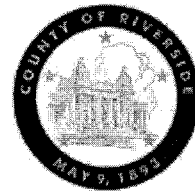


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
16.2
(ID # 3714)

MEETING DATE:
Tuesday, May 23, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1198 (Foundation and Entitlement/Policy) – APPLICANT: Shree Properties, Inc. – ENGINEER/REPRESENTATIVE: Jason Verrips – First Supervisorial District – 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: Adopt an order initiating the proceedings for General Plan Amendment No. 1198, 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 Medium Density Residential (MDR), on one parcel, totaling 23 gross acres. Applicant Fees 100%. [\$0]

RECOMMENDED MOTION: Staff recommends that the Board of Supervisors:

1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1198**, 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 C. Perez", is written over a horizontal line.

Juan C. Perez, Director of Transportation & Land Management

3/2/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the Board denied an order initiating proceedings for the above referenced general plan amendment.

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**

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Project Scope

General Plan Amendment No. 1198 is a General Plan Foundation Component Amendment to change the project site's 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, totaling 23 gross acres. The project site is generally located north of Oakwood Street, south of Cajalco Expressway, east of Tyler Road, west of Seaton Avenue, and is within the Mead Valley Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

General Plan Initiation Process

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

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

Justification for Foundation Component Amendment

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

General Plan Advisory Committee

This application was considered by the General Plan Advisory Committee (GPAC) during a public meeting on August 18, 2016, Agenda Item 3.11, and was recommended for initiation to the Planning Commission by a majority.

During the GPAC meeting, compatibility with the surrounding community was discussed. The GPAC members felt that due to the location of the site, adjacent to a more prominent transportation corridor, a Medium Density Residential tract would be appropriate. Furthermore, the applicant stated that a public sewer line would be extended to the site in order to service proposed development. As a result, the GPAC recommended the application for initiation.

Planning Commission

This application was considered by the Planning Commission during a public meeting on October 19, 2016, Agenda Item 2.11, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners also discussed compatibility of the proposed change. Several community members spoke against the proposal, stating that the site should remain under the existing Very Low Density Residential land use designation and that the densification was not appropriate for the area. The Planning Commissioners further discussed the area as a whole, and noted that future changes to the area would be occurring, specifically the widening of Cajalco Expressway and the possibility of constructing sewer service for the area. As a result, the Planning Commission felt that a Foundation change would be appropriate, but cautioned the applicant to continue working with the community to ensure impacts associated with a denser development would not affect the surrounding properties.

**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

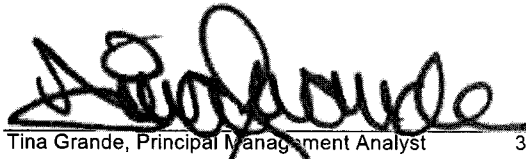
ATTACHMENTS:

Attachment A – Exhibits

Attachment B – BOS Report Package

Attachment C – PC Report Package

Attachment D – GPAC Report Package



Tina Grande, Principal Management Analyst

3/8/2017

**Supervisor: Jeffries
District 1**

Date Drawn: 08/04/2016
Vicinity Map



Zoning Dist: Mead Valley

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 at Riverside at (951) 953-3200 (Western County) or in Palm Desert at (760) 964-6277 (Eastern County) or Website: <http://webpage.ci.riverside.ca.us>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01198

LAND USE

Supervisor: Jeffries

District 1

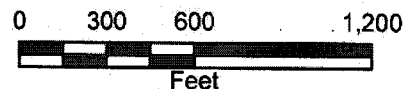
Date Drawn: 08/04/2016

Exhibit 1



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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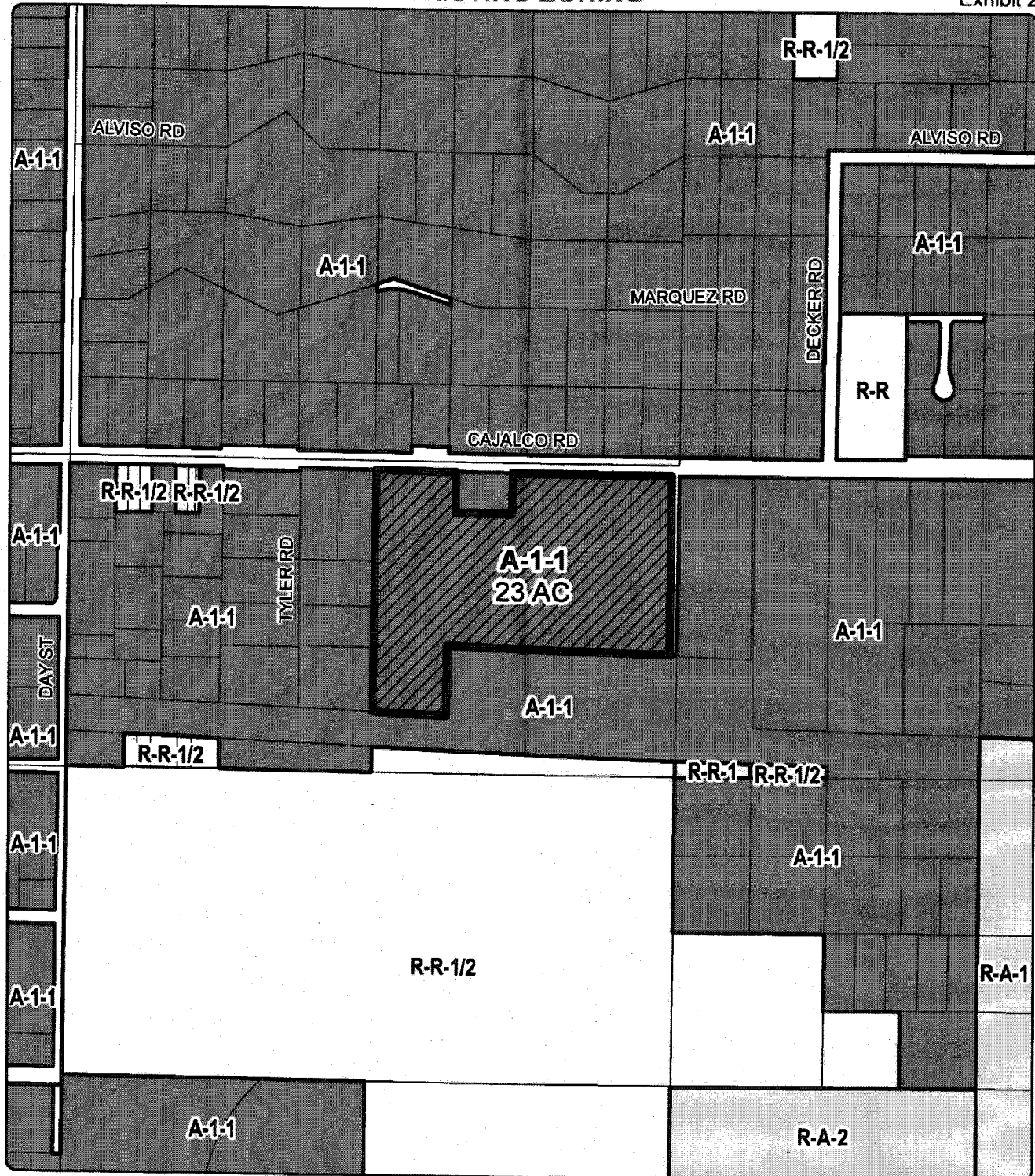
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01198

EXISTING ZONING

Supervisor: Jeffries
District 1

Date Drawn: 08/04/2016
Exhibit 2



Zoning Dist: Mead Valley

Author: Vinnie Nguyen

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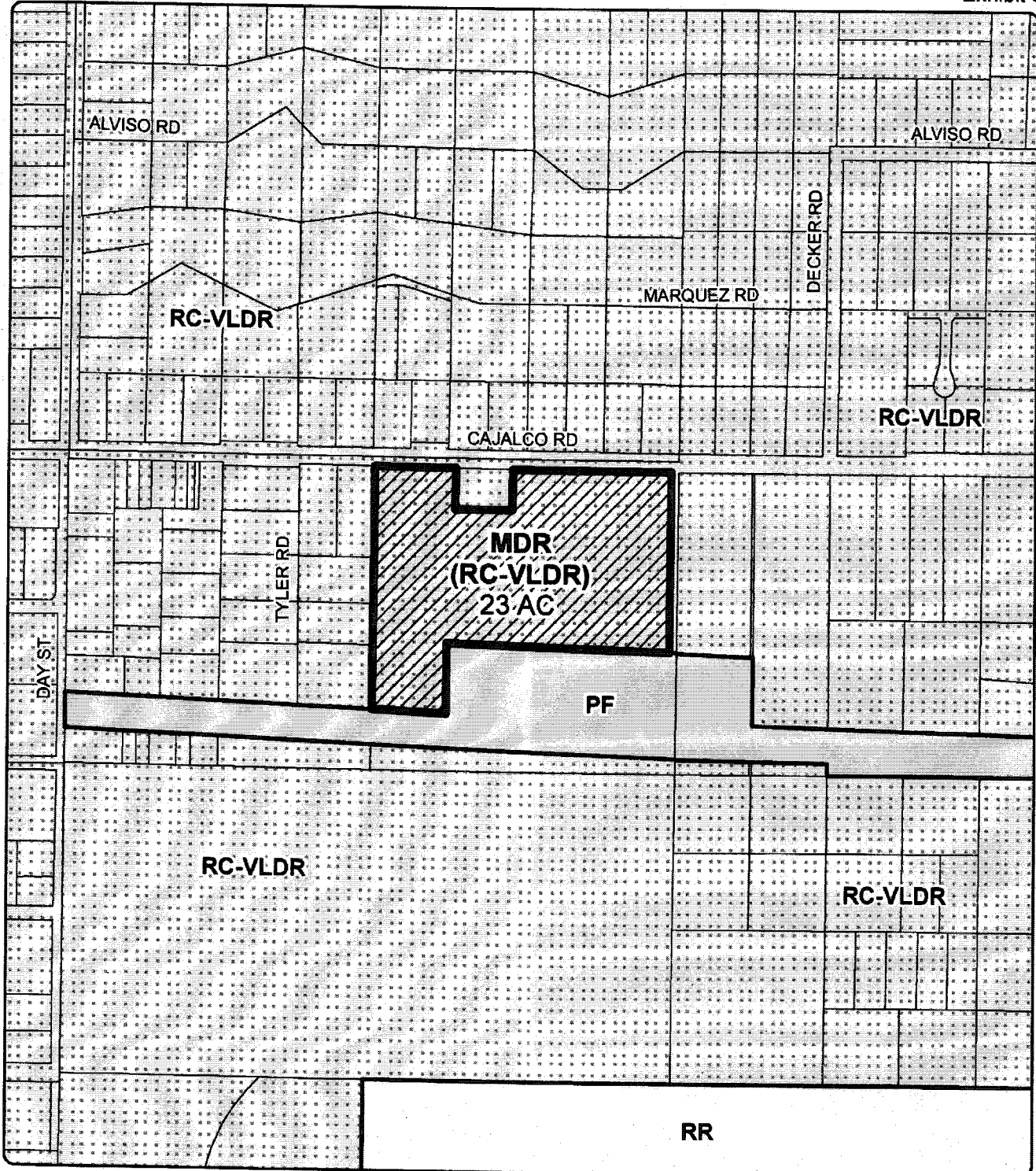
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01198

PROPOSED GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 08/04/2016
Exhibit 6



Zoning Dist: Mead Valley

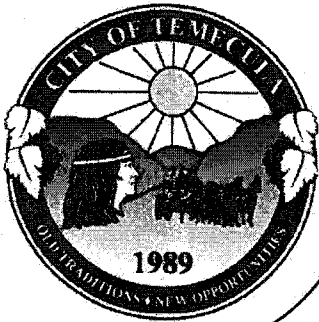
Author: Vinnie Nguyen

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BOS

Report Package

Meeting Date: Tuesday, March 21, 2017



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • TemeculaCA.gov

November 21, 2016

Mr. John Hildebrand
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

SUBJECT: Foundation General Plan Amendment No. 1197

Dear Mr. Hildebrand:

The November 2, 2016 agenda packet for the Planning Commission included the above mentioned project, which is to remove project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and include them in the Winery District Policy Area. Pursuant to the Temecula Valley Wine Country policies, removal of a property from the Policy boundary requires a Foundation General Plan Amendment (Agenda Item No. 2.10).

