

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



ITEM
19.1
(ID # 7718)

MEETING DATE:

Tuesday, September 25, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING FOR GENERAL PLAN AMENDMENT NO. 1227 (ENTITLEMENT/POLICY AMENDMENT) – CEQA Exempt, pursuant to Section 15601(b)(3) – REQUEST: General Plan Amendment No. 1227 proposes to revise the Land Use Element policies LU 21.7 and LU 22.7 to encourage small-scale commercial uses to establish in areas that are supported by the rural communities. The proposed amendment simplifies the policies to provide the opportunity to integrate appropriately scaled commercial uses to service rural areas of the unincorporated County. It also clarifies that the small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area or Land Use Overlay – ALL DISTRICTS [\$24,000 Total cost – 100% General Fund/NCC]

RECOMMENDED MOTION: That the Board of Supervisors:


1. FIND that the project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) based on the findings and conclusions in the staff report; and,
2. TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1227, based upon the findings and conclusions provided in the Planning Commission staff report and this staff report, and subject to the Board of Supervisors' adoption of the General Plan Amendment resolution.

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is denied.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: September 25, 2018
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$5,931	N/A	\$23,400	N/A
NET COUNTY COST	\$5,931	N/A	\$23,400	N/A
SOURCE OF FUNDS: 100% General Fund/NCC			Budget Adjustment: N/A	
			For Fiscal Year: 17/18 - 18/19	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

The existing Land Use Element policies LU 21.7 and LU 22.7 were added to the General Plan as part of the 2008 General Plan Update, General Plan Amendment (GPA) No. 960. Prior to the approval of GPA No. 960 in December 2015, the General Plan lacked provisions for small-scale commercial uses in rural areas as envisioned in the following 2003 General Plan Vision Statement for Communities and Neighborhoods: "Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded life style. Rural residents accept the fact that they must travel some distance for more complete services and facilities."

The existing policies foster small-scale commercial uses based on a set of criteria that are intended to prevent an overconcentration of commercial uses in remote areas of the County. Based on the set of criteria, the commercial use cannot be larger than two-and-a-half (2.5) acres, has to be located near a General Plan designated road, cannot be within two miles of an existing Commercial land use designation, and the development is consistent with the Rural Commercial (C-R) Zone.

Planning Department staff monitors implementation and periodically reviews the General Plan as part of its core functions. Staff concluded that the existing policies, LU 21.7 and LU 22.7, are too restrictive and prevents the establishment of small-commercial uses as envisioned by the General Plan for rural communities, where the need may arise in the future.

General Plan Amendment

General Plan Amendment (GPA) No. 1227 proposes to revise Land Use Element policies LU 21.7 and LU 22.7 to encourage small-scale commercial uses in rural areas that are supported by the communities. The proposed amendment simplifies the above policies to provide the opportunity for appropriate commercial uses that may service rural areas of the unincorporated County, and the proposed amendment also removes the 2-mile radius restriction, provides opportunity to utilize other zoning classifications that include commercial uses, and clarifies consistency requirements with policy areas and land use overlays where applicable. GPA No. 1227 proposes to delete the existing language of policies LU 21.7 and 22.7 (Land Use Element) entirely and replace it with the following:

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Encourage small-scale commercial uses that are adjacent to and can safely be accessible from a General Plan designated roadway, and designed to be compatible with the surrounding uses and rural nature of the area. The portion of the lot proposed for commercial uses shall not exceed two-and-a-half (2.5) acres. Such small-scale commercial uses shall also be consistent with the applicable zoning requirements and development standards. The small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area or Land Use Overlay.

GPA Findings

GPA No. 1227 is a General Plan Entitlement/Policy Amendment that amends policies within the Rural and Rural Community Foundation Components. Accordingly, the findings required for this type of General Plan amendment are provided in Ordinance No. 348 Section 2.4 C 2. The findings supporting approval of GPA No. 1227 are found in the Planning Commission staff report, attached to this report (Attachment B) and incorporated herein.

Senate Bill 18 and Assembly Bill 52

State law requires that an opportunity for consultation to be made available to Native American tribes in the County when considering a general plan amendment and a CEQA environmental impact report, mitigated negative declaration or negative declaration, pursuant to Senate Bill (SB) 18 and Assembly Bill (AB) 52, respectively. An SB 18 letter was sent to affected tribes on March 3, 2018. No notification was provided pursuant to AB 52 because the project is exempt from CEQA. As of June 5, 2018 (90-day review period), five (5) responses were received from Native American tribes, yielding one request to consult from the Gabrieleño Band of Mission Indians - Kizh Nation ("Tribe") dated March 13, 2018. Planning staff emailed the proposed policies to the Tribe's Chairman, Andrew Salas on March 30, 2018, and explained via phone to Chairman Salas that the proposed project involves only text change amendment to the Land Use Element and does not consist of any ground disturbing activities. Planning staff did not receive any additional face-to-face consultation requests from the Tribe.

CEQA Compliance

The proposed General Plan Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

The proposed amendment only revises the existing policies that encourages small-scale commercial uses within the Rural and Rural Community Foundation Components. Implementing projects will undergo their own environmental analysis.

Planning Commission Public Hearing

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The Riverside County Planning Commission considered GPA No. 1227 at a regularly scheduled public hearing held on July 18, 2018 and recommended approval of GPA No. 1227 by a unanimous vote (5-0) without any comments from the Commission. No public comments on the proposed amendment were provided during the meeting; however, six (6) comment letters/emails were received by the Planning Department and provided to the Planning Commission prior to the public hearing and made part of the public record. Additionally, a memorandum was provided to the Planning Commission at the public hearing which listed the concerns expressed in the above comments and the Planning Department's responses – all concerns were addressed fully in the Planning Commission staff report and/or clarified/explained further by the memorandum. The above memorandum is attached hereto (Attachment B) and incorporated herein by reference.

Impact on Residents and Businesses

Periodic updates to the Riverside County General Plan provide clarity concerning the long term build-out of the County. The Impacts of this amendment have been evaluated through the environmental review and public hearing process.

Additional Fiscal Information

The total cost to complete this general plan amendment is approximately \$23,400 – funded through NCC budget allocation. The Planning process for this project commenced in March 2018 and will complete fall of this fiscal year (18/19). The above cost includes funds spent on drafting the General Plan Amendment, environmental considerations, and public hearings.

ATTACHMENTS:

Attachment A Planning Commission Minutes

Attachment B Planning Commission Staff Report/Findings/Attachments and Memo to PC/letters

Attachment C Notice of Exemption


Scott Bruckner 8/20/2018



**PLANNING COMMISSION
MINUTE ORDER
JULY 18, 2018**

I. AGENDA ITEM 1.1

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32989 – Applicant: Highgrove Property Owner, LLC – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Center Street, easterly of Mount Vernon Avenue, southerly of Teresa Street, and westerly of Carlin Lane – 10.04 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision of 10.04 acres into 27 single family residential lots and two (2) open space lots for a paseo connection and water detention.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 32989, extending the expiration date to June 27, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Shaffer
A vote of 5-0

APPROVED Third Extension of Time Request for Tentative Tract Map No. 32989, extending the expiration date to June 27, 2021.



**PLANNING COMMISSION
MINUTE ORDER
JULY 18, 2018**

I. AGENDA ITEM 1.2

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34676 – Applicant: L&J Ranch Development, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Anza Road, easterly of Via Pascal, southerly of Monte Verde Road, westerly of Butterfield Stage Road – 10.27 Acres – Zoning: One-Family Dwelling (R-1) – Approved Project Description: Schedule “A” subdivision of 10.27 acres into 22 single family residential lots with a minimum lot size of 10,000 sq. ft. and one (1) detention basin.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 34676, extending the expiration date to August 18, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Shaffer
A vote of 5-0

APPROVED First Extension of Time Request for Tentative Tract Map No. 34676, extending the expiration date to August 18, 2021.



**PLANNING COMMISSION
MINUTE ORDER
JULY 18, 2018**

I. AGENDA ITEM 1.3

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33687 – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Commercial Retail (CD-CR) (0.20-0.35 FAR) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Location: Northerly of Nuevo Road, easterly of Foothill Avenue, southerly of Sunset Avenue, and westerly of Dunlap Drive – 67.16 Acres – Zoning: Specific Plan (SP251) – Approved Project Description: Schedule “A” subdivision of 67.16 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., five (5) water quality basins, 18 Open Space lots totaling 4.9 acres, and three (3) park lots totaling 5.44 acres.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 33687, extending the expiration date to September 12, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Shaffer
A vote of 5-0

APPROVED Third Extension of Time Request for Tentative Tract Map No. 33687, extending the expiration date to September 12, 2021.



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MINUTE ORDER
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I. AGENDA ITEM 1.4

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36475 – Applicant: City Ventures Homebuilding, LLC – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 acre min.) – Location: Northerly of El Sobrante Road, easterly of McAllister Street, southerly of Sweet Avenue, and westerly of Vista del Lago Drive – 168.33 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule "A" subdivision of 168.33 acres into 171 residential lots, two (2) water quality detention basins, four (4) park sites, and 21 open space lots.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 36475, extending the expiration date to June 30, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Shaffer
A vote of 5-0

APPROVED First Extension of Time Request for Tentative Tract Map No. 36475, extending the expiration date to June 30, 2021.



**PLANNING COMMISSION
MINUTE ORDER
JULY 18, 2018**

- I. **AGENDA ITEM 1.5**
SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35408 – Applicant: MMR & Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of 55th Avenue, easterly of Harrison Street, southerly of 54th Avenue, and westerly of Shady Lane – 20 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: Schedule “E” Subdivision of 20 acres into 14 industrial lots with parcel sizes ranging from 1.2 gross acres to 2.2 gross acres.

- II. **PROJECT DESCRIPTION:**
Second Extension of Time Request for Tentative Parcel Map No. 35408, extending the expiration date to June 27, 2021.

- III. **PLANNING COMMISSION ACTION:**
Motion by Commissioner Sanchez, 2nd by Commissioner Shaffer
A vote of 5-0

APPROVED Second Extension of Time Request for Tentative Parcel Map No. 35408, extending the expiration date to June 27, 2021.



**PLANNING COMMISSION
MINUTE ORDER
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I. AGENDA ITEM 1.6

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30852 – Applicant: Mitzman Land Development, Inc. – First Supervisorial District – Temescal Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Open Space: Recreation (OS-R) – Location: Northerly of Dawson Canyon Road, southerly of Arcaro Drive, and westerly of Gavilan Springs Ranch – 414.22 Acres – Zoning: Residential Agricultural (R-A-1) – Approved Project Description: Subdivision of 414.22 gross acres into 249 residential lots with a minimum lot size of one (1) acre on 348.5 gross acres, seven (7) Open Space lots with a minimum lot size of 0.25 acres on 58.54 gross acres, and four (4) detention basins with a minimum lot size of 0.70 acres on 3.89 gross acres.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 30852, extending the expiration date to September 3, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Shaffer
A vote of 5-0

APPROVED Second Extension of Time Request for Tentative Tract Map No. 30852, extending the expiration date to September 3, 2021.



**PLANNING COMMISSION
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I. AGENDA ITEM 1.7

SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33372 – Applicant: Shizao Zheng – Fifth Supervisorial District – Nuevo Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 acre min.) – Location: Northerly of 13th Street, southerly of 12th Street, easterly of Banner Street, and westerly of North Drive – 58.31 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” subdivision of 58.31 gross acres into 98 single family lots and two (2) drainage lots.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 33372, extending the expiration date to August 20, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Shaffer
A vote of 5-0

APPROVED Second Extension of Time Request for Tentative Tract Map No. 33372, extending the expiration date to August 20, 2021.



**PLANNING COMMISSION
MINUTE ORDER
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I. AGENDA ITEM 3.1

ORDINANCE NO. 348.4862 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide.

II. PROJECT DESCRIPTION:

Ordinance No. 348.4862 is an amendment to Riverside County's Land Use Ordinance No. 348, modifying several sections and replacing Article XIXh "Eastvale Neighborhood Preservation Overlay Zone" with Article XIXh "Cannabis Activities." This amendment establishes regulations and development standards for cannabis activities within the unincorporated areas of the County of Riverside. Additionally, the Ordinance establishes the permitting and operational requirements for Cannabis activities. Continued from June 20, 2018. **(Public Hearing Closed)**.

III. MEETING SUMMARY:

The following staff presented the subject proposal: Charissa Leach, Assistant TLMA Director Planning Department at (951) 955-3200 or visit the Riverside County Planning Department website at <http://planning.rctlma.org/Home/Cannabis.aspx>.

