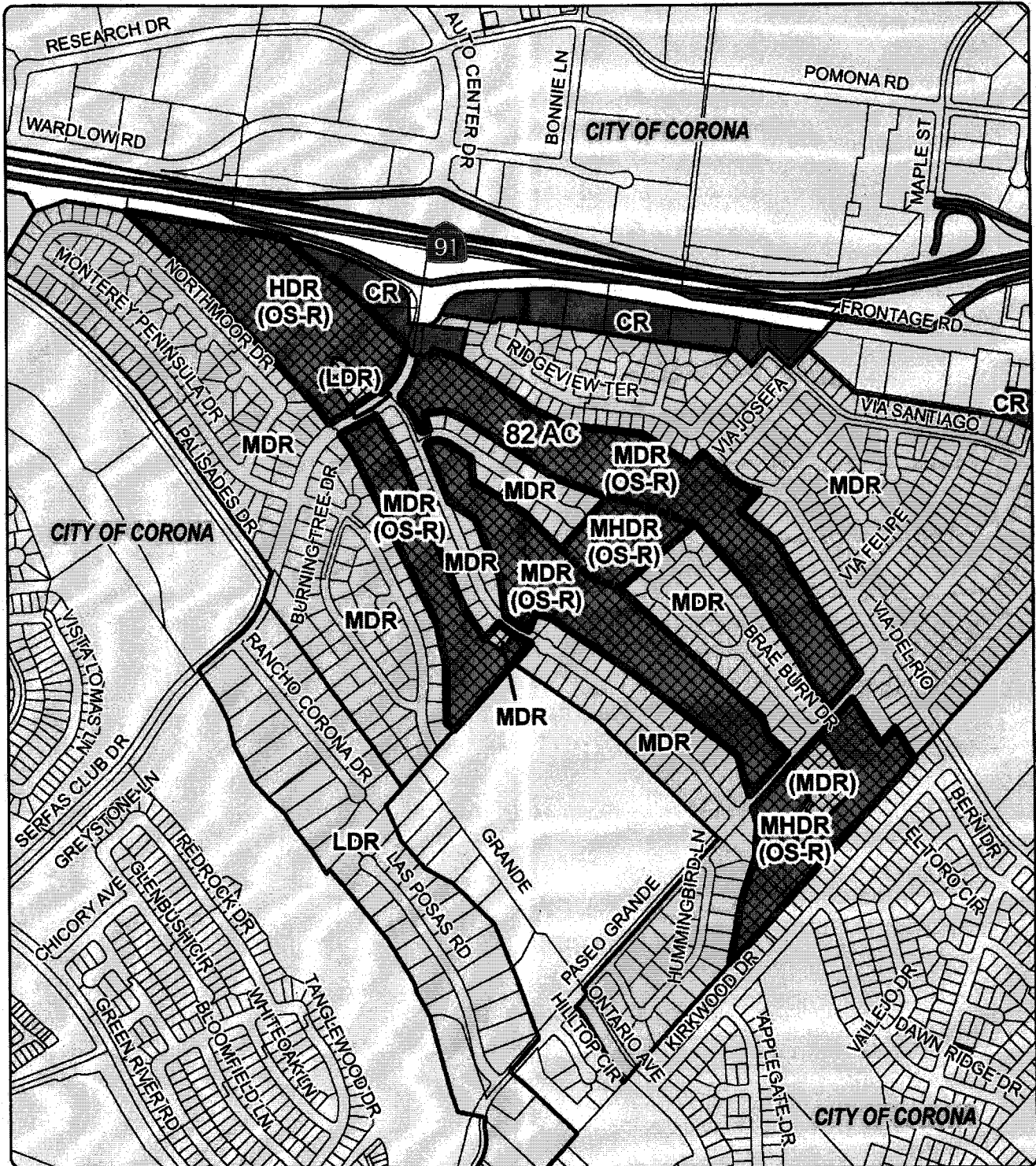
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01174

PROPOSED GENERAL PLAN

Supervisor: Tavaglione
District 2

Date Drawn: 08/05/2016
Exhibit 6

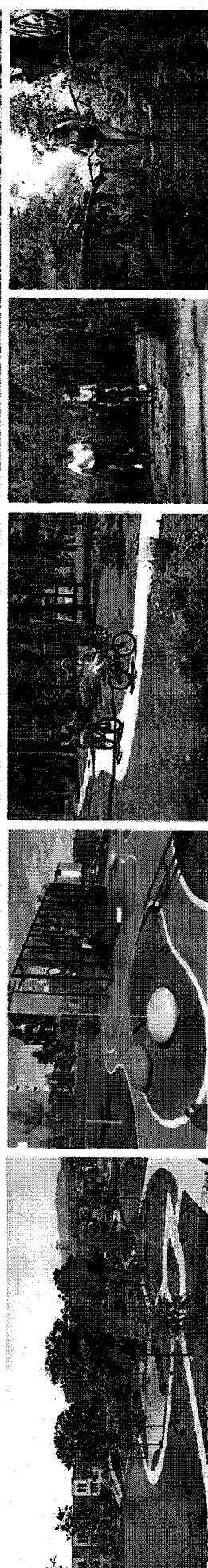
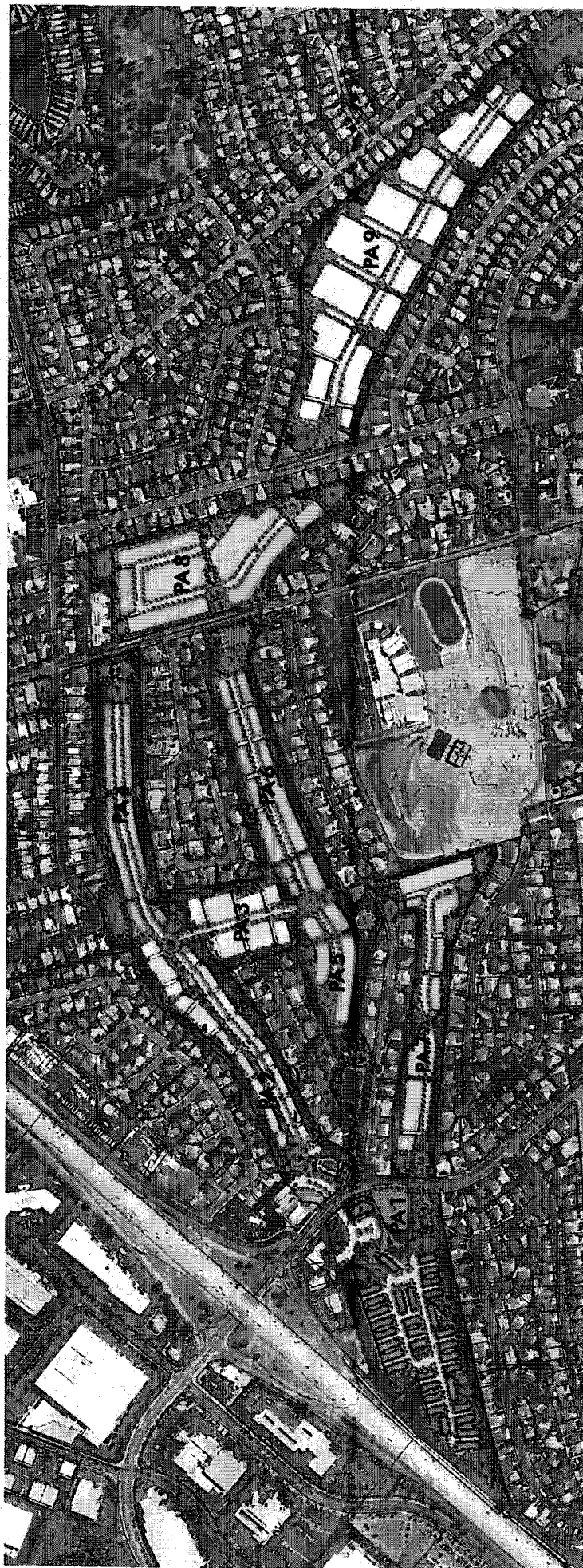


Zoning Area: West Corona

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.riverside.ca.gov>



OVERALL

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Corona, California

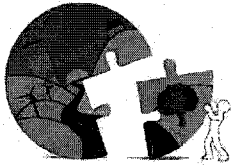
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BOS

Report Package

Meeting Date: Tuesday, April 18, 2017



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 2.1

GENERAL PLAN AMENDMENT NO. 1174 (FOUNDATION AND ENTITLEMENT/POLICY) –

Applicant: Pinecrest Badger Association, LLC – Engineer/Representative: KWC Engineers – Second Supervisorial District – Temescal Canyon Area Plan – West Corona Zoning Area – Zone: One-Family Dwellings (R1) – LOCATION: Generally located south of the 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – PROJECT SIZE: 82 gross acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

Spoke in favor:

Tom Grabiell, Applicant's Representative, 2855 Pacific Coast Hwy #227, Corona Del Mar 92625 (714) 904-5948

Spoke in opposition:

Steve Nolan, Interested Party, (951) 241-9947
Jamie Shaver, Neighbor, 1900 Brae Burn Dr., Corona 92882 (951) 901-5041
John Donaldson, 2087 Applegate, Corona 92882
David Saunders, Interested Party, 601 S. Main St., Corona 92882 (951) 340-2637
John Monk, Neighbor, 1948 Dawn Ridge Dr., Corona 92882 (714) 396-0864
Kory Hernandez, Neighbor, 2140 Pine Crest Dr., Corona 92882 (714) 710-0217
Terry Burns, Neighbor, 2306 Pine Crest Dr., Corona 92882 (623) 326-8190
Nick Freeland, Neighbor, 2361 Northmoor Dr., Corona 92882 (714) 206-0708
Alyse Freeland, Neighbor, 2361 Northmoor Dr., Corona 92882 (562) 972-2603
Dale Plough, Neighbor, 2431 Northmoor Dr., Corona 92882 (949) 887-7193

Opposed, but did not speak:

Patricia Ellsworth, Neighbor, 2126 Mountain View Dr., Corona 92882 (951) 734-2859
Michael O. Ellsworth, Neighbor, 2126 Mountain View Dr., Corona 92882 (951) 734-2859

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.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

Shawn Hsu, Neighbor, 2489 Northmoor Dr., Corona 92882
Leslie Regner, Neighbor, 2011 Pine Crest Dr., Corona 92282 (951) 833-8077
Karen Ulmer, Neighbor
Jack Ulmer, Neighbor
Nick Sutera, Neighbor, 2401 Northmoor Dr., Corona 92882
Molly Davis, Neighbor, (951) 818-8091

Donated their time to others:

Sandra Ploung, Neighbor, 2431 Northmoor Dr., Corona 92882 (949) 887-7193
Dean Stamp, Neighbor, 1994 Via Del Rio, Corona 92882 (951) 734-8028
Grace Heger, Neighbor, 2142 Ridgeview Terrace, Corona 92882 (951) 264-7428
Cathy Donaldson, Neighbor
Jackie Speck, Neighbor, 1066 Paseo Grande, Corona 92882 (714) 469-2990
Dave Hustro

IV. CONTROVERSIAL ISSUES:

Yes, neighbors are opposing the proposal.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

The Planning Commission Comments to the Board of Supervisors are:

**TWO (2) PLANNING COMMISSIONS RECOMMEND INITIATE WITH CAUTION; and,
TWO (2) PLANNING COMMISSIONERS RECOMMEND DO NOT INITIATE.**

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.



December 28, 2016

Tom Grabel
Principal
Oxbow Partners
2855 Pacific Coast Highway Ste. 227
Corona del Mar, CA 92625

Mr. Grabel,

The Mountain View Civic Association continues to be disappointed by Oxbow Partners' repeated mischaracterizations of our interactions. I am writing in response to the letter you sent me on December 23, 2016, in which you claim "the MVCA does not wish to participate in any further neighborhood meetings..." We both know this is false. As we have done with all our meetings, we will provide you a copy of the audio recording from the December 13 meeting you reference so as to refresh your memory of the conversation.

At that meeting, you suggested we schedule a series of meetings in which attendees be hand selected, limited to "manageable groups" of "the people that are directly affected" by each planning area of your not-yet-approved project, in order to go through the project plans in detail. Our response was that it is premature to have meetings of that nature, since there is not yet a project (as you have been reminded multiple times by both the General Plan Advisory Committee and the Planning Commission). We reminded you that there are a great many people directly affected by this proposed change, not just those living adjacent the property in question. We expressed our desire to continue conversations, keeping them in line with where we are in this process (discussing the general plan amendment, rather than the specifics of any project).

The MVCA board offered to help facilitate a meeting open to the entire community, to give your firm the opportunity to have dialogue with more area residents. You declined this offer, stating "I've never been to a large meeting like that where we don't take an absolute beating." We empathized with this sentiment, and suggested waiting to have these neighborhood breakout meetings until after the Board of Supervisors have weighed in on the matter. You said you were fine with however we wanted to do it, and asked me to tell you what we wanted to do once we had confirmed our preference. When I called you to confirm this preference on December 21, we had a quick, pleasant conversation. Never during the December 13 meeting or December 21 call did you or Mr. Cernich express disagreement with our recommendation to hold neighborhood meetings after the Board of Supervisors decision.


During our meetings, you have been eager to point out the "benefits" your proposed plan would bring to our neighborhood, including "optimization" of the open space, prevention of illegal dumping and vagrants, and a boost to the economy. Given your vast development experience, you certainly understand the current property owner has a legal obligation to keep their property safe and maintained, and that any "boost" to the local economy, via local shopping and property tax revenues, will certainly be mitigated by the cost of providing necessary services to new residents.

You and Mr. Cernich keep saying you hear us, but it does not seem that you are listening. Your development plan for the fragile areas of Coronita and West Corona will have a detrimental impact on our neighborhood, including but not limited to the following points discussed in our ongoing meetings:

- Increased traffic in an area with residential streets already performing at a Level of Service F
- Decreased property values for existing area residents
- Dramatic change to the character of the neighborhood, including:
 - Total elimination of all remaining open space in Coronita
 - Major increase in population density
 - Possible introduction of home styles and zoning types not consistent with the community's current state

Mr. Grabiell, your December 23 letter is no less than the third time that you have painted a misleading picture to County officials regarding our dialogue on this matter. This is not constructive and does not foster the sort of trust necessary to have these important conversations. We will continue to welcome and encourage productive discourse, and implore you to do the same.

Sincerely,



Alyse Freeland
President
Mountain View Civic Association

Cc: Steve Weiss, Planning Director - County of Riverside Planning Department
John Hildebrand, Principal Planner - County of Riverside Planning Department
County of Riverside Board of Supervisors
City of Corona
City of Corona Council Members
David Saunders, Attorney – Clayson, Mann, Yaeger & Hansen



February 8, 2017

Tom Grabiell
Principal
Oxbow Partners
2855 Pacific Coast Highway Ste. 227
Corona del Mar, CA 92625

Mr. Grabiell,

I write you today with grave concerns over the behavior of your team at Oxbow Partners. When Oxbow Partners and the Mountain View Civic Association board of directors met on December 13, 2016, we discussed the best approach for continued communication between Oxbow Partners and the neighborhood. You and Mr. Cernich expressed a desire to meet with neighbors. We suggested an open-invite meeting with the neighborhood, which you both declined. You suggested limited-attendance meetings with small groups, which we suggested would be better timed for after the Board of Supervisors' vote.

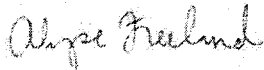
As a reminder, the MVCA board has helped to facilitate a number of meetings between Oxbow Partners and residents, in the smaller group setting you tend to favor. The consensus from these meetings is a rejection of your claims of benefits to the community. Considering you have nothing new to offer, and the fact that there is not actually a "project" to discuss at this time, additional meetings are not warranted until after the Board of Supervisors determines whether your GPAC application can proceed. Ultimately, you stated that you would be fine with however we wanted to do it.

