

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



ITEM
16.1
(ID # 3960)

MEETING DATE:

Tuesday, July 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1190 (Foundation) – APPLICANT: Karen S. Braun – ENGINEER/REPRESENTATIVE: Sake Engineering – Fifth Supervisorial District – The Pass Area Plan – Cherry Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cherry Valley – LOCATION: North of Vineland Street, east of Nancy Avenue, west of Mountain Avenue, and south of Orchard Street – PROJECT SIZE: 25 gross acres – REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1190, that proposes to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on one parcel, totaling 25 gross acres – APN: 405-060-010 – Applicant Fees 100%.

RECOMMENDED MOTION: Staff recommends that the Board of Supervisors:

1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1190**, based on information provided by the applicant and comments received from the Planning Commission and General Plan Advisory Committee.

ACTION: Policy

Charissa Leach, Assistant TLMA Director 3/28/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

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

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Project Scope

General Plan Amendment No. 1190 is a General Plan Foundation Component Amendment that proposes to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on one parcel, totaling 25 gross acres. The project site is generally located north of Vineland Street, east of Nancy Avenue, west of Mountain Avenue, south of Orchard Street, and is within The Pass Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

General Plan Initiation Process

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

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

Justification for Foundation Component Amendment

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

General Plan Advisory Committee

This application was considered by the General Plan Advisory Committee (GPAC) during a public meeting on September 8, 2016, Agenda Item 3.7, and was recommended for initiation to the Planning Commission.

During the GPAC meeting, the members discussed the appropriateness of the proposed change. There are smaller tracts immediately to the west, as well as to the southeast of the project site that have an MDR (2-5 du/ac) land use designation. The members felt this proposed change would be consistent with the trend for the area. However, the GPAC members recommended that the eventual design of the development should take into account the existing surrounding residential, through adequate buffering, setbacks, and landscaping. Additionally, the GPAC members recommended that the new development should include some kind of community benefit, such as a park or trails, integrated into the development.

Planning Commission

This application was considered by the Planning Commission during a public meeting on November 16, 2016, Agenda Item 2.6, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners considered the GPAC comments and the appropriateness of the proposed Foundation Component change. There were several members of the community who spoke in opposition of the proposed change, citing that the area should retain its rural residential lifestyle and remain at one (1) acre minimum lots. The Planning Commission also had concerns regarding the proposed density and its incompatibility with the existing surrounding area.

Impact on Citizens and Businesses

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

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

SUPPLEMENTAL:

Additional Fiscal Information

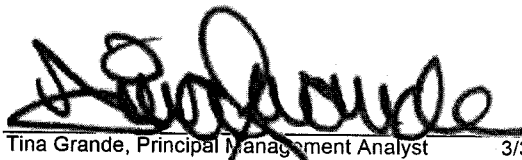
All fees are paid by the applicant. There is no General Fund obligation.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

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


Tina Grande, Principal Management Analyst 3/30/2017

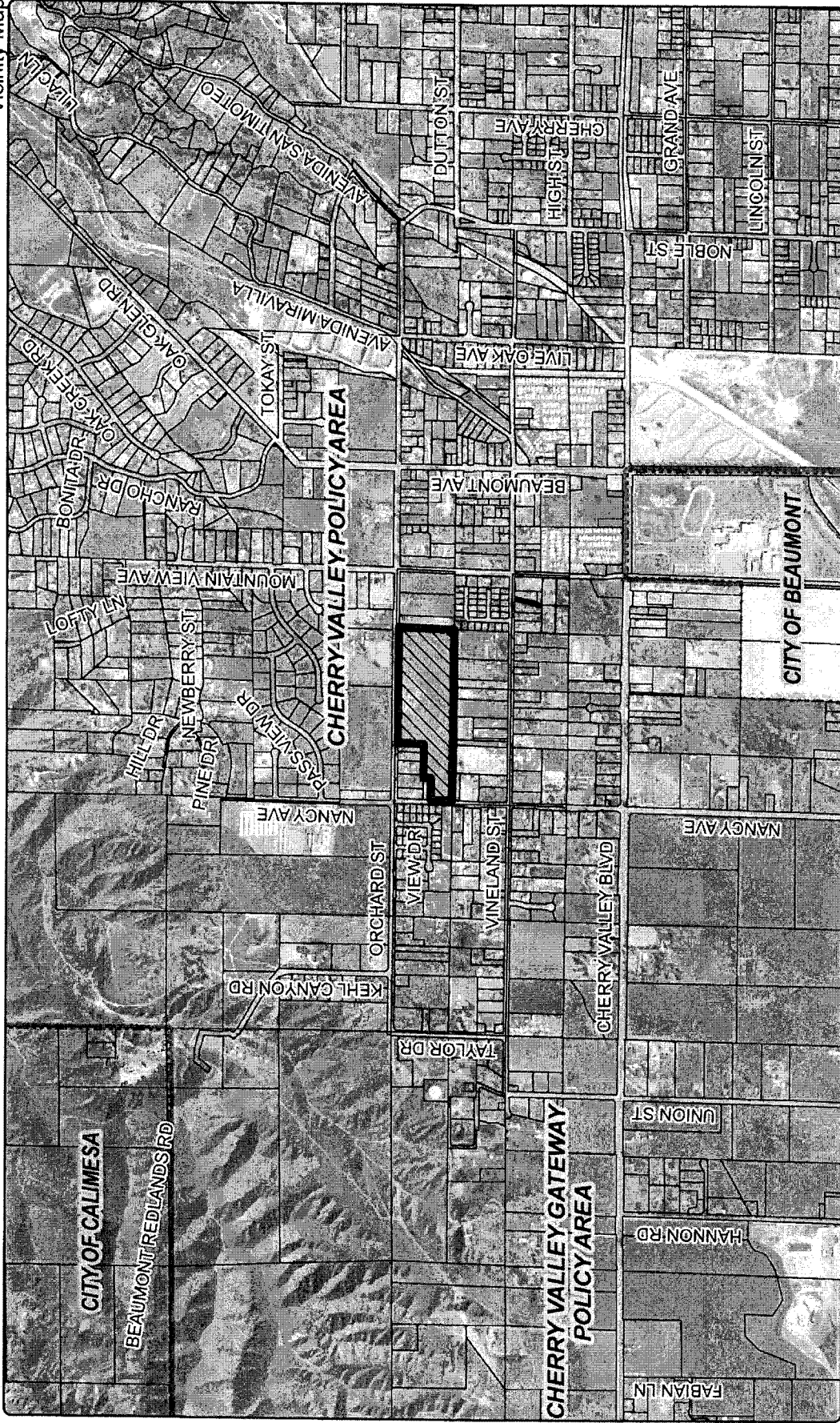
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA011190

VICINITY/POLICY AREAS

Supervisor: Ashley
District 5

Date Drawn: 08/11/2016
Vicinity Map



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen

DISCLAIMER: On October 1, 2002, the County of Riverside adopted a new General Plan. The General Plan was divided into three different types of land use maps as provided for in the existing zoning. For further information, please contact the Riverside County Planning Department at (951) 940-3477. Riverside County is not liable for any errors or omissions in this document.

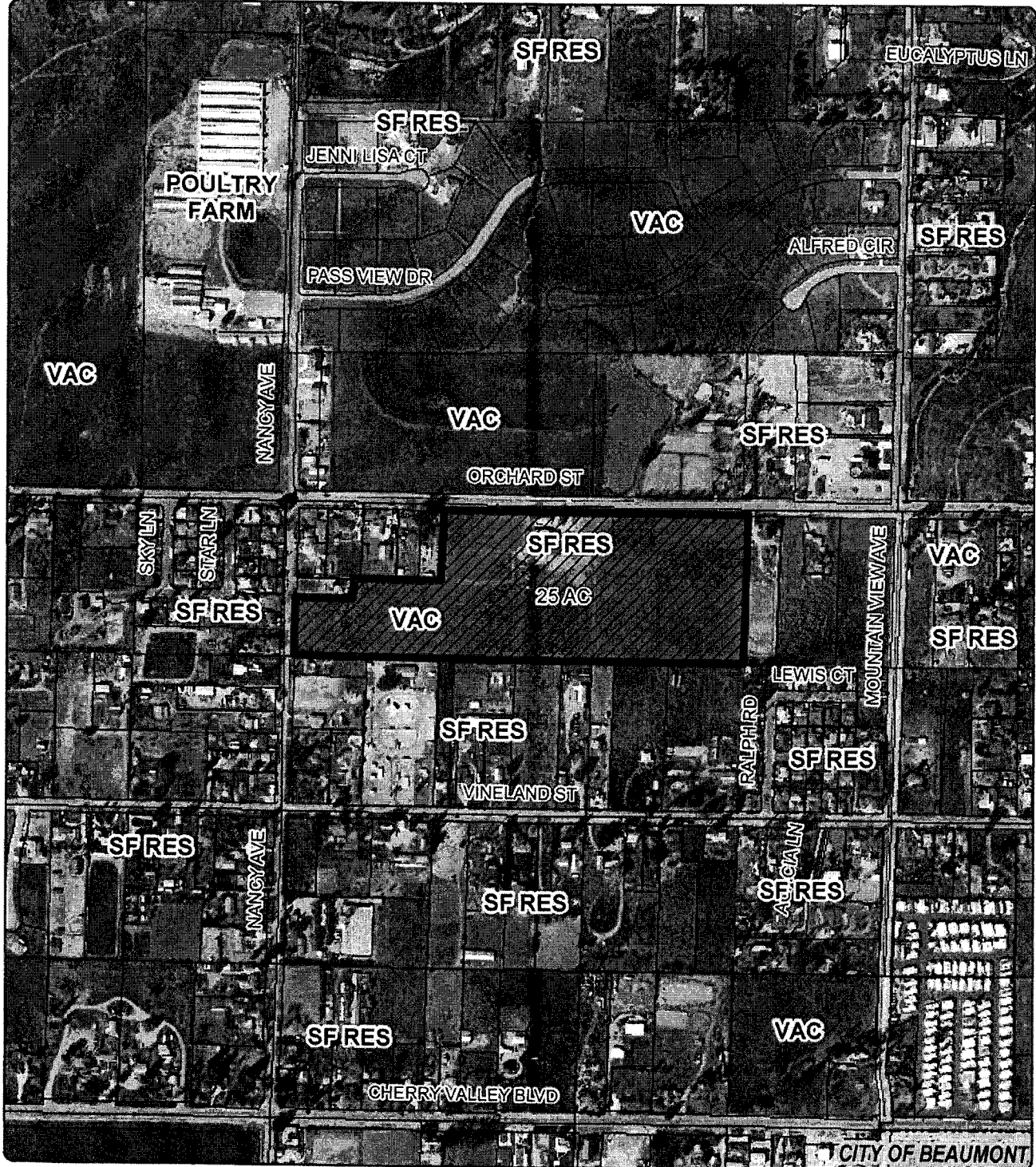
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01190

LAND USE

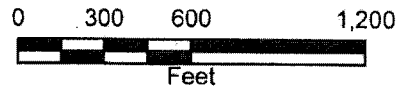
Supervisor: Ashley
District 5

Date Drawn: 08/11/2016
Exhibit 1



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen



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

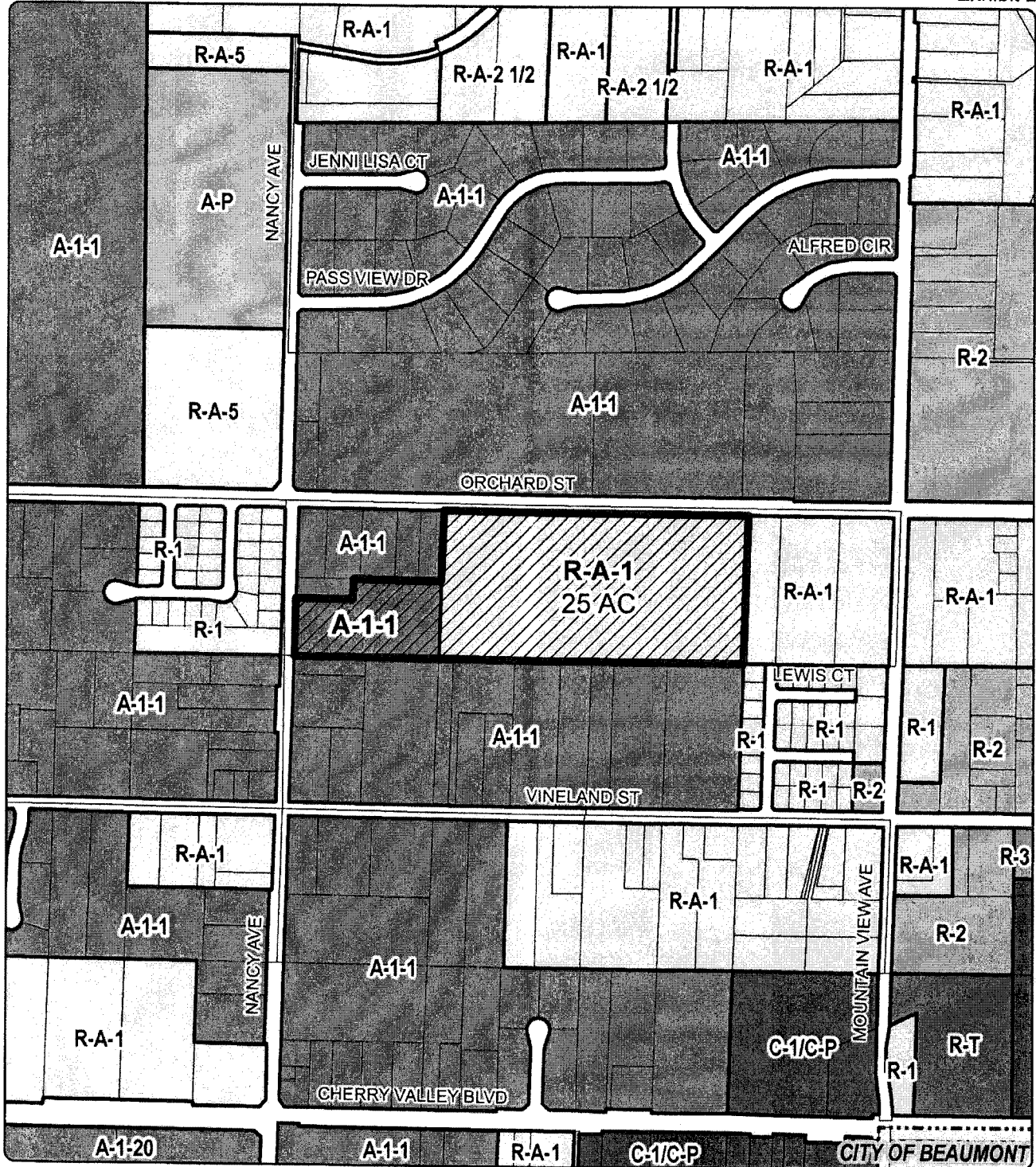
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01190

EXISTING ZONING

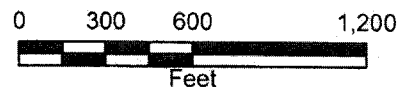
Supervisor: Ashley
District 5

Date Drawn: 08/10/2016
Exhibit 2



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)956-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://riversidecounty.ca.gov>