Spoke in favor:

Panagiotis Theodoropoulos, Interested Party, 3391 Circulo San Sorrento, Palm Spring, 92262
Judy Bailey-Savage, Interested Party, 39100 Air park Drive, Temecula, 92592
Debra Wilkerson, Interested Party, 760-450-4555
Mr. Earl L. Wilkins Jr., Interested Party, 41875 Humber Drive, Temecula, 92591- did not speak, donated time
Steve Botthof, Interested Party
Christopher Roy, Interested Party, 41875 Humber Drive, Temecula, 92591
Edison Gomez-Krauss, Interested Party, P.O. Box 391792, Anza, 92539
Rodney, Interested Party
Sakara Barnes, Interested Party, 39707 Green Oaks, Drive, Temecula, 92592
David Brown, Interested Party, Idyllwild, 92549
Alicia Barry, Interested Party, Idyllwild, 92549
Christopher Martinez, Interested Party
Jordan Yang, Interested Party, Anza, 92539
Michael Yang, Interested Party, Anza, 92539
Oscar Pinnero, Interested Party, Idyllwild, 92549
Nicholas Lewis, Interested Party
Michael Machado, Interested Party, P.O. Box 391607, Anza, 92539
Roman Pinal, Interested Party, 13509 Polk Street, Sylmar, 91342
Greg Cherry, Interested Party, 41679 Date Street #200, Murrieta, 92562

Spoke in a neutral position:

Jeff Walsten II, Interested Party, Anza, 92539
Andrew Carey, Interested Party, Anza, 92539
Arthur Anderson, Interested Party, 1660 Kendall Drive #44, San Bernardino, 92407

Spoke in opposition:

Donovan Arons, Interested Party, 3124 Ronald Street, Riverside, 92506
Fred Jacobucci, Interested Party, 48435 Indian Trails Road, Aguanga, 92536
Debbie Jacobucci, Interested Party, 48435 Indian Trails Road, Aguanga, 92536- did not speak, donated time
Dawn Collins, Interested Party, 48430 Indian Trails Road, Aguanga, 92536- did not speak, donated time
Kendall Steinmetz, Interested Party, P.O. Box 391873, Anza, 92539
Brian Kinby, Interested Party, 626-999-6484- did not speak, donated time
Charlton Lui, Interested Party, 408-858-2999- did not speak
Brent Collins, Interested Party, 48430 Indian Trails Road, Aguanga, 92536- did not speak
George Soto, Interested Party, 47050 Silent Valley Road, Aguanga, 92536- did not speak
Jacob Baird, Neighbor, Sage, 92544



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IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Taylor-Berger

A vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND the project exempt from the California Environmental Quality act (CEQA); and

ADOPT Ordinance No. 348.4857.



**PLANNING COMMISSION
MINUTE ORDER
JULY 18, 2018**

**I. AGENDA ITEM 4.1
CHANGE OF ZONE NO. 7854, TENTATIVE TRACT MAP NO. 36771 – Intent to Adopt a Mitigated Negative Declaration – EA42739 – Applicant: Melissa Tan – Engineer/Representative: Avalon Consultants, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Santa Rosa Plateau Policy Area – Location: Northerly of Tenaja Road, southerly of Avenida Escala, easterly of Calle Paramo, and westerly of Avenida de Encanto – 40.21 Gross Acres – Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) – **REQUEST:** . .**

II. PROJECT DESCRIPTION:
The **Change of Zone** proposes to change the site's zoning from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The **Tentative Tract Map** is a Schedule "D" subdivision of 40.21 acres into eight (8) residential lots ranging in size from 5.01 to 5.08 acres, and **Exception** to Section 3.8c of Ordinance No. 460 to allow for the lot depth of Lot 4 to exceed four times the width.

III. MEETING SUMMARY:
The following staff presented the subject proposal:
Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:
Anthony Polo, Applicant's Representative, P.O. Box 2497, Temecula, 92593

No one spoke in opposition or in a neutral position:

IV. CONTROVERSIAL ISSUES:
None.

V. PLANNING COMMISSION ACTION:
Public Comments: Closed
Motion by Commissioner Shaffer, 2nd by Commissioner Taylor-Berger
A vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:
ADOPT a Mitigated Negative Declaration to Environmental Assessment No. 42739; and
APPROVE and Exception to Section 3.8.C. of Ordinance No. 460; and
TENTATIVELY APPROVE Change of Zone No. 7854; and
APPROVE Tentative Tract Map No. 36771, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
JULY 18, 2018**

**I. AGENDA ITEM 4.2
GENERAL PLAN AMENDMENT NO. 1226 (ENTITLEMENT/POLICY AMENDMENT) – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15601(b)(3) (Activities Covered by General Rule Exemption) – Applicant: County of Riverside – All Supervisorial Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Unincorporated Riverside County – REQUEST:..**

II. PROJECT DESCRIPTION:
General Plan Amendment No. 1226 proposes to amend the Safety, Healthy Communities, and Land Use Elements as follows: (1) Safety Element – This amendment proposes to update the Safety Element’s seismic hazards Liquefaction section to clarify text regarding these zones and to take advantage of new geologic and hydrologic data that was not available to the County during the last update of these maps in 2003. This amendment will also incorporate four (4) new maps published by the California Geologic Survey pursuant to the Seismic Hazards Mapping Act. (2) Healthy Communities Element and Land Use Element – Pursuant to the requirements of California Senate Bill (SB) 1000, this amendment will create policies to create an environmental justice component in the General Plan. Specifically, environmentally disadvantaged communities will be identified and addressed to ensure that they are not adversely affected by the land use decision making process and to ensure that the decision making process involves robust public participation to address the physical and social needs of such communities.

III. MEETING SUMMARY:
The following staff presented the subject proposal:
Project Planner: Robert Flores at (951) 955-1195 or email at RFlores@rivco.org.

Spoke in a neutral Position:
Cesar Gutierrez, Interested Party, 1269 8th Street, Coachella, 92236- Spoke regarding agenda item 4.2 during the comment period for agenda item 4.3.

No one spoke in favor or opposition.

IV. CONTROVERSIAL ISSUES:
None.

V. PLANNING COMMISSION ACTION:
Public Comments: Closed
Motion by Commissioner Hake, 2nd by Commissioner Taylor-Berger
A vote of 5-0

ADOPTED Planning Commission Resolution No. 2018-007; and

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND the project exempt from the California Environmental Quality act (CEQA); and

TENTATIVELY APPROVE General Plan Amendment No. 1226, as modified at hearing.



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**I. AGENDA ITEM 4.3
GENERAL PLAN AMENDMENT NO. 1227 (Entitlement/Policy Amendment) – Exempt from the California Environmental Quality Act (CEQA),** pursuant to Section 15601(b)(3) (Activities Covered by General Rule Exemption) – Applicant: County of Riverside – All Supervisorial Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Properties within the Rural and Rural Community Foundation Components of Riverside County.

II. PROJECT DESCRIPTION:
General Plan Amendment No. 1227 proposes to revise the Land Use Element Policies LU 21.7 and LU 22.7 to encourage small-scale commercial uses to establish in areas that are supported by the rural communities. The proposed amendment simplifies the policies to provide the opportunity to integrate appropriately scaled commercial uses to service rural area of the County. It also clarifies that the small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area or Land Use Overlay.

III. MEETING SUMMARY:
The following staff presented the subject proposal:
Project Planner: Robert Flores at (951) 955-1195 or email at RFlores@rivco.org.

Spoke in a neutral Position:
Cesar Gutierrez, Interested Party, 1269 8th Street, Coachella, 92236- Spoke during agenda item 4.3 comment period regarding agenda item 4.2.

No one spoke in favor or opposition.

IV. CONTROVERSIAL ISSUES:
None.

V. PLANNING COMMISSION ACTION:
Public Comments: Closed
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

ADOPTED Planning Commission Resolution No. 2018-005; and

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND the project exempt from the California Environmental Quality act (CEQA); and

TENTATIVELY APPROVE General Plan Amendment No. 1227.



**PLANNING COMMISSION
MINUTE ORDER
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I. AGENDA ITEM 4.4

CONDITIONAL USE PERMIT NO. 3783 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) (general rule) and Section 15301 (existing facilities) – Applicant: Dolgen California LLC – Representative: Alcoholic Beverage Specialists – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Highway 79 Policy Area – Homeland Area Zoning District – General Plan: Community Development: Commercial Retail (CD-CR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: Northwesterly corner of Highway 74 and Ritter Avenue – 1.5 Acres.

II. PROJECT DESCRIPTION:

The project was originally approved under Plot Plan No. 25248, for a Dollar General Store without alcohol sales. The current request is for a Conditional Use Permit to include sales of Beer and Wine (Type 20) for off-site consumption.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Spoke in favor:
Steve Rawlings, Applicant's Representative, 26023 Jefferson Avenue #B, Murrieta, 92562

Spoke in opposition:
Michaele Remmele, Neighbor, 31544 Highway 74, Homeland, 92548
Laura Wentling, Interested Party, 33756 Keith Avenue, Hemet, 92545

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Kroencke
A vote of 4-1

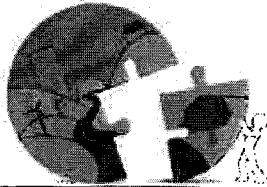
FIND the project exempt from the California Environmental Quality act (CEQA); and

APPROVE Conditional Use Permit No. 3783, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
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- I. AGENDA ITEM 4.5**
CONDITIONAL USE PERMIT NO. 3784 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) (general rule) and Section 15301 (existing facilities) – EA43073 – Applicant: Dolgen California LLC – Representative: Alcoholic Beverage Specialists – Fifth Supervisorial District – The Pass Area Plan – Cabazon Policy Area – General Plan: Community Development: Mixed Use Area (CD-MUA) – Zoning: Mixed Use (MU) – Location: Northeasterly corner of N Fern Street and Main Street, and southerly of Interstate 10 – 1.38 Acres – **REQUEST:..**
- II. PROJECT DESCRIPTION:**
The project was originally approved under Plot Plan No. 26096, for a Dollar General Store without alcohol sales. The current request is for a Conditional Use Permit to include sales of Beer and Wine (Type 20) for off-site consumption.
- III. MEETING SUMMARY:**
The following staff presented the subject proposal: John Hildebrand, Principal Planner
Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.
- No one spoke in favor, opposition, or in a neutral position.
- IV. CONTROVERSIAL ISSUES:**
None.
- V. PLANNING COMMISSION ACTION:**
Public Comments: Closed
Motion by Commissioner Sanchez, 2nd by Commissioner Shaffer
A vote of 5-0
- CONTINUED** Off-Calendar.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.:

4.3

Planning Commission Hearing: July 18, 2018

PROPOSED PROJECT

Case Number(s):	General Plan Amendment No. 1227	Applicant(s): County of Riverside
CEQA Exempt	CEQA EXEMPT	
Area Plan:	Land Use Policy Amendment	
Zoning Area/District:		
Supervisory District:		
Project Planner:	Robert Flores	
Project APN(s):	N/A	



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

General Plan Amendment No. 1227 (GPA No. 1227) proposes to revise the Land Use Element policies LU 21.7 and LU 22.7 to encourage small-scale commercial uses to establish in areas that are supported by the rural communities. The proposed amendment simplifies the policies to provide the opportunity to integrate appropriately scaled commercial uses to service rural area of the County. It also clarifies that when a project area is within a General Plan Policy Area or Land Use Overlay, the commercial use shall not conflict with the General Plan's vision for the applicable policy area or overlay. GPA No. 1227 proposes to delete policies LU 21.7 and 22.7 within the Rural and Rural Community Foundation Sections of the Land Use Element in their entirety and replace them with the following:

Policies LU 21.7 and 22.7 ~~Small-scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:~~

- ~~a. The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.~~
- ~~b. The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major roadway.~~
- ~~c. The proposed use may not be located within 2 miles of a Commercial land use designation.~~
- ~~d. The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.~~
- ~~e. The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone (AI-1).~~

Encourage small-scale commercial uses that are adjacent to and can safely be accessible from a General Plan designated roadway, and designed to be compatible with the surrounding uses and rural nature of the area. The portion of the lot proposed for commercial uses shall not exceed two and a half (2.5) acres. Such small-scale commercial uses shall also be consistent with the applicable zoning requirements and development standards. The small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area or Land Use Overlay.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT the Planning Commission Resolution No. 2018-005 recommending adoption of General Plan Amendment No. 1227 to the Riverside County Board of Supervisors.

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1227, based upon the findings and conclusions provided in this staff report, and subject to the Board of Supervisors' adoption of the General Plan Amendment resolution.

PROJECT BACKGROUND AND ANALYSIS

Background:

The existing Land Use Element policies LU 21.7 and LU 22.7 were added to the General Plan as part of the 2008 General Plan Update, General Plan Amendment No. 960 (GPA No. 960). Prior to the approval of GPA No. 960 in December 2015, the General Plan lacked provisions for small-scale commercial uses in rural areas as envisioned in the following 2003 General Plan Vision Statement for Communities and Neighborhoods:

"Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded life style. Rural residents accept the fact that they must travel some distance for more complete services and facilities."

The existing policies fosters small-scale commercial uses based on a set of criteria that are intended to prevent an overconcentration of commercial uses in remote areas of the County. Based on the set of criteria, the commercial use cannot be larger than two and a half (2.5) acres, has to be located near a General Plan designated road, cannot be within two miles of an existing Commercial land use designation, and the development is consistent with the Rural Commercial (C-R) Zone.