Imagine our disappointment last week when many community members made us aware that representatives of Oxbow Partners were in the neighborhood, going around the civic association despite the agreement we reached in December. Even more concerning than that is the number of our neighbors that say that you are telling them the MVCA is preventing Oxbow Partners from meeting with them, which you and I both know is not in the spirit of what we'd discussed.

The neighborhood overwhelmingly requested and approved the formation of the Mountain View Civic Association as a central group to ensure proper representation with the County of Riverside, the City of Corona, Oxbow Partners, and any other jurisdiction or company. The blatant disrespect of this neighborhood decision, combined with the falsehoods being told by Oxbow Partners to community members regarding the MVCA, have everybody concerned. Our community already disapproved of further development in our area at this time; we stand further united against an unscrupulous developer being entrusted with the hefty responsibility of doing something with the golf course property that works for all of us. Oxbow Partners continues to prove that they are not the right team for this important undertaking.

Throughout this process, the MVCA board has demonstrated good faith and a willingness to keep lines of communication open. We are here and available if Oxbow Partners decides to respect the wishes of the community and continue working with us.

Sincerely,



Alyse Freeland
President
Mountain View Civic Association

Cc: Mountain View Civic Association Members
Steve Weiss, Planning Director - County of Riverside Planning Department
John Hildebrand, Principal Planner - County of Riverside Planning Department
County of Riverside Board of Supervisors
City of Corona
City of Corona Council Members
David Saunders, Attorney – Clayson, Mann, Yaeger & Hansen

Hildebrand, John

From: Stark, Mary
Sent: Tuesday, November 01, 2016 4:09 PM
To: 'mark disney'; treasurer@coronamvca.org
Cc: Earl Moseley; Gerda Disney; Hildebrand, John
Subject: RE: Mountain View Golf Course Re-zoning Plan

Thank you for your comments. I will give this to the Planning Commission.

Mary C. Stark

TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-7436
mcstark@rctlma.org

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From: mark disney [mailto:m_disney@hotmail.com]
Sent: Tuesday, November 01, 2016 4:06 PM
To: Stark, Mary; treasurer@coronamvca.org
Cc: Earl Moseley; Gerda Disney; mark disney
Subject: Mountain View Golf Course Re-zoning Plan

Dear Planning Commissioners,

I am writing on behalf of Gerda Disney, Mark Disney and Mary Moseley (residents at 1306 and 1308 Kirkwood Drive)

The idea that an outsider (without ties to the community) can come in and intentionally degrade and devalue our beautiful neighborhood (with complete disregard for the residents of the community) for the sole purpose of profit, is deplorable.

When we purchased our home in 1985 there were many reasons we chose this location. Among those reasons we would list the gorgeous view, the priceless breeze, the natural serenity of a quiet neighborhood in the front and quiet park-like atmosphere in the rear. In addition, we were told no building could occur behind our home as it were designated as a greenbelt and flood channel.

The area behind our home was the former 12th hole and 13th tee, and lies between Kirkwood and Paseo Grande near Via Del Rio. The property has a pond located on it and the entire area has become a home to many species of birds, and other wildlife, both year-round and during migration periods.

Some of these are welcomed inhabitants include:

Tree squirrels, Opossums, Raccoons, Red-shouldered hawks, Red-tailed Hawks, Coopers Hawks, Kestrels, Barn Owls, Snowy Egrets, Herons, Scrub Jays, Bluebirds, Orioles, Doves, Phoebes, European Starlings, Northern Mockingbirds, Many breeds of finches and wrens, as well as Various Ducks and other waterfowl.

Please help protect our homes, our neighborhood and please protect and preserve this place of nature so it not spoiled by greed and pollution.

Vote NO to changing the Mountain View Golf course property from Open Space to Residential. Save the Greenbelt!

Thank you.

Mark Disney, Gerda Disney & Mary Moseley

Hildebrand, John

From: Stark, Mary
Sent: Tuesday, November 01, 2016 4:08 PM
To: 'April Murphy'
Cc: Hildebrand, John
Subject: RE: Mountain View Golf Course General Plan

Sensitivity: Confidential

Thank you for your letter. I will pass it along to the Planning Commission.

Mary C. Stark

TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-7436
mcstark@rctlma.org

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From: April Murphy [mailto:april@bradbarry.com]
Sent: Tuesday, November 01, 2016 4:05 PM
To: Stark, Mary
Subject: Mountain View Golf Course General Plan
Sensitivity: Confidential

Dear Planning Commissioners,

I had hoped to attend the meeting November 2nd but will be unable to attend, so let me say thank you for taking the time to hear our communities concerns regarding the proposed changes to the General Plan for the old Mountain View Golf course property. I would like to stress to you, our opposition to a change in the General Plan to medium and/or high-density housing. For the past 23 years, my backyard has been the Mountain View Golf Course; we paid a premium for the lot for the view, the privacy, and the openness. There was the added bonus of having our children's schools from elementary, to junior high, to high school all within walking distance as both my husband and I work outside the home.

Most of this area from the west side of Serfas Club to at least Via Bernardo and from Frontage & 6th Street to Ontario has no sidewalks on a majority of the streets if not all. Paseo Grande feeds 4 different schools and is a narrow, older road without sidewalks that is now backed up for miles with cars and frustrated drivers. Adding more traffic to this neighborhood is not only a burden, but makes it even more dangerous for our children who walk to and from school. As it is, more often than not, we are challenged to try to make a turn off our own streets. I know for sure that Ridgeview Terrace, Pine Crest Dr., and Paseo Grande all have traffic so bad that it makes it difficult if not impossible sometimes to even leave our driveways. Yes, it is truly that bad. It is not only on the days that there is an accident either, you can pretty much bet at least one day a week, you are not going to make it to work on time, and at least once a month or so your kids will be late to school because the traffic is that bad.

I understand that the congested traffic should improve somewhat with the completion of the 91 project, but before that is even completed, we will incur addition traffic from Foothill Parkway scheduled to open this month, new homes scheduled to be built above Foothill corridor, plus vehicles that cut through from the new projects slated all over the City and up and down the 15. I request that you show restraint before adding to that burden. Before allowing 5000 more vehicles to reside in this area, can't we just wait until we are sure that the 91 and Foothill projects accomplish what everyone in this city hopes they will? Let us be sure that the estimated traffic will finally

flow through the 'funnel' as we call it, or the 91 at Green River. Let us be sure that the 91 project will indeed ease the burden of our charming little neighborhood, hopefully even more than the 6 minutes round trip we were projected to save on an orange county commute once the freeway is completed.

I am not sure what Oxbow has presented to you in regards to this property, but the plans I have seen for buildings they proposed to build behind my property would be impossible to achieve. The available land is just way too narrow to accommodate two lanes of traffic, buildings on both sides, parking, buffer zones behind existing residences, and landscaped areas that were portrayed in the mock up drawings by Oxbow. If you are looking at parcel maps and developer drawings, we beseech you to please drive over and come look at the property in question and judge for yourself. I understand and accept that communities are ever changing and that we all need to accept change and I can and do. What I do not understand and accept is building without regard to the impact on the community. We need better roads, before more housing is added. We need to know that if we need emergency services at our homes, they will be able to get there before it is too late. We need to know our children are not in imminent danger just trying to get to school.

I would ask that the zoning for this property not be changed to allow medium to high density anything. I beg that the matter not even be considered until all the above-mentioned projects, once completed, do not continue to adversely affect the infrastructure of our neighborhood. . Please keep in mind that we are the residents that must live with the outcome, not the developer.

Thank you again for taking the time to hear of my concerns as well of those of my neighbors.

Respectfully,

April Murphy and family
2228 Ridgeview Terrace
Corona, CA 92882
951-415-4496

Hildebrand, John

From: Stark, Mary
Sent: Tuesday, November 01, 2016 3:36 PM
To: 'Krupali'
Cc: Hildebrand, John
Subject: RE: Mountain View Golf Course

Thank you for your comments. I will forward you message to the Planning Commission.

Mary C. Stark

TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-7436
mcstark@rctlma.org

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From: Krupali [<mailto:krupalitejura@gmail.com>]
Sent: Tuesday, November 01, 2016 3:34 PM
To: Stark, Mary
Subject: Mountain View Golf Course

Dear Ms. Stark:

I am a longtime resident of Corona and live next to the Mountain View Golf Course in the city.

I gathered a petition last year regarding Oxbow wanting to change the zoning of the golf course and it was 100% signed by the residents of Applegate Drive, my neighborhood. I presented it to the Corona City Council and told them our views.

Nobody wants more homes, especially in West Corona/Coronita, and ON A GOLF COURSE. Why?

1. Traffic. We cannot even leave our driveways in the morning.
2. There is no infrastructure to support the traffic.
3. No schools, we are already overcrowded.
4. We need green space.

Most, if not all of us, bought homes here to enjoy views, have some serenity in the madness of life.

This is NOT a place for high residential housing.

Members of the Corona City council OPPOSE zoning change in Corona, and since the golf course is in both the city and county, I suggest you do NOT CHANGE ZONING TO RESIDENTIAL.

Thank you.

Krupali Tejura

--

Looking back, may I be filled with gratitude;
Looking forward, may I be filled with hope;
Looking upward, may I be aware of strength;
Looking inward, may I find peace.

* Unknown

"Try not to become a person of success but a person of value" - Albert Einstein

"Be kind, for everyone you meet is fighting a harder battle." - Plato

Hildebrand, John

From: Stark, Mary
Sent: Monday, October 31, 2016 7:20 AM
To: 'Monique Rachell'
Cc: Hildebrand, John
Subject: RE: General Plan Change Coronita, Nov 2

Ms. Rachell,

Thank you for your comments. They will be passed along to the Planning Commission.

Mary C. Stark

TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-7436
mcstark@rctlma.org

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From: Monique Rachell [<mailto:mojomvca@gmail.com>]
Sent: Sunday, October 30, 2016 8:36 PM
To: Stark, Mary
Subject: Re: General Plan Change Coronita, Nov 2

Dear Planning Commissioners,

I appreciate you taking letters in lieu of attendance at the Nov 2 meeting. My family and I are writing to you in opposition to a change in the current General Plan.

I invite you to our area to see the land for yourself. I know that it could be misleading as to just how much space there really is here. It's long and fairly narrow. My home backs up to the now retired Mountain View Golf Course on Pine Crest and close to Paseo Grande where we are at the top of the valley. The golf course looked similar to what it does now three ago when we bought here and it was the biggest selling point for us. The open space we found in this little gem close to Orange County was a breath of fresh air to the congestion everywhere else. We were won over by the character of this little area and don't want to see it overdeveloped with high density anything.

As you are aware, there are many housing developments in progress in this immediate area along with the 91 Expansion and Foothill Extension. The traffic issues have been just short of unbearable and have brought out the worst character in everybody at least once or twice. I understand that these commuter projects are supposed to alleviate traffic once completed but with the thousands more commuters from the new housing it can't possibly make a difference. It's going to be a wash. This space is really too small to build something profitable at the expense of everyone who lives or travels through here.

We understand that change is inevitable, as well as development. I feel it's reasonable to ask that the area be developed per the current plan or wait until we can see what the true effects of the ongoing projects will have on our community and revisit a plan change in eight years.

Thank you for considering the concerns of the community.

Best Regards in your decision making! I'm sure it can't be easy,

Rachell Family
1991 Pine Crest Dr

Hildebrand, John

From: Stark, Mary
Sent: Tuesday, November 01, 2016 7:19 AM
To: 'Monique Rachell'
Cc: Hildebrand, John
Subject: RE: Nov 2 Planning Commission Meeting

Thank you. Your comments have been received.

Mary C. Stark

TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-7436
mcstark@rctlma.org

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From: Monique Rachell [<mailto:mojomvca@gmail.com>]
Sent: Monday, October 31, 2016 9:18 PM
To: Stark, Mary
Subject: Nov 2 Planning Commission Meeting

October 30, 2016

Mary Stark, Planning Commission Secretary
County of Riverside Administrative Center
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502
E-mail: mcstark@rctlma.org

RE: Foundation Plan Change for area surrounding Mountain View Golf Course, Corona

Dear Planning Commissioners,

My name is Carol Harris, and I reside at the residence I have owned and occupied for the past 40 years, at 1921 Pinecrest Drive. I purchased this home and view lot because of the lovely golf course and open space view that I could enjoy daily from my home. I could have selected another location in Corona some 40 years ago to call home, but the area, community and ambience of this location was a good fit for me as a single mother and planned for it to carry me through my lifespan.

Having lived here for the past 40 years, I have seen many changes to our neighborhood including the closing of the golf course. Even with that closure, I as well as my surrounding neighbors, our neighborhood remained confident, invested in renovations in our homes, County representatives assured the neighborhood the open space behind our homes would remain intact. It is, after all, the only remaining Open Space for Coronita, and serves as a flood channel during the rainy season. During many prior rainy seasons, that very Open Space fills with water and entirely floods that portion of the golf course.

It is disheartening to now learn the County is proposing changing this one remaining Open Space to Residential use. Clearly, County administrators cannot realize the impact such a change will cause to our now struggling neighborhood. Every morning, beginning as early as 4:30 am, the commuting traffic continuously flows in front of my home as Pinecrest Drive became the "short cut" thorough-

fare as new homes infilled in our area. The existing traffic is so bad, I cannot exit my driveway in the morning hours. Then, with the expansion of the Cesar Chavez Academy School, our street becomes the parking lot for waiting parents who cannot physically get into the ill-designed school lot, in part because Paseo Grande was designed as a single lane road and cannot handle the traffic. Then, beginning about 2:30 pm, return commuter traffic occurs again. I have to arrange my appointments to exit my driveway between morning commuter traffic, school parental traffic and then get home before afternoon commuter traffic. And this is with existing residential traffic.

Changing the remaining Open Space in the Coronita to Residential will be a hardship for the neighborhood. I am 80 years old, as are many of my surrounding neighbors. We have lived and loved our neighborhood and homes for decades. I am not in a position to move and relocate at this phase of my life, nor should I, or my neighbors, have to consider that option because of poor planning decisions to our existing neighborhood. We have been hopeful the ongoing reconstruction of the 91 Freeway (!) and the creation of the Foothill Expressway would ease some of the commuter traffic that uses our street as a short cut—but everyone knows that will barely remediate the existing traffic. Allowing even more residential infill to our neighborhood—to the residents, is simply a bad idea for Coronita. We have no sidewalks, and the traffic speed is dangerous for not only the existing residents, but also the 900 plus young school-aged children who attend Cesar Chavez Academy and the hundreds who must walk to attend Coronita Elementary. Again, there are no sidewalks or street lights on our county residential roads.

I am unable to attend the upcoming meeting that will discuss this topic. Therefore, with thoughtful consideration, please accept this letter to clearly note that I am **against** changing the Mountain View Golf Course Foundation Plan Component and Land Use Designation from Open Space to Residential.

Respectfully submitted,

Carol Harris

1921 Pinecrest Drive

Corona, CA

Hildebrand, John

From: Stark, Mary
Sent: Monday, October 31, 2016 4:09 PM
To: 'karenu1953@aol.com'
Cc: Hildebrand, John
Subject: RE: General Plan Change

Thank you for your comments. They will be forward on to the Planning Commission.