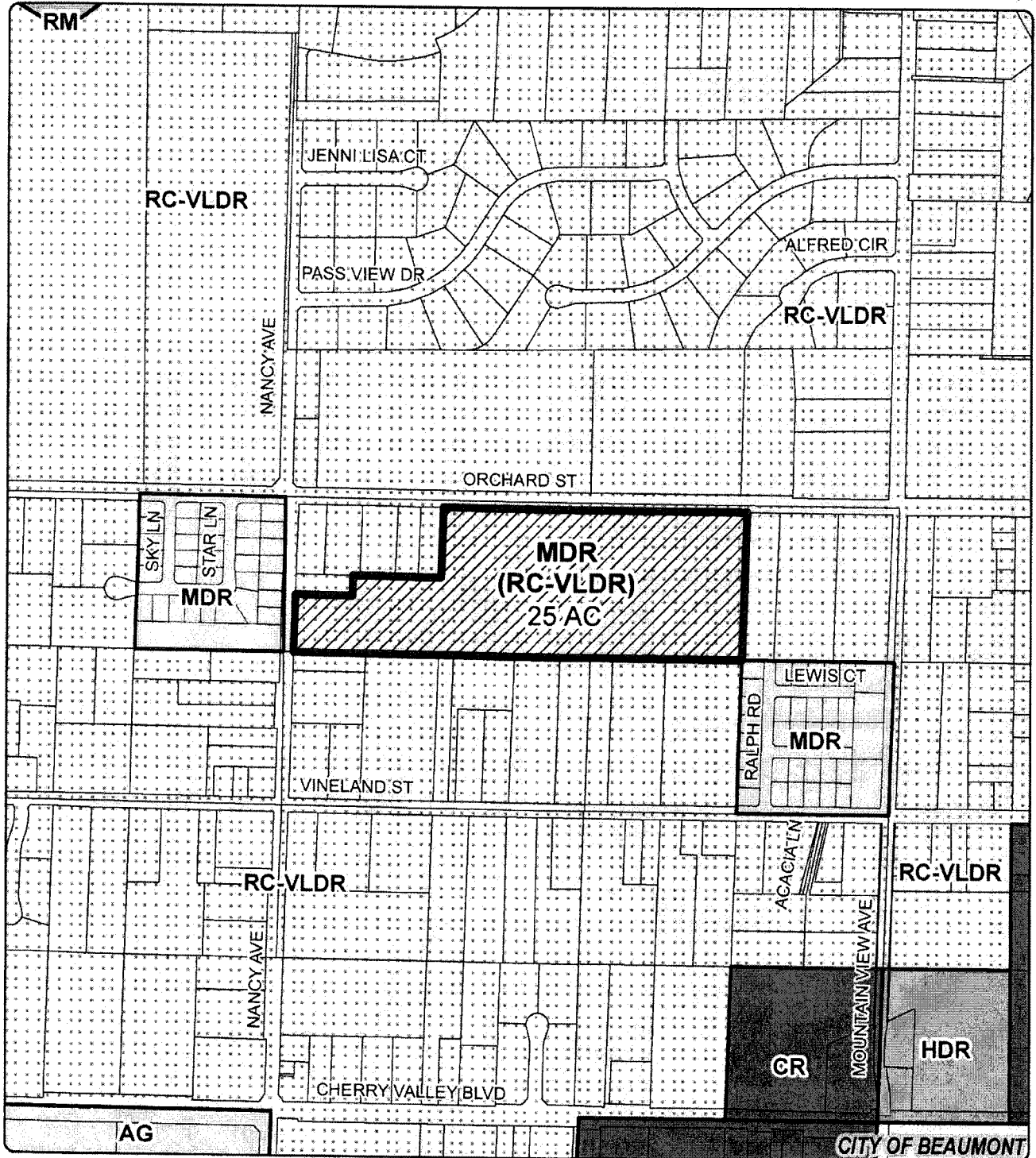
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01190

PROPOSED GENERAL PLAN

Supervisor: Ashley
District 5

Date Drawn: 08/11/2016
Exhibit 6



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen



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

The Site 25.1 Ac

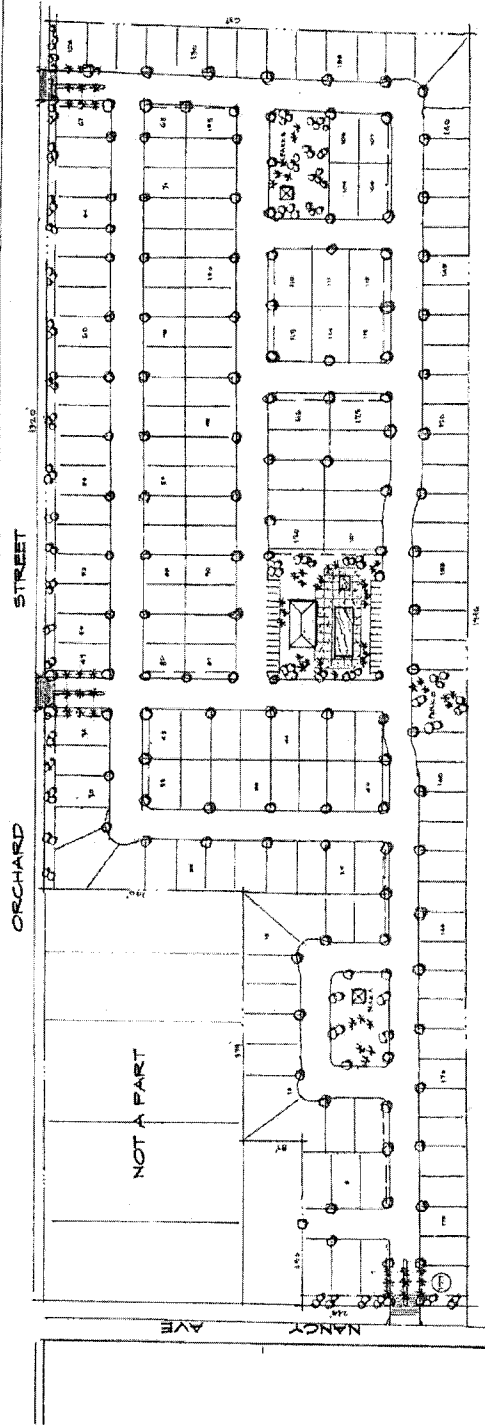
The Lots 171 Lots

Lot Sizes

- 42' x 75'
- 45' x 75'
- 45' x 85'
- 50' x 85'

The Common Areas

- PARK A 19,000 sq. ft. with Toilets/Shower with Laundry
- PARK B 14,850 sq. ft. with Toilets/Shower with Laundry
- PARK C 9,000 sq. ft.
- Reception/Check-in/REC AREA 2,800 sq. ft. RECREATION BUILDING (Gym, TV ROOM, VIDEO GAME ROOM, TOILET, LOCKERS, BLOWER, etc.)
- Sports Bar
- Pool / Spa
- Booze Bar
- B&B
- Outdoor Picnic Area



SCHEME 1
 MAY 12, 2016
 K.P. P.N. 2016.97

KPI
 KNITTER PARTNERS
 ARCHITECTURE & PLANNING
 101 DOWNTOWN AVENUE
 CHERRY VALLEY, CALIFORNIA 92315
 TEL: 951.251.1234
 WWW.KNITTERPARTNERS.COM

A CONCEPTUAL LAND PLAN STUDY
 25 ACRE MOBILE HOME PARK
 CHERRY VALLEY
 COUNTY OF RIVERSIDE, CALIFORNIA



BOS

Report Package

Meeting Date: Tuesday, April 11, 2017



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 2.6

GENERAL PLAN AMENDMENT NO. 1190 (FOUNDATION AND ENTITLEMENT/POLICY) –

APPLICANT: Karen S. Braun – ENGINEER/REPRESENTATIVE: Sake Engineering – Fifth Supervisorial District – The Pass Area Plan – Cherry Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cherry Valley – LOCATION: North of Vineland Street, east of Nancy Avenue, west of Mountain Avenue, and south of Orchard Street – PROJECT SIZE: 25 gross acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR) on one parcel, totaling 25 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

Richard Hill Adams, Applicant's Representative, spoke in favor of the proposal.

Spoke in opposition:

Wendy Oliver, Neighbor, 38878 Orchard St., Cherry Valley 92223 (951) 733-2521

Ted Oliver, Neighbor, 38878 Orchard St., Cherry Valley 92223 (951) 663-9889

Ray Quinto, Neighbor, 9993 Mountain View, Cherry Valley 92223 (909) 910-2612

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

DOES NOT 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.

Hildebrand, John

From: Patsy Reeley <patsydol11@gmail.com>
Sent: Monday, November 14, 2016 4:58 PM
To: Hildebrand, John
Cc: Weiss, Steven
Subject: Agenda item 2.6 - November 16, 2016

Attention John Hildebrand:
My name is Patsy Reeley. 10065
Frontier Tr. Cherry Valley, CA
92223.

I am President of Cherry Valley Pass
Acres Neighbors
(CVAN), representing 305
households.

I am writing to express my objection
to the zone change on the 25 acres
located at Orchard & Nancy (the
heart of

Cherry Valley). As you are aware there is a 1 house - 1 acre zoning in place in the Community of Interest, Cherry Valley.

The proposed zone change would allow 2 - 5 dwellings per acre! This is not acceptable and I strongly request that you DENY the proposed zone change.

Respectfully,

Patsy Reeley

patsydoll11@gmail.com

951-845-9833

Hildebrand, John

From: Rhea Weber <rhea.hscoa@gmail.com>
Sent: Monday, November 14, 2016 5:14 PM
To: Hildebrand, John
Cc: Weiss, Steven
Subject: Cherry Valley Planned Zoning Change

Attention John Hildebrand:

My name is Rhea Weber, 10435 Bel Air Dr. Cherry Valley, CA 92223.

I am President of Highland Springs Country Club representing 289 households.

I am writing to express my objection to the zone change on the 25 acres located at Orchard & Nancy (the heart of Cherry Valley). As you are aware there is a 1 house - 1 acre zoning in place in the Community of Interest, Cherry Valley.

The proposed zone change would allow 2 - 5 dwellings per acre! This is not acceptable and I strongly request that you **DENY** the proposed zone change.

Respectfully, Rhea Weber

Hildebrand, John

From: kidpayson@aol.com
Sent: Monday, November 14, 2016 6:00 PM
To: Hildebrand, John
Cc: Weiss, Steven
Subject: Re: Agenda item 2.6 - November 16, 2016

To: jhildebr <jhildebr@rcitlma.org>
Cc: sweiss <sweiss@rcitlma.org>
Sent: Mon, Nov 14, 2016 5:58 pm
Subject: Agenda item 2.6 - November 16, 2016

**Attention John Hildebrand:
My name is Craig James. 10371
Bel Air Drive, Cherry Valley, CA
92223.**

**I am a member of Cherry Valley
Pass Acres Neighbors
(CVAN), representing 305
households.**

**I am writing to express my
objection to the zone change on**

the 25 acres located at Orchard & Nancy (the heart of Cherry Valley). As you are aware there is a 1 house - 1 acre zoning in place in the Community of Interest, Cherry Valley.

The proposed zone change would allow 2 - 5 dwellings per acre! This is not acceptable and I strongly request that you DENY the proposed zone change.

Respectfully,

Craig W James

kidpayson@aol.com

951-797-0529

Hildebrand, John

From: cvgal@verizon.net
Sent: Monday, November 14, 2016 6:17 PM
To: Hildebrand, John
Subject: Re: Zone change in Cherry Valley

Dear Mr Hildebrand,

I am a long time resident in Cherry Valley and enjoy our rural lifestyle. As you know Cherry Valley is Zoned One Residence Per Acre. This Zoning is one of the reasons I live here. I built my home on one acre; 11133 Union Street in Cherry Valley. It has come to my attention that the property owner of twenty-five acres at Nancy and Orchard wants to re-zone to multiple houses per acre. I strongly object to this and so do all my neighbors. We are all on one acre lots. Please Deny the proposed zone change.

Sincerely,

Michele Delph

Hildebrand, John

From: Jill Posadas <kipssweetone@aol.com>
Sent: Monday, November 14, 2016 6:53 PM
To: Hildebrand, John
Subject: Agenda item 2.6 Nov 16,2016

Dear Mr.Hildebrand,

My name is Jill Posadas. My husband, Thomas, and I live at 9922 Cherry Avenue in Cherry Valley CA.

I understand that a change in zoning is being brought up for consideration.

We own horses and ride on the road side. The increase in traffic would certainly impact many in Cherry Valley who also ride. One acre parcels would keep our rural lifestyle and still provide for new neighbors.

Please vote against this change in zoning.

Thank you for taking my concerns under consideration.

Thomas and Jill Posadas

Kipssweetone@aol.com

951-769-1262

Sent from my iPhone

Hildebrand, John

From: Alexis Hundley <alexisrob0218@msn.com>
Sent: Tuesday, November 15, 2016 8:00 AM
To: Hildebrand, John
Subject: 11/16/16 planning meeting

Good Morning Mr. Hildebrand,

I moved to Cherry Valley 11 years ago for the rural atmosphere that it provides, spacious living and ability to enjoy nature. Current zoning for Cherry Valley as I understand it is 1 house per 1 acre. I completely DISAGREE with rezoning any property within Cherry Valley to any type of high density housing. The water supply does not exist to support this type housing, the roads and infrastructure cannot support it and are already deteriorating and traffic is already a nightmare with all of the new homes that are being built in Beaumont. The folks that live in Cherry Valley live there for the rural atmosphere that it provides and spacious living. NO one in Cherry Valley I can guarantee you wants any level of high density housing in this area and I truly believe that any rezoning of any property in Cherry Valley should not be allowed. It is okay to leave some areas alone and allow them to be a little country and rural. Please do not approve any rezoning of any properties in Cherry Valley, especially the one on the agenda for tomorrow's meeting. If we wanted high density housing we would move to the city or another local community that already has it. Why bring it into a town that doesn't want it and enjoys life as it is now.

Cordially,

Alexis Hundley, concerned citizen

Hildebrand, John

From: Lu Ryan <ryanlu877@gmail.com>
Sent: Tuesday, November 15, 2016 8:34 AM
To: Patsy Reeley
Cc: Hildebrand, John; Weiss, Steven
Subject: Re: Agenda item 2.6 - November 16, 2016

agenda item at what organization?

On Mon, Nov 14, 2016 at 4:58 PM, Patsy Reeley <patsydoll11@gmail.com> wrote:

Attention John Hildebrand:

**My name is Patsy Reeley. 10065
Frontier Tr. Cherry Valley, CA
92223.**

**I am President of Cherry Valley Pass
Acres Neighbors
(CVAN), representing 305
households.**

**I am writing to express my objection
to the zone change on the 25 acres
located at Orchard & Nancy (the
heart of**

Cherry Valley). As you are aware there is a 1 house - 1 acre zoning in place in the Community of Interest, Cherry Valley.

The proposed zone change would allow 2 - 5 dwellings per acre! This is not acceptable and I strongly request that you DENY the proposed zone change.

Respectfully,

Patsy Reeley

patsydoll11@gmail.com

951-845-9833

Hildebrand, John

From: composerx <composerx@verizon.net>
Sent: Tuesday, November 15, 2016 8:47 AM
To: Hildebrand, John
Subject: Item 2.6

I am speaking here for many cherry valley residents , all of whom do not want ANY zoning changes in this pristine county area we call home . This is horse property and our open space is incredibly valuable to us and this community stands together to keep this part of the county as rural as it has been without changing the zoning to allow for building more houses on an acre of land . Being as I live right across the street from this , I am especially concerned .

The county is fast running out of areas that have this kind of environment and we feel it is highly important that cherry valley remain as it is without any developer influence to make changes nobody who lives here wants . The last thing we want is to start heading for the development that we see next to us in Beaumont . Im asking you to strongly reject this zoning change for item # 2.6 , the 25 acre property along orchard in cherry valley which is on the agenda tomorrow . There are also problems involving septics that would come with too many houses on 1 piece of property and there is NO sewer service as beaumont does not provide sewer service anywhere in cherry valley .

The cherry valley residents have been very sucessful when it comes to stopping these unwanted zone changes by a variety of different methods and there are local groups here that have been in existence for over 40 yrs. to try and keep it this way .. Please heed our desires to remain as we are and reject this request .. Thank you for your time .
Pat Doherty president - Cherry Valley Environmental Planning Group .

Hildebrand, John

From: Mary Daniel <mad4bil@verizon.net>
Sent: Tuesday, November 15, 2016 9:28 AM
To: Hildebrand, John
Cc: patsydoll@gmail.com
Subject: Change of zoning Cherry Valley Agenda Item November 16, 2016

J Hildebrand:

What is the point of having a General Plan if every developer is allowed to come in and request a change so that he can build whatever will make him the most money? It's ridiculous to go thru all the expense, time and effort to establish a General Plan that is supposed to be the "Bible" for the county when it comes to approving building plans and then change it with every development plan presented. These developers knew what the zoning was before they purchased the land -- let them build what's allowed.

A second question -- isn't there a limit for the number of changes on a General Plan for any given year? If not, then there should be!

And finally -- there is a moratorium on any building in Cherry Valley because of the septic tanks -- and if this developer thinks that they will be able to attach to Beaumont's antiquated and at-its-limit sewer plant -- then they haven't been reading the news! You might point them to the Investigative Order from the Santa Ana Regional Water Quality Board that was recently sent to the city of Beaumont.

Cherry Valley has long been established as a rural enclave in an ever expanding plague of houses in this area -- this zoning change should have been rejected from the start!

