

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



ITEM  
16.3  
(ID # 3809)

MEETING DATE:

Tuesday, March 21, 2017

FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1197 (Foundation) – APPLICANT: Ken Smith Family Trust – 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: 161.97 gross acres – REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1197, that proposes to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and include them in the Temecula Valley Wine Country – Winery District Policy Area and include the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on 5 parcels, totaling 161.97 gross acres. APNs: 917-110-014, 927-180-002, 927-580-003, 927-580-004, and 927-580-005. Applicant Fees 100%.

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

1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1197**, based on information provided by the applicant and comments received from the Planning Commission and General Plan Advisory Committee.

**ACTION:** Policy

Juan C. Rivera, Director of Transportation & Land Management

3/10/2017

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating the proceedings to allow further review.

Ayes: Jeffries, Tavaglione, Washington and Perez  
Nays: None  
Absent: Ashley  
Date: June 6, 2017  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

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

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

**BACKGROUND:**

*Project Scope*

General Plan Amendment No. 1197 is a General Plan Foundation Component Amendment that proposes to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and include them in the Temecula Valley Wine Country – Winery District Policy Area and include the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on 5 parcels, totaling 161.97 gross acres. The project site is generally located south of De Portola Road, east of Los Caballos Road, west of Pauba Road, and is within the Southwest 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 25, 2016, Agenda Item 3.9, and was recommended for initiation to the Planning Commission.

During the GPAC meeting, the members discussed the proposed project and felt that this was an appropriate land use change as it added additional land into the wine growing policy area, expanding the area's overall inventory. The GPAC members recommended this Foundation Component General Plan Amendment application for initiation.

*Planning Commission*

This application was considered by the Planning Commission during a public meeting on November 2, 2016, Agenda Item 2.10, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners discussed the proposed change and felt that it was an appropriate request.

**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.

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

**Contract History and Price Reasonableness**

N/A

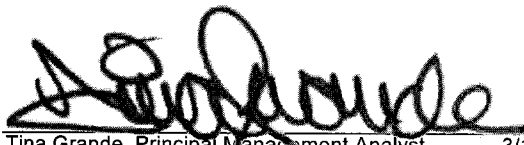
**ATTACHMENTS:**

**Attachment A – Exhibits**

**Attachment B – BOS Report Package**

**Attachment C – PC Report Package**

**Attachment D – GPAC Report Package**

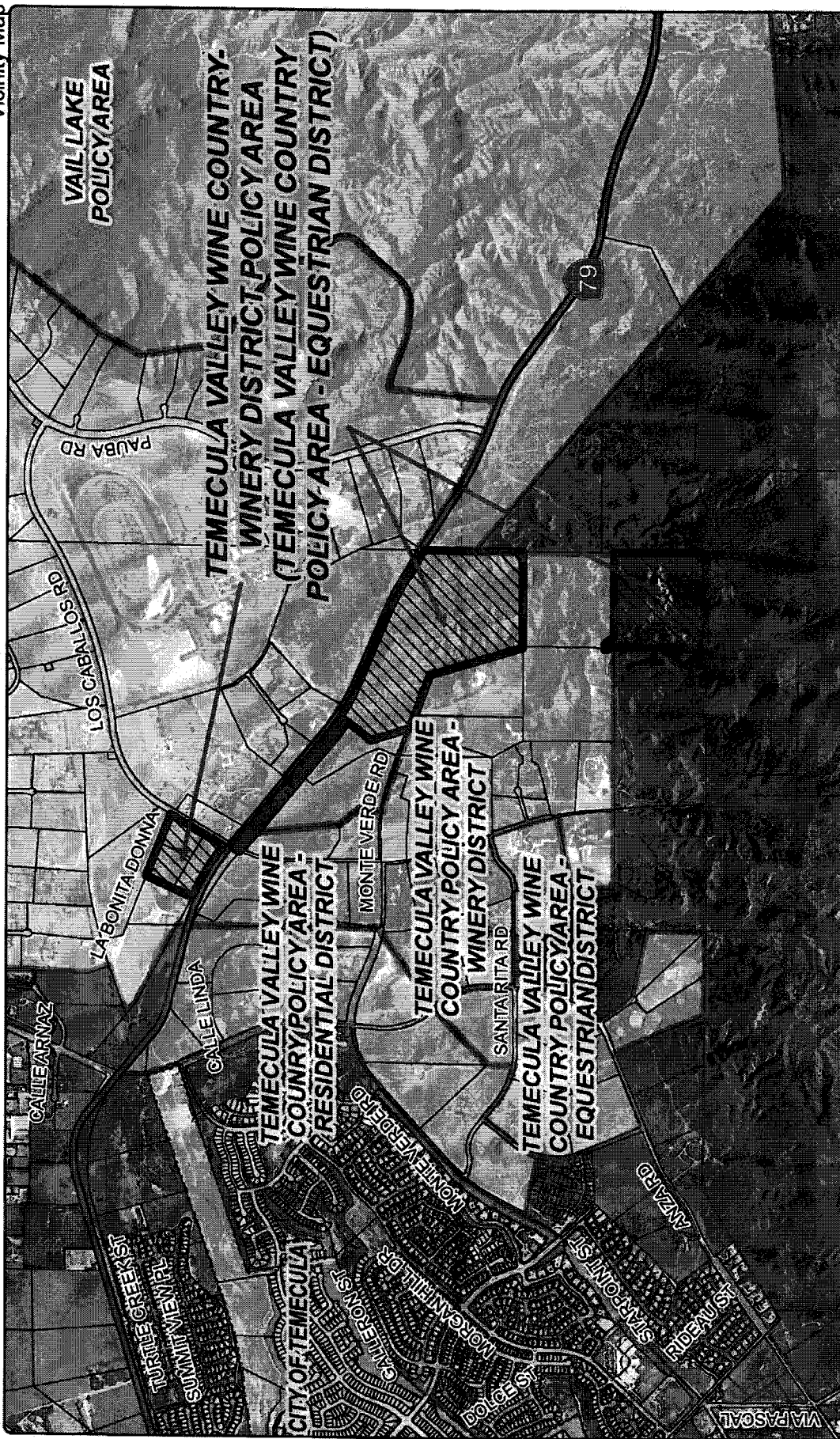
  
Tina Grande, Principal Management Analyst

3/14/2017



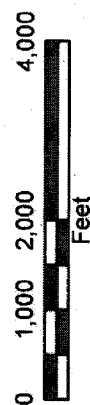
**Supervisor Stone  
District 3**

Date Drawn: 08/12/2016  
Vicinity Map



**Zoning Area: Rancho California**

**Author: Vinnie Nguyen**



**DISCLAIMER:** On December 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. Since 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) 935-1000 (Western County) or in San Dimas at (951) 935-1277. Riverside Planning and Mapping Department.