Mary C. Stark

TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-7436
mcstark@rctlma.org

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From: karenu1953@aol.com [<mailto:karenu1953@aol.com>]
Sent: Monday, October 31, 2016 3:15 PM
To: Stark, Mary
Subject: General Plan Change

Dear Planning Commissioners

I am writing in opposition to a change in the General Plan for the Mountain View Golf Course. My husband and I live behind the golf course, at the very westerly end near McDonalds, off of Serfas Club Drive. We have been here since 1977 and chose Coronita instead of Corona, because we wanted to be part of a smaller community. We could have purchased any one of a number of homes, but chose our home because of the open space behind us. We love being able to see the trees, sunsets, and Mountains.

We have seen many changes in the Corona area, which was inevitable since not much building had been done at the time we moved here. I believe there was close to only 20,000 people living in Corona at the time. Coronita, being an older area has not seen any more building of homes, but as a result of all the new homes in Corona, Lake Elsinore, Temecula, and the whole Inland Empire, we unfortunately, are suffering in our daily lives because of all the traffic issues resulting from cars leaving the 91 freeway and pouring down our residential streets. We feel like prisoners in our home, having to schedule everything we do in accordance with the traffic.

I understand that the 91 Freeway expansion and the Foothill Extension is suppose to relieve the traffic and take it off of the residential streets, but with the thousands of commuters from all the new proposed housing developments in the surrounding areas, I don't see how that could possibly help the traffic situation on our streets! There will be just as many or more commuters cutting down our streets.

Our hope is that you, as Planning Commissioners, will take into consideration the problems we as homeowners in the Coronita are experiencing, and keep the General Plan as is and allow development per the current plan, or wait another eight years to see the true affects the current projects will have on the traffic situation.

Thank you for your consideration of the concerns of our community.

Sincerely,

Jack and Karen Ulmer

2441 Northmoor Drive

Hildebrand, John

From: Stark, Mary
Sent: Monday, October 31, 2016 4:08 PM
To: 'Daniel Cole'
Cc: Hildebrand, John
Subject: RE: Riverside County Planning Commission Meeting - Opinion Letter

Thank you for your comments. I will forward them on to the Planning Commission.

Mary C. Stark

TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-7436
mcstark@rctlma.org

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From: Daniel Cole [<mailto:danielcole@sbcglobal.net>]
Sent: Monday, October 31, 2016 4:07 PM
To: Stark, Mary
Subject: Riverside County Planning Commission Meeting - Opinion Letter

Dear Ms. Stark and District Planning Commissioners,

I am writing in regards to the upcoming former Mountain View Golf Course foundation plan change. I believe it is on the agenda for the Riverside County Planning Commission's meeting on Wednesday, November 2, 2016. My Wife and I are residents of Sierra Del Oro in Corona. We both work in healthcare in Corona.

My concern with any foundation plan change is the issue of character change to the neighborhoods and traffic congestion. As are many, I am frustrated with the SR-91 and Foothill Extension construction zones. I realize that someday these will be completed but know more homes will be built in the surrounding areas adding to an already challenging traffic problem. Having the former Mountain View Golf Course zoned to anything other than what it was originally intended, will bring unneeded congestion to the very nice communities of Coronita and West Corona.

I am against changing the foundation to reflect anything other than what it was originally intended to maintain the community character of Sierra Del Oro and Coronita.

Thank you for your consideration in this most important matter. Feel free to contact me. I would be there on November 2nd but I am traveling on business.

Regards-

Daniel Cole
2901 Hidden Hills Way
Corona, CA 92882-8008

Hildebrand, John

From: Stark, Mary
Sent: Monday, October 31, 2016 7:21 AM
To: 'Jeff Heger'
Cc: Hildebrand, John
Subject: RE: Planning Commission Meeting - Nov. 2/ PowerPoint Presentation

Mr. Heger,

Thank you for your comments. They will be passed along to the Planning Commission.

Mary C. Stark

TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-7436
mcstark@rctlma.org

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From: Jeff Heger [<mailto:jgheger@att.net>]
Sent: Sunday, October 30, 2016 10:44 PM
To: Stark, Mary
Cc: mvca.bod@googlegroups.com
Subject: Planning Commission Meeting - Nov. 2/ PowerPoint Presentation

Hi Mary,

The Mountain View Civic Association will be presenting at the Riverside County Planning Commission meeting this week. We would like to present a PowerPoint slide show – timed and looped. Please see the attached. It's fairly graphic intensive so the file is fairly large. Hopefully you received the email and presentation with no issues. I would appreciate if you could confirm you did get it. If there is an issue, I will need to save it to a USB drive and drop it off in person.

If you need to get a hold of me, I can be reached at 951 264-7427.

Kindest Regards,

Jeff Heger

Hildebrand, John

From: Stark, Mary
Sent: Monday, October 31, 2016 7:18 AM
To: 'JS'
Cc: Hildebrand, John
Subject: RE: Letter for Planning, proposed change from Open Space to Residential

Thank you for your comments. They will be passed along to the Planning Commission.

Mary C. Stark
TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-7436
mcstark@rctlma.org
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-----Original Message-----

From: JS [<mailto:jsoriano@earthlink.net>]
Sent: Saturday, October 29, 2016 4:36 PM
To: Stark, Mary
Subject: Letter for Planning, proposed change from Open Space to Residential

Thank you for the opportunity to submit this to you.
I am submitting this on behalf of my elderly mother, Carol Harris.
She is against the Foundation Plan Change from Open Space to Residential for the county area known as the prior Mountain View Golf Course. Please see her attached letter.

Thank you.

Hildebrand, John

From: Stark, Mary
Sent: Monday, October 31, 2016 7:17 AM
To: 'Paul Bahia'
Cc: Hildebrand, John
Subject: RE: Proposed foundation plan change for Coronita.

Mr. Bahia,

Thank you for your comments. They will be passed along to the Planning Commission.

Mary C. Stark

TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-7436
mcstark@rctlma.org

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From: Paul Bahia [<mailto:pabsoxfan@gmail.com>]
Sent: Friday, October 28, 2016 5:30 PM
To: Stark, Mary
Subject: Proposed foundation plan change for Coronita.

Dear Ms. Stark,

We are against the proposed plan change for the Coronita area.

Closing the last (I believe) open space here can only lead to even more traffic and safety problems. As it is now, most mornings and afternoons there are non-stop lines of cars filling our streets, Just getting in or out of our driveways to run to the store is sometimes so frustrating that we that we often just stay home, rather than try to deal with the current congestion in our neighborhood.

Additionally, and more importantly, there are a couple of elementary schools in the area. The amount of kids walking next to, beside and between the cars now is scary. The proposed change would only add to this already unsafe condition.

We know the Planning Commission will take seriously what the proposed plan change would mean to the quality of life here in Coronita.

Thank you,

Paul Bahia
Ruth Bahia

November 1, 2016

Mayra Sandoval
2054 Avenida Del Vista
Corona, CA 92882

Mary Stark
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Dear Planning Committee,

I am writing to express my concerns regarding the zoning change proposal of Mountain View golf course. I am against the rezoning. For many reasons, however primarily due to premiums I've paid at the purchase of my house to have the open space, traffic grid locking our surface streets in West Corona and Coronita, and population density increases which would change the character of said neighborhood.

In 2014 I purchased what I thought would be my forever home here in beautiful Riverside County. I left Orange County and I choose my house here because of the open space view and wildlife. Unfortunately not many homes like these are on the market any longer. Please preserve this open space, which is highly desired in our particular community!

Thank you for your time.

Sincerely,
Mayra Sandoval

Hildebrand, John

From: Stark, Mary
Sent: Wednesday, November 02, 2016 7:26 AM
To: Hildebrand, John
Subject: FW: Opposition to General Plan Change

Mary C. Stark

TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-7436
mcstark@rctlma.org

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From: lolly janoski [mailto:lolly_janoski@yahoo.com]
Sent: Tuesday, November 01, 2016 4:28 PM
To: Stark, Mary
Subject: Opposition to General Plan Change

Dear Ms. Mary Stark,

I may be unable to attend tomorrow's Planning Commission meeting and wanted to explain my opposition to changing the general plan.

The most obvious reason is the traffic at the west end of Corona where I live. I know that Riverside County officials and Corona City Council officials are convinced that once the Foothill extension and the 91 fwy expansion are completed, our traffic problems will disappear. This might be the case if there were not already planned 600 plus houses off of Foothill/ Green River, 1800 homes at Cajalco, and thousands planned in north Elsinore. All of those cars will potentially trek down the 91. That is the only way to get to Orange County. Further, many will take Foothill, as it cuts off quite a bit of freeway travel. We, at the west end of Corona, bear the brunt of that traffic. The prospect of yet another development in our neighborhood seems like poor planning with little concern for ramifications.

Another reason I am opposed to changing the general plan, is that I do not want the old Mountain View golf course developed. I see no reason why every open field or stretch of land requires building on it. I would have accepted another golf course, willingly. There have been three offers to do just that, but the owner refused. The owner has been a poor steward of his property, doing little or nothing to enhance it.

Lastly, a development company, Oxbow, is planning to develop the golf course, if the county changes the general plan. I do not live on the golf course. I live on Hummingbird Lane and my property is across the street from those who might back up to the course. I have a 2700 sq. ft. home on 1/3 of an acre. The homes on the street are all around 1/3 acre properties and semi-custom homes. I believe the smallest home is 1800 sq.ft., the largest around 4,000, but still a 1/3 acre property. Oxbow proposes "like" properties behind the homes on our street that would be 1800 sq.ft., but on a 5,000 sq. ft. property. It's offensive to think they can come in and

change the value of our properties to make their profit. These are Orange County developers who have no regard for the citizens of Corona.

I respectfully request that you consider the citizens of Coronita and Corona and deny the change to the General Plan. Thank you for taking the time to read this letter.

Sincerely,
Lolly Janoski

Sent from Yahoo Mail for iPad

Hildebrand, John

From: Stark, Mary
Sent: Wednesday, November 02, 2016 7:27 AM
To: Hildebrand, John
Subject: FW: Oppose zone change in Coronita

Mary C. Stark

TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-7436
mcstark@rctlma.org

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From: arias2day [<mailto:arias2day@gmail.com>]
Sent: Tuesday, November 01, 2016 10:35 PM
To: Stark, Mary
Subject: Oppose zone change in Coronita

Ms. Stark, I am a resident of Coronita for 15 years and our home backs along the vacant Mountain View golf course. I am writing to you to state my concern for the overcrowded possibility and additional vehicular congestion in the Coronita area if there is a zoning change for higher density housing. Development for condominiums in the vacant Mountain View golf course removes open space that is vital for community health, including mental well-being. The amount of time spent commuting the west is already at unacceptable levels. neighborhood streets are being used like arterial transportation routes. The County of Riverside, under the leadership of Jay Orr, has supported a "Healthy Riverside County" initiative that included a health element in the General Plan. The health of our communities depends on everyone working together for the benefit of many, not just a few investors whose motives are financial. A change in the zoning will affect the quality of life for thousands of people, the local residents and commuters. I hope you can understand our collective concerns from my fellow neighbors that changing the zoning will continue to add stressors and will contribute to poor health outcomes for thousands of people.

Thank you for your time.

Cecilia Arias
2161 Monterey Peninsula Drive, Corona
Since 2001

Sent from my Samsung Galaxy Tab®4

Hildebrand, John

From: Stark, Mary
Sent: Wednesday, November 02, 2016 7:27 AM
To: Hildebrand, John
Subject: FW: Mountain View Golf Course Development Objection

Mary C. Stark

TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-7436
mcstark@rctlma.org

Follow us on Twitter!



From: Gracie [<mailto:gjheger@att.net>]
Sent: Tuesday, November 01, 2016 11:26 PM
To: Stark, Mary
Subject: Mountain View Golf Course Development Objection

Hi Mary,

I hope I am not too late in sending this out to you for the meeting tomorrow.

Dear Planning Commissioners:

My name is Jeff Heger and I live at 2142 Ridgeview Terrace in the unincorporated area known as Coronita. As with most residents living next to the former golf course, I object to the development since it will significantly change our community. Oxbow wants to develop the last piece of green belt in the Coronita area and cram it with residential homes that will likely increase the population in the area by over 47 percent.

Of course, I enjoy the open space and the stunning mountain views. This is the reason I purchased the property in 1996 at a higher dollar value per square foot than other neighborhood without a view. We purchased the property as a residential home knowing that it was next to a property designated for recreational use. Although the developer would like us to remember that the property owner has rights too, it is worth noting that the landowner purchased the property knowing that it was a golf course. Why is now that the property owner has the "right" to change the land use in their favor to make money, when the residents will lose money on their life investment for using their property for the intended use. Again, the land owner purchased a golf course. They should not have the opportunity to change land use simply for land speculation when it directly impacts others. Hence, the land should remain under the current land use.

I also want to bring up how bad traffic is in this area. I live about ¼ mile from the freeway, but on a normal day it will take me 30 minutes or more just to get on the freeway when heading towards Orange County in the morning. Since they have already completed the lanes on Serfas Club and on the on ramp lanes, the traffic is not going to get any better once the construction completed! In fact it will get substantially worse if this construction goes through. Please keep in mind that not only drivers cutting through Corona relies on Serfas Club, but the people cutting through Norco also works

their way through the industrial area to the same on ramp. Hence it is a double whammy for us!. Showing complete utter ignorance of the traffic problems, the developer is proposing to have all the new development traffic from the county side (75%) flow through Frontage Road only, which is already a very impacted 5-way intersection. They are suggesting the entrance point will be at the new curve about 50 yards from the intersection. This would be very dangerous point to even propose putting a T-intersection. Furthermore, it will significantly impact the morning traffic flow on Frontage Road is already crawls in the morning.

Thank you in advance to hearing our concerns. I know the community greatly appreciates your consideration.

Kindest Regards,

Jeff Heger
951=279-5245

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 28, 2016

Planning Commission
County of Riverside
4080 Lemon St
Riverside CA 92501

RE: Items 2.1 – 2.11; 4.1: General Plan Initiation Proceedings, November 2, 2016

Dear Chair and Members of the Commission

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

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

General comments

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

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

Factors in assessing proposals should include whether the jobs-housing balance is improved or worsened, whether the greater intensity of use will be served by transit now or realistically in the future, whether vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory, whether the new development will be subject to high fire hazard, and whether it conflicts with the MSHCP. We hope that the Planning Department will offer its professional guidance. If not, the Commission should independently formulate a series of *guiding principles* for GPA initiation. A piecemeal approach is not adequate.

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

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

Specific comments

2.1 GENERAL PLAN AMENDMENT NO. 1174 (FOUNDATION AND ENTITLEMENT/POLICY) – Temescal Canyon Area Plan – West Corona Zoning Area – Zone: One-Family Dwellings (R1) – LOCATION: Generally located south of the 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – PROJECT SIZE: 82 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres

Oppose initiation

While eventual redesignation from the current recreational use may well be appropriate, much more work with the community should precede such change. In any case, we recommend a joint approval process with the City of Corona.

2.2 GENERAL PLAN AMENDMENT NO. 1176 (FOUNDATION AND ENTITLEMENT/POLICY) – Southwest Area Plan – Rancho California Zoning Area – ZONE: Residential Agriculture-2.5 Acre Minimum (R-A-2.5) – LOCATION: Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenida Olgita, and westerly of Avenida Bordeaux – PROJECT SIZE: 17.07 gross acres – REQUEST: Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one parcel, totaling 17.07 gross acres

Support Initiation

This remedies a non-conforming use.

