

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



ITEM  
16.1  
(ID # 3711)

MEETING DATE:

Tuesday, March 14, 2017

FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1192 (Foundation and Entitlement/Policy) – APPLICANT: Christian Singletary – ENGINEER/REPRESENTATIVE: Steve Sommers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Residential Agricultural (R-A-5) – LOCATION: Generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road – PROJECT SIZE: 10.3 gross acres – REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1192, that propose to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres. Applicant Fees 100%.

**RECOMMENDED MOTION:** Staff recommends that the Board of Supervisors:

1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1192**, based on information provided by the applicant and comments received from the Planning Commission and General Plan Advisory Committee.

**ACTION:** Policy

Juan O. Perez, Director of Transportation & Land Management

3/2/2017

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Jeffries and duly carried, 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 Perez  
Nays: None  
Absent: Ashley  
Date: June 6, 2017  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

*Project Scope*

General Plan Amendment No. 1192 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Commercial Retail (CR) (0.20 – 0.35 FAR), on three parcels, totaling 10.3 gross acres. The project site is generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, west of Regency Ranch Road, and is within the Lake Mathews/Woodcrest Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

*General Plan Initiation Process*

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

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

*Justification for Foundation Component Amendment*

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

*General Plan Advisory Committee*

This application was considered by the General Plan Advisory Committee (GPAC) during a public meeting on August 18, 2016, Agenda Item 3.8, and was recommended for initiation to the Planning Commission by a majority, with one abstention.

During the GPAC meeting, access to the site was discussed. There will be limited direct access from Van Buren Boulevard, which will be specifically addressed during the time of an implementing project review. Furthermore, the GPAC concluded that due to the proximity of the site to Van Buren Boulevard, a commercial use rather than residential would be more appropriate and therefore recommended the Foundation General Plan Amendment for initiation.

*Planning Commission*

This application was considered by the Planning Commission during a public meeting on October 19, 2016, Agenda Item 2.8, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners discussed the proposed Foundation Component amendment as it related to compatibility with the area. Given the proximity to Van Buren Boulevard, the Commission felt that a change to a Commercial land use designation would be more appropriate than residential. However, several residents from the area spoke about the project and expressed concerns over establishing a commercial use in that location. Staff explained that no specific use was being proposed at this time and that this process was to initiate a land use change. The Planning Commission cautioned that a commercial use which could be established adjacent to a residential use, would need to take into account the potential impacts the use may have on the surrounding community.

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

**Impact on Citizens and Businesses**

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All fees are paid by the applicant. There is no general fund obligation.

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

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

# **RIVERSIDE COUNTY PLANNING DEPARTMENT** **GPA01192** **VICINITY/POLICY AREAS**

Date Drawn: 07/29/2016  
 Vicinity Map

Supervisor: Jeffries  
 District 1



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan is a long-range policy document that guides the County's future development. The General Plan is subject to periodic updates. For further information, please contact the Riverside County Planning Department at (951) 955-4000. Riverside County is an Equal Opportunity Employer.

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01192

### LAND USE

Supervisor: Jeffries  
District 1

Date Drawn: 07/29/2016  
Exhibit 1



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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

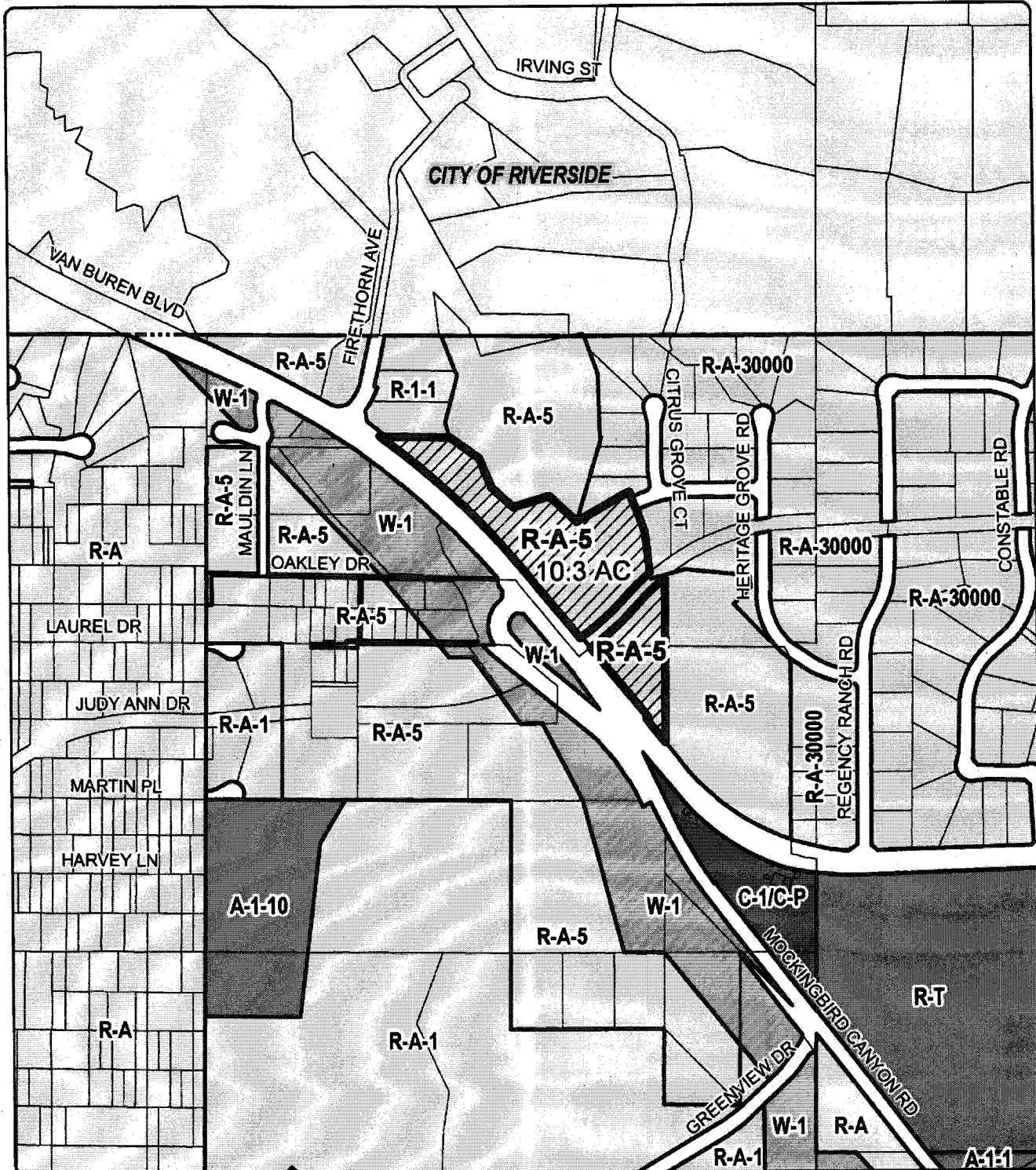
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01192

### EXISTING ZONING

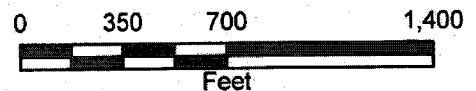
Supervisor: Jeffries  
District 1

Date Drawn: 07/29/2016  
Exhibit 2



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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

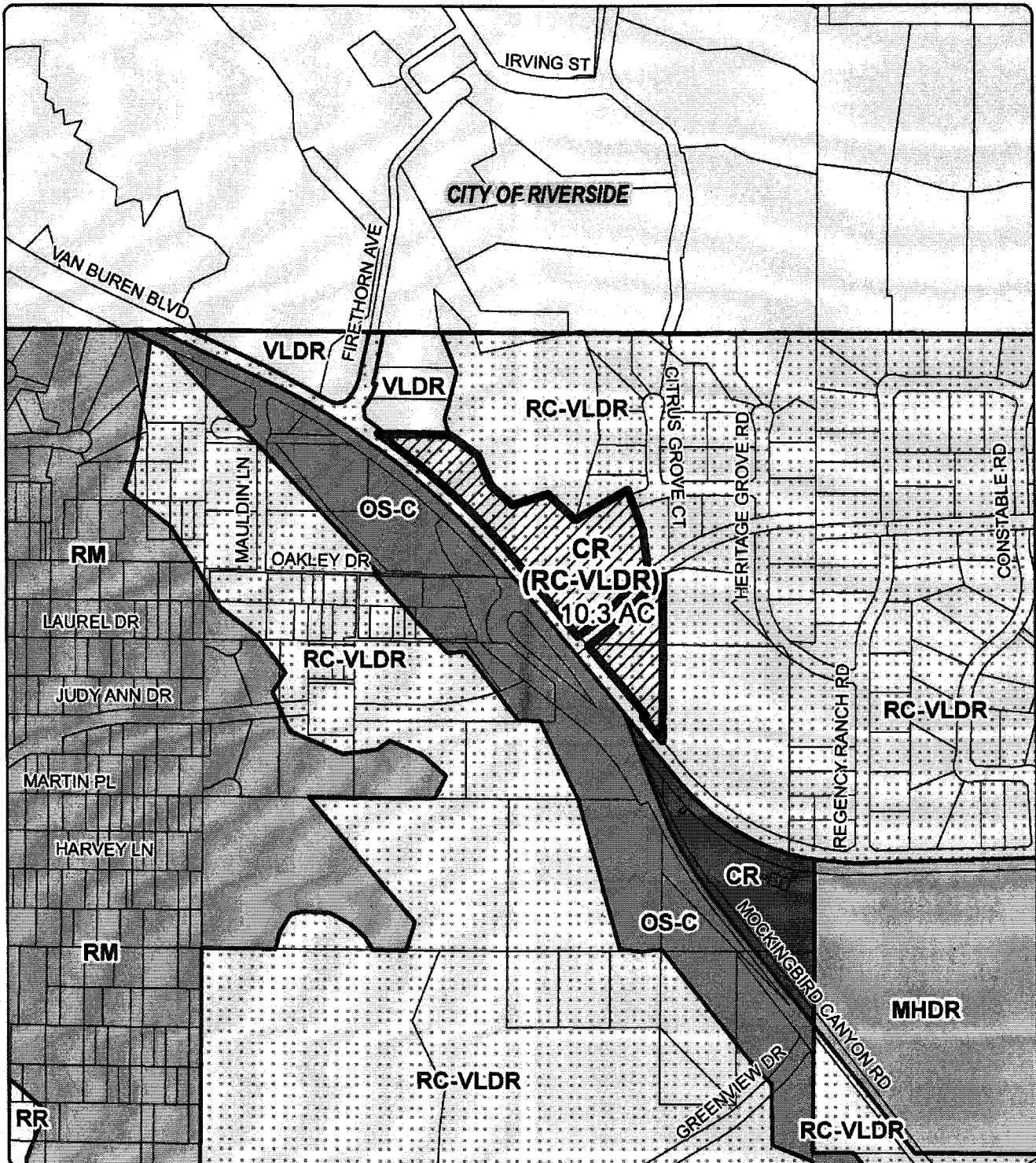
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01192

### PROPOSED GENERAL PLAN

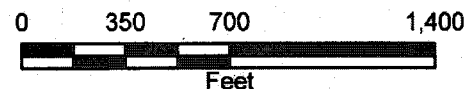
Supervisor: Jeffries  
District 1

Date Drawn: 07/29/2016  
Exhibit 6



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen

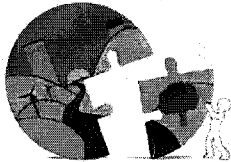


**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please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

# **BOS**

## **Report Package**

Meeting Date: Tuesday, March 14, 2017



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
OCTOBER 19, 2016**

**I. AGENDA ITEM 2.8**

**GENERAL PLAN AMENDMENT NO. 1192 (FOUNDATION AND ENTITLEMENT/POLICY) –**

APPLICANT: Christian Singletary – ENGINEER/REPRESENTATIVE: Steve Sommers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Residential Agricultural (R-A-5) – LOCATION: Generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road – PROJECT SIZE: 10.3 gross acres.

**II. PROJECT DESCRIPTION:**

Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

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

Christian Singletary, applicant, spoke in favor of the proposal.

In opposition to the proposal:

- ✓ Randy Redden, neighbor, 16025 Constable Rd., Riverside (951)776-0235
- ✓ Derrick Anderson, neighbor, 16235 Constable Rd., Riverside

No one spoke in a neutral position.