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01197

### LAND USE

Supervisor: Washington  
District 3

Date Drawn: 08/12/2016  
Exhibit 1



Zoning Area: Rancho California

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://rclanningonline.org>

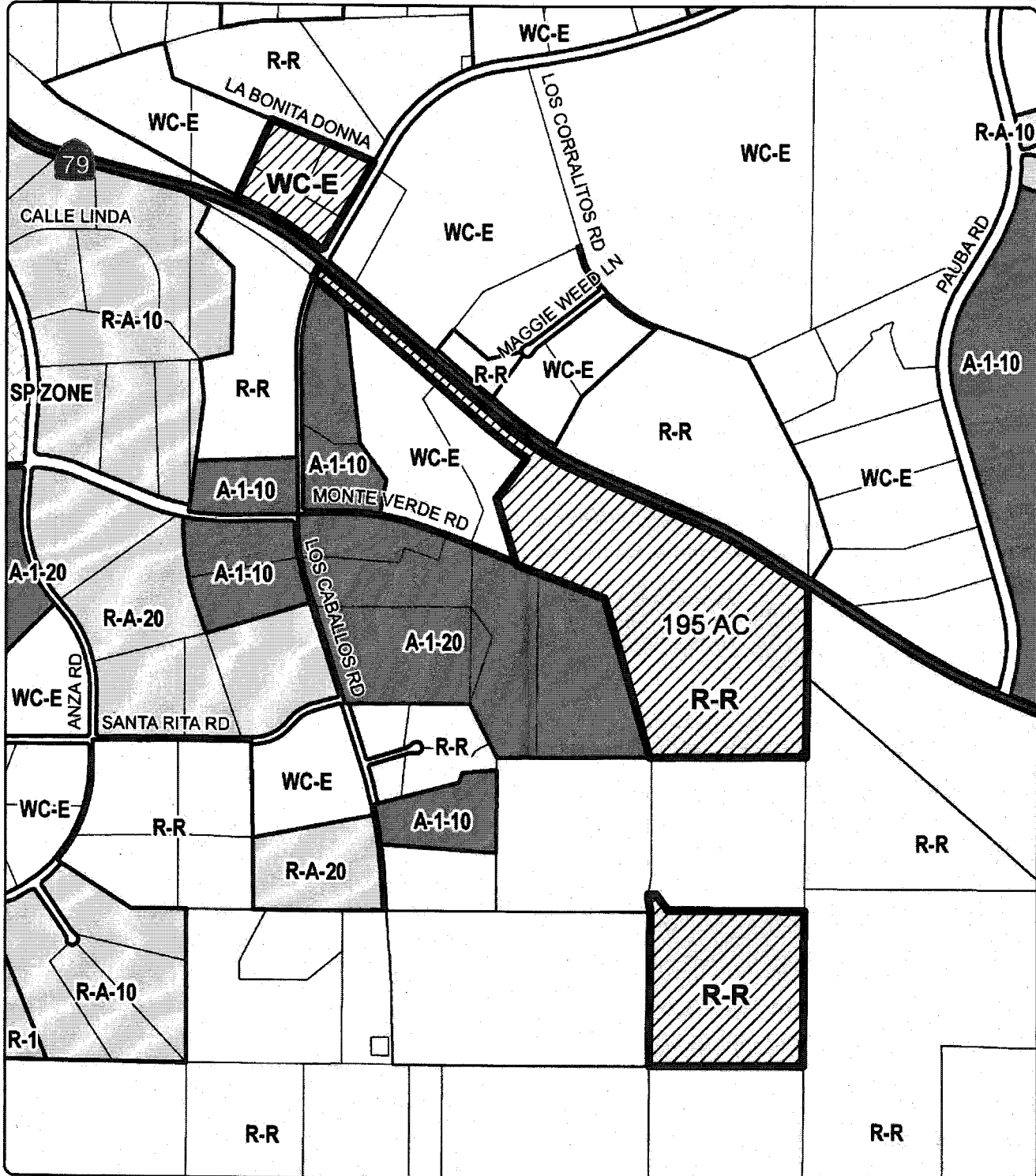
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**GPA01197**

Supervisor: Washington  
District 3

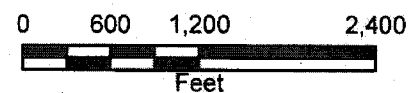
Date Drawn: 08/12/2016  
Exhibit 2

## EXISTING ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen



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



## PROPOSED GENERAL PLAN

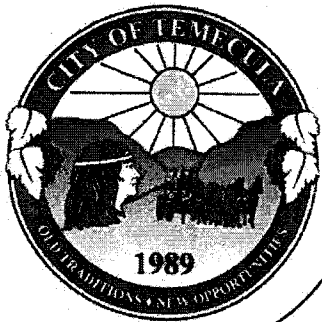
Exhibit 6

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

# **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](http://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.

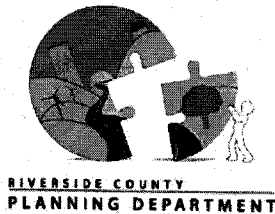
Should you have any questions, please contact me by telephone at (951) 694-6415 or by email at [Luke.Watson@TemeculaCA.gov](mailto:Luke.Watson@TemeculaCA.gov).

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](mailto: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](mailto: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 County – Residential District Policy Area, on one parcel, totaling 48.52 gross acres

**Support initiation**

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

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

**Support**

This fixes a mapping error.

Thank you for considering our views.

Yours truly,



Dan Silver  
Executive Director


# PC

## Report Package

Meeting Date: Wednesday, November 2, 2016

2.10  
**Agenda Item No.:**  
**Area Plan:** Southwest  
**Supervisory District:** Third  
**Project Planner:** John Earle Hildebrand III  
**Planning Commission:** November 2, 2016

**General Plan Amendment No. 1197**  
**Property Owner:** SFT Realty Galway Downs  
**Applicant:** SFT Realty Galway Downs  
**Engineer/Representative:** Michael Newcomb

  
Steve Weiss, AICP  
Planning Director

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

**PROJECT DESCRIPTION:** General Plan Amendment No. 1197 is a General Plan Regular Foundation Component Amendment proposal to modify the Temecula Valley Wine Country Policy Area by changing four parcels from the Equestrian District to the Winery District and annexing a parcel outside of the Policy Area and establishing it within the Winery District. This project includes the modification of five parcels, totaling 238.5 gross acres. The application for this amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** The project site is generally located south of De Portola Road, east of Los Caballos Road, west of Pauba Road, and within the Southwest Area Plan.

**PROJECT APNs:** 917-110-014, 927-180-002, 927-580-003, 927-580-004, and 927-580-005.

**BACKGROUND:** Pursuant to the Riverside County General Plan, modifications to the Temecula Valley Wine Country Policy Area boundary or a redesignation from one district to another, within the Temecula Valley Wine Country Policy Area, are subject to the County's eight-year Foundation General Plan Amendment cycle. This application is a request to modify the Temecula Valley Wine Country Policy Area by changing districts on four parcels within the Policy Area and annexing a single, 40 acre parcel into the Policy Area and into the Winery District.

**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:

1. All of the subject properties were acquired by the current owner (SFT) after adoption of the Wine Country Plan. The owners of each of the properties did not participate in a meaningful way during the discussion with the County of Riverside and were oblivious to the fact that their properties were either left out of the plan and/or were zoned as Wine Country – Equestrian rather than Wine Country – Winery.
2. Key commission participants and advocates of the Winery Country Plan held either (1) financial conflicts of interest or were (2) apathetic regarding the 79-South corridor and failed to adequately articulate the need that these properties be zoned as WC-W, rather than WC-E, in order to ensure the intended growth and expansion of the Temecula Valley Wine Region.
3. An examination of the terrain and review of the properties by the new owner (SFT) demonstrates that utilizing these properties for sole equestrian use is impractical given the extreme terrain changes and would pose an unreasonably dangerous risk to riders, rendering the property potentially unusable without significant grading and disruption of the natural terrain and habitat.
4. A study of the properties demonstrates that the highest and best use of these properties is to rezone to WC-W as it would expand the WC-W zone in the 79-South area and allow for intelligent expansion of the area without impacting the existing residential and equestrian uses.