2.3 GENERAL PLAN AMENDMENT NO. 1177 (FOUNDATION AND ENTITLEMENT/POLICY) – REMAP Area Plan – Anza Zoning Area – ZONE: Rural Residential- 2.5 Acre Minimum (R-R-2.5) – LOCATION: Northerly of Wellman Road, southerly of Highway 371, easterly of Kirby Road, and westerly of Rolling Hills – PROJECT SIZE: 7.74 gross acres – REQUEST: Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Commercial Retail (CR), on one parcel, totaling 7.74 gross acres

More information needed

The Planning Department should provide an objective determination of whether additional commercial retail capacity beyond that already in the General Plan is needed in this location.

2.4 GENERAL PLAN AMENDMENT NO. 1181 (FOUNDATION AND ENTITLEMENT/POLICY) – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – ZONE: Heavy Agriculture (A-2) (10 acre minimum) – LOCATION: Generally located north of Stowe Road, east of Richmond Road, south of Stetson Avenue, and west of Stueber Lane – PROJECT SIZE: 99 gross acres – REQUEST: Proposal to amend the parcel's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Medium Density Residential (MDR), totaling 99 gross acres

Oppose initiation

This proposal for piecemeal urbanization lacks an appropriate planning rationale according to the criteria above (jobs-housing balance is improved, the greater intensity of use will be served by transit now or realistically in the future, vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory). It would result in an *incoherent* pattern of development that perpetuates the worst trends of the past in terms of piecemeal tract maps rather than true community planning. There has been no showing of changed circumstances that justifies initiation; the mere presence of highway infrastructure cannot justify development.

2.5 GENERAL PLAN AMENDMENT NO. 1184 (FOUNDATION AND ENTITLEMENT/POLICY) – Sun City/Menifee Valley Area Plan – Winchester Zoning Area – ZONE: Light Agriculture (A-1-5) – POLICY AREAS: Estate Density Residential and Rural Residential and Highway 79 – LOCATION: Generally located north of Scott Road, south of Wickerd Road, and west of Leon Road – PROJECT SIZE: 39.09 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on one parcel, totaling 39.09 gross acres

Oppose initiation

Upon review, this proposal is one of an ill-considered series of GPAs that have subjected a rural community separator to piecemeal urbanization. It lacks an appropriate planning rationale according to the criteria above (jobs-housing balance is improved, the greater intensity of use will be served by transit now or realistically in the future, vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory). It would result in an *incoherent* pattern of development that perpetuates the worst trends of the past in terms of piecemeal tract maps rather than true community planning. There has been no showing of changed circumstances that justifies initiation.

2.6 GENERAL PLAN AMENDMENT NO. 1186 (FOUNDATION AND ENTITLEMENT/POLICY) – Southwest Area Plan – Rancho California Zoning Area – ZONE: Rural Residential (R-R) POLICY AREA: Highway 79 – LOCATION: Generally located north of Vino Way, south of Buck Road, east of Pourroy Road, and west of Anza Road – PROJECT SIZE: 145.63 gross acres – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Estate Density Residential (EDR), on eight parcels, totaling 145.63 gross acres

Oppose initiation unless modified

These “inholdings” in the Johnson Ranch conservation area reflect mapping errors that should be the subject of a Technical Amendment. The proposed Community Development is out of place in this rural and environmentally sensitive location. EHL recommends a lower Rural density combined with density transfer between the parcels, so as to remove density from the interior of the preserve and locate it in the southeast.

2.7 GENERAL PLAN AMENDMENT NO. 1187 (FOUNDATION AND ENTITLEMENT/POLICY) – Southwest Area Plan – Rancho California Zoning Area – ZONE: Light Agriculture (A-1-5) – Location: North of Mazoe Street, south of Auld Road, east of Dickson Path, and west of Maddalena Road – PROJECT SIZE: 14.48 gross acres – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural (RUR) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels, totaling 14.48 gross acres

Oppose initiation

This proposal to change from Rural to CD/Estate Residential lacks an appropriate planning rationale according to the criteria above (jobs-housing balance is improved, the greater intensity of use will be served by transit now or realistically in the future, vehicles miles traveled would be below current averages and put

greenhouse gas (GHG) emissions on a lowered trajectory). The proposed estate density neither retains rural character (it intrudes into a block of rural land) nor achieves an efficient, higher density use of the land (if that could be justified). The change to CD is a strategy linked to future highway improvements (Butterfield Stage Rd.) yet future infrastructure alone cannot justify new development.

2.8 GENERAL PLAN AMENDMENT NO. 1191 (FOUNDATION AND ENTITLEMENT/POLICY) – Southwest Area Plan – French Valley Zoning Area – ZONE: Rural Residential (R- R) – POLICY AREAS: Highway 79 and Leon Keller – LOCATION: Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive – PROJECT SIZE: 2.49 gross acres – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres

Oppose initiation

While locations for RV and boat storage are important, the Planning Department should objectively assess actual need and then identify the most suitable parcels.

2.9 GENERAL PLAN AMENDMENT NO. 1194 (FOUNDATION AND ENTITLEMENT/POLICY) – Southwest Area Plan – Rancho California Zoning Area – ZONE: Manufacturing – Service Commercial (M-SC) and Rural Residential (R-R) – LOCATION: Generally located northeast of Interstate 15, west of Sparta Lane, east of Rainbow Canyon Road, and south of the City of Temecula within the Rainbow Canyon Community – PROJECT SIZE: 36.70 gross acres – REQUEST: Proposal to amend a portion of the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (RM) to Light Industrial (LI), on one parcel, totaling 36.70 gross acres

Support initiation

This proposal involves remedying a non-confirming use and retaining Rural Mountainous in the remainder.

2.10 GENERAL PLAN AMENDMENT NO. 1197 (Foundation and Entitlement/Policy) – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Rural Residential (R-R), and Wine Country-Equestrian (WC-E) – LOCATION: Generally located south of De Portola Road, east of Los Caballos Road and west of Pauba Road – PROJECT SIZE: 238.5 gross acres – REQUEST: Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and establish them in the Temecula Valley Wine Country – Winery District Policy Area and establish the fifth parcel, which exists

outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on five parcels, totaling 238.5 gross acres

Support initiation

This proposal would result in a less intensive Rural Mountainous designation, more compatible with rural and habitat uses.

2.11 GENERAL PLAN AMENDMENT NO. 1202 (FOUNDATION AND ENTITLEMENT/POLICY) – Southwest Area Plan – Rancho California Zoning Area – ZONE: Citrus Vineyard (C/V-10) – LOCATION: Generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, and east of Anza Road – PROJECT SIZE: 48.52 gross acres – REQUEST: Proposal to remove the project site from the Temecula Valley Wine Country – Wine District Policy Area and establish in the Temecula Valley Wine County – Residential District Policy Area, on one parcel, totaling 48.52 gross acres

Support initiation

The argument is adequately made that the rural residential use is more appropriate to the site.

4.1 GENERAL PLAN AMENDMENT NO. 1166 (TECHNICAL) – Intent to Adopt a Negative Declaration – Elsinore Area Plan – Temescal Wash Policy Area – Alberhill Area Zoning Region – Zoning: Manufacturing Service Commercial (M-SC) – Location: Between Interstate 15 and Temescal Canyon Road, east of Hostettler Road and west of Larson Avenue – 7.03 acres – REQUEST: A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to change the site's General Plan Land Use from Rural Residential (RR) 5 Acre Minimum to Light Industrial (LI).

Support

This fixes a mapping error.

Thank you for considering our views.

Yours truly,



Dan Silver
Executive Director


PC

Report Package

Meeting Date: Wednesday, November 2, 2016

Agenda Item No.:
Area Plan: Temescal Canyon
Supervisory District: Second
Project Planner: John Earle Hildebrand III
Planning Commission: November 2, 2016

General Plan Amendment No. 1174
Property Owner: Multiple
Applicant: Pinecrest Badger Associates, LLC
Engineer/Representative: KWC Engineers



Steve Weiss, AICP
 Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1174 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is generally located South of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course. The site is located within the Temescal Canyon Area Plan.

PROJECT APNs: 102-050-003, 102-050-004, 102-050-005, 102-050-006, 102-050-008, 102-112-008, 102-113-015, 102-160-003, 102-192-017, 102-203-006, and 102-203-007.

BACKGROUND: This Foundation General Plan Amendment application is a proposal to amend the Mountain View Golf Course Land Use Designation from Open Space: Recreation to Community Development with a combination of Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR) Land Use Designations. The Mountain View Golf Course is located in both the County of Riverside and City of Corona and ceased operations in 2009. The entire golf course encompasses 107 gross acres whereby 82 gross acres are located within the County area and 25 gross acres are located within the City area. This application proposes a Land Use change for the 82 acres within the County's jurisdiction. No application for a land use change within the City of Corona has been filed. Furthermore, this Foundation General Plan Amendment application does not include an accompanying implementing project. The attached draft site plan, showing the proposed locations of future residential areas within the golf course, is conceptual only. No development of any kind is being considered at this phase of the proposal. This is an application for a Foundation General Plan Amendment only.

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 attached to this report.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on August 25, 2016 and was continued to the October 6, 2016 GPAC meeting.

During the first GPAC meeting on August 25, 2016, a number of community members spoke out against the project, citing potential impacts that a development within the golf course would create. Specifically, the community was highly concerned about additional traffic in the area as well as taking away the open space. The GPAC members listened to the concerns of the community and recommended continuation of the project to the October 6, 2016 GPAC meeting. The GPAC instructed the project applicant and community members to meet before the next meeting, for the purpose of envisioning an alternative plan that both parties could agree with. The GPAC further instructed County staff to meet with the City of Corona's planning staff to discuss the project together.

Prior to the second meeting, the project applicant and community met to discuss the proposal. The applicant revised the proposal by replacing the High Density Residential (HDR) (8-14 du/ac) Designation with Medium Density Residential (MDR) (2-5 du/ac) in Planning Area 1 and replacing the Medium High Density Residential (MHDR) (5-8 du/ac) with Medium Density Residential (MDR) (2-5 du/ac) in Planning Area 8. Furthermore the applicant is proposing to age restrict many of the single story homes and increase the open space areas to provide approximately 5 miles of multipurpose trails. Separately, County staff discussed the project with the City of Corona, as directed. Since there is no implementing project at this time and no application has been filed at the City of Corona, the County and City staff are providing each other with any updated information and assistance with the current process, as needed.

During the second GPAC meeting on October 6, 2016, a number of community members still spoke out against the project, for many of the same reasons. The community did not agree with the revised concept plan and had multiple comments. The GPAC listened to the concerns of the community, but expressed that the property is no longer viable for use as a golf course and the property owners have a right to repurpose it. The GPAC also stated that the project applicant and community members need to continue dialog to establish a workable plan that satisfies both sides. Given the complexity of this project and that it spans both County and City areas, the GPAC suggested that when an implementing plan is submitted, the County and City consider a kind of joint review and entitlement hearing process. GPAC felt that a joint process would help bridge the informational and processing gap, whereby both sides would benefit from the input at the same time.

After two GPAC meetings and discussion between the applicant, community, and staff, GPAC made a recommendation for initiation of this application to the Planning Commission. The recommendation was for a Foundation General Plan Amendment to change the golf course properties within the County area from an Open Space General Plan Foundation to a Community Development Foundation with the understanding that the applicant and community would continue working together, refining the plan.

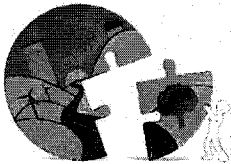
PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Open Space (OS) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Recreation (R) |
| 4. Proposed General Plan Designation: | Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR) |
| 5. Surrounding General Plan Designations: | City of Corona surrounds the project site |
| 6. Existing Zoning Classification: | R-1 (One-Family Dwellings) |
| 7. Surrounding Zoning Classifications: | City of Corona surrounds the project site |
| 8. Existing Land Use: | Mountain View Golf Course (closed) |
| 9. Surrounding Land Uses: | City of Corona surrounds the project site |
| 10. Project Size (Gross Acres): | 82 gross acres County – 25 gross acres City |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during two GPAC meetings, the Planning Director is in concurrence with the GPAC's recommendation of an order to initiate proceedings for General Plan Amendment No. 1174 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, staff received public comment regarding this project, which is included with this report package.
2. The project site is not located within:
 - a. An airport influence area; or
 - b. An agricultural preserve or area of farmland importance; or
 - c. A fire hazard area; or
 - d. A State responsibility area for fire protection service; or
 - e. A MSHCP criteria cell or conservation boundary; or
 - f. A CSA.
3. The project site is located within:
 - a. The City of Corona Sphere of Influence; and
 - b. A special flood hazard area; and
 - c. A half-mile off a fault line and fault zone.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 3.11

GENERAL PLAN AMENDMENT NO. 1174 (Foundation and Entitlement/Policy) –
APPLICANT: Pinecrest Badger Association, LLC – ENGINEER/REPRESENTATIVE: KWC Engineers –
Second Supervisorial District – Temescal Canyon Area Plan – West Corona Zoning Area – ZONE:
One-Family Dwellings (R1) – LOCATION: Generally located South of 91 Freeway, east of Palisades
Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – PROJECT SIZE: 82 gross
acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from
Open Space (OS) to Community Development (CD) and amend its Land Use Designation from
Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR),
and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres – PROJECT PLANNER:
John Hildebrand at (951) 955-1888 or email jhildebr@rctima.org – APN: 102-050-003, 102-050-
004, 102-050-005, 102-050-006, 102-050-008, 102-112-008, 102-113-015, 102-160-003, 102-192-
017, 102-203-006, and 102-203-007.

II. DISCUSSION:

Mr. Miller recused himself.

Mr. Silver: The gap between the applicant and the owners may need mediation. He won't say "go forward".

Ms. Isom: Familiar with this area and feels this change is extreme. Recommends a combination and open space is an important component

Ms. Trover: Not in favor of the foundation change; higher density is absurd; open space must remain. The project needs to be redrawn. Applicants should reach a compromise with the owners and comeback with a better plan.

Mr. Roos: Generally in favor, but there are traffic issues.

Ms. Limont: The groups need to come together. I cannot support this.

Mr. Rosenthal: This is far too extreme for a foundation change at this time.

III. GPAC ACTION:

Mr. Mize motioned to continue this for 30-day to give the homeowners, City of Corona, Planning and the developers time to come together;

Ms. Montelone second the motion.

All members agreed.

CONTINUED TO OCTOBER 6, 2016



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
OCTOBER 6, 2016**

I. AGENDA ITEM 2.1 (Continued from August 25, 2016)

GENERAL PLAN AMENDMENT NO. 1174 (Foundation and Entitlement/Policy) – APPLICANT: Pinecrest Badger Association, LLC – **ENGINEER/REPRESENTATIVE:** KWC Engineers – Second Supervisorial District – Temescal Canyon Area Plan – West Corona Zoning Area – **ZONE:** One-Family Dwellings (R1) – **LOCATION:** Generally located South of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – **PROJECT SIZE:** 82 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – **APN:** 102-050-003, 102-050-004, 102-050-005, 102-050-006, 102-050-008, 102-112-008, 102-113-015, 102-160-003, 102-192-017, 102-203-006, and 102-203-007.

II. DISCUSSION:

- Ms. Martin: Concerned with vehicle travel impacts; too many cars out there and needs an idea. This is good for with senior areas, but too many cars out there; too many unknowns.
- Ms. Isom: Concerned that this is a large part of the rural community and large investment for the neighbors and quality of life. This is huge disadvantage and not in favor.
- Ms. Domenigoni: Delicate situation.
- Mr. Silver: It can't be a golf course – premature to bring to GPAC to use today – 8 years is too long. He suggests joint meetings with the County and the City. Unify the process and the applicant comes back with a more complete proposal.
- Mr. Brownyard: This is too early for potential development, transportation. Can't open space to business. Neighbors don't have rights to the property. Inclined to push forward so the applicant goes through the process.
- Mr. Cousins: The owners have a right to development. Supports the move forward.
- Ms. Monteloni: Owners have a right for moving forward.
- Mr. Mize: There is a need for housing. It will be years before this is a reality. Neighbors need to work together-this could be spectacular.
- Mr. Kronke: Supports a change in the foundation but not the proposed project – move forward.