**IV. CONTROVERSIAL ISSUES:**

Some neighbors opposition the proposal.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

A vote of 4.0 (Commissioner Valdivia was absent)

**RECOMMENDS (WITH CAUTION) THE ITEM MOVE FORWARD TO THE BOARD OF SUPERVISORS.**

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

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 17, 2016

*VIA ELECTRONIC MAIL*

Planning Commission  
County of Riverside  
4080 Lemon St  
Riverside CA 92501

**RE: Items 2.1 – 2.12: General Plan Initiation Proceedings, October 19, 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) the most 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. While 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. As best I can tell, 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. 1167** – Southwest Area Plan – Santa Rosa Plateau Policy Area and Walker Basin Policy Area – 573 gross acres – REQUEST: Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan

#### **Support initiation**

This proposal is consistent with the General Plan as revised

**2.2 GENERAL PLAN AMENDMENT NO. 1169** – Elsinore Area Plan – Temescal Zoning District – ZONE: Natural Assets (NA), Watercourse, Watershed, and Conservation Areas (W-1), and Rural Residential (R-R) – LOCATION: Generally located North of I-15, east of Canyon Circle, and surrounding Corona Lake – PROJECT SIZE: 548 gross acres – REQUEST: Proposal to amend and reconfigure portions of the project site's General Plan Foundation Components from Open Space (OS) and Rural (RUR) to Community Development (CD) and amend its Land Use Designations from Rural (RUR) and Rural Residential (RR) to Conservation (C), Medium High Density Residential (MHDR), and High Density Residential (HDR)

#### **More information needed**

The project has the positive potential to shift density from natural lands, consolidate development at relatively high densities, and protect significant open space. After obtaining more information from the applicant, we now concur that

MSHCP consistency can be achieved – and even produce net biological benefits with some redesign.

However a case has not been made this is a priority location for additional housing capacity, in terms of ameliorating jobs-housing imbalance, having access to current or future transit, and/or reducing average per capita vehicle miles traveled and GHG emissions. *Simply being near a freeway or being adjacent to similar development are insufficient planning rationales.*

If a more compelling planning case can be made, we would support initiation under the condition that alternatives considered include a site design that not only achieves MSHCP consistency but enhances biological resources and riparian connectivity around the lake.

**2.3 GENERAL PLAN AMENDMENT NO. 1172** – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential- Agriculture (R-A) – Location: Northerly of Van Buren Boulevard, southerly of Iris Avenue, easterly of Gamble, and westerly of Chicago Avenue – PROJECT SIZE: 1.87 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 Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel

**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. 1173** – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: Generally located east of Day Street, north of Nance Street, west of Decker Road, and south of Oleander Avenue – PROJECT SIZE: 19.16 gross acres – REQUEST: Proposal to amend a 4.2 acre portion of the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Light Industrial (LI), on one parcel

**Support initiation**

The changes proposed reduce conflicts between residential and business park uses.

**2.5 GENERAL PLAN AMENDMENT NO. 1175**– Mead Valley Area Plan – Good Hope Zoning Area – Zoning : R-R (Rural Residential) – Location: North of Highway 74, south of Mountain Avenue, east of Betty Road, and west of Marie Street – 6.59 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 Very Low Density Residential (VLDR) to Light Industrial (LI), on two parcels

**More information needed**

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

**2.6 GENERAL PLAN AMENDMENT NO. 1185** – Temescal Valley Area Plan – Glen Ivy Zoning Area – ZONE: Controlled Development (W-2) and (W-2-10), One-Family Dwellings (R-1), General Commercial (C-1/C-P), and Mineral Resources & Related Manufacturing (M-R-A) – LOCATION: Generally located southwest of I-15 Freeway, south of Glen Ivy Road, and northeast of the Cleveland National Forest – PROJECT SIZE: 82.5 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD), and amend its Land Use Designations from Rural Mountainous (RM), Mineral Resources (MR), Low Density Residential (LDR), and Commercial Tourist (CT) to Mixed Use Area (MUA) for the purpose of establishing a Specific Plan over the Glen Ivy Hot Springs Resort, on six parcels

**Oppose initiation unless modified**

We understand that staff has proposed the use of a flexible Mixed Use Area designation for the entire site. In any case, while the eventual substitution of a Specific Plan for the current mix of low-density rural and commercial uses has the potential to consolidate development and create natural open space, the current site design fails. We are concerned that the proposed medium density "resort housing" lacks planning justification. There has been no showing that increased housing capacity in this location advances any of the planning goals outlined above. Instead, the "Resort/Wellness Retreat" should go forward *absent* the adjacent housing or, at a minimum, consolidate lesser development at higher density on *a much* smaller footprint immediately adjacent to the resort. This is far more consistent with actual "resort housing" than the suburban tracts proposed. Such a design would also enhance the surrounding Conserved Habitat and increase the amenity value of the resort.

**2.7 GENERAL PLAN AMENDMENT NO. 1189** – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Light Agriculture (A-1-5) and Residential Agriculture (R-A-1) – LOCATION: North of Cajalco Road, west of La Sierra, south of Tin Mine Road, and east of Eagle Canyon Road – PROJECT SIZE: 36 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 Commercial Retail (CR) and Low Density Residential (LDR), on two parcels

**Oppose initiation unless modified**

According to the applicant, the Open Space Conservation Habitat was applied in error and the property is not part of the MSHCP preserve. If correct, this justifies the initiation of a GPA. However, the proposal for Community Development and a mix of low density residential and commercial retail is excessive and out of character with surrounding Rural. Instead, a Technical Amendment can be processed that simply corrects the current designation.

**2.8 GENERAL PLAN AMENDMENT NO. 1192** — Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Residential Agricultural (R-A-5) – LOCATION: Generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road – PROJECT SIZE: 10.3 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 Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels

**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.

**2.9 GENERAL PLAN AMENDMENT NO. 1193** – Elsinore Area Plan – Cleveland Zoning Area – ZONE: Rural Residential (R-R) – LOCATION: Generally located north of Saint Gallen Way, west of Calle De Lobo, south of Cleveland National Forest, and east of Calle De Companero – PROJECT SIZE: 57.12 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (RUR) to Rural Residential (RR), on one parcel

**Oppose initiation**

This is a meritless proposal to change properly designated Open Space-Rural to Rural residential, increasing the density by a factor of four. Open Space Rural was correctly applied due to constraints such as severe fire hazard. Please don't put more and more life and property at risk of wildfire.

**2.10 GENERAL PLAN AMENDMENT NO. 1196** – Lake Mathews/Woodcrest Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cajalco Wood – LOCATION: South of Markham Street, east of Wood Road, west of Luck Lane, and north of Cajalco Road – PROJECT SIZE: 238.5 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community

Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential (MDR), on 14 parcels

**More information needed**

This is a proposal to replace a dysfunction Rural Community designation with Community Development within Mead Valley. It could be considered "infill" of sorts that uses urbanized land more efficiently. However, a strong planning rationale has not been made in terms of this being a priority location for additional housing capacity, ameliorating jobs-housing imbalance, having access to current or future transit, and/or reducing average per capita vehicle miles traveled and GHG emissions. If this case can be made, then we would support initiation.

**2.11 GENERAL PLAN AMENDMENT NO. 1198** – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: North of Oakwood Street, south of Cajalco Expressway, east of Tyler Road, and west of Seaton Avenue – PROJECT SIZE: 23 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel

**More information needed**

This is a proposal to replace a dysfunction Rural Community designation with Community Development within Mead Valley. It could be considered "infill" of sorts that uses urbanized land more efficiently. However, a strong planning rationale has not been made in terms of this being a priority location for additional housing capacity, ameliorating jobs-housing imbalance, having access to current or future transit, and/or reducing average per capita vehicle miles traveled and GHG emissions. If this case can be made, then we would support initiation.

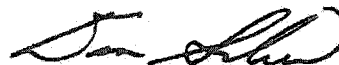
**2.12 GENERAL PLAN AMENDMENT NO. 1200** – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential Agricultural (R-A) – LOCATION: North of Krameria Avenue, south of Van Buren Boulevard, west of Porter Avenue, and east of Gardner Avenue – PROJECT SIZE: 1.91 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial (LI), on one parcel.

**Support initiation**

This is a proposal to conform the existing land use, which appears compatible with the surrounding area.

Thank you for considering our views.

Yours truly,

A handwritten signature in black ink, appearing to read "Dan Silver", with a stylized flourish at the end.

Dan Silver  
Executive Director


# PC

## Report Package

Meeting Date: Wednesday, October 19, 2016

Agenda Item No.: 2 - 8  
Area Plan: Lake Mathews/Woodcrest  
Supervisory District: First  
Project Planner: John Earle Hildebrand III

General Plan Amendment No. 1192  
Property Owner: Christian & Ru Anna Singletary  
Applicant: Christian & Ru Anna Singletary  
Engineer/Representative: SDH & Associates

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1192 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Commercial Retail (CR) (0.20 – 0.35 FAR), on three parcels, totaling 10.3 gross acres. The application for this amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** Generally located north of Van Buren Boulevard, east of Firethorn, and west of Mariposa, within the City of Riverside Sphere of influence.

**PROJECT APNs:** 271-040-043, 271-040-044, and 271-110-011

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

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

### Introduction

The proposed General Plan Amendment and its associated (proposed) project endeavors to place approximately 10.3 acres of residential (R-A-5) land into commercial/ retail designation. Further, this proposal will allow for a safe crossing point for the ultimate trail system that will extend southerly of the project.

### Proposed Use

The existing site is currently 10.3 acres, of which approximately 3.6 acres will be utilized for the proposed development, with the balance being left natural due to its steep topography. The proposed project is planned to include a fast food/ drive through use as well as a gas station with a convenience store. The balance of the site is proposed to be used for R.V. storage.

### Adjacent Property Uses

The adjacent properties are designated as residential in the county's current general plan. The properties to the northeast and northwest are currently vacant. The two existing single family residential lots directly to the north are orientated in such a way that they face away from the proposed project. These two single family homes sit approximately 70 feet above the proposed project site are approximately 300'-400' away. Thus, the project will likely have little impact on the existing (adjacent) properties. It is worth noting that the properties across Van Buren are zoned Open Space Conservation (OS-C), thus the project should not impact future development to the south.

### Project Attributes

The proposed project will provide a logical way to connect the multi-use trail from the north to the area south of Van Buren. Currently the portion of County owned right-of-way that bisects the site is steep and difficult to negotiate. The project will allow for the trail to meander outside the current right-of-way so that it can be completed at a reasonable width and gradient. Equally important, the newly renovated trail will be able to use the final stage of the existing traffic signal at Van Buren and Mockingbird Canyon, which will act as the entrance to the proposed project.

### Compatibility

The proposed project will provide neighborhood convenience where it currently does not exist. Currently, the nearest services (from the proposed site) are approximately 2 miles to the east and 3-4 miles to the west. There are currently little to no services to the south. The convenience added by proposed project will help avoid local congestion on Van Buren Avenue which is served by a fully improved and fully controlled intersection; this could provide the opportunity to avoid having to introduce another signalized intersection.

### Conclusion

Due to the site's location at the existing signalized intersection and its significant topographic relief from existing residences, proposal provides an excellent opportunity to serve existing residents with minimal impact to neighbors, while helping to minimize local traffic on Van Buren Blvd.

- 1) The proposed amendment would not change the policy direction or intent of the General Plan, as it would serve to reduce traffic on Van Buren as residents would have greatly reduced travel for the convenience (gas, food, etc.) that this project would offer. Further, the project fits with the existing topography and character of the area.
- 2) A change in boundary will divide this proposed site from the residential zoned property to the north. The proposed amendment will allow this property to be utilized appropriately, as topographically it is at a similar height to its Van Buren frontage, while the residential property

situated on the "bench" to the north is approximately 60'-70' above Van Buren Blvd. Due to this topographic constraint, the proposed project cannot gain access from the north.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on August 18, 2016 and was recommended for initiation to the Planning Commission by a majority, and there was one abstention.

During the meeting, the applicant provided additional information regarding the physical constraints on the site, specifically relating to steep slopes. The applicant stated that only a portion of the site, closest to Van Buren Boulevard could be feasibly developed as a result of the slopes towards the back of the property. An issue relating to potential access to the site was also raised. Direct access from Van Buren Boulevard is limited. There is opportunity to access the site from side streets. Circulation to and around the site will need to be analyzed at time of an implementing project.