The County and the Wine Country community went through an extensive planning process to develop policies for Wine Country to ensure that uses complement one another and to protect against the location of activities that are incompatible with existing residential and equestrian uses.

The City does not oppose the proposed General Plan Amendment (GPA) No. 1197; however, the City does request that the proposed GPA go through the proper California Environmental Quality Act analysis in context to the certified Environmental Impact Report for the Wine Country Community Plan, as the proposed GPA would potentially intensify land uses along Temecula Parkway, increasing the likelihood of potential traffic related impacts.

Should you have any questions, please contact me by telephone at (951) 694-6415 or by email at Luke.Watson@TemeculaCA.gov.

Sincerely,

Luke Watson

Director of Community Development

cc: Temecula City Council
Aaron Adams, City Manager
Greg Butler, Assistant City Manager
Steve Weiss, Riverside County Planning Director



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

I. AGENDA ITEM 2.10

GENERAL PLAN AMENDMENT NO. 1197 (Foundation and Entitlement/Policy) –
APPLICANT: SFT Realty Galway Downs, LLC – ENGINEER/REPRESENTATIVE: Michael Newcomb –
Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Rural
Residential (R-R), and Wine Country-Equestrian (WC-E) – LOCATION: Generally located south of De
Portola Road, east of Los Caballos Road and west of Pauba Road – PROJECT SIZE: 238.5 gross
acres.

II. PROJECT DESCRIPTION:

Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country –
Equestrian District Policy Area and establish them in the Temecula Valley Wine Country – Winery
District Policy Area and establish the fifth parcel, which exists outside of a Policy Area, in the
Temecula Valley Wine Country – Winery District Policy Area, on five parcels, totaling 238.5 gross
acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

No one spoke in favor, in opposition, or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

The Planning Commission Comments to the Board of Supervisors are:

RECOMMEND INITIATION.

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

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 28, 2016

Planning Commission
County of Riverside
4080 Lemon St
Riverside CA 92501

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

Dear Chair and Members of the Commission

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

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

General comments

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

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

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

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

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

Specific comments

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

Oppose initiation

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

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

Support Initiation

This remedies a non-conforming use.

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

More information needed

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

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

Oppose initiation

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

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

Oppose initiation

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

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

Oppose initiation unless modified

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

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

Oppose initiation

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

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

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

Oppose initiation

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

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

Support initiation

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

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

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

Support initiation

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

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

Support initiation

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

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

Support

This fixes a mapping error.

Thank you for considering our views.

Yours truly,



Dan Silver
Executive Director


PC

Report Package

Meeting Date: Wednesday, October 19, 2016

Agenda Item No.: 2.11
Area Plan: Mead Valley
Supervisory District: First
Project Planner: John Earle Hildebrand III

General Plan Amendment No. 1198
Property Owner: Hideaki Nakamura and Vivian Lee
Applicant: Shree Properties, Inc.
Engineer/Representative: Jason Verrips


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1198 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 Medium Density Residential (MDR) (2 – 5 du/ac), on one parcel, totaling 23 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: North of Oakwood Street, South of Cajalco Expressway, east of Tyler Road, and west of Seaton Avenue.

PROJECT APN: 317-060-037

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

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:

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

The proposed General Plan classification allows for uses more consistent with its location along the planned widening of Cajalco Road.

Groundwater Quality. Under this change the site will use sewer service. The immediate area has a heavy reliance on On-Site Wastewater Treatment Systems (Septic). The area has groundwater quality that is impacted by the density of septic system use. The Amendment removes this property from any potential Septic use and its related negative impact on water quality.

Any use under Community Development would bring additional affordable housing and/or jobs that can be served by area residents. The site has easy access to public transportation. Access to public transportation increases its use and positively impacts air quality as well as traffic. This access and the planned improvements on Cajalco Road mitigate the traffic impacts of development of this site. With the pending expansion of Cajalco Road, this Community Development Use on Calalco brings complimentary development with beneficial improvements to the area while not impacting the overall vision of the Mead Valley Area Plan.

There is no conflict with March Air Force Base influence area. The previous Airport Compatibility Zone classification has changed since the last General Plan and is consistent with this Amendment Request.

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 unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, the applicant spoke on behalf of the project and explained his desire to provide new housing for the area. He further explained that utility services to the area, specifically sewer, would be expanded to accommodate a Medium Density Residential type of development. The GPAC felt this was an appropriate and compatible change proposal and recommended initiation of the General Plan Amendment.

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: | Medium Density Residential (MDR) |
| 5. Surrounding General Plan Designations: | North, East, and West - Very Low Density Residential (VLDR); South - Public Facilities (PF) |
| 6. Existing Zoning Classification: | A-1-1 (Light Agriculture) |
| 7. Surrounding Zoning Classifications: | North, East, and West - A-1-1 (Light Agriculture); South - R-R-½ (Rural Residential) |
| 8. Existing Land Use: | Vacant Land |
| 9. Surrounding Land Uses: | Residential |
| 10. Project Size (Gross Acres): | 23 |

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. 1198 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. An agricultural preserve; or
 - c. A high fire area; or
 - d. A subsidence area; or
 - e. A liquefaction area; or
 - f. A half-mile of a fault line or fault zone; or
 - g. A special flood hazard area.
3. The project site is located within:
 - a. The City of Perris sphere of influence; and
 - b. March Air Reserve airport influence area.



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

I. AGENDA ITEM 3.11

GENERAL PLAN AMENDMENT NO. 1198 (Foundation and Entitlement/Policy) –
APPLICANT: Shree Properties, Inc. – ENGINEER/REPRESENTATIVE: Jason Verrips – First Supervisorial District – 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, totaling 23 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 317-060-037.

II. GPAC ACTION:

Motion by Mr. Silver
Second by Mr. Kroenke

Absent: Mr. Gutierrez, Mr. Rosenthal, Ms. Martin

All voted to move this 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.

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. 1198 (Foundation and Entitlement/Policy) – APPLICANT: Shree Properties, Inc. – ENGINEER/REPRESENTATIVE: Jason Verrips – First Supervisorial District – 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, totaling 23 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 317-060-037.

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, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

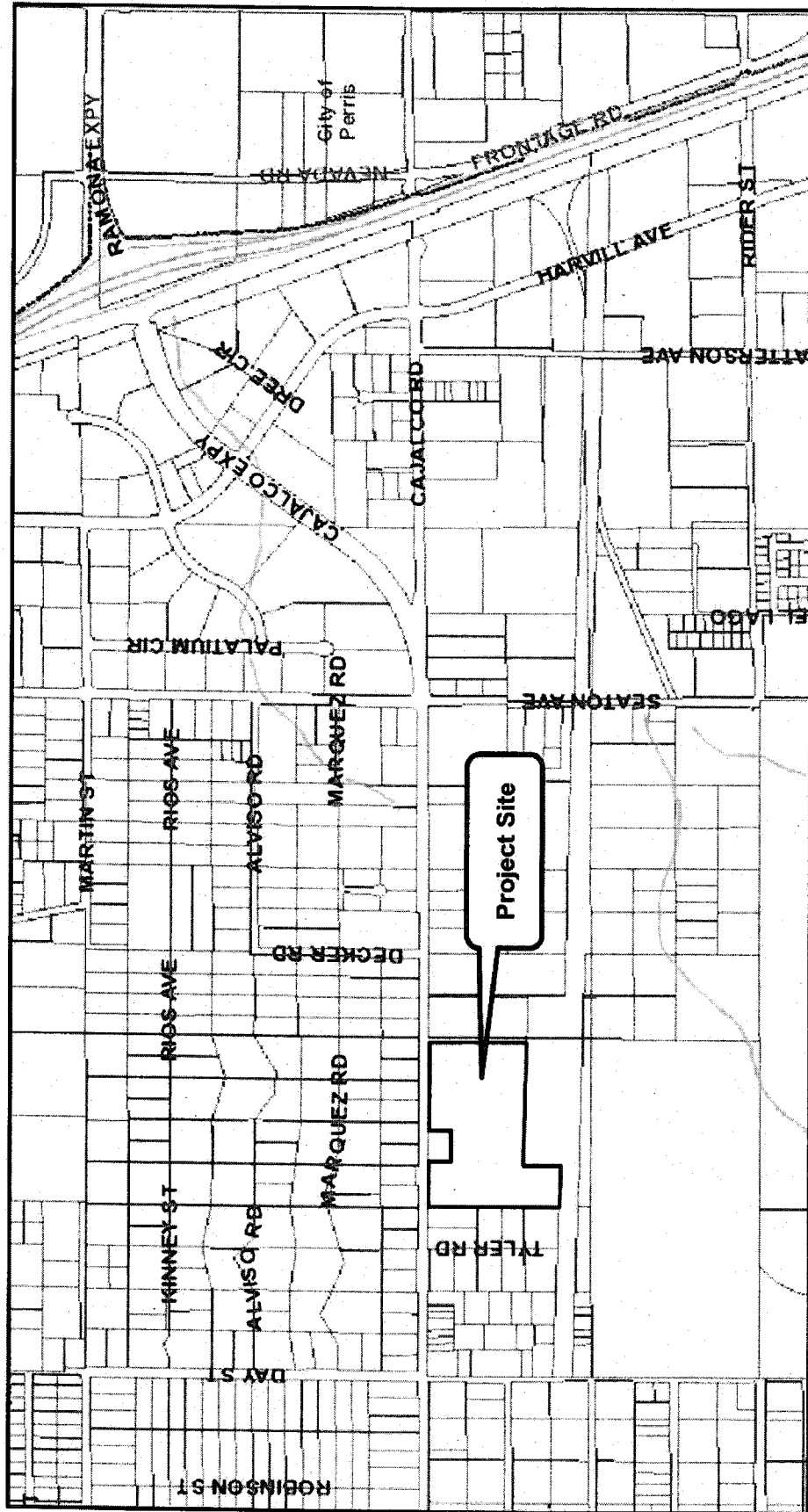
The case file for the proposed project may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 18, 2016

Foundation GPA No.: 1198
Supervisory District: First
Area Plan: Mead Valley
Zoning Area/District: Mead Valley District
Property Owner(s): Hideaki Nakamura and Vivian Lee
Project Representative(s): Shree Properties, Inc.

PROJECT DESCRIPTION: 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, totaling 23 gross acres.

LOCATION: North of Oakwood Street, South of Cajalco Expressway, east of Tyler Road, and west of Seaton Avenue.