GPAC ACTION:

- An 8 to 5 vote to move forward.
Ms. Trover abstained.



Oxbow Partners
2855 Pacific Coast Highway, Ste. 227
Corona del Mar, CA 92625
www.oxbow-partners.com

September 27, 2016

Dale Ploung
President

Mountain View Civic Association (MVCA)
2621 Green River Road #105-242
Corona, CA 92882

Dear Mr. Ploung,

Thank you for meeting with Oxbow Partners over the past several weeks and again last Tuesday, Sept. 20th. We appreciate everyone's questions and feedback on the former golf course.

After the neighborhoods initial comments from last spring, and the subsequent meetings with MVCA, Oxbow has made significant changes to the design in response to our neighbor's input including:

- Active adult age restriction and all single story homes on 2, 3, 4, 5, 6, and 7 Planning Areas (PA's) which will significantly reduce impacts to schools, noise, and traffic impacts to the existing neighborhood.
- Providing only market rate for sale housing.
- Include some mixed use zoning which will allow for some retail and commercial opportunities.
- In addition, we have worked to optimize the open space in the plan by:
 - Including approximately 5 miles of multipurpose trails
 - Pedestrian linkage through neighborhood and to retail spaces
 - Open space parks
 - Preserving existing views of the mountains
 - Well over 30 feet in Setbacks to provide separation from the existing residents

We have taken into account your existing views to the mountains in our draft design. We will do further site line studies once we formally submit a project application in the future. Importantly, we do understand your desire to maintain those views. To address views of the open space, we have designed a landscape buffer of a minimum of 30 feet wide between the backyards of existing homes and the back yard of new homes, and in many instances, this distance is much greater than 30 feet.

We are also proposing within our landscape buffer to have multi-purpose trails and parks with exercise stations, but again, we want your input on how to program these open space areas. There will be close to 5 miles in active trails which should be open to the public.

Following up on our meeting August 30th, we understand that MVCA is requesting:

- To reduce the density in Planning Areas 1 & 8 to Medium Density Residential 2-5 DU/A.

- The addition of Open Space as a land use designation in the Foundation Plan Amendment for all planning areas.

When MVCA provides affirmative feedback on the requests above, Oxbow will study new layouts for PA1 & PA8 and clarify the open space land use designations.

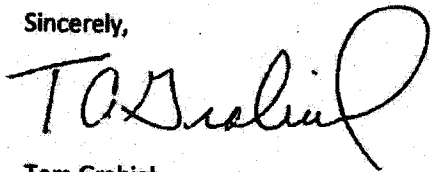
The neighbors understandably want answers to specific questions such as drainage, traffic, site line, and others. Many of those details only become available as the project moves from concept to actual design. Once we have received GPACs approval to submit an application, the actual engineering studies that will provide those answers, will commence.

We look forward to working with the community through the entire process including traffic, drainage, line of site, and other studies. We believe the potential project schedule moving forward would be:

- If our GPA is approved, a project application will likely be submitted by 3rd Quarter of 2017
- A Draft EIR out for public review on a proposed project 4th Quarter 2018
- Public hearings 1st Quarter 2019
- First potential construction on the site would be end of 2019, after the 91 freeway widening and the Foothill Corridor construct are complete.

We look forward to working with MVCA on a mutually beneficial outcome.

Sincerely,



Tom Grabel

Cc: Steve Weiss, Planning Director, County of Riverside Planning Department
John Hildebrand, Case Planner, County of Riverside Planning Department
County of Riverside General Plan Advisory Committee



**Argument Against Application for Foundation
Plan Component Change No. 1174**

August 2016

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Community Concerns

Neighborhood Character

The County of Riverside General Plan, dated December 8, 2015, states this about Coronita:

“Some people seek a place in their own, small enclave. Such a place is Coronita, an older, somewhat self-contained golf course residential community completely surrounded by the City of Corona. Located adjacent to Interstate 91 and the Atchison Topeka and Santa Fe Railroad, this neighborhood is largely built-out. Its character and density are intended to remain unchanged throughout the life of the plan.”¹

The population density in Coronita is less than 3,800 people per square mile². In the City of Corona, it is 4,100. Allowing the proposed change in the golf course property’s Foundation Plan Component would increase Coronita’s population density to upwards of 5,500 people per square mile – a 44.7% increase.



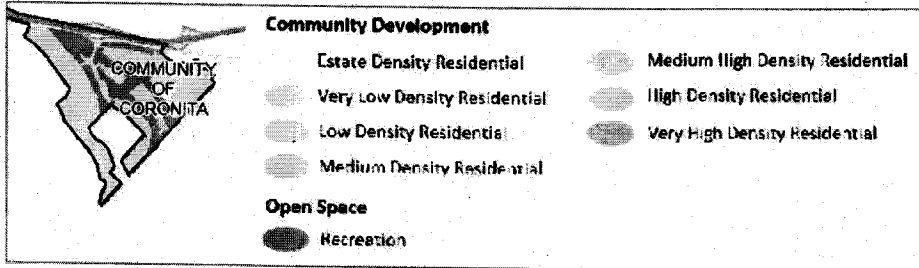
August 2016 aerial photo of the Mountain View area

Many residents are concerned with the proposed development’s impact on open space in Coronita and the views for which owners paid a premium. Original owners paid a \$5,000 surcharge for fairway adjacent property, and property appraisals as recent as 2016 show adjacent homeowners being given \$10,000 - \$40,000 adjustments over comparable properties for “woodland” and “greenbelt” views.

¹ County of Riverside General Plan, December 2015, page 7

² 2010 United States Census

A statistical analysis shows that changing the golf course parcels from Open Space to Residential reduces Temescal Valley's Recreational Open Space by 12.5% and eliminates all remaining, designated Open Space in Coronita – a drastic, devastating change to the character of this golf course community. The proposed addition of medium high and high density residential designations to this community also presents an extreme change to neighborhood character.



Land use map of Coronita, from the December 2015 Riverside County General Plan for Temescal Valley³

³ County of Riverside General Plan, December 2015, page 15

Traffic

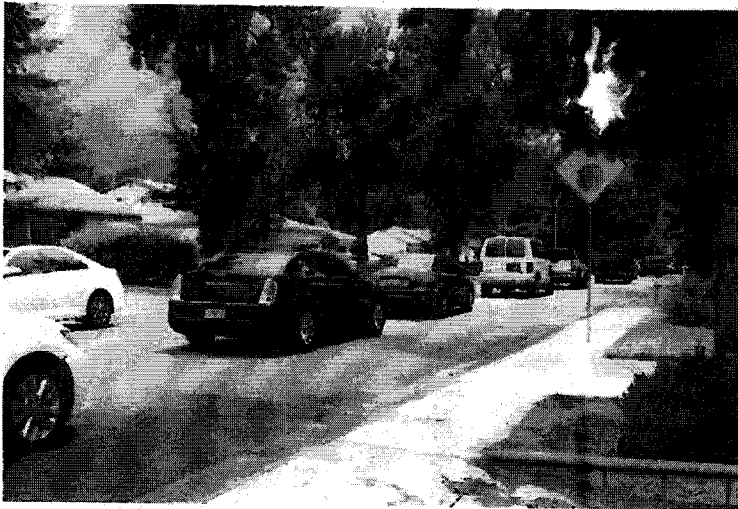
History

Traffic circulation in the Coronita area has been an ongoing concern since the 91 freeway began operation in the 1970s. The surface streets from the county line to Maple Street have been impacted almost continuously ever since. Neighborhood associations and government agencies have attempted solutions such as closing Pine Crest Drive, closing Green River Road (prior to the construction of Sierra Del Oro and the current Green River Road), and widening the freeway with general use, HOV, and toll lanes.

As early as 1985 Traffic engineer Richard Barrera stated to the Press Enterprise that Pine Crest Drive (which traverses the heart of the proposed development) is designed for a daily volume of 750 vehicles. At that time the Riverside County Road Department noted that 1,000 cars use the street between 5:45 and 6:45am alone. There have been no improvements to Pine Crest Drive since that time.

Present Day

Traffic in Corona is notorious, particularly in Coronita and West Corona as the gateway to Orange County. "The Corona Crawl" and "Slowrona" are just two of the nicknames the media has for our commute. In May 2016, ABC 7 Eyewitness News' traffic anchor, Alysha Del Valle, did her morning broadcast live from the McDonalds on Serfas Club Drive to put a spotlight on Corona's traffic woes.



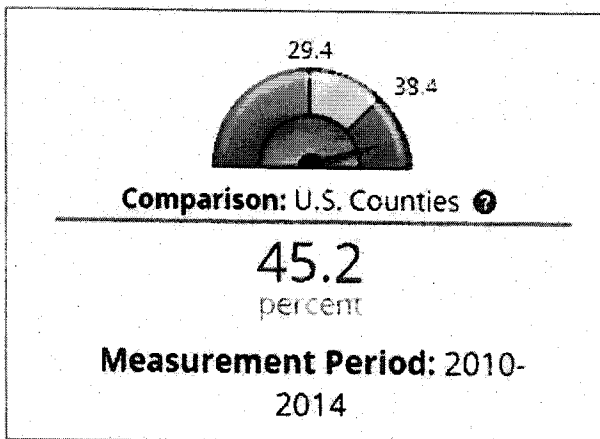
Everyday traffic on Paseo Grande

Everyday traffic reaches Level of Service (LOS) F—severely congested conditions. The City of Corona's General Plan has a stated goal of providing a LOS of D on arterial streets wherever possible, and a higher standard LOS of C or better for local and collector streets in residential areas.⁴ Cars stack up bumper to bumper on our residential streets, leaving citizens unable to exit their own driveways for 10-20 minutes

⁴ City of Corona General Plan, page 126

at a time. In the mornings, it frequently takes 30-40 minutes to travel +/- one mile to the 91 freeway. Commute times from Sierra del Oro to Corona High School are already in excess of 40 minutes.

According to County Health Rankings, Riverside County ranks 49 out of 57 California counties for Physical Environment, a category which includes solo driving to work and long commutes.⁵ Section 1.1.1 of Riverside County's 2016-2020 Health Improvement Plan has a stated goal to improve time spent by residents commuting. Long commutes increase time spent sedentary, which leads to increased Body Mass Index (BMI), hypertension, risk of chronic disease, and increased exposure to automobile emissions.⁶



45.2% of Riverside County residents have a solo commute in excess of 30 minutes

As part of the justification offered by the applicant for a Foundation Plan Component amendment, they mention the "walkability" aspect of the planned community. Walkability is more than fancy sidewalks and trails; its purpose is to facilitate active transport (defined as the ability to conduct life's business without using a car. It is a proven phenomenon that as traffic increases, the public's ability to use active transport to walk to schools and businesses decreases, which is why the County has dedicated programs like Injury Prevention Services' "Safe Routes to School" program to deal with the issue.

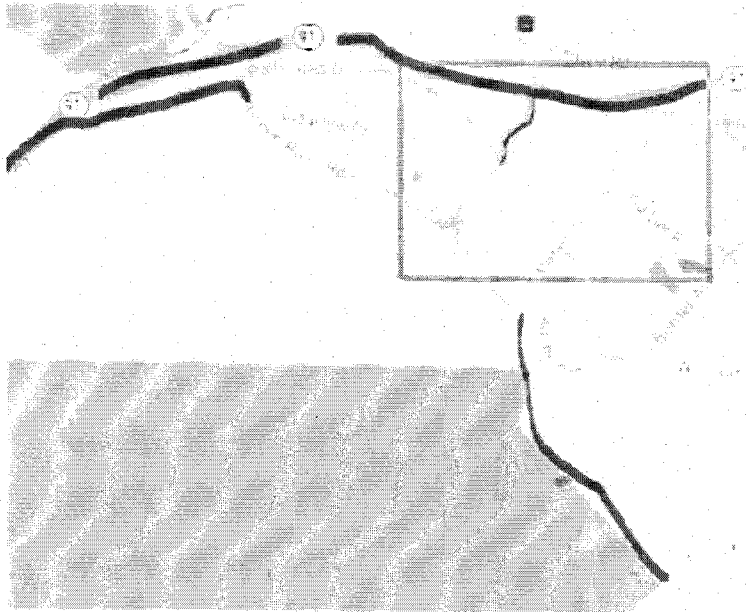
The proposed development will directly impact the nearly 2,500 children that are encouraged to walk back and forth to neighboring primary schools daily. Traffic on Serfas Club Drive, Pine Crest Drive, Paseo Grande, Dawn Ridge Drive, and other surrounding streets are already at LOS of F in the mornings and afternoons—unacceptable for a suburban, residential area. With or without a sidewalk, children cannot reasonably walk down these gridlocked streets to get to and from school. West Corona businesses suffer as they are not easily reached through the congestion.

Two once-in-a-century traffic projects, the 91 Project and the Foothill Parkway Westerly Extension, are currently underway. Corridor B, the extension of the planned Mid County Parkway to Orange County via

⁵ <http://www.countyhealthrankings.org>

⁶ [Riverside County Health Improvement Plan 2016-2020](#), page 9

a tunnel that was never approved, was included in the traffic modeling for the Foothill Parkway project.⁷ The Green River Road Widening Project recently concluded, and it cannot be judged as a success (or a failure) until the other major projects are complete. Our area has carried the burden of these projects, our streets overflowing with the traffic diverted away from the construction areas and our citizens essentially sequestered due to constant traffic in all directions.



A map shows that our community (within the blue square) is completely surrounded by traffic projects (in red)

Officials admit that despite all these efforts to improve the situation, there is no end in sight to gridlocked traffic through the Corona area. Dennis Ralls, Traffic Manager for the City of Corona, discussed the \$1.5 billion in traffic improvement projects with the OC Register in November 2015, stating "is all this going to fix the problem? No... To solve the problem, you either have to build another major alternative or more people have to start working closer to home."⁸

The Green River Ranch property was recently listed for sale; this property is already zoned for 98 +/- acres of Residential and 40 +/- acres of Commercial use.⁹

No Foundation Plan Component change should be considered, let alone approved, before the dust has settled on the current projects and their aggregate impact measured.

⁷ Foothill Parkway Westerly Extension Traffic Assessment, City of Corona, page 2

⁸ "Meet Corona, a city plagued by gridlock on the 91 freeway and what they're doing about it", Orange County Register, December 2015

⁹ <http://www.greenriverranchcorona.com/>

Fiscal Impact

The Proposed Foundation Plan Component Change does not include a Fiscal Impact Analysis, a key study that would provide evidence of fiscal sustainability of the area. The applicant has not considered the likely annual budget shortfall that would be created if the Foundation Plan Component is changed. Property taxes generated from residential development will not be sufficient to offset the cost of urban services. Both visible (Sheriff, Code Enforcement, etc.) and invisible (behind the scenes services such as Social Services, District Attorney, Probation, etc.) components go into the total fiscal impact of the proposal.

II. **WHAT IS FISCAL IMPACT ANALYSIS?**

In general, a fiscal impact evaluation analyzes cash flow (revenue generation and operating and capital costs) to a jurisdiction associated with the provision of public services and facilities to serve new development—residential, commercial, industrial, or other land use. A fiscal impact analysis is different than an economic impact analysis, which evaluates the economic benefits to a community in terms of jobs, income, and economic output.