**PROJECT SITE INFORMATION:**

- |   |   |
|---|---|
| 1. Existing Foundation Component:         | Rural Community (RC)  |
| 2. Proposed Foundation Component:         | Community Development (CD)  |
| 3. Existing General Plan Designation:     | Very Low Density Residential (VLDR)   |
| 4. Proposed General Plan Designation:     | Commercial Retail (CR)  |
| 5. Surrounding General Plan Designations: | North and East - Very Low Density Residential (VLDR),<br>South - Conservation (C) and Commercial Retail (CR)<br>West - Conservation (C)   |
| 6. Existing Zoning Classification:        | R-A-5 (Rural Agricultural)  |
| 7. Surrounding Zoning Classifications:    | North - R-1-1 (One-Family Dwellings) and R-A-5 (Rural Agricultural)<br>East - R-A-30,000 (Rural Agricultural)<br>South - W-1 (Watercourse, Watershed, and Conservation Areas) and C-1/C-P (General Commercial)<br>West - W-1 (Watercourse, Watershed, and Conservation Areas) |
| 8. Existing Land Use:                     | Vacant Land   |
| 9. Surrounding Land Uses:                 | Residential, Light Agriculture, and Vacant Land   |
| 10. Project Size (Gross Acres):           | 10.3  |

**RECOMMENDATION:** Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1192 and seeks comments from the Planning Commission on the amendment which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
  - a. MSHCP criteria cell or conservation boundary; or
  - b. Agricultural preserve; or
  - c. A half-mile of a fault line or fault zone,
  - d. An Airport Influence Area ("AIA"), or
  - e. Dam Inundation Area, or
  - f. Parks and Recreation District or County Service Area that provides park facilities.
3. The project site is located within:
  - a. The City of Riverside sphere of influence; and
  - b. A Moderate and High Liquefaction Area; and
  - c. A special flood hazard area; and
  - d. Very High fire hazard area; and
  - e. Local Responsibility Area for fire protection service.



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE  
MINUTE ORDER  
AUGUST 18, 2016**

**I. AGENDA ITEM 3.8**

**GENERAL PLAN AMENDMENT NO. 1192 (Foundation and Entitlement/Policy) –**  
APPLICANT: Christian Singletary – ENGINEER/REPRESENTATIVE: Steve Sommers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Residential Agricultural (R-A-5) – LOCATION: Generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road – PROJECT SIZE: 10.3 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 Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 271-040-043, 271-040-044, and 271-110-011.

**II. DISCUSSION:**

**III. GPAC ACTION:**

Motion by Mr. Kroenke  
Second by Mr. Cousins

Abstained: Mr. Silver abstained.  
Mr. Gutierrez, Mr. Rosenthal was absent.

Members voted to move forward.

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

## NOTICE OF PUBLIC MEETING

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

**GENERAL PLAN AMENDMENT NO. 1192 (Foundation and Entitlement/Policy)** – APPLICANT: Christian Singletary – ENGINEER/REPRESENTATIVE: Steve Sommers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Residential Agricultural (R-A-5) – LOCATION: Generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road – PROJECT SIZE: 10.3 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 Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 271-040-043, 271-040-044, and 271-110-011.

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)  
**DATE OF MEETING:** **Wednesday, October 19, 2016**  
**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

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

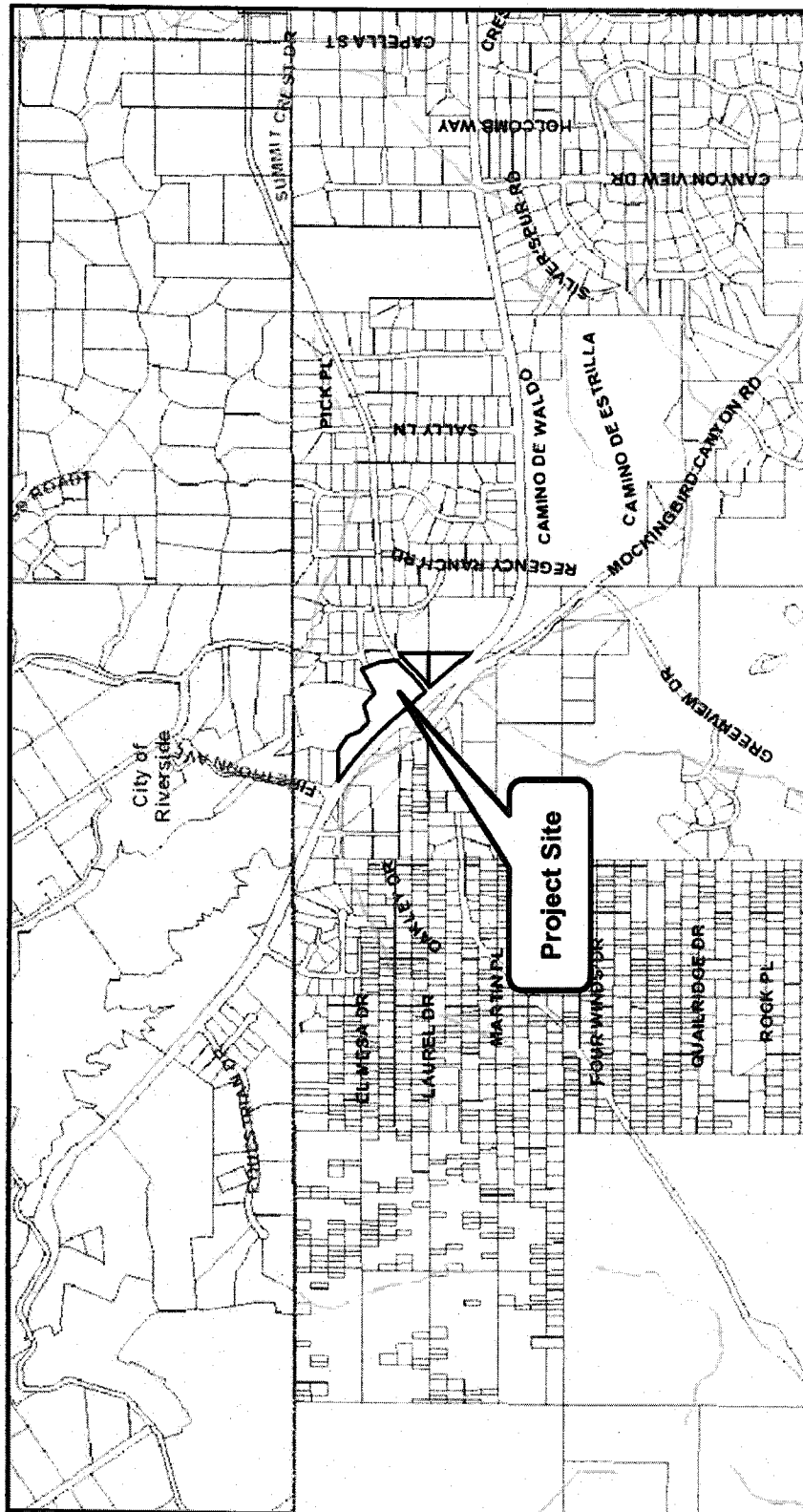
The case file for the proposed project may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

Be advised that as a result of public meetings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

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



# **GPAC**

## **Report Package**

Meeting Date: Thursday, August 18, 2016



### 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 Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres. This General Plan Amendment does not include an accompanying implementing project.

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:**

**Introduction**

The proposed General Plan Amendment and its associated (proposed) project endeavors to place approximately 10.3 acres of residential (R-A-5) land into commercial/ retail designation. Further, this proposal will allow for a safe crossing point for the ultimate trail system that will extend southerly of the project.

**Proposed Use**

The existing site is currently 10.3 acres, of which approximately 3.6 acres will be utilized for the proposed development, with the balance being left natural due to its steep topography. The proposed project is planned to include a fast food/ drive through use as well as a gas station with a convenience store. The balance of the site is proposed to be used for R.V. storage.

**Adjacent Property Uses**

The adjacent properties are designated as residential in the county's current general plan. The properties to the northeast and northwest are currently vacant. The two existing single family residential lots directly to the north are orientated in such a way that they face away from the proposed project. These two single family homes sit approximately 70 feet above the proposed project site are approximately 300'-400' away. Thus, the project will likely have little impact on the existing (adjacent) properties. It is worth noting that the properties across Van Buren are zoned Open Space Conservation (OS-C), thus the project should not impact future development to the south.

**Project Attributes**

The proposed project will provide a logical way to connect the multi-use trail from the north to the area south of Van Buren. Currently the portion of County owned right-of-way that bisects the site is steep and difficult to negotiate. The project will allow for the trail to meander outside the current right-of-way so that it can be completed at a reasonable width and gradient. Equally important, the newly renovated trail will be able to use the final stage of the existing traffic signal at Van Buren and Mockingbird Canyon, which will act as the entrance to the proposed project.

**Compatibility**

The proposed project will provide neighborhood convenience where it currently does not exist. Currently, the nearest services (from the proposed site) are approximately 2 miles to the east and 3-4 miles to the west. There are currently little to no services to the south. The convenience added by proposed project will help avoid local congestion on Van Buren Avenue which is served by a fully improved and fully controlled intersection; this could provide the opportunity to avoid having to introduce another signalized intersection.

**Conclusion**

Due to the site's location at the existing signalized intersection and its significant topographic relief from existing residences, proposal provides an excellent opportunity to serve existing

residents with minimal impact to neighbors, while helping to minimize local traffic on Van Buren Blvd.

- 1) The proposed amendment would not change the policy direction or intent of the General Plan, as it would serve to reduce traffic on Van Buren as residents would have greatly reduced travel for the convenience (gas, food, etc.) that this project would offer. Further, the project fits with the existing topography and character of the area.
- 2) A change in boundary will divide this proposed site from the residential zoned property to the north. The proposed amendment will allow this property to be utilized appropriately, as topographically it is at a similar height to its Van Buren frontage, while the residential property situated on the "bench" to the north is approximately 60'-70' above Van Buren Blvd. Due to this topographic constraint, the proposed project cannot gain access from the north.

### **TECHNICAL APPENDIX:**

#### **General Information:**

|                             |                         |
|-----------------------------|-------------------------|
| Project Area (Gross Acres): | 10.3                    |
| Number of Parcels:          | 3                       |
| Sphere of Influence:        | Yes – City of Riverside |
| Policy Area:                | No                      |
| Overlay:                    | No                      |

#### **Land Use and Zoning:**

|  |  |
|--|--|
| Existing Foundation Component:           | Rural Community (RC)                                       |
| Proposed Foundation Component:           | Community Development (CD)                                 |
| Existing General Plan Land Use:          | Very Low Density Residential (VLDR)                        |
| Proposed General Plan Land Use:          | Commercial Retail (CR)                                     |
| <b>Surrounding General Plan Land Use</b> |  |
| North:                                   | Very Low Density Residential (VLDR)                        |
| East:                                    | Very Low Density Residential (VLDR)                        |
| South:                                   | Conservation (C)<br>Commercial Retail (CR)                 |
| West:                                    | Conservation (C)   |
| Existing Zoning Classification:          | R-A-5 (Rural Agricultural)                                 |
| Change of Zone Required:                 | Yes  |
| <b>Surrounding Zoning Classification</b> |  |
| North:                                   | R-1-1 (One-Family Dwellings)<br>R-A-5 (Rural Agricultural) |
| East:                                    | R-A-30,000 (Rural Agricultural)                            |

General Plan Advisory Committee GPIP Report  
Foundation General Plan Amendment No.: 1192

|                                 |   |
|---------------------------------|---|
| South:                          | W-1 (Watercourse, Watershed, and Conservation Areas) and C-1/C-P (General Commercial) |
| West:                           | W-1 (Watercourse, Watershed, and Conservation Areas)                                  |
| Existing Development and Use:   | Vacant  |
| Surrounding Development and Use |   |
| North:                          | Agricultural and Residential  |
| East:                           | Residential and Vacant land   |
| South:                          | Residential and Vacant land   |
| West:                           | Residential and Vacant land   |

**Environmental Information:**

|                                 |  |
|---------------------------------|--|
| WRMESHCP Criteria Cell:         | The parcels for GPA01192 are not located within a Criteria Cell; therefore, this GPA will not be required to file a HANS application. If/when there is an implementing project, the site(s) will still need to show consistency with the MSHCP, which could potentially result in small portions of conservation based on compliance with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the Plan. |
| CVMSHCP Conservation Boundary:  | No   |
| Airport Influence Area ("AIA"): | No   |
| Agricultural Preserve:          | No   |
| Farmland Importance:            | Yes – Prime Farmland, Other, and Urban-Built Up  |
| Fire Hazard Area:               | Very High  |
| Fire Responsibility Area:       | Local Responsibility   |
| Special Flood Hazard Area:      | Yes – an average 75 feet corridor along Van Buren Blvd for the length of proposed development within RCFC flood plain.   |
| Liquefaction Area:              | Moderate and High  |
| Subsidence Area:                | Susceptible  |
| Fault Line:                     | No – Not within a half-mile  |
| No – Not within a half-mile:    | No – Not within a half-mile  |
| Paleontological Sensitivity:    | Low Sensitivity  |

