

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

452B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
November 21, 2008

**SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 489, GENERAL PLAN AMENDMENT NO. 826, CHANGE OF ZONE NO. 7402, & SPECIFIC PLAN NO. 362** – (Certify Environmental Impact Report) – Applicant: Van Cal Projects LLC – Engineer / Representative: Terra Nova Planning & Research – Fourth Supervisorial District – Lower Coachella Valley Area – Eastern Coachella Valley Area Plan: Agriculture: (AG), (10 Acre minimum) and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of State Highway 86 and westerly of Lincoln Street – 507.0 Gross Acres - Zoning: Agriculture Heavy (10 Acre Minimum) (A-2-10) - **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element as it applies to the project site to eliminate the land use designation of Agriculture: Agriculture (AG) and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor to Area Ratio) and would establish a Community Development Specific Plan on the site. The Change of Zone proposes to change the existing zoning from Heavy Agriculture, 10 acre Minimum (A-2-10) to SP Zone and establish a boundary of the Specific Plan. Implementing subdivisions will establish the Planning Area boundaries. The Specific Plan proposes a master planned community of 507.0 acres developed around a new College of the Desert (COD) East Valley Campus (EVC), which is planned on 95 of the 507.0 total project acres, of the subject property. While the College is part of the Specific Plan, all entitlements for the college will be processed through the State. The project is comprised of 2,560 single and multi-family dwelling units. In addition the project incorporates land uses that will permit a community center, a fire station, mixed use areas, commercial, office park uses and a 2.3 acre site for an electrical sub station.

**RECOMMENDED MOTION:**

**TENTATIVE CERTIFICATION** of ENVIRONMENTAL IMPACT REPORT NO. 489, which has been completed in compliance with the CEQA Guidelines and

Ron Goldman  
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE 11/24/08

Tina Grande  
Departmental Concurrence

Policy  Policy   
Consent  Consent   
Dept't Recomm.: Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.1

The Honorable Board of Supervisors

RE: **Environmental Impact Report No. 489, General Plan Amendment No. 826, Change of Zone No. 7402, and Specific Plan No. 362**

Page 2 of 2

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 826** amending the Land Use designation for the subject property from Agriculture: Agriculture (AG) and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor to Area Ratio) to Specific Plan as reflected by the land use diagram; in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7402**, from Heavy Agriculture, 10 Acre Minimum (A-2-10) to SP zoning in accordance with Exhibit #3; and,

**TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 362**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Agenda Item No.:  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisory District: Fourth  
Project Planner: Matt Straite  
Planning Commission: November 19, 2008  
Continued From: September 17, 2008

General Plan Amendment No. 826  
Change of Zone No. 7402  
Specific Plan No. 362  
EIR Number 489  
Applicant: Van Cal Projects LLC  
Engineer/Rep.: Terra Nova Planning & Research

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 826** proposes to amend the Riverside County General Plan Land Use Element as it applies to the project site to eliminate the land use designation of Agriculture: Agriculture (AG) and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor to Area Ratio) and would establish a Community Development Specific Plan on the site.

The General Plan Amendment application was before Planning Commission on July 23, 2008 for initiation. The Commission generally expressed concerns regarding the preservation of agriculture in the entire south Coachella Valley. On September 2, 2008 the Board of Supervisors adopted an order initiating the proceedings with a 5-0 vote. No comments or discussions were taken regarding the item.

**Change of Zone No. 7402** proposes to change the existing zoning from Heavy Agriculture, 10 acre Minimum (A-2-10) to SP Zone and establish a boundary of the Specific Plan. Implementing subdivisions will establish the Planning Area boundaries.

**Specific Plan No. 362**, Panorama, proposes a master planned community of 507.0 acres developed around a new College of the Desert (COD) East Valley Campus (EVC), which is planned on 95 of the 507 total project acres, of the subject property. While the College is part of the Specific Plan, all entitlements for the college will be processed through the State. The project is comprised of 2,560 single and multi-family dwelling units. In addition the project incorporates land uses that will permit a community center, a fire station, mixed use areas, commercial, office park uses and a 2.3 acre site for an electrical sub station.

The proposed Amendment is located northerly of Avenue 62, on the southerly of Avenue 60, easterly of State Highway 86 and westerly of Lincoln Street.

### ISSUES OF POTENTIAL CONCERN:

**Environmental Impacts** – The project has been designed or conditioned to mitigate most environmental impacts below a level of significance. However, overriding considerations will be required for the following unavoidable adverse impacts:

- **Air Quality** – Pollutant emissions generated by construction activities and operational emissions associated with the proposed project would exceed South Coast Air Quality Management District thresholds of significance. Implementation of mitigation measures in the Environmental Impact Report will substantially reduce the project specific and cumulative impact but not to a level below significance. With the application of the detailed mitigation measures set forth in Section III-C of the EIR, buildout of the project will result in the accumulation of one emission threshold criteria for NO<sub>x</sub> due to construction-related emissions. Operations upon project buildout will create accumulation of three emissions

threshold criteria (CO, NOx and ROG) due to emissions associated with the use of electricity and natural gas, and from motor vehicle emissions. A statement of overriding consideration will be required for Air Quality.