Planning Department staff monitors implementation and periodically reviews the General Plan as part of its core functions and to fulfill the County's Service Goals and Strategies for Land Use as outlined by the Board of Supervisors. The County's Strategic Plan for Long-Range Services is posted online at: <https://countyofriverside.us/AbouttheCounty/StrategicPlan.aspx>. The County's Land Use goal is to balance "economic development with individual property rights, neighborhood livability, and the needs of the community as a whole" and its strategies call "for the streamlining of the planning process" and "the elimination of excessive requirement." Planning Staff reviewed the General Plan policies to ensure that the County meets its Goals and Strategies for Land Use. Staff concluded that the existing policies LU 21.7 and LU 22.7 provides for small-commercial uses as envisioned by the General Plan for rural communities but the policies for its development are excessive. Specifically, the existing policies prevent small-scale commercial uses from establishing where they may reasonably arise based on the needs of the rural communities. The 2-mile limitation (LU 21.7 c and 22.7 c) presents a barrier for rural communities to support and establish small-scale commercial uses at accessible locations. The criteria prevents the development of a commercial core near an existing commercial use without also requiring a General Plan Amendment and potentially a change of zone to accompany a plot plan or conditional use permit for the proposed use.

The approval of GPA No. 1227 does not permit a specific use at a specific location. It only provides a policy that encourages neighborhood serving small-scale commercial uses that meet the specified criteria. At this time, the location and type of a potentially proposed small-scale commercial use is unknown. The proposed policy amendment recognizes that each rural areas of the County matures at its own rate and allows the community the opportunity to consider small-scale commercial uses. This will ensure that the proposed commercial use reflects the community's distinctive characteristics and is successful once it is established. The proposed amendment re-enforces the general goal of providing local servicing commercial uses in rural areas and communities of the County. The existing General Plan policies regarding infrastructure, circulation and project design in conjunction with the propose revision to the policies LU 21.7 and 22.7 will ensure that the small-scale commercial uses will not degrade rural aesthetics or overburden existing and future infrastructure and roadways. Additionally, implementing projects will undergo their own environmental analysis and public hearing process for consideration by the appropriate hearing body.

The proposed policies also clarify that there are additional policies to guide development in areas that are located within a General Plan Policy Area or Land Use Overlay.

Tribal Consultation (Senate Bill 18, 2002):

Staff received one request for tribal consultation pursuant to Senate Bill 18 from the Gabrieleno Band of Mission Indians-Kizh Nation. Staff provided additional information to Tribal Chairman Andrew Salas on March 30, 2018. Chairman Salas did not request any additional consultation thereafter.

Airport Land Use Commission (ALUC) Review:

The proposed policy was reviewed by ALUC staff pursuant to ALUC Resolution No. 2011-02, and found the proposed project consistent with all Riverside County Airport Land Use Compatibility Plans.

ENVIRONMENTAL REVIEW and ENVIRONMENTAL CONCLUSIONS

The proposed General Plan Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

The proposed amendment only revises the existing policies that encourages small-scale commercial uses within the Rural and Rural Community Foundation Components. Approximately 412,000 acres of unincorporated Riverside County is within the Rural and Rural Community Foundation Component. The approval of GPA No. 1227 does not permit development of a specific use at a specific location. The approval of GPA No. 1227 will not result in physical ground disturbance. GPA No. 1227 only amends two existing General Plan policies to encourage neighborhood serving small-scale commercial uses that meet specified criteria. At this time, the location and type of a potentially future proposed small-scale commercial use within the approximately 412,000 acres is unknown and any environmental review at this time would be speculative. Additionally, implementing projects will undergo their own environmental analysis and public hearing process for consideration by the appropriate hearing body.

FINDINGS

In order for the County to approve the proposed project, the following findings are required to be made:

GPA No. 1227 is a General Plan Entitlement/Policy Amendment that amends policies within the Rural and Rural Community Foundation Components. Accordingly, the findings supporting this type of General Plan amendment pursuant to Ordinance No. 348 Section 2.4 C 2 are as follows:

a: The proposed amendment does not involve a change in or conflict with: The Riverside County Vision, any General Plan Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

- i) The Riverside County Vision: The General Plan Vision for Communities and Neighborhoods provides for "some conveniences such as small-scale local commercial services" to support communities within the rural areas of the County. This vision recognizes that these "rural areas and communities has a special character that distinguishes them from urban area and from each other." The proposed amendment will further foster small-scale commercial uses within the rural areas of the County. The proposed amendment encourages small business to establish where the use is needed to support the rural lifestyle based on community needs and site compatibility. Development projects pursuant to these policies would still need to be consistent with all applicable General Plan policies and zoning requirements and development standards. The rural communities will continue to have the opportunity to consider and provide input on future proposals for small-scale commercial uses to ensure that the proposed use is compatible with the communities' characteristics. Implementing projects pursuant to the policy will have to be adjacent from a General Plan designated roadway, it may not be larger than 2.5 acres, it must be compatible with surrounding uses, it must be consistent with the development standards outlined in Ordinance No. 348, and may not conflict with a a General Plan Policy Area or Land Use Overlay.
- ii) Proposed GPA No. 1227 does not change or conflict with any General Plan Principle. It supports the following Principles:

- 1) **Maturing Communities:** *"The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community."*

The amendment takes in consideration that each community in the County matures in its own way at its own pace. Property owners in rural areas may apply to establish a use pursuant to these policies based on future circumstances unique to each community. At which time, the community can voice support or opposition of the proposed use.

- 2) **Community Variety, Choice and Balance:** *"Balanced growth is achieved in more than one way by: a. Distributing growth in a rational way between urban, suburban and rural spheres with an appropriate allocation of resources to meet necessary infrastructure requirements; b. Fostering communities varying in size, type and environmental setting, recognizing that some patterns of development are appropriate for incentives and some patterns should be discourage; and c. Ensuring a balance of jobs, housing and services within communities." "Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms."*

The revised policies will balance growth by "distributing growth in a rational way" instead of establishing the commercial uses in 2-miles increments along major roadways. It provides commercial services to establish in communities of varying size, type and environmental settings, provided that the use is supported by the rural community and that it can be accessed from a General Plan roadway.

- 3) **Rural Development Principles:** *"Rural land use designations should be established that accommodate a rural lifestyle generally within existing rural towns and rural residential neighborhoods. Additional rural towns and residential neighborhoods should be minimized because of the need to provide more efficient community development opportunities."*

The amendment encourages small-scale commercial uses to establish in the rural areas of the County that are within the Rural and Rural Community Foundation Components. The proposed amended encourages the use to establish within existing rural towns and rural residential neighborhoods. The proposed GPA does not change the rural lifestyle or landscape but provides a level of service that the community may need and support in the future; such as a neighborhood market.

- iii) Any Foundation Component designation in the General Plan except as otherwise expressly allowed:

The proposed amendment does not include a specific project that changes a property's land use designation from one Foundation Component into another. The proposed amendment modifies the existing policies that fosters small-scale commercial uses within the Rural and Rural Foundation Component as envisioned in the General Plan.

b: The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The proposed amendment supports the rural and rural community lifestyle as described in the General Plan. The General Plan states that the "Rural Foundation Component is intended to identify and preserve areas where the rural lifestyle is the desired use, including areas of remote cabins, residential estates, limited agriculture, equestrian, and limited animal keeping uses." The General Plan also states that the "Rural character includes and can be enhanced by small villages that function as a center for outlying areas by providing a concentration of civic and commercial uses." The General Plan describes the Rural Community Foundation Component communities and neighborhoods as "having a rural lifestyle, where animal – keeping uses and limited infrastructure (compared with Community Development areas) are prevalent. Small-scale commercial activities, such as local grocery stores, gift shops and drug stores, located outside [of] urban boundaries are need to serve these rural communities." The amendment provides the opportunity for small-scale commercial uses to be proposed in areas where they may naturally occur based on community needs. It also clarifies that the proposed use shall not conflict with the General Plan's vision for a General Plan Policy Area and Land Use Overlay. The rural communities will have opportunities to provide input on the future development pursuant to the proposed policy, other General Plan policies, Ordinance No. 348, and CEQA.

c: Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan:

Staff periodically reviews the General Plan and its consistency with the County's Service Goals and Strategies for Land Use. The proposed modifications to the existing policies for small-scale commercial uses are needed to align the policies with the County's Goals and Strategies for Land Use. The proposed amendment fosters balanced growth in the rural areas of the County and allow the opportunity for property owners in the rural areas to provide services that are supported by the rural communities. In order to prevent the overconcentration of commercial uses, the small-scale commercial uses is limited to 2.5 acres, must be accessible from a General Plan designated roadway, must be compatible with the surrounding uses and area, and must not conflict with the community vision. As mentioned above, each community within the County is unique and the future location of where these small-scale commercial uses are needed is unknown at this time. The need will become apparent as the rural communities matures.

PUBLIC HEARING NOTIFICATION AND OUTREACH

General Plan Amendment was advertised in the Press Enterprise Newspaper/Desert Sun on July 8, 2018. The proposed GPA No. 1227 is scheduled to be presented to the Planning Commission on July 18, 2018 as a public hearing item on the Agenda. Any member of the public is welcomed to provide comments or concerns during this time.

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3 **RESOLUTION No. 2018-005**

4 **RECOMMENDING ADOPTION OF GENERAL PLAN AMENDMENT NO. 1227**

5
6 **WHEREAS**, pursuant to the provisions of Government Code Section 65350, a public hearing was
7 held before the Riverside County Planning Commission in Riverside, California on July 18, 2018, to
8 consider the above-captioned matter; and,

9 **WHEREAS**, all the provisions of the California Environmental Quality Act and the Riverside
10 County CEQA implementing procedures have been satisfied; and,

11 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by staff,
12 the public and affected government agencies; now, therefore,

13 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission
14 of the County of Riverside, in regular session assembled on July 18, 2018, that it has reviewed and
15 considered the staff report, staff's presentation and input from the public, and recommends the following
16 based on the staff report's findings and conclusions:

17 **FIND** General Plan Amendment No. 1227 exempt from CEQA pursuant to pursuant to State
18 CEQA Guidelines Section 15061(b)(3); and,

19 **TENTATIVELY APPROVE** General Plan Amendment No. 1227.
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Chapter 3 Land Use Element

- LU 21.5 Encourage parcel consolidation. (AI 29)
- LU 21.6 Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)
- LU 21.7 ~~Small-scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:~~
- ~~a. The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.~~
 - ~~b. The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major roadway.~~
 - ~~c. The proposed use may not be located within 2 miles of a Commercial land use designation.~~
 - ~~d. The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.~~
 - ~~e. The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone (AI 1).~~

Encourage small-scale commercial uses that are adjacent to and can safely be accessible from a General Plan designated roadway, and designed to be compatible with the surrounding uses and rural nature of the area. The portion of the lot proposed for commercial uses shall not exceed two and a half (2.5) acres. Such small-scale commercial uses shall also be consistent with the applicable zoning requirements and development standards. The small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area and Land Use Overlay.

Rural Community

The Rural Community Foundation Component is intended to identify communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure (compared with Community Development areas) are prevalent. Rural Community areas will serve as transition areas between Community Development and Rural Foundation Components. Small-scale commercial activities, such as local grocery stores, gift shops and drug stores, located outside urban boundaries are needed to serve these rural communities. Small-scale incidental commercial uses are allowed. Agriculture is permitted in these areas.

Rural Community Area Plan Land Use Designations

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

Estate Density Residential (RC-EDR) - The Estate Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Estate Density Residential designation), equestrian and other animal-keeping uses

are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres.

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

Low Density Residential (RC-LDR) - The Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Low Density Residential Foundation Component), equestrian and other animal - keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre.

Policies:

- LU 22.1 Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)
- LU 22.2 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. (AI 3)
- LU 22.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)
- LU 22.4 Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered.
- LU 22.5 Encourage parcel consolidation. (AI 29)
- LU 22.6 Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)
- LU 22.7 ~~Small scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:~~
 - ~~a. The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.~~
 - ~~b. The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major roadway.~~
 - ~~c. The proposed use may not be located within 2 miles of a Commercial land use designation.~~
 - ~~d. The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.~~
 - ~~e. The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone (AI 1).~~

Encourage small-scale commercial uses that are adjacent to and can safely be accessible from a General Plan designated roadway, and designed to be compatible with the surrounding uses and rural nature of the area. The portion of the lot proposed for commercial uses shall not exceed two and a half (2.5) acres. Such small-scale commercial uses shall also be consistent with the applicable zoning requirements and development standards. The small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area and Land Use Overlay.

LU 22.8

An amendment from the Rural Community Foundation Component that meets the following criteria may be considered as an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348:

- a. This amendment shall be located within a city's sphere of influence area.
- b. This amendment shall be located within an existing community that is characterized by lots smaller than 20,000 square feet in net area.
- c. There shall be a Memorandum of Understanding between the County of Riverside and the city that ensures adequate infrastructure, including sewer services for the establishment of lots smaller than one acre.
- d. This amendment shall be processed with a tract or parcel map and approved with a condition of approval that requires the extension of a sewer line.

Open Space

One of the most distinctive features of Riverside County is its variety of open spaces. These open spaces vary by terrain, from remote deserts and mountains, to rolling hills and canyons, to lakes and streams, to protected habitat areas, to passive and active recreational areas, and are vital to the heritage, character, and lifestyle of Riverside County. This importance is reflected in the RCIP Vision:

"Multipurpose regional open space and community/ neighborhood public spaces are permanent elements of the Riverside County landscape."