Fiscal analysis enables local governments to estimate the difference between the costs of providing services to development and the taxes, user fees, and other revenues that will be collected by the government as a result of new development. It can be used to evaluate the level of subsidy for or contribution of an individual project (such as a request for rezoning), analyze changes in land-use policies (such as increasing or decreasing allowable densities for development), assist in determining the appropriate balance of land uses (residential, retail, industrial), or identify fiscal impacts related to a proposed annexation.

Fiscal impact analysis helps local governments estimate the difference between the costs of providing services for and the revenues collected from new development.

Definition of a Fiscal Impact Analysis from TischlerBise, a fiscal, economic, and planning firm specializing in fiscal/economic impact analysis¹⁰

¹⁰ "Fiscal Impact Analysis for California Communities," TischlerBise, May 2016

Additional Concerns

There are a number of other concerns that have been brought up by the community regarding development of the Mountain View Golf Course property. These include but are not limited to:

- **Flood control**
 - The property is known for flooding when it rains; according to the applicants' geological report, there is a "need to raise the site grade due to 100-year flood consideration that could incur undesirable consolidation settlement of underlying soil strata." This directly contradicts the prospective developer's assurances that they would not use fill or raise the site grade (when homeowners brought up concerns about views being impeded).
- **Police & fire services**
 - The proposed project includes creating two cul-de-sacs on Pine Crest Drive, which in conjunction with being a traffic nightmare, raises concerns about police and fire services' ability to access area residents in the event of an emergency. This was rejected by the County as a potential solution to traffic woes in 1987.
- **Safety**
 - The project proposes a seven way intersection where Frontage Road, Pine Crest Drive, Serfas Club Drive, the McDonalds/Arco parking lot, and two new additional roads for the planned development collide. Neighbors have serious concerns about worsening an already dangerous situation for drivers and pedestrians alike. Atkinson Walsh Joint Venture has identified this intersection as already being dangerous and challenging.
- **School overcrowding**
 - Area schools are already at capacity. They are also very difficult to access due to traffic, with Corona High School being the closest high school for students in our area and even the community of Green River. Paseo Grande, the street on which César Chávez Academy sits, is already at a LOS of F.
- **Health & wellness**
 - As was mentioned in the Traffic section, residents are already unable to effectively walk to local businesses; an increase in the number of cars on the road in an already impacted area does nothing to help area walkability.
- **Area Overdevelopment**
 - There are already a large number of developments underway in the surrounding areas in Corona, including Skyline Heights (292 housing units), Sierra Bella (249 housing units), Arantine Hills (1,621 housing units), North Main Street (464 housing units), Harrington Village (148 housing units), Crossroads Christian Church property (96 housing units), apartments at 6th and Rimpau (85 apartments), Dos Lagos apartments (479 housing units), and Green River Ranch (# of housing units TBD). Additionally, Lake Elsinore, Eastvale, and Jurupa Valley have over 13,500 housing units under construction.

Other Considerations

A Unified Community

Petition Drive

When word first got out about the proposed rezoning and development of the Mountain View Golf Course, concerned neighbors organized a petition drive. To date, 656 residents have signed the petition stating they do not support a change to the land use. Yard signs can be seen throughout the neighborhood, ensuring residents and passersby alike know our stance on the issue.



Signs throughout the community showing neighbors united against this Foundation Plan Component change

Formation of the Mountain View Civic Association

As community efforts to stop development of the golf course expanded, citizens decided to form a neighborhood association to represent our area. The Mountain View Civic Association (MVCA) became an official California corporation in May 2016. MVCA was created in response to the proposed rezoning and development, but is intended to be a long term answer to other needs and desires of our neighborhood, such as lack of representation with local jurisdictions, crime and code enforcement, and community unity. Our seven-member Board of Directors represents our members residing in the 1,000+ Coronita and West Corona homes surrounding the old Mountain View Golf Course property.

Support from the City of Corona

The Corona City Council has stood in opposition to development in this area. Councilmember Eugene Montanez has maintained his position since 2008, when he was quoted in The Press Enterprise as saying, "I think putting more homes in the backyards of people that expected a golf course is the wrong course to take." Councilmember Karen Spiegel is on the record expressing her difficulty in allowing development in an area where residents had purchased homes on a golf course for a premium price. Vice Mayor Dick Haley has been a vocal supporter of the area residents' fight against rezoning and development.

The property located in the City of Corona has had an encumbrance on its title since 1968, a Dedication of Construction and Development Rights dedicating the development rights of the 25 acres in the City to the City of Corona. In February 2016, the City's Community Development Department recommended a termination of this Dedication, but the City Council voted unanimously against terminating it, maintaining development rights for the acreage in the City's jurisdiction.¹¹

On June 29, 2016, the Corona City Council unanimously passed resolution 2016-061, declaring their expectation for any potential development of the former Mountain View Golf Course property to be planned and developed in cooperation with the community.¹²

- See Exhibit 1: Dedication of Construction and Development Rights
- See Exhibit 2: Corona City Council Resolution 2016-061

¹¹ Minutes of the Corona City Council Meeting, February 3, 2016

¹² Video of Corona City Council Study Session

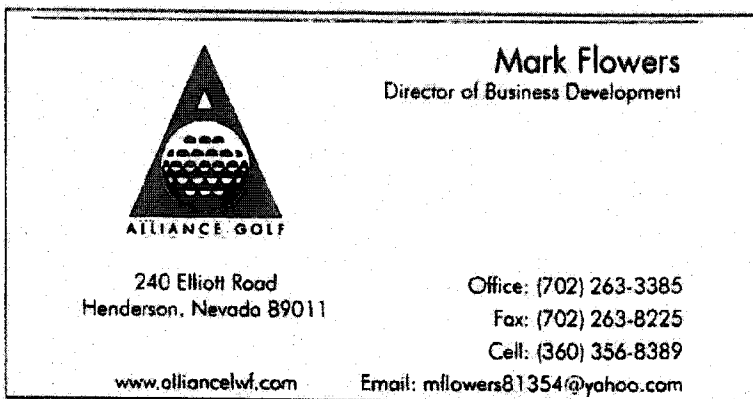
Economic Feasibility of a Revitalized Golf Course

The applicant claims the property is "economically unfeasible to operate as a golf course." They make this claim because their profits stand to increase from a successful change to the Foundation Plan Component, as the land becomes more valuable if it can be used for residential development. However, neither the County of Riverside nor the City of Corona has any obligation to help the owners of this property, current or future, to make any money off of this land, especially on the backs of the surrounding community. Further, it is *not* certain that operating a golf course on this property is economically unfeasible.

This particular course has a storied past. Designed by Arnold Palmer, it attracted celebrities including Desi Arnaz and Lucille Ball. Tiger Woods played golf here as a boy, and Rod Carew used the course up to the time it closed. Kevin Costner's family lived in the neighborhood, with his father serving as the President of the old neighborhood association. There was even a tournament, "the Mountain View Open," played here on the PGA tour in 1964.

The National Golf Foundation reported earlier this year that the number of golf rounds played in the United States is up for the first time since 2012. In May, Golf Datatech revealed that uptick is "not a digression, as participation in 2016 continues to trend upward. Through three months, golf rounds played are up 5.5 percent."¹³ The reintroduction of Golf for the 2016 Olympic Games is further proof that golf is on the rise.

Additionally, we understand that the property owners have received multiple offers from golf course developers to purchase the property. Several residents report being contacted by golf course developers attempting to contact the property owners to make an offer to purchase. One confirmed offer came from John Flowers, Business Development Director for Alliance Golf Management Services, Inc.

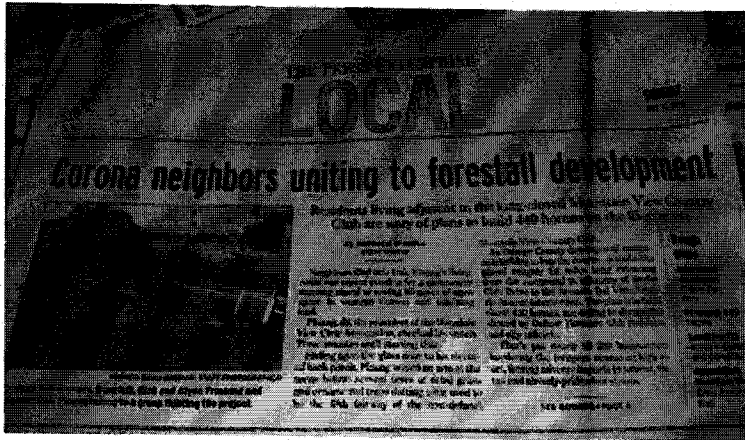


Business card provided to local resident by a golf course developer seeking to purchase the property

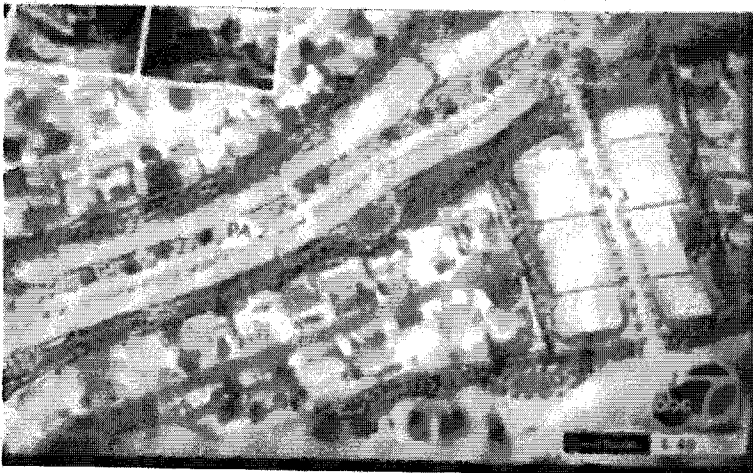
¹³ National Golf Rounds Played Report, Golf Datatech

Media Coverage

Our community's efforts have garnered media attention, including features in both The Press Enterprise¹⁴ and ABC7 Eyewitness News¹⁵.



Front page of the Local section in The Press Enterprise's Sunday, July 31, 2016 edition



A screenshot from the ABC7 Eyewitness News 5:00 PM newscast on August 5, 2016

¹⁴ "Corona Neighbors Uniting to Forestall Development," The Press Enterprise, July 2016

¹⁵ Video from ABC 7 Eyewitness News report, August 2016

Attempted Communication with Prospective Developer

By their own admission, Oxbow Partners (the prospective developer of the supporting project at hand) has very little experience with infill development. This inexperience has been demonstrated through Oxbow Partners' lack of communication with area residents, despite being a requirement of local officials.

Oxbow representatives first met with Dale & Sandy Ploung on March 22. During that meeting, Dale made them aware of the petition efforts and suggested a group meeting with neighborhood leaders. As the civic association formed, we reached out to Oxbow Partners, attempting to schedule that group meeting. It took several months of effort on our end, but we finally got Oxbow Partners to commit to a meeting date. Even then, the meeting location was provided by Oxbow Partners less than 24 hours before the meeting was scheduled to occur. Oxbow Partners finally met with Mountain View Civic Association's Board of Directors on June 8.

From that meeting, there were several pieces of information (references, studies) that Oxbow promised to provide to the MVCA Board. When we followed up on this information the week after the meeting, Oxbow stated they would provide everything to us in July, as they would be on summer vacations. When we checked in at the beginning of August, we were told it would be September before they could provide the information promised. At the time of this report, none of the outstanding information has been provided.

Despite claims that information was pending their summer vacations, Oxbow Partners has been spotted in our neighborhood since that June 8 meeting and has had time to reach out to individual residents. The lack of communication and transparency with our neighborhood association makes area residents nervous; more importantly, it makes it challenging for us to pose questions, raise concerns, and respond to allegations made by the developer. Our Association has remained committed to open communication throughout this process, but we have not been afforded the same courtesy by Oxbow Partners.

Current Condition of Property

The property owner and prospective developer address the current condition of the property in their justification for a Foundation Plan Component amendment. They allege that the land is "fields of brown weeds with trash dumped and homeless encampments taking over." They also claim "Motocross and mountain bike riders are often seen riding onsite."

Ultimately, it is the responsibility of the property owner to continue caring for their property, despite choosing to cease operations as a golf course. While it is true that the property is currently brown, we are in the middle of summer in California, where we are experiencing a drought. In the winter, the property does green up. Regardless of the time of year, the open space is treasured by locals.

While trash is unfortunately dumped in the area (not only on the course, but also on streets throughout Sierra del Oro and the Community of Green River), residents take pride in our community and have expressed willingness to conduct clean ups as necessary. On multiple occasions, our residents have spent their own time and money to clean up graffiti that the property owners failed to prevent or clean.

Homelessness is an ongoing issue and something that residents would like to see addressed by the County. However, there is no reason to believe that the homeless currently in our area would leave if the area is further developed. While there have been homeless people found camping on the course on occasion, the majority of the homeless in the area do not sleep on the course, but in bushes on Palisades Drive or in the large cement tubes awaiting use in the 91 Project.

The presence of motocross and mountain bike riders is certainly preventable if the property owner was so inclined, but there is no indication that this is the case, as they went out of their way to post "Right to Pass" signs throughout the property just a couple years ago.

The open space in its current state (post-golf course) has kept longtime residents in the neighborhood and attracted new homeowners here as well. Like with any neighborhood, there are issues to be addressed. But the bottom line is that it is up to the property owner to maintain their property, and development will not fix the problems at hand.



View of the Mountain View Golf Course from a home on Northmoor Drive

Exhibits

Exhibit 1: Dedication of Construction and Development Rights

DEDICATION OF CONSTRUCTION AND DEVELOPMENT RIGHTS

R. A. WATT COMPANY, a partnership maintaining its principal office of business at 16901 South Western Avenue, Gardena, California, hereby dedicates to the CITY OF CORONA, CALIFORNIA, a Municipal Corporation, all construction and development rights in and to the following described real property located in the County of Riverside, State of California, and described as follows:

That portion of Lots 1 and 2 of the Trinidad Yorba Tract, in the City of Corona, County of Riverside, State of California, as shown by map on file in Book 2, page 22 of Maps, in the office of the Recorder of said County, which lies within the following described boundaries:

Commencing at the northerly terminus of that certain course showing as having a bearing and length of "North 13°09'15" East 54.20 feet" in the westerly boundary of Lot 169, Tract No. 2702, ~~as per~~ map recorded in Book 53, pages 61 to 63 inclusive, of Maps, in the office of said recorder; thence along the westerly boundary of said Tract No. 2702 North 24°22'35" East 10.08 feet to the TRUE POINT OF BEGINNING; thence leaving said boundary north 58°59'03" West 304.29 feet; thence North 08°40'59" East 605.58 feet; thence North 03°06'39" West 1063.52 feet; thence North 15°49'36" West 407.99 feet; thence North 42°04'47" East 431.11 feet; thence South 25°00'57" East 47.46 feet; thence South 15°49'36" East 446.01 feet; thence South 20°55'19" East 79.50 feet; thence South 31°06'44" East 79.49 feet; thence South 36°12'26" East 361.93 feet; thence South 7°30'04" East 6.72 feet to the northwesterly line of Lot 119, Tract No. 2701 as shown on map recorded Book 48, pages 27 to 31, inclusive, of said Maps; thence along the westerly boundary of said Tract No. 2701 the following two courses south 7°30'04" East 336.75 feet; thence South 17°58'17" West 280.83 feet to the northwesterly corner of Lot 163 said Tract No. 2202; thence along the westerly boundary of said Tract No. 2702 the following courses: South 17°58'09" West 304.73 feet; thence South 6°19'33" East 90.18 feet; thence South 27°14'15" West 383.00 feet; thence South 7°28'22" West 173.46 feet; thence South 24°22'35" West 163.82 feet to the point of beginning

EXCEPTING and reserving unto R. A. WATT COMPANY, its successors and assigns, all development and construction rights in and to said property for golf course, country club and other recreational purposes. This dedication is made upon the express condition subsequent that said CITY OF CORONA shall not cause the construction or development upon said property of any structure or facility which would interfere with the use of said property for golf course, country club or other recreational purposes.