**FURTHER PLANNING CONSIDERATIONS:**

**October 27, 2008**

At the September 17, 2008 Planning Commission Hearing the Commission directed Staff and the applicant to arrange a meeting between Commissioner Roth and Coachella Valley Water District (CVWD) to discuss the Water Supply Assessment comments and questions presented at the hearing.

Coordinating with the Commissioner and Staff, the applicant met with CVWD separately to address the list of comments and questions. Rather than meeting, CVWD is in the process of preparing a statement of responses. This statement has not yet been provided.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. General Plan Land Use (Ex. #6):         | Agriculture: Agriculture (AG), Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 Floor to Area Ratio) |
| 2. Proposed General Plan Land Use(Ex. #6): | Specific Plan, as reflected in the land use plan  |
| 3. Proposed Zoning (Ex. #3):               | Specific Plan (SP362)   |
| 4. Surrounding Zoning (Ex. #3):            | Heavy Agriculture, 10 Acre Minimum (A-2-10) to the north, south, east and west.                                   |
| 5. Existing Land Use (Ex. #1):             | Agriculture   |
| 6. Surrounding Land Use (Ex. #1):          | Agriculture to the north, south, east and west.   |
| 7. Project Data:                           | Total Acreage: 507 Gross  |

**RECOMMENDATIONS:**

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 826** amending the Land Use designation for the subject property from Agriculture: Agriculture (AG) and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor to Area Ratio) to Specific Plan as reflected by the land use diagram; in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7402**, from Heavy Agriculture, 10 Acre Minimum (A-2-10) to SP zoning in accordance with Exhibit #3; and,

**TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 362**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**TENTATIVE CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 489**, which has been completed in compliance with the CEQA Guidelines and,

**APPROVAL** of a **RESOLUTION RECOMMENDING ADOPTION** for General Plan Amendment No. 826 to the Board of Supervisors.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A City of sphere of influence,
  - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area,
  - c. Fringe Toed Lizard sand source area,
  - d. A high fire area,
  - e. An Area drainage plan area; or,
  - f. A dam inundation area.
3. The project site is located within:
  - a. CSA #125 – Thermal-Street Lighting,
  - b. The Coachella Valley Recreation and Parks District,
  - c. The boundaries of the Coachella Valley Unified School District,
  - d. An active subsidence area,
  - e. An area of high potential for paleontological sensitivity;
  - f. A high and very high liquefaction area; and,
  - g. Prime farmland, farmland of Local Importance, and Unique farmland.
4. The subject site is currently designated as Assessor's Parcel Numbers: 717270002, 717270003, 717270007, 717270008, 717270012, 717270015, 717270016, 717270017, 717270018, 717270020, 717270021, 717270022, 717270023, 757342004

MS/JC

Y:\Planning Case Files-Riverside office\SP00362\SP362 PC September 17\Staff\_Report\_SP362\_approval\_sept\_17-08.doc

Date Prepared: 6/3/08

Date Revised:

2 **RESOLUTION**

3 **RECOMMENDING ADOPTION OF**  
4 **GENERAL PLAN AMENDMENT NO. 826**  
5

6  
7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a  
8 public hearing was held before the Riverside County Planning Commission in Riverside, California on  
9 September 17, 2008, to consider the above-referenced matter; and,

10 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside  
11 County Rules to Implement the Act have been met and the environmental document prepared or relied on  
12 is sufficiently detailed so that all the potentially significant effects of the project on the environment and  
13 measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with  
14 the above-referenced Act and Rules; and,

15  
16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the  
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning  
19 Commission of the County of Riverside, in regular session assembled on September 17, 2008, that it has  
20 reviewed and considered the environmental document prepared or relied on and recommends the  
21 following based on the staff report and the findings and conclusions stated therein:  
22