**Utility Information:**

|                |   |
|----------------|---|
| Water Service: | Yes – WMWD access along Van Buren   |
| Sewer Service: | No – WMWD access is approximately 5 miles east along Van Buren and approximately 4-5 miles west |

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01192

### VICINITY/POLICY AREAS

Supervisor: Jeffries  
District 1

Date Drawn: 07/29/2016  
Vicinity Map



**EL SOBRANTE  
POLICY AREA**

Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan. The new General Plan does contain different type of land use than is provided for under existing zoning. For further information please contact the Riverside County Planning Department at (951) 253-1237 (ext. 222) or visit our website at [www.riversidecounty.net/planning](http://www.riversidecounty.net/planning)

# RIVERSIDE COUNTY PLANNING DEPARTMENT

**GPA01192**

**LAND USE**

Supervisor: Jeffries  
District 1

Date Drawn: 07/29/2016  
Exhibit 1



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen

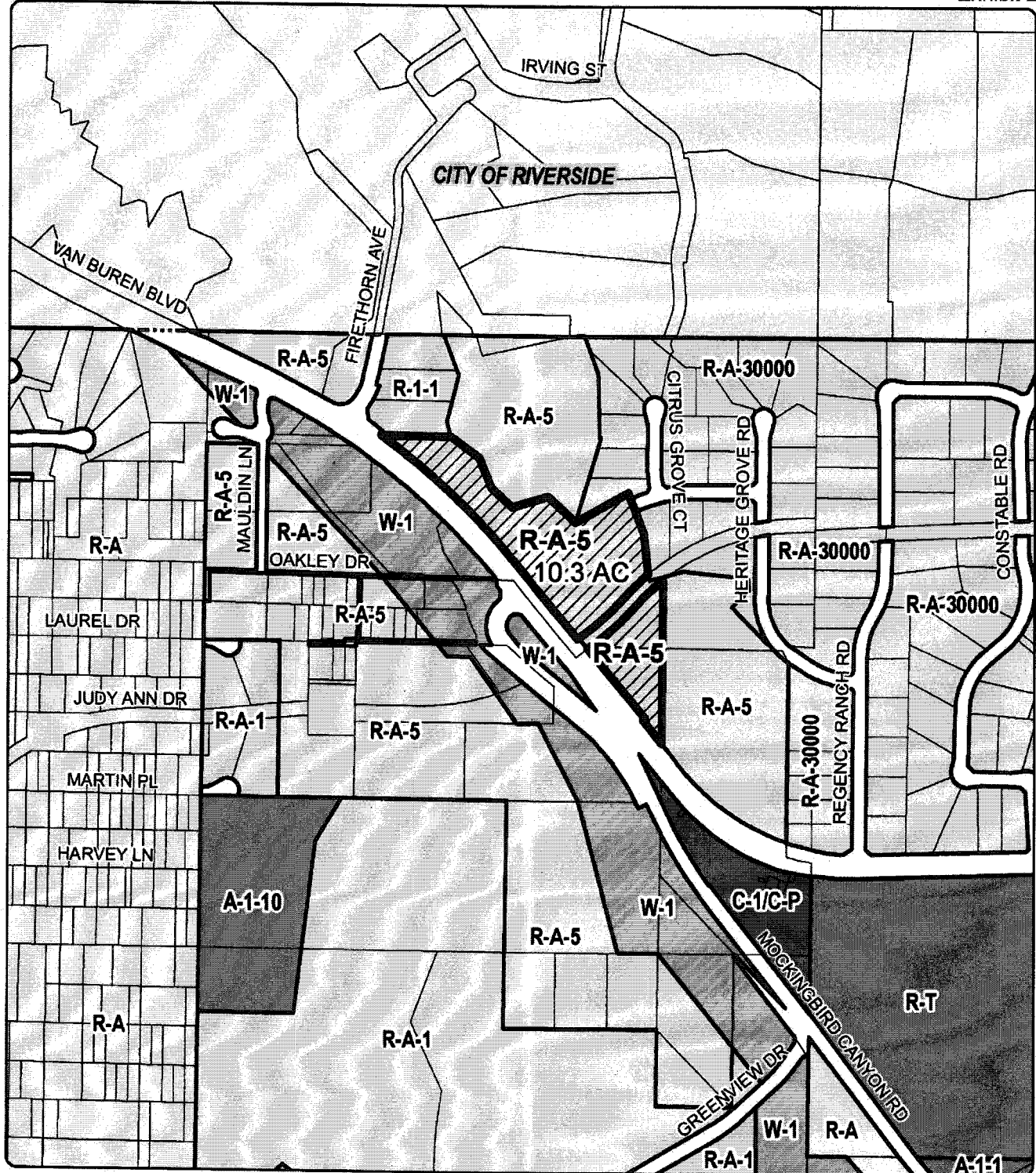


**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please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

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA01192**  
**EXISTING ZONING**

Supervisor: Jeffries  
 District 1

Date Drawn: 07/29/2016  
 Exhibit 2



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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

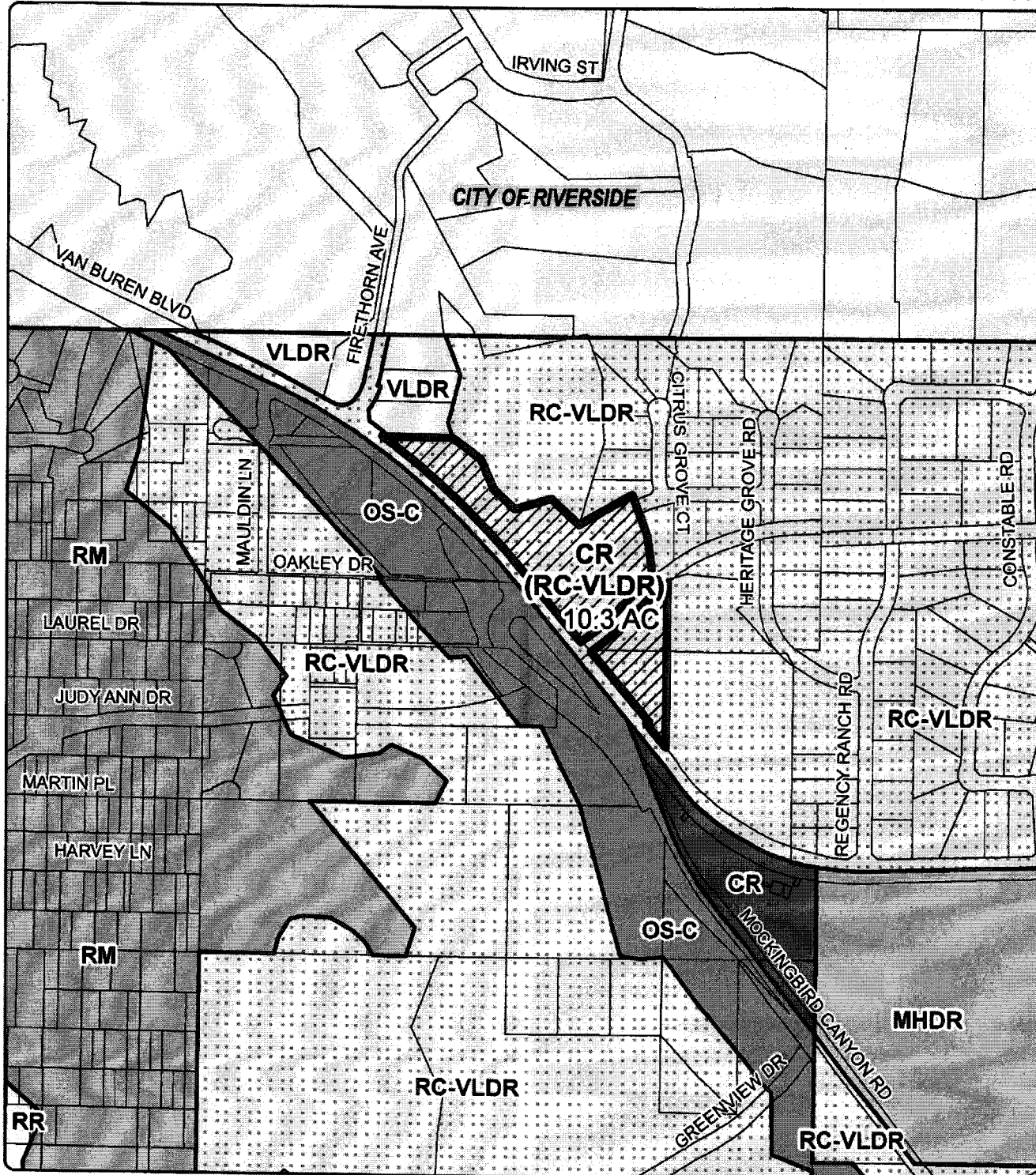
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**GPA01192**

## PROPOSED GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 07/29/2016  
Exhibit 6



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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



Steve Weiss, AICP  
Planning Director

GPA 01192

# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

**I. GENERAL INFORMATION:**

**APPLICATION INFORMATION:**

Applicant Name: CHRISTIAN SINGLETARY

Contact Person: CHRISTIAN SINGLETARY E-Mail: CESINGLE@SBC-GLOBE.NET

Mailing Address: 3520 ARLINGTON AVE UNIT B  
RIVERSIDE CA 92506  
City State ZIP

Daytime Phone No: (951) 781-2770 Fax No: ( )

Engineer/Representative Name: SDH & ASSOCIATES, INC

Contact Person: STEVE SUMMERS E-Mail: STEVE@SDHINC.NET

Mailing Address: 5225 CANYON CREST DR. # 71-139  
RIVERSIDE CA 92507  
City State ZIP

Daytime Phone No: (951) 683-3691 Fax No: ( )

Property Owner Name: CHRISTIAN SINGLETARY

Contact Person: (SAME AS ABOVE) E-Mail:

Mailing Address:   
    
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

Riverside Office - 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office - 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

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

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

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

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

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

CHRISTIAN SINGHETARY  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

Ru Anna Singhetary  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 271-040-044, 271-040-043, 271-110-011

Approximate Gross Acreage: 10.3 ±

General location (nearby or cross streets): North of Van Buren Blvd @ Mockingbird Cyn., South of \_\_\_\_\_, East of FIRETHORN, West of MARIPOSA

Existing General Plan Foundation Component(s): R-4S RC-VLDR

Proposed General Plan Foundation Component(s): CR (Commercial/Retail)

Existing General Plan Land Use Designation(s): RC-VLDR

Proposed General Plan Land Use Designation(s): CR

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

Existing Zoning Classification(s): R-A-5

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

SEE ATTACHED

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

If yes, provide Application No(s). \_\_\_\_\_  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒

If yes, indicate the type of report(s) and provide signed copy(ies): \_\_\_\_\_

| Name of Company or District serving the area the project site is located<br>(if none, write "none.") |  | Are facilities/services available at<br>the project site? |    |
|--|--|---|----|
|  |  | Yes   | No |
| Electric Company   | <u>Ediscon</u>                             |   |    |
| Gas Company  | <u>S. Gas Co.</u>                          |   |    |
| Telephone Company  | <u>AT&amp;T</u>                            |   |    |
| Water Company/District   | <u>WMWD (Western Municipal Water Dist)</u> | <input checked="" type="checkbox"/>                       |    |

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

|  |                          |   |    |
|--|--------------------------|---|----|
| Name of Company or District serving the area the project site is located<br>(if none, write "none.") |                          | Are facilities/services available at<br>the project site? |    |
| Sewer District   | WATER - WINDY SEWER - NO | Yes   | No |

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

WATER IS A FRONTAGE, SEWER IS APPROX 5 MILES TO EAST ALONG  
VAN BUREN AND APPROX 4-5 MILES WEST.

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

☒ Santa Ana River/San Jacinto Valley

☐ Santa Margarita River

☐ Whitewater River

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

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

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

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

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 6/2/16  
Owner/Representative (2)  Date 6/2/16

**Checklist for Identifying Projects Requiring a Project-Specific WQMP  
within the Santa Ana Region**

|                      |   |
|----------------------|---|
| Project File No.:    |   |
| Project Name:        | <i>SUNSHINE - VAN BUREN COMMERCIAL</i>        |
| Project Location:    | <i>VAN BUREN BLVD @ MCKINLEY RD CYN.</i>      |
| Project Description: | <i>10.3 ACRE SITE / 3.5± Prop Development</i> |

| Proposed Project Consists of or Includes:   | Yes      | No |
|---|----------|----|
| Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.  |          |    |
| New developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site) including commercial and industrial projects and residential housing subdivisions requiring a Final Map (i.e., detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.); mixed use and public projects (excluding Permittee road projects). This category includes development on public and private land, which fall under the planning and building authority of the Co-Permittees. | <b>X</b> |    |
| Automotive repair shops [Standard Industrial Classification (SIC) codes <sup>1</sup> 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, and 7539].   |          |    |
| Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.  |          |    |
| Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where the natural slope is 25 percent or more.  |          |    |
| Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESAs. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.   |          |    |
| Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary parking or storage of motor vehicles.  | <b>X</b> |    |
| Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.   | <b>X</b> |    |
| Public Projects, other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.  |          |    |
| Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.   |          |    |

<sup>1</sup> Descriptions of SIC codes can be found at <http://www.osha.gov/pls/imis/sicsearch.html>.