Open spaces also provide the setting for Riverside County's unique and distinctive communities. They help define the unique character of many communities in Riverside County and help to provide edges and separation between developed areas. These open spaces also are an important economic benefit to the County of Riverside in that they draw thousands of visitors each year. Neighborhood and community parks and recreational fields also provide important facilities that enhance the quality of life for local residents and visitors. Providing access to these open spaces is a continued goal of the County of Riverside, as stated in the RCIP Vision:

"Public access to recreation opportunities is part of the overall open space system, with multi-purpose parks, play fields and community facilities at varied sizes in accessible locations."

It is also clear that Riverside County's biological health and diversity is dependent upon the preservation of natural open spaces. The importance of this is clear in the following RCIP Vision statement:

"The multi-purpose open space system provides for multi-species habitat preservation rather than a piecemeal approach to single species. This enables the natural diversity of plants and animals to sustain themselves because

NOTICE OF PUBLIC HEARING

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

GENERAL PLAN AMENDMENT NO. 1227 (Entitlement/Policy Amendment) – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15601(b)(3) (Activities Covered by General Rule Exemption) – Applicant: County of Riverside – All Supervisorial Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Properties within the Rural and Rural Community Foundation Components of Riverside County – **REQUEST:** General Plan Amendment No. 1227 proposes to revise the Land Use Element Policies LU 21.7 and LU 22.7 to encourage small-scale commercial uses to establish in areas that are supported by the rural communities. The proposed amendment simplifies the policies to provide the opportunity to integrate appropriately scaled commercial uses to service rural area of the County. It also clarifies that the small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area or Land Use Overlay.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JULY 18, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact the Project Planner, Robert Flores, at (951) 955-1195 or email at RFlores@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

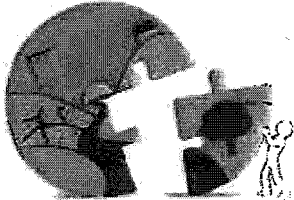
The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

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 Street, 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 hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Robert Flores
P.O. Box 1409, Riverside, CA 92502-1409



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

Date: July 18, 2018

To: Riverside County Planning Commission

From: Robert Flores, Planning Department

RE: **AGENDA ITEM 4.3 Response to comments to the Planning Commission**

The Planning Department received several letters regarding Item 4.3 (enclosed).

Please see the response to some of the concerns within the enclosed letters:

Commenter	Concern	Response
Nancy Embry	Removing some of the restrictions will allow businesses to located anywhere.	The policies still requires that any new small-scale commercial development be located adjacent to a General Plan designated road, and removing the 2-mile separation will allow for clustering of small scale commercial uses.
John L. Minnella	GPA No. 1227 is a Foundation General Plan Amendment.	GPA No. 1227 is not proposing and land use designation change from one foundation component to another, therefore, is not a foundation component and is considered an Entitlement/Policy General Plan Amendment. The proposed amendment is revising language of existing policy that applies to the Rural and Rural Foundation Components.
John L. Minnella	Noticing and availability of staff report.	The notice for GPA No. 1227 was published on July 6, 2018, and the staff report was available on the Planning Department website more than 72 hours before the Planning Commission public hearing.
Jerry and Ann Grell	Retain and protect open space and rural spaces.	GPA No. 1227 only revises the language to existing policies that

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) 863-7040

		provide provisions for small-scale commercial uses and development. The intent of the policies is not proposed to change, which will help retain the rural nature of the affected lands.
Jerry and Ann Grell	"Why no CEQA?"	<p>The proposed General Plan Amendment was found exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."</p> <p>The proposed amendment only revises the existing policies that provide provisions for small-scale commercial uses within the Rural and Rural Community Foundation Components, and it is not tied to a single development project. Additionally, implementing projects will undergo their own environmental analysis and public hearing process for consideration by the appropriate hearing body.</p>
Debbie Walsh	Removes small scale commercial uses.	The proposed amendment only revises the existing policies that provide provisions for small-scale commercial uses within the Rural and Rural Community Foundation Components.
Debbie Walsh	Removal requirement of being adjacent to arterial, mountainous arterial, and major highway.	The policies still requires that any new small-scale commercial development be located adjacent to a General Plan designated road.
Debbie Walsh	Conflict with the vision set forth in Policy Area and Land Use Overlays.	The new policies' language require consistency with associated Policy Area or Land Use Overlay.
Debbie Walsh	Noticing and availability of staff report.	The notice for GPA No. 1227 was published on July 6, 2018,

		and the staff report was available on the Planning Department website more than 72 hours before the Planning Commission public hearing.
Jerry and Ann Grell	Removal of minimum size requirement.	The proposed amendment does propose to remove the minimum lot size, but the policies' intent still remain and provide provisions for small-scale commercial development.
Jerry and Ann Grell	Eliminating 2 mile separation.	The proposed amendment does remove the separation requirement to allow for clustering of small-scale commercial uses.
Jerry and Ann Grell	Eliminating requirement to conform to the C-R Zone.	The proposed amendment does remove this specific requirement, but the proposed policies still require conformance with underlying zoning classification. There are limited amount of property zoned C-R within the Rural and Rural Communities Foundations.
Charlotte Taylor	Full vetting of commercial development prior to approval of GPA No. 1227.	The proposed amendment only revises the existing policies that provide provisions for small-scale commercial uses within the Rural and Rural Community Foundation Components. Additionally, implementing projects will undergo their own environmental analysis and public hearing process for consideration by the appropriate hearing body.

Enclosures

Flores, Robert

From: twisternancy <twisternancy@aol.com>
Sent: Tuesday, July 17, 2018 9:01 PM
To: Flores, Robert
Subject: Gpa 1227 7/18 public hearing

I oppose this change. The existing language does a very good job defining how small commercial businesses can exist in harmony with and serve our rural areas.

By eliminating the 2 mile restriction, and the arterial road placement stipulation, a business could be located almost anywhere. This could negatively impact the area.

In addition, eliminating adherence to rural commercial zoning opens the door to businesses that could negatively impact our neighborhoods. There are many benefits to this zoning, such as height restrictions.

The existing LU calls for businesses to blend in, not block views. The new language is too vague regarding aesthetics. The general plan appreciates, values and serves to protect and preserve our unique rural area. My hope is that our planning department does so as well.

Best Regards,

Nancy Embry
Woodcrest

Sent from my T-Mobile 4G LTE Device

Flores, Robert

From: Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>
Sent: Tuesday, July 17, 2018 3:34 PM
To: Flores, Robert
Cc: Sandy Rytych; ElaineEW; Adel Salem; Debbie Salem; Supervisor Jeffries - 1st District; Supervisor Kevin Jeffries; Jeffries, Kevin; Kevin
Subject: Opposition to GPA 1227
Attachments: Opposition Letter to GPA1227.docx

Dear Mr. Flores:

On behalf of RAGLM, please accept the attached Opposition to GPA 1227 for presentation to the Planning Commission for its July 18, 2018 agenda and deliberations.

Respectfully,

RESIDENTS ASSOCIATION OF
GREATER LAKE MATHEWS

John L. Minnella
President

This e-mail is confidential and may contain attorney client or otherwise privileged or private information. Unless you are an intended or authorized recipient, you may not use, copy or disclose this message or any information contained herein. If you have received this message in error, please advise us by reply email to: drjminnella@yahoo.com and/or minnellalaw@sbcglobal.net; and delete the message and any attachments. Thank you.

**Riverside County Board of Supervisors
Request to Speak**

6 min.

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

SPEAKER'S NAME: AND M. GRELL

Address: 19828 Smith Rd
(only if follow-up mail response requested)

City: LAW MARSH **Zip:** CA 92578

Phone #: 951-780-2919

Date: 23 Sep 2018 **Agenda #:** 19.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support L Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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SPEAKER'S NAME: Jerry Grell

~~19~~
Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 9-25-18 **Agenda #** 15 19.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** _____ **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
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I give my 3 minutes to: Ann Grell

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SPEAKER'S NAME: Herman Hull

Address: 9095 Peoria Ln
(only if follow-up mail response requested)

City: Moreno Valley **Zip:** 92557

Phone #: 682 9436

Date: 9/25 **Agenda #** 19.1
Zone

PLEASE STATE YOUR POSITION BELOW:

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Support Oppose Neutral

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I give my 3 minutes to: _____

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**Riverside County Board of Supervisors
Request to Speak**

Amin

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SPEAKER'S NAME: John Minnella

Address: 19464 Killdeer Court
(only if follow-up mail response requested)

City: Lake Mathews **Zip:** 92570

Phone #: 714/543-9005

Date: 9/25/18 **Agenda #:** (19.1) #15
(Public Comment)

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
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I give my 3 minutes to: _____

BOARD RULES

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SPEAKER'S NAME: Vicki Sanchez

Address: 20020 Smokey Rd
(only if follow-up mail response requested)

City: Perris **Zip:** 92570

Phone #: 951-830-3854

Date: 9/25/18 **Agenda #:** #15 19.1
Public Comment

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support **Oppose** **Neutral**

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I give my 3 minutes to: John Minnella

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SPEAKER'S NAME: Laurie Taylor

14679 De Scauso Dr

Address: _____
(only if follow-up mail response requested)

City: Lake Mathews **Zip:** 92570

Phone #: _____

Date: 9/25/18 **Agenda #** 19.1

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I give my 3 minutes to: John Minnella

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SPEAKER'S NAME: JOHN ROTH

Address: 21450 JUNIPER RD
(only if follow-up mail response requested)

City: PARIS **Zip:** 92570

Phone #: 951-789-0409

Date: 9/25/19 **Agenda #** 15 19.1

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Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

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SPEAKER'S NAME: Ms Miller

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 19.1

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SPEAKER'S NAME: CAROL^{LOVE} WIDDERS

Address: 45120 HWY 79 #667
(only if follow-up mail response requested)

NO JOBA SKP RV RESORT
City: AQUANGA **Zip:** 92536

Phone #: 720 212 6456

Date: 9/25/18 **Agenda #** 19.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support ~~**Oppose**~~ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

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**Riverside County Board of Supervisors
Request to Speak**

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

SPEAKER'S NAME: HEATHER TUTTON

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 951-202-7666

Date: 9-25-18 **Agenda #** 19.1 (GPA)

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** *P* **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

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**Riverside County Board of Supervisors
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Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Judy Quattlebaum

Address: 19700 Gustin Rd, Perris
(only if follow-up mail response requested)

City: Lake Mathews **Zip:** 92570

Phone #: 951-536-2463

Date: 9/25/18 **Agenda #** 190.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
 Support Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

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SPEAKER'S NAME: ~~Jeffrey~~ Fred Lewis

Address: 9135 Bawn Trl.
(only if follow-up mail response requested)

City: Monterey Vally **Zip:** 92557

Phone #: 957-286-9226

Date: 9/25/18 **Agenda #** 19.1

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Position on "Regular" (non-appealed) Agenda Item:

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RESIDENTS ASSOCIATION OF GREATER LAKE MATHEWS

3410 La Sierra, Avenue, #F41, Riverside, California 92503
714/543-9005

July 17, 2018

Planning Department
COUNTY OF RIVERSIDE
Attention: **Robert FLORES, Project Planner**
Post Office Box 1409
Riverside, California 92502-1409

Re: Opposition to GPA 1227; July 18, 2018 Agenda Item 4.3.

Members of the Planning Commission:

The Residents Association of Greater Lake Mathews ("RAGLM"), an IRS 503(c)(3) non-profit, private California corporation, hereby respectfully presents its preliminary objections and opposition to the proposed changes to Policies LU 21.7 and 22.7, "GPA No. 1227", before the Planning Commission hearing on July 18, 2018, for the following reasons among others:

1. It removes the small scale commercial uses that serve rural neighborhoods (Neighborhood commercial land use).

This is a critical component of the Rural Foundation General Plan that limits commercial land uses in rural areas to serve the neighborhoods within them, not the urban needs of distant residents.

The design and scale of future proposed commercial uses will not be compatible with surrounding rural land uses, protective scenic views (Cajalco Road, Gavilan Hills, Lake Mathews, Mockingbird Canyon, Harford Springs, etc.), nor blend into the rural nature of the area.

Future commercial projects will be able to locate anywhere in a rural community without the requirement of being located adjacent to a arterial, mountainous arterial or a major highway. The proposed change states, commercial uses can be approved if adjacent to and can be safely accessible from a General Plan "roadway".

This proposed Foundation change to the General Plan will conflict with the vision set forth in a number of applicable General Plan Policy Area and Land Use Overlays.

The current existing policies foster small-scale commercial uses based on a set of criteria that are intended to prevent an over concentration (clustering) of commercial uses in remote areas of the County. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded life style. Rural residents accept the fact that they must travel some distance for more complete services and facilities.