PROJECT APNs: 317-060-037

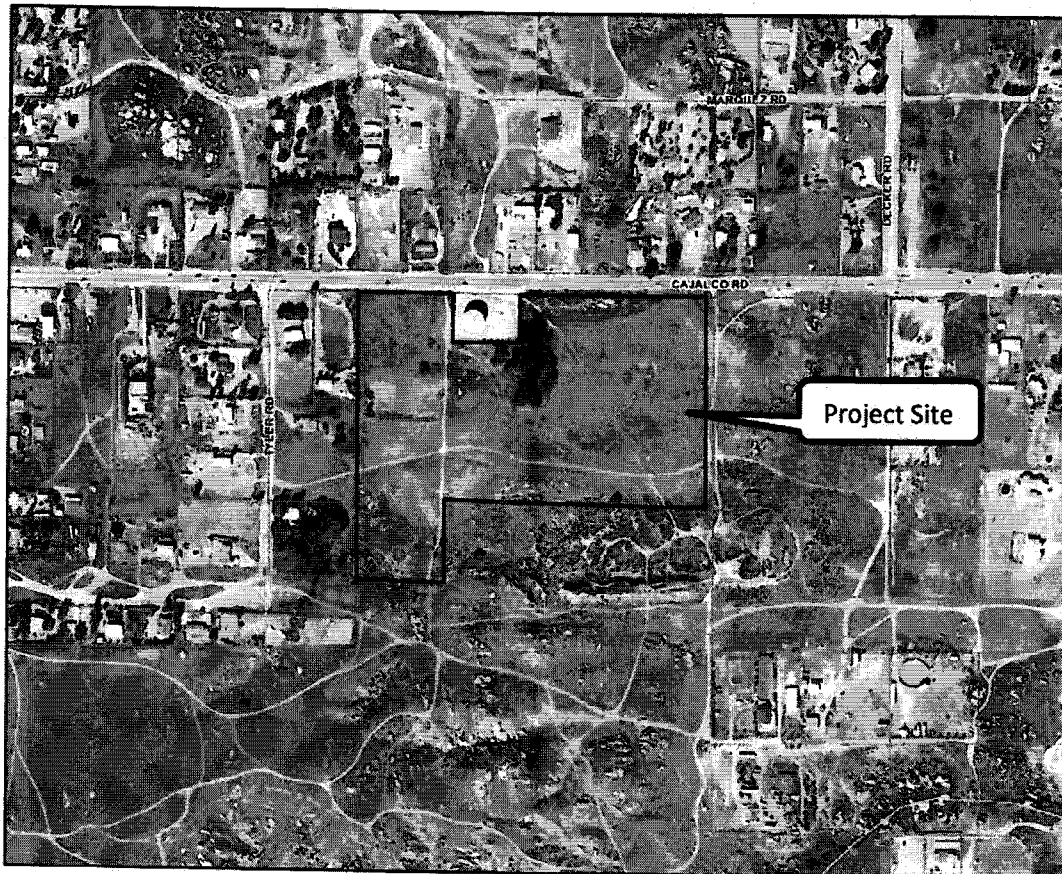


Figure 1: Project Location Map

PROJECT DETAILS: This General Plan Amendment application is a proposal to amend the 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, totaling 23 gross acres. This application does not include an accompanying implementing project.

NEW CONDITIONS OR CIRCUMSTANCES – APPLICANT PROVIDED:

The proposed General Plan classification allows for uses more consistent with its location along the planned widening of Cajalco Road.

Groundwater Quality. Under this change the site will use sewer service. The immediate area has a heavy reliance on On-Site Wastewater Treatment Systems (Septic). The area has groundwater quality that is impacted by the density of septic system use. The Amendment removes this property from any potential Septic use and its related negative impact on water quality.

Any use under Community Development would bring additional affordable housing and/or jobs that can be served by area residents. The site has easy access to public transportation. Access to public transportation increases its use and positively impacts air quality as well as traffic. This access and the planned improvements on Cajalco Road mitigate the traffic impacts of development of this site. With the pending expansion of Cajalco Road, this Community Development Use on Calalco brings complimentary development with beneficial improvements to the area while not impacting the overall vision of the Mead Valley Area Plan.

There is no conflict with March Air Force Base influence area. The previous Airport Compatibility Zone classification has changed since the last General Plan and is consistent with this Amendment Request.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	23
Number of Parcels:	One
Sphere of Influence:	Yes – City of Perris
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:	Medium High Density Residential
Surrounding General Plan Land Use	

General Plan Advisory Committee GPIP Report
Foundation General Plan Amendment No.: 1198

North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	Public Facilities (PF)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	A-1-1 (Light Agriculture)
Change of Zone Required:	Yes
Surrounding Zoning Classification	
North:	A-1-1 (Light Agriculture)
East:	A-1-1 (Light Agriculture)
South:	A-1-1 (Light Agriculture)
West:	A-1-1 (Light Agriculture)
Existing Development and Use:	Vacant land
Surrounding Development and Use	
North:	Cajalco Road; north of Cajalco Road: residential
East:	Vacant land
South:	Vacant land
West:	Residential

Environmental Information:

WRCMSHCP Criteria Cell:	The parcel for GPA01198 is 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 entire project site will still need to show compliance with the MSHCP, which could potentially result in additional 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"):	Yes – March Air Reserve Base
Agricultural Preserve:	No
Farmland Importance:	Other Lands
Fire Hazard Area:	No
Fire Responsibility Area:	No
Special Flood Hazard Area:	No
Liquefaction Area:	Moderate Potential
Subsidence Area:	Susceptible
Fault Line:	No – Not within one-half mile of a Fault Line

General Plan Advisory Committee GPIIP Report
Foundation General Plan Amendment No.: 1198

Fault Zone:	No – Not within one-half mile of a Fault Zone
Paleontological Sensitivity:	Low Potential

Utility Information:

Water Service:	Yes (verify) – Area service provide by Eastern Municipal Water District
Sewer Service:	Yes (verify) – Area service provide by Eastern Municipal Water District

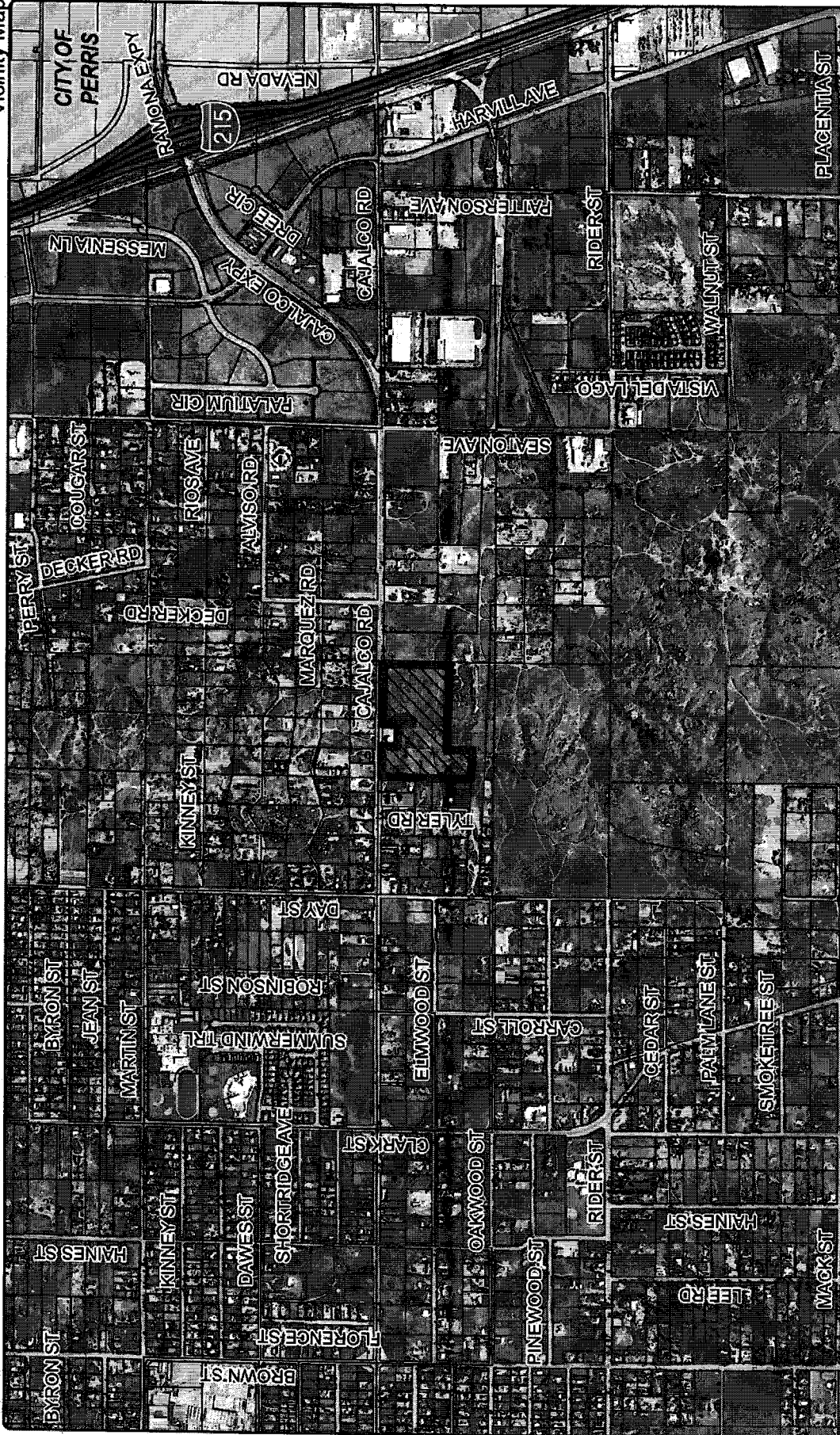
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01198

VICINITY/POLICY AREAS

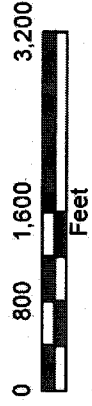
Supervisor: Jeffries
District 1

Date Drawn: 08/04/2016
Vicinity Map



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside and its agencies have provided this map as a reference tool for informational purposes only. The County of Riverside does not warrant the accuracy, completeness, or reliability of the information contained in this map. The County of Riverside is not responsible for any errors or omissions in this map. The County of Riverside is not responsible for any damages, including consequential damages, arising from the use of this map. The County of Riverside is not responsible for any claims, damages, or liabilities arising from the use of this map. The County of Riverside is not responsible for any claims, damages, or liabilities arising from the use of this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01198

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 08/04/2016
Exhibit 1



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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

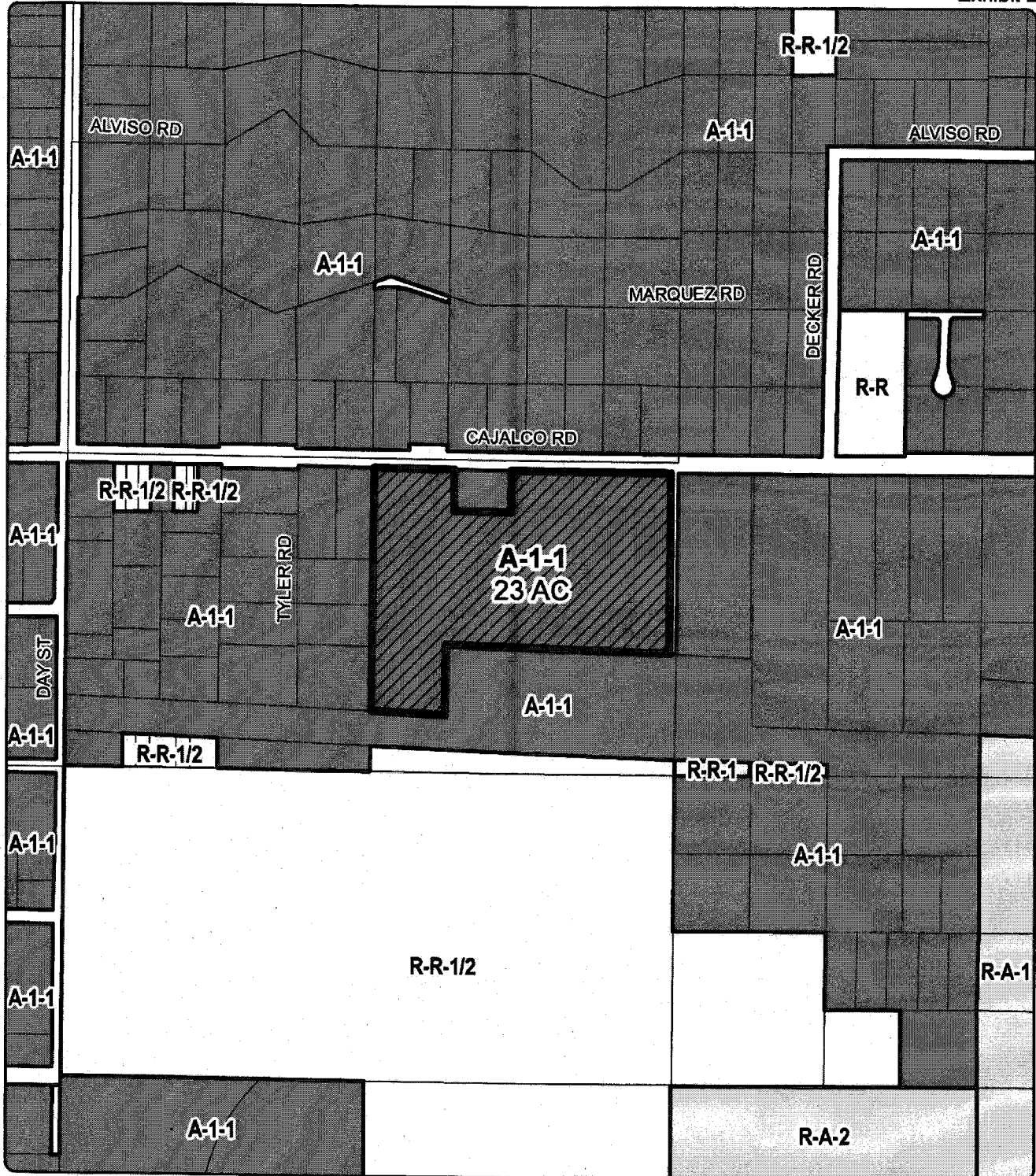
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01198