**DETERMINATION: Circle appropriate determination**

Any questions answered **"YES"** → Project requires a project-specific WQMP.

All questions are answered **"NO"** → Project requires incorporation of Site Design and Source Control BMPs imposed through Conditions of Approval or permit conditions.

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

---

**II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:**

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

- 1) THE PROPOSED AMENDMENT WOULD NOT CHANGE THE POLICY DIRECTION OR INTENT OF THE GENERAL PLAN, AS IT WOULD SERVE TO REDUCE TRAFFIC ON VAN BUREN AS RESIDENTS WOULD HAVE GREATLY REDUCED TRAVEL FOR THE CONVENIENCE (GAS, FOOD, ETC.) THAT THIS PROJECT WOULD OFFER. FURTHER, THE PROJECT FITS WITH THE EXISTING TOPOGRAPHY AND CHARACTER OF THE AREA.
- 2) A CHANGE IN BOUNDARY WILL DIVIDE THIS PROPOSED SITE FROM THE RESIDENTIAL ZONED PROPERTY TO THE NORTH. THE PROPOSED AMENDMENT WILL ALLOW THIS PROPERTY TO BE UTILIZED APPROPRIATELY, AS TOPOGRAPHICALLY IT IS AT A SIMILAR HEIGHT TO ITS VAN BUREN FRONTAGE, WHILE THE RESIDENTIAL PROPERTY SITUATED ON THE "BENCH" TO THE NORTH IS APPROXIMATELY 60'-70' ABOVE VAN BUREN BLVD. DUE TO THIS TOPOGRAPHIC CONSTRAINT, THE PROPOSED PROJECT CANNOT GAIN ACCESS FROM THE NORTH.

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

---

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

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

No.

---

---

---

---

---

---

---

---

---

---

**NOTES:**

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

Furthermore:

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

## **Introduction**

The proposed General Plan Amendment and its associated (proposed) project endeavors to place approximately 10.3 acres of residential (R-A-5) land into a commercial/ retail designation. Further, this proposal will allow for a safe crossing point for the ultimate trail system that will extend southerly of the project.

## **Proposed Use**

The existing site is currently 10.3 acres, of which approximately 3.6 acres will be utilized for the proposed development, with the balance being left natural due to its steep topography. The proposed project is planned to include a fast food/ drive through use as well as a gas station with a convenience store. The balance of the site is proposed to be used for R.V. storage.

## **Adjacent Property Uses**

The adjacent properties are designated as residential in the county's current general plan. The properties to the northeast and northwest are currently vacant. The two existing single family residential lots directly to the north are oriented such that they face away from the proposed project. These two single family homes sit approximately 70 feet above the proposed project site and are approximately 300'-400' away. Thus, the project will likely have little impact on the existing (adjacent) properties. It is worth noting that the properties across Van Buren are zoned Open Space Conservation (OS-C), thus the project should not impact future development to the south.

## **Project Attributes**

The proposed project will provide a logical way to connect the multi-use trail from the north to the area south of Van Buren. Currently the portion of County owned right-of-way that bisects the site is steep and difficult to negotiate. The project will allow for the trail to meander outside the current right-of-way so that it can be completed at a reasonable width and gradient. Equally important, the newly renovated trail will be able to use the final stage of the existing traffic signal at Van Buren and Mockingbird Canyon, which will act as the entrance to the proposed project.

## **Compatibility**

The proposed project will provide neighborhood convenience where it currently does not exist. Currently, the nearest services (from the proposed site) are approximately 2 miles to the east and 3-4 miles to the west. There are currently little to no services to the south. The convenience added by the proposed project will help to avoid local congestion on Van Buren Avenue which is served by a fully improved and fully controlled intersection; this could provide the opportunity to avoid having to introduce another signalized intersection.

## **Conclusion**

Due to the site's location at the existing signalized intersection and its significant topographic relief from existing residences, proposal provides an excellent opportunity to serve existing residents with minimal impact to neighbors, while helping to minimize local traffic on Van Buren Blvd.

## NOTICE OF PUBLIC MEETING

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

**GENERAL PLAN AMENDMENT NO. 1192 (Foundation and Entitlement/Policy)** – **APPLICANT:** Christian Singletary – **ENGINEER/REPRESENTATIVE:** Steve Sommers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – **ZONE:** Residential Agricultural (R-A-5) – **LOCATION:** Generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road – **PROJECT SIZE:** 10.3 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 Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – **APNs:** 271-040-043, 271-040-044, and 271-110-011.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, August 18, 2016  
**PLACE OF MEETING:** Riverside County Flood Control  
1995 Market Street  
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:  
<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

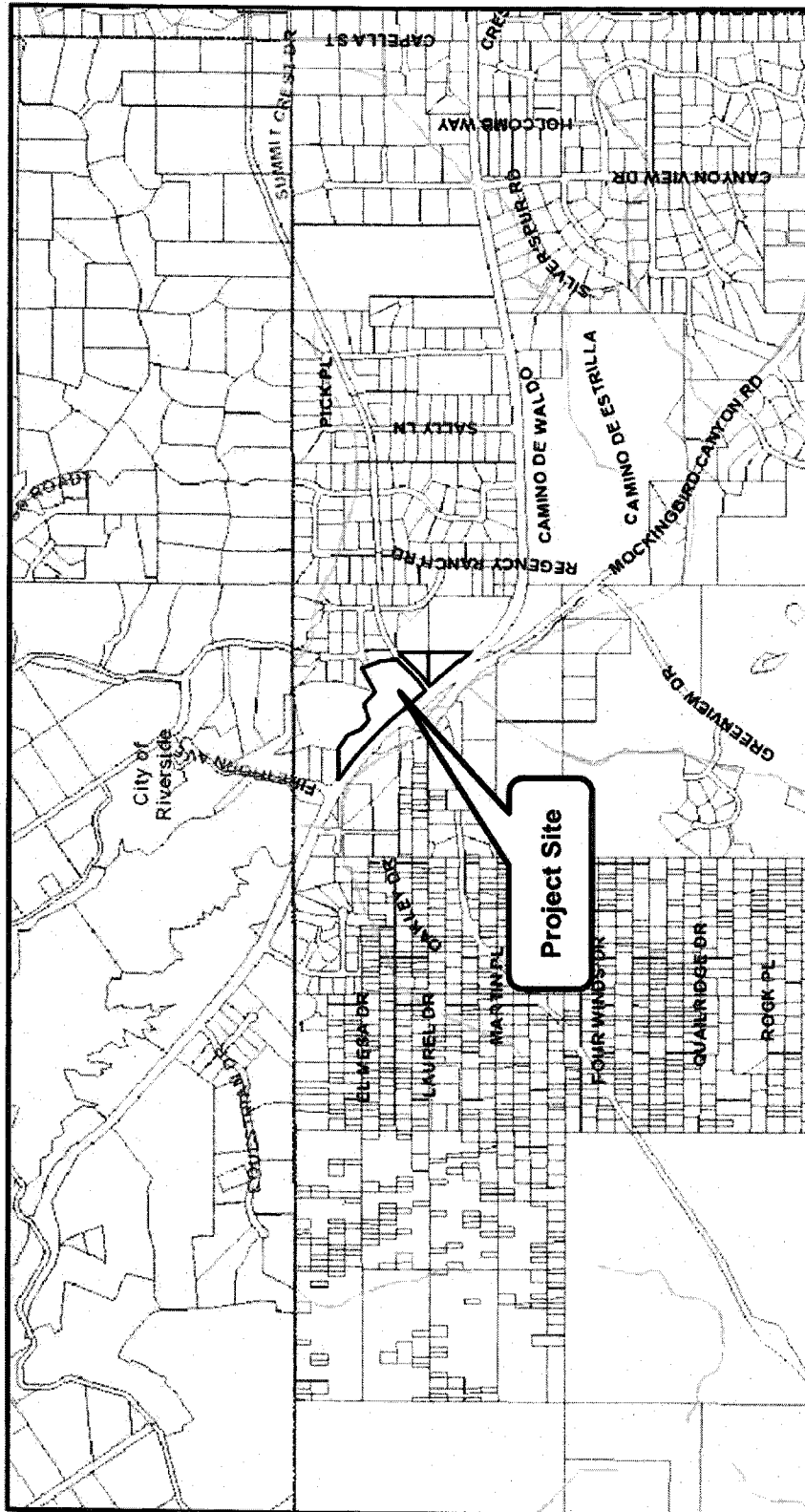
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

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





MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16-2**

10:30 a.m. being the time set for the recommendation from Transportation & Land Management Agency/Planning regarding General Plan Initiation Proceedings for General Plan Amendment No. 1192 (Foundation and Entitlement/Policy) – APPLICANT: Christian Singletary – ENGINEER/REPRESENTATIVE: Steve Sommers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Residential Agricultural (R-A-5) – LOCATION: Generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road – PROJECT SIZE: 10.3 gross acres – REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1192, that propose to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres.

The following people spoke on the matter:

John Hildebrand, Planning staff  
Debbie Walsh  
Derrick Anderson  
Christian Singletan

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, June 6, 2017 at 10:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Tavaglione, Washington and Ashley  
Nays: None  
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on March 14, 2017 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: March 14, 2017  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: Kecia Harper-Ihem Deputy

AGENDA NO.

~~16-2~~

xc: Planning, Applicant, COB

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



ITEM  
16.2  
(ID # 3711)

MEETING DATE:

Tuesday, March 14, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1192 (Foundation and Entitlement/Policy) – APPLICANT: Christian Singletary – ENGINEER/REPRESENTATIVE: Steve Sommers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Residential Agricultural (R-A-5) – LOCATION: Generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road – PROJECT SIZE: 10.3 gross acres – REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1192, that propose to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres. Applicant Fees 100%.

RECOMMENDED MOTION: Staff recommends that the Board of Supervisors:

1. Adopt an order initiating proceedings for **General Plan Amendment No. 1192**, based on information provided by the applicant and comments received from the Planning Commission and General Plan Advisory Committee.

ACTION: Policy

A handwritten signature in black ink, appearing to read "Juan G. Flores", is written over a horizontal line.

Juan G. Flores, Director of Transportation & Land Management

3/2/2017

---

MINUTES OF THE BOARD OF SUPERVISORS

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

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

*Project Scope*

General Plan Amendment No. 1192 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Commercial Retail (CR) (0.20 – 0.35 FAR), on three parcels, totaling 10.3 gross acres. The project site is generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, west of Regency Ranch Road, and is within the Lake Mathews/Woodcrest Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

*General Plan Initiation Process*

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

*Justification for Foundation Component Amendment*

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

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

*General Plan Advisory Committee*

This application was considered by the General Plan Advisory Committee (GPAC) during a public meeting on August 18, 2016, Agenda Item 3.8, and was recommended for initiation to the Planning Commission by a majority, with one abstention.

During the GPAC meeting, access to the site was discussed. There will be limited direct access from Van Buren Boulevard, which will be specifically addressed during the time of an implementing project review. Furthermore, the GPAC concluded that due to the proximity of the site to Van Buren Boulevard, a commercial use rather than residential would be more appropriate and therefore recommended the Foundation General Plan Amendment for initiation.

*Planning Commission*

This application was considered by the Planning Commission during a public meeting on October 19, 2016, Agenda Item 2.8, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners discussed the proposed Foundation Component amendment as it related to compatibility with the area. Given the proximity to Van Buren Boulevard, the Commission felt that a change to a Commercial land use designation would be more appropriate than residential. However, several residents from the area spoke about the project and expressed concerns over establishing a commercial use in that location. Staff explained that no specific use was being proposed at this time and that this process was to initiate a land use change. The Planning Commission cautioned that a commercial use which could be established adjacent to a residential use, would need to take into account the potential impacts the use may have on the surrounding community.

**Impact on Citizens and Businesses**

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

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



March 13, 2017

*VIA ELECTRONIC MAIL*

The Hon. John Tavaglione, Chair  
Riverside County Board of Supervisors  
4080 Lemon St.  
Riverside CA 92501

**RE: Items 16.1-16.6, General Plan Initiation Proceedings, March 14, 2017**

Dear Chairman Tavaglione and Members of the Board:

Endangered Habitats League (EHL) appreciates the opportunity to submit written testimony on the General Plan Initiation Proceedings. We were honored to serve on the General Plan Advisory Committee (GPAC) which reviewed these proposals. Proposals that do not have compelling planning merit and that do not reflect significant changes in circumstances should not move forward to full environmental review.