Sincerely yours,

Mary Daniel

Hildebrand, John

From: Libi Uremovic <libiure@gmail.com>
Sent: Tuesday, November 15, 2016 11:19 AM
To: Hildebrand, John; Weiss, Steven
Cc: Judy Bingham; patsydol11@gmail.com
Subject: Cherry Valley Agenda Item 2.6:

John Hildebrand
Riverside County Planning Commission
Agenda Item 2.6: Cherry Valley General Plan Amendment No. 1190

Please submit into Public Comment

It has come to my attention that the Commission is considering changing a 25 acre parcel in Cherry Valley from Very Low Density to Medium Density to accommodate a 177 Space Senior Citizen Mobile Home Park "With the Amenities of Pools, Club Houses, Bocce Ball or other outdoor activities."..."two parks in addition to the main Clubhouse and Pool package."

I take exception to the following statements from the Staff Report:

2. The project site is not located within:

d. A Fire Hazard Area

The entire Pass Area is a fire hazard because the County has allowed over 20,000 houses to be built without necessary Infrastructure such as Fire Stations, a Recycled Water Facility, Sewage, or adequate Roadways. Cherry Valley's Fire Station is already required to cover the northern portions of Beaumont and stretched beyond capacity.

Roadways:

The Roadways in the Pass Area are already congested beyond capacity because the City of Beaumont has grown from 8,000 to 45,000 without building adequate roadways. The Western Riverside Council of Governments' TUMF Judgement has grown to \$65 Million. Beaumont has zero (\$0.00) money allocated to pay the Judgement and embezzled all of the money the City collected for roads and bridges.

Water Service: Beaumont-Cherry Valley Water District

The Beaumont Basin has been in Overdraft for over a decade and has only a 2-3 year water supply remaining. 2/3's of the Water District's current water usage is derived from State Imported Water.

Jeff Davis from the San Geronio Pass Water Agency gave a Presentation regarding Water Acquisition Options at the Beaumont-Cherry Valley Water District Meeting on October 12, 2016.

The most Mr. Davis hopes to secure is 2,000 acre feet of a long-term supply, which is less than what has already been promised to other housing developments currently under construction.

Sewer Service: Beaumont Sewer District

It is not possible for the Beaumont Sewer Plant to provide Sewer Services for this Project.

The Santa Ana Regional Water Quality Control Board issued an Investigative Order on August 25, 2016 after a preliminary investigation revealed the City is in Capacity Violation, has Forged their Reports, and does not have a Federal NPDES Permit for Commercial and Industrial sewage: <http://www.ci.beaumont.ca.us/DocumentCenter/View/28273>

Over \$70 Million has been collected to upgrade, expand, and build a Title 22 Compliant Recycled Water Facility, but all of the money was embezzled and Beaumont's Sewer Plant is deteriorated beyond repair.

Every Professional and many Citizens in the Pass Area knew the condition of Beaumont's Sewer Plant. After the FBI Raids on April 22, 2015, The Water Districts tried to work with the City. Everyone had hope that the City of Beaumont would 'change', but nothing has changed.

On November 7, 2016, the Beaumont City Council unanimously voted to retain control of the Sewer Plant instead of releasing the Plant to the Beaumont-Cherry Valley and Yucaipa Valley Water Districts:
<http://www.ci.beaumont.ca.us/DocumentCenter/View/28602>

The City of Beaumont never built a Title 22 Compliant Recycled Water Facility, which was a condition of approval in Beaumont housing development in 1993. Yucaipa Valley Water District has Recycled Water, but now that the City has refused to release the Sewer Plant there is no possibility of providing recycled water to the Pass Area in the near or distant future.

The Securities and Exchange Commission has Served three (3) Subpoenas on the City of Beaumont, Beaumont Financing Authority, and Community Facilities District: <http://beaumontgate.org/news/sec-subpoenas-city-amid-investigation-into-its-finances/>

Beaumont can not purchase, refinance, or participate in the Federal Municipal Bond Industry until the SEC has completed their Investigation, which realistically will take 5 to 10 years.

The City of Beaumont attempted to sewer all of Cherry Valley Community of Interest in the past by claiming that the septic tanks were causing 'Blue Baby Syndrome'. The accusations were proven false and an Order was created requiring specifically designed Septic Tanks for each new residences built in Cherry Valley Community of Interest.

Mike Lara, who is the Riverside County Building and Safety Director, is also the Mayor of Beaumont. Mr. Lara has used his government position and directed government employees to commit perjury, fraud, and intimidation of private citizens.

Beaumont Elected and Appointed Officials will tell the Developers that they can provide sewer and recycled water and take the Developers' money, but they will never be able to provide the services.

California State Laws allow Elected and Appointed Officials to make mistakes, but no laws protect against gross negligence or fraud.

I am requesting that the Commission reject the Zoning Change and focus instead on upholding the provisions of the General Plan that include long-term Water Supplies, Recycled Water, Fire and Safety Protection, and adequate Roadways for the Citizens of Cherry Valley Community of Interest.

Hildebrand, John

From: Patsy Reeley <patsydol11@gmail.com>
Sent: Tuesday, November 15, 2016 12:23 PM
To: Hildebrand, John
Cc: Weiss, Steven
Subject: Meeting Notifications

There was no one who owns property near Item 2.6 on your agenda November 16, 2016. I have requested before, as President of Cherry Valley Acres and Neighbors (CVAN) that I be notified of any items on your agenda that concerns the COI of Cherry Valley. Apparently it has been deleted. The Riverside County General Plan has recently been updated and now you have an agenda that

is making zone changes all over the County.

There is a statement that the plans for this project state that a sewer line will be installed all the way down Nancy Ave. and hook up to the Beaumont Sewer. In the first place CV is out side of the City limits and they WILL NOT serve out of the city limits! Secondly the sewer plant is at capacity and is in serious trouble. Does any on the Commission do their home work? I respectfully request that this project be denied by every Commissioner on the Board.

Patsy Reeley, Pres. CVAN
10065 Frontier Trail
Cherry Valley, CA
951-845-9833

Hildebrand, John

From: Lu Ryan <ryanlu877@gmail.com>
Sent: Tuesday, November 15, 2016 12:22 PM
To: Hildebrand, John; Weiss, Steven
Subject: cherry valley community of interest

A zone change on project to facilitate a mobile home park in the center of our rural community is not acceptable for so many reasons, but here are only two. Riverside County ord. 871 prohibits any new septic systems in Cherry valley. The closest city that has sewer is already over capacity, and further the City of Beaumont will not sewer out of their city limits.

This area is zoned for very low density for good reason. Deny this zone change.

Luwana Ryan

Cherry valley Acres and neighbors, treasurer

Cherry Valley Unincorporated Community Chairman

Hildebrand, John

From: Mary Daniel <mad4bil@verizon.net>
Sent: Tuesday, November 15, 2016 1:33 PM
To: Hildebrand, John
Subject: Comments on Amendment #1190

Dear John: Please make sure that these comments are sent to all of the Planning Commissioners before tomorrow's meeting. Thank you, Mary Daniel

COMMENTS ON RE-ZONING CHERRY VALLEY

FOUNDATION GENERAL PLAN AMENDMENT #1190

I want to bring your attention to something that each of the members of the Planning Commission should already be aware of -- and that is their responsibility to follow the General Plan of Riverside County -- otherwise why waste so much time, energy and money to get one approved.

According to the State Guidelines on General plans, it states that the California supreme Court has called the general plan the "constitution for future development". It is the official county policy regarding the location of housing, business, industry ... and other land uses, protection of the public from noise and other environmental hazards. The legislative body of each county adopts zoning subdivisions and other ordinances to regulate land uses and to carry out the policies of the general plan.

When rezoning occurs, as it would with this amendment, the newly adopted zoning must be appropriate and consistent with all elements of the general plan. This includes not only the land uses and development standards, but also transportation, safety, open-space etc.

Now let's move to the policies and principles that apply to Cherry Valley in the Riverside County General Plan. First of all, Cherry Valley is mentioned specifically, by name, in the general plan. On page 16 of the Pass Area Plan it states and I quote: "Cherry Valley is a charming community distinguished by and named after a concentration of cherry orchards. It is a rural community characterized by large-lot residential, agricultural and animal-keeping uses..." Not only are multipurpose open space areas permanently protected, but also numerous rural areas are likewise assured a continuation of that lifestyle.

On page 32 of the Pass Area Plan, it explains what a Policy Area is designed to do and I quote: "In some ways, these policies are even more critical to the sustained character of the area than some of the basic land use policies because they reflect deeply held beliefs about the

kind of place this is and should remain.” Then there is an explanation of the specific Policy Area that covers Cherry Valley.

PAP 3.1 Require a minimum lot size of one acre for properties within the Rural Community Foundation Component within the Cherry Valley Policy Area, except for properties within one-half mile of the San Bernardino County Line.

Now let’s look at the general plan itself. On the Vision Statement page 16 it states that the numerous rural areas are likewise assured a continuation of that lifestyle with limitations being placed on the erosion of this rural lifestyle because of a commitment to the principles of the general plan by the county of Riverside. Limitations on the erosion of this lifestyle are well respected because of the clarity and strength of commitment by the County and other agencies, and because extensive opportunities for more urban and suburban development exist which are not vulnerable to successful legal challenge regarding their appropriateness.

On Page 16, Cherry Valley is designated by LAFCO as an Unincorporated Community in order to preserve this existing rural character. Otherwise it would be within a sphere of influence of a nearby city.

The existing residential lots in this area are typically one acre or larger. The Rural Community Foundation Component, which is the predominant Foundation Component in the area, allows lots to be a minimum of one-half acre. Not only would development at this lot size not be in character with the rural atmosphere of the area, it would necessitate a level of public services and infrastructure that could overburden the existing systems. In addition, given the flood hazards in the area, the smaller lots would likely increase the potential impact of a storm event. Reinforcing this rural community character and limiting growth are the lack of a community sewer system, limited local circulation network, and limited fire protection services.

Under Land Use it states on Page 49 that “due to increasing growth pressures, there is danger that the character of some rural areas may be diminished by encroaching urbanization. There is a delicate balance between accommodating future growth and preserving this rural lifestyle. In some instances, allowing limited growth is desirable and appropriate while in others, there is a need to maintain the character of an area. In either instance, it is necessary to ensure that an appropriate level of services and infrastructure is available.

LU 17.2 Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use.

There is an estimated 2-year supply of water for the Pass Area. Will-serve letters are on hold for the duration of this drought and perhaps longer if no additional water supplies become available.

The only existing sewer facility is located in the city of Beaumont and they are under an investigative order from the Santa Ana Water Quality Board because the wastewater treatment plant is at 75% capacity. I doubt that this development would be allowed to use this facility in the foreseeable future.

Riverside County states several times in its General Plan that it has a commitment to ensuring that rural uses remain an integral part of the County's future and are protected through the policies of the General Plan. Approving this General Plan amendment would go against that stated policy.

Cherry Valley is our last enclave of a rural lifestyle amidst a sea of rooftops in this area. Its character and community must be preserved and their best protection is in following the Riverside County General Plan and denying this amendment.

From: Lu Ryan [<mailto:ryanlu877@gmail.com>]
Sent: Tuesday, November 15, 2016 12:25 PM
To: Mary Daniel
Subject: Fwd: cherry valley community of interest

hopefully this gets to the planners

----- Forwarded message -----

From: Lu Ryan <ryanlu877@gmail.com>
Date: Tue, Nov 15, 2016 at 12:23 PM
Subject: Fwd: cherry valley community of interest
To: Patsy Reeley <patsydoll1@gmail.com>

hopefully it gets to them.

----- Forwarded message -----

From: Lu Ryan <ryanlu877@gmail.com>
Date: Tue, Nov 15, 2016 at 12:22 PM
Subject: cherry valley community of interest
To: jhildebr@rctlma.org, sweiss@rctlma.org

A zone change on project to facilitate a mobile home park in the center of our rural community is not acceptable for so many reasons, but here are only two. Riverside County ord. 871 prohibits any new septic systems in Cherry valley. The closest city that has sewer is already over capacity, and further the City of Beaumont will not sewer out of their city limits.

This area is zoned for very low density for good reason. Deny this zone change.

Luwana Ryan

Cherry valley Acres and neighbors, treasurer

Cherry Valley Unincorporated Community Chairman

Hildebrand, John

From: Michelle <msmahd@verizon.net>
Sent: Tuesday, November 15, 2016 3:06 PM
To: Hildebrand, John
Subject: Cherry Valley rezoning

Dear Mr. Hildebrand,

I was surprised and saddened to read of a proposed zoning change in Cherry Valley. The draw of my great town is the rural and quiet atmosphere. We have narrow streets and quiet neighborhoods. I am able to walk my dog on these streets without fear of being hit because traffic is kept so low. We are people who want to live with and love our farm animals, and I myself moved here in 2002 so that I could have this safe place to keep my horse. The whole reason Cherry Valley exists is for those of us who want to maintain a rural and safe place. One house, one acre, that is the rule of our town. Why would you allow it to be changed now? Can there not be places in California and Riverside County that we can turn to to foster our live of a rural life?

Unfortunately , the notice came at the last minute and as a public school employee in Riverside County I cannot miss work. Otherwise, I would be at this planning meeting to voice my sadness and worry about granting a change from a rural zoned area to medium density housing.

This is not my Cherry Valley . Please make it right.

Sincerely,
Michelle Mahdavi
Cherry Valley resident
951-845-7754
909-260-5790

Sent from my Verizon, Samsung Galaxy smartphone

Hildebrand, John

From: lazyb1@verizon.net
Sent: Tuesday, November 15, 2016 4:35 PM
To: sweiss@rtlma.org; Hildebrand, John; lazyb1@verizon.net
Subject: Nov. 16 planning meeting item 2.6. Cherry Valley

Please read the following in public comment on item 2.6.

I am opposed to the changing of the existing foundation from RC to CD and the existing land use from VLDR to MDR. As you are aware the Cherry Valley area is a community of interest (COI) and there is a strong group of dedicated citizens who desire to continue the one house per acre (VLDR). We invite the applicant to reconsider the use of this land and develop a project in harmony with the current plan of one acre minimums as can be seen in maps north of their property. A mobile home park in this area is not in harmony with this area.

Thanks,
Blair Ball

Hildebrand, John

From: Jeff E. <jpekls@aol.com>
Sent: Tuesday, November 15, 2016 4:45 PM
To: Hildebrand, John
Subject: Cherry Valley Proposed Zone Change

Dear Sir,

I am writing to express my fierce objection to the proposal to change the recently updated Riverside County General Plan by altering the area of Cherry Valley, north of Vineland Street, east of Nancy Avenue, west of Mountain Avenue, and south of Orchard Street, from Rural Community to Community Development and to amend its Land Use Designation from Very Low Density Residential to Medium Density Residential on one parcel.

This proposal goes against the rural quality and 1-acre/1-house zoning in the Community of Interest, Cherry Valley. There is not enough water in the BCVWD basin to support that many more residents. Furthermore, there is not a sewer system in place to handle the sewage. Last I heard, there was a moratorium on installing septic systems in Cherry Valley. The City of Beaumont will not add a new sewer system outside of its boundaries while the City is having its own sewage recycling problems.

Respectfully,

Jeff Elser
9089 Whispering Pines Rd.
Cherry Valley, CA 92223

Hildebrand, John

From: Verizon <chilicat@verizon.net>
Sent: Tuesday, November 15, 2016 6:09 PM
To: Hildebrand, John; District5; copies to ourselves; Stark, Mary; Victorian-White, Rosalee
Subject: General Plan Amendment No 1190

I am the property owner at 38618 Vineland Street in Cherry Valley, adjacent to the this parcel. I opposed this change to the proposed amendment to the Land Use Designation to Medium Density Residential. There is no way this property can support up to 125 dwelling units on septic systems, nor can the street infrastructure support the traffic generated by this proposed change.

Additionally, how can this change be proposed w/o proper written notification to adjoining property owners? I understand the meeting is tomorrow (11/16/16) @ 9am. I became aware of this proposed change this afternoon.

Again, I am opposed to this proposed change and am willing to speak at a properly notified public hearing affecting my property, the value of my property and my quality of life.

Respectfully

**Bradley Johnson
38618 Vineland Street
Cherry Valley, Ca 92223
951-236-6934**

GENERAL PLAN AMENDMENT NO. 1190 (Foundation and Entitlement/Policy) – APPLICANT: Karen S. Braun – ENGINEER/REPRESENTATIVE: Sake Engineering – Fifth Supervisorial District – The Pass Area Plan – Cherry Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cherry Valley – LOCATION: North of Vineland Street, east of Nancy Avenue, west of Mountain Avenue, and south of Orchard Street – PROJECT SIZE: 25 gross acres – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR) on one parcel, totaling 25 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Bradley Johnson

Sent from my iPad

Hildebrand, John

From: Brian Bonham <brianbonham83@gmail.com>
Sent: Tuesday, November 15, 2016 8:43 PM
To: Hildebrand, John
Subject: Re: Rezoning Cherry Valley on County Planning Commission Agenda

Hello John,

I just went thru the 754 page agenda you are going thru tomorrow.