EXISTING ZONING

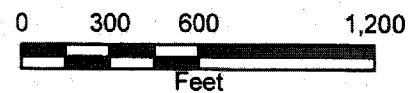
Supervisor: Jeffries
District 1

Date Drawn: 08/04/2016
Exhibit 2



Zoning Dist: Mead Valley

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.rctra.org>

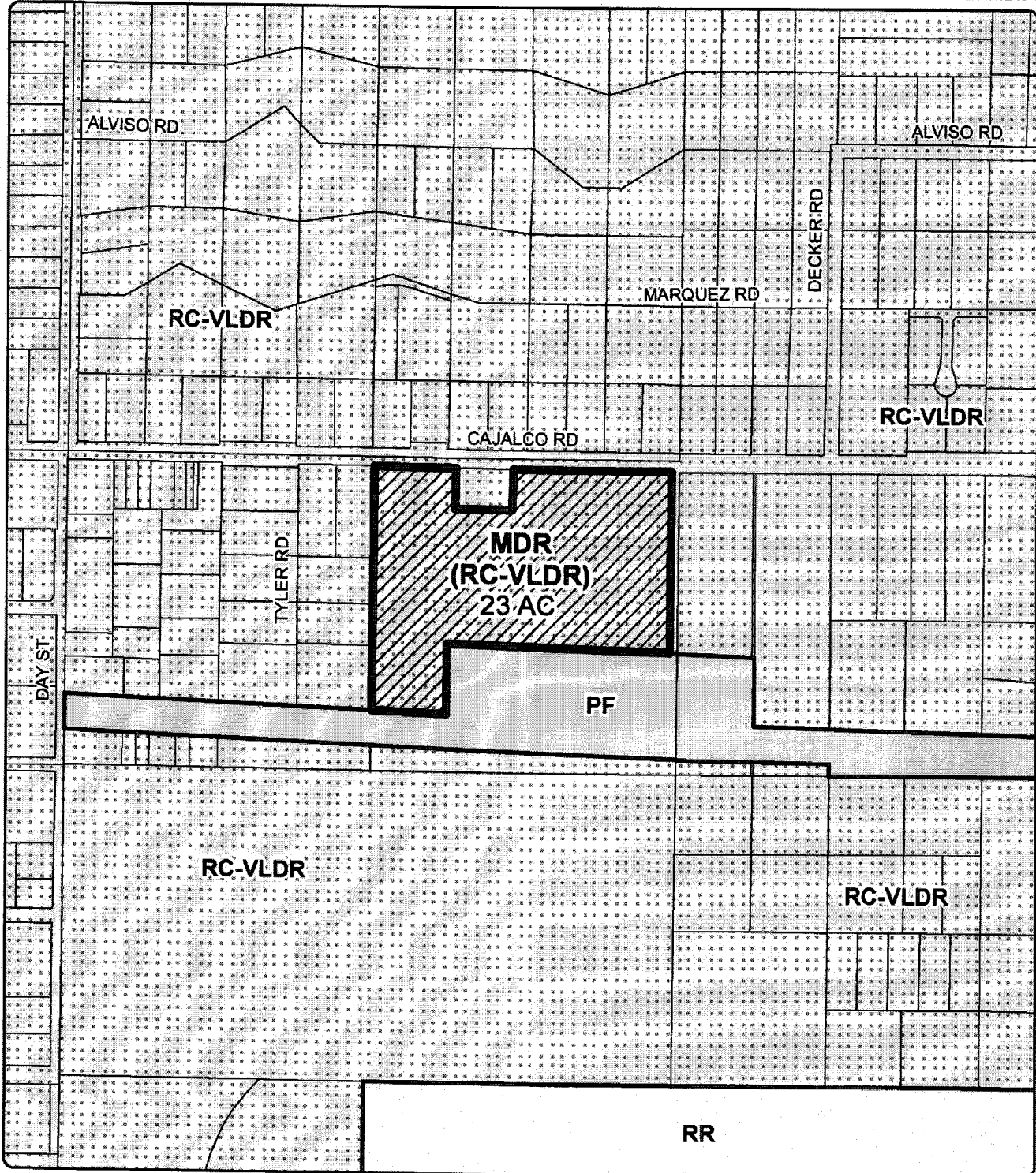
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01198

PROPOSED GENERAL PLAN

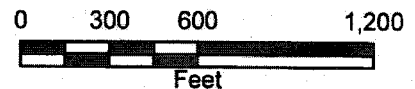
Supervisor: Jeffries
District 1

Date Drawn: 08/04/2016
Exhibit 6

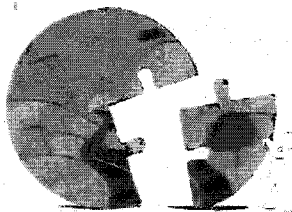


Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: GPA 01198

DATE SUBMITTED: 6-3-16

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Shree Properties Inc

E-Mail: 987spi@gmail.com

Mailing Address: 23535 PALOMINO DRIVE #346

DIAMOND BAR,

City

Street

CA

State

91765

ZIP

Daytime Phone No: (424) 254-8602

Fax No: (310) 626-9277

Engineer/Representative's Name: Jason Verrips

E-Mail: 987spi@gmail.com

Mailing Address: 23535 PALOMINO DRIVE #346

DIAMOND BAR,

City

Street

CA

State

91765

ZIP

Daytime Phone No: (424) 254-8602

Fax No: (310) 626-9277

Property Owner's Name: Hideaki Nakamura, Trustee of The Nakamura
Family Trust and Vivian S. Lee, Trustee of
The Vivian S. Lee 2001 Trust dated 6/22/2001

E-Mail: 987spi@gmail.com

Mailing Address: 2615 Blaze Trail

DIAMOND BAR,

City

Street

CA

State

91765

ZIP

Daytime Phone No: (310) 803-9667

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 AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Shree Properties Inc/Jason Verrips

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Hideaki Nakamura Trustee of The Nakamura Family Trust

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Vivian S. Lee Trustee of The Vivian S. Lee 2001 Trust

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 317-060-037

Section: 11 Township: 4S Range: 4W

Approximate Gross Acreage: 23 ACRES

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of the continuation of Oakwood St, South of Cajalco Road, East of Tyler St, West of Anderson St

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

Existing Zoning Classification(s): A-1-1

Existing Land Use Designation(s): RC-VLDR

Proposal (describe the details of the proposed general plan amendment):

Amend General Plan Classification from Rural Community to Community Development.

Related cases filed in conjunction with this request:

none

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

Case Nos. CZ05704 & EA34756

E.A. Nos. (if known) EA34756 E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Southern California Edison	x	
Gas Company	The Gas Company	x	
Telephone Company	Frontier (Verizon)	x	
Water Company/District	Eastern Municipal Water District	x	
Sewer District	Eastern Municipal Water District	x	

Is water service available at the project site: Yes ☒ No ☐

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

Is sewer service available at the site? Yes ☒ No ☐

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

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

☐ Santa Ana River ☐ Santa Margarita River ☒ San Jacinto River ☐ Colorado River

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 _____

Owner/Representative (2) _____ Date _____

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

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

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Mead Valley Area Plan

EXISTING DESIGNATION(S): Rural Community

PROPOSED DESIGNATION(S): Community Development

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

Proposed General Plan Classification allows for use more consistent with its location along the planned widening of Cajalco Road.

Groundwater Quality - Under this change the site will use Sewer service. The immediate area has a heavy reliance on On-Site Wastewater Treatment Systems (Septic).

This area has groundwater quality that is impacted by the density of septic system use. This Amendment removes this property from any potential Septic use and its related negative impact on water quality.

Any use under Community Development would bring additional affordable housing and/or jobs that can be served by area residents.

The site has easy access to public transportation. Access to Public transportation increases its use and positively impacts air quality as well as traffic.

This access and the planned improvements on Cajalco Road mitigate the traffic impact of development of this site.

With the pending expansion of Cajalco Road, this Community Development Use on Cajalco brings complimentary development with beneficial improvements to the area while not impacting the overall vision of the Mead Valley Area Plan.

There is no conflict with the March Air Force base influence area. The previous Airport Compatibility Zone classification has changed since the last General Plan and is consistent with this Amendment Request.

III. AMENDMENTS TO POLICIES:

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

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

Element: _____ Area Plan: _____

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

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): _____

IV. OTHER TYPES OF AMENDMENTS:

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

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: _____
(Please name)

Proposed Boundary Adjustment (Please describe clearly): _____

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): _____

Road Segment(s) _____

Existing Designation: _____

Proposed Designation: _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:

FILING INSTRUCTIONS FOR GENERAL PLAN AMENDMENT APPLICATION

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

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

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

1. The site plan must contain the following:

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

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

FOR ALL APPLICATIONS:

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

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

NOTICE OF PUBLIC MEETING

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

GENERAL PLAN AMENDMENT NO. 1198 (Foundation and Entitlement/Policy) – APPLICANT: Shree Properties, Inc. – **ENGINEER/REPRESENTATIVE:** Jason Verrips – First Supervisorial District – 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, totaling 23 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – **APN:** 317-060-037.