2. Findings for Foundation Component General Plan Amendment cannot be made

General Plan Amendment Cycles

GPA No. 1227 cannot be initiated and legally made because the required findings for approving such an amendment are unsupported by substantial evidence. GPA 1227 is a Foundation Component General Plan Amendment subject to an eight-year approval cycle. (Ord. 348 § 2.5.(B).) Pursuant to Ordinance 348 Section 2.5 (F), a Planning Commission resolution recommending approval of a regular Foundation Component Amendment must include **findings**, based on substantial evidence that:

New conditions or circumstances disclosed during the review process justify modifying the General Plan;

Modifications do not conflict with the overall Riverside County Vision; and

They would not create an internal inconsistency among the elements of the General Plan.

These findings cannot be made.

A. No New Conditions or Circumstances Justify Modifying the General Plan.

Rural area plans, General Plan Vision and rural community area plans have not changed substantially over the years since the General Plan was adopted in 2003.

B. The Modifications Conflict with the Overall Riverside County Vision, Rural Community Area Plans, and General Plan.

The Rural Community Foundation Component is intended to identify communities and neighborhoods having a rural lifestyle, where animal-keeping uses and limited infrastructure (compared with Community Development areas) are prevalent. Rural Community areas serve as transition areas between Community Development and Rural Foundation Components.

Along these lines, the Very Low Density Residential land use designation provides for the development of detached single-family residential dwelling units and ancillary structures on large parcels, and the Rural Community Foundation Component encourages equestrian and other animal-keeping uses.

Hence, GPA 1227 would substantially alter the Rural Community Foundation Component of the General Plan and degrade its application Countywide. GPA 1227 would also permit clustering of Commercial land uses in rural communities creating conflicts with the overall purpose of these Foundation Components, the General Plan, vision of the General Plan and Rural Community Area Plans.

GPA 1227 is a Foundation General Plan Amendment to Land Use within the rural communities and **will** create a substantial conflict within the General Plan Vision, Rural Foundation Component, and Rural Area Plans within the Riverside County General Plan.

1. General Plan Review Cycle

This cycle first occurs in 2008, five years after the initial adoption of this General Plan and then occurs periodically every eight years thereafter. This cycle:

a) Includes amendments proposed by the County of Riverside or by private property owners. Prior to Board initiation, proposed amendments shall be submitted in a comprehensive manner for review and comment to a general plan community advisory committee appointed by the Board. Comments received from the committee shall be included in subsequent initiation proceedings before the Planning Commission and the Board.

b. Is intended to assess General Plan progress and issues related to its implementation.

c. Is the only time, other than a declared extraordinary amendment or an Agriculture Foundation Component amendment, that a Foundation Component of the General Plan may be considered for change.

The last 8 year review cycle took place in 2016.

3. Fundamental Due Process of Law is Denied by Approval of this Proposal.

Fundamental concepts of Due Process of Law require more than cursory respect for notice, transparency, and opportunity to be heard, especially when government attempts to make, implement, or change laws, regulations and rules. The subject GPA 1227 would fundamentally change County Supervisorial District 1 if approved and ultimately adopted by allowing the further gradual transformation of the existing rural community into a different one with new commercial structures and enterprises that the public has vocally expressed are unwanted and unneeded.

The staff report states that this General Plan Amendment (proposing to alter the entire existing rural land use for the entire County of Riverside) was published and noticed in the Press Enterprise newspaper just 10 days before the public hearing. The notice was a surprise to the public and community, totally unexpected, difficult to read and comprehend, complex, written in legalese, and this lacks transparency required by due process of law.

The Planning Commission Agenda came out July 12th, 2018. Certainly this is not sufficient notice for the public to review such a massive, important, complex and impactful change in the General Plan. Typically this type of change requires going out to the public through community meetings to receive input and comments from the residents throughout the County. That has not taken place in this instance.

This proposed GPA 1227 seeks to alter the fundamental nature of the present rural community not by convincing the community to accept it but rather by bureaucratic feat and subterfuge in

the way of complex, hidden regulation that almost went unnoticed by the public of this community.

The County bureaucracy and executives know the community is unsophisticated in the regulatory workings of general plans and zoning. They know the community is not able to finance lawsuits. They know the community do not read legal notices hidden within newspapers. They know no one in the community has requested this change. And they know they can often get their desired proposals passed without anyone realizing what happened until it is too late to object.

GPA 1227 is one of those efforts by County government to fundamentally change the rural areas without seeking and obtaining community approval by subterfuge in the form of obviously inadequate notice. Thus, the community is denied required, basic due process of law.

The California Supreme Court has called the general plan "the constitution for all future development" because it presents a vision and a set of principles for future growth in the community. Development decisions must carry out and not obstruct a general plan's policies. Major updates to a general plan often trigger review under the California Environmental Quality Act (CEQA), which requires studies of the impacts of government decisions on people and the environment.

4. Conclusion.

For the foregoing reasons, the Residents Association of Greater Lake Mathews respectfully urges and demands that the Planning Commission of Riverside County deny Resolution No. 2018-005 and deny GPA 1227.

Respectfully submitted,

**FOR THE BOARD OF DIRECTORS OF
THE RESIDENTS ASSOCIATION OF
GREATER LAKE MATHEWS ("RAGLM")**

John L. Minnella
President

JLM:bs
Cc: RAGLM Board of Directors
Kevin Jeffries, Supervisor, District 1

Flores, Robert

From: Jerry Grell <jgrell@dslextreme.com>
Sent: Tuesday, July 17, 2018 2:46 PM
To: Flores, Robert
Cc: Jerry Grell
Subject: GPA 1227 Agenda item4.3
Attachments: 2018 GPA1227 letter.docx

The attached letter is in reference to GPA 1227, agenda item 4.3 on the Riverside County Planning Commission's 7-18-2018.

Thank You

Jerry Grell - Lake Mathews area resident.

Dated: July 17, 2018

To: Riverside County Planner Flores
Riverside County Planning Commission

Subject - **GPA 1227; Agenda Item 4.3**

We would like to make the following points expressing our concerns for the proposed revision:

1. Riverside County needs to retain protected open and rural spaces.
2. **DEVELOPMENT** is just a way to:
 - a. Collect more taxes
 - b. Add to pollution – above and underground
 - c. Add to road congestion
 - d. Increase health risks
 - e. Help your developer friends
3. **SUGGESTIONS.**
 - a. Check all existing business to be SURE they are paying appropriate taxes to County - ?licensed?.
 - b. ASSESS HOME businesses that legally qualify to pay taxes – some do not.
 - c. Check (CODE ENFORCEMENT!) businesses on acreage especially in rural areas – RA-1 zoning for example.
 - d. MPDEC license legal uses.

SEE FEMA MAPS – Flood Zones & tributaries HUGH AREA.

We do not want to end up like Orange County.

Code enforcement needs to help – let's get it back to what it used to be!

MAIN PROBLEMS

Cajalco Valley – Lake Mathews Watershed.

Blue Line (Federal) stream – Cajalco Creek & many tributaries.

High Water Table

Doesn't perk well in some areas

Already ground water is contaminated

Why add to an existing problem?

Artesian's – multiple.

One lane each way! Turn radius – potential problem.

Wood road starting to crumble – like our road. (Taxpayer has to pay to maintain.)

FACTS – Wood Road too narrow.

Traffic lights – too close.

Noise – Pollution

Houses

Accidents+++

Traffic congestion

ETC!

I have the full printed books (6" +) on the Lake Mathews Watershed Laws – 1991-1992.
Please read carefully.

No CUP 2775

NO GAS STATIONS IN THIS VALLEY – JUST TOO DANGEROUS!

ALL ABOVE GROUND AND UNDERGROUND DRANAGE GOES TO

LAKE MATHEWS OWNED BY METROPOLITAN WATER DISTRICT.

~ They have been contacted ~

P.S. – CAJALCO ROAD NEVER CONSTRUCTED FOR LOTS OF SEMI'S

– Tax payers \$ constant repairs needed.

**WHY ARE YOU CHANGING LU21.7 & LU22.7 – FACILITIES WILL NOT BE
SUPPORTED BY RURAL COMMITTEES AND RESIDENTS - WE CAN DRIVE TO
OUR CLOSE EXISTING STORES**

WHY NO CeQA?

Thank you for your careful consideration of these matters – Riverside must retain some resemblance of a rural community – there is little left in this county.

Yours Sincerely

Jerry and Ann Grell

Residents form 1972 t 2018

18929 Smith Rd

Lake Mathews CA 92570

Flores, Robert

From: Debbie Walsh <abilene149@gmail.com>
Sent: Tuesday, July 17, 2018 2:41 PM
To: Flores, Robert; Supervisor Jeffries - 1st District
Subject: GPA 1227 - Opposition letter - RAMV.org
Attachments: GPA1227letter.pdf

Robert,

Please find the attached letter in opposition to GPA 1227 going before the Riverside County Planning Commission - Item 4.3 on the agenda for Wednesday, July 18, 2018.

Please add this letter to the public record for Item 4.3.

Thanks.

Debbie Walsh
RAMV.org
PO Box 2433
Perris, CA 92572

RAMV.org
PO Box 2433
Perris, CA 92572

Riverside County Planner Flores
RE: GPA 1227; Agenda Item 4.3.

Riverside County Planning Commission:

Greetings:

On behalf of concerned area residents and Rural Association of Mead Valley, please accept these comments in opposition to proposed changes to Policies LU 21.7 and 22.7 "GPA No. 1227" for the following reasons:

1. Removes the small scale commercial uses that serve rural neighborhoods (Neighborhood commercial land use). This is a critical component of the Rural Foundation General Plan that limits commercial land uses in rural areas to serve the neighborhoods within them, not the urban needs of distant residents.
 - a) The design and scale of future proposed commercial uses will not be compatible with surrounding rural land uses, protective scenic views (Cajalco Road, Gavilan Hills, etc.), nor blend into the rural nature of the area.
 - b) Future commercial projects can be located anywhere in a rural community without the requirement of being located adjacent to a arterial, mountainous arterial or a major highway. The proposed change states, commercial uses can be approved if adjacent to and can be safely accessible from a General Plan "roadway".
 - c) This proposed Foundation change to the General Plan will conflict with the vision set forth in a number of applicable General Plan Policy Area and Land Use Overlays.
 - d) "The current existing policies foster small-scale commercial uses based on a set of criteria that are intended to prevent an overconcentration (clustering) of commercial uses in remote areas of the County. They benefit from some conveniences such as small-scale local commercial services and all weather access roads, yet maintain an unhurried, uncrowded life style. Rural residents accept the fact that they must travel some distance for more complete services and facilities."

As stated in the staff report this General Plan Amendment that proposes to alter the entire rural land use for the entire County of Riverside was noticed in the Press Enterprise just 10 days before the public hearing. The notice is difficult to read. The

Planning Commission Agenda came out July 12th, 2018. Certainly this is not sufficient notice for the public to review such a massive change in the General Plan. Typically this type of change requires going out to the public through community meetings to receive input and comments from the residents throughout the County.

I. FINDINGS FOR FOUNDATION COMPONENT GENERAL PLAN AMENDMENT CANNOT BE MADE

General Plan Amendment Cycles

GPA No. 1227 should not be initiated as the required findings for approving such an amendment are unsupported by substantial evidence and cannot be made. GPA 1227 is a Foundation Component General Plan Amendment subject to an eight-year approval cycle. (Ord. 348 § 2.5.(B).) Pursuant to Ordinance 348 Section 2.5 (F), a Planning Commission resolution recommending approval of a regular Foundation Component Amendment must include findings, based on substantial evidence:

- (1) That new conditions or circumstances disclosed during the review process justify modifying the General Plan;
- (2) That the modifications do not conflict with the overall Riverside County Vision, and
- (3) That they would not create an internal inconsistency among the elements of the General Plan.

These findings cannot be made.

A. No New Conditions or Circumstances Justify Modifying the General Plan.
Rural area plans, General Plan Vision and rural community area plans have not changed substantially over the years since the General Plan was adopted in 2003.

B. The Modifications Conflict with the Overall Riverside County Vision, Rural Community Area Plans, and General Plan.

The Rural Community Foundation Component is intended to identify communities and neighborhoods having a rural lifestyle, where animal-keeping uses and limited infrastructure (compared with Community Development areas) are prevalent. Rural Community areas will serve as transition areas between Community Development and Rural Foundation Components.

Along these lines, the Very Low Density Residential land use designation provides for the development of detached single-family residential dwelling units and ancillary structures on large parcels, and the Rural Community Foundation Component encourages equestrian and other animal-keeping uses.

Hence, GPA 1227 would substantially alter the Rural Community Foundation Component of the General Plan and degrade its application Countywide. GPA 1227 would also permit clustering of Commercial land uses in rural communities creating

conflicts with the overall purpose of these Foundation Components, the General Plan, vision of the General Plan and Rural Community Area Plans.

GPA 1227 a Foundation General Plan Amendment to Land use within the rural communities will create a substantial conflict within the General Plan Vision, Rural Foundation Component. and Rural Area Plans within the Riverside County General Plan.

There are Four types of amendment cycles to the General Plan. Foundation General Plan Amendments requirement.