It barely even mentions that there is no sewer service in the area which is a huge deal in Cherry Valley due to it contaminating the drinking water in the area.

The area I live in, (just to the North) is on a well and shared by 80 houses and we have problems with contamination in our well due to there being too many septic systems in the area.

There has been a moratorium for years on septic systems and this would produce a lot of sewage that has no place to go.

Our neighbor built his house a few years back and it cost him over \$6,000 for his "septic system" and that was just for one house.

This project is not near any city sewer system that it could tie in to.

Thanks again,
Brian Bonham
Bonham Appraisal Service
License: AL038151
9510 Byham Lane
Cherry Valley, CA 92223
Office Number: (909) 838-1636
Fax Number: (951) 922-6967
E-mail Address: brianbonham83@gmail.com

From: Brian Bonham
Sent: Tuesday, November 15, 2016 8:21 PM
To: jhildebr@rctlma.org
Subject: Rezoning Cherry Valley on County Planning Commission Agenda

Hello John,

I was just made aware of this meeting to re-zone the property located at 38705 Orchard St. in Cherry Valley. I have been a resident here for 11 years. The reason we moved here, and the reason all of my neighbors moved here, is because of its rural location.

This re-zoning would wreak havoc with the extra traffic, noise, and population. Also our roads could in no way handle the extra traffic a mobile home park with 177 units would produce.

There is also a moratorium on septic systems in Cherry Valley so I'm not sure how they can just ignore that.

The listing description from 2005 when the current owners purchased the property was as follows:

"COUNTY APPROVED TENTATIVE MAPS FOR 24 @ ONE ACRE LOTS ACCEPTING "BACK UP OFFER ONLY" CURRENT ESCROW IS SHAKEY NEW HOMES IN THE AREA SELLS BETWEEN 700K & 800K"

So the current owners bought the property knowing good and well it was zoned for 1 acre minimum lots and now they are trying to change the zoning in order to make a profit. I understand buying a property for future monetary gains however trying to change the zoning when they knew what the allowed possible zoning was is completely unacceptable.

I would ask that you consider all of my points and help preserve our Rural Community and reject this zoning change.

Riverside County Planning Commission Meeting

Wednesday, November 16, 2016

4080 Lemon Street, Riverside

9:00 AM

Agenda Item 2.6:

GENERAL PLAN AMENDMENT NO. 1190 (Foundation and Entitlement/Policy) –

APPLICANT: Karen S. Braun –

ENGINEER/REPRESENTATIVE: Sake Engineering –

Thanks again,
Brian Bonham
Bonham Appraisal Service
License: AL038151
9510 Byham Lane
Cherry Valley, CA 92223
Office Number: (909) 838-1636
Fax Number: (951) 922-6967
E-mail Address: brianbonham83@gmail.com

Hildebrand, John

From: Michael Cary <scuba_mike004@yahoo.com>
Sent: Tuesday, November 15, 2016 10:09 PM
To: Hildebrand, John
Cc: District5
Subject: Agenda Item 2.6

Me. Hildebrand,

I would like to voice my opposition to Agenda Item 2.6, General Plan Amendment No. 1190, the reasoning of 25 acres of land from Rural Community to Community Development.

As a resident of Cherry Valley who resides on Orchard St I strongly oppose this consideration. Many of us residents of Cherry Valley moved to this area for the rural life and have invested hundred of thousands of dollars to achieve this feel. By changing zoning restrictions to allow a 177 mobile home project completely strips away the reasons why many people live within this area. This community has a rich history of rural living and not only myself but numerous other residents within this area do not want to see this taken away from us where many of us have settled and planned to retire.

Not only would we be losing one of the primary reasons for living within this area, but our water, and road infrastructure will be severely impacted. Additionally any zoning changes from the general plan open up the floodgates of future zoning changes not only to medium or high density housing but as well as commercial zoning.

I strongly encourage the opposition to this agenda Item, and keep Cherry Valley rural.

Please feel free to contact me in regards to this.

Mike Cary
39723 Orchard St.
Cherry Valley
(760) 887-4569

Sent from my iPhone

Hildebrand, John

From: saru.poch@gmail.com
Sent: Tuesday, November 15, 2016 10:43 PM
To: Hildebrand, John
Cc: saru.poch@gmail.com
Subject: Opposition to Agenda Item 2.6 in Riverside County Planning Commission meeting 11/16/16.

Importance: High

Mr. John Hildebrand,

I just found out today about an item on tomorrow's agenda for the Riverside County Planning Commission Meeting scheduled for 9am. Agenda Item 2.6 is a proposal to amend the project site's General Plan from Rural Community to Community Development and land use from VLDR to MDR.

I have been a Cherry Valley resident since 2013. Although that may not be as long as most of my neighbors (some over 30-40 years), the reason I left the Sundance Community in Beaumont was to seek a different type of environment to raise my kids... a rural atmosphere. Cherry Valley is all that is left of the once PASS area where my family can live a "country" lifestyle. Many residents have chickens, goats, sheep, cows, and horses. The joy this brings to our lives is immeasurable and priceless. Any zoning changes anywhere in Cherry Valley will be the beginning of the demise of Cherry Valley!

Most homes in Cherry Valley are situated on an acre lot as per Cherry Valley policy/zoning. Taking 25 acres of open land and rezoning it for an investor to build mobile homes for the sake of financial gains is robbing current residents of the sanctity and peacefulness we've grown accustomed to and expect.

Some of my concerns:

- 177 mobile homes will bring more vehicles to the area. Current roads cannot handle that much increase of traffic in my opinion.
- What about the amount of water that will be used and required due to the added number of residents? We are in a drought and have been for years.
- Septic – most homes are on septic system, how will adding septic system for this many mobile homes have an effect on the water table? Can it handle septic system that is required. Blue Baby Syndrome comes to mind with the potential increase in fertilizer runoff and septic discharge
- Allowing the rezoning of this project will open the doors to other project rezoning for the sake of financial gain (i.e. warehouses and distribution centers)
- Why haven't owners setup meetings to discuss their plan with the community? If they really care about how we feel, they would have meetings scheduled and make all efforts to notifying the residents of their plan.

It's very late in the evening and I wish I had more time to put together a more detailed letter stating my opposition. I think with more time provided, I can put together a petition and gather signatures of Cherry Valley residents' opposition of the rezoning and land use. I'm sure most, if not all, residents will agree with opposing the request in Agenda Item 2.6.

I hope you take into consideration our opinions before making your decision on this matter. Please put yourself in our shoes for a moment...think about it and I'm sure you would feel the same way as most of us do.

Regards,

Hildebrand, John

From: Randy Rockwell <ambdy1@aol.com>
Sent: Tuesday, November 15, 2016 11:17 PM
To: Hildebrand, John
Subject: Cherry Valley Zoning and Land Use

As a Cherry Valley resident, tax payer , and voter I urge you to not make any changes to the zoning and density regulations in Cherry Valley. I moved my family to this area entirely due to the fact that there is very low density housing and for the rural atmosphere. An additional mobile home park is not needed nor desired by the residents of my community. I believe that making a zoning change would just open the door to similar development projects and then we are Beaumont. If you do not fight to stop any re-zoning to medium density housing I will make sure that everyone I know in the community and those I don't show their anger at the polls and boot out all who are complicit!

Thank You
Concerned Voter
Randy

Hildebrand, John

From: Stark, Mary
Sent: Wednesday, November 16, 2016 7:16 AM
To: 'Debbie Avakian'
Cc: Hildebrand, John
Subject: RE: Rezoning Cherry valley

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

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

-----Original Message-----

From: Debbie Avakian [<mailto:ida395@icloud.com>]
Sent: Tuesday, November 15, 2016 9:39 PM
To: Stark, Mary
Subject: Rezoning Cherry valley

PLEASE LEAVE US ALONE,,,WE ALREADY HAVE BIG CITY TRAFFIC IN OUR SMALL TOWN AND CANT GET AROUND ANYWHERE WITHOUT A LINE OF CARS,,YOUR KILLING OUR COMMUNITY WITH YOUR GREED,,,WERE ALREADY RUNNING OUT OF WATER,,,YOUR ALL DESTROYING ALL OUR FARMS AND ORCHARDS,,, WE DON'T WANT MORE BUILDING OF YOUR JUNK IN OUR AREA,,,,PASS THIS ON TO ALL OFFICIALS AND DEVELOPERS INVOLVED,,,,LEAVE US ALONE. IF YOU MUST BUILD ANYTHING HOW ABOUT STORES, SHOPPING, MAYBE FEW CONDOS,,SOMETHING WORTH WHILE SO WERE ALL NOT TRYING TO GET TO THE SAME SHOPPING AREAS,,,YOUVE ALL CAUSED HORRIBLE GRIDLOCK DOWN HIGHLAND SPRINGS TRYING TO GO TO THE ONLY SHOPPING IN THE BEAUMONT, BANNING, CHERRY VALLEY AREA,,,AND THE SCHOOL CAUSED AWFUL GRIDLOCK,,,CANT GET AROUND THESE TOWNS AS IT IS,,,PLEASE FORWARD TO ALL OFFICIALS INVOLVED WITH ALL OF THIS POOR PLANNING !!!!!!!

Sent from My I pad

Hildebrand, John

From: composerx <composerx@verizon.net>
Sent: Wednesday, November 16, 2016 7:50 AM
To: Hildebrand, John
Subject: item 2.6

As an addition to my email I sent yesterday regarding the proposal 2.6 in cherry valley , I believe this county general plan should be reexamined by the county as this is a county rule that seems to have been forgotten .. Plus the state says this development on orchard in cherry valley “ **MUST BE DENIED** . “ Their words , not mine ..

Riverside County's General Plan which is the "constitution" that the county supervisors are supposed to be following. This land has been designated Very Low Density Rural Residential, a designation which is intended to identify and preserve areas where the rural lifestyle is the desired use. The County's policy #LU 17.3 states that when a Rural Residential designation has been made that the county will "ensure that development does not adversely impact the open space and rural character of the surrounding area." The state guidelines say that requests to rezone property that is in conflict with the General Plan must be denied.

If there is any proper reason for this project to be turned down , the above paragraph should be good enough and it seems the county needs to be reminded of their own rules of which the state agrees .. you are supposed to “ insure” development doesn't affect this rural atmosphere .. Please do this .

Thanks for your attention . Pat Doherty - president – Cherry Valley Environmental Planning Group ..

Hildebrand, John

From: Lisa McCoy <l.interiors@yahoo.com>
Sent: Wednesday, November 16, 2016 9:44 AM
To: Hildebrand, John
Subject: Possible Zoning Change in Cherry Valley Item 2.6

Dear Sir;

Please note that I strongly oppose the proposed zoning change on today's agenda item 2.6 changing from rural residential to medium density residential.
Please allow us to keep our rural atmosphere and maintain the rural residential zoning.
The streets in this area cannot handle the additional traffic, and the project goes against our desire to keep Cherry Valley a low density rural area.
I strongly appreciate your efforts to keep our zoning rural residential.

Kind Regards,

Lisa McCoy
Concerned Cherry Valley Resident

Hildebrand, John

From: D Rochat <just4horses@hotmail.com>
Sent: Wednesday, November 16, 2016 12:52 PM
To: Hildebrand, John
Subject: Cherry Valley development

To whom it may concern:

I am in extreme opposition of any re-zoning or development in the Cherry Valley community that does not conform with the current general plan to keep the community rural.

Sincerely,
Dana Rochat
39580 Vienland Street
Cherry Valley
909-801-9215

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



November 14, 2016

Planning Commission
County of Riverside
4080 Lemon St
Riverside CA 92501

RE: Items 2.1 – 2.8, General Plan Initiation Proceedings, November 16, 2016

Dear Chair and Members of the Commission

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

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

General comments

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

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

Factors in assessing proposals should include whether the jobs-housing balance is improved or worsened, whether the greater intensity of use will be served by transit now or realistically in the future, whether vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory, whether the new development will be subject to high fire hazard, and whether it conflicts with the MSHCP. We hope that the Planning Department will offer its professional guidance. If

not, the Commission should independently formulate a series of *guiding principles* for GPA initiation. A piecemeal approach is not adequate.

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

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

Specific comments

2.1 GENERAL PLAN AMENDMENT NO. 1170 (Foundation and Entitlement/Policy) – The Pass Area Plan – Pass and Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (RC-EDR) on three parcels, totaling 630 gross acres

Oppose initiation

This proposal to change from Rural Mountainous to Estate Residential over 630 acres is not only wholly without merit but *egregiously* bad planning. A remote location lacking infrastructure and services, with high fire hazard, and with no demonstrable need for additional housing capacity should stay Rural. There is no excuse for such wasteful use of wildlife habitat; initiation would effectively mean, "anything goes."

2.2 GENERAL PLAN AMENDMENT NO. 1171 (Foundation and Entitlement/Policy) – San Jacinto Valley Area Plan – Hemet-San Jacinto Zoning District – ZONE: A-2- 10 (Heavy Agriculture) – POLICY AREA: San Jacinto River Policy Area – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Open Space-Conservation (OS-C) to Agriculture (AG) on two parcels, totaling 202 gross acres

Support initiation

This is an appropriate site for green waste composting assuming the pollution issues into the San Jacinto River can be addressed.

2.3 GENERAL PLAN AMENDMENT NO. 1178 (Foundation and Entitlement/Policy) – Eastern Coachella Valley Area Plan – Lower Coachella Valley Zoning District – ZONE: Controlled Development Areas (W-2) – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Medium Density Residential (MDR) on one parcel, totaling 40 gross acres

Oppose initiation

This proposed conversion of Rural land to CD Medium Density is simply *ad hoc* sprawl. There is no reason to add to existing scattered subdivision in an area which is distant from major urban and employment centers and bereft of any community orientation.

2.4 GENERAL PLAN AMENDMENT NO. 1182 (Foundation and Entitlement/Policy) – Lakeview/Nuevo and Reche Canyon/Badlands Area Plans – Perris Reservoir Zoning District – ZONE: Natural Assets (N-A-640), Residential Agriculture (R-A-5), and Controlled Development Areas (W-2) – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD) and Open Space (OS) and amend its Land Use Designation from Rural Residential (RR) and Conservation (C) to Commercial Retail (CR) and Conservation (C) on three parcels, totaling 83.74 gross acres

More information needed

Rural and Open Space should not be converted into CD Commercial unless there is an objective documentation that additional commercial is needed in the area.

2.5 GENERAL PLAN AMENDMENT NO. 1183 (Foundation and Entitlement/Policy) – District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area – ZONE: Residential – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Low Density Residential (LDR) to Medium Density Residential (MDR) on two parcels, totaling 18.39 gross acres

Support initiation

With this amendment, Rural Community would be intensified with a more efficient use of land, CD Medium Density Residential. Such “infill” is a reasonable strategy for directing growth to areas of existing urbanization, infrastructure, and services.

2.6 GENERAL PLAN AMENDMENT NO. 1190 (Foundation and Entitlement/Policy) – The Pass Area Plan – Cherry Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cherry Valley – REQUEST:

Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR) on one parcel, totaling 25 gross acres

Support initiation

Conversion of Rural Community to CD Medium Density would provide for a mobile home park, which is an important residential segment.

2.7 GENERAL PLAN AMENDMENT NO. 1199 (Foundation and Entitlement/Policy) – Western Coachella Valley Area Plan – Pass & Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (RUR) to Medium Density Residential (MDR) on four parcels, totaling 94.14 gross acres

Oppose initiation

This proposal to convert Open Space-Rural, the County's lowest density designation, to CD Medium Density would create an isolated "finger" of development intruding into intact natural lands. There is no demonstrable need for additional housing capacity. Furthermore, there is potential conflict with the Coachella Valley MSCP.

2.8 GENERAL PLAN AMENDMENT NO. 1201 (Foundation and Entitlement/Policy) – Western Coachella Valley Area Plan – Pass and Desert Zoning District – ZONE: Controlled Development Areas (W-2) – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI) on three parcels, totaling 29.51 gross acres

More information needed

Rural land should not be converted into CD Light Industrial unless there is an objective documentation that sites for such uses are lacking in the area.

Thank you for considering our views.