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, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:
<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

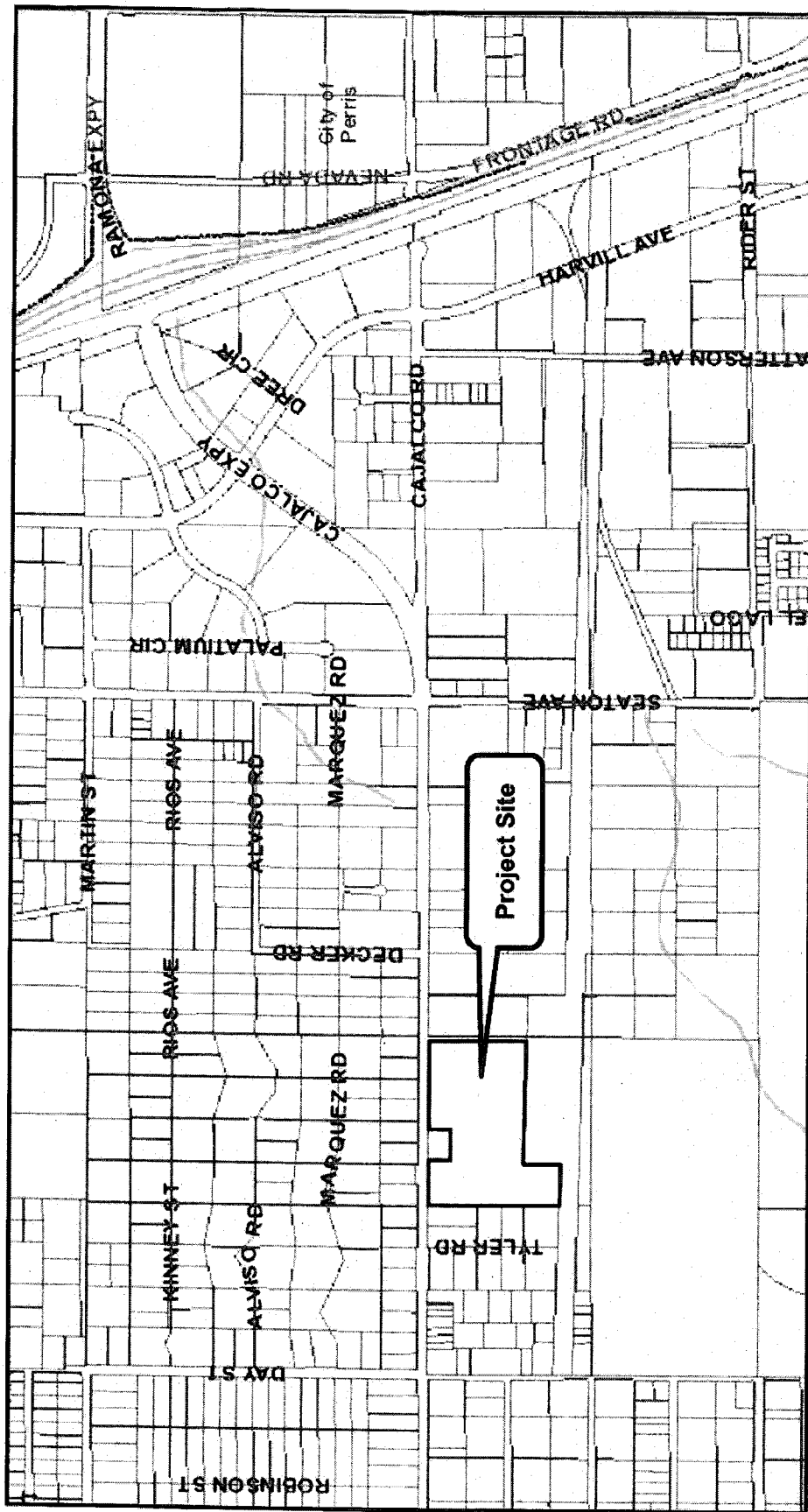
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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



GPA01198 – Applicant
Shree Properties, Inc.
c/o Jason Verrips
23535 Palomino Drive #346
Diamond Bar, CA 91765

GPA01198 – Owner
Nakamura Family Trust
c/o Hideaki Nakamura
2615 Blaze Trail
Diamond Bar, CA 91765

GPA01198 – Representative
Shree Properties, Inc.
c/o Jason Verrips
23535 Palomino Drive #346
Diamond Bar, CA 91765

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

June 5, 2017

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

Dear Honorable Supervisors:

RE: Agenda Item 16:2: GPA 1198

I am opposed to General Plan Amendment 1198 a proposed change from Rural Community Foundation (RC) to Community Development Foundation (CD) and to amend the land use from designation from Very Low Density A-1-1 to Medium Density Residential (R-1) (2-5 dwelling units per acre).

The General Plan updates for Foundation General Plan Amendments takes place every 8 years. These changes must be completed during the 2016 initiation time period for these Foundation Amendments to be initiated. GPA 1198 failed to complete the regular Foundation General Plan Amendment vote to initiate the amendment in 2016. In order for GPA 1198 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 1198 does not meet the requirements of an Extraordinary Foundation Component Amendment and therefore the Board of Supervisors must decline initiation of GPA 1198.

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"

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

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6/6/17 16.2
2017-6-135950

Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

The facts are that this project site is surrounded by Rural Community Foundation equestrian A-1-1 one acre lots.

The justification claims that the Foundation changes from Rural Community Foundation (RC) to Community Development Foundation (CD) is beneficial to the community because using sewers would benefit the groundwater. The current zoning is for large lot (one acre minimum) equestrian zoning which would allow for a total maximum of 23 parcels. This would not be a factor in ground water quality with so few homes. The proposed project will generate 115 homes on 23 acres.

Justification claims, "The proposed General Plan classification allows for uses more consistent with its location along the planned widening of Cajalco Road". Changing from the Rural Community Foundation to Community Development Foundation is clearly inconsistent with the Riverside County General Plan, Mead Valley Area and Community Plans.

Justification states Community Development would bring additional affordable housing to the area. The majority of homes in Mead Valley are low income and affordable.

There is nothing in the staff report to indicate that changing from Rural Community Foundation (RC) to Community Development Foundation (CD) would bring jobs to the area. Increasing housing does not guarantee jobs. High Density housing might actually increase unemployment and poverty for the area.

This week there were 2 fatal accidents on Cajalco Road. One at Harvill and Cajalco and one at Cajalco and Wood. Cajalco is a very dangerous 2 lane expressway with fatal accidents happening frequently. This proposed project is in a valley and access to Cajalco Road is on a hill. The project will create line of sight view limitations as residents access Cajalco Road just before Day Street. The dangers created by this proposed project cannot be overstated. Cajalco Road is a main east /west 2 lane corridor and has changed very little in over 50 years except for the number of people using this road. The proposal to add 2 additional lanes to Cajalco Road is not scheduled for a number of years due to lack of funding. The area is already struggling with gridlocked roads.

The Perris Valley Line train station is miles away from Cajalco Road in Perris. The only local transportation is RTA bus service. Cajalco Road is already gridlocked most of the day and this stretch of road is on a very dangerous hill with little visibility. It is critical that a signal light be installed on Cajalco Expressway for access into this project which will generate over 350 vehicle trips per day.

The proposed Foundation changes from Rural Community Foundation (RC) to Community Development Foundation (CD) are not consistent with the Riverside County General Plan Vision for the Mead Valley Area.

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: "The Mead Valley land use plan provides for a predominantly rural community character with an equestrian focus. This is reflected by the Very Low Density Residential and Low Density Residential land use designations within the Rural Community Foundation Component and Rural Residential designation within the Rural Foundation Component that dominate the planning area."

Certainly this current proposed project is not in line with the vision set forth by the residents of Mead Valley both through the Mead Valley Community Plan and RCIP General Plan - Mead Valley Area Plan.

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

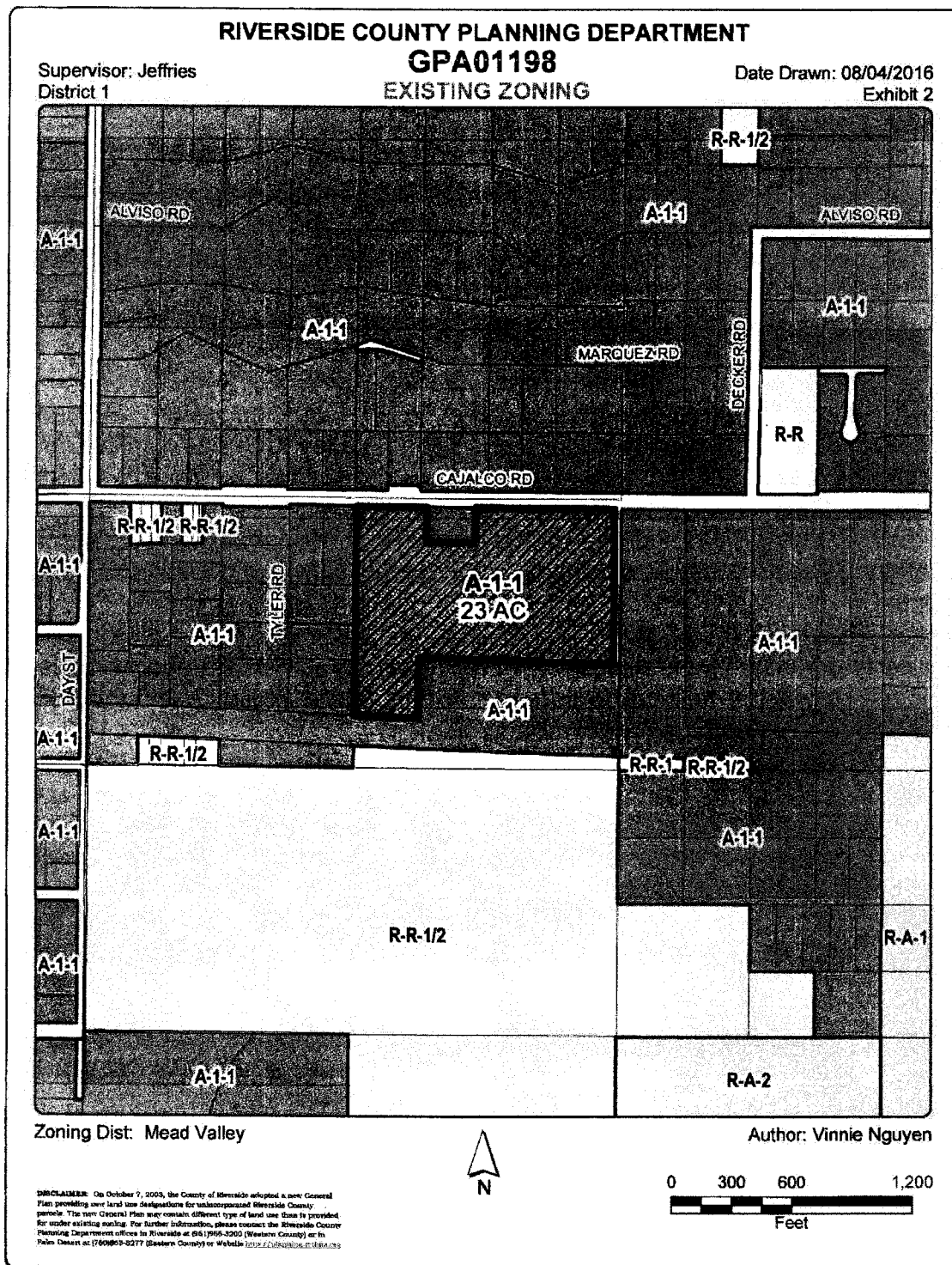
The property contains toxic tailings from the Aqueduct built years ago. Will the tailings be removed or will the tailings be spread throughout the project? Will the soil on this property be safe for residents living in these homes?

The addition of high density urban housing in the middle of a rural equestrian community creates incompatible lifestyles. Mead Valley residents have large lots that are well fenced and well protected. Urban dwellers come into this environment having no idea of how to protect themselves and their property. Riverside County sheriff is stretched very thin with only 2 officers covering Mead Valley, Woodcrest and Lake Mathews. It appears that sheriff staffing may go down to the bare minimum in the near future.

The schools in Mead Valley are already at capacity.

The justification requires an element that has changed. The fact is that the area has not changed as it is still a rural equestrian community with the vast majority of parcels next to this property being A-1-1 one acre in size or larger.

This project is located in the Mead Valley Community and Mead Valley Area Plans that establish this area as a rural equestrian community. The Mead Valley Community Plan set this rural community for 1 acre minimum lot sizes.



Proposed project is surrounded by A-1-1 Rural Foundation and rural zoning.