1. General Plan Review Cycle

This cycle first occurs in 2008, five years after the initial adoption of this General Plan and then occurs periodically every eight years thereafter. This cycle:

a) Includes amendments proposed by the County of Riverside or by private property owners. Prior to Board initiation, proposed amendments shall be submitted in a comprehensive manner for review and comment to a general plan community advisory committee appointed by the Board. Comments received from the committee shall be included in subsequent initiation proceedings before the Planning Commission and the Board.

b. Is intended to assess General Plan progress and issues related to its implementation.

c. Is the only time, other than a declared extraordinary amendment or an Agriculture Foundation Component amendment, that a Foundation Component of the General Plan may be considered for change.

The last 8 year review cycle took place in 2016.

The Rural Association of Mead Valley urges the Planning Commission to deny Resolution No. 2018-005 and deny GPA 1227.

Sincerely,



Debbie Walsh

President, RAMV.org

Flores, Robert

From: Jerry Grell <jgrell@dslextreme.com>
Sent: Tuesday, July 17, 2018 1:11 PM
To: Flores, Robert
Cc: Jerry Grell
Subject: General Plan Amendment (GPA) Number 1227

Riverside County Planner Flores
RE: GPA 1227; Agenda Item 4.3.
Riverside County Planning Commission

We would like to express our opposition of the proposed changes to General Plan Amendment (GPA) Number 1227 that will revise the land use element policies LU22.7 and LU22.7. The proposed changes will soften the intend of the original wording to allow more latitude for future developments in the rural areas covered by the General Plan.

Specifically:

The proposed changes have removed the minimum size requirement of .5 acres allowing for too many small developments that will not serve the best interests of the rural community. The current existing policies foster small-scale commercial uses based on a set of criteria that are intended to prevent an overconcentration (clustering) of commercial uses in remote areas of the County.

The road description now refers you to another document or general description of "General Plan designated roadway" instead of the specific existing rural description. The design and scale of future proposed commercial uses will not be compatible with surrounding rural land uses, protective scenic views (Cajalco Road, Gavilan Hills, etc.), nor blend into the rural nature of the area

You are eliminating the requirement of not locating within 2 miles of a commercial land use designation. This will allow new Rural Commercial developments to encroach on existing facilities encouraging more development then was intended.

The proposed use was specifically related to the development standards of the Rural Commercial (RC) Zone (A 1). It is replacing it with a more vague and general reference to just being consistent with "applicable zoning and development standards".

We do not feel there are any reason exits to warrant replacing the existing specific text with the proposed more general text at this time.

Thank you for your consideration of our opposition to the proposed changes.

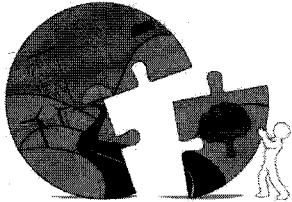
Jerry and Ann Grell
19828 Smith Rd
Lake Mathews CA 92570

Flores, Robert

From: Lanee Taylor <tayguez@verizon.net>
Sent: Tuesday, July 17, 2018 10:47 AM
To: Flores, Robert
Subject: GPA 1227 and CEQA

I am writing because I am very concerned about commercial development in the rural areas of where I live. I am requesting that full vetting be done in reference to GPA 1227. Our community wants thorough vetting of commercial developments including CEQA. as well.

Charlotte Taylor
tayguez@verizon.net



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201
Riverside, CA 92502-1409

Project Title/Case No.: General Plan Amendment No. 1227

Project Location: Unincorporated Areas of the County of Riverside

Project Description: General Plan Amendment No. 1227 proposes to revise the Land Use Element policies LU 21.7 and LU 22.7 to encourage small-scale commercial uses to establish in areas that are supported by the rural communities. The proposed amendment simplifies the policies to provide the opportunity to integrate appropriately scaled commercial uses to service rural areas of the unincorporated County. It also clarifies that the small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area or Land Use Overlay

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: 4080 Lemon St. 12th floor, Riverside CA 92501

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 153XX)
- Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: Section 15061 (b)(3)

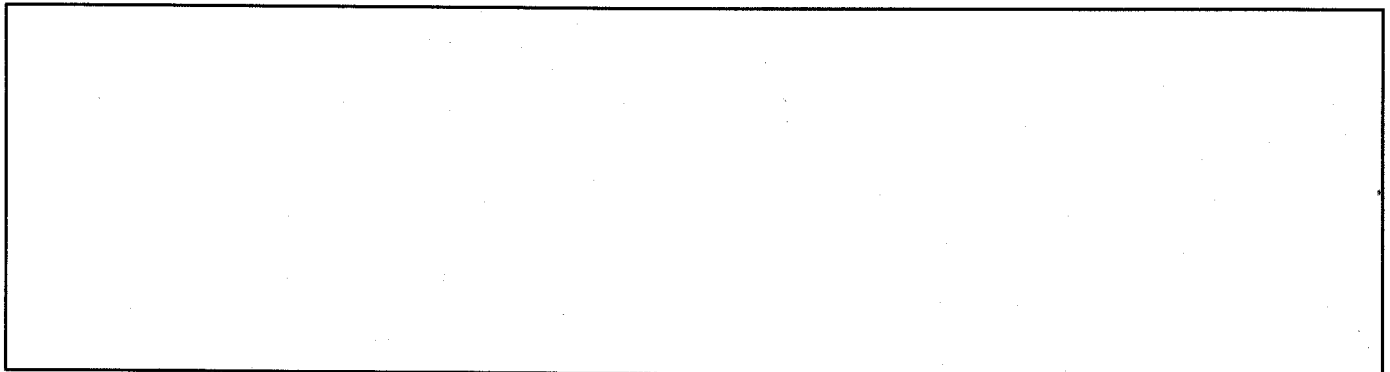
Reasons why project is exempt: The proposed amendment only revises the existing policies that encourages small-scale commercial uses within the Rural and Rural Community Foundation Components. Implementing projects will undergo their own environmental analysis.

Robert Flores (951) 955-1195
County Contact Person Phone Number

Signature Title Date
Urban and Regional Planner III August 28, 2018

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA No. N/A ZCFG No. N/A- County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY



BOYDD, April

From: Ketcham, Thomas
Sent: Tuesday, September 18, 2018 9:57 AM
To: Harper-Ihem, Kecia; BOYDD, April
Subject: FW: Oppose GPA 1227

Fyi...

Thomas C. Ketcham

Legislative Analyst
1st District Supervisor Kevin Jeffries
Riverside County Board of Supervisors

Riverside Office

County Administrative Center, 5th Floor
4080 Lemon Street, Riverside, CA 92502
Office | 951.955.1010
Fax | 951.955.1019
Email | tketcham@rivco.org

District Office

Lakeland Village Community Center
16275 Grand Avenue, Lake Elsinore, CA 92530
Phone | 951.471.4500
Fax | 951.471.4510

www.supervisorjeffries.org
www.countyofriverside.us

From: Ray/Peggy [mailto:claudiern@yahoo.com]
Sent: Tuesday, September 18, 2018 8:59 AM
To: Ketcham, Thomas <TKetcham@RIVCO.ORG>
Subject: Fw: Oppose GPA 1227

----- Forwarded Message -----

From: Ray/Peggy <claudiern@yahoo.com>
To: Supervisor Jeffries - 1st District <district1@rivco.org>
Sent: Tuesday, September 18, 2018, 8:57:58 AM PDT
Subject: Oppose GPA 1227

We would like for this to be a part of the public record in opposition of GPA 1227.

9-25-18

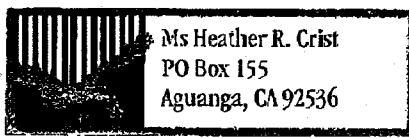
MT 7718
19.1

We Oppose GPA 1227 for so many reasons. You have heard them all and we support this for all the reasons people are writing you about.

We were in downtown Riverside yesterday for Ray to get his infusion at Oncology Institute. There was a lot of hustle and bustle. As we drove home and got closer and closer to home we felt less stress. The open space and quietness is tranquil. It was a beautiful night to enjoy some time on our porch. We saw a shooting star which probably would not have been visible to us in the night sky if we were in the city.

Our great grand children cherish the time they have with us here in the country. Please vote no on GPA 1227 so future generations can have the same joy.

C. Ray Miller
Peggy A. Miller



To: Supervisor Chuck Washington % Brian Tisdale
Riverside County, Third District Legislative Assistant
4080 Lemon St Riverside, CA 92501 FAX: 951-955-2194

Sept 25th Hearing

I Have been told to mail or Fax this as Emails are too easily deleted.

Dear Supervisor Washington,

As you know the Anza/Aguanga/Sage corridor is under siege from illegal commercial cannabis growing operations. These "black market" commercial operations are posing a very severe threat to the quality of life for the residents of this area. According to our electric cooperative our power grid is being stretched to the breaking point because of illegal growers. Our water resources are also being attacked with many residents finding well levels lowered because of adjacent large greenhouse operations. Commercial wells are not allowed in this area due to ongoing water rights litigation yet millions of gallons of water are being diverted for illegal purposes. Families and seniors are living in fear of retaliation if they contact authorities regarding commercial cultivation nuisances.

I urge you and the rest of the County of Riverside Supervisors to validate the **Preliminary Working Draft - Regulatory Framework for Cannabis Related Businesses** Report as developed by your staff. It is especially important that you pay heed to the staff recommendation that **"cannabis cultivation of any type be prohibited in all residential zones, R-1, R-1A, R-A, R-R, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, R-D, MU, W- 2-M Zones."**

Please do not allow pressure from growers to re-zone or ask for conditional use permits relating to the above zoning types

I support an individual's right to grow cannabis for personal and medicinal use under Ordinance 925.5. This personal smallscale growing is not an issue. It is the hundreds if not thousands of large indoor and outdoor growing operations that are intolerable.

Please support the residents of your constituency in this fight for the very survival of our community. thank you,

NAME *Heather R. Crist*

Tax assessor's Number if Property Owner. *583009-005*

AREA *Aguanga CA 92536*

RECEIVED RIVERSIDE COUNTY
CLERK OF SUPERVISORS
2018 SEP 20 AM 7:24

9/25/18 19.1

To: Supervisor Chuck Washington % Brian Tisdale
Riverside County, Third District Legislative Assistant
4080 Lemon St Riverside, CA 92501 FAX: 951-955-2194

Dear Supervisor Washington,

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thank you,

NAME W. HAN & JAYDEAN ISBELL

Tax assessor's Number if Property Owner. 575220023-2

AREA ANZA

RECEIVED
RIVERSIDE COUNTY
2018 SEP 20 AM 7:24

To: Supervisor Chuck Washington
Riverside County, Third District
4080 Lemon St Riverside, CA 92501

% Brian Tisdale
Legislative Assistant
BTisdale@rivco.org

951-955-2194

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thank you,

NAME Norman Williams
AREA Aguanga

PN #583-260-075

Campaign of a 1000 Letters

www.takebackanza.org

2010 SEP 20 AM 7:24

RECEIVED BY THE SUPERVISOR'S OFFICE OF RIVERSIDE COUNTY

To: Supervisor Chuck Washington % Brian Tisdale
Riverside County, Third District Legislative Assistant
4080 Lemon St Riverside, CA 92501 FAX: 951-955-2194

I Have been told to mail or Fax this as Emails are too easily deleted.

Dear Supervisor Washington,

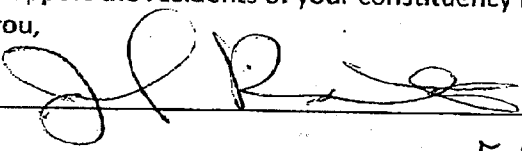
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NAME 

Tax assessor's Number if Property Owner. 581-200-013

AREA AGUANGA

RECEIVED SUPERVISOR'S OFFICE
SEPTEMBER 20 2018
2018 SEP 20 AM 7:25

To: Supervisor Chuck Washington % Brian Tisdale
Riverside County, Third District Legislative Assistant
4080 Lemon St Riverside, CA 92501 FAX: 951-955-2194

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thank you,

NAME 

Tax assessor's Number if Property Owner. 581-200-014

AREA Aguanga

RECEIVED
OFFICE OF SUPERVISOR
2010 SEP 20 AM 7:25

To: Supervisor Chuck Washington % Brian Tisdale
Riverside County, Third District Legislative Assistant
4080 Lemon St Riverside, CA 92501 FAX: 951-955-2194

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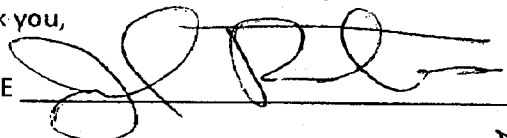
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thank you,

NAME 

Tax assessor's Number if Property Owner. 581-200-025

AREA AGUANGA

RECEIVED
CLERK OF SUPERVISORS
2018 SEP 20 AM 7:25

To: Supervisor Chuck Washington % Brian Tisdale
Riverside County, Third District Legislative Assistant
4080 Lemon St Riverside, CA 92501 FAX: 951-955-2194

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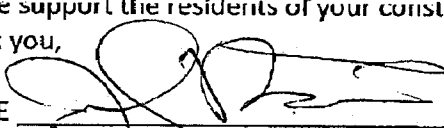
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NAME



Tax assessor's Number if Property Owner. 580-019

AREA AGUANGA

2018 SEP 20 AM 7:25

RECEIVED RIVERSIDE COUNTY
LEGISLATIVE ASSISTANT
CHUCK WASHINGTON

Timothy Ivetun
54430 Bautista Canyon Rd.
Anza, CA 92539
(951) 296-7590

September 16, 2018

To: Supervisor Chuck Washington % Brian Tisdale
Riverside County, Third District Legislative Assistant
4080 Lemon St Riverside, CA 92501 FAX: 951-955-2194

I Have been told to mail or Fax this as Emails are too easily deleted.