Yours truly,



Dan Silver
Executive Director

GPAC

Report Package

Meeting Date: Thursday, September 8, 2016



RIVERSIDE COUNTY
PLANNING DEPARTMENT

GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

September 8, 2016

Foundation GPA No.: 1190
Supervisory District: Fifth
Area Plan: The Pass
Zoning Area/District: Cherry Valley District
Property Owner(s): Multiple Owners
Project Representative(s): Sake Engineering

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on one parcel, totaling 25 gross acres.

LOCATION: North of Vineland Street, east of Nancy Avenue, west of Mountain Avenue, and south of Orchard Street.

PROJECT APN: 405-060-010

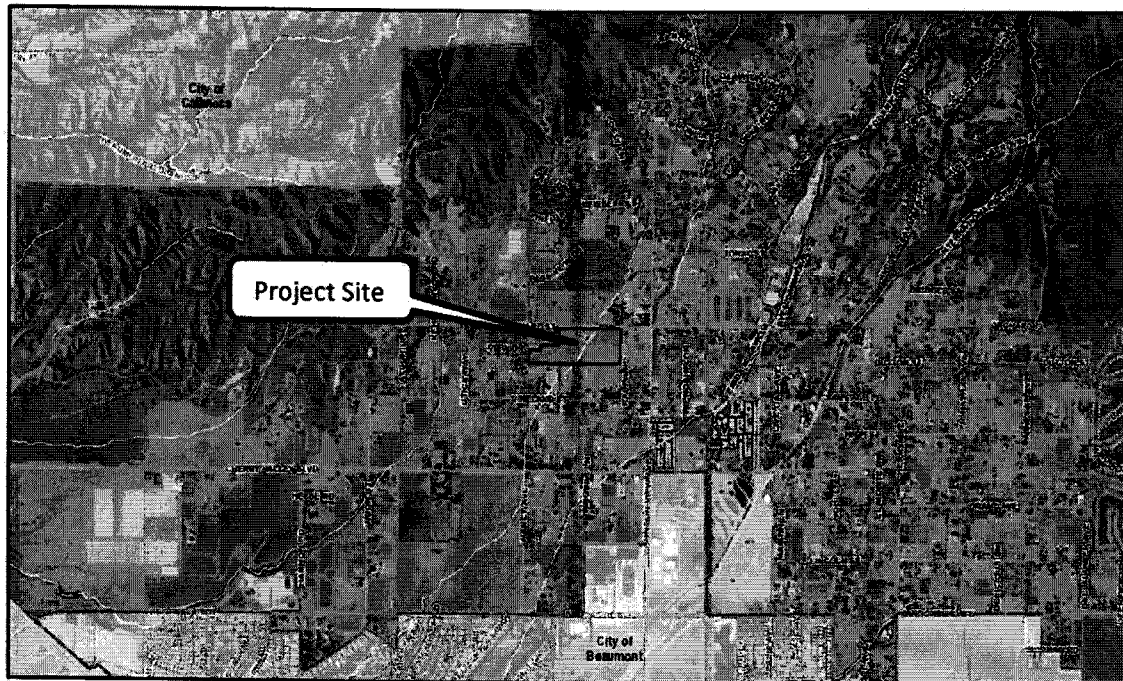


Figure 1: Project Location Map

PROJECT DETAILS: This project is a Foundation General Plan Amendment proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on one parcel, totaling 25 gross acres. This application does not include an accompanying implementing project.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: The areas of Southern California known as the Inland Empire, comprising Riverside and San Bernardino Counties are a rapidly growing area. The push into the Riverside County is changing the demographics of the county and with that change, is changing the demand for housing. In the Cherry Valley Community, we have an eclectic mix of housing in the local neighborhood which provides housing from the new semi-custom homes to be built just north of the subject to older mobile home parks, which need to be re-furbished. There are SFD housing R-1 7200 Tracts to the west and to the east of the property. As part of the emigration to this area we find a large component of people who have just retired or are planning to retire in the near future. All of these people need a place to live, Cherry Valley provides a great location with easy freeway access to the Los Angeles area and the Coachella Valley to the east.

In today's economic environment after the Great Recession we have just lived through a great number of people lost a majority of their Retirement funds through losses in the stock market or other ventures, and have the one last and best asset available to help them in the age of retirement, their house. There are a number of people that have sold their homes in the last several years and moved to Mobile Home Parks, purchased their new homes and been able to put the majority of their profits from the sale of their principal home in the bank to help with the retirement years.

In today's world people looking for a Mobile Home Park want a new park with the Amenities of Pools, Club Houses, Bocce Ball or other outdoor activities. This new MH Park will offer two parks in addition to the main Clubhouse and pool package. This location on Orchard Street has a large enough land area to produce a very high quality and desirable Mobile Home Park with the amenities required and a 177 space's. Access from Nancy Street would work and a secondary access point on Orchard would be required as well. This would be a very nice addition to the housing stock of Cherry Valley and a prime location for seniors who while having a wonderful new home, would also be close enough to see their Children and Grand Children in the who live in Southern California.

We all grow older and need to prepare for the future, this will allow the retirement community to have a new place to live in a safe and secure environment that will be cost effective, this is what affordable housing should be, and can be in this project. What we call Mobile Homes, are anything but mobile, most owners remove the wheels and make them a permanent fixture on the land. They are really manufactured housing built in a factory using the latest technology. These housing units are not your Grandfathers mobile home of yesterday. The new product has all of the comfort of a stick built home in grand style. We have included photos that are good examples of Silver Crest Housing product and you can see from the design of the California Craftsman home and the interior amenities offered from vaulted ceilings and molding to the Granite Counter tops this is a high quality home for anyone and especially for a Senior Citizen looking for Affordable Housing.

The Implementing Project as it is envisioned, will be a 177 Space Seniors Mobil Home Community with Lot sizes from 41x75, 45x75, 45x85, and 50x85. The Recreation Building will be a 2,800 sq. ft. complete with Gym, TV Room, Game Room, Restrooms, Lockers, Shower, etc. Also including Sports Bar, Pool/Spa, Bocce Bar, BBQ, Outdoor Picnic area. There are two additional smaller Parks within the MH Park, both of which have Restrooms and Laundry facilities. The firm of Knitter Partners in Newport Beach has made the initial Conceptual Land Plan Study which is attached to this Application.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	25
Number of Parcels:	1
Sphere of Influence:	No
Policy Area:	Yes – Cherry Valley
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use:	Medium Density Residential (MDR)
Surrounding General Plan Land Use	
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR) and Medium Density Residential (MDR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR) and Medium Density Residential (MDR)
Existing Zoning Classification:	A-1-1 (Light Agriculture) and R-A-1 (Residential Agriculture)
Change of Zone Required:	No
Surrounding Zoning Classification	
North:	A-1-1 (Light Agriculture)
East:	R-A-1 (Residential Agriculture)
South:	A-1-1 (Light Agriculture)
West:	A-1-1 (Light Agriculture) and

	R-1 (One-Family Dwellings)
Existing Development and Use:	Vacant Land and Residential
Surrounding Development and Use	
North:	Vacant Land and Residential
East:	Residential
South:	Residential
West:	Residential

Environmental Information:

WRMSHCP Criteria Cell:	The parcel for GPA01190 is not located within a criteria cell; therefore, this GPA is not required to file a HANS application. If/when there is an implementing project though, the site(s) will still need to show consistency with the MSHCP, which could potentially result in small portions of conservation based on compliance with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the Plan.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Yes – Local Importance, Other Lands Urban, and Urban Built-Up Land
Fire Hazard Area:	No
Fire Responsibility Area:	No
Special Flood Hazard Area:	Yes – Portions of the site within Flood Hazard Area
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Line:	Yes – within a ½ mile of Beaumont Plain Fault Zone
Fault Zone:	Yes – within a ½ mile of a Fault Line
Paleontological Sensitivity:	Undetermined

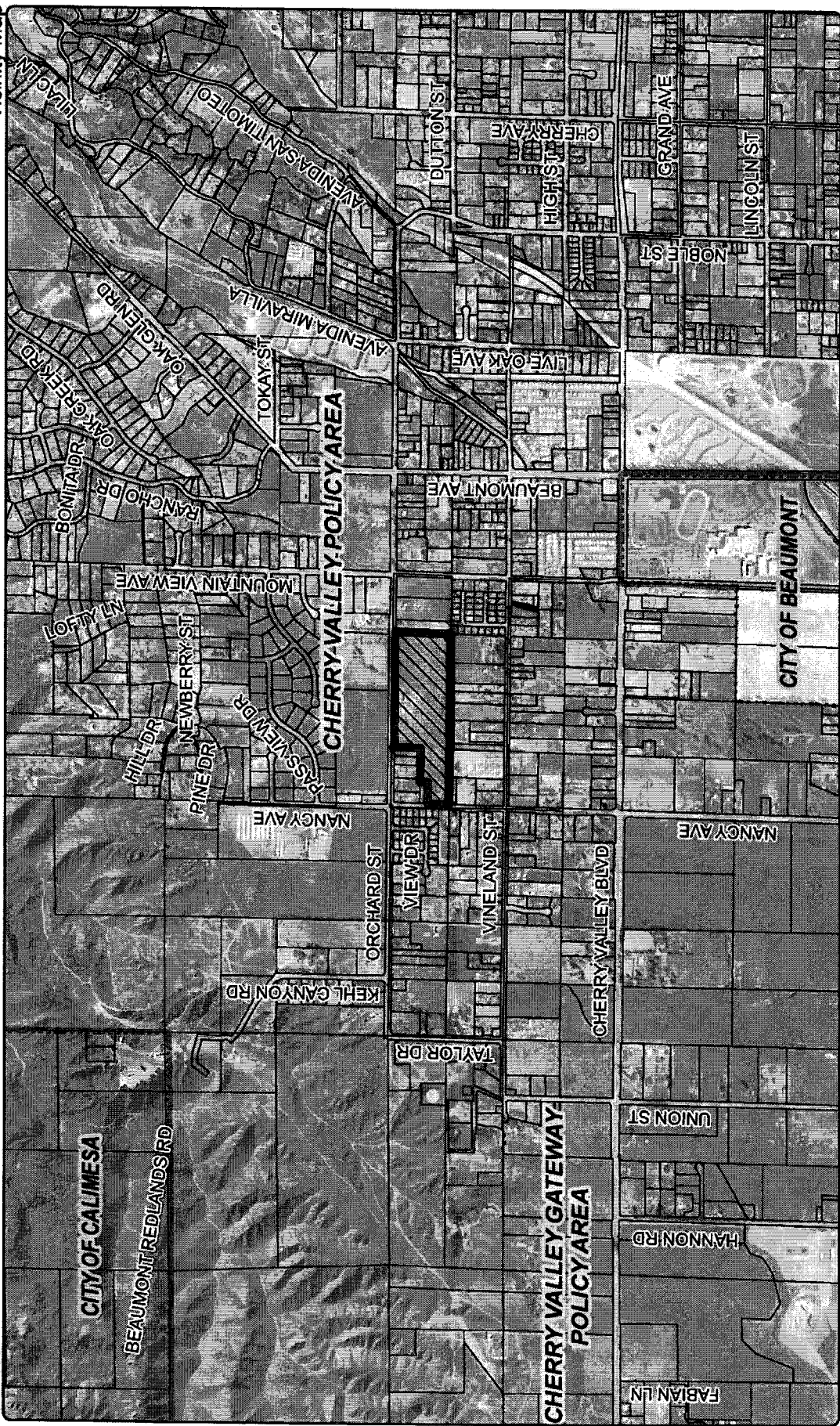
Utility Information:

Water Service:	Yes – Beaumont-Cherry Valley Water District
Sewer Service:	No – Beaumont Sewer District

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01190
VICINITY/POLICY AREAS

Supervisor: Ashley
 District 5

Date Drawn: 08/11/2016
 Vicinity Map



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This planning and zoning map is prepared for informational purposes only. It is not intended for public, cellular, or other use. For further information, please contact the Riverside County Planning Department at (951) 952-5000. Riverside County is not responsible for any errors or omissions in this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01190

LAND USE

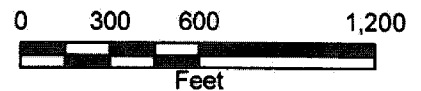
Supervisor: Ashley
District 5

Date Drawn: 08/11/2016
Exhibit 1



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3000 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.org.rctima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01190

EXISTING ZONING

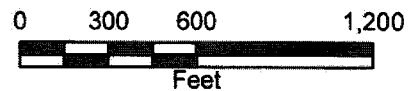
Supervisor: Ashley
District 5

Date Drawn: 08/10/2016
Exhibit 2



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen



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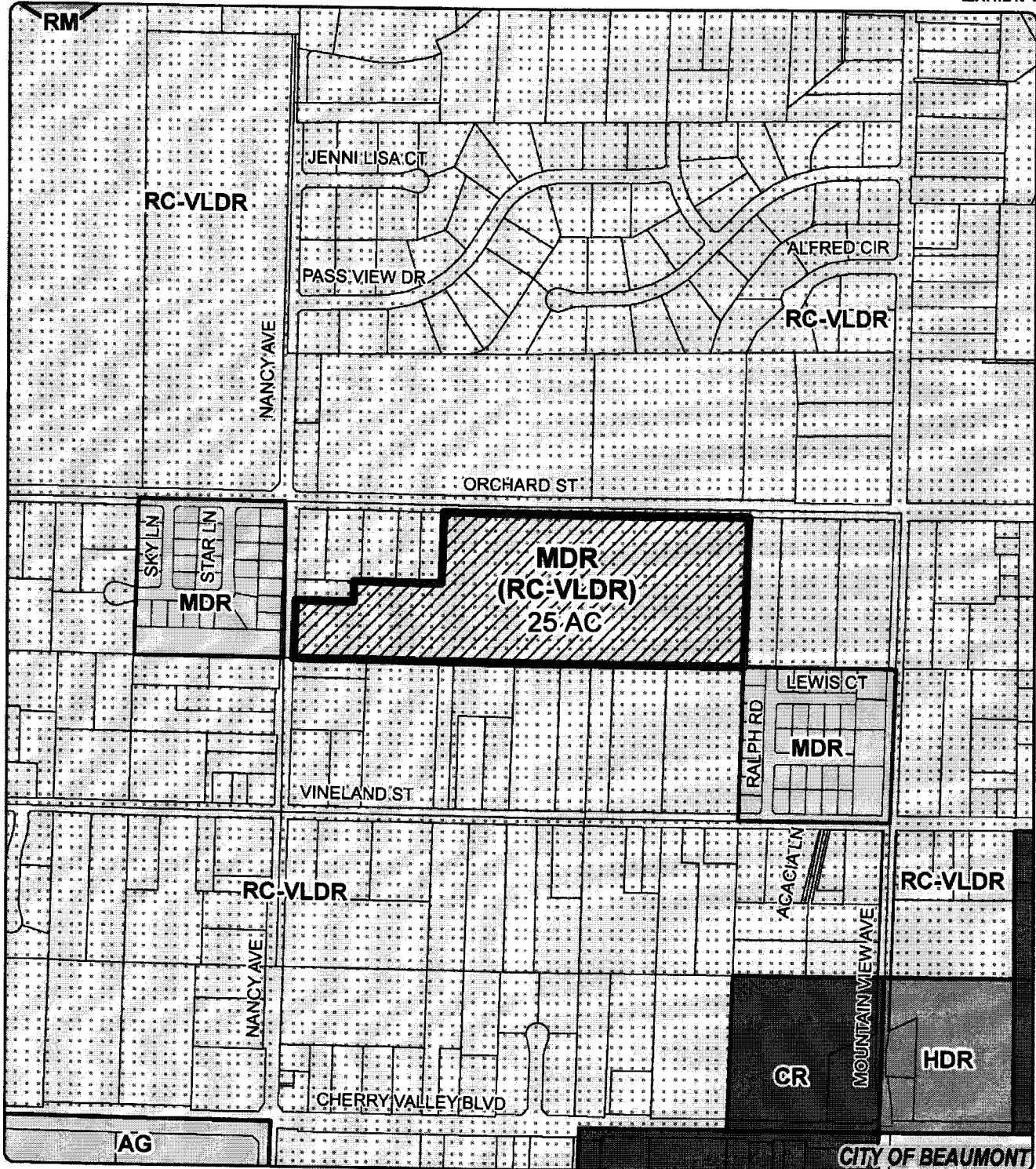
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01190

PROPOSED GENERAL PLAN

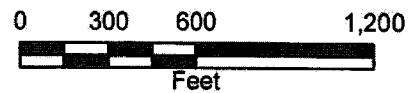
Supervisor: Ashley
District 5

Date Drawn: 08/11/2016
Exhibit 6



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen



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The Site 25.1 AC.