## **General comments**

Prior to your consideration of initiating environmental review, EHL urges the Planning Department to provide: 1) the basic information necessary to determine whether the more intensive proposed uses are justified, and 2) guidelines to assess whether the proposals – individually or collectively – move the County in the right planning direction.

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

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

16.2 3/14/17  
2017-3-134618

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

Also, the staff reports for these items are brief and inappropriately defer to the applicants for the requisite findings, rather than providing independent staff analysis.

### **Specific comments**

**16.1 GENERAL PLAN AMENDMENT NO. 1189** – Lake Mathews/Woodcrest Area, 36 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 Commercial Retail (CR) and Low Density Residential (LDR), on two parcels

#### **Oppose initiation unless modified**

According to the applicant, the Open Space Conservation Habitat was applied in error and the property is not part of the MSHCP preserve. If correct, this justifies the initiation of a GPA. However, the proposal for Community Development and a mix of low density residential and commercial retail is excessive and out of character with surrounding Rural. Instead, a Technical Amendment can be processed that simply corrects the current designation.

**16.2 GENERAL PLAN AMENDMENT NO. 1192** — Lake Mathews/Woodcrest Area, 10.3 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 Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels

#### **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.

**16.3 GENERAL PLAN AMENDMENT NO. 1193** – Elsinore Area Plan, 7.12 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (RUR) to Rural Residential (RR), on one parcel

#### **Oppose initiation**

This is a meritless proposal to change properly designated Open Space-Rural to Rural residential, *increasing the density by a factor of four*. Open Space Rural was correctly applied due to constraints such as severe fire hazard. *Please don't put more and more life and property at risk of wildfire.*

**16.4 GENERAL PLAN AMENDMENT NO. 1196** – Lake Mathews/Woodcrest Area, 238.5 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential (MDR), on 14 parcels

**More information needed**

This is a proposal to replace a dysfunction Rural Community designation with Community Development within Mead Valley. It could be considered "infill" of sorts that uses urbanized land more efficiently. However, a strong planning rationale has not been made in terms of this being a priority location for additional housing capacity, ameliorating jobs-housing imbalance, having access to current or future transit, and/or reducing average per capita vehicle miles traveled and GHG emissions. If this case can be made, then we would support initiation.

**16.5 GENERAL PLAN AMENDMENT NO. 1198** – Mead Valley Area, 3 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel

**More information needed**

This is a proposal to replace a dysfunction Rural Community designation with Community Development within Mead Valley. It could be considered "infill" of sorts that uses urbanized land more efficiently. However, a strong planning rationale has not been made in terms of this being a priority location for additional housing capacity, ameliorating jobs-housing imbalance, having access to current or future transit, and/or reducing average per capita vehicle miles traveled and GHG emissions. If this case can be made, then we would support initiation.

**16.6 GENERAL PLAN AMENDMENT NO. 1200** – Lake Mathews/Woodcrest Area, 1.91 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial (LI), on one parcel.

**Support initiation**

This is a proposal to conform the existing land use, which appears compatible with the surrounding area.

Thank you for considering our views.

Yours truly,

A handwritten signature in black ink, appearing to read "Dan Silver", written in a cursive style.

Dan Silver  
Executive Director

**Maxwell, Sue**

---

**From:** Dan Silver <dsilverla@me.com>  
**Sent:** Monday, March 13, 2017 10:18 AM  
**To:** Tavaglione, John; Jeffries, Kevin; Ashley, Marion; district3@rcbos.org; Benoit, John; COB  
**Cc:** Johnson, George; Perez, Juan; Weiss, Steven; Scott Hildebrandt; Bowie, Desiree; Clack, Shellie; Balderrama, Olivia; Field, John; Magee, Robert; Pradetto, Joe; Balderrama, Olivia  
**Subject:** Items 16.1-16.6, General Plan Initiation Proceedings, March 14 2017  
**Attachments:** EHL-BoS-Items16.1-16.6-GPIPs-3.14.17.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*VIA ELECTRONIC MAIL*

March 13, 2017

The Hon John Tavaglione, Chair  
Riverside County Board of Supervisors  
4080 Lemon St  
Riverside CA 92501

**RE: Items 16.1-16.6, General Plan Initiation Proceedings, March 14 2017**

Dear Chairman Tavaglione and Members of the Board:

Endangered Habitats League appreciates the opportunity to submit the enclosed written testimony.

Thank you for your consideration

Sincerely,  
Dan Silver

Dan Silver, Executive Director  
Endangered Habitats League  
8424 Santa Monica Blvd., Suite A 592  
Los Angeles, CA 90069-4267

213-804-2750  
[dsilverla@me.com](mailto:dsilverla@me.com)  
[www.ehleague.org](http://www.ehleague.org)



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

March 7, 2017

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC MEETING: GPA 1192

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, March 10, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** Legals <legals@pe.com>  
**Sent:** Tuesday, March 7, 2017 8:59 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: GPA 1192

Received for publication on 3/10. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: [legals@pe.com](mailto:legals@pe.com)  
Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. **\*\*Additional days required for larger ad sizes\*\***  
**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

---

**The Press-Enterprise** PE.com / La Prensa

On Tue, Mar 7, 2017 at 8:40 AM, Gil, Cecilia <[CCGIL@rivco.org](mailto:CCGIL@rivco.org)> wrote:

Good morning! Attached is a Notice of Public Meeting, for publication on Friday, March 10, 2017. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

[ccgil@rivco.org](mailto:ccgil@rivco.org)

<http://rivcocob.org/>

## **CERTIFICATE OF POSTING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 7, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC MEETING**

GPA 1192

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide confirmation of posting.

**Board Agenda Date:** March 14, 2017 @ 10:30 A.M.

SIGNATURE: Cecilia Gil      DATE: March 7, 2017  
Cecilia Gil

## Gil, Cecilia

---

**From:** Kennemer, Bonnie <bkenname@asrclkrec.com>  
**Sent:** Tuesday, March 7, 2017 8:48 AM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: GPA 1192

Good Morning,

The notice has been received and will be posted today.

Thank you,  
Bonnie

---

**From:** Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]  
**Sent:** Tuesday, March 07, 2017 8:41 AM  
**To:** Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenname@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Subject:** FOR POSTING: GPA 1192

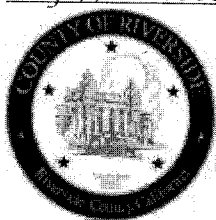
Good morning! Notice of Public Meeting is attached for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*

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

[ccgil@rivco.org](mailto:ccgil@rivco.org)

<http://rivcocob.org/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

---

### Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or

**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 LAKE MATHEWS / WOODCREST AREA PLAN, FIRST SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public meeting will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 14, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider initiation proceedings for the application submitted by Christian Singletary – Steve Sommers, on **General Plan Amendment No. 1192**, which proposes to amend the General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend the land use from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres (“the project”). The project is located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road in the Lake Mathews / Woodcrest Acres, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1192**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

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

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

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

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

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

Dated: March 7, 2017

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

**RIVERSIDE COUNTY BOARD OF SUPERVISORS**  
**Request to Speak**

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 3/14/2017 Agenda #: 16-2

SPEAKER'S NAME: Debbie Warsa  
(Print Name)

Address: \_\_\_\_\_  
(Only required if follow-up mail response is requested)

City: MENA Valley Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**I AM:**

☐ The Applicant

☐ A Neighbor

☐ Applicant's Representative

☒ Other Interested Party

**PLEASE INDICATE YOUR POSITION BELOW:**

☐ I wish to speak ☐ I DO NOT wish to speak

☐ I wish to speak with a Media Presentation

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

\_\_\_\_\_  
(Name)

**Position on Agenda Item:**

☐ In Favor

☐ Neutral

☒ Opposed

**RIVERSIDE COUNTY BOARD OF SUPERVISORS**  
**Request to Speak**

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 5/14/17 Agenda #: 16.2

SPEAKER'S NAME: DERRICK Anderson  
(Print Name)

Address: \_\_\_\_\_  
(Only required if follow-up mail response is requested)

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: 951-662-2008 Email: danderson 825

I AM:

☐ The Applicant

☒ A Neighbor

☐ Applicant's Representative

☐ Other Interested Party

**PLEASE INDICATE YOUR POSITION BELOW:**

☒ I wish to speak ☐ I DO NOT wish to speak  
☐ I wish to speak with a Media Presentation

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

DERRICK Anderson  
(Name)

**Position on Agenda Item:**

☐ In Favor

☐ Neutral

☒ Opposed

**RIVERSIDE COUNTY BOARD OF SUPERVISORS**  
**Request to Speak**

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 3/14/17 Agenda #: 16.2

SPEAKER'S NAME: CHRISTIAN SINGLETARY  
(Print Name)

Address: \_\_\_\_\_  
(Only required if follow-up mail response is requested)

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: 951-781-2770 Email: CSINGLEC@SBCGLOBAL.NET

I AM:

☒ The Applicant

☐ A Neighbor

☐ Applicant's Representative

☐ Other Interested Party

**PLEASE INDICATE YOUR POSITION BELOW:**

☒ I wish to speak ☐ I DO NOT wish to speak

☐ I wish to speak with a Media Presentation

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

\_\_\_\_\_  
(Name)

**Position on Agenda Item:**

☒ In Favor

☐ Neutral

☐ Opposed



FOR BILLING INQUIRIES:  
CALL (951) 368-9710  
EMAIL [billinginquiry@pe.com](mailto:billinginquiry@pe.com)

# THE PRESS-ENTERPRISE

| DATE    | ORDER NUMBER | PO Number | PRODUCT      | SIZE      | Amount |
|---------|--------------|-----------|--------------|-----------|--------|
| 3/10/17 | 0010913273   |           | PE Riverside | 3 x 68 Li | 300.30 |

Invoice text: GPA 1192

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2017 MAR 15 AM 11:33

Planning  
16.2 of 03/14/17

Placed by: Cecilia Gil

## Legal Advertising Memo Invoice

BALANCE DUE

300.30

| SALES/CONTACT INFORMATION  |              | ADVERTISER INFORMATION |                          |                        |  |
|----------------------------|--------------|------------------------|--------------------------|------------------------|--|
| Nick Eller<br>951-368-9229 | BILLING DATE | BILLED ACCOUNT NUMBER  | ADVERTISER/CLIENT NUMBER | ADVERTISER/CLIENT NAME |  |
|                            | 03/10/2017   | 5209148                | 5209148                  | BOARD OF SUPERVISORS   |  |



## THE PRESS-ENTERPRISE

### Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

| ADVERTISER/CLIENT NAME |                       |                          |
|------------------------|-----------------------|--------------------------|
| BOARD OF SUPERVISORS   |                       |                          |
| BILLING DATE           | BILLED ACCOUNT NUMBER | ADVERTISER/CLIENT NUMBER |
| 03/10/2017             | 5209148               | 5209148                  |
| BALANCE DUE            | ORDER NUMBER          | TERMS OF PAYMENT         |
| 300.30                 | 0010913273            | DUE UPON RECEIPT         |

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

CALIFORNIA NEWSPAPERS PARTNERSHIP  
Riverside Press-Enterprise  
PO BOX 54880  
LOS ANGELES CA 90054-0880

# THE PRESS-ENTERPRISE

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

**PROOF OF PUBLICATION**  
**(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 1192 /

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:

**03/10/2017**

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

Date: March 10, 2017  
At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0010913273-01

P.O. Number:

Ad Copy:

**NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE LAKE MATHEWS / WOODCREST AREA PLAN, FIRST 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, March 14, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider initiation proceedings for the application submitted by Christian Singletary - Steve Sommers, on **General Plan Amendment No. 1192**, which proposes to amend the General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend the land use from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres ("the project"). The project is located northeast of Van Buren Boulevard, east of Firehorn Avenue, and west of Regency Ranch Road in the Lake Mathews / Woodcrest Acres, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1192**.

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@rcrlma.org](mailto:jhildebr@rcrlma.org).

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

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

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

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

Dated: March 7, 2017  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

3/10

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2017 MAR 15 AM 11:34

Debbie Walsh  
Vice-President, Rural Association of Mead Valley  
PO Box 2433  
Perris, CA 92572

June 4, 2017

Riverside County Board of Supervisors  
4080 Lemon Street  
Riverside, CA 92501

Dear Honorable Supervisors:

**RE: Agenda Item 16:1: GPA 1192**

I am opposed to General Plan Amendment 1192, that propose to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres.