The above oversights justify rezoning from WC-E to WC-W and a moderate expansion of the WC-W zone.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on August 25, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, the members discussed the proposed project. The members felt that this was an appropriate change as it added additional land into the wine growing policy area, expanding the area’s inventory.

**PROJECT SITE INFORMATION:**

- |   |  |
|---|--|
| 1. Existing Foundation Component:         | Rural (R)  |
| 2. Proposed Foundation Component:         | N/A  |
| 3. Existing General Plan Designation:     | Rural Residential (RR) and Rural Mountainous (RM)  |
| 4. Proposed General Plan Designation:     | N/A  |
| 5. Surrounding General Plan Designations: | North – Rural Residential (RR); South – Rural Mountainous (RM); East – Rural Residential (RR) and Rural Mountainous (RM); West – |



- |  |  |
|--|--|
|  | Agriculture (AG)   |
| 6. Existing Zoning Classification:     | R-R (Rural Residential) and WC-E (Wine Country – Equestrian)   |
| 7. Surrounding Zoning Classifications: | North – WC-E (Wine Country – Equestrian);<br>South – R-R (Rural Residential); East – WC-E (Wine Country – Equestrian) and R-R (Rural Residential); West – R-R (Rural Residential) and A-1-20 (Light Agriculture) |
| 8. Existing Land Use:                  | Vacant land  |
| 9. Surrounding Land Uses:              | Residential, agriculture, vacant land  |
| 10. Project Size (Gross Acres):        | 238.5  |

**RECOMMENDATION:** Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC's recommendation of an order to initiate proceedings for General Plan Amendment No. 1197 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
  - a. A sphere of influence; or
  - b. An airport influence area; or
  - c. An agricultural preserve.
3. The project site is located within:
  - a. A MSHCP criteria cell (portion of one parcel); and
  - b. A very high and high fire hazard area; and
  - c. A State fire responsibility area; and
  - d. A special flood hazard area (northern portion of site); and
  - e. A very low liquefaction area; and
  - f. A susceptible subsidence area; and
  - g. A half-mile of a fault-line and fault zone.



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

**I. AGENDA ITEM 3.9**

**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  
Portala 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 5 parcels,  
totaling 238.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email  
[jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 917-110-014, 927-180-002, 927-580-003, 927-580-004, and 927-  
580-005.

**II. DISCUSSION:**

**III. GPAC ACTION:**

Motion by Mr. Cousins; second by Mr. Mize.

**APPROVED** to move forward.

## NOTICE OF PUBLIC MEETING

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

**The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 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 Portala Road, east of Los Caballos Road and west of Pauba Road – PROJECT SIZE: 195 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 5 parcels, totaling 238.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 917-110-014, 927-180-002, 927-580-003, 927-580-004, and 927-580-005.

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

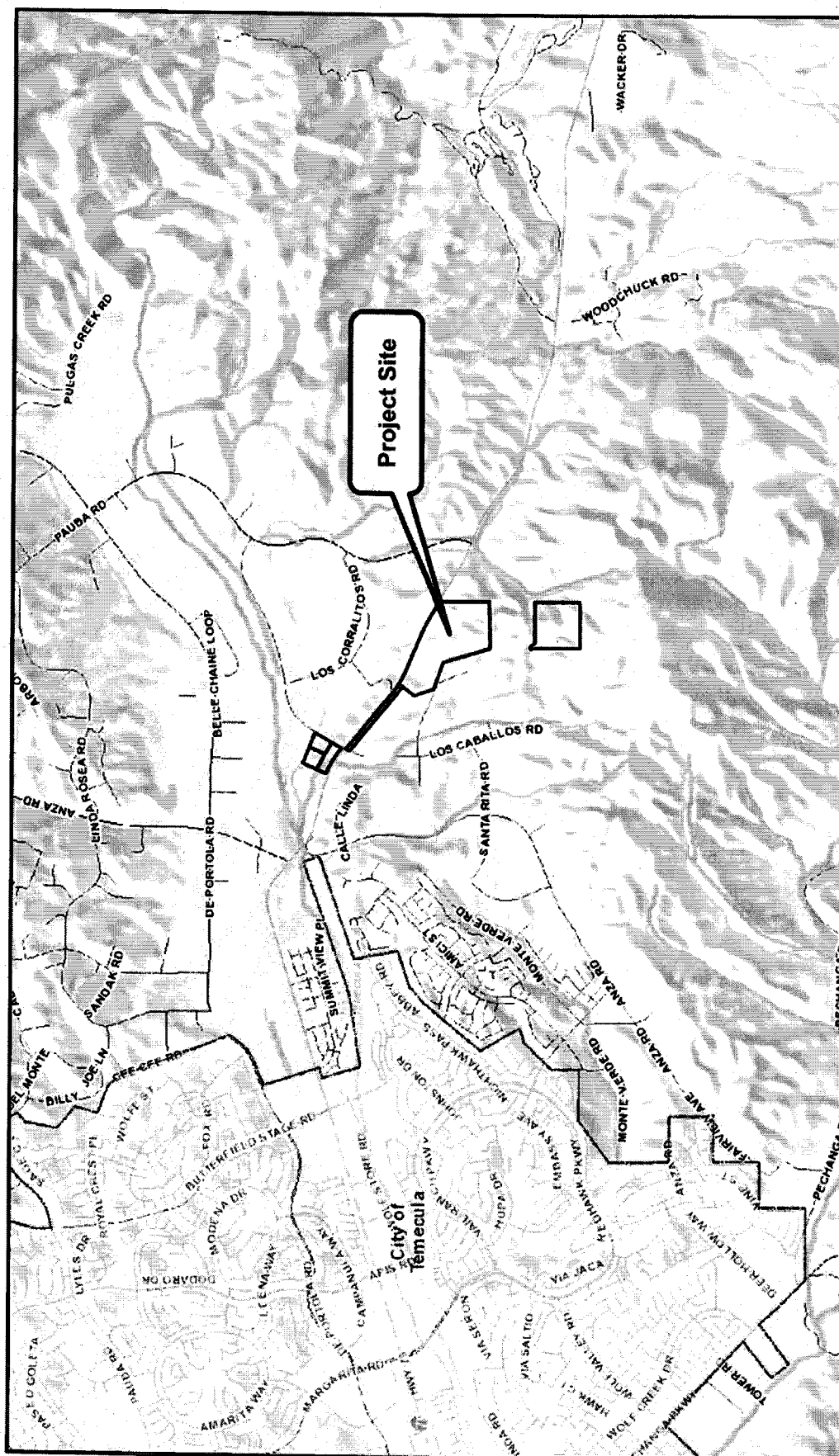
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

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

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

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

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



Printed at: 9:33 am  
On: Wednesday, Oct 19, 2016

Ad #: 0010208020  
Order Taker: neller

# THE PRESS-ENTERPRISE

## Classified Advertising

### Proof

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

#### Account Information

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

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

#### Ad Information

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

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

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

Size: 2 X 132 Li  
Bill Size: 264.00

Amount Due: \$382.80

#### Ad Copy:

##### NOTICE OF PUBLIC MEETING

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

**The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 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 Portales Road, east of Los Caballos Road and west of Pauba Road - PROJECT SIZE: 195 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 5 parcels, totaling 238.5 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rcplma.org - APNs: 917-110-014, 927-180-002, 927-580-003, 927-580-004, and 927-580-005.**

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)