Dear Supervisor Washington,

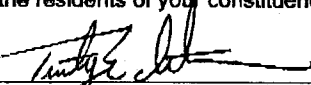
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thank you,

NAME 

Tax assessor's Number if Property Owner. 5B030047

AREA ANZA

2018 SEP 20 AM 7:25
RECEIVED PUBLIC WORKS
RIVERSIDE COUNTY

9/25/18 19-1

Lindsey Ivetun
54430 Bautista Canyon Rd.
Anza, CA 92539
(951) 534-1548

September 16, 2018

To: Supervisor Chuck Washington % Brian Tisdale
Riverside County, Third District Legislative Assistant
4080 Lemon St Riverside, CA 92501 FAX: 951-955-2194

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NAME Lindsey Ivetun

Tax assessor's Number if Property Owner. 573030047

AREA Anza

2018 SEP 20 AM 7:25

RECEIVED RIVERSIDE COUNTY
GENERAL MANAGER'S OFFICE

Timothy Ivetun
54430 Bautista Canyon Rd.
Anza, CA 92539
(951) 296-7590

September 16, 2018

To: Supervisor Chuck Washington % Brian Tisdale
Riverside County, Third District Legislative Assltant
4080 Lemon St Riverside, CA 92501 FAX: 951-955-2194

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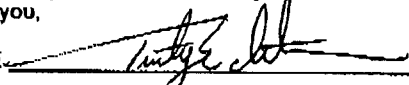
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NAME 

Tax assessor's Number if Property Owner. 5B030047

AREA ANZA

RECEIVED RIVERSIDE COUNTY
CLERK OF SUPERVISORS
2018 SEP 20 AM 7:25

Lindsey Ivetun
54430 Bautista Canyon Rd.
Anza, CA 92539
(951) 534-1548

September 16, 2018

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Riverside County, Third District Legislative Assistant
4080 Lemon St Riverside, CA 92501 FAX: 951-955-2194

I Have been told to mail or Fax this as Emails are too easily deleted.

Dear Supervisor Washington,

As you know the Anza/Aguanga/Sage corridor is under siege from illegal commercial cannabis growing operations. These "black market" commercial operations are posing a very severe threat to the quality of life for the residents of this area. According to our electric cooperative our power grid is being stretched to the breaking point because of illegal growers. Our water resources are also being attacked with many residents finding well levels lowered because of adjacent large greenhouse operations. Commercial wells are not allowed in this area due to ongoing water rights litigation yet millions of gallons of water are being diverted for illegal purposes. Families and seniors are living in fear of retaliation if they contact authorities regarding commercial cultivation nuisances.

I urge you and the rest of the County of Riverside Supervisors to validate the Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses Report as developed by your staff. It is especially important that you pay heed to the staff recommendation that "cannabis cultivation of any type be prohibited in all residential zones, R-1, R-1A, R-A, R-R, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, R-D, MU, W- 2-M Zones."

Please do not allow pressure from growers to re-zone or ask for conditional use permits relating to the above zoning types

I support an individual's right to grow cannabis for personal and use under Ordinance 925.5. This personal small scale growing is not an issue. It is the hundreds if not thousands of large indoor and outdoor growing operations that are intolerable.

Please support the residents of your constituency in this fight for the very survival of our community.
thank you,

NAME Lindsey Ivetun

Tax assessor's Number if Property Owner. 573030047

AREA Anza

2018 SEP 20 AM 7:25

RECORDED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

Lewis, Tammymae

From: June Ramsey <grammyofktbd@gmail.com>
Sent: Wednesday, September 26, 2018 1:48 PM
To: COB
Subject: Rezoning Meeting

I was not able to attend the meeting, but want my feelings known. Why do people in rural areas always have to fight to keep what they have? I have lived in my house on 2 1/2 acres for 40 years. I put up with no trash service, no paper delivery, a well for water that is now dry thanks to the water being used to fill an ornamental lake NOT in my neighborhood, poor phone service, no available internet. Some of these things have changed- but the point is we put up with these things to keep our area rural. Now greedy people want to fill our area with homes with no regard to the strain it puts on our neighborhood. Please let rural areas stay rural. There is enough "city" property to go around. Don't endanger the wild animals or humans that seek refuge and quiet. Thank you

Sent from my iPhone

9-25-18
19.1

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



19-1

10:30 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing For General Plan Amendment No. 1227 (Entitlement/Policy Amendment) – CEQA Exempt, pursuant to Section 15601(b)(3) – REQUEST: General Plan Amendment No. 1227 proposes to revise the Land Use Element policies LU 21.7 and LU 22.7 to encourage small-scale commercial uses to establish in areas that are supported by the rural communities. The proposed amendment simplifies the policies to provide the opportunity to integrate appropriately scaled commercial uses to service rural areas of the unincorporated County. It also clarifies that the small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area or Land Use Overlay, All Districts, the Chairman called the matter for hearing.

Phayvanh Nanthavongdouangs, Planning Department Staff, presented the matter.

The following people spoke in opposition:

John Minnella
Ann M. Grell
Bill Donahue
Gerald Katz

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, September 25, 2018 at 10:30 a.m. or as soon as possible thereafter.

Roll Call:

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

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 28, 2018 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: August 28, 2018
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.
19-1

xc: Planning, C/B

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



**ITEM
19.1
(ID # 7718)**

MEETING DATE:

Tuesday, August 28, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING FOR GENERAL PLAN AMENDMENT NO. 1227 (ENTITLEMENT/POLICY AMENDMENT) – CEQA Exempt, pursuant to Section 15601(b)(3) – REQUEST: General Plan Amendment No. 1227 proposes to revise the Land Use Element policies LU 21.7 and LU 22.7 to encourage small-scale commercial uses to establish in areas that are supported by the rural communities. The proposed amendment simplifies the policies to provide the opportunity to integrate appropriately scaled commercial uses to service rural areas of the unincorporated County. It also clarifies that the small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area or Land Use Overlay – ALL DISTRICTS [\$24,000 Total cost – 100% General Fund/NCC]

RECOMMENDED MOTION: That the Board of Supervisors:

1. FIND that the project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) based on the findings and conclusions in the staff report; and,
2. TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1227, based upon the findings and conclusions provided in the Planning Commission staff report and this staff report, and subject to the Board of Supervisors' adoption of the General Plan Amendment resolution.

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$5,931	N/A	\$23,400	N/A
NET COUNTY COST	\$5,931	N/A	\$23,400	N/A
SOURCE OF FUNDS: 100% General Fund/NCC			Budget Adjustment: N/A	
			For Fiscal Year: 17/18 - 18/19	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

The existing Land Use Element policies LU 21.7 and LU 22.7 were added to the General Plan as part of the 2008 General Plan Update, General Plan Amendment (GPA) No. 960. Prior to the approval of GPA No. 960 in December 2015, the General Plan lacked provisions for small-scale commercial uses in rural areas as envisioned in the following 2003 General Plan Vision Statement for Communities and Neighborhoods: "Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded life style. Rural residents accept the fact that they must travel some distance for more complete services and facilities."

The existing policies foster small-scale commercial uses based on a set of criteria that are intended to prevent an overconcentration of commercial uses in remote areas of the County. Based on the set of criteria, the commercial use cannot be larger than two-and-a-half (2.5) acres, has to be located near a General Plan designated road, cannot be within two miles of an existing Commercial land use designation, and the development is consistent with the Rural Commercial (C-R) Zone.

Planning Department staff monitors implementation and periodically reviews the General Plan as part of its core functions. Staff concluded that the existing policies, LU 21.7 and LU 22.7, are too restrictive and prevents the establishment of small-commercial uses as envisioned by the General Plan for rural communities, where the need may arise in the future.

General Plan Amendment

General Plan Amendment (GPA) No. 1227 proposes to revise Land Use Element policies LU 21.7 and LU 22.7 to encourage small-scale commercial uses in rural areas that are supported by the communities. The proposed amendment simplifies the above policies to provide the opportunity for appropriate commercial uses that may service rural areas of the unincorporated County, and the proposed amendment also removes the 2-mile radius restriction, provides opportunity to utilize other zoning classifications that include commercial uses, and clarifies consistency requirements with policy areas and land use overlays where applicable. GPA No. 1227 proposes to delete the existing language of policies LU 21.7 and 22.7 (Land Use Element) entirely and replace it with the following:

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

Encourage small-scale commercial uses that are adjacent to and can safely be accessible from a General Plan designated roadway, and designed to be compatible with the surrounding uses and rural nature of the area. The portion of the lot proposed for commercial uses shall not exceed two-and-a-half (2.5) acres. Such small-scale commercial uses shall also be consistent with the applicable zoning requirements and development standards. The small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area or Land Use Overlay.

GPA Findings

GPA No. 1227 is a General Plan Entitlement/Policy Amendment that amends policies within the Rural and Rural Community Foundation Components. Accordingly, the findings required for this type of General Plan amendment are provided in Ordinance No. 348 Section 2.4 C 2. The findings supporting approval of GPA No. 1227 are found in the Planning Commission staff report, attached to this report (Attachment B) and incorporated herein.

Senate Bill 18 and Assembly Bill 52

State law requires that an opportunity for consultation to be made available to Native American tribes in the County when considering a general plan amendment and a CEQA environmental impact report, mitigated negative declaration or negative declaration, pursuant to Senate Bill (SB) 18 and Assembly Bill (AB) 52, respectively. An SB 18 letter was sent to affected tribes on March 3, 2018. No notification was provided pursuant to AB 52 because the project is exempt from CEQA. As of June 5, 2018 (90-day review period), five (5) responses were received from Native American tribes, yielding one request to consult from the Gabrieleño Band of Mission Indians - Kizh Nation ("Tribe") dated March 13, 2018. Planning staff emailed the proposed policies to the Tribe's Chairman, Andrew Salas on March 30, 2018, and explained via phone to Chairman Salas that the proposed project involves only text change amendment to the Land Use Element and does not consist of any ground disturbing activities. Planning staff did not receive any additional face-to-face consultation requests from the Tribe.

CEQA Compliance

The proposed General Plan Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

The proposed amendment only revises the existing policies that encourages small-scale commercial uses within the Rural and Rural Community Foundation Components. Implementing projects will undergo their own environmental analysis.

Planning Commission Public Hearing

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

The Riverside County Planning Commission considered GPA No. 1227 at a regularly scheduled public hearing held on July 18, 2018 and recommended approval of GPA No. 1227 by a unanimous vote (5-0) without any comments from the Commission. No public comments on the proposed amendment were provided during the meeting; however, six (6) comment letters/emails were received by the Planning Department and provided to the Planning Commission prior to the public hearing and made part of the public record. Additionally, a memorandum was provided to the Planning Commission at the public hearing which listed the concerns expressed in the above comments and the Planning Department's responses – all concerns were addressed fully in the Planning Commission staff report and/or clarified/explained further by the memorandum. The above memorandum is attached hereto (Attachment B) and incorporated herein by reference.

Impact on Residents and Businesses

Periodic updates to the Riverside County General Plan provide clarity concerning the long term build-out of the County. The Impacts of this amendment have been evaluated through the environmental review and public hearing process.

Additional Fiscal Information

The total cost to complete this general plan amendment is approximately \$23,400 – funded through NCC budget allocation. The Planning process for this project commenced in March 2018 and will complete fall of this fiscal year (18/19). The above cost includes funds spent on drafting the General Plan Amendment, environmental considerations, and public hearings.

ATTACHMENTS:

Attachment A Planning Commission Minutes

Attachment B Planning Commission Staff Report/Findings/Attachments and Memo to PC/letters

Attachment C Notice of Exemption


Scott Bruckner 8/20/2018

BOYDD, April

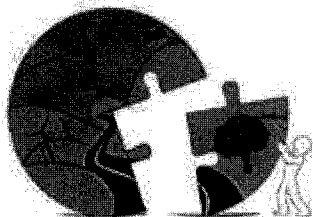
From: Flores, Robert
Sent: Monday, September 24, 2018 3:45 PM
To: BOYDD, April
Cc: Nanthavongdouangsy, Phayvanh
Subject: FW: GPA 1227

Hi April,

Our department received the comment below regarding Item 19.1 of tomorrow's Board agenda. Can you Please make it part of the item for the record? Thank you.

Kind regards,

Robert Flores | Urban and Regional Planner III
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Direct (951) 955-1195 | Main (951) 955-3200 | Fax (951) 955-1811
RFlores@RivCo.org | www.rctlma.org | <http://planning.rctlma.org/>



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

[How are we doing?](#) (Click the link and tell us)

From: Chris Bogan [mailto:lv24x@hotmail.com]
Sent: Sunday, September 16, 2018 3:46 PM
To: Flores, Robert <rflores@RIVCO.ORG>
Subject: Fwd: GPA 1227

Board of Supervisors,

I would like to voice my opposition to General Plan Amendment 1227. I moved to Anza over 10 years ago from La Quinta. My husband moved to Anza from Oceanside. We are here because we wanted out of city life, signal lights, traffic, etc. We do not mind driving to get our supplies. We do not support Dollar Tree stores or any other large business that will impact our slower pace of life.