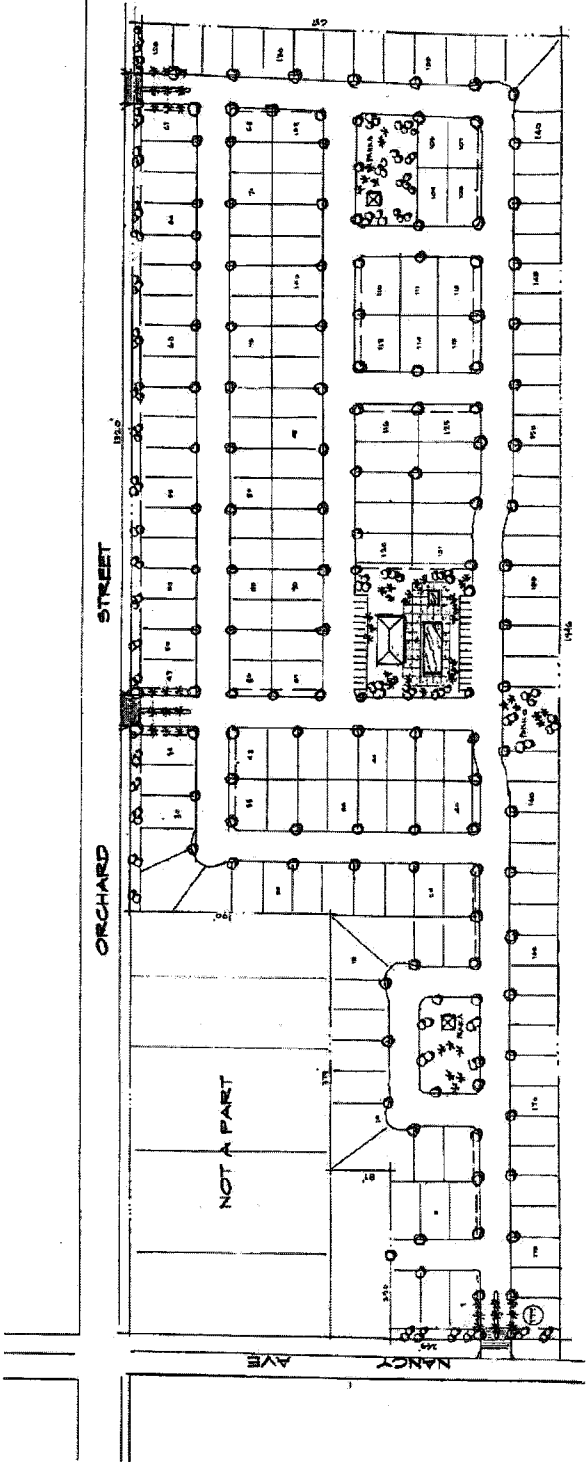
The Lots 171 Lots

Lot Sizes

- 42' x 75'
- 45' x 75'
- 45' x 85'
- 50' x 85'

The Common Area

- PARK A 19,000 sq. ft. with Toilet/Shower with Landry
- PARK B 14,850 sq. ft. with Toilet/Shower with Landry
- PARK C 9,000 sq. ft.
- Reception/Check-in/REC AREA RECREATION BUILDING (GYM, TV ROOM, VIDEO GAME ROOM, TOILET, LOCKERS, SHOWER, etc. . .)
- Sports Bar
- Food / Spa
- Beerd Bar
- BBQ
- Outdoor Picnic Area



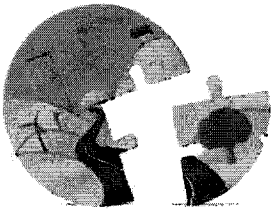
SCHEME 1
 MAY 12, 2016
 K.P.I. PNR 2016.97

KPI
 KENNETH P. KIRBY
 INTERNATIONAL, INC.
 architecture & planning

1401 BOWEN ST., SUITE 100
 RIVERSIDE, CA 92504
 PHONE: 951.382.1177
 FAX: 951.382.1178
 WWW.KPIPI.COM

A CONCEPTUAL LAND PLAN STUDY
 25 ACRE MOBILE HOME PARK
 CHERRY VALLEY
 COUNTY OF RIVERSIDE, CALIFORNIA





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Karen S. Braun

Contact Person: Richard Hill Adams

E-Mail: rhaura@aol.com

Mailing Address: 23191 La Cadena Drive Suite 103

Street
Laguna Hills, California 92653 92653

Daytime Phone No: (949)500.4975

Fax No: (949) 455.0780

Engineer/Representative Name: Sake Engineering

Contact Person: Sam Akbarpour

E-Mail: sam@sakeengineers.com

Mailing Address: 400 So. Ramona Ave Suite 202

Street
Corona, California 92879

Daytime Phone No: (951) 279.4041

Fax No: (951) 279.2830

Property Owner Name: See Attachment 4 Owners For Contact: See Above Richard Hill Adams

Contact Person: _____

E-Mail: _____

Mailing Address: _____

Street

City

State

ZIP

Daytime Phone No: ()

Fax No: ()

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

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

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

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Kenneth J. and Kim E. Catanzarite, 70%

PRINTED NAME OF PROPERTY OWNER(S)

Karen S. Braun 10%

Darryl E. Moore, 10%

PRINTED NAME OF PROPERTY OWNER(S)

Sherrie L. McMahon, 10%

PRINTED NAME OF PROPERTY OWNER(S)
See the Attachment "A" for the Authorization Signatures

PRINTED NAME 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**

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Kim Catherine Zuppo
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Kim Catherine Zuppo
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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EXHIBIT A

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

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Sherrie Lynn Moore McMahan
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Darryl E. Moore
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 405-060-010-4

Approximate Gross Acreage: 25 ac

General location (nearby or cross streets): North of Vineland, South of Orchard, East of Nancy, West of Mountain View Avenue

Existing General Plan Foundation Component(s): Rural Community

Proposed General Plan Foundation Component(s): Community Development

Existing General Plan Land Use Designation(s): R-A-1 & A-1-1

Proposed General Plan Land Use Designation(s): Medium Density Residential /Seniors Mobil Home Park

General Plan Policy Area(s) (if any): NA

Existing Zoning Classification(s): R-A-1 & A-1-1 (see map)

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

Our goal is to change the General Plan to allow for a new Seniors Housing project. This will be a high quality Mobil Home development, which will provide affordable housing for Seniors. Please refer to the Site Plan for this project, in Section 3.

The Owner has engaged M. J. Knitter Principal of Knitter Partners Architects for the project, they have provided the initial concept plan for what will be the Implementing Project for this property. There are five or six MH Parks in the current market housing. Most of these are older and not well kept up. The nicest of the MH Parks is Highland Springs Village on Overland Trail in Cherry Valley.

This HSV Park is a good example of quality, in the units and the upkeep of the park in general. Our proposed MH Park would compare to this standard of quality.

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

If yes, provide Application No(s). EA 39721 for Tract Map 32528
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) Unknown 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): Habitat Assessment, Report (to follow), Soils Report and Title Report

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	So Cal Gas	X	
Telephone Company	ATT	X	
Water Company/District	Beaumont-Cherry Valley 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?	Yes	No
Sewer District	Beaumont Sewer District		<input checked="" type="checkbox"/>

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

A new Sewer Line needs to be installed which is 4,600 feet straight down Nancy Street at the western edge of the property.

Is the Foundation Component General Plan Amendment located within any of the following watersheds-
NO

- 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)

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) Richard Will Date 5-31-2016
 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.):

The areas of Southern California known as the Inland Empire, comprising Riverside and San Bernardino Counties is a rapidly growing area. The push into the Riverside County is changing the demographics of the county and with that change, is changing the demand for housing. In the Cherry Valley Community, we have an eclectic mix of housing in the local neighborhood which provides housing from the new semi-custom homes to be built just north of the subject to older mobile home parks, which need to be re-furnished. There are SFD housing R-1 7200 Tracts to the west and to the east of the property.

As part of the emigration to this area we find a large component of people who have just retired or are planning to retire in the near future. All of these people need a place to live, Cherry Valley provides a great location with easy freeway access to the Los Angeles area and the Coachella Valley to the east.

In today's economic environment after the Great Recession we have just lived through a great number of people lost a majority of their Retirement funds through losses in the stock market or other ventures, and have the one last and best asset available to help them in the age of retirement, their house. There are a number of people that have sold their homes in the last several years and moved to Mobile Home Parks, purchased their new homes and been able to put the majority of their profits from the sale of their principal home in the bank to help with the retirement years.

In today's world people looking for a Mobile Home Park want a new park with the Amenities of Pools, Club Houses, Bocce Ball or other outdoor activities. This new MH Park will offer two parks in addition to the main Clubhouse and pool package.

This location on Orchard Street has a large enough land area to produce a very high quality and desirable Mobile Home Park with the amenities required and a 177 space's. Access from Nancy Street would work and a secondary access point on Orchard would be required as well. This would be a very nice addition to the housing stock of Cherry Valley and a prime location for Seniors who while having a wonderful new home, would also be close enough to see their Children and Grand Children in the who live in Southern California.

We all grow older and need to prepare for the future, this will allow the retirement community to have a new place to live in a safe and secure environment that will be cost effective, this is what affordable housing should be, and can be in this project.

What we call Mobile Homes, are anything but mobile, most owners remove the wheels and make them a permanent fixture on the land. They are really manufactured housing built in a factory using the latest technology. These housing units are not your Grandfathers mobile home of yesterday. The new product has all of the comfort of a stick built home in grand style.

We have included photos that are good examples of Silver Crest Housing product and you can see from the design of the California Craftsman home and the interior amenities offered from vaulted ceilings and molding to the Granite Counter tops this is a high quality home for anyone and especially for a Senior Citizen looking for Affordable Housing.

The Implementing Project as it is envisioned will be a 177 Space Seniors Mobil Home Community with Lot sizes from 41x75, 45x75, 45x85 and 50x85. The Recreation Building will be a 2,800 sq. ft. complete with Gym, TV Room, Game Room, Restrooms, Lockers, Shower, etc. Also including Sports Bar, Pool/Spa, Bocce Bar, BBQ, Outdoor Picnic area. There are two additional smaller Parks within the MH Park, both of which have Restrooms and Laundry facilities. The firm of Knitter Partners in Newport Beach has made the initial Conceptual Land Plan Study which is attached to this Application.

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.) NO

NOTES:

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

Furthermore:

- o 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.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.

AMERICAN REALTY CAPITAL ADVISORS

Owners Information

Karen S. Braun e-mail: Karensbraun@yahoo.com

Address: 3847 Atascadero San Diego, CA 92107 Phone 909.835.0750

Sherrie S. Mc Mahon e-mail smcmahon8@SBCGlobal.net

Address: 9410 Appin Falls Spring, Texas 77379 Phone 281.851.8650

Kenneth Catanzarite e-mail: KCatanzarite@Catanzarite.com

Address: 354 Hazel Drive Newport Beach, CA 92625 Phone 714.520.5544

Kim Catanzarite e-mail: Kim@Catanzarite.com Phone 714.520.5544

Address: 354 Hazel Drive Newport Beach, CA 92625

Darryl Moore e-mail: Dmoore@Catanzarite.com Phone 626.827.4496

Address: 22750 Minona Drive Grand Terrace, CA. 92313

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. 1190 (Foundation and Entitlement/Policy) – APPLICANT: Karen S. Braun – ENGINEER/REPRESENTATIVE: Sake Engineering – Fifth Supervisorial District – The Pass Area Plan – Cherry Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cherry Valley – LOCATION: North of Vineland Street, east of Nancy Avenue, west of Mountain Avenue, and south of Orchard Street – PROJECT SIZE: 25 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel, totaling 25 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 405-060-010.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, September 8, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

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

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

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

Please send all written correspondence to:

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



Project Site

Aparicio, Ashley

From: Verizon <chilicat@verizon.net>
Sent: Monday, July 03, 2017 7:04 PM
To: COB
Subject: General Plan Amendment 1990

Please ensure the BOS receives this message related to GPA 1190, currently on agenda for 7/11/2017.

The proposed land use is far and above more dense than ANY other properties in the and there is NO way this development will do anything but pad the pockets of developers that do not, will not and never will live in the area. There is no sewer in the area, streets cannot handle the traffic, the noise from any traffic will be excessive, fire and police can barely handle the current residential population and must I remind the BOS of the existing General Plan states "Cherry Valley is designated by LAFCO as an Unincorporated Community in order to preserve this existing rural character." And goes on to state "The Rural Community Foundation Component, which is the predominant Foundation Component in the area, allows lots to be a minimum of one- half acre. Not only would development at this lot size not be in character with the rural atmosphere of the area, it would necessitate a level of public services and infrastructure that could overburden the existing systems. In addition, given the flood hazards in the area, the smaller lots would likely increase the potential impact of a storm event. Reinforcing this rural community character and limiting growth are the lack of a community sewer system, limited local circulation network, and limited fire protection services."

Any reasonable person will agree that 117 homes on 25 acres would not preserve the rural character.

I implore the BOS to discontinue any further hearings on this proposal.