Current Zoning Current General Plan - Mead Valley Area Plan. Land Use Concepts

"The Mead Valley land use plan provides for a predominantly rural community character with an equestrian focus. This is reflected by the Very Low Density Residential and Low Density Residential land use designations within the **Rural Community Foundation Component and Rural Residential** designation within the Rural Foundation Component that dominate the planning area" (Riverside County Mead Valley Area Plan, pg. 13).

Rural Community

"**The Rural Community Foundation Component** is intended to identify communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure (compared with Community Development areas) are prevalent. Agriculture is permitted in these areas" (Riverside County General Plan Land Use Element, LU-45).

"These communities often define their rural lifestyle in part through a desire to maintain particular lot sizes, such as 1 acre or 2 acres. The major challenges for these areas in planning for the future include maintaining their rural character even as other areas in the County experience rapid urban development, **providing adequate public services in a rural context, and ensuring that buffers are provided between these areas and other uses that could be incompatible with their animal - keeping and agricultural nature**" (Riverside County General Plan Land Use Element, LU-45).

"**Very Low Density Residential (VLDR)** - The Very Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Very Low Density Residential designation), **equestrian and other animal- keeping uses are expected and encouraged**. Agriculture is permitted in this designation. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres" (Riverside County General Plan Land Use Element, LU-45).

- GPA 1198 request to change Rural Community Foundation (Rural Residential) to Community Development Foundation (Urban) and change of zoning from Very Low Density Residential (A-1-1) to Community Development (CD) creates incompatible land uses.
- Mead Valley is designated in the General Plan – Mead Valley Area Plan as a rural equestrian community (Rural Community Foundation).
- 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 – Mead Valley Area Plan.
- Increased density impacts public safety (sheriff and fire protection).

- Mead Valley lacks access to public transportation. Only public transportation is RTA bus service. Perris Valley line is miles away in Perris.
- Local schools are already overcrowded. Val Verde School District has no funds to build new schools.
- Project will not create jobs and could lead to more unemployment and poverty in the area.

I urge you to vote no on Rural Foundation General Plan Amendment 1198 and proposal to initiate this property from Rural Community Foundation (RC) to Community Development Foundation (CD) and to amend the land use from designation from Very Low Density A-1-1 to Medium Density Residential (R-1) (2-5 dwelling units per acre).

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 1198 does not meet the requirements of an Extraordinary Foundation Component Amendment and therefore must be denied approval. 3) GPA 1198 is clearly inconsistent with the County's vision, 4) It violates the Certainty Principle designed to stop leap frog development into rural areas, 5) GPA 1198 is located in a solidly rural community that is not situated anywhere near a Community Development area with urban densities, 6) It would require substantial infrastructure improvements that are many years away from completion, 7) GPA 1198 would add to the dangerous conditions on Cajalco Expressway, 8) Toxic tailing on this project have not been addressed

Sincerely,



Debbie Walsh

Maxwell, Sue

From: Maxwell, Sue
Sent: Monday, June 05, 2017 4:54 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 Item 16.2 - Opposition to GPA 1198
Attachments: DebbieLetter1198finalJune5.doc

Good afternoon,

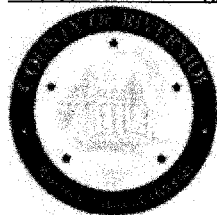
Attached you'll find an email received via COB in opposition to GPA 1198 for tomorrow's Board Meeting, Agenda Item 16.2.

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, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
smaxwell@rivco.org
<http://rivcocob.org/>



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From: Debbie Walsh [mailto:abilene149@gmail.com]
Sent: Monday, June 05, 2017 4:14 PM
To: COB <COB@RIVCO.ORG>; COB <COB@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: GPA 1198 Item 16-2 June 6, 2017

Clerk of the Board,

Please find the attached letter in opposition to GPA 1198, Agenda Item 16.2 for the June 6, 2016 Board of Supervisors Meeting.

Please add the attached letter to the public record.

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

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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 (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.

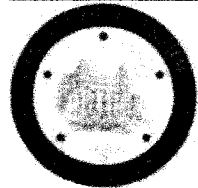
The Agenda Items commented on are 1.2; 1.4; 1.5; 1.6; 1.7; 1.8; 16.1; 16.2 & 16.2.

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, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
smaxwell@rivco.org
<http://rivcocob.org/>



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

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



16-2

10:30 a.m. being the time set for General Plan Amendment Initiation of Proceedings on the recommendation from Transportation & Land Management Agency/Planning regarding General Plan Initiation Proceedings For General Plan Amendment No. 1198 (Foundation and Entitlement/Policy) – APPLICANT: Shree Properties, Inc. – ENGINEER/REPRESENTATIVE: Jason Verrips – First Supervisorial District – 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: Adopt an order initiating the proceedings for General Plan Amendment No. 1198, 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 Medium Density Residential (MDR), on one parcel, totaling 23 gross acres. Applicant Fees 100%.

John Hildebrand, Principal Planner, Planning Department, presented the matter.

On motion of Supervisor Washington, 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.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on May 23, 2017 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: May 23, 2017
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

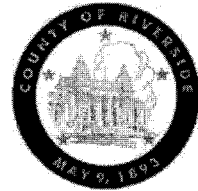
By: [Signature] Deputy

AGENDA NO.

~~16-2~~

xc: Planning, Applicant, COB

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



ITEM
16.2
(ID # 3714)

MEETING DATE:

Tuesday, March 21, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1198 (Foundation and Entitlement/Policy) – APPLICANT: Shree Properties, Inc. – ENGINEER/REPRESENTATIVE: Jason Verrips – First Supervisorial District – 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: Adopt an order initiating the proceedings for General Plan Amendment No. 1198, 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 Medium Density Residential (MDR), on one parcel, totaling 23 gross acres. Applicant Fees 100%. [\$0]

RECOMMENDED MOTION: Staff recommends that the Board of Supervisors:

1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1198**, 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

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Project Scope

General Plan Amendment No. 1198 is a General Plan Foundation Component Amendment to change the project site's 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, totaling 23 gross acres. The project site is generally located north of Oakwood Street, south of Cajalco Expressway, east of Tyler Road, west of Seaton Avenue, and is within the Mead Valley Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

General Plan Initiation Process

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

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

Justification for Foundation Component Amendment

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

General Plan Advisory Committee

This application was considered by the General Plan Advisory Committee (GPAC) during a public meeting on August 18, 2016, Agenda Item 3.11, and was recommended for initiation to the Planning Commission by a majority.

During the GPAC meeting, compatibility with the surrounding community was discussed. The GPAC members felt that due to the location of the site, adjacent to a more prominent transportation corridor, a Medium Density Residential tract would be appropriate. Furthermore, the applicant stated that a public sewer line would be extended to the site in order to service proposed development. As a result, the GPAC recommended the application for initiation.

Planning Commission

This application was considered by the Planning Commission during a public meeting on October 19, 2016, Agenda Item 2.11, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners also discussed compatibility of the proposed change. Several community members spoke against the proposal, stating that the site should remain under the existing Very Low Density Residential land use designation and that the densification was not appropriate for the area. The Planning Commissioners further discussed the area as a whole, and noted that future changes to the area would be occurring, specifically the widening of Cajalco Expressway and the possibility of constructing sewer service for the area. As a result, the Planning Commission felt that a Foundation change would be appropriate, but cautioned the applicant to continue working with the community to ensure impacts associated with a denser development would not affect the surrounding properties.

**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

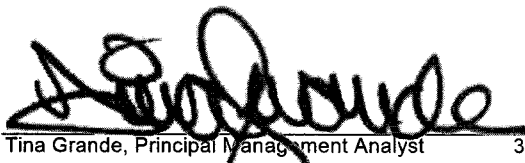
ATTACHMENTS:

Attachment A – Exhibits

Attachment B – BOS Report Package

Attachment C – PC Report Package

Attachment D – GPAC Report Package



Tina Grande, Principal Management Analyst

3/8/2017

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



16-1

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. 1198 (Foundation and Entitlement/Policy) – Applicant: Shree Properties, Inc. – Engineer/Representative: Jason Verrips – First Supervisorial District – 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: Adopt an order initiating the proceedings for General Plan Amendment No. 1198, 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 Medium Density Residential (MDR), on one parcel, totaling 23 gross acres.

The following people spoke on the matter:

John Hildebrand, Planning staff

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, May 23, 2017 at 10:30 a.m. or as soon as possible thereafter.

Roll Call:

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

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on March 21, 2017 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: March 21, 2017
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.

~~16-1~~

xc: Planning, Applicant, COB

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



ITEM

(ID # 3714)

MEETING DATE:

Tuesday, March 14, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1198 (Foundation and Entitlement/Policy) – APPLICANT: Shree Properties, Inc. – ENGINEER/REPRESENTATIVE: Jason Verrips – First Supervisorial District – 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: Adopt an order initiating the proceedings for General Plan Amendment No. 1198, 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 Medium Density Residential (MDR), on one parcel, totaling 23 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. 1198**, 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. Perez", is written over a horizontal line.

Juan G. Perez, 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**

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Project Scope

General Plan Amendment No. 1198 is a General Plan Foundation Component Amendment to change the project site's 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, totaling 23 gross acres. The project site is generally located north of Oakwood Street, south of Cajalco Expressway, east of Tyler Road, west of Seaton Avenue, and is within the Mead Valley Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

General Plan Initiation Process

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

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

Justification for Foundation Component Amendment

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

General Plan Advisory Committee

This application was considered by the General Plan Advisory Committee (GPAC) during a public meeting on August 18, 2016, Agenda Item 3.11, and was recommended for initiation to the Planning Commission by a majority.

During the GPAC meeting, compatibility with the surrounding community was discussed. The GPAC members felt that due to the location of the site, adjacent to a more prominent transportation corridor, a Medium Density Residential tract would be appropriate. Furthermore, the applicant stated that a public sewer line would be extended to the site in order to service proposed development. As a result, the GPAC recommended the application for initiation.

Planning Commission

This application was considered by the Planning Commission during a public meeting on October 19, 2016, Agenda Item 2.11, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners also discussed compatibility of the proposed change. Several community members spoke against the proposal, stating that the site should remain under the existing Very Low Density Residential land use designation and that the densification was not appropriate for the area. The Planning Commissioners further discussed the area as a whole, and noted that future changes to the area would be occurring, specifically the widening of Cajalco Expressway and the possibility of constructing sewer service for the area. As a result, the Planning Commission felt that a Foundation change would be appropriate, but cautioned the applicant to continue working with the community to ensure impacts associated with a denser development would not affect the surrounding properties.

**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

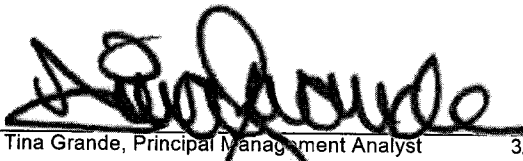
All fees are paid by the applicant. There is no general fund obligation.

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**



Tina Grande, Principal Management Analyst

3/8/2017

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



March 16, 2017

VIA ELECTRONIC MAIL

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

RE: Items 16.1-16.7, General Plan Initiation Proceedings, March 21, 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.

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. 1198 – Mead Valley – 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.

16.2 GENERAL PLAN AMENDMENT NO. 1197 – Southwest Area – 238.5 gross acres – REQUEST: Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and establish them in the Temecula Valley Wine Country – Winery District Policy Area and establish the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on five parcels

Support initiation

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

16.3 GENERAL PLAN AMENDMENT NO. 1194 – Southwest Area – 36.70 gross acres – REQUEST: Proposal to amend a portion of the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (RM) to Light Industrial (LI), on one parcel

Support initiation

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

16.4 GENERAL PLAN AMENDMENT NO. 1191 – Southwest Area – 2.49 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Light Industrial (LI) on one parcel

Oppose initiation

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

16.5 GENERAL PLAN AMENDMENT NO. 1187 – Southwest Area – 14.48 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels

Oppose initiation

This proposal to change from Rural to CD/Estate Residential lacks an appropriate planning rationale according to the criteria above (jobs-housing balance is improved, the greater intensity of use will be served by transit now or realistically in the future, vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory). The proposed estate density neither retains rural character (it intrudes into a block of rural land) nor achieves an efficient, higher density use of the land (if that could be justified). The change to CD is a strategy linked to future highway improvements (Butterfield Stage Rd.) yet future infrastructure alone cannot justify new development.