NO Documentary stamp tax is due because consideration or value of the interest or property conveyed herein does not exceed \$100.00.

Exhibit 2: Corona City Council Resolution No. 2016-061

RESOLUTION NO. 2016-061

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA DECLARING EXPECTATION FOR ANY DEVELOPMENT OF THE FORMER MOUNTAIN VIEW GOLF COURSE PROPERTY TO BE PLANNED AND DEVELOPED IN A MANNER DESIGNED TO CREATE CONSISTENCY WITH AND ACCEPTANCE BY THE SURROUNDING RESIDENTIAL COMMUNITY

WHEREAS, in 1966, R.A. Watt Company ("Owner"), as the owner of approximately 25 acres of real property located west of Avenida del Vista and north of West Ontario Avenue in the City of Corona ("Property"), dedicated to the City all construction and development rights over the Property subject to Owner's right to develop a golf course, country club and other recreational facilities pursuant to that certain document titled "Dedication of Construction and Development Rights" recorded on August 7, 1968 in the Official Records of Riverside County, California ("Development Covenant"); and

WHEREAS, the Property, although separate, was part of a larger property located in the unincorporated area of Riverside County that was developed sometime in the 1960's as a golf course and country club known as the Mountain View Golf Course; and

WHEREAS, the Mountain View Golf Course ceased operations in 2009 and the Property has remained vacant and undeveloped since that date; and

WHEREAS, the Property is surrounded by existing single family residential development that was developed around the time that the Property was being used as a golf course and country club and was marketed and sold with views of the golf course ("Surrounding Residential Community"); and

WHEREAS, not only is the Property surrounded by the Surrounding Residential Community, there is only approximately 500 feet of public street frontage on Kirkwood Drive located on the northwestern edge of the Property, which means there is only one point of ingress and egress to the Property; and

WHEREAS, there is a natural drainage course that traverses the easterly boundary of the Property, which must be taken into consideration and accommodated prior to any potential development of the Property; and

WHEREAS, the Surrounding Residential Community has significant and understandable concerns regarding the future development of the Property in light of the limited ingress and egress points to the Property, development constraints created by the natural drainage course on the Property, the potential impacts to the existing view shed and the elimination of open space associated with any future development; and

CAJR05000.95007.10170715.2

WHEREAS, pursuant to Goal 1.4 of the City of Corona General Plan ("General Plan"), the City desires to encourage strategic growth that preserves existing viable residential neighborhoods; and

WHEREAS, pursuant to Policy 1.4.2 of the General Plan, the timing of growth should be distributed and phased in order to protect the viability, character, and quality of existing residential neighborhoods; and

WHEREAS, pursuant to Policies 1.8.7 and 1.8.10 of the General Plan, new development in existing neighborhoods should be designed to complement existing structures in terms of property setbacks, scale, building materials, and color palette to ensure that such new development: (i) is compatible with existing homes and neighborhood character; (ii) respects the privacy of nearby homes; and (iii) preserves solar access and views; and

WHEREAS, pursuant to Policy 1.2.2 of the General Plan, land uses are to be located and designed to reflect and incorporate the property's natural drainage courses, to the extent feasible in consideration of public safety and habitat preservation; and

WHEREAS, in furtherance of the above General Plan goals and policies and in recognition of the City's rights under the Development Covenant and the significant concerns expressed by the Surrounding Residential Community and their desire to participate in the planning process for any future development of the Property, the City Council desires, by adoption of this Resolution, to declare its expectation that any future development of the Property be planned and developed in a manner designed to create consistency with and acceptance by the Surrounding Residential Community.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORONA AS FOLLOWS:

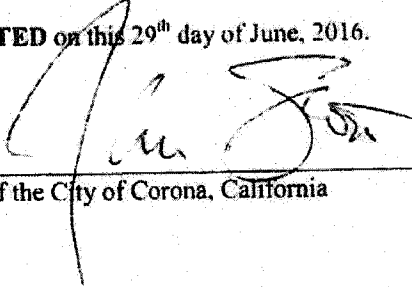
SECTION 1. The City Council of the City of Corona, California, hereby finds and declares its expectation that any future development of the Property be planned and developed in a manner designed to create consistency with and acceptance by the Surrounding Residential Community.

SECTION 2. By adopting this Resolution, the City Council simply intends to encourage the current and/or future owners of the Property to work cooperatively with the Surrounding Residential Community when developing the Property. The City Council does not intend to limit the discretion and authority of future City councils in their exercise of legitimate legislative authority or to make any type of predetermination on the future development of the Property, and expressly rejects any interpretation of this Resolution to the contrary. Any future development of the Property shall be subject to the City's discretion under applicable laws, recorded documents, and otherwise, as well as any agenda deadline requirements, public noticing requirements or other applicable federal, state and local laws, ordinances, regulations, codes, standards and other requirements.

C:\A_JR_05000\95007\0170715.2

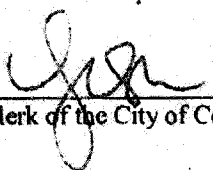
SECTION 3 The Mayor shall sign this Resolution and the City Clerk shall attest thereto, and this Resolution shall take effect and be in force on the date of its adoption.

PASSED, APPROVED AND ADOPTED on this 29th day of June, 2016.



Mayor of the City of Corona, California

ATTEST:



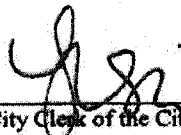
City Clerk of the City of Corona, California

CERTIFICATION

I, Lisa Mobley, City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 29th day of June 2016, by the following vote:

AYES: FOX, HALEY, MONTANEZ, SCOTT, SPIEGEL
NOES: NONE
ABSENT: NONE
ABSTAINED: NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 29th day of June 2016.



City Clerk of the City of Corona, California

(SEAL)

CAJR 05100.95007-101707152

October 6, 2016



Agenda Item No. 2.1

General Plan Advisory Committee

GPA01174

General Plan Designation



Existing General Plan Designations:

County Area:

Open Space: Recreation (OS:R)

City Area:

Low Density Residential (3-6 du/ac)

Proposed General Plan Designations:

County Area:

Community Development: Medium Density Residential (2-5 du/ac)

Includes Planning Areas: 2, 4, 5, 6, & 7

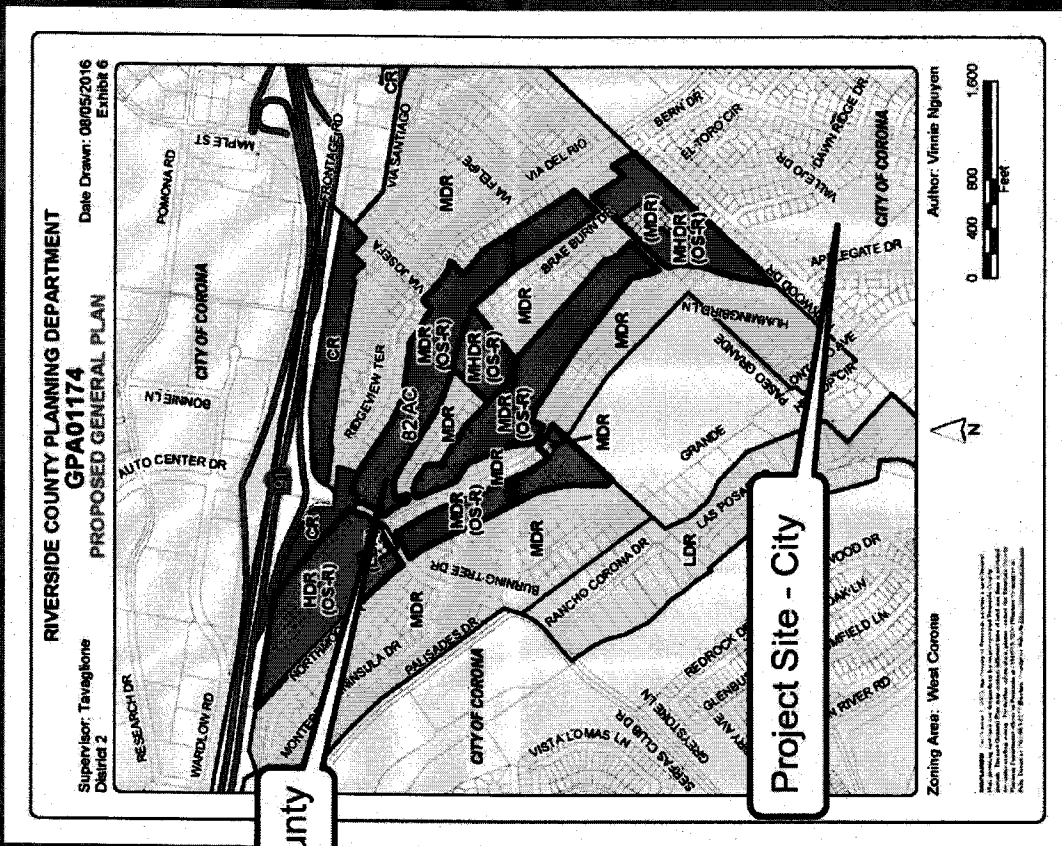
Community Development: Medium High Density Residential (5-8 du/ac)

Includes Planning Areas: 3 & 8

Community Development: High Density Residential (8-14 du/ac)

Includes Planning Area: 1

*NOTE: Planning Area 9 within City area

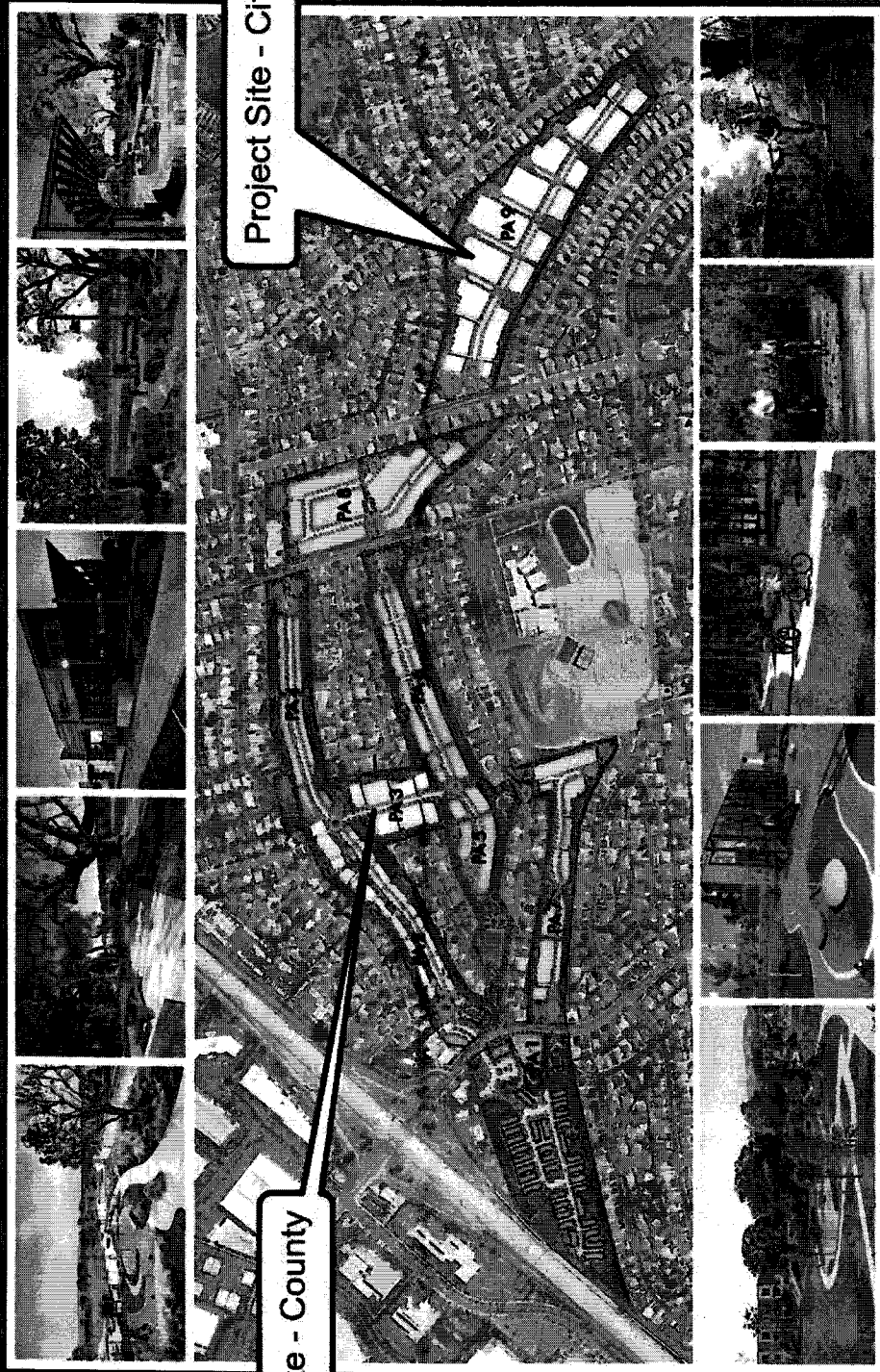


Project Site - County

Project Site - City



Conceptual Plan



Project Site - City

Project Site - County



THE TRAILS
COURTNEY COFFMAN

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. 1174 (Foundation and Entitlement/Policy) – APPLICANT: Pinecrest Badger Association, LLC – ENGINEER/REPRESENTATIVE: KWC Engineers – Second Supervisorial District – Temescal Canyon Area Plan – West Corona Zoning Area – ZONE: One-Family Dwellings (R1) – LOCATION: Generally located South of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – PROJECT SIZE: 82 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 102-050-003, 102-050-004, 102-050-005, 102-050-006, 102-050-008, 102-112-008, 102-113-015, 102-160-003, 102-192-017, 102-203-006, and 102-203-007.