Bradley Johnson
38618 Vineland Street
Cherry Valley CA 92223
951.236.6934

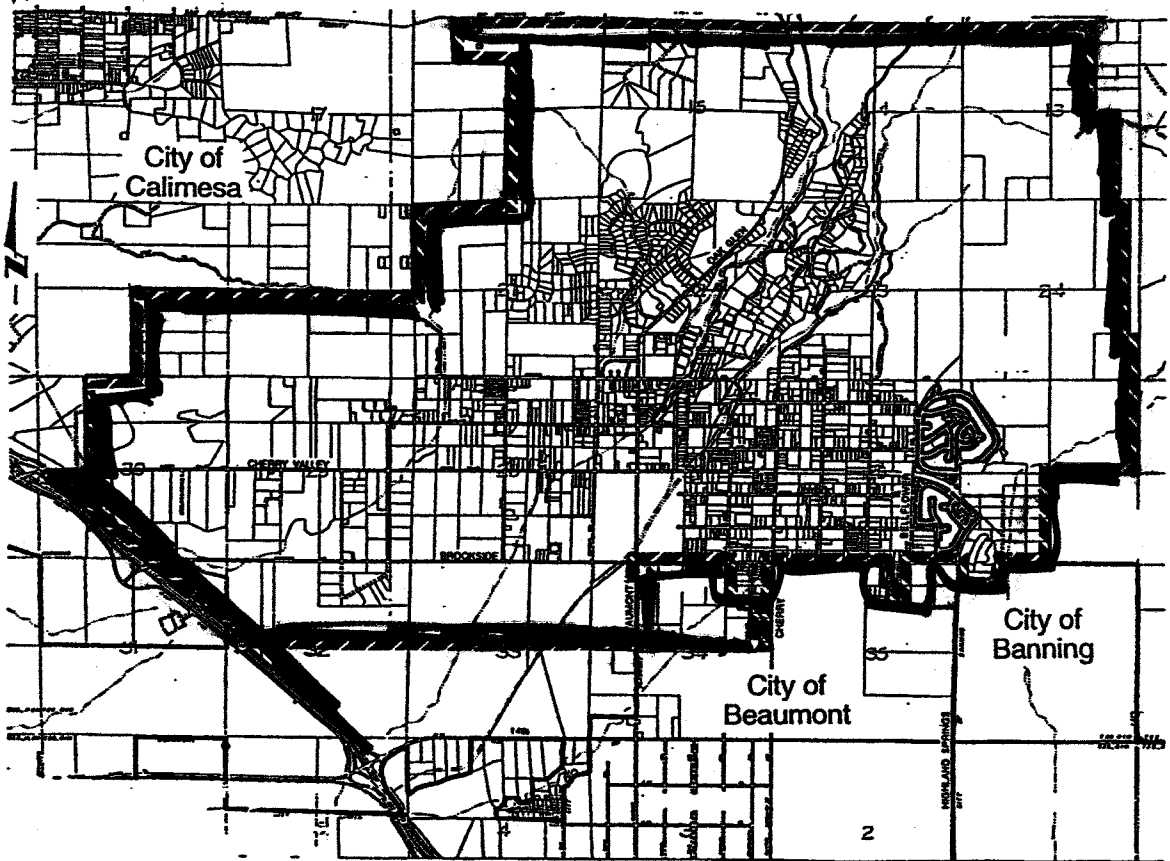
Sent from my iPad

2017 JUL - 5 AM 8:24
RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

Supervisor Perez

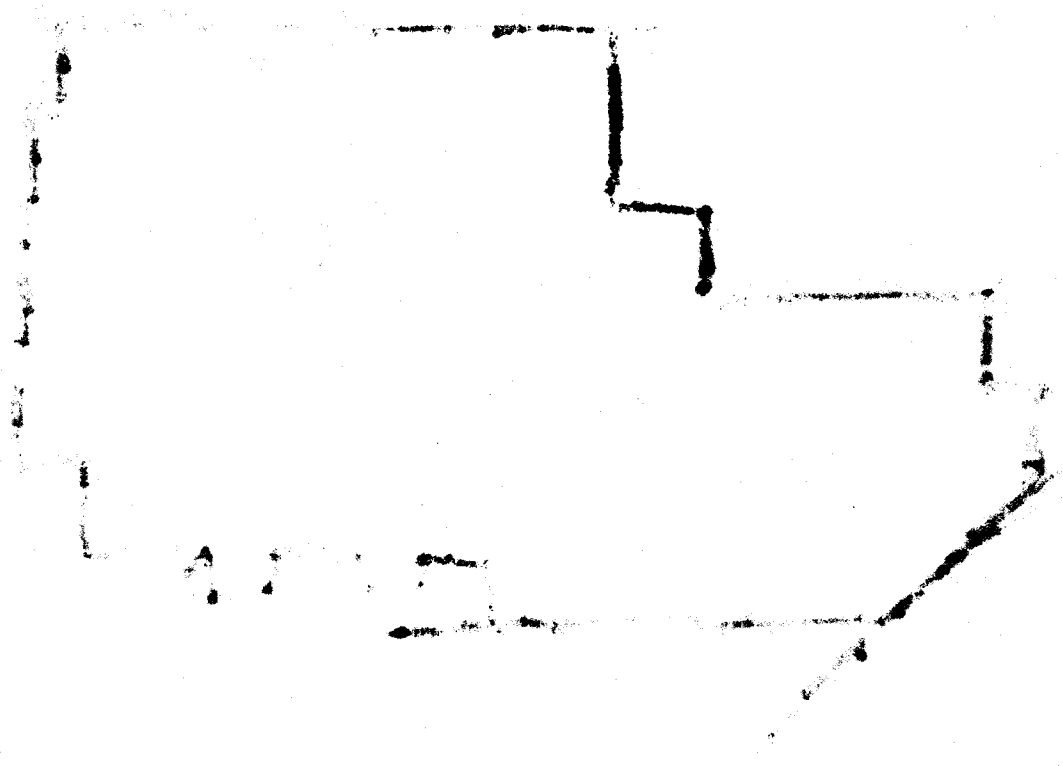
COMMUNITY OF INTEREST #4 CHERRY VALLEY

EXHIBIT "A" COMMISSION APPROVED BOUNDARIES



 CHERRY VALLEY
COMMUNITY OF INTEREST
Approved by LAFCO 9/29/94

Handwritten text at the top of the page, possibly a title or header, which is difficult to decipher due to the image quality. It appears to contain the words "Gubermator" and "Lans".



July 11, 2017

County Board of Supervisors
4080 Lemon Street 5th Floor
Riverside, CA 92502

RE: General Plan Amendment #1190

Dear Sirs:

This is the 4th time that we have had to drive into Riverside to voice opposition to this project. This is especially frustrating when we really shouldn't have to say anything at all because the Riverside County General Plan states in several places that a top priority is to protect the rural areas of the county and then outlines ways that that will happen. This board was elected to ***represent the people who live in the county*** and those of us who live in the rural areas expect you to protect us from being exploited by predatory developers who could care less about a rural lifestyle. This protection can be accomplished by simply enforcing and upholding the policies in the General Plan -- the "constitution" that should be guiding every development decision made at these meetings.

Although I feel that the General Plan speaks for itself about protecting rural areas in general and Cherry Valley in particular, there are a couple of things concerning this specific matter that was either left out of the staff report or was incorrect and I would like to bring them to your attention.

The first item that your staff neglected to inform you of is that this property is located within the "Community of Interest" designation that was given to Cherry Valley back in the early 90s -- approved and endorsed by both LAFCO and the Board of Supervisors. Staff seemed to think that this omission wasn't of any great importance -- but I happen to believe that it is **very important** for all of you to know that Cherry Valley has this designation. It is one of the last rural areas to hold onto this title which shows you how bit-by-bit the rural areas of Riverside County are being developed into oblivion.

On Page 8 of the Pass Area Plan section in the General Plan it states that Cherry Valley was named (and I quote) "an Unincorporated Community in order to preserve the existing rural character of the whole area." I've given you copies of the Commission Approved Boundaries that makes it clear that the Community of Interest is really all of Cherry Valley. This designation of a Community of Interest has also been included in the General Plan ever since it was granted. In other words, it was put there to protect the rural lifestyle of those who have chosen to live in Cherry Valley and to give the residents a say in what happens in their area. ***And*** in my opinion, the many letters in opposition to not only this project but all the other developments that threaten to wreck havoc on that rural environment should be clear evidence of how the people who live in Cherry Valley feel about their rural lifestyle. And they should be able to depend on you as elected officials to help them continue this lifestyle. Those protections are already written in the General Plan -- they just have to be enforced.

The second item I would like to draw your attention to in the staff report is the statement on the Planning Commission report that says that this item was "Approved to go forward." This is not true. The Planning Commission voted unanimously last September to deny this request for an amendment to the General Plan. In their comments they indicated that they felt that this higher density project was not a good fit for the area not only because of the Community of Interest designation, but also because there has been a "one house per one acre" policy in Cherry Valley for many years -- and this **has also** been written into the General Plan.

And finally, the last thing I would like to bring to your attention is some of the most powerful wording of all in the General Plan. On Page I-7 in the Introduction there is a clear and precise statement of how the General Plan is to be viewed by the people who are affected by it -- in other words -- by those of us who live in the unincorporated areas of the county. This statement is called the Certainty System and I quote:

the overriding consideration, is the absolute necessity to maintain a high level of confidence in the Plan and enable people affected by it to have reasonable expectations regarding how the Plan will impact them. The Certainty System serves the needs of those who value a rural lifestyle. (End quote)

When the Board of Supervisors support and defend the General Plan against inappropriate development -- as you were elected to do, then your constituents and those of us who live in the unincorporated areas of the county, will have those "reasonable expectations" of how the plan will impact our quality of life. And that is what I ask you to do -- simply follow the General Plan policies. If you do that, it will definitely go a long way to inspiring the confidence in the plan that the Certainty System states is its most important goal.

Thank you

Mary Daniel
P O Box 2041
Beaumont, CA 92223

Supervisor Perez

June 27, 2017

Dear Supervisor Ashley,

I am writing you in reference to a proposed zone change build of a 177 unit Low-Income Trailer Park project designated for property located on Nancy Avenue in Beaumont/Cherry Valley. This property is on less than 25 acres which is only zoned for 1 house and 1 acre of land, yet it is being proposed that a zone change be approved to build this 177 unit trailer park, of which is to be low-income. Also, it is proposed that a sewer line would be run down Nancy and hook up to Beaumont's sewer system. Are you kidding me! We totally object to this proposed zone change build for many reasons. We have so many "builds" going on in our area already which have changed the climate as to the look and feel of what was once a more rural and beautiful community. That was the whole reason why my husband and I moved to Cherry Valley in the first place when I retired in 2012. Just in the small amount of time we have been here, we have seen huge changes in this area and more are on the way, and it has discouraged and saddened us greatly. Developers keep popping in and zoning changes keep cropping up, that aren't supposed to be made! I can't believe that anyone would want to see the beautiful rolling hills and vast open spaces we cherish so much, be taken over by "over-building" of homes, and of all things, a HUGE Warehouse? That's another story. Just remember, you can't get back what has been taken away!

We strongly oppose to this proposed project and the proposed zone change.

Respectfully,



Mary And Michael Bigness
mmbigness@verizon.net

4021V790W
L-663



Patsy Reeley <patsydol11@gmail.com>

Proposed Zone Changes in Cherry Valley

1 message

Jeff E. <jpekls@aol.com>
To: district5@rcbos.org
Cc: patsydol11@gmail.com

Wed, Jun 28, 2017 at 12:56 PM

Supervisor Ashley,

I adamantly oppose the proposed zone change in Cherry Valley to allow a 177 unit low-income trailer park on Nancy Avenue.

What part of the Riverside County General Plan (RCGP) do you not understand? This rezoning proposal goes directly against the guidelines of the RCGP with regard to the Community of Interest of Cherry Valley. We are zoned 1 house per 1 acre and this proposal would allow 177 units on less than 25 acres! On page 8 of the Pass Area Plan of the RCGP, it states that "Cherry Valley is designated by LAFCO as an Unincorporated Community in order to preserve this existing rural character." Allowing high density housing, whether detached single family homes or mobile homes, is in direct violation of those guidelines set forth in the RCGP.

This zone change proposal along with your misguided attempt to fast-track the rezoning of Cherry Valley for mega-warehouses, has not gone unnoticed by the residents of Cherry Valley. As a property owner and resident of Cherry Valley, I expect Riverside County representatives to act in a responsible manner to protect my community as directed in the RCGP and to safeguard my investment in my home.

Act responsibly and make decisions that reflect the wishes and concerns of your constituents, not developers!

Jeff Elser
9089 Whispering Pines Road
Cherry Valley, CA 92223

(951) 769-6887



Patsy Reeley <patsydol11@gmail.com>

Low income trailer park proposal in Cherry Valley

1 message

Alexis Hundley <alexisrob0218@msn.com>
To: "district5@rcbos.org" <district5@rcbos.org>
Cc: Patsy Reeley <patsydol11@gmail.com>

Thu, Jun 29, 2017 at 1:23 PM

Hi Supervisor Marion Ashley,

I strongly object to the approval of any rezoning in Cherry Valley for a 177 unit low income trailer park on Nancy. Folks move to Cherry Valley for the peaceful serene environment, rural nature of the area and beautiful scenery that we get to enjoy everyday. The county has obviously zoned this area 1 house per 1 acre lot for a reason and I believe it should remain this way in every aspect. So much development is already occurring around us that we are being squeezed from all sides with an enormous influx of new housing in the area for which the infrastructure cannot truly sustain. I want my kids to remember that they grew up in a rural area with beautiful scenery, not an area where your neighbor can see in your window and you can touch their house. Not to mention, the sewage, water and traffic issues that this would bring to the area. Please do not approve the rezoning of this property.

Cordially,

Alexis Hundley

Proud resident of Cherry Valley



Patsy Reeley <patsydol11@gmail.com>

supervisors meeting on July 11th regarding the proposed zone change to build a 177 unit low income trailer park on Nancy.

1 message

Rich and Wendy Mispagel <wmispag@aol.com>

Sat, Jul 1, 2017 at 10:17 AM

To: district5@rcbos.org

Cc: patsydol11@gmail.com

Please honor the current zoning for this area. This system works if you stick to it. Don't you think the massive influx of homes in Beaumont, and the portions of Cherry Valley you have annexed, is enough for the area? Please stick to the Plan.

Wendy Mispagel
8790 Apple Tree Lane
Cherry Valley, CA 92223



Patsy Reeley <patsydol11@gmail.com>

ashley letter

1 message

composerx <composerx@verizon.net>
To: Patsy Reeley <patsydol11@gmail.com>

Sat, Jul 1, 2017 at 7:00 AM

Supervisor Marion Ashley
Riverside co. Board of Supervisors 7/11 meeting
Comments on proposed Cherry Valley trailer park project

Supervisor Ashley ,

Please accept these comments regarding the proposed trailer park project located on orchard st. and nancy ave in Cherry Valley . I live right across the street from this and I never received any notice about this project ever , nor have any of my neighbors which I feel is a bad start to a ridiculous attempt to change the county plan regarding Cherry Valley . The owner of this property thinks he can come in here and alter the community rules of 1 house per acre , in existence for good reason for decades . He is not respecting , but wants to destruct one of the last remaining pristine areas the county should be proud to still possess.

The owner has not done any homework regarding what is possible . The city of Beaumont wont even go across the street at the Beaumont border to sewer any property as you well know . For the owner to think Beaumont will cross their border and go blocks away to install sewers is almost laughable . Just this reason alone should stop the project . The last thing Beaumont needs is more added stress to the already stressed treatment plant . The amount of houses currently in Cherry Valley is at a level where that ground water is not affected as per the usgs tests that are made each year . To add this many dwellings in a small space is a probable negative affect on that water supply .

I will remind you that the section of the county plan LU 17 states when a rural residential designation has been made , the co. will " insure that development does not adversely impact the open space and rural character of the surrounding area. "

The residents of Cherry Valley have already been held hostage by the Gateway project for years now and have lived in fear of exactly what every resident who lives here does not want to see and this project is just another problem tossed into our backyards which will disrupt the nature and health of this area . Tell this owner if he wants to develop the property to abide by the rule of 1 house per acre and heed the planning commission's intelligent decision they already made .

Pat Doherty - President - Cherry Valley Environmental Planning Group .



Patsy Reeley <patsydol11@gmail.com>

Fwd: Cherry valley spot zone trailer park

1 message

Robert Guillaume <rjg2@twc.com>

Sun, Jul 2, 2017 at 8:57 AM

To: patsydol11@gmail.com

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Robert Guillaume <rjg2@twc.com>

Date: 06/28/2017 3:56 PM (GMT-08:00)

To: district5@rcbos.org

Cc:

Subject: Cherry valley spot zone trailer park

County supervisor Marion Ashley,

Regarding the proposed trailer park on Nancy ave in cherry valley:

I live on an adjacent property on Vineland street and am Very concerned about this project to say the least. The increase in noise, pollution and crime that would come with this project would be too much to bear for us and our neighbors who choose to live there because it is zoned LOW DENSITY and rural. We would suddenly have hundreds of neighbors on our back door. This project would be wholly inappropriate for the area, as would the proposed gateway warehouse project which we also strongly oppose.

Cherry Valley needs to be preserved as the rural sanctuary it is now.

Please don't allow this travesty!

Best regards,

Robert Guillaume, Cherry Valley

Sent from my T-Mobile 4G LTE Device



Patsy Reeley <patsydol11@gmail.com>

Fwd: Proposal on Property at Nancy and Orchard in Cherry Valley

1 message

Deyetta Potz <potzwalker@verizon.net>
To: district5@rcbos.org

Mon, Jul 3, 2017 at 11:54 AM

Dear Supervisor Ashley: I am writing to voice my extreme displeasure that you would even consider the proposed "spot zoning" change on this property. As a long time resident of Cherry Valley, I am seeing how our beloved neighborhoods are having these changes forced upon us. First, it was the failed (thank God) Re-development Agency proposal, then the High School being built in Cherry Valley North of the Beaumont City limits which you knew would enable that property to be annexed by Beaumont, followed by the Sunny Cal proposed housing and the Gateway Warehouse. These "projects" are meant to nibble away at our rural way of life and property values as such.

I realize that you have no concern for us "little people" especially since you are not going to run for re-election; but, I really expected that your conscience (supposing you still have one) would not allow you to betray us. I respectfully demand that you vote NO on this proposal for turning the former "egg ranch" property into a mobile home park. It would cause a considerable increase in traffic in addition to increased demand for infrastructure; ie, fire and police services as well as water usage, etc. If you do intend to vote Yes, you seriously need to re-think this whole thing and change your mind!!!

Deyetta M. Potz

9462 Oak Glen Road

Cherry Valley, 92223

potzwalker@verizon.net.

Dear Supervisor Ashley

I am writing you in reference to a proposed zone change of a 177 unit of Low-Income Trailer Park project designated for property located on Nancy Avenue in Beaumont/Cherry Valley. This property is on less than 25 acres which is only zoned for 1 house and 1 acre of land, yet it is being proposed that a zone change be approved to build this 177 unit trailer park, which is to be low-income. Also, it is proposed that a sewer line would be run down Nancy and hook up to Beaumont's sewer system. Are you kidding me! We totally object to this proposed zone change build for many reasons. We have so many 'builds' going on in our area already which have changed the climate as to the look and feel of what was once a more rural and beautiful community. That was the whole reason why my husband and I moved to Cherry Valley in the first place when I retired in 2012. Just in the small amount of time we have been here, we have seen huge changes in the area and more are on the way, and it has discouraged and saddened us greatly. Developers keep popping in and zoning changes keep cropping up, that aren't supposed to be made! I can't believe that anyone would want to see the beautiful rolling hills and vast open spaces we cherish so much, be taken over by "over-building" of homes, and of all things a HUGE Warehouse? That's another story. Just remember, you can't get back what has been taken away!

We strongly oppose this proposed project and proposed zone change.