16.6 GENERAL PLAN AMENDMENT NO. 1186 – Rancho California – 145.63 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Estate Density Residential (EDR), on eight parcels

Oppose initiation unless modified

These "inholdings" in the Johnson Ranch conservation area reflect mapping errors that should be the subject of a Technical Amendment. The proposed Community

Development is out of place in this rural and environmentally sensitive location. EHL recommends a lower Rural density combined with density transfer between the parcels, so as to remove density from the interior of the preserve and locate it in the southeast.

16.7 GENERAL PLAN AMENDMENT NO. 1184 – Sun City/Meniffee Valley – 39.09 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on one parcel

Oppose initiation

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

Thank you for considering our views.

Yours truly,

A handwritten signature in black ink, appearing to read "Dan Silver", is placed over a rectangular area that has been shaded with a stippled or textured pattern.

Dan Silver
Executive Director

Aparicio, Ashley

From: Dan Silver <dsilverla@me.com>
Sent: Friday, March 17, 2017 9:17 AM
To: Tavaglione, John; Jeffries, Kevin; Ashley, Marion; district3@rcbos.org; District4 Supervisor John J Benoit; COB
Cc: Johnson, George; Perez, Juan; Scott Hildebrandt; Bowie, Desiree; Clack, Shellie; Balderrama, Olivia; Field, John; Magee, Robert; Pradetto, Joe; Balderrama, Olivia
Subject: Items 16.1-16.7, General Plan Initiation Proceedings, March 21, 2017
Attachments: EHL-BoS-Items16.1-16.7-GPIPs-3.21.17.pdf

VIA ELECTRONIC MAIL

March 17, 2017

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

RE: Items 16.1-16.7, General Plan Initiation Proceedings, March 21, 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
www.ehleague.org

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



16-5

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. 1198 (Foundation and Entitlement/Policy) – APPLICANT: Shree Properties, Inc. – ENGINEER/REPRESENTATIVE: Jason Verrips – First Supervisorial District – 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: Adopt an order initiating the proceedings for General Plan Amendment No. 1198, 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 Medium Density Residential (MDR), on one parcel, totaling 23 gross acres.

The following people spoke on the matter:

John Hildebrand, Planning staff
Debbie Walsh

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, March 21, 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: 

Deputy

AGENDA NO.
16-5

xc: Planning, Applicant, COB

3/21/17

16.1

5/23/17 11.2

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



ITEM
16.5
(ID # 3714)

MEETING DATE:

Tuesday, March 14, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1198 (Foundation and Entitlement/Policy) – APPLICANT: Shree Properties, Inc. – ENGINEER/REPRESENTATIVE: Jason Verrips – First Supervisorial District – 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: Adopt an order initiating the proceedings for General Plan Amendment No. 1198, 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 Medium Density Residential (MDR), on one parcel, totaling 23 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. 1198**, 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 C. Flores", is written over a horizontal line.

Juan C. 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**

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Project Scope

General Plan Amendment No. 1198 is a General Plan Foundation Component Amendment to change the project site's 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, totaling 23 gross acres. The project site is generally located north of Oakwood Street, south of Cajalco Expressway, east of Tyler Road, west of Seaton Avenue, and is within the Mead Valley Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

General Plan Initiation Process

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

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 3.11, and was recommended for initiation to the Planning Commission by a majority.

During the GPAC meeting, compatibility with the surrounding community was discussed. The GPAC members felt that due to the location of the site, adjacent to a more prominent transportation corridor, a Medium Density Residential tract would be appropriate. Furthermore, the applicant stated that a public sewer line would be extended to the site in order to service proposed development. As a result, the GPAC recommended the application for initiation.

Planning Commission

This application was considered by the Planning Commission during a public meeting on October 19, 2016, Agenda Item 2.11, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners also discussed compatibility of the proposed change. Several community members spoke against the proposal, stating that the site should remain under the existing Very Low Density Residential land use designation and that the densification was not appropriate for the area. The Planning Commissioners further discussed the area as a whole, and noted that future changes to the area would be occurring, specifically the widening of Cajalco Expressway and the possibility of constructing sewer service for the area. As a result, the Planning Commission felt that a Foundation change would be appropriate, but cautioned the applicant to continue working with the community to ensure impacts associated with a denser development would not affect the surrounding properties.

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**


Tina Grande, Principal Management Analyst 3/8/2017

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.

16.5 3/14/17
2017-3-134621

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.

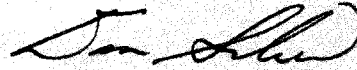
16.6 GENERAL PLAN AMENDMENT NO. 1200 – Lake Mathews/Woodcrest Area, 1.91 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) 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", is written over a light gray rectangular background.

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
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
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC MEETING: GPA 1198

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 1198

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

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On Tue, Mar 7, 2017 at 8:46 AM, Gil, Cecilia <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

<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 1198

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 8:50 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: GPA 1198

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 8:46 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 1198

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
<http://rivcocob.org/>



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NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE MEAD VALLEY AREA, 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 Shree Properties, Inc. – Jason Verrips, on **General Plan Amendment No. 1198**, 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 Medium Density Residential (MDR), on one parcel, totaling 23 gross acres ("the project"). The project is located north of Oakwood Street, south of Cajalco Expressway, east of Tyler Road, and west of Seaton Avenue in the Mead Valley Area Plan, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1198**.

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

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

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

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

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

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

Dated: March 7, 2017

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



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Ad Desc.: GPA 1198 /

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

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COUNTY OF RIVERSIDE
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NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE MEAD VALLEY AREA, FIRST SUPERVISORIAL DISTRICT

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The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1198**.

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

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

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

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

3/10

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Maxwell, Sue

From: Maxwell, Sue
Sent: Monday, May 22, 2017 8:22 AM
To: 'Debbie Walsh'; Hildebrand, John; Supervisor Jeffries - 1st District
Subject: Public Comment - Opposition to General Plan Amendment 1198 - May 23, 2017 Agenda Item 16.2 MT No 3714
Attachments: DebbieLetter1198final3.doc

Importance: High

Tracking:	Recipient	Read
	'Debbie Walsh'	
	Hildebrand, John	
	Supervisor Jeffries - 1st District	
	Perez, Juan	
	Leach, Charissa	Read: 5/22/2017 8:22 AM
	Young, Alisa	
	COB-Agenda (COB-Agenda@rivco.org)	
	District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG)	Read: 5/22/2017 8:32 AM
	District2	
	District3	
	District5	
	Fuller, Ashley	Read: 5/22/2017 8:26 AM

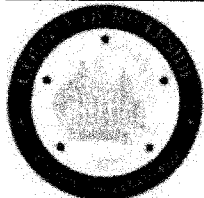
Good morning Ms. Walsh,

The Clerk of the Board of Supervisors has received a copy of your email to Supervisor Jeffries and John Hildebrand, with its attached letter to the Board of Supervisors in opposition to General Plan Amendment 1198. Both have been printed and included as Back-up to Agenda Item 16.2 for the May 23, 2017 Board Meeting.

Wishing you a pleasant day, and with warm regard,

Sue Maxwell

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



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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: Sunday, May 21, 2017 9:15 PM

To: COB <COB@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>

Subject: General Plan Amendment 1198 - Agenda Item 16.2

Supervisor Jeffries,

I am opposed to GPA 1198 a request to initiate a Foundation General Plan Amendment in Mead Valley.

Please include my letter opposed to GPA 1198 into the public record.

Thanks.

Debbie Walsh

Maxwell, Sue

From: Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>
Sent: Tuesday, May 23, 2017 6:04 AM
To: Supervisor Jeffries - 1st District; District3; District2; District 4 Supervisor V. Manuel Perez; District5; Hildebrand, John; COB
Subject: Re: May 23, 2017 Agenda Item 16:2; GPA 1198

No2Rezoning.org

www.no2rezoning.org

May 22, 2017

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

Re: Agenda Item 16:2; GPA 1198

Dear Honorable Supervisors:

For reasons similar to our already expressed opposition to GPA 1196, we are also opposed to General Plan Amendment 1198 which is also before you on May 23, 2017.

- 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 1198 does not meet the requirements of an Extraordinary Foundation Component Amendment and therefore must be denied approval.
- 3) There are no new conditions for GPA 1198 as required.
- 4) GPA 1198 is clearly inconsistent and conflicts with the County's expressed and published vision.
- 5) It violates the County's Certainty Principle designed to stop leapfrog development into rural areas.
- 6) GPA 1198 is located in a solidly rural community that is not situated anywhere near a Community Development area with urban densities.
- 7) GPA 1198 would require substantial infrastructure improvements that are many years away from completion.
- 8) GPA 1198 would add to the existing dangerous conditions on Cajalco Expressway which will not being widened for years.
- 8) Toxic tailing on this project have not been addressed.

I urge you to vote no on initiation of General Plan Amendment 1198.

Respectfully submitted,

3714
5/23/17 16.2
2017-5-135898

NO2REZONING.ORG

{signed}

John L. Minnella, BA, JD, Lic. en Der.
Chair
Member: Board of Directors, RAGLM

1820 E. 17th St., Santa Ana, CA 92705-8604
Tel. 714/543-9005
Fax: 714/542-2495
Cell: 714/574-5911
Emails: drjminnella@yahoo.com or minnellalaw@sbcglobal.net

May 23, 2017 BOS Meeting

Public Comments

Agenda Item 16.2: GPA01198

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

May 22, 2017

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

Dear Honorable Supervisors:

RE: Agenda Item 16:2: GPA 1198

I am opposed to General Plan Amendment 1198 and proposal to change this property from Rural Community Foundation (RC) to Community Development Foundation (CD) and to amend the land use from designation from Very Low Density A-1-1 to Medium Density Residential (R-1) (2-5 dwelling units per acre).

The General Plan updates for Foundation General Plan Amendments takes place every 8 years. These changes must be completed during the 2016 initiation time period for these Foundation Amendments to be initiated. GPA 1198 failed to complete the regular Foundation General Plan Amendment process in 2016. In order for GPA 1198 to move forward the General Plan amendment must meet the criteria for an Extraordinary Foundation Component Amendment.

The Foundation Component Amendment failed to be initiated during the critical 2016 eight year cycle of the update to the General Plan. GPA 1198 does not meet the requirements of an Extraordinary Foundation Component Amendment and therefore approval must be denied.

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"

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.**

The facts are that the project site is surrounded by Rural Community Foundation equestrian A-1-1 one acre lots.

The justification claims that the Foundation changes from Rural Community Foundation (RC) to Community Development Foundation (CD) is beneficial to the community because using sewers would benefit the groundwater. The current zoning is for large lot (one acre minimum) equestrian zoning which would allow for a total maximum of 23 parcels. This would not be a factor in ground water quality with so few homes.

Justification states Community Development would bring additional affordable housing to the area. The majority of homes in Mead Valley are low income.

There is nothing in the staff report to indicate that changing from Rural Community Foundation (RC) to Community Development Foundation (CD) would bring jobs to the area. Increasing housing does not guarantee jobs. It might actually increase unemployment for the area.

The Perris Valley Line train station is miles away from Cajalco Road in Perris. The only local transportation is RTA. Cajalco Road is already gridlocked most of the day and this stretch of road is on a very dangerous hill with little visibility. It is critical that a signal light be installed on Cajalco Expressway for access into this project which will generate over 200 vehicle trips per day.

