

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



ITEM: 22.2
(ID # 27937)

MEETING DATE:

Tuesday, July 01, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240031 (GPA240031) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240031 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Low Density Residential, Community Development: Medium Density Residential (CD:LDR & CD:MDR), Open Space: Conservation & Open Space: Conservation Habitat (OS:C & OS:CH), to allow for submittal of an application for 80 single family residential lots and 15 acres of permanent natural open space. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240031 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Edgemont-Sunnymead District Zoning Area/District – Reche Canyon/Badlands Area Plan – Applicant: Brian King c/o Monte Vista Homes – Engineer / Representative: N/A – Existing Zoning: R-A-2 ½ (Residential Agriculture) & R-A-2 ¼ (Residential Agriculture) – Existing Land Use: Estate Density Residential (RC:EDR) – Location: north of Hidden Springs Dr, east of Peoria Ln, south of Pigeon Pass Rd, and west of Pigeon Pass Rd – APN(s): 259-210-023, 259-220-022, 259-230-012, & -013 – 43.77 Gross Acres – Not a Project under CEQA. District 5. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. GPA240031 (GPA240031)**; and,

Continued on Page 2

ACTION:Policy


John Hildebrand, Planning Director

6/24/2025



Rania Odenbaugh, TLMA Director

6/25/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Medina and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240031 and requiring the applicant to submit the implementing project within six (6) months.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: July 1, 2025
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240031 (GPA240031)** and requiring the applicant submit to the County the project within 6 months.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

Summary

The Foundation Component General Plan Amendment No. 240031 (GPA240031) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) & Open Space (OS) and amend its Land Use Designation from Estate Density Residential (RC:EDR) to Low Density Residential (CD:LDR), Medium Density Residential (CD:MDR), Conservation (OS:C) & Conservation Habitat (OS:CH), on four parcels, totaling 43.77 gross acres, in order to allow for submittal of an application for a for development of approximately 80 single family residential lots and 15 acres of permanent natural open space.

The four (4) parcels are located south of Pigeon Pass Road, north of Hidden Springs Drive, east of Peoria Lane, and west of Pigeon Pass Road.

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240031) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240031 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Open Space: Conservation (OS:C), and Open Space: Conservation Habitat

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(OS:CH), to allow for development of approximately 80 single family residential lots and 15 acres of permanent natural open space. The parcels are located within the Reche Canyon/Badlands Area Plan and not located in any policy or overlay.

If FC- GPA240031 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of zone change to "Rural Residential" and "R-1 (One-Family Dwellings)", as well as a Tentative Tract Map and Plot Plan. The subdivision will consist of approximately 80 single family residential lots with new public streets and multi-use trails, as well as approximately 15 acres of permanent natural open space. The proposed minimum lot size within the Low Density Residential / Rural Residential designated areas is one-half acre. The proposed minimum lot size within the Medium Density Residential / R-1 designated areas is 10,000 square feet.

Proposed Future Land Use

The proposed Community Development (CD) and Open Space (OS) Foundation encompasses many underlying land use designations.

The proposed Low Density Residential (CD:LDR) Land Use designation is intended to allow for the development of detached single family residential dwelling units on large parcels of .5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. The density range allows for up to 1 dwelling unit per .5 acre.

The proposed Medium Density Residential (CD-MDR) land use designation is intended to allow for development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

The proposed Conservation (OS:C) land use is for the protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. The proposed Conservation Habitat (OS:CH) land use applies to public and private lands conserved and managed in accordance with adopted Multiple Species Habitat and other Conservation Plans and in accordance with related Riverside County policies.

Changes to Applicant Proposal

After initial submittal of the FCGPA application, the Applicant submitted a change to the proposal by adding foundation component Open Space (OS) and land use designations, Low Density Residential (CD:LDR), Conservation (OS:C) and Conservation Habitat (OS:CH), single family residential dwelling units and 15 acres of permanent natural space.

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PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 300 feet of the project site for the General Plan Advisory Committee, Planning Commission, and Board of Supervisors public hearings.

No comments were received as of the drafting of this staff report.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240031 was held before the General Plan Advisory Committee on February 10, 2025. 3 comments were submitted before the General Plan Advisory Committee meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and 4 members of the public provided public testimony.

Of the public comments received, 3 were against initiation of a General Plan Amendment, 1 was neutral, and none were in support. Comments against the initiation of the GPA cited the increase in congestion affecting the horses in the area, neighbors did not receive notice, dangerous to access the equestrian park, does not fit with surrounding areas, one way out of the property, small lots, traffic concerns, and that the proposal is not consistent with the general plan. Comments neutral of the initiation cited that they agreed with the traffic concerns and are in favor of housing.

The Committee discussed the project. Issues that were discussed included fire and lot size, concerns about the propose Medium Density Residential (MDR) land use, support for high growth in area, and need to focus on the lifestyle of the area.

After discussion, the committee closed the public hearing.

The final result of the Committee's discussion of the initiation is provided below.

Support: 3rd District
Against: 2nd, 5th Districts
Neutral:
Not Present: 1st, 4th District
Abstain:

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240031 was held before the Planning Commission on April 23, 2025. At that public hearing, the applicant presented their request

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for the proposal, and the Commission opened the hearing for public comments. 2 members of the public provided public testimony.

Of the public comments received, none were against initiation of a General Plan Amendment, and 2 were in support. Comments for the initiation of the GPA cited appreciation of the community outreach efforts. Other concerns by the public were preservation of equestrian lifestyle, speeding, potential complaints from new residents, and non-cohesive fencing.

The Committee discussed the project. Issues that were discussed included concerns about high fire hazard area and small lots not maintaining rural character of the area. The Committee discussed support for community outreach efforts. The final result of the Planning Commission's discussion of the initiation is provided below.

Support: 1st, 2nd, 3rd, 4th, 5th Districts

Against:

Neutral:

Not Present:

Abstain:

IMPACT ON RESIDENTS AND BUSINESS

The proposed Foundation Component General Plan Amendment is merely a request to initiate a General Plan Amendment, not the General Plan Amendment itself. Thus, the request today is not a project under the California Environmental Quality Act (CEQA) and no impact on residents will occur at this stage. If the Foundation Component General Plan Amendment request is approved as recommended, within 6 months the applicant must submit an implementing project along with the initiated General Plan Amendment. All impacts on residents and businesses will be considered at the time the implementing project is heard.

ADDITIONAL FISCAL INFORMATION

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

ATTACHMENTS:

Attachment A – Vicinity Maps

Attachment B – Existing Land Use Designations

Attachment C – Existing Zoning Classifications

Attachment D – Noticing Radius and Labels

Attachment E – Applicant's Attachments

Attachment F – GPAC Hearing Package

Attachment G – PC Hearing Package

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STATE OF CALIFORNIA


Jason Farin, Principal Policy Analyst 6/25/2025


Aaron Gettis, Chief of Deputy County Counsel 6/24/2025



RIVERSIDE COUNTY PLANNING DEPARTMENT

30 x 2 = 60

John Hildebrand
Planning Director

Hearing Date: July 01, 2025

To: Clerk of the Board of Supervisors

From: Transportation and Land Management Agency / Planning Department

MinuteTraq #: 27937

Project Description:

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240031 (GPA240031)

REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240031 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium Density Residential (CD:MDR) & Open Space (OS:C & OS:CH), to allow for submittal of an application for 80 single family residential lots and 15 acres of permanent natural open space. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240031 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Edgemont-Sunnymead District Zoning Area/District – Reche Canyon/Badlands Area Plan – Applicant: Brian King c/o Monte Vista Homes – Engineer / Representative: N/A – Existing Zoning: R-A-2 ½ (Residential Agriculture) & R-A-2 ¼ (Residential Agriculture) – Existing Land Use: Estate Density Residential (RC:EDR) – **Location:** north of Hidden Springs Dr, east of Peoria Ln, south of Pigeon Pass Rd, and west of Pigeon Pass Rd – APN(s): 259-210-023, 259-220-022, 259-230-012, & -013 – 43.77 Gross Acres – Planning Contact: Richard Marshalian at marshalian@rivco.org or (951) 955-9294.

General Plan Advisory Committee hearing on February 10, 2025. The final result of the Committee's discussion of the initiation is: Support: 1, Against: 2, Neutral: 0. Planning Commission hearing on April 23, 2025. The final result of the Commission's discussion of the initiation is: Support: 5, Against: 0, Neutral: 0.

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspapers: (Press Enterprise & Desert Sun)
- CEQA Exempt
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

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

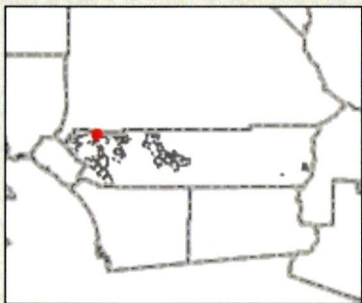
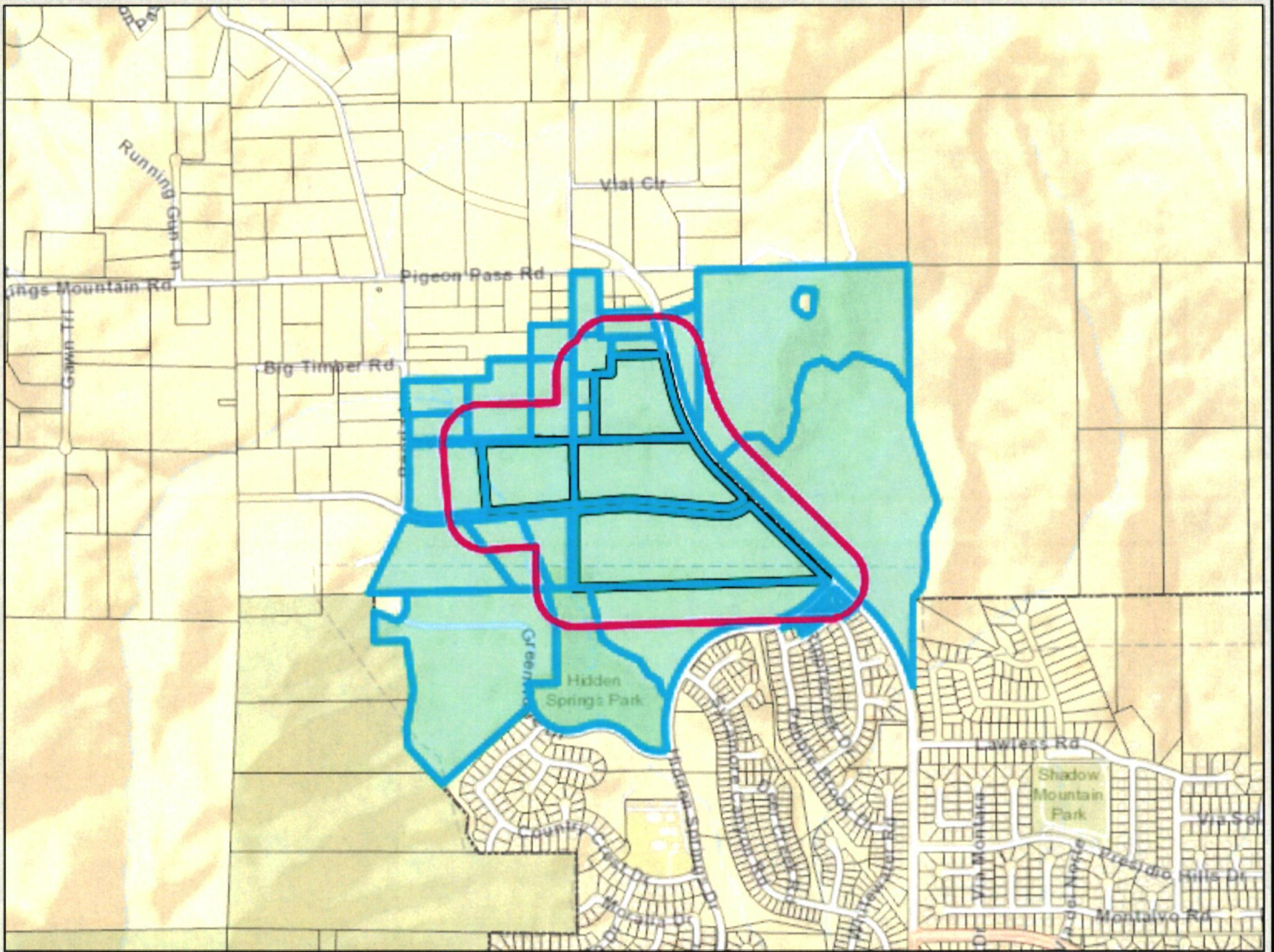
Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

RECEIVED FIVE COUNTY
PLANNING DEPARTMENT
2025 JUN 15 AM 9:10

222

Riverside County GIS Mailing Labels



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World Street Map

Notes



0 1,505 3,009 Feet



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

REPORT PRINTED ON... 11/21/2024 1:55:45 PM

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RIVERSIDE COUNTY PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

CERTIFICATION OF PUBLIC NOTICE PROJECT NUMBER (FC-GPA240031)

Planning Case APN(s): 259-210-023, 259-220-022, 259-230-012, & -013

I, Victoria Gomez certify that on April 8, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved.

I further certify that the information filed is true and correct to the best of my knowledge.

NAME: Victoria Gomez
TITLE: Assistant Planner
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501
PHONE: (951) 955-9549
EMAIL: vicgomez@rivco.org

SIGNATURE: *Victoria Gomez*

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL COMPONENTE FUNDACIONAL DEL PLAN GENERAL NO. 240031 EN EL QUINTO DISTRITO SUPERVISORIAL

SE HACE SABER POR LA PRESENTE que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 1 de julio de 2025 a las 9:30 A.M.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda del Componente de Fundación del Plan General No. 240031**. La iniciación de GPA240031 para cambiar el Componente de Fundación del Plan General de cuatro (4) parcelas de Comunidad Rural: Residencial de Densidad de Hacienda (RC:EDR) a Desarrollo Comunitario: Residencial de Baja Densidad, Desarrollo Comunitario: Residencial de Densidad Media (CD:LDR & CD:MDR), Espacio Abierto: Conservación y Espacio Abierto: Hábitat de Conservación (OS:C & OS:CH), para permitir la presentación de una solicitud para 80 lotes residenciales unifamiliares y 15 acres de espacio abierto natural permanente. Se requerirán solicitudes adicionales de desarrollo y revisión por parte del Condado para confirmar que el proyecto en su conjunto cumpla con los estándares, políticas, hallazgos y otros requisitos aplicables si la propuesta GPA240031 es iniciada por la Junta de Supervisores. La Enmienda del Plan General se encuentra en los APN (s): 259-210-023, 259-220-022, 259-230-012, y -013 – 43.77 Acres Brutos. Este proyecto propuesto está ubicado: al norte de Hidden Springs Dr, al este de Peoria Ln, al sur de Pigeon Pass Rd, y al oeste de Pigeon Pass Rd. en el Quinto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda al Plan General No. GPA240031 y, si se recomienda, **ADOPTAR** una orden iniciando la Enmienda al Plan General No. GPA240031 y exigiendo al solicitante que presente al Condado un proyecto dentro de los 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), o de otro modo cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional bajo CEQA.**

El 23 de abril de 2025, la Comisión de Planificación recomendó la iniciación del proyecto tal como se indicó a la Junta de Supervisores con una votación de 5-0. Los documentos de la reunión del Departamento de Planificación para el proyecto propuesto pueden ser vistos en línea bajo la fecha de la audiencia de la Comisión de Planificación en la página de Audiencias Públicas del sitio web del Departamento de Planificación: <https://planning.rctlma.org/Public-Hearings>.

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A RICHARD MARSHALIAN, PLANIFICADOR DEL PROYECTO, AL (951) 955-2525 O ENVÍE UN CORREO ELECTRÓNICO RMARSHALIAN@RIVCO.ORG A RMARSHALIAN@RIVCO.ORG.

Cualquier persona que desee testificar en apoyo o en oposición al proyecto puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en el lugar y hora mencionados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si impugna el artículo anterior en la corte, puede verse limitado a plantear solo aquellos temas que usted o alguien más planteó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en, o antes de, la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, estándares de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden ser modificados de una manera diferente a la específicamente propuesta.

Formatos alternativos disponibles a solicitud para personas con discapacidades. Si necesita una adaptación razonable, por favor contacte a la Secretaria de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Fecha: 11 de junio de 2025

Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240031
IN THE FIFTH SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 1, 2025 at 9:30 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240031**. The initiation of GPA240031 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Low Density Residential, Community Development: Medium Density Residential (CD:LDR & CD:MDR), Open Space: Conservation & Open Space: Conservation Habitat (OS:C & OS:CH), to allow for submittal of an application for 80 single family residential lots and 15 acres of permanent natural open space. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240031 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN (s): 259-210-023, 259-220-022, 259-230-012, & -013 – 43.77 Gross Acres. This proposed project is located: north of Hidden Springs Dr, east of Peoria Ln, south of Pigeon Pass Rd, and west of Pigeon Pass Rd. in the Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240031 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240031 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

On April 23, 2025, the Planning Commission recommended initiation of the project as stated to the Board of Supervisors on a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RICHARD MARSHALIAN, PROJECT PLANNER, AT (951) 955-2525 OR EMAIL RMARSHALIAN@RIVCO.ORG

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 11, 2025

Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant

Flores, Kate

From: Chris Rice <ricechris@gmail.com>
Sent: Monday, June 30, 2025 11:39 PM
To: Clerk of the Board
Subject: Opposition to GPA240031 on the 7-1-25 BOS Calendar
Attachments: GPA240031DOCS.pdf

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear County Officials:

The Board is being asked to initiate GPA240031 prematurely:

- The project occupies most of the southern part of MSHCP Criteria Cell 369.
- The neighboring parcel, already entitled per the applicant, consumes the remaining southern portion of the cell.
- The MSHCP criteria for this cell specifically require conservation in "***the southern portion of the Cell Group***"
- General Plan Policy OS 17.1 requires an *initial* HANS review in this situation, but it does not appear in the staff report.
- The proposed "open space: conservation habitat" is bisected by roads and abuts backyards, creating significant edge effects. It's unlikely to function as a suitable habitat.

The initial analysis required by OS 17.1 would provide the Board with preliminary guidance on whether Reserve Assembly goals can be met without this area.

OS 17.1 is a present-tense General Plan policy, not a deferrable CEQA review. If it hasn't been completed already, the Board should require this assessment before proceeding. If it has, it should be in the record.

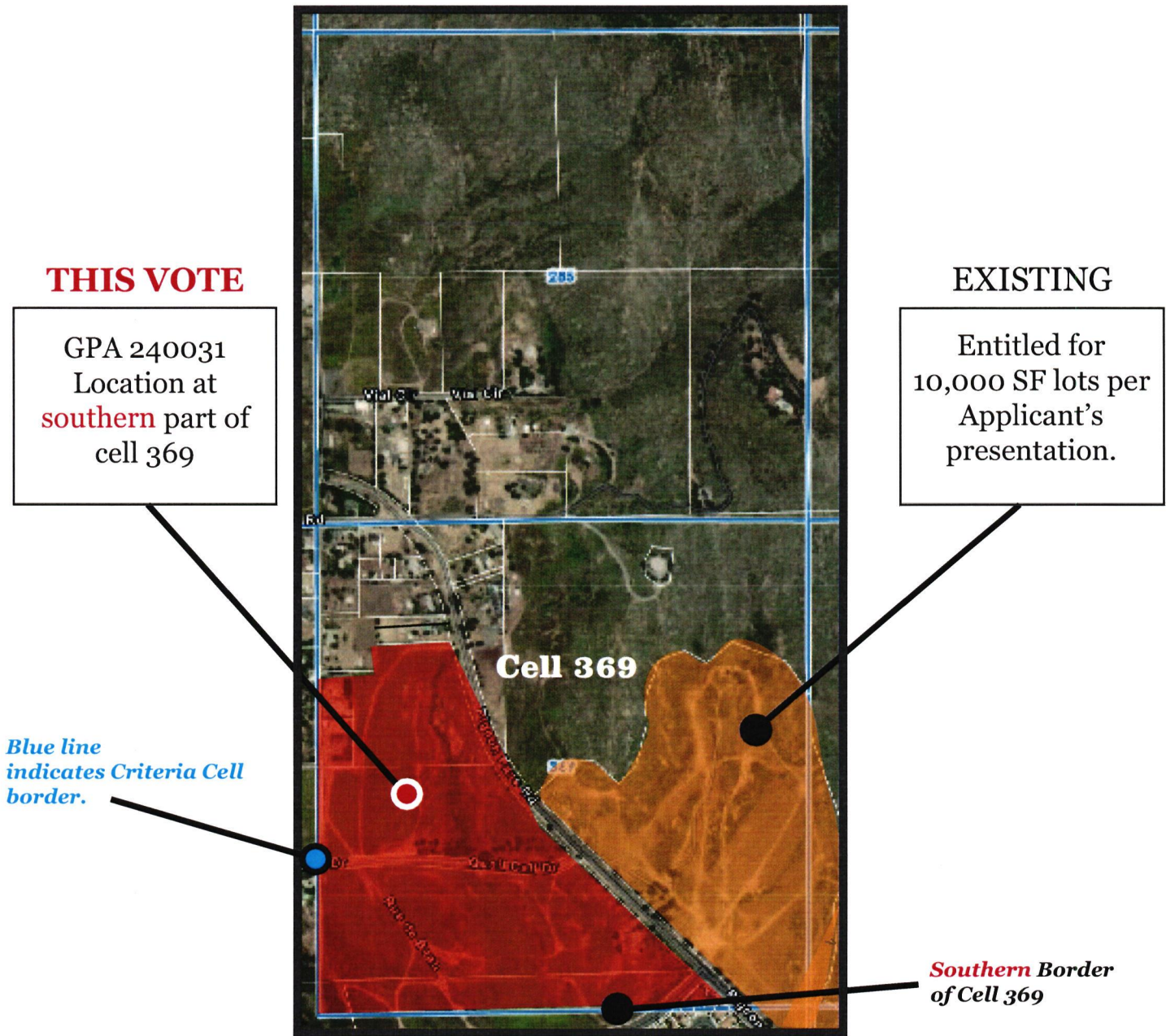
I'm not opposed to appropriate development. But, before the Board sets this project on a path that could affect the County's Section 10 permit obligations, it should first ensure compliance with Policy OS 17.1.

Please review:

1. Attached site/Cell Group overlay
2. General Plan Policy OS 17.1
3. RCA MSHCP overlay for Cell 369 (see website)
4. MSHCP criteria for Cell 369
5. MSHCP Minor Amendment 2007 6.7(2) (2009)

CELL GROUP H

Note the cumulative effect of both projects at the *southern* portion of cell 369.



TEXT FROM MSHCP CRITERIA FOR CELL 369:

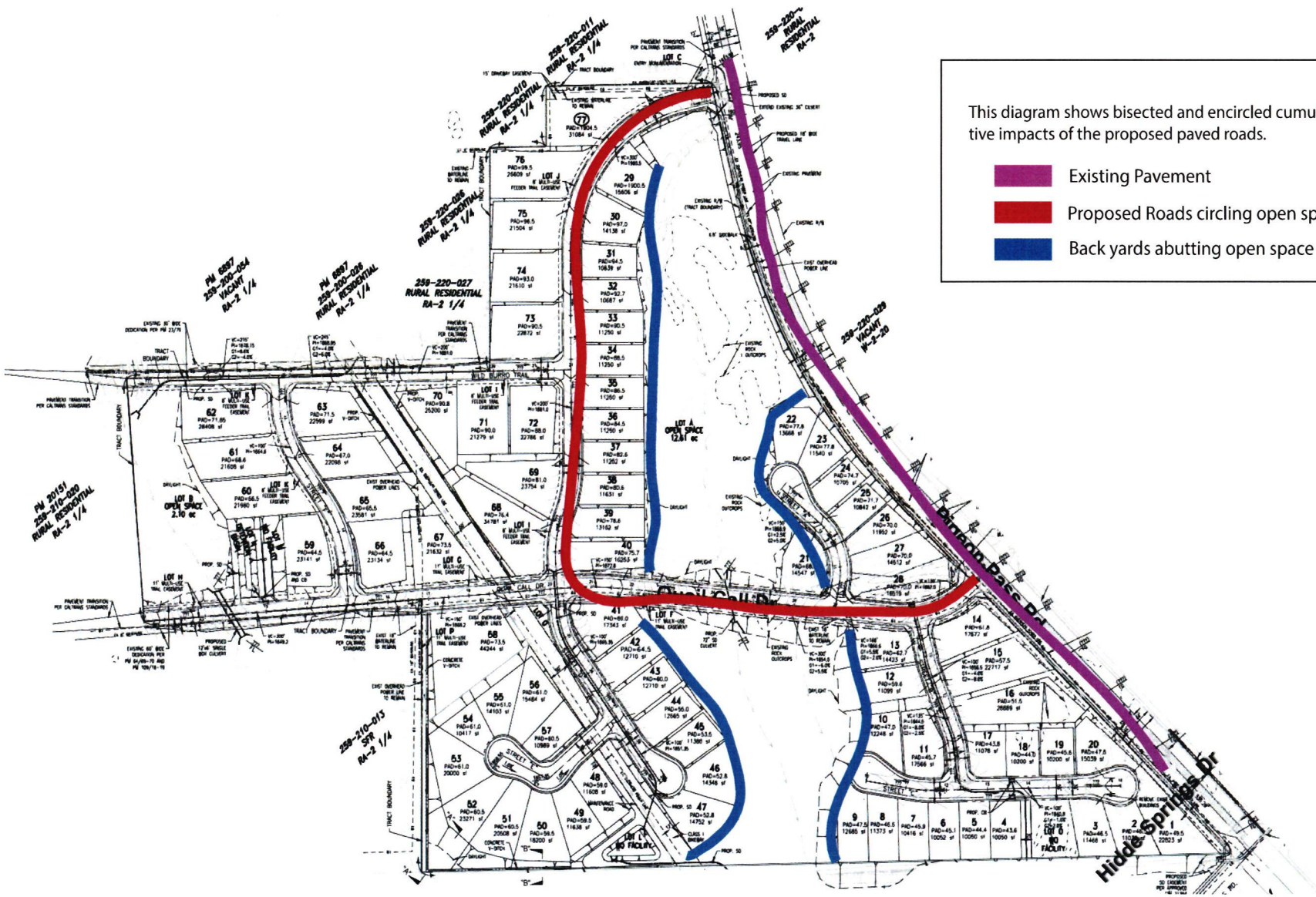
Conservation within this Cell Group will contribute to assembly of Proposed Linkage4. Conservation within this Cell Group will focus on chaparral and coastal sage scrub habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell #201 to the north and in Cell #286 to the east, and to coastal sage scrub habitat proposed for conservation in Cell Group C to the west. Conservation within this Cell Group will range from 20%-30% of the Cell Group **focusing in the *southern* portion of the Cell Group.**"

Notes

1. Basemap source: RCA MSHCP Information Map (Criteria Cell overlay)
2. Shaded areas are approximate and for illustrative purposes only
3. The proposed GPA extends south and west of the criteria cell (not shown)
4. The GPA proposes open space within the red shaded area (not shown). See circulation map.

This diagram shows bisected and encircled cumulative impacts of the proposed paved roads.

- Existing Pavement
- Proposed Roads circling open space
- Back yards abutting open space



3.0 Conservation Planning Process | Description and Area Plan Criteria of the MSHCP Conservation Area



TABLE 3-12. CRITERIA FOR RECHE CANYON/BADLANDS AREA PLAN

SUB UNIT	CELL GROUP	QUADRAT NUMBER	USGS SECTION	QUARTER	CRITERIA
2	E	149	10	SE	Conservation within this Cell Group will contribute to assembly of Proposed Linkage 4. Conservation within this Cell Group will focus on chaparral, coastal sage scrub and grassland habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group D to the south, to chaparral habitat proposed for conservation in Cell Group G to the east, to coastal sage scrub and grassland habitat proposed for conservation in Cell Group F to the north, and to grassland habitat proposed for conservation in Cell #148 in the Highgrove Area Plan to the west. Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing in the eastern half and western edge of the Cell Group.
2	E	150	11	SW	
2	F	98	10	NE	Conservation within this Cell Group will contribute to assembly of Proposed Linkage 4. Conservation within this Cell Group will focus on coastal sage scrub and grassland habitat. Areas conserved within this Cell Group will be connected to coastal sage scrub and grassland habitat proposed for conservation in Cell Group E to the south, and to coastal sage scrub habitat proposed for conservation in Cell #101 in the Highgrove Area Plan to the west. Conservation within this Cell Group will range from 50%-60% of the Cell Group focusing in the western portion of the Cell Group.
2	F	99	11	NW	
2	G	100	11	NE	Conservation within this Cell Group will contribute to assembly of Proposed Linkage 4. Conservation within this Cell Group will focus on chaparral habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group E to the west and in Cell #201 to the south. Conservation within this Cell Group will be approximately 5% of the Cell Group focusing in the southwestern portion of the Cell Group.
2	G	151	11	SE	
2	H	285	14	SE	Conservation within this Cell Group will contribute to assembly of Proposed Linkage 4. Conservation within this Cell Group will focus on chaparral and coastal sage scrub habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell #201 to the north and in Cell #286 to the east, and to coastal sage scrub habitat proposed for conservation in Cell Group C to the west. Conservation within this Cell Group will range from 20%-30% of the Cell Group focusing in the southern portion of the Cell Group.
2	H	369	23	NE	
2	I	371	24	NW	Conservation within this Cell Group will contribute to assembly of Proposed Linkage 4. Conservation within this Cell Group will focus on chaparral and coastal sage scrub habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell #286 to the north and Cell Group L to the east. Conservation within this Cell Group will range from 5%-15% of the Cell Group focusing in the northeastern portion of the Cell Group.
2	I	459	24	SW	

A Stakeholder Driven Process

To complement the conservation and management responsibilities assigned to the County of Riverside, a property owner-initiated habitat evaluation and acquisition negotiation process has also been developed for the Western Riverside County MSHCP. The Habitat Evaluation and Acquisition Negotiation Process applies to property which may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria. Under the incentive-based MSHCP program, the County of Riverside may obtain interests in property needed to implement the MSHCP over time. If it is determined that all or a portion of a property is needed for the MSHCP Reserve, various incentives or monetary compensation may be available to the property owner in exchange for the conveyance of property. Incentives are intended to provide a form of compensation to property owners who convey their property. As a property interest is obtained, it will become part of the MSHCP Reserve.

Relationship to Area Plans

Each area plan that is affected by the Western Riverside County MSHCP contains maps that identify the areas potentially affected by the MSHCP and identification of plant and animal species to be covered by the plan. Consult the area plans for further information.

Policies:

- OS 17.1 Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of possible legislative actions such as general plan amendments, zoning ordinance amendments, etc. including policies regarding the handling of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide or other land use development application. Every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assesment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County.
- OS 17.2 Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of development applications.



The Western Riverside County MSHCP affects the following area plans:

Eastvale
 Elsinore
 Harvest Valley/Winchester
 Highgrove
 Jurupa
 Lake Mathews/Woodcrest
 Lakeview/Nuevo
 Mead Valley
 Reche Canyon/Badlands
 REMAP
 San Jacinto Valley
 Southwest (SWAP)
 Sun City/Menifee Valley
 Temescal Canyon
 The Pass



The Coachella Valley MSHCP affects the following area plans:

The Pass
 REMAP
 Western Coachella Valley
 Eastern Coachella Valley
 East County - Desert Area

FINAL 7-21-09: Minor Amendment 2007-01 Package

SECTION 6.7 OF THE PLAN IS PROPOSED TO BE AMENDED AS FOLLOWS:

Reserve Assembly Accounting

The MSHCP Additional Reserve Lands shall be assembled over time and when assembly is completed, must be in a configuration and contain key Vegetation Communities (both location and acres) that provide for the Conservation of Covered Species. As the Additional Reserve Lands are assembled, the Parties and the public must be able to determine that:

- 1) Lands being conserved within the Criteria Area support the Habitat(s) necessary to achieve the conservation goals for Covered Species;
- 2) Development on lands within the Criteria Area is not substantially reducing the opportunity to conserve the Additional Reserve Lands and protect especially those Habitat(s) that are critical to meeting species conservation goals; and
- 3) Acquisition priorities at any point in time are appropriately focused on conserving parcels and Vegetation Communities needed to meet Covered Species conservation goals.

To assist the Parties in this evaluation, there shall be an annual Rough Step analysis conducted by the Permittees for eight Rough Step Analysis Units (*Figure 6-6*). The Plan Area was divided into Analysis Units based on similarities of habitats, location of important Core and Linkage areas, and the general size of the Criteria Area in varying geographical areas of the Plan Area. The acres by Vegetation Community for within each Rough Step Analysis Area are displayed in *Table 6-3*. The annual Rough Step analyses shall be done for the Vegetation Communities listed in *Table 6-3*. Key Vegetation Communities subject to Rough Step analysis vary between Analysis Units. For example, coastal sage scrub is a key Vegetation Community in Analysis Unit 8 because its Conservation is critical to several Covered Species utilizing Analysis Unit 8 but it is not a key Vegetation Community in Analysis Unit 9 because it occurs only within this unit in small disjunct patches on the private lands in Analysis Unit 9 and coastal sage scrub on private lands is not critical to conserving Covered Species in Analysis Unit 9.

Selection of Vegetation Communities for Rough Step analysis was based on several factors including:

- 1) how important the Vegetation Community was in meeting Covered Species conservation goal(s) within the Analysis Unit; and

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Power Point Presentations/Printed Material:

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SPEAKER'S NAME: Suzanne May

Address: 9087 Pigeon Pass Rd

City: Moreno Valley Zip: 92557

Phone #: 951-556-1935

Date: July 1st, 2025 Agenda # 22.2

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: Raymond Slanton

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

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SPEAKER'S NAME: Lindsay Robinson

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: 7/1/2025 **Agenda #** 22.2
GPA 240031

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: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

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SPEAKER'S NAME: STEVE LANDIS

Address: PO Box 9559

City: Alta Loma Zip: 91701

Phone #: 951-231-7206

Date: 7/1/25 Agenda # 222

PLEASE STATE YOUR POSITION BELOW:

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

X APPLICANT

+ Support _____ Oppose _____ Neutral

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_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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