Respectfully,

Mary And Michael Bigness
mmbigness@verizon.net



Patsy Reeley <patsydol11@gmail.com>

Proposed zone change in Cherry Valley for Mobile Home Park1 message

Lance Adams <dreamers6@verizon.net>

Sat, Jul 8, 2017 at 8:48 AM

To: district5@rcbos.org

Cc: patsydol11@gmail.com

This is sent to you to communicate my concerns regarding the consideration of the proposed zone change for the location of Orchard and Nancy in Cherry Valley to accommodate a high density housing project.

It violates the County's commitment to support the maintenance of a rural, equestrian character in our community as it does not support the general plan for this unincorporated area.

It is the worst kind of zoning change as it represents "spot re-zoning". It creates an island of land with dense housing which violates the requirement that seeks to maintain rurality. This being approved, how many other parcels of land could be approved for the same "spot re-zoning" which would create multiple pockets of dense housing in this area that is meant to be rural? They say that an equestrian trail will be provided around their project that will be so well screened and planted that it will hardly be noticeable. It obviously does not provide a rural neighborhood and has to be camouflaged/hidden. The horse trail is an appeasement at best to refute the truth that this project does not belong here.

The impacts of implanting dense housing projects in this area are many. Traffic, air quality, water shortage (which already exists), issues related to night lighting, noise etc. With several other inappropriate projects up for consideration (Approved project off of Highland Springs Blvd (4,000 single family homes), Sunny Cal proposed 500 single family homes and finally the Gateway Warehouse (5,000 passenger car equivalent vehicle trips per day) the issue of traffic and inadequate infrastructure alone boggles the mind.

I respectfully request that the proposed zone change to accommodate a "Modern Mobile Home Park" at the cross streets of Orchard and Nancy be denied. I ask you to do your duty to protect the community as outlined in the general plan. Keep the community rural, with spacious home development projects and allow for appropriate growth of the area.

Sincerely,
Lance E. Adams
9498 Mountain View Avenue
Cherry Valley, Ca 92223



Patsy Reeley <patsydol11@gmail.com>

FW: Cherry Valley mobile home park

1 message

Michelle Mahdavi <msmahd@verizon.net>
To: Patsy Reeley <patsydol11@gmail.com>

Sun, Jul 9, 2017 at 1:39 PM

Sorry, I forgot to CC it.

Michelle

From: Michelle Mahdavi [mailto:msmahd@verizon.net]
Sent: Sunday, July 09, 2017 1:34 PM
To: 'district5@rcbos.org'
Subject: Cherry Valley mobile home park

Supervisor Ashley,

I am writing in regards to the proposed zoning change and development of the 150 home mobile home park located on Orchard and Nancy in Cherry Valley. As you know, the general plan for the community of Cherry Valley is dedicated to preserving the rural atmosphere of this special place. At a minimum, we are one house to one acre for all new developments. We are a community of narrow streets, no sidewalks, and limited water as it stands, and we cannot support this mass project. Also, our community exists because we want to live in a quiet place in which we can run our small farms safely.

I am opposed to this development which is the next street over from my home.

Please consider the general plan of Cherry Valley and the residents of this rural community.

Sincerely,

Michelle Mahdavi

msmahd@verizon.net

951-845-7754 (H)

909-260-5790 (M)

Clerk's Original

To the clerk of the Board of Supervisors of Riverside County, Planning Commission and Board of Supervisors,

As residents of Cherry Valley we would like to have our supervisors backing up our wishes as a community, helping to keep our rural area rural. We ask that they protect the citizens that they are representing from increased traffic, pollution, and crime. Please help keep our beautiful area beautiful.

Residents in this area purchased property knowing that the minimum lot size was one acre, including the owners of this proposed project. We personally own just under 10 acres directly across from the proposed project, and know that should we ever wish to develop (not likely!) that the minimum lot size is one acre. Why should one developer be allowed to rezone when other residents have one acre minimums?

A project of this size and density will "adversely impact the open space and rural character of the surrounding area." The county has stated in the general plan for Cherry Valley that they will "ensure that development does not adversely impact the open space and rural character of the surrounding area."

In the counties stated principles and priorities it is stated that the county's obligation to its unincorporated constituents... (is to) provide the best possible...quality of life that can be afforded; and for the long term, ensure proper land use and infrastructure planning so that resulting neighborhoods and communities are attractive... I ask which one of you would like a low income mobile home park directly across from your residence?

Thank you for your consideration of this matter,

Ted and Wendy Oliver

Residents on Orchard Street

Neddy Oliver
[Signature]

Rebecca S. Jorthun

Tiffany McClure
Joseph McClure
Sydney C. Vallejos
[Signature]
[Signature]
[Signature]

Submitted by *Lisa Summel*
7/4/2017 Item *16101*
(date)

JUL 11 2017


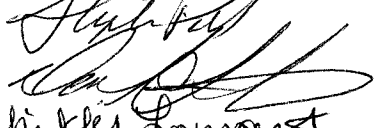
To the clerk of the Board of Supervisors of Riverside County, Planning Commission and Board of Supervisors,

The below residents of Cherry Valley are opposed to the Senior mobile home park (and any development in excess of the 1 acre zoning) in Cherry Valley located near the SE corner of Nancy and Orchard Streets.

Printed Name	Address	Signature
Curt LeDoc	39067 Orchard St Cherry Valley CA	Curt LeDoc
DAN JOHNSON	39045 ORCHARD ST. CHERRY VALLEY CA 92223	[Signature]
JACOB JOHNSON	39045 ORCHARD ST. CHERRY VALLEY CA 92223	[Signature]
HOLLY JOHNSON	39045 Orchard, CV	Holly Johnson
TAYLOR JOHNSON	39045 Orchard, CV	[Signature]
Dusty Taylor	9890 Mtn View Ave, CV	[Signature]
Tom Taylor	9890 Mtn View Ave, CV	Tom Taylor
BRAD BENTLEY	38960 ALFRED CIRCLE, CV	[Signature]
Glen Perry	38959 CHERRY ESTATES CR	[Signature]
Cynthia Perry	38959 Cherry Estates CR	[Signature]
NORMAN SUFFICOL	9728 MOUNTAIN VIEW AVE.	Norman Sufficol
Jennifer Dinges	9671 Mountain View Ave	[Signature]
Martha Ellsworth	9620 Mountain View Ave.	Martha Ellsworth
Farah Jenner	40080 Grand Ave CV Cherry Valley CA 92223	[Signature]
Stacey Ellsworth	10205 Ralph Rd Cherry Valley 92223	Stacey Ellsworth
Robert Ellsworth	9620 Mountain View Ave Cherry Valley 92223	[Signature]
Christiane L. Barnes	9630 Mountain View Cherry Valley, CA 92223	[Signature]
Steven D. Barnes	9630 Mountain View Ave Cherry Valley CA 92223	[Signature]

To the clerk of the Board of Supervisors of Riverside County, Planning Commission and Board of Supervisors,

The below residents of Cherry Valley are opposed to the Senior mobile home park (and any development in excess of the 1 acre zoning) in Cherry Valley located near the SE corner of Nancy and Orchard Streets.

Printed Name	Address	Signature
Stephanie Poch	38891 Cherrystone Ave. Cherry Valley	
DANIEL LAMASTER	39910 DUTTON ST CHERRY VALLEY	
Nikki Lamaster	39910 Dutton St Cherry Valley	Nikki Lamaster
Art Earll	38971 Cherrystone Ave. Cherry Valley CA.	Art Earll
Dorlene Earll	38971 Cherrystone AVE. Cherry Valley CA.	Dorlene Earll
Gary Hiner	9470 Byham Ln. Cherry Valley CA. 92223	GARY HINER
Christina Powell	9470 Byham Ln. Cherry Valley, CA. 92223	Christina Powell
Shayna Parsha	38931 Cherrystone Ave. Cherry valley, CA. 92223	Shayna Parsha
Shawn Alger	38874 Cherrystone Ave Cherry Valley, CA 92223	Shawn Alger
Cindy Alger	38874 Cherrystone Ave Cherry Valley, CA 92223	Cindy Alger

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The below residents of Cherry Valley are opposed to the Senior mobile home park (and any development in excess of the 1 acre zoning) in Cherry Valley located near the SE corner of Nancy and Orchard Streets.

Printed Name	Address	Signature
Wendy Oliver	38878 Orchard St	Wendy Oliver
JOE CORNISH	38705 ORCHARD ST.	Joe Cornish
Sheryl Hagan	38601 Orchard St.	Sheryl Hagan
Alycia Benoit	38601 Orchard St.	Alycia Benoit
Cheryl Dean Ware	38601 Orchard St	Cheryl Dean Ware
Roberty Hilovsky	38601 Orchard St, Cherry Valley CA	Roberty Hilovsky
Nancy Hilovsky	38601 Orchard St Cherry Valley, CA, 92229	Nancy Hilovsky
Paul Surda	38601 Orchard St Cherry Valley, CA 92229	Paul Surda
Barbara Voigt	38537 Orchard St	Barbara Voigt
Bene Elliott	10223 Cherry Ave	Bene Elliott
TERRI SWINGLER	9870 NANCY AVE	Terri Swingler
Robert Swingler	9870 NANCY AVE	Robert Swingler
Jessica Estrada	38597 Jenni Lisa Ct	Jessica Estrada
Joseph Estrada	38597 Jenni Lisa Ct.	Joseph Estrada
Steven Forland	9523 Nancy Ave	Steven Forland
Vickie Forland	9523 NANCY AVE	Vickie Forland
ADRIANNE BENHAM	9780 KEHL CANYON RD	Adrienne Benham
DEBBIE MAHSDAT	40886 LAREDO TR	Debbie Mahsdatt
JAMES WAGNER	38061 KEHL CYN	James Wagner
Tiffany McClure	38878 Orchard St.	Tiffany McClure
Joe McClure	38878 Orchard St	Joe McClure

To the clerk of the Board of Supervisors of Riverside County, Planning Commission and Board of Supervisors,

The below residents of Cherry Valley are opposed to the Senior mobile home park (and any development in excess of the 1 acre zoning) in Cherry Valley located near the SE corner of Nancy and Orchard Streets.

Printed Name	Address	Signature
Michael Barrett	38545 Alva Dr.	<i>[Signature]</i>
Sharon Barrett	38545 Alva Dr.	Sharon Barrett
Leslie B. Bagg	10120 Donner Tr. C.V.	Leslie B. Bagg
James B. Bagg	10120 Donner Tr. C.V.	James B. Bagg
STEVE HARRISON	9585 AVENIDA SAN TIMOTE, C.V.	<i>[Signature]</i>
Thomas Hamilton Jr	9794 Cherry Ave Cherry Valley	<i>[Signature]</i>
Alois Harrison	9585 Avenida San Timoteo	<i>[Signature]</i>
Sharon Ann Hamilton	39890 Grand Ave Cherry Valley CA 92222	Sharon Hamilton
Elizabeth Lorraine Holmes	9315 Mountain View Ave	Elizabeth Lorraine Holmes
William Brandt	9315 Mountain View Ave Cherry Valley	William Brandt
DANIEL CLOSS ON	ORCHARD DR. CHERRY VALLEY	<i>[Signature]</i>

To the clerk of the Board of Supervisors of Riverside County, Planning Commission and Board of Supervisors,

The below residents of Cherry Valley are opposed to the Senior mobile home park (and any development in excess of the 1 acre zoning) in Cherry Valley located near the SE corner of Nancy and Orchard Streets.

Printed Name	Address	Signature
Luluwava Ryan JAMES RYAN	9574 Mtn View Ave CV, CA 92223	Luluwava Ryan James Ryan
Shawn Noble	38931 Cherrystone Ave. Cherry Valley CA 92223	Shawn Noble
Hanna VanGrouw	38931 Cherrystone Ave Cherry Valley, CA 92223	Hanna VanGrouw
Robin W Gusewold	38857 Cherrystone Ave. Cherry Valley, Ca. 92223	Robin W Gusewold
Jonathan D Grynol	38857 Cherrystone Ave Cherry Valley CA 92223	Jonathan D Grynol
Suzanne Villegas	38650 Orchard St Cherry Valley Ca 92223	Suzanne Villegas
Jesus R. Villegas	" "	Jesus R. Villegas
LIONEL G LOZANO	38878 1/2 Orchard	Lionel G Lozano
LISA CORNET	" "	Lisa Cornet
FRANK FORTHUN	38900 Orchard St. Cherry Valley CA. 92223	Frank Forthun
Rebecca Forthun	38900 Orchard St Cherry Valley, CA 92223	Rebecca Forthun

Board of Supervisors Meeting

July 11, 2017

Agenda Item 16.1

Letters

Hildebrand, John

From: COB
Sent: Wednesday, July 05, 2017 8:26 AM
To: District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District; COB-Agenda
Cc: Baez, Ken; Guerin, John; Hernandez, Karlene; Hildebrand, John; Leach, Charissa; Mares, David; Nanthavongdouangsy, Phayvanh; Perez, Juan; Ross, Larry; Ross, Ryan
Subject: GPA 1990 for BOS Meeting 7/11/2017; MT ID 3960

Good morning,

The Clerk of the Board has received an email in opposition of GPA 1190 that is due to come to the Board on July 11, 2017.

Thank you and have a wonderful day,

Ashley

Board Assistant
ph. 951.955.8092 fax 951.955.1071
aparicio@rivco.org
<http://rivcocob.org/>

From: Verizon [mailto:chilicat@verizon.net]
Sent: Monday, July 03, 2017 7:04 PM
To: COB <COB@RIVCO.ORG>
Subject: General Plan Amendment 1990

Please ensure the BOS receives this message related to GPA 1190, currently on agenda for 7/11/2017.

The proposed land use is far and above more dense than ANY other properties in the and there is NO way this development will do anything but pad the pockets of developers that do not, will not and never will live in the area. There is no sewer in the area, streets cannot handle the traffic, the noise from any traffic will be excessive, fire and police can barely handle the current residential population and must I remind the BOS of the existing General Plan states "Cherry Valley is designated by LAFCO as an Unincorporated Community in order to preserve this existing rural character." And goes on to state "The Rural Community Foundation Component, which is the predominant Foundation Component in the area, allows lots to be a minimum of one- half acre. Not only would development at this lot size not be in character with the rural atmosphere of the area, it would necessitate a level of public services and infrastructure that could overburden the existing systems. In addition, given the flood hazards in the area, the smaller lots would likely increase the potential impact of a storm event. Reinforcing this rural community character and limiting growth are the lack of a community sewer system, limited local circulation network, and limited fire protection services."

Any reasonable person will agree that 117 homes on 25 acres would not preserve the rural character.

I implore the BOS to discontinue any further hearings on this proposal.

Bradley Johnson
38618 Vineland Street
Cherry Valley CA 92223
951.236.6934

Sent from my iPad

Hildebrand, John

From: Leach, Charissa
Sent: Wednesday, July 05, 2017 7:12 AM
To: Hildebrand, John
Subject: FW: General Plan Amendment Initiation No 1190

Please place email in record for BOS.

From: Verizon [mailto:chilicat@verizon.net]
Sent: Monday, July 03, 2017 5:17 PM
To: Leach, Charissa <cleach@rivco.org>
Cc: Valdivia, Mickey <Mlvaldivia@rivco.org>; Hildebrand, John <JHildebr@RIVCO.ORG>; Hurtado, Jaime <JCHURTADO@RIVCO.ORG>
Subject: Re: General Plan Amendment Initiation No 1190

Ms Leach

I am an adjacent property owner of this property and have NOT been contacted by the developer of this property. I am still opposed to this development and will encourage the County to discourage this development. While unable to attend the meeting in July, we will be watching w great interest.

This proposed development disagrees with the General Plan in so many ways and the area infrastructure cannot support this proposal.

Bradley Johnson
38618 Vineland Street
Cherry Valley, CA 92223
951.845.9729

Bradley Johnson

Sent from my iPad

On Apr 7, 2017, at 7:46 AM, Leach, Charissa <cleach@rivco.org> wrote:

Mr. Johnson – Regarding your interest in the above referenced potential General Plan amendment initiation; the applicant, is requesting a continuance. He has requested a continuance, so he can reach out to the community. Please note that the Initiation does not include a project, nor does it change the County's General Plan. This step simply allows the applicant to prepare an implementing project and an actual General Plan Amendment for complete review and input from all. The date that we gave him is July 11, 2017. Please let me know if you have any questions. Thank-you for your interest.

Charissa Leach, P.E.
Assistant Director of TLMA –
Community Development
Riverside County
Phone: (951) 955-6097