**DATE OF MEETING:** Wednesday, November 2, 2016

**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

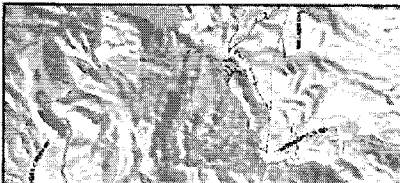
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rcplma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rcplma.org/PublicHearings.aspx>

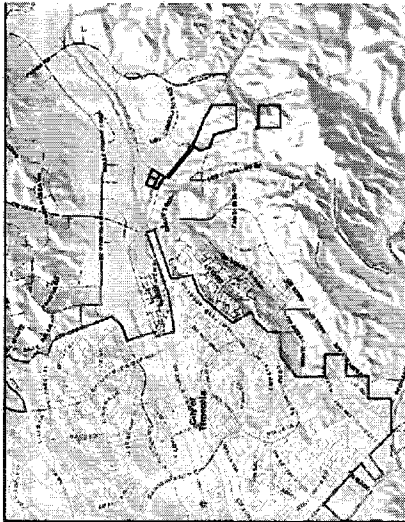
The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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





10/24

# **GPAC**

## **Report Package**

Meeting Date: Thursday, August 25, 2016



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

---

**Foundation GPA No.:** 1197  
**Supervisory District:** Third  
**Area Plan:** Southwest  
**Zoning Area/District:** Rancho California Area  
**Property Owner(s):** SFT Realty Galway Downs, LLC  
**Project Representative(s):** Michael Newcomb

---

**PROJECT DESCRIPTION:** Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and include them in the Temecula Valley Wine Country – Winery District Policy Area and include the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on 5 parcels, totaling 238.5 gross acres.

**LOCATION:** Generally located south of De Portala Road, east of Los Caballos Road and west of Pauba Road.

**PROJECT APNs:** 917-110-014, 927-180-002, 927-580-003, 927-580-004, and 927-580-005



Figure 1: Project Location Map



**PROJECT DETAILS:** This project 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 5 parcels, totaling 238.5 gross acres. This General Plan Amendment application does not include an accompanying implementing project.

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

1. All of the subject properties were acquired by the current owner (SFT) after adoption of the Wine Country Plan. The owners of each of the properties, did not participate in a meaningful way during the discussion with the County of Riverside and were oblivious to the fact that their properties were either left out of the Plan and/or were zoned as Wine County – Equestrian rather than Wine Country – Winery.
2. Key commission participants and advocates of the Winer Country Plan held either (1) financial conflicts of interest or were (2) apathetic regarding the 79-south corridor and failed to adequately articulate the need that these properties be zoned as WC-W, rather than WC-E, in order to ensure the intended growth and expansion of the Temecula Valley Wine Region.
3. A Examination of the terrain and review of the properties by the new owner (SFT) demonstrates that utilizing these properties for sole equestrian use is impractical given the extreme terrain changes and would pose an unreasonably dangerous risk to riders, rendering the property potentially unusable without significant grading and disruption of the natural terrain and habitat.
4. A study of the properties demonstrates that the highest and best use of these properties is to rezone to WC-W as it would expand the WC-W zone in the 79-South area and allow for intelligent expansion of the area without impacting the existing residential and equestrian uses.

The above oversights justify rezoning from WC-E to WC-W and a moderate expansion of the WC-W zone.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	238.5
Number of Parcels:	5
Sphere of Influence:	No
Policy Area:	Temecula Valley Wine Country Policy Area – Equestrian District
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural (R)
Proposed Foundation Component:	Rural (R)
Existing General Plan Land Use:	Rural Residential (RR) and Rural Mountainous (RM)
Proposed General Plan Land Use:	Rural Residential (RR) and Rural Mountainous (RM)
<b>Surrounding General Plan Land Use</b>	
North:	Rural Residential (RR)
East:	Rural (R) and Rural Residential (RR)
South:	Rural Mountainous (RM)
West:	Agriculture (AG)
Existing Zoning Classification:	R-R (Rural Residential) and WC-E (Wine Country – Equestrian)
Change of Zone Required:	Yes
<b>Surrounding Zoning Classification</b>	
North:	WC-E (Wine Country – Equestrian)
East:	WC-E (Wine Country – Equestrian) and R-R (Rural Residential)
South:	R-R (Rural Residential)
West:	R-R (Rural Residential) and A-1-20 (Light Agriculture)
Existing Development and Use:	Vacant Land
<b>Surrounding Development and Use</b>	
North:	Residential, Agriculture, and Vacant Land
East:	Residential, Agriculture, and Vacant Land
South:	Vacant Land
West:	Residential, Agriculture, and Vacant Land

**Environmental Information:**

WRCMSHCP Criteria Cell:	Parcel 927-580-003 is located in Criteria Cell #7184; therefore, this GPA will be required to file a HANS application. The Cell Criteria describes conservation from 30-40% of the cell focusing in the southern portion of the Cell, which is where parcel 927-580-003 is located. The northern portion of this parcel may be required for conservation, and a preliminary review indicates that it is. The remaining four parcels are not
-------------------------	---

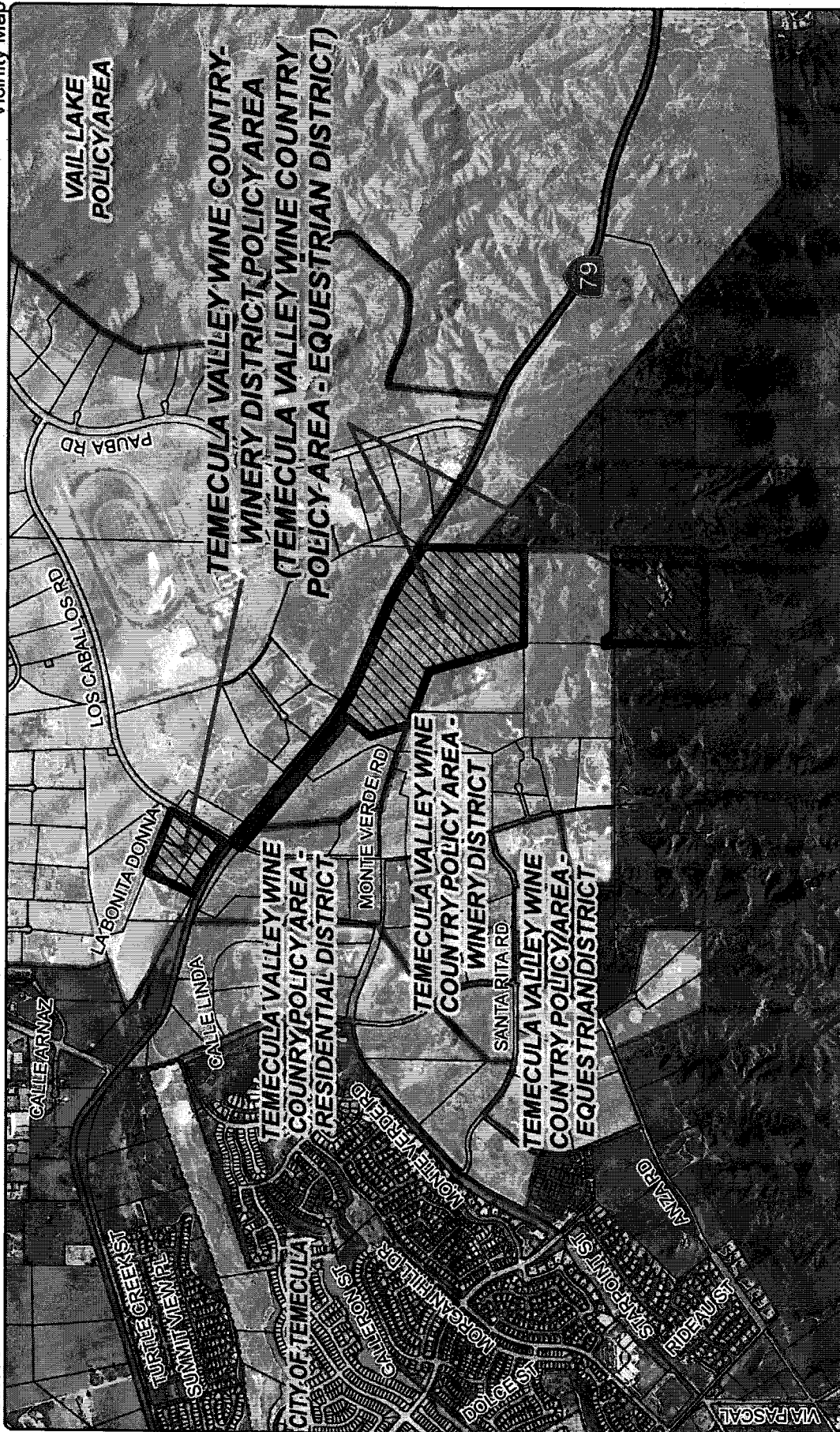
	located within criteria cells. If/when there is an implementing project, the entire project site will still need to show compliance with the MSHCP, which could potentially result in additional portions of conservation based on compliance with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the Plan.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Yes – Other Lands and Local Importance
Fire Hazard Area:	Yes – High and Very High
Fire Responsibility Area:	Yes – State Responsibility Area
Special Flood Hazard Area:	Yes – (Northern portion of site) RCFC
Liquefaction Area:	Yes – Very Low
Subsidence Area:	Yes – Susceptible
Fault Line:	Yes – Within a half-mile of Fault Line
Fault Zone:	Yes – Within a half-mile of Fault Zone
Paleontological Sensitivity:	Yes – High Sensitivity

**Utility Information:**

Water Service:	Yes – Eastern Municipal Water District
Sewer Service:	No – Septic (Area Service provided by Eastern Municipal Water District)

**Supervisor Stone  
District 3**

Date Drawn: 08/12/2016  
Vicinity Map



**Zoning Area: Rancho California**

**Author: Vinnie Nguyen**



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new Ordinance that provides new land use designations for unincorporated Riverside County parcels. The new Ordinance may contain different type of land use than is provided on the map. For more information regarding the new Ordinance, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3500. Elected Councilors or in



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**GPA01197**

**LAND USE**

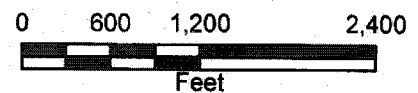
Supervisor: Washington  
District 3

Date Drawn: 08/12/2016  
Exhibit 1



Zoning Area: Rancho California

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.ca.gov>

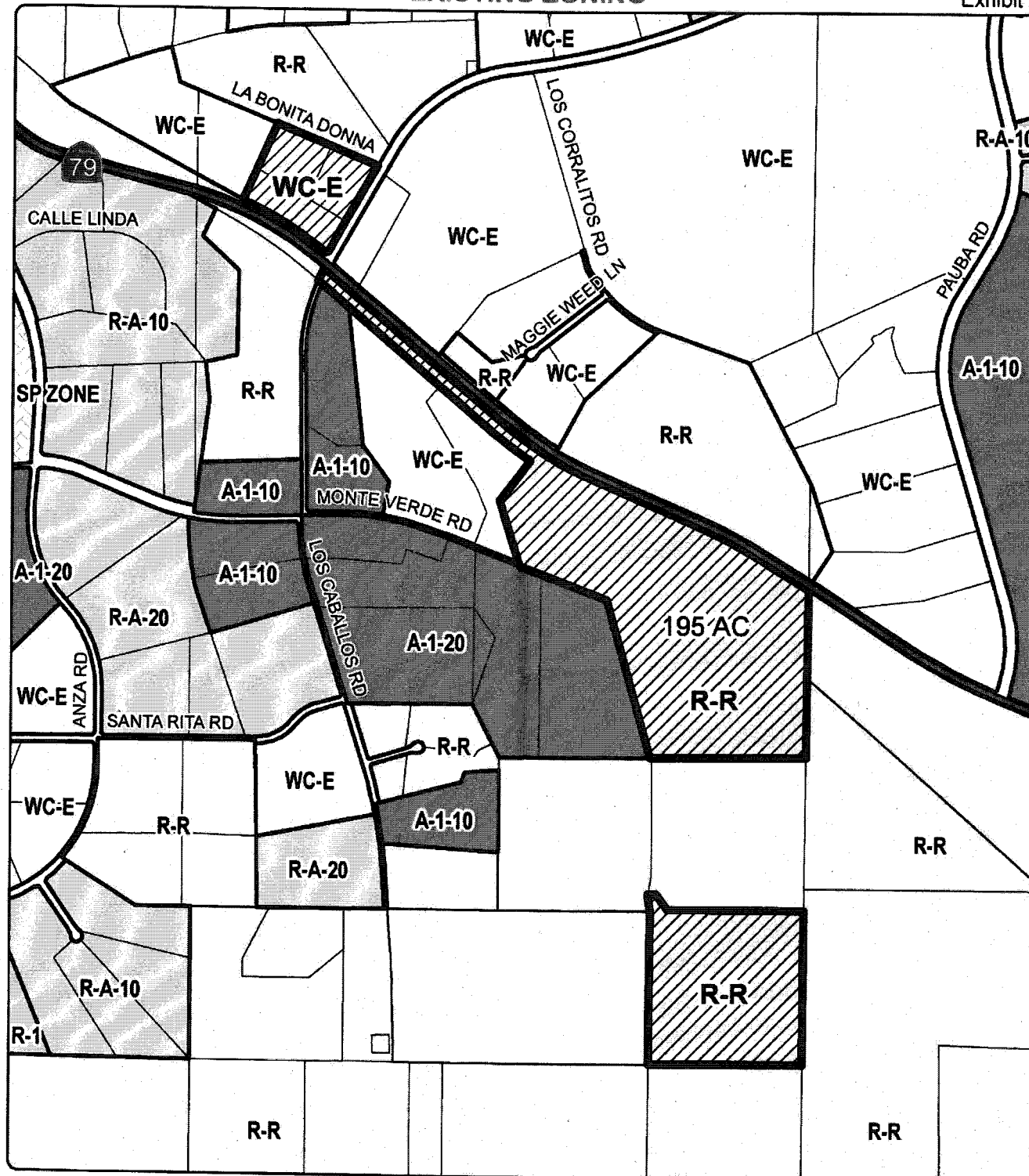
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**GPA01197**

Supervisor: Washington  
District 3

**EXISTING ZONING**

Date Drawn: 08/12/2016  
Exhibit 2



Zoning Area: Rancho California

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.rctmso.org>

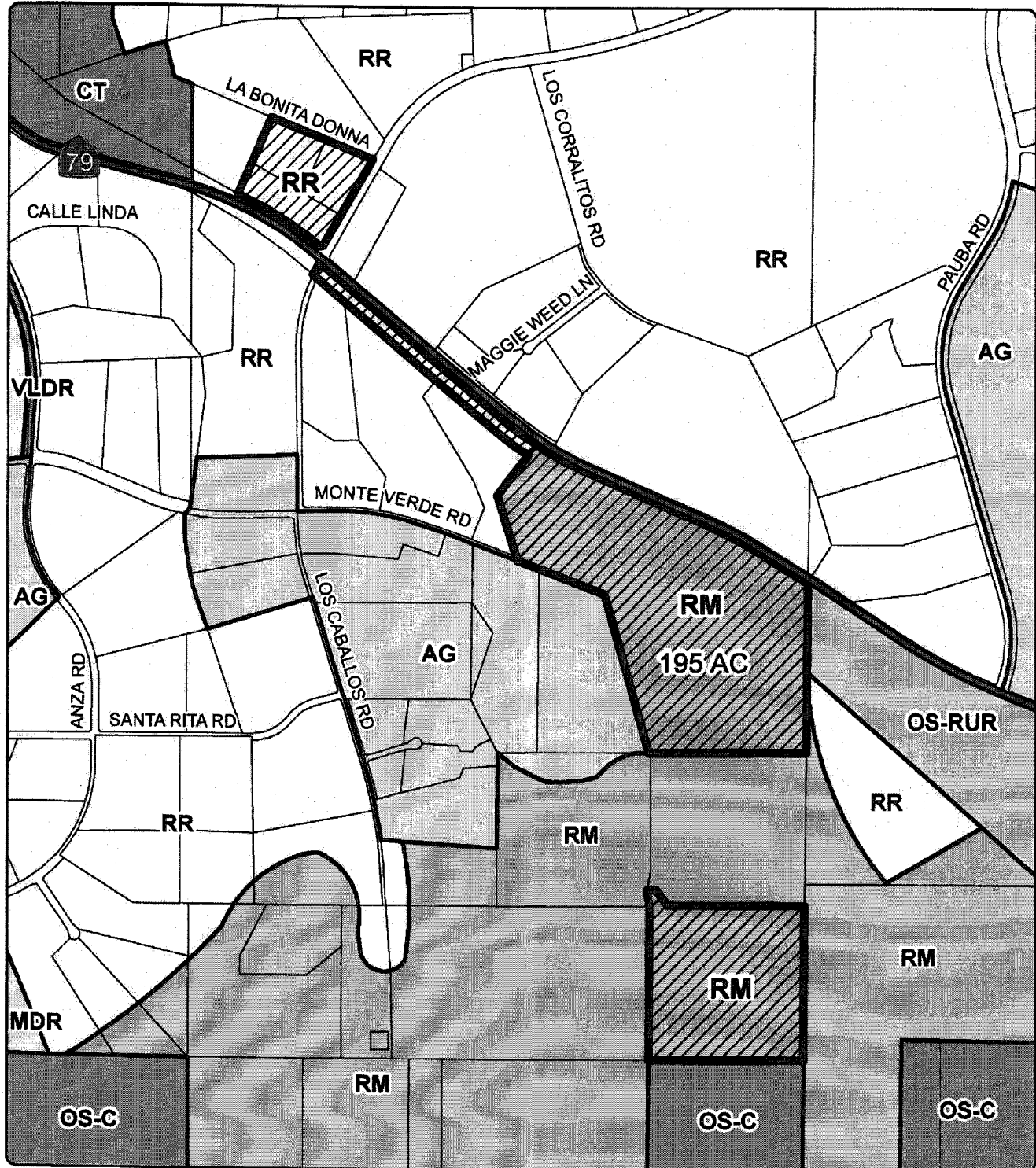
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**GPA01197**

## PROPOSED GENERAL PLAN

Supervisor: Washington  
District 3

Date Drawn: 08/12/2016  
Exhibit 6

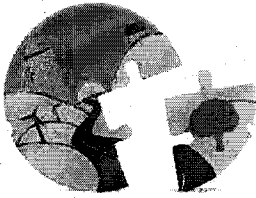


Zoning Area: Rancho California

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.rctmna.org>



Steve Weiss, AICP  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

RECEIVED  
Copy of Riverside  
Building & Safety  
JUN 02 2016  
RIVERSIDE

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

GPA 01197

### I. GENERAL INFORMATION:

#### APPLICATION INFORMATION:

Applicant Name: SFT REALTY GALWAY DOWNS, LLC, a California limited liability company

Contact Person: KEN SMITH, Manager

E-Mail: kens@galwaydowns.com

Mailing Address: 44040 JERAMIE DR

TEMECULA

City

Street

CA

State

92590

ZIP

Daytime Phone No: ( 951 ) 232-1880

Fax No: (      )           

Engineer/Representative Name: MICHAEL NEWCOMB / NEWCOMB LAW GROUP

Contact Person: MICHAEL W. NEWCOMB

E-Mail: MICHAEL@NEWCOMBLAWGROUP.COM

Mailing Address: 45089 VINE CLIFF STREET

TEMECULA

City

Street

CA

State

92592

ZIP

Daytime Phone No: ( 951 ) 541-0220

Fax No: ( 951 ) 541-9360

Property Owner Name: SFT REALTY GALWAY DOWNS, LLC, a California limited liability company

Contact Person: KEN SMITH, Manager

E-Mail: kens@galwaydowns.com

Mailing Address: 44040 JERAMIE DR

TEMECULA

City

Street

CA

State

92590

ZIP

Daytime Phone No: ( 951 ) 232-1880

Fax No: (      )           

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

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

"Planning Our Future... Preserving Our Past"



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

---

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

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

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

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

KEN SMITH, MANAGER

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 917-110-014; 927-180-002; 927-580-003; 927-580-004; & 927-580-005

Approximate Gross Acreage: TOTAL GROSS = 195 (40,140,5,4.9, and 5.8 respectively)

General location (nearby or cross streets): North of Emerson Wildlife Preserve, South of  
HWY 79-S, East of Los Caballos Road, West of Pauba Road

Existing General Plan Foundation Component(s): Rural

Proposed General Plan Foundation Component(s): No Change

Existing General Plan Land Use Designation(s): '014=RR; '002=RR,RM; '003=RR; '004=RR; '005=RR

Proposed General Plan Land Use Designation(s): No Change

General Plan Policy Area(s) (if any): Temecula Valley Wine Country Policy Area - Equestrian Dist.

Existing Zoning Classification(s): '014=None; '002,'003,'004, '005=Wine Country Equestrian Zone

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

The Proposed Foundation Component Amendment proposes to move the subject properties from the  
Wine Country - Equestrian District in the case of '002 through '005; and "no" District in the  
case of '014 to the WINE COUNTRY - WINERY DISTRICT. Parcel '014 would be added to Wine Country  
Policy Area, the remaining parcels are already within the policy area.

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

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

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

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

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

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

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

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

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

Distance from property '002 to Sewer and Gas is approximately 2 miles along Highway 79-South.  
Electric, Telephone and Water are currently servicing the property or within a short  
insignificant distance.

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

☐ Santa Ana River/San Jacinto Valley

☒ Santa Margarita River

☐ Whitewater River

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

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

## HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1) John Smith manager Date 6/2/16  
Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

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

---

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

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

1. All of the subject properties were acquired by the current owner (SFT) after adoption of the Wine Country Plan. The owners of each of the properties, did not participate in a meaningful way during the discussion with the County of Riverside and were oblivious to the fact that their properties were either left out of the Plan and/or were zoned as Wine Country - Equestrian rather than Wine Country - Winery.

2. Key commission participants and advocates of the Wine Country Plan held either (1) financial conflicts of interest or were (2) apathetic regarding the 79-South corridor and failed to adequately articulate the need that these properties be zoned as WC-W, rather than WC-E, in order to ensure the intended growth and expansion of the Temecula Valley Wine Region.

3. A examination of the terrain and review of the properties by the new owner (SFT) demonstrates that utilizing these properties for sole equestrian use is impractical given the extreme terrain changes and would pose an unreasonably dangerous risk to riders, rendering the property potentially unusable without significant grading and disruption of the natural terrain and habitat.

4. A study of the properties demonstrates that the highest and best use of these properties is to rezone to WC-W as it would expand the WC-W zone in the 79-South area and allow for intelligent expansion of the area without impacting the existing residential and equestrian uses.

The above oversights justify rezoning from WC-E to WC-W and a moderate expansion of the WC-W zone.

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

---

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

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

---

There is no conflict because the properties would be contiguous to existing WC-W zoned properties and changing from WC-E to WC-W results in a minor expansion of the WC-W zone in an under utilized portion of the existing Plan are.

---

---

---

---

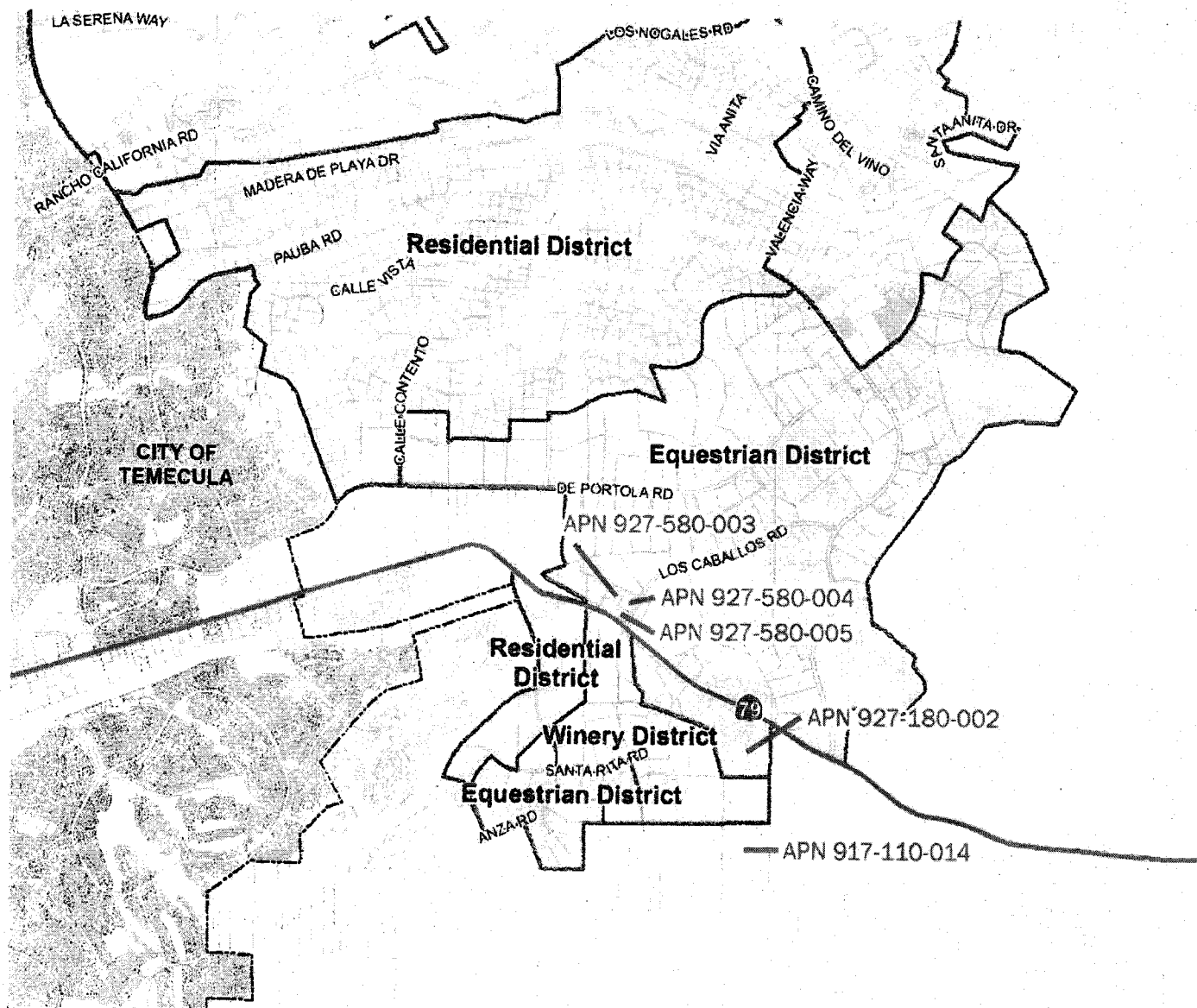
---









**NOTES:**

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

Furthermore:

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



-  Existing Wineries (Less than 20 acres gross)
-  Highways
-  Equestrian District
-  City Boundary
-  Residential District
-  Waterbodies
-  Winery District
-  Winery District Overlay



December 2, 2013

0 0.5 1 Miles

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



WINE

## 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. 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 Portala Road, east of Los Caballos Road and west of Pauba Road – PROJECT SIZE: 195 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 5 parcels, totaling 238.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 917-110-014, 927-180-002, 927-580-003, 927-580-004, and 927-580-005.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, August 25, 2016  
**PLACE OF MEETING:** Riverside County Flood Control  
1995 Market Street  
Riverside, CA 92501

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

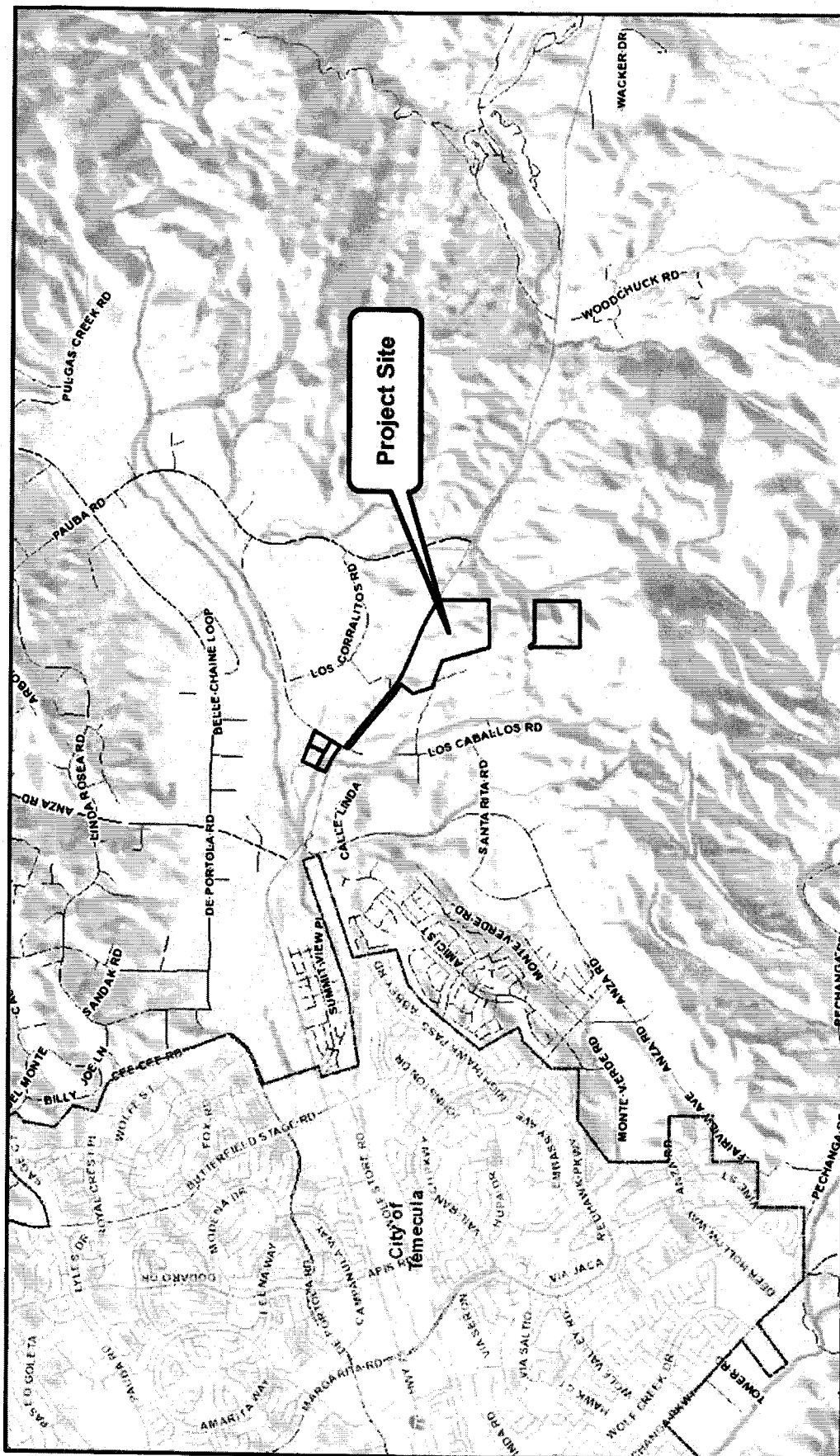
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

**Please send all written correspondence to:**

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





**GPA01197 – Applicant**  
SFT Realty Galway Downs, LLC  
c/o Ken Smith  
44040 Jeramie Drive  
Temecula, CA 92590

**GPA01197 – Owner**  
SFT Realty Galway Downs, LLC  
c/o Ken Smith  
44040 Jeramie Drive  
Temecula, CA 92590

**GPA01197 – Representative**  
**Newcomb Law Group**  
**c/o Michael Newcomb**  
**45089 Vine Cliff Street**  
**Temecula, CA 92592**

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

3809  
6/6/17 16.3  
2017-6-135965

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.

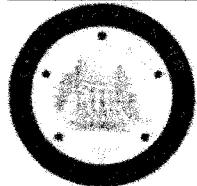
The Agenda Items commented on are 1.2; 1.4; 1.5; 1.6; 1.7; 1.8; 16.1; 16.2 & 16.2.

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



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

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

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



**16-2**

10:30 a.m. being the time set for the recommendation from Transportation & Land Management Agency/Planning regarding General Plan Initiation Proceedings for General Plan Amendment No. 1197 (Foundation) – 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 – REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1197, that proposes to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and include them in the Temecula Valley Wine Country – Winery District Policy Area and include the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on 5 parcels, totaling 238.5 gross acres. APNs: 917-110-014, 927-180-002, 927-580-003, 927-580-004, and 927-580-005.

The following people spoke on the matter:

John Hildebrand, Planning staff

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

Roll Call:

Ayes: Jeffries, Tavaglione 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.

(seal) 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.

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 # 3809)**

**MEETING DATE:**

Tuesday, March 21, 2017

**FROM : TLMA-PLANNING:**

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1197 (Foundation) – 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 – REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1197, that proposes to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and include them in the Temecula Valley Wine Country – Winery District Policy Area and include the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on 5 parcels, totaling 238.5 gross acres. APNs: 917-110-014, 927-180-002, 927-580-003, 927-580-004, and 927-580-005. Applicant Fees 100%.

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

1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1197**, 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

3/10/2017

---

**MINUTES OF THE BOARD OF SUPERVISORS**

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

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

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

**BACKGROUND:**

*Project Scope*

General Plan Amendment No. 1197 is a General Plan Foundation Component Amendment that proposes to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and include them in the Temecula Valley Wine Country – Winery District Policy Area and include the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on 5 parcels, totaling 238.5 gross acres. The project site is generally located south of De Portola Road, east of Los Caballos Road, west of Pauba Road, and is within the Southwest 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 25, 2016, Agenda Item 3.9, and was recommended for initiation to the Planning Commission.

During the GPAC meeting, the members discussed the proposed project and felt that this was an appropriate land use change as it added additional land into the wine growing policy area, expanding the area's overall inventory. The GPAC members recommended this Foundation Component General Plan Amendment application for initiation.

*Planning Commission*

This application was considered by the Planning Commission during a public meeting on November 2, 2016, Agenda Item 2.10, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners discussed the proposed change and felt that it was an appropriate request.

**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.



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

**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

3/14/2017

# 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/Menifee 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](mailto:dsilverla@me.com)  
[www.ehleague.org](http://www.ehleague.org)



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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

March 15, 2017

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

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

RE: NOTICE OF PUBLIC MEETING: GPA 1197

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, March 18, 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

3/21/17  
16.2

**Gil, Cecilia**

---

**From:** Legals <legals@pe.com>  
**Sent:** Tuesday, March 14, 2017 4:07 PM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: GPA 1197

Received for publication on 3/18. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: [legals@pe.com](mailto:legals@pe.com)

Please Note: **Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. \*\*Additional days required for larger ad sizes\*\***

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

---

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

On Tue, Mar 14, 2017 at 4:02 PM, Gil, Cecilia <[CCGIL@rivco.org](mailto:CCGIL@rivco.org)> wrote:

Attached is a Notice of Public Meeting, for publication on Saturday, March 18, 2017. Please confirm.  
THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

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

Mail Stop# 1010

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

<http://rivcocob.org/>



## **CERTIFICATE OF POSTING**

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 15, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## **NOTICE OF PUBLIC MEETING**

GPA 1197

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 21, 2017 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil*      DATE: March 15, 2017  
Cecilia Gil

## Gil, Cecilia

---

**From:** Kennemer, Bonnie <bkenname@asrclkrec.com>  
**Sent:** Tuesday, March 14, 2017 4:19 PM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: GPA 1197

Good Afternoon,

The notice has been received and will be posted today.

Thank you,  
Bonnie

---

**From:** Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]  
**Sent:** Tuesday, March 14, 2017 4:03 PM  
**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 1197

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

### *Cecilia Gil*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon St., 1st Floor, Room 127  
Riverside, CA 92501  
(951) 955-8464 Fax (951) 955-1071  
Mail Stop# 1010  
[ccgil@rivco.org](mailto:ccgil@rivco.org)  
<http://rivcocob.org/>



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

---

### Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or

**NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE SOUTHWEST – RANCHO CALIFORNIA AREA, THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public meeting will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 21, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider initiation proceedings for the application submitted by SFT Realty Galway Downs, LLC – Michael Newcomb, on **General Plan Amendment No. 1197**, which proposes to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and include them in the Temecula Valley Wine Country – Winery District Policy Area and include the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on 5 parcels, totaling 238.5 gross acres ("the project"). The project is located south of De Portala Road, east of Los Caballos Road, and west of Pauba Road, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1197**.

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

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

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

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

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

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

Dated: March 15, 2017

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

**RIVERSIDE COUNTY BOARD OF SUPERVISORS**

**Request to Speak**

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

Date: 6-4-17 Agenda #: 16.3

SPEAKER'S NAME: BRADLEY HAY  
(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

## BOARD RULES

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office, 24 hours in advance of the Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in the front row to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**\*PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**