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

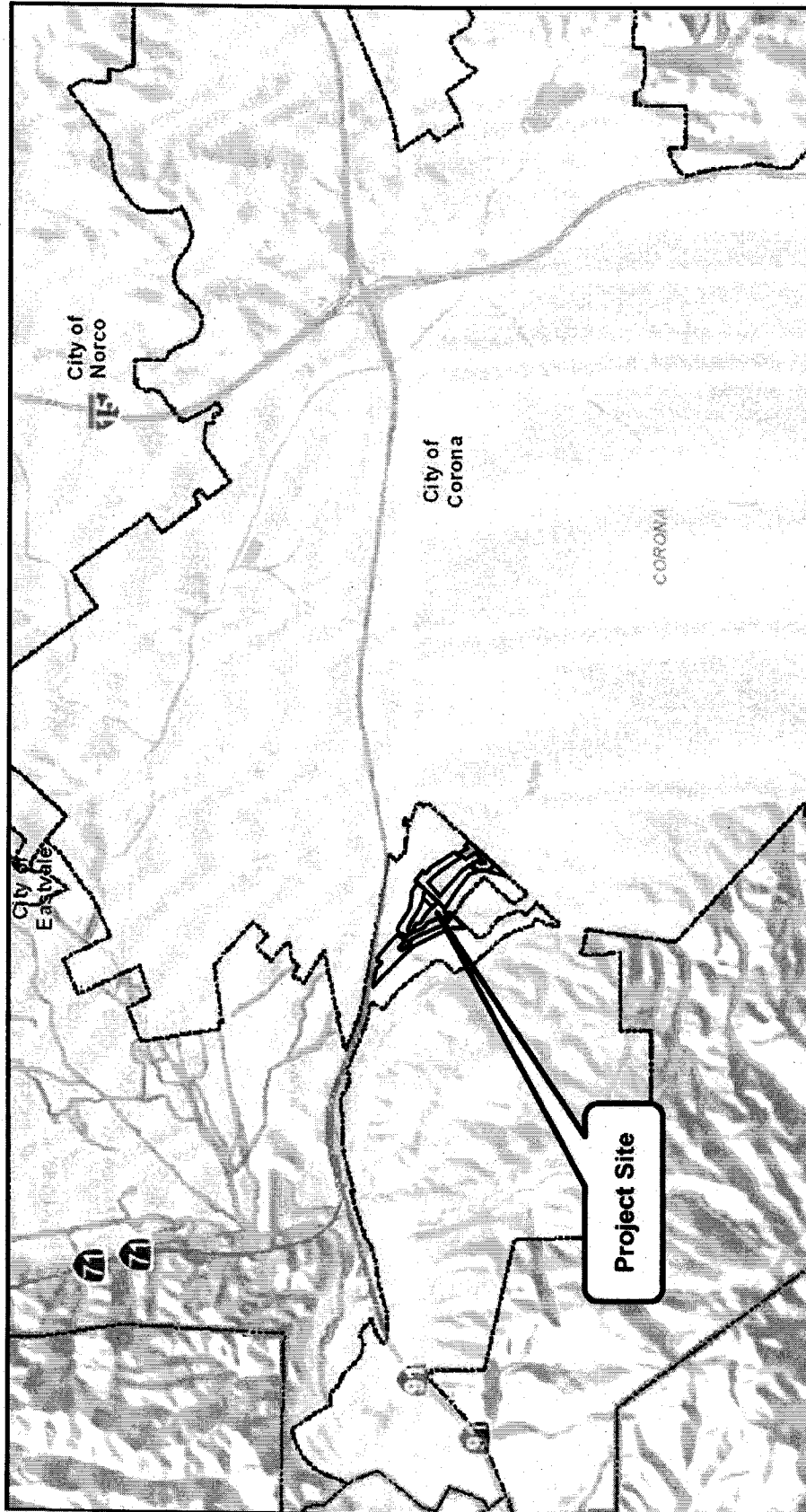
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

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

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

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

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



Printed at: 9:18 am
On: Wednesday, Oct 19, 2016

Ad #: 0010208012
Order Taker: neller

THE PRESS-ENTERPRISE

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

Account Information

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

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

Ad Information

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

Start Date: 10/24/2016
Stop Date: 10/24/2016
Insertions: 1 print / 1 online

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

Size: 2 X 137 Li
Bill Size: 274.00

Amount Due: \$397.30

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. 174 (Foundation and Entitlement/Policy) - APPLICANT: Pinecrest Badger Association, LLC - ENGINEER/REPRESENTATIVE: KWC Engineers - Second Supervisorial District - Temescal Canyon Area Plan - West Corona Zoning Area - ZONE: One-Family Dwellings (R1) - LOCATION: Generally located South of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course - PROJECT SIZE: 82 gross acres - REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctima.org - APN: 102-050-003, 102-050-004, 102-050-005, 102-050-006, 102-050-008, 102-112-008, 102-113-015, 102-180-003, 102-182-017, 102-203-006, and 102-203-007.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 2, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
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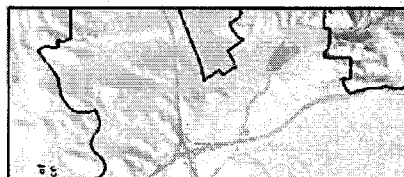
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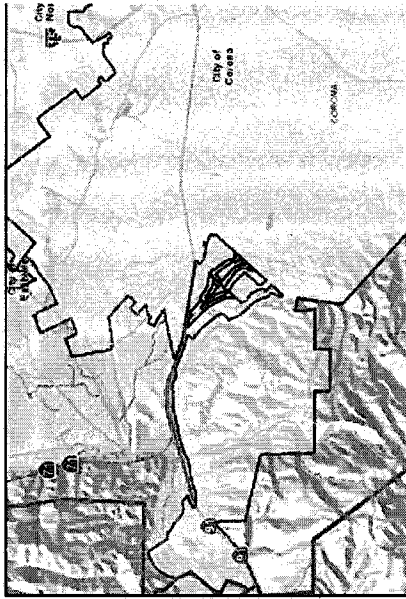
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Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





10/24

GPAC

Report Package

Meeting Date: Thursday, August 25, 2016



RIVERSIDE COUNTY
PLANNING DEPARTMENT

GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

Foundation GPA No.: 1174
Supervisory District: Second
Area Plan: Temescal Canyon
Zoning Area/District: West Corona Area
Property Owner(s): Multiple
Project Representative(s): KWC Engineers

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres.

LOCATION: Generally located South of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course.

PROJECT APNs: 102-050-003, 102-050-004, 102-050-005, 102-050-006, 102-050-008, 102-112-008, 102-113-015, 102-160-003, 102-192-017, 102-203-006, and 102-203-007.

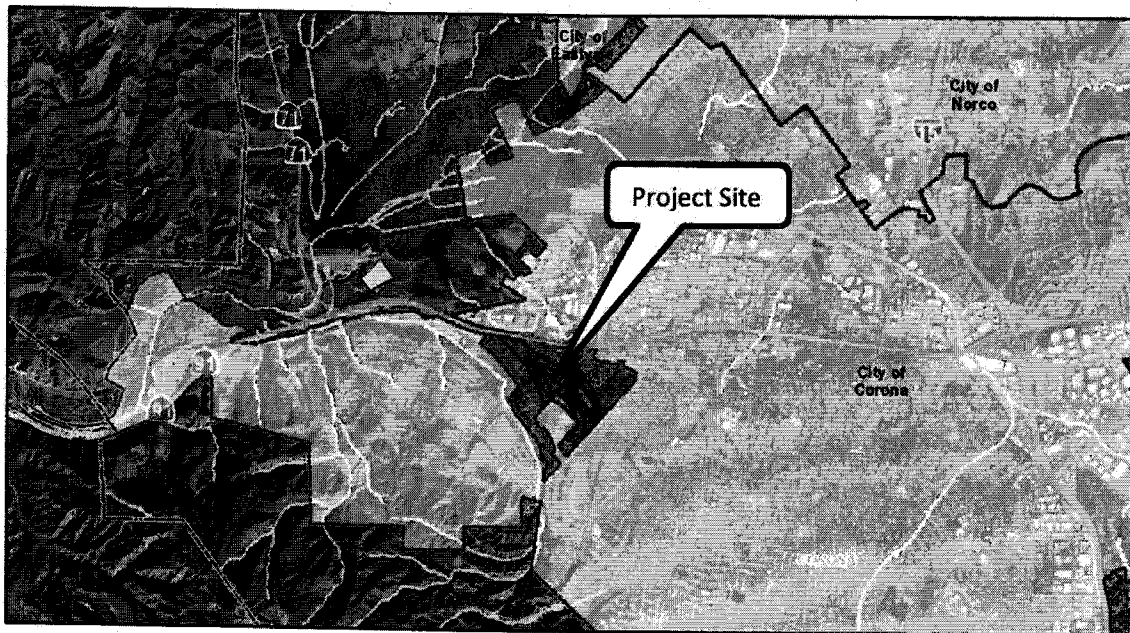


Figure 1: Project Location Map

PROJECT DETAILS: This General Plan Amendment application is a proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres.

The Mountain View Golf Course extends through both County of Riverside and City of Corona areas. This project includes a proposed Foundation General Plan Amendment over the 82 acre portion within the County area only. 25 acres of the golf course area lies within the City of Corona and all land use decisions is under their jurisdiction.

This Foundation General Plan Amendment application does not include an accompanying implementing project. The attached draft plan, showing the proposed locations of future residential within the golf course area, is conceptual only. No development of any kind is being considered at this phase of the proposal. Any future development will be subject to the public review and hearing process.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: See attachment.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	82 (25 gross acres under City of Corona jurisdiction)
Number of Parcels:	11
Sphere of Influence:	Yes – City of Corona
Policy Area:	No
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Open Space (OS)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Recreation (R)
Proposed General Plan Land Use:	Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR)
Surrounding General Plan Land Use	
North:	City of Corona (Residential)
East:	City of Corona (Residential)
South:	City of Corona (Residential)
West:	City of Corona (Residential)
Existing Zoning Classification:	R-1 (One-Family Dwellings)
Change of Zone Required:	Yes

Surrounding Zoning Classification	
North:	City of Corona (Residential)
East:	City of Corona (Residential)
South:	City of Corona (Residential)
West:	City of Corona (Residential)
Existing Development and Use: Mountain View Golf Course	
Surrounding Development and Use	
North:	City of Corona (Residential)
East:	City of Corona (Residential)
South:	City of Corona (Residential)
West:	City of Corona (Residential)

Environmental Information:

WRCMSHCP Criteria Cell:	<p>GPA01174 is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within an MSHCP Criteria Cell. The MSHCP does not describe conservation outside of a Criteria Area. The MSHCP does require conservation under certain conditions outside of Criteria Cells area when depending on the presence of sensitive biological features and the status of specific Conservation Objectives.</p> <p>All projects within the MSHCP Plan Area must be in compliance with the MSHCP. Biological documents will have to be prepared and approved prior to any project approval within the GPA area.</p>
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	None – "Urban – Built Up Land"
Fire Hazard Area:	Not in a High Fire Area
Fire Responsibility Area:	County
Special Flood Hazard Area:	Yes – Riverside County Flood Control
Liquefaction Area:	Yes - Moderate
Subsidence Area:	Yes – Susceptible
Fault Line:	Yes – Within half mile of a Fault Line
Fault Zone:	Yes – Within half mile of a Fault Zone
Paleontological Sensitivity:	Unknown

Utility Information:

Water Service:	Yes – City of Corona Department of Water and Power
Sewer Service:	Yes – City of Corona Department of Water and Power

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01174

LAND USE

Supervisor: Tavaglione
District 2

Date Drawn: 08/05/2016
Exhibit 1



Zoning Area: West Corona

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)863-6277 (Eastern County) or Website <http://riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01174

EXISTING ZONING

Supervisor: Tavaglione
District 2

Date Drawn: 08/05/2016
Exhibit 2

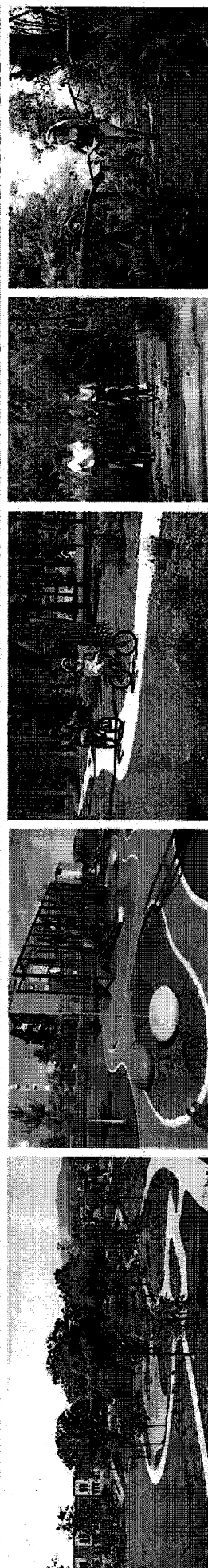
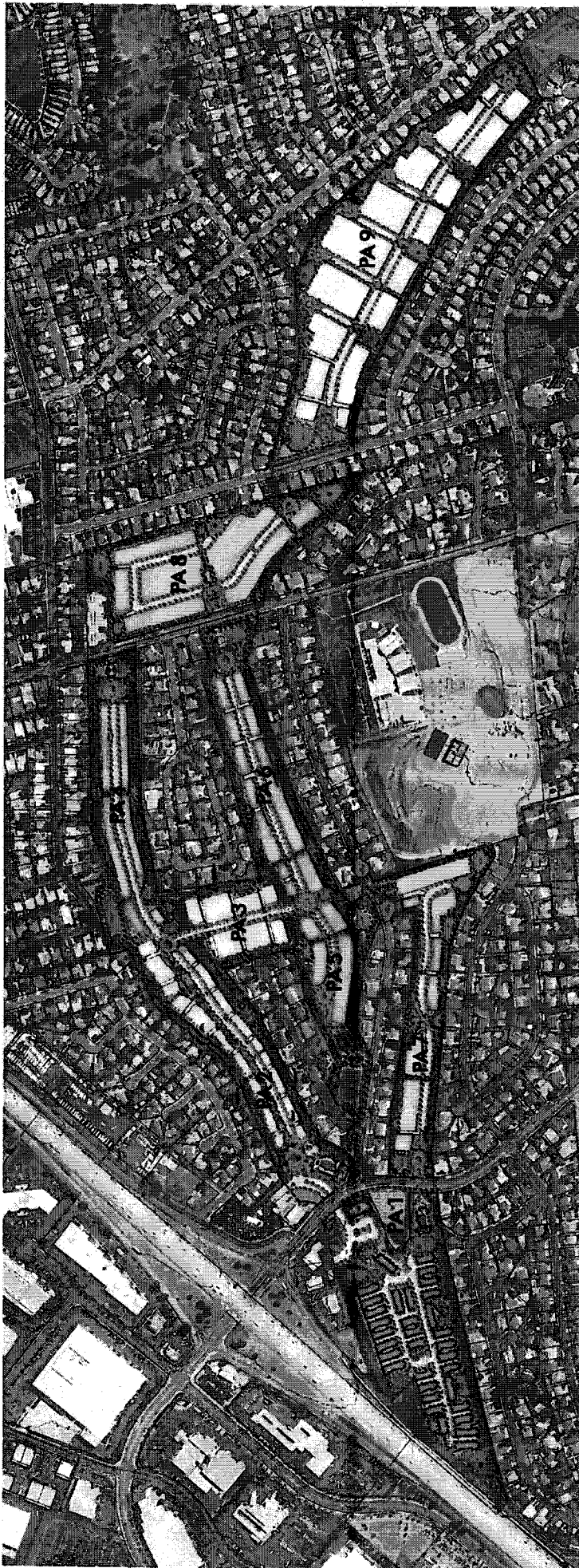
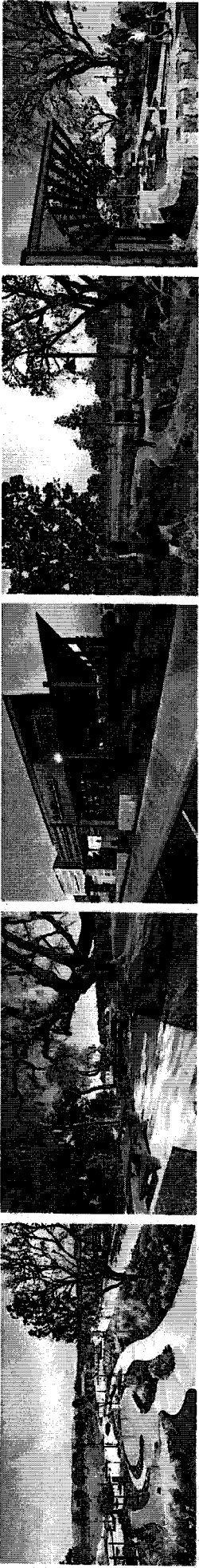


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OVERALL



THE TRAILS

Corona, California

04.26.16