The proposed Foundation changes from Rural Community Foundation (RC) to Community Development Foundation (CD) are not consistent with the Riverside County General Plan Vision for the Mead Valley Area.

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: "The Mead Valley land use plan provides for a predominantly rural community character with an equestrian focus. This is reflected by the Very Low Density Residential and Low Density Residential land use designations within the Rural Community Foundation Component and Rural Residential designation within the Rural Foundation Component that dominate the planning area."

Certainly this current proposed project is not in line with the vision set forth by the residents of Mead Valley both through the Mead Valley Community Plan and RCIP General Plan - Mead Valley Area Plan.

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

Cajalco Road is a very dangerous 2 lane expressway with fatal accidents happening frequently. This proposed project is in a valley and access to Cajalco Road is on a hill.

The project will create line of sight view limitations as residents access Cajalco Road just before Day Street. The dangers created by this proposed project cannot be overstated. Cajalco Road is a main east /west 2 lane corridor and has changed very little in over 50 years. The proposal to add 2 additional lanes to Cajalco Road is not scheduled for a number of years due to lack of funding. The area is already struggling with gridlocked roads.

The property contains toxic tailings from the Aqueduct built years ago. Will the tailings be removed or will the tailings be spread throughout the project? Will the soil on this property be safe for homes to be built?

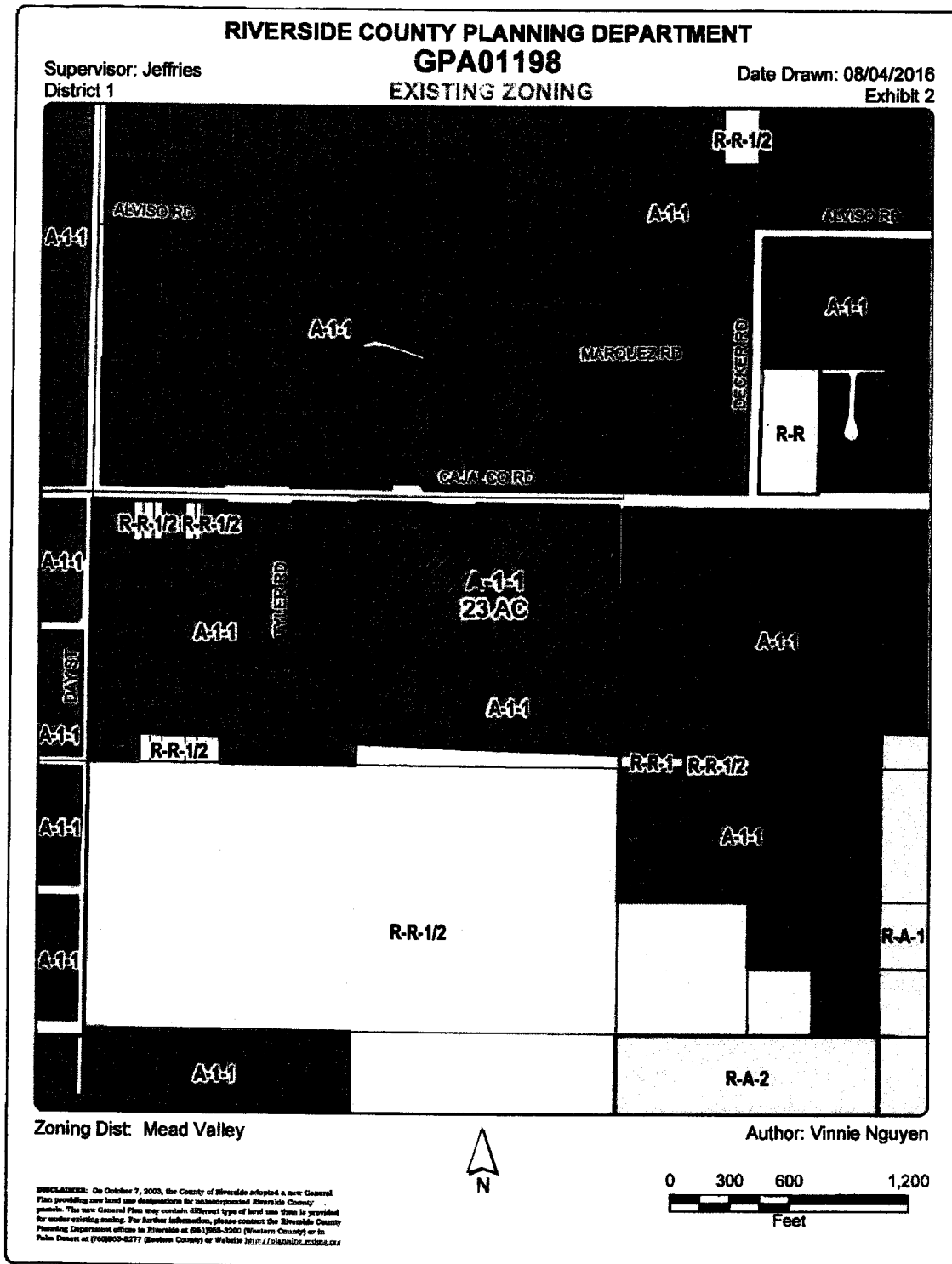
The addition of high density urban housing in the middle of a rural equestrian community creates incompatible lifestyles. Mead Valley residents have large lots that are well fenced and well protected. Urban dwellers come into this environment having no idea of how to protect themselves and their property. Riverside County sheriff is stretched very thin with only 2 officers covering Mead Valley, Woodcrest and Lake Mathews. It appears that sheriff staffing may go down to the bare minimum.

The schools in Mead Valley are already at capacity.

The Mead Valley rural lifestyle of horses, goats, pigs and sheep come with odors that are not agreeable to residents in urban areas.

The justification requires an element that has changed. The fact is that the area has not changed as it is still a rural equestrian community with the vast majority of parcels next to this property being A-1-1 one acre in size or larger.

This project is located in the Mead Valley Community and Mead Valley Area Plans that establish this area as a rural equestrian community. The Mead Valley Community Plan set this rural community for 1 acre minimum lot sizes.



Existing Mead Valley Zoning is A-1-1 and R-R ½ to the north, east, and west is minimum 1 acre zoning.

Current Zoning Current General Plan - Mead Valley Area Plan.

Page 13 of the Mead Valley land use plan provides for a predominantly rural community character with an equestrian focus. This is reflected by the Very Low Density Residential and Low Density Residential land use designations within the **Rural Community Foundation Component and Rural Residential** designation within the Rural Foundation Component that dominate the planning area.

http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/1%20General%20Plan/Chapter%203-Land%20Use%20Element%20Adopted-Final%20Clean.pdf

Rural Community

The Rural Community Foundation Component is intended to identify communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure (compared with Community Development areas) are prevalent. Agriculture is permitted in these areas.

These communities often define their rural lifestyle in part through a desire to maintain particular lot sizes, such as 1 acre or 2 acres. The major challenges for these areas in planning for the future include maintaining their rural character even as other areas in the County experience rapid urban development, **providing adequate public services in a rural context, and ensuring that buffers are provided between these areas and other uses that could be incompatible with their animal - keeping and agricultural nature.**

Very Low Density Residential (VLDR) - The Very Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Very Low Density Residential designation), **equestrian and other animal- keeping uses are expected and encouraged.** Agriculture is permitted in this designation. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres.

- GPA 1198 request to change Rural Community Foundation (Rural Residential) to Community Development Foundation (Urban) and change of zoning from Very Low Density Residential (A-1-1) to Community Development (CD) creates incompatible land uses.
- Mead Valley is designated in the General Plan – Mead Valley Area Plan as a rural equestrian community (Rural Community Foundation).
- 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 – Mead Valley Area Plan.
- Increased density impacts public safety (sheriff and fire protection).
- Mead Valley lacks access to public transportation. Only public transportation is RTA bus service. Perris Valley line is miles away in Perris.
- Local schools are already overcrowded. Val Verde School District has no funds to build new schools.

- Project will not create jobs and could lead to more unemployment in the area.

I urge you to vote no on General Plan Amendment 1198 and proposal to initiate this property from Rural Community Foundation (RC) to Community Development Foundation (CD) and to amend the land use from designation from Very Low Density A-1-1 to Medium Density Residential (R-1) (2-5 dwelling units per acre).

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 1198 does not meet the requirements of an Extraordinary Foundation Component Amendment and therefore must be denied approval. 3) GPA 1198 is clearly inconsistent with the County's vision, 4) It violates the Certainty Principle designed to stop leap frog development into rural areas, 5) GPA 1198 is located in a solidly rural community that is not situated anywhere near a Community Development area with urban densities, 6) It would require substantial infrastructure improvements that are many years away from completion, 7) GPA 1198 would add to the dangerous conditions on Cajalco Expressway, 8) Toxic tailing on this project have not been addressed

Sincerely,

A handwritten signature in black ink, appearing to read "Debbie Walsh". The signature is fluid and cursive, with the first name "Debbie" written in a larger, more prominent script than the last name "Walsh".

Debbie Walsh

Maxwell, Sue

From: Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>
Sent: Tuesday, May 23, 2017 6:04 AM
To: Supervisor Jeffries - 1st District; District3; District2; District 4 Supervisor V. Manuel Perez; District5; Hildebrand, John; COB
Subject: Re: May 23, 2017 Agenda Item 16:2; GPA 1198

No2Rezoning.org

www.no2rezoning.org

May 22, 2017

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

Re: Agenda Item 16:2; GPA 1198

Dear Honorable Supervisors:

For reasons similar to our already expressed opposition to GPA 1196, we are also opposed to General Plan Amendment 1198 which is also before you on May 23, 2017.

- 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 1198 does not meet the requirements of an Extraordinary Foundation Component Amendment and therefore must be denied approval.
- 3) There are no new conditions for GPA 1198 as required.
- 4) GPA 1198 is clearly inconsistent and conflicts with the County's expressed and published vision.
- 5) It violates the County's Certainty Principle designed to stop leapfrog development into rural areas.
- 6) GPA 1198 is located in a solidly rural community that is not situated anywhere near a Community Development area with urban densities.
- 7) GPA 1198 would require substantial infrastructure improvements that are many years away from completion.
- 8) GPA 1198 would add to the existing dangerous conditions on Cajalco Expressway which will not being widened for years.
- 8) Toxic tailing on this project have not been addressed.

I urge you to vote no on initiation of General Plan Amendment 1198.

Respectfully submitted,

3714
5/23/17 16.2
2017-5-135898

NO2REZONING.ORG

{signed}

John L. Minnella, BA, JD, Lic. en Der.

Chair

Member: Board of Directors, RAGLM

1820 E. 17th St., Santa Ana, CA 92705-8604

Tel. 714/543-9005

Fax: 714/542-2495

Cell: 714/574-5911

Emails: drjminnella@yahoo.com or minnellalaw@sbcglobal.net

No2Rezoning.org

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May 22, 2017

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I urge you to vote no on initiation of General Plan Amendment 1198.

Respectfully submitted,

NO2REZONING.ORG

John L. Minnella, BA, JD, Lic. en Der.
Chair

Member: Board of Directors, RAGLM

1820 E. 17th St., Santa Ana, CA 92705-8604

Tel. 714/543-9005

Fax: 714/542-2495

Cell: 714/574-5911

Emails: drjminnella@yahoo.com or minnellalaw@sbcglobal.net

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: May 23 2017 Agenda #: 1612

SPEAKER'S NAME: Ms Miller
(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: 3/14/2017 Agenda #: 16.5

SPEAKER'S NAME: Dobbie WALSH
(Print Name)

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

City: MEAD 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: 6/16/2017 Agenda #: 16.2

SPEAKER'S NAME: Debbie Walsh
(Print Name)

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

City: NEAN 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 #: 16-2

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

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

City: Perris (LK Mathews) Zip: 92570

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