The General Plan updates for Foundation General Plan Amendments takes place during the 8 year cycle. Foundation General Plan Amendment changes for the 8 year cycle must have been completed during the 2016 initiation time period for Foundation Amendments to be initiated. GPA 1192 failed to complete the regular Foundation General Plan Amendment initiation process in 2016. GPA 1192 failed to be initiated during the critical General Plan update initiation 2016 deadline. In order for GPA 1192 to move forward the General Plan amendment must meet the criteria for an Extraordinary Foundation Component Amendment (Ord. 348.4840 Section 2.5 B, C, F.)

**The Foundation Component Amendment failed to be initiated during the critical 2016 eight year cycle of the update to the General Plan. GPA 1192 does not meet the requirements of an Extraordinary Foundation Component Amendment and therefore the Board of Supervisors must decline initiation of GPA 1192.**

**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 ("GRIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment"

3711  
6/6/17 16.1  
2017-6-135949

Certainly this current proposed project is not in line with the vision set forth by the residents of Lake Mathews both through the Lake Mathews Community Plan and RCIP General Plan – Lake Mathews//Woodcrest Area Plan.

The current General Plan land use for Lake Mathews and Woodcrest is overwhelmingly rural community designation: Estate Density Residential, Very Low Density Residential and Low Density Residential.

**Proposed project is surrounded Rural Foundation and rural zoning.**

- GPA 1192 proposes to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres.
- Proposes a gas station/convenience store and RV Storage Facility Gas Station located in a **"Very High Fire Hazard Severity Zone"**.
- Van Buren has a steep grade from King to Mockingbird Canyon Road and from Canyon Ridge to Mockingbird Canyon Road. Adding a deceleration lane is not sufficient to prevent safety concerns as cars will be traveling at speeds of 60 or more mph going down the hill. Left lanes and right lanes into the project site will be dangerous.
- No new changes have occurred in the area to justify a Foundation change from Rural Community Foundation (Rural Residential) to Community Development Foundation (CD).
- Creates an internal inconsistency among the elements of the General Plan.
- Negatively impacts the overall vision of the General Plan – Lake Mathews/Woodcrest Area Plan.

I urge you to vote no to initiation of Rural Foundation General Plan Amendment 1192 that **proposes to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres.**

1) The Foundation Component Amendment failed to be initiated during the critical and timely 2016 eight year cycle of the update to the General Plan. 2) GPA 1192 does not meet the requirements of an Extraordinary Foundation Component Amendment and therefore must be denied approval. 3) GPA 1192 is clearly inconsistent with the County's vision, 4) GPA 1192 is located in a **"Very High Fire Hazard Severity Zone"**. 5) GPA 1192 would add to the dangerous conditions on Van Buren Blvd.

Sincerely,



Debbie Walsh

Board of Supervisors

From Offices of Miller, Rivera, Holmstrom, Catlin

June 6, 2017

1. 2. 4379 I can't believe Hi Density is creeping into Temescal Canyon. That has a higher percentage of people who need closer services like shopping, medical, fire protection from kitchen fires, police protection for domestic violence because there is more of them crowded in small apartments. I can't believe there are more residential or buildings at all coming into Riverside County and I oppose this extension of time.

Northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Drive and west of Lawson Road 42.9 Acres 12,000 sq. ft. 54 residents on 18 acres. 18 acres here, 20 acres there and it adds up. So I oppose extension of time for 4389

1. 4. 4356 I oppose the extension of Time for Tentative Parcel Map No. 35671 at Rancon Winchester Valley 85 Third Supervisorial District Winchester as the Planet and Riverside County do not need another strip mall. Leave this 18 acres Life Giving Field Protection Status and replant the exterior with trees. How heartbreaking the project closer to Menifee is on Domenigoni Parkway. Everyone hates it and comes to me like I can talk sense into the Board of Supervisors. I pray that you stop any thing on Domenigoni Parkway. It appears to be a Green Belt way and needs to remain. Stop that grading and housing tract on the Parkway before they order the wood, our forest.
1. 5. 4359 57 Condominiums on 5 acres what Hi Density Insanity. How and why did you approve 57 condominiums on 5 acres to start with? We don't need 100,000 of thousands more cars poured onto the Freeways of Southern California. And Est of the up coming most congested area in Southern California. It is shocking how Domenigoni Family sold off their land and is also developing whatever they have left. They should have had respect for the rural character of Riverside County instead of the French Valley nightmare and cesspool air quality.
1. 6. 4361 The Woods needs to become the Recycled Plastic Wood accessories for Your Already Built Dwelling Company and get totally out of the development business. Especially, more colossally impacting High Density Residential and pointed at Domenigoni Parkway stuffing 84 buildings with 252 condominium. Do not give this time extension. I am sure you already did. How in the Name of Our Saviour did and do you allow more of this over crowding of everything. Can you imagine a stead crawl in cars toward Temecula trying to get to the freeway on Winchester with air so thick you can taste it like the 1960's.
1. 7. 4363 The Woods LLP allowing High Density Residential East off Leon and South of Olive Avenue and terracing 13 acres into 84 apartments. This is defeating the purpose of living on the Earth in a reasonable manner with more oxygen in a breath of air than petro chemical exhaust and dust particulate matter of the nasty permission of the Riverside Planners and Board of Supervisors. This is nauseating moving in these buildings, littering Domenigoni Parkway with buildings, cars, over filled dumpsters with hardly any landfill space left.
1. 8. 4345 Sounds like custom homes. Where ever man's turns the soil, he leaves a damaged footprint of resource waste. We don't need more cars in California. We aren't impressed that each house will have

3711  
6/6/17 16.1  
2017-6-135963

## Maxwell, Sue

---

**From:** Maxwell, Sue  
**Sent:** Tuesday, June 06, 2017 4:29 PM  
**To:** District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)  
**Subject:** Public Comments After June 6, 2017 Board of Supervisors' Meeting (9 Action Items) Ms Miller  
**Attachments:** Board of Supervisors.docx

| Tracking: | Recipient  | Read                   |
|-----------|--|------------------------|
|           | District 4 Supervisor V. Manuel Perez<br>(District4@RIVCO.ORG) |                        |
|           | District2  |                        |
|           | District3  |                        |
|           | District5  |                        |
|           | Supervisor Jeffries - 1st District (district1@rivco.org)       |                        |
|           | Fuller, Ashley   | Read: 6/6/2017 4:37 PM |
|           | Supervisor Jeffries - 1st District                             | Read: 6/6/2017 4:39 PM |

Good afternoon gentlemen,

The attached email was received via COB following today's Board Meeting and is from Ms. Miller, who was unable to attend in person.

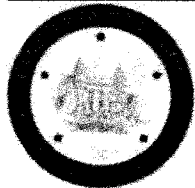
The Agenda Items commented on are 1.2; 1.4; 1.5; 1.6; 1.7; 1.8; 16.1; 16.2 & 16.2.

A printed copy of the email/attachment will be added as Back-up for each Item above.

Thank you kindly, and have a nice evening,

*Sue Maxwell*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
Mail Stop #1010  
[smaxwell@rivco.org](mailto:smaxwell@rivco.org)  
<http://rivcocob.org/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

**From:** albia miller [mailto:stopbuildinganything@gmail.com]  
**Sent:** Tuesday, June 06, 2017 1:42 PM



FOR BILLING INQUIRIES:  
CALL (951) 368-9710  
EMAIL [billinginquiry@pe.com](mailto:billinginquiry@pe.com)

# THE PRESS-ENTERPRISE

| DATE    | ORDER NUMBER | PO Number | PRODUCT      | SIZE      | Amount |
|---------|--------------|-----------|--------------|-----------|--------|
| 3/10/17 | 0010913273   |           | PE Riverside | 3 x 68 Li | 300.30 |

Invoice text: GPA 1192

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2017 MAR 15 AM 11:33

Planning  
16.2 of 03/14/17

Placed by: Cecilia Gil

## Legal Advertising Memo Invoice

BALANCE DUE

300.30

| SALES/CONTACT INFORMATION  |              | ADVERTISER INFORMATION |                          |                        |
|----------------------------|--------------|------------------------|--------------------------|------------------------|
| Nick Eller<br>951-368-9229 | BILLING DATE | BILLED ACCOUNT NUMBER  | ADVERTISER/CLIENT NUMBER | ADVERTISER/CLIENT NAME |
|                            | 03/10/2017   | 5209148                | 5209148                  | BOARD OF SUPERVISORS   |



## THE PRESS-ENTERPRISE

### Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

| ADVERTISER/CLIENT NAME |                       |                          |
|------------------------|-----------------------|--------------------------|
| BOARD OF SUPERVISORS   |                       |                          |
| BILLING DATE           | BILLED ACCOUNT NUMBER | ADVERTISER/CLIENT NUMBER |
| 03/10/2017             | 5209148               | 5209148                  |
| BALANCE DUE            | ORDER NUMBER          | TERMS OF PAYMENT         |
| 300.30                 | 0010913273            | DUE UPON RECEIPT         |

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

CALIFORNIA NEWSPAPERS PARTNERSHIP  
Riverside Press-Enterprise  
PO BOX 54880  
LOS ANGELES CA 90054-0880

# THE PRESS-ENTERPRISE

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

**PROOF OF PUBLICATION**  
**(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 1192 /

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:

**03/10/2017**

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

Date: March 10, 2017  
At: Riverside, California

  
Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0010913273-01

P.O. Number:

Ad Copy:

## NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE LAKE MATHEWS / WOODCREST AREA PLAN, FIRST 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, March 14, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider initiation proceedings for the application submitted by Christian Singletary - Steve Sommers, on **General Plan Amendment No. 1192**, which proposes to amend the General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend the land use from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres ("the project"). The project is located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road in the Lake Mathews / Woodcrest Acres, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1192**.

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 [ihildebr@rcclma.org](mailto:ihildebr@rcclma.org).

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

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

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

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

Dated: March 7, 2017  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

3/10

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2017 MAR 15 AM 11:34

Debbie Walsh  
Vice-President, Rural Association of Mead Valley  
PO Box 2433  
Perris, CA 92572

June 4, 2017

Riverside County Board of Supervisors  
4080 Lemon Street  
Riverside, CA 92501

Dear Honorable Supervisors:

**RE: Agenda Item 16:1: GPA 1192**

I am opposed to General Plan Amendment 1192, that propose to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres.

The General Plan updates for Foundation General Plan Amendments takes place during the 8 year cycle. Foundation General Plan Amendment changes for the 8 year cycle must have been completed during the 2016 initiation time period for Foundation Amendments to be initiated. GPA 1192 failed to complete the regular Foundation General Plan Amendment initiation process in 2016. GPA 1192 failed to be initiated during the critical General Plan update initiation 2016 deadline. In order for GPA 1192 to move forward the General Plan amendment must meet the criteria for an Extraordinary Foundation Component Amendment (Ord. 348.4840 Section 2.5 B, C, F.)

**The Foundation Component Amendment failed to be initiated during the critical 2016 eight year cycle of the update to the General Plan. GPA 1192 does not meet the requirements of an Extraordinary Foundation Component Amendment and therefore the Board of Supervisors must decline initiation of GPA 1192.**

**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 ("GRIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment"

3711  
6/4/17 16.1  
2017-6-135949

### Required Findings

a. **The foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.**

### **Justification:**

**Proposal will allow for a safe crossing point for the ultimate trail system that will extend southerly of the project.**

Will this project create a safe trail crossing at the signal light at Van Buren and Mockingbird Canyon? Will vehicles entering the commercial businesses pose a danger to those using the trail? The trail access for this project could pose a number of safety concerns.

**Justification: Project will provide neighborhood convenience where it currently does not exist.**

There is a gas station at King Street, a Stater Bros shopping center at Wood and a Circle K gas station and convenience store at Washington just a couple minutes from the proposed project location.

Proposed Project is for a commercial gas station, fast food/drive through and RV storage located in a **"Very High Fire Hazard Severity Zone"**  
([http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland\\_zones.php](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones.php)).

The proposed Foundation changes from Rural Community Foundation (RC) to Community Development Foundation (CD) is not consistent with the Riverside County General Plan Vision for the Lake Mathews Area and Community Plan.

### **Riverside County Vision.**

The simplest way to summarize our vision for Riverside County is to say that:  
*"Riverside County is a family of special communities in a remarkable environmental setting."*

RCIP - General Plan - Mead Valley Area Plan Vision for the area:

**"Rural Communities.** The rural nature of the Lake Mathews/Woodcrest area can be seen throughout much of the planning area. The communities of Woodcrest and El Sobrante, and the assorted rural enclaves south of Cajalco Road are overwhelmingly rural in character, with a strong equestrian presence. Adjacent open space and agricultural uses further enhance the rural nature of this area. The application of Rural Residential, Rural Mountainous, Very Low Density Residential, and Estate Density Residential within the Rural Community Foundation Component, and open space designations throughout much of the planning area serves to maintain the character of this wonderfully unique area of Riverside County" (Lake Mathews/Woodcrest Area Plan, pg. 6).