Please, listen to the rural residents, let us vote on this. Our only concern has been lack of sheriff presence in our area. Perhaps a raise in taxes is warranted to provide this extra service but do not change the GPA to allow commercial development or business to raise your tax income.

BOYDD, April

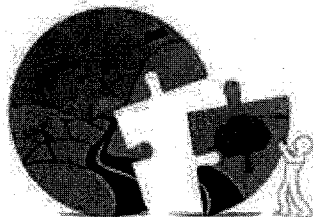
From: Flores, Robert
Sent: Monday, September 24, 2018 3:44 PM
To: BOYDD, April
Cc: Nanthavongdouangsy, Phayvanh
Subject: FW: GPA 1227

Hi April,

Our Planning Commission Secretary received the comment below regarding Item 19.1 of tomorrow's Board agenda. Can you Please make it part of the item for the record? Thank you.

Kind regards,

Robert Flores | Urban and Regional Planner III
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Direct (951) 955-1195 | Main (951) 955-3200 | Fax (951) 955-1811
RFlores@RivCo.org | www.rctlma.org | <http://planning.rctlma.org/>



RIVERSIDE COUNTY
PLANNING DEPARTMENT

[How are we doing? \(Click the link and tell us\)](#)

From: Sarabia, Elizabeth
Sent: Monday, September 24, 2018 2:40 PM
To: Flores, Robert <rflores@RIVCO.ORG>
Cc: Nanthavongdouangsy, Phayvanh <PNANTHAV@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>
Subject: FW: GPA 1227

Please see email message below reg. GPA1227.

From: Michael Kish [<mailto:mikejkish@hotmail.com>]
Sent: Thursday, September 20, 2018 6:56 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: GPA 1227

Hello, I hope this finds you well.

Last year, my family and I moved to Lake Mathews. As progress and growth are important for our county and quality of life, I wanted you to know my family is against GPA 1227. We moved here specifically for the rural atmosphere, the dark skies, the wildlife, the open space, and the lower amount of people in general (which

brings piece and quite). Our community is just coming aware of this proposal as you are scheduled for a hearing to pass/fail the amendment next week. This is ridiculous. A decision like this should be made with more thoughtfulness and time. An easy decision like this has ramifications lasting lifetimes. If I had a petition I would have it signed and attached to this email. But because I am just becoming aware (and have limited time as a young professional), the email is best I can do at this point. If there were more time in the day, you would hear more from me.

Last year it was GPA 196 and now this. For the only two years I've lived here, there have been attacks on why we moved here. Feels like death by a thousand cuts. Why wouldn't the county want to keep rural, rural? It is unique! We have NO PROBLEM driving 15 minutes to the nearest business for goods and services. Having a rural area in western Riverside County is special. It is the rural parts of the county that bring diversity, different perspective, and an experience for many whom travel through.

Thank you,

Mike Kish

Lewis, Tammymae

From: Sarabia, Elizabeth
Sent: Monday, September 24, 2018 2:53 PM
To: Jerry Grell; COB; Supervisor Jeffries - 1st District
Subject: RE: GP1227 OPPOSITION

Good afternoon Jerry,

Your letter was forwarded to the Project Planner for their review.

Thank you,

Elizabeth Sarabia, TLMA Commission Secretary
TLMA - Planning Department | County of Riverside
P.O. Box 1409 | 4080 Lemon Street, 12th Floor
Riverside, CA 92501-1409
Phone: (951) 955-7436 | Information Line: (951) 955-3200
esarabia@rivco.org | <http://rctlma.org/>
Click the link to complete our survey - How are we doing?

From: Jerry Grell [mailto:jgrell@dslextreme.com]
Sent: Thursday, September 20, 2018 6:22 PM
To: COB <COB@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: GP1227 OPPOSITION

Please find attached a letter from myself and my wife expressing our opposition to the proposed changes to GP1227

Thank You

Lewis, Tammymae

From: Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>
Sent: Monday, September 24, 2018 3:55 PM
To: COB
Cc: Adel Salem; Sandy Rytych; Debbie Salem; ElaineEW
Subject: URGENT: GPA 1227

Dear Ms. Harper-Ihem:

The Residents Association of Greater Lake Mathews ("RAGLM") and many, many members of our community are concerned that that terminology allows reconsideration of GPA 1227 at some later point without undergoing the normal proposal procedures. Thus, our concern that GPA 1227 be "withdrawn" by the Department.

I am told that the Department has now specifically withdrawn GPA 1227 from tomorrow's calendar. If true, that would mean many anti-GPA 1227 members need not appear at the hearing.

Can you please indicate to me whether your Department has specifically "withdrawn" GPA 1227 or not?

Respectfully,

**RESIDENTS ASSOCIATION OF
GREATER LAKE MATHEWS ("RAGLM")**

John L. Minnella
President

This e-mail is confidential and may contain attorney client or otherwise privileged or private information. Unless you are an intended or authorized recipient, you may not use, copy or disclose this message or any information contained herein. If you have received this message in error, please advise us by reply email to: drjminnella@yahoo.com and/or minnellalaw@sbcglobal.net; and delete the message and any attachments. Thank you.



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

September 26, 2018

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

TEL: (951) 368-9229
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4895

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, September 30, 2018.**

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

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

(INSERT ORD. NO. 348.4895 and MAP here)

Chuck Washington, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **September 25, 2018**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Perez and Ashley

NAYS: None

ABSENT: None

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

The Press Enterprise

Advertising Order Confirmation

<u>Ad Order Number</u> 0011180405	<u>Customer</u> BOARD OF SUPERVISORS	<u>Payor Customer</u> BOARD OF SUPERVISORS	<u>PO Number</u>
<u>Sales Representative</u> Nick Eller	<u>Customer Account</u> 5209148	<u>Payor Account</u> 5209148	<u>Ordered By</u> Cecilia Gil
<u>Order Taker</u> Nick Eller	<u>Customer Address</u> COUNTY OF RIVERSIDE PO BOX 1147 RIVERSIDE, CA 92502	<u>Payor Address</u> COUNTY OF RIVERSIDE PO BOX 1147 RIVERSIDE, CA 92502	<u>Customer Fax</u>
<u>Order Source</u> Select Source	<u>Customer Phone</u> 951-955-1066	<u>Payor Phone</u> 951-955-1066	<u>Customer Email</u>

<u>Current Queue</u> Ready	<u>Invoice Text</u> Adoption of Ord. No. 348.4895	<u>Promo Type</u>	<u>Special Pricing</u>
<u>Tear Sheets</u> 0	<u>Blind Box</u>	<u>Materials</u>	

<u>Ad Number</u> 0011180405-01	<u>Ad Size</u> 3 X 98 LI	<u>Color</u>	<u>Production Color</u>	<u>Ad Attributes</u>	<u>Production Method</u> AdBooker	<u>Production Notes</u>
<u>External Ad Number</u>	<u>Pick Up</u>	<u>Ad Type</u> Legal Liner	<u>Released for Publication</u>	<u>Run Dates</u> 09/30/18	<u># Inserts</u> 1	

<u>Product</u> PE Riverside:Full Run	<u>Requested Placement</u> Legals CLS	<u>Requested Position</u> County Legal - 1076~	<u>Net Amount</u> 382.20	<u>Tax Amount</u> 0.00	<u>Total Amount</u> 382.20	<u>Payment Amount</u> 0.00	<u>Amount Due</u> \$382.20
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Order Charges:

If this confirmation includes an advertising proof, please check your proof carefully for errors, spelling, and/or typos. Errors not marked on the returned proof are not subject to credit or refunds.

Please note: To meet our printer's deadline, we must have your proof returned by the published deadline, and as indicated by your sales rep.

Please note: If you pay by bank card, your card statement will show the merchant as "SoCal Newspaper Group".

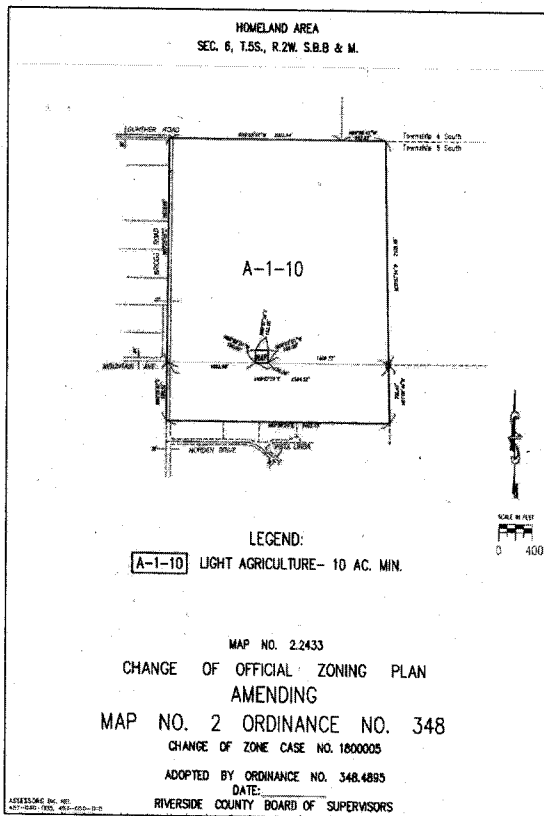
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348,4895
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Homeland Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2433, Change of Zone Case No. 1800005" which map is made a part of this ordinance.

Section 2. The ordinance shall take effect 30 days after its adoption.



Chuck Washington, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **September 25, 2018**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Perez and Ashley
NAYS: None
ABSENT: None

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

1 ORDINANCE NO. 348.4895

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
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8 Change of Zone Case No. 1800005" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10
11 ~~BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA~~

13 By: _____
14 Chairman, Board of Supervisors

15 ATTEST:
16 **KECIA HARPER-IHEM**
17 Clerk of the Board

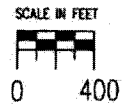
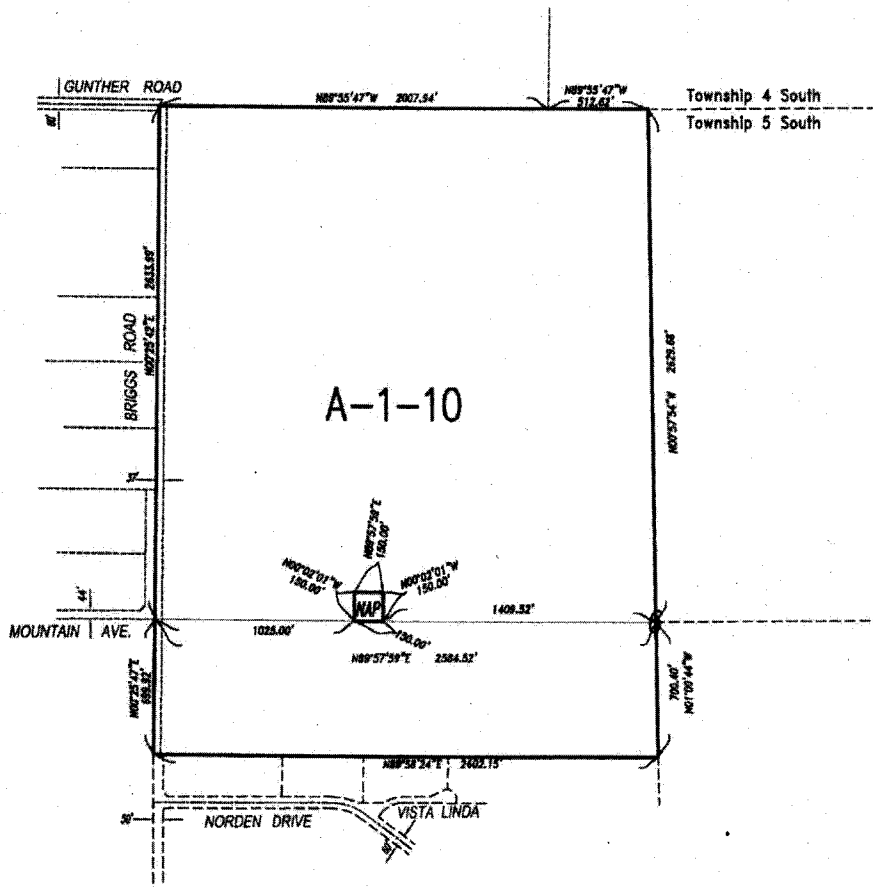
18
19 By: _____

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 September 11th, 2018

25
26 By: _____
27 **AARON C. GETTIS**
28 Deputy County Counsel

HOMELAND AREA
 SEC. 6, T.5S., R.2W. S.B.B & M.



LEGEND:

A-1-10 LIGHT AGRICULTURE- 10 AC. MIN.

MAP NO. 2.2433

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 1800005

ADOPTED BY ORDINANCE NO. 348.4895

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS