

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

3188



FROM: TLMA – Planning Department

SUBMITTAL DATE:
November 10, 2008

SUBJECT: General Plan Amendment No. 967 – (Foundation-Regular/ Agriculture) – Applicant: Beau Blixeth – Engineer/Representative: MSA Consulting - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Open Space: Rural (OS-RUR) (20 Ac. Min.) and Agriculture (AG) (10 Ac. Min.) – Location: Northerly of 84th. St., easterly of Van Buren St., southerly of 72nd. St. and westerly of Highway 86 - 4341.56 Gross Acres - Zoning: Controlled Development Areas (W-2) and Watercourse, Watershed and Conservation Areas (W-1-20 Ac. Min.) - **REQUEST: Proposal to amend the General Plan Foundation Component for the subject property from Open Space and Agriculture to Community Development and amend the General Plan land use designation from Rural (RUR) (20 Ac. Min.) and Agriculture (AG) (10 Ac. Min.) to Specific Plan (SP) and to add the proposed areas east of Polk Street to the Eastern Coachella Valley Area Plan Policy No. 2.1 as shown on Exhibit A. - APN(s): 755-340-001, 755-340-002, 755-340-003, 755-340-004, 755-340-005, 755-340-006, 755-340-007, 755-340-008, 755-370-001, 755-370-002, 755-370-003, 755-370-004, 755-370-005, 755-370-006, 755-370-007, 755-370-008, 755-370-009, 755-370-010, 755-370-011, 755-370-012, 755-370-013, 755-370-014, 755-370-015, 755-370-016, 755-350-001, 755-350-002, 755-350-003, 755-350-004, 755-350-005, 755-350-006, 755-350-007, 755-350-008, 755-350-009, 755-360-001, 755-360-002, 755-360-003, 755-360-004, 755-360-005, 755-360-006, 755-360-007, 755-360-008, 755-360-009, 755-360-010, 755-360-011, 755-360-012, 755-360-013, 755-060-006, 755-060-007, 755-060-008, 755-060-009, 751-300-006, 751-340-002, 751-340-003, 751-340-008, 751-340-009, 751-340-010, 751-340-011, 755-200-008, 755-200-009, 755-220-003, 755-220-004, 755-220-008, 755-290-013, 755-290-018, 755-290-021**

REVIEWED BY EXECUTIVE OFFICE

DATE 11/10/08
 Ina Grande
 Departmental Concurrence

Ron Goldman
Planning Director

RG:TH

Policy
 Policy

Consent
 Consent

Dep't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.8

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

Agenda Item No.: 5.1
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Michael D. Harrod
Planning Commission: August 12, 2008

General Plan Amendment No. 967
Applicant: Beau Blixseth
Engineer/Representative: MSA Consulting

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that the adoption of an order initiating proceedings for General Plan Amendment No. 967 from Open Space: Rural and Agriculture to Community Development: Specific Plan and to add the proposed areas east of Polk Street to the Eastern Coachella Valley Area Plan Policy No. 2.1 (see attached) would be appropriate and the Planning Commission made the comments below. The Planning Director continues to recommend that the initiation from OS:RUR and AG to CD:SP would be appropriate. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: Commissioner Roth felt that the proposal looks to be complicated and that water and the terrain are a concern. Commented that he agreed with Commissioner Porras's comments.

Commissioner John Snell: No Comments

Commissioner John Petty: Commissioner Petty feels that the proposal has a lower threshold than "Mecca."

Commissioner Jim Porras: Commissioner Porras stated that a lot of work has been done on the project to ensure connectivity, etcetera. He feels that the project has substantial obstacles, but the obstacles are the applicant's burden to overcome. He also inquired about the amount of Agricultural lands that is allowed to be converted per the General Plan. Planning staff commented that 7% of Agricultural lands are allowed to be converted in any 2 ½ year cycle before additional review is required. Concurs with staff's recommendation that initiation would be appropriate.

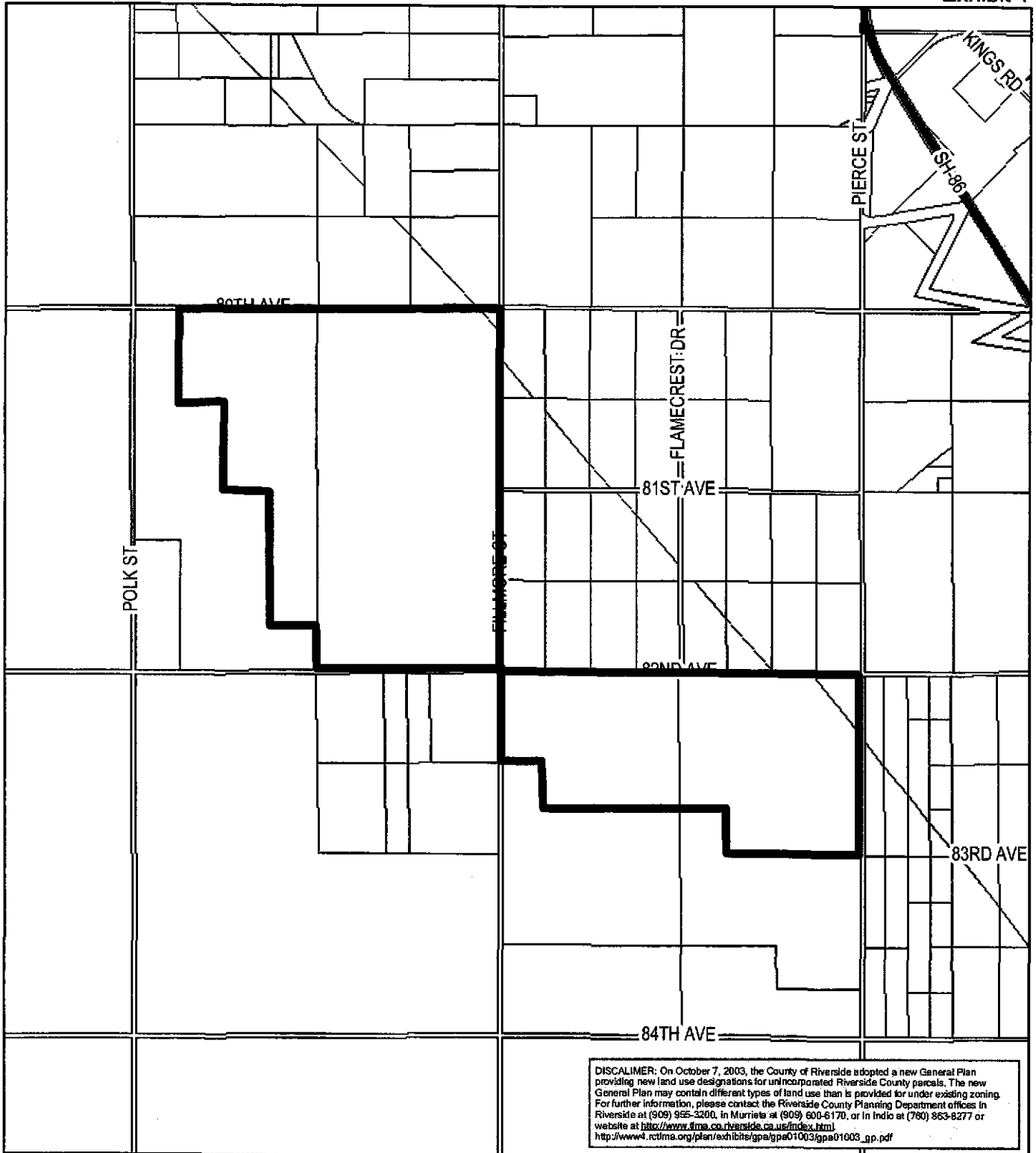
Commissioner Jan Zuppardo: No Comments

EXHIBIT A

Amend the first paragraph of the Eastern Coachella Valley Area Plan Policy No. 2.1 to read as follows (underline shows additions):

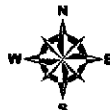
ECVAP 2.1

Notwithstanding the Agriculture and Open Space - Rural designations of properties in this area, any proposal to establish a planned community not less than 450 acres in size in the area bordered by Avenue 72 on the north, Avenue 80 on the south, Polk Street and its southerly extension on the east, and the Santa Rosa Mountains on the north as well as the area located in Township 8 South, Range 8 East, Section 22 and the northern half of Section 26 shall be exempt from the 5-year limit placed on Foundation Component amendments as described in the Administrative Element, provided that:....



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T8SR8E
Section: 22 & 26



Assessors
Bk. Pg. 755-22,29
Thomas
Bros. Pg. 5712 A1



Agenda Item No.: 5.1
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Michael D. Harrod
Planning Commission: August 12, 2008

General Plan Amendment No. 967
E.A. Number: 41795
Applicant: Beau Blixseth
Engineer/Rep.: MSA

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan on 3,535.18 acres from Open Space Rural with a 20 acre minimum lot size to mixed use Specific Plan within the Community Development Foundation Component and to amend the General Plan on 806.38 acres from Agriculture to mixed use Specific Plan within the Community Development Foundation Component. for a total gross acreage of 4,341.56 acres. The site (4,341.56 gross-acres) is bordered by Avenue 72 on the north, Avenue 84 on the south, Pierce Street on the east, and Van Buren Street and the Santa Rosa Mountains on the west in the community of Oasis.

POTENTIAL ISSUES:

The General Plan recognizes that new towns and planned communities will play a role in the future development of Riverside County, particularly in the eastern portion of the County, including areas of the Eastern Coachella Valley Area Plan that are not adjacent to existing cities or developed areas. Such development proposals will require rigorous review to ensure that the development that occurs will be (a) provided with a full range of necessary public services, including the assurance of a long-term, reliable water supply; (b) designed to provide for a range of housing needs; and (c) designed to further the goals of the Coachella Valley Multi-Species Habitat Conservation Plan, or, if outside Plan boundaries, designed in a manner that will not obstruct the achievement of conservation goals of state and federal agencies or tribal authorities.

The General Plan identifies three areas where these new communities may be considered and allows proposals within these areas to be considered for approval without being subject to the 5-year limit placed on Foundation Component Amendments as described in the Administration Element.

The first of the areas identified for a new community is bordered by 72 Avenue on the north, Avenue 80 on the south, Polk Street and its southerly extension on the east, and the Santa Rosa Mountains on the west in the community of Oasis.

Approximately 84% of the site or 3,626 acres of General Plan Amendment No. 967 falls within the boundaries of the area described above, and so is not subject to the 5-year limit placed on Foundation Component Amendments.

The General Plan contemplates a new community in this area even though it is not adjacent to existing cities or developed areas. Under the above policy, new conditions or circumstances need not occur to consider a change in land use in this area. Because the General Plan contemplates a new community in this area, the proposal is also not in conflict with the overall Riverside County Vision or the vision for the area. It would be consistent with the policy and would not create an internal inconsistency among the Elements of the General Plan. For these reasons, staff recommends that an order initiating proceedings for those portions of General Plan Amendment No. 967 located within the boundaries covered by Eastern Coachella Valley Area Plan Policy No. 2.1.

However, the remainder of the proposed amendment, approximately 716 acres, falls outside of this area and would require a Foundation Amendment from Open Space Rural to Community Development Specific Plan. The area falling outside that contemplated for a new community is bordered by Avenue 80 on the north, Avenue 84 on the south, Pierce Street on the east and Polk Street on the west.

Staff recommends adoption of an order initiating proceedings for General Plan Amendment No. 967 provided that the policies contained in Eastern Coachella Valley Area Plan Policy No. 2.1 (Attached Exhibit A) are applied to the entire site and not just the area west of Polk Street. This would insure a cohesive, high quality development over the entire site. Under these policies, the portion of the project east of Polk and south of Avenue 80 would have to do the following: demonstrate compatibility with the Coachella Valley Multi-Species Habitat Conservation Plan (MSHCP); provide connectivity with riding and hiking trails in the area; provide a sufficient number of dwelling units affordable to persons who would be employed by businesses within the project boundary; minimize impacts to adjacent agriculture; address local circulation including efforts to reduce PM₁₀ particulate matter from unpaved roads; and provide sewer and water service for lots smaller than ½ acre, multifamily housing and mobile home parks.

Complying with the Coachella Valley MSHCP will be an important component of any development under the proposed general plan amendment as approximately 75% is located within the Santa Rosa and San Jacinto Mountains Conservation area.

To accomplish this, staff recommends modifying the Eastern Coachella Valley Area Plan Policy No. 2.1 to add the area east of Polk Street as part of General Plan Amendment No. 967.

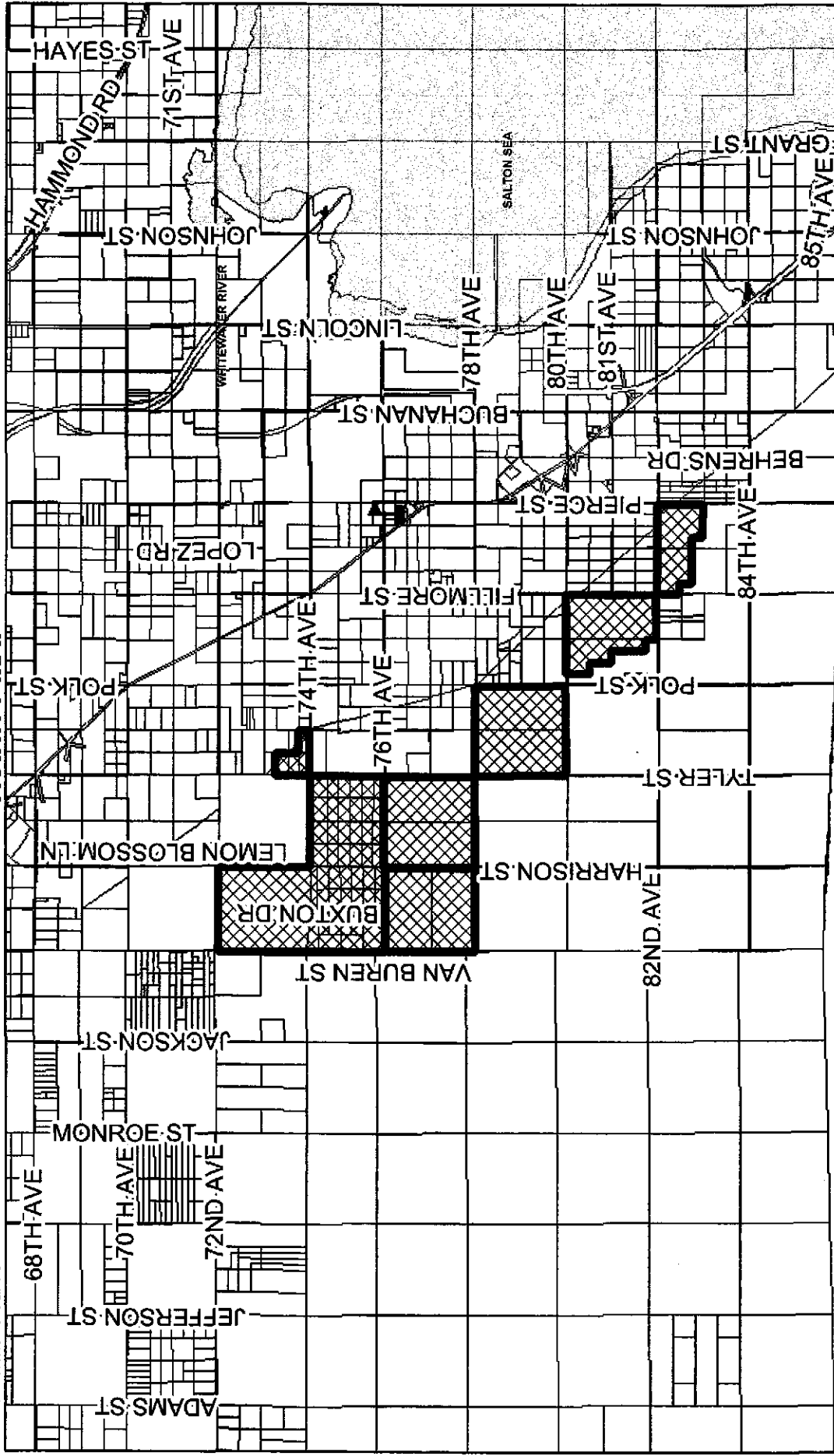
RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 967 **would be appropriate** and comment that adding that portion of the proposed amendment east of Polk Street to the area covered by Eastern Coachella Valley Area Plan Policy No. 2.1 would also be appropriate. The adoption of such an order does not imply that the proposed GPA will be approved.

Planner: Amy Aldana
Date: 3/14/08
VICINITY MAP

GPA00967
VICINITY MAP

Supervisor Wilson
District 4
Date Drawn: 4/02/08



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. The new General Plan is available at <http://www.riverside.ca.gov/planning>. Riverside at (909) 955-3200, in Riverside at (909) 955-3277 or website at <http://www.ltrac.co.riverside.ca.us/plan.htm>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T7SR8E & T8SR8E
Section : 5,6,7,8,16,22,26&31

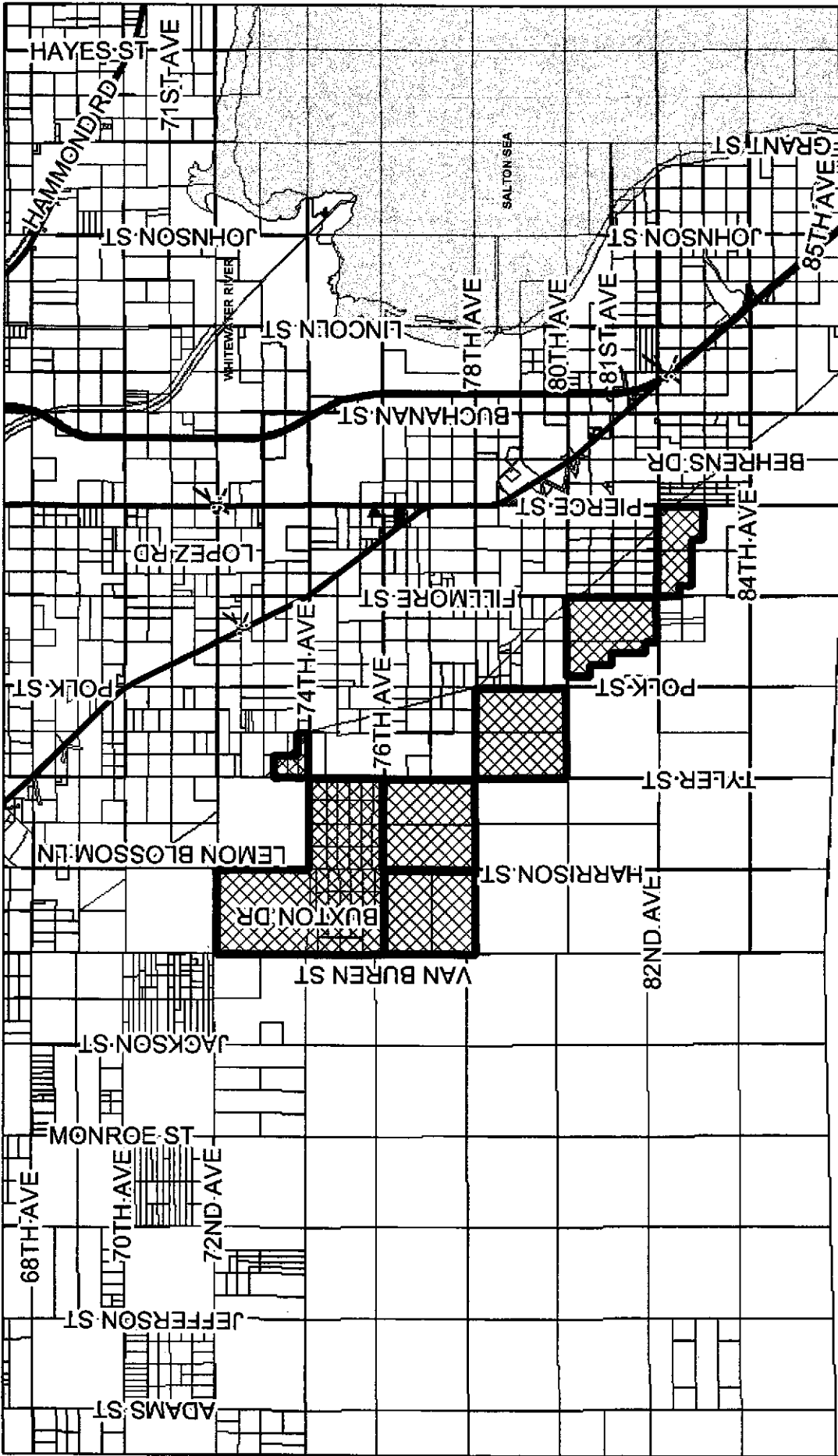
Assessors
Bk. Pg. 755 20-37
Thomas
Bros. Pg. 774 B7



Supervisor Wilson
 District 4
 Date Drawn: 4/02/08

GPA00967
 POLICY AREAS

Planner: Amy Aldana
 Date: 3/14/08
 Exhibit 8



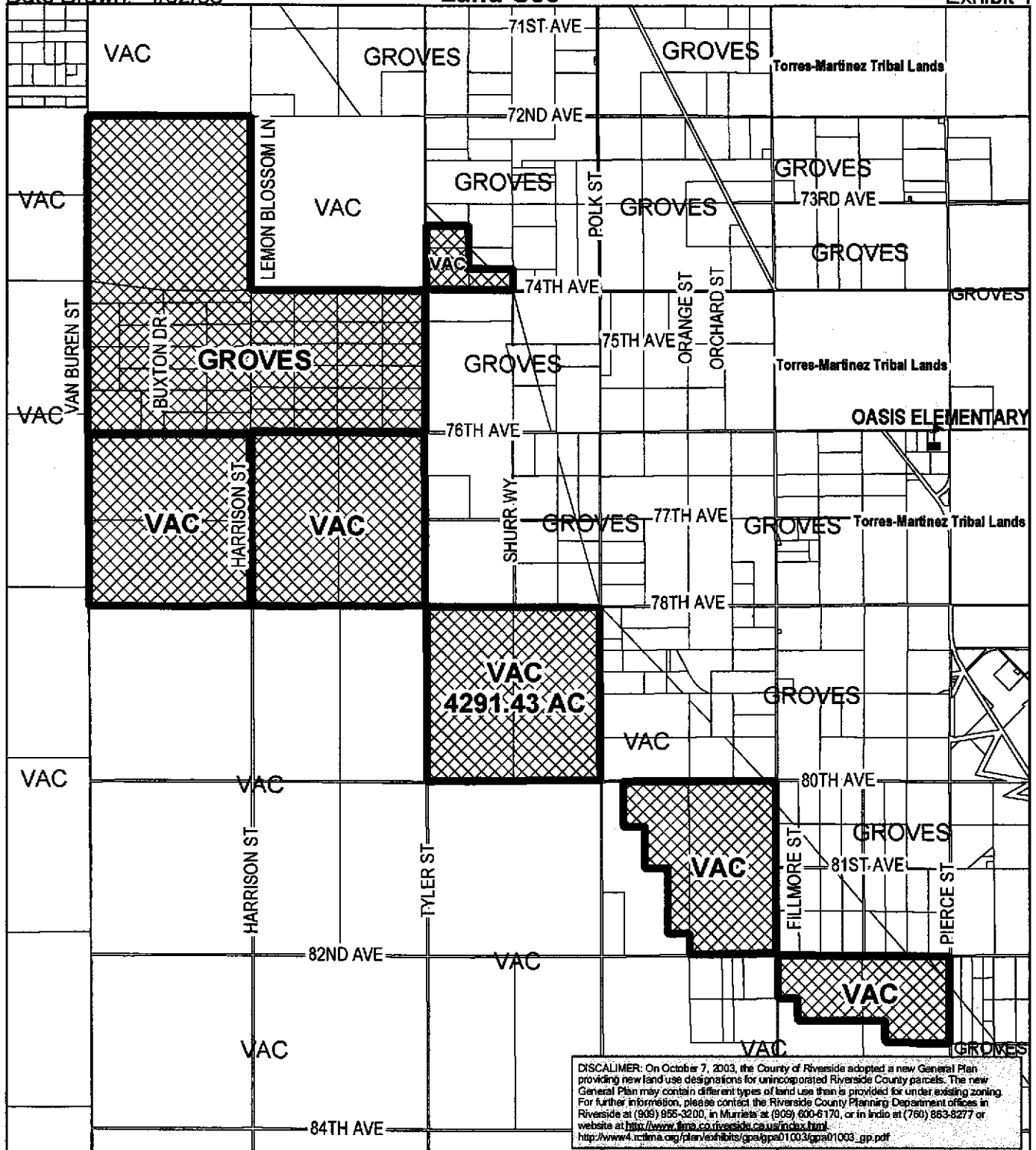
DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new designations may differ from the designations shown on this map. For further information, please contact the Planning Department at (909) 955-5300, in Murietta at (909) 600-6170, or in Inland at (909) 863-8277 or visit the website at <http://www.planning.riverside.ca.gov/planning.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Lower Coachella Valley
 Township/Range: T7SR8E & T8SR8E
 Section : 5,6,7,8,16,22,26&31

Assessors
 Bk. Pg. 755 20-37
 Thomas Bros. Pg. 751 30&34
 774 B7





RIVERSIDE COUNTY PLANNING DEPARTMENT

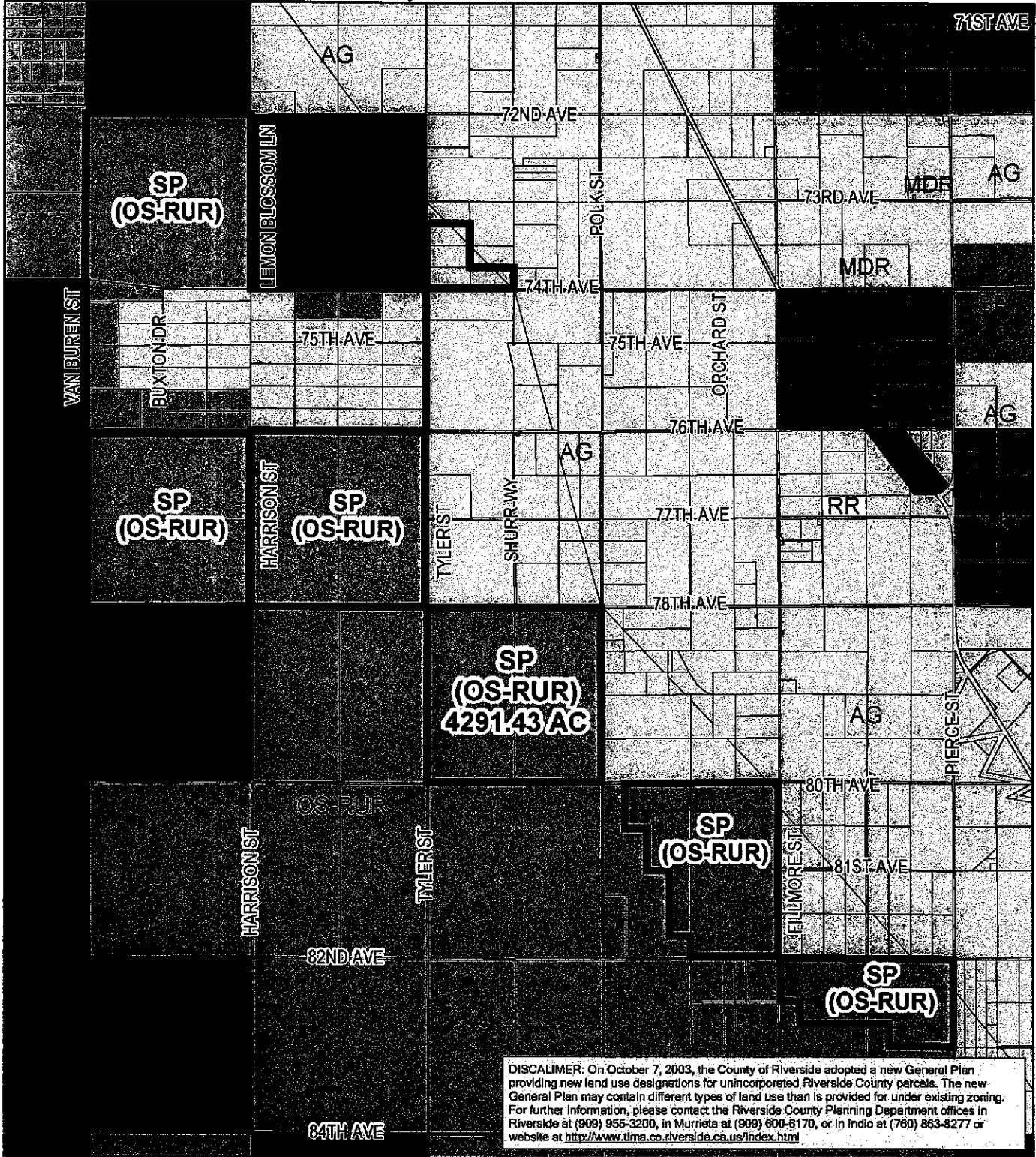
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Assessors
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Thomas 751 30&34
Bros. Pg. 410 E3



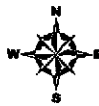
Proposed General Plan



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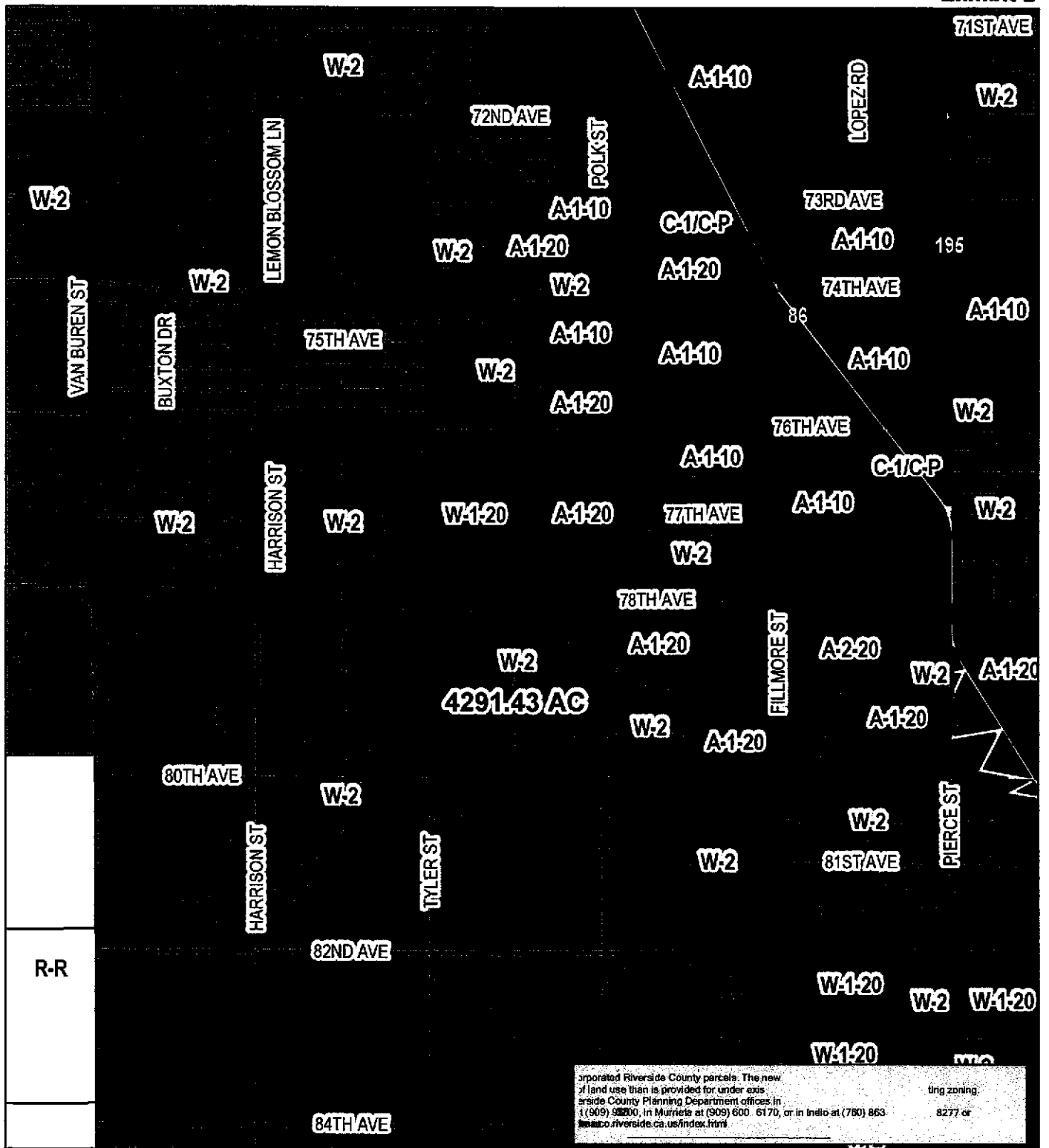
RIVERSIDE COUNTY PLANNING DEPARTMENT

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Assessors
Bk.Pg. 755 20-37
Thomas 751 30&34
Bros. Pg. 410 E3





incorporated Riverside County parcels. The new
 of land use than is provided for under exist
 Riverside County Planning Department offices in
 (909) 93200, in Murrieta at (909) 600. 6170, or in Indio at (760) 863. 8277 or
www.co.riverside.ca.us/index.html

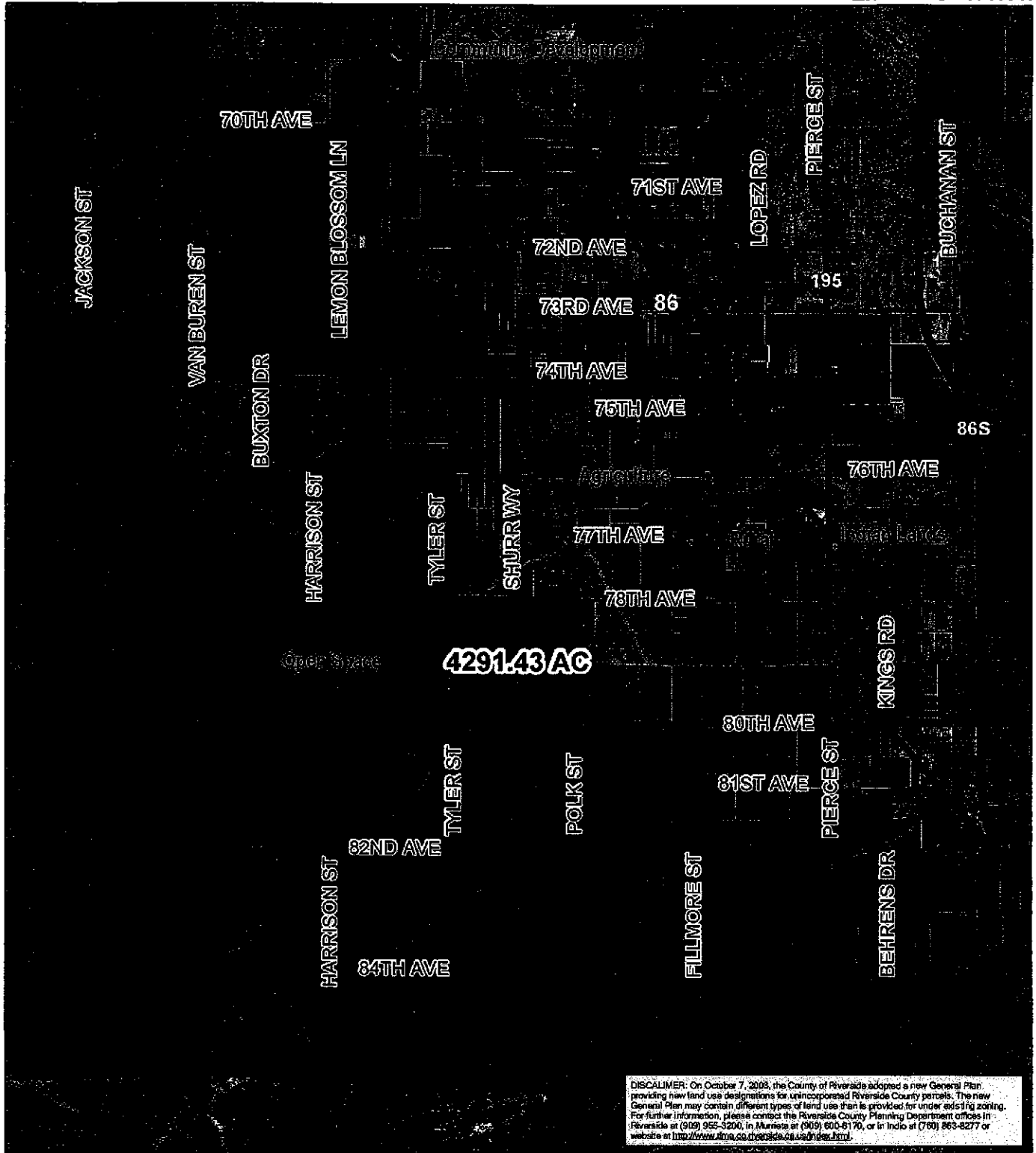
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RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
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 751 30&34
 Thomas
 Bros. Pg. 410 E3





District
 Plan: Lower Coachella Valley
 Township/Range: T7SR8E & T8SR8E
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RIVERSIDE COUNTY PLANNING DEPARTMENT



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