Certainly this current proposed project is not in line with the vision set forth by the residents of Lake Mathews both through the Lake Mathews Community Plan and RCIP General Plan – Lake Mathews//Woodcrest Area Plan.

The current General Plan land use for Lake Mathews and Woodcrest is overwhelmingly rural community designation: Estate Density Residential, Very Low Density Residential and Low Density Residential.

**Proposed project is surrounded Rural Foundation and rural zoning.**

- GPA 1192 proposes to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres.
- Proposes a gas station/convenience store and RV Storage Facility Gas Station located in a **"Very High Fire Hazard Severity Zone"**.
- Van Buren has a steep grade from King to Mockingbird Canyon Road and from Canyon Ridge to Mockingbird Canyon Road. Adding a deceleration lane is not sufficient to prevent safety concerns as cars will be traveling at speeds of 60 or more mph going down the hill. Left lanes and right lanes into the project site will be dangerous.
- No new changes have occurred in the area to justify a Foundation change from Rural Community Foundation (Rural Residential) to Community Development Foundation (CD).
- Creates an internal inconsistency among the elements of the General Plan.
- Negatively impacts the overall vision of the General Plan – Lake Mathews/Woodcrest Area Plan.

I urge you to vote no to initiation of Rural Foundation General Plan Amendment 1192 that **proposes to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres.**

1) The Foundation Component Amendment failed to be initiated during the critical and timely 2016 eight year cycle of the update to the General Plan. 2) GPA 1192 does not meet the requirements of an Extraordinary Foundation Component Amendment and therefore must be denied approval. 3) GPA 1192 is clearly inconsistent with the County's vision, 4) GPA 1192 is located in a **"Very High Fire Hazard Severity Zone"**. 5) GPA 1192 would add to the dangerous conditions on Van Buren Blvd.

Sincerely,



Debbie Walsh

## Maxwell, Sue

---

**From:** Maxwell, Sue  
**Sent:** Monday, June 05, 2017 4:51 PM  
**To:** COB-Agenda; Young, Alisa; Perez, Juan; Leach, Charissa; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)  
**Subject:** June 6, 2017 Agenda Item 16.1 - Opposition to GPA 1192  
**Attachments:** DebbieLetter1192Firethorn.doc  
**Importance:** High

Good afternoon,

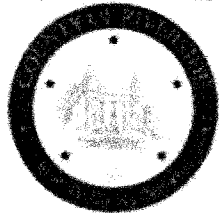
Attached you'll find an email received via COB in opposition to GPA 1192 for tomorrow's Board Meeting, Agenda Item 16.1.

This has been printed and included as Back-up with the Agenda Item.

Thank you, and have a nice evening,

*Sue Maxwell*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
Mail Stop #1010  
[smaxwell@rivco.org](mailto:smaxwell@rivco.org)  
<http://rivcocob.org/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

**From:** Debbie Walsh [mailto:abilene149@gmail.com]  
**Sent:** Monday, June 05, 2017 3:51 PM  
**To:** COB <COB@RIVCO.ORG>; COB <COB@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>  
**Subject:** GPA 1192 Agenda Item 16.1 June 6, 2016

Clerk of the Board,

Please find attached letter in opposition to GPA 1192, Agenda Item 16.1 for the June 6, 2016 Board of Supervisors Meeting.

Board of Supervisors

From Offices of Miller, Rivera, Holmstrom, Catlin

June 6, 2017

1. 2. 4379 I can't believe Hi Density is creeping into Temescal Canyon. That has a higher percentage of people who need closer services like shopping, medical, fire protection from kitchen fires, police protection for domestic violence because there is more of them crowded in small apartments. I can't believe there are more residential or buildings at all coming into Riverside County and I oppose this extension of time.

Northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Drive and west of Lawson Road 42.9 Acres 12,000 sq. ft. 54 residents on 18 acres. 18 acres here, 20 acres there and it adds up. So I oppose extension of time for 4389

1. 4. 4356 I oppose the extension of Time for Tentative Parcel Map No. 35671 at Rancon Winchester Valley 85 Third Supervisorial District Winchester as the Planet and Riverside County do not need another strip mall. Leave this 18 acres Life Giving Field Protection Status and replant the exterior with trees. How heartbreaking the project closer to Menifee is on Domenigoni Parkway. Everyone hates it and comes to me like I can talk sense into the Board of Supervisors. I pray that you stop any thing on Domenigoni Parkway. It appears to be a Green Belt way and needs to remain. Stop that grading and housing tract on the Parkway before they order the wood, our forest.
1. 5. 4359 57 Condominiums on 5 acres what Hi Density Insanity. How and why did you approve 57 condominiums on 5 acres to start with? We don't need 100,000 of thousands more cars poured onto the Freeways of Southern California. And Est of the up coming most congested area in Southern California. It is shocking how Domenigoni Family sold off their land and is also developing whatever they have left. They should have had respect for the rural character of Riverside County instead of the French Valley nightmare and cesspool air quality.
1. 6. 4361 The Woods needs to become the Recycled Plastic Wood accessories for Your Already Built Dwelling Company and get totally out of the development business. Especially, more colossally impacting High Density Residential and pointed at Domenigoni Parkway stuffing 84 buildings with 252 condominium. Do not give this time extension. I am sure you already did. How in the Name of Our Saviour did and do you allow more of this over crowding of everything. Can you imagine a stead crawl in cars toward Temecula trying to get to the freeway on Winchester with air so thick you can taste it like the 1960's.
1. 7. 4363 The Woods LLP allowing High Density Residential East off Leon and South of Olive Avenue and terracing 13 acres into 84 apartments. This is defeating the purpose of living on the Earth in a reasonable manner with more oxygen in a breath of air than petro chemical exhaust and dust particulate matter of the nasty permission of the Riverside Planners and Board of Supervisors. This is nauseating moving in these buildings, littering Domenigoni Parkway with buildings, cars, over filled dumpsters with hardly any landfill space left.
1. 8. 4345 Sounds like custom homes. Where ever man's turns the soil, he leaves a damaged footprint of resource waste. We don't need more cars in California. We aren't impressed that each house will have

3711  
6/6/17 16.1  
2017-6-135963

almost an acre per house. It is still too many houses. 12 acres into 19 residential lots. It is a subdivision of the Nature of Riverside County, subdividing our breath of air into less available oxygen by attacks from exhaust and emissions from many point sources. Stop the designing and removing of this section and that and return the funding to the developer and save our land before this developer is further in debt to an environmentally damaging project and possibly too expensive for the applicant. Save these people because the economy probably won't hold long enough and they will lose more than their shirt. This one can go to Sept 2017 in their words all summer. If you had rejected him now, he could make better arrangements for his life.

✓ 16. 1. 3711 Not another strip mall. There are many empty, competed out of business because of too many shops and too many empty houses because there are better priced out of Riverside. Save 10 acres from more smoke shops, more dollar stores, more duplicated stores that Riverside has enough of.

16. 2. 3714 Let's see, you had a continuance of this in only two weeks. It usually is a month or two months or 8 weeks. This was way too soon. Answer the question is there a rule about continuance as in more than a month. I think it should be removed for lack of interests by the developer. This is next to a water tank and I thought there was a more extensive buffer between the people's drinking water and neighborhoods. Seriously, we need to keep safety roads up to our water tanks open for first responders so repairs can be made. I am appalled that this was moved so quickly. Nothing makes development right in Riverside County. Nothing makes meth labs and puppy mills right and Mead Valley has a high percentage of these actions. Correct activities without violence and redirect such unproductive and sociologically damaging paths with listing all jobs and helping people secure them.

16. 3. 3809 This is situation that appears that Galway Downs wants to use property that they bought for Equestrian activities and it was rezoned without their comment and now they want it zoned their way. I don't see any houses being planned, however, I could be fooled and misinterpreting, however, I must go.

I understand there has been millions of dollars spent on following permission trail for a building\construction project. I understand that one Tomahawk Missile blown up is \$832,000 dollars. Trump blew up 57 of them in Syria several weeks ago. So tell the military to come home, watch the deteriorating forests and stop blowing up money on fabricated enemies in nations that America only wants the oil under their soil. County Planners need to spend their time finding grants and funding from Congress to pay back the developers who will only owe yearly taxes on land they can never develop or they can donate it to Riverside Habitat Conservation Programs or they can sell it for agriculture if it has already been agriculture. It just cannot be built on.

## Maxwell, Sue

---

**From:** Maxwell, Sue  
**Sent:** Tuesday, June 06, 2017 4:29 PM  
**To:** District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)  
**Subject:** Public Comments After June 6, 2017 Board of Supervisors' Meeting (9 Action Items) Ms Miller  
**Attachments:** Board of Supervisors.docx

| Tracking: | Recipient  | Read                   |
|-----------|--|------------------------|
|           | District 4 Supervisor V. Manuel Perez<br>(District4@RIVCO.ORG) |                        |
|           | District2  |                        |
|           | District3  |                        |
|           | District5  |                        |
|           | Supervisor Jeffries - 1st District (district1@rivco.org)       |                        |
|           | Fuller, Ashley   | Read: 6/6/2017 4:37 PM |
|           | Supervisor Jeffries - 1st District                             | Read: 6/6/2017 4:39 PM |

Good afternoon gentlemen,

The attached email was received via COB following today's Board Meeting and is from Ms. Miller, who was unable to attend in person.

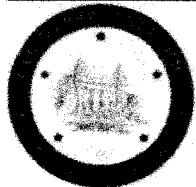
The Agenda Items commented on are 1.2; 1.4; 1.5; 1.6; 1.7; 1.8; 16.1; 16.2 & 16.2.

A printed copy of the email/attachment will be added as Back-up for each Item above.

Thank you kindly, and have a nice evening,

*Sue Maxwell*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
Mail Stop #1010  
[smaxwell@rivco.org](mailto:smaxwell@rivco.org)  
<http://rivcocob.org/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

**From:** albia miller [mailto:stopbuildinganything@gmail.com]  
**Sent:** Tuesday, June 06, 2017 1:42 PM

# RIVERSIDE COUNTY BOARD OF SUPERVISORS

## Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 6/6/17 Agenda #: 16.1

SPEAKER'S NAME: CHRIS SINGLETARY  
(Print Name)

Address: \_\_\_\_\_  
(Only required if follow-up mail response is requested)

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

I AM:

☒ The Applicant

☐ A Neighbor

☐ Applicant's Representative

☐ Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

☒ I wish to speak ☐ I DO NOT wish to speak

☐ I wish to speak with a Media Presentation

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

\_\_\_\_\_  
(Name)

Position on Agenda Item:

☒ In Favor

☐ Neutral

☐ Opposed

**RIVERSIDE COUNTY BOARD OF SUPERVISORS**  
**Request to Speak**

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 6-6-2017 Agenda #: 16-1

SPEAKER'S NAME: Debbie WALSH  
(Print Name)

Address: \_\_\_\_\_  
(Only required if follow-up mail response is requested)

City: Mesa Valley Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

I AM:

- ☐ The Applicant ☐ A Neighbor  
☐ Applicant's Representative ☒ Other Interested Party

**PLEASE INDICATE YOUR POSITION BELOW:**

- ☐ I wish to speak ☐ I DO NOT wish to speak  
☐ I wish to speak with a Media Presentation  
☐ I YIELD my 3 minutes to the following speaker:  
(Maximum 2 Yields per Speaker)

\_\_\_\_\_  
(Name)

**Position on Agenda Item:**

- ☐ In Favor ☐ Neutral ☒ Opposed

**RIVERSIDE COUNTY BOARD OF SUPERVISORS**  
**Request to Speak**

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 6/6/17 Agenda #: 16-1  
16-111

SPEAKER'S NAME: John L. Minnella  
(Print Name)

Address: 19464 Billdeer Ct.  
(Only required if follow-up mail response is requested)

City: Perris (CK Mathew) Zip: 92570

Phone #: 714/573-9805 Email: minnellajohn@docglobal.net

I AM:

- ☐ The Applicant ☒ A Neighbor  
☐ Applicant's Representative ☐ Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- ☒ I wish to speak ☐ I DO NOT wish to speak  
☐ I wish to speak with a Media Presentation  
☐ I YIELD my 3 minutes to the following speaker:  
(Maximum 2 Yields per Speaker)

\_\_\_\_\_  
(Name)

Position on Agenda Item:

- ☐ In Favor ☐ Neutral ☒ Opposed