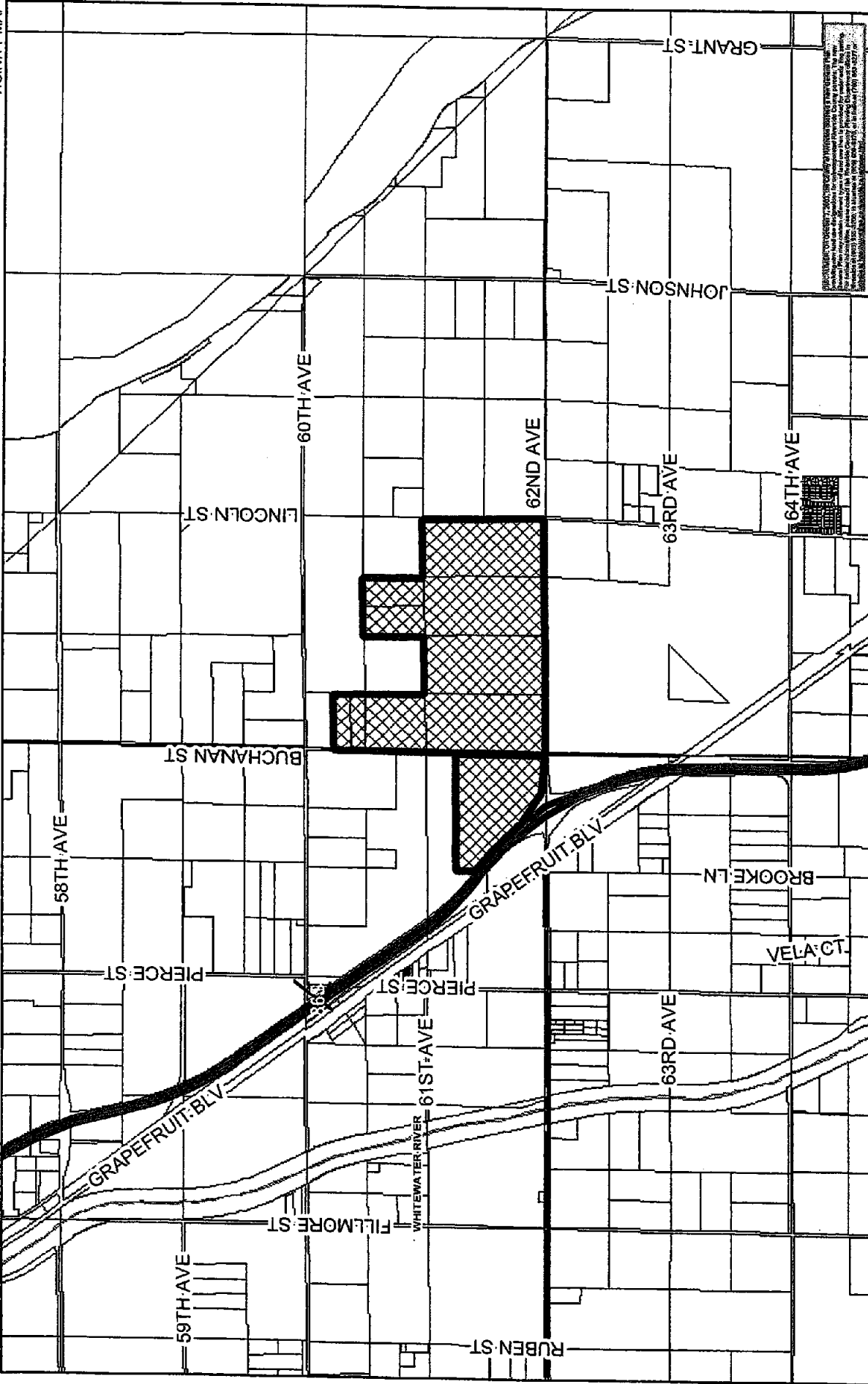
23 **ADOPTION/CERTIFICATION** of the environmental document, Environmental Impact Report  
24 No. 489 (State Clearinghouse No. 2006101056); and,

25 **ADOPTION** of General Plan Amendment No. 826;  
26  
27  
28

**CZ07402 GPA826 SP362**  
VICINITY MAP

Supervisor Wilson  
District 4  
DATE DRAWN: 10/22/07

Planner: Matt Straite  
Date: 10/31/07  
VICINITY MAP



THIS MAP IS THE PROPERTY OF RIVERSIDE COUNTY PLANNING DEPARTMENT. IT IS TO BE USED ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED. THE PLANNING DEPARTMENT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS MAP. THE PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS MAP.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: Lower Coachella Valley  
Township/Range: T6SR9E  
Section : 31

ASSESSORS 717-27  
BK PG. 757-34 & 27  
THOMAS  
BROS.PG 5592 D2



Supervisor Wilson  
District 4

DATE DRAWN 10/22/07

# CZ07402 GPA826 SP362 DEVELOPMENT OPPORTUNITY

Planner: Matt Straite

Date: 10/31/07

Exhibits Overview

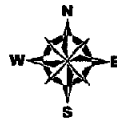


## RIVERSIDE COUNTY PLANNING DEPARTMENT

District  
Plan: Lower Coachella Valley

Township/Range: T6SR9E

SECTION: 31



ASSESSORS  
BK. PG. 717-27  
757-34 & 27  
THOMAS  
BROS.PG 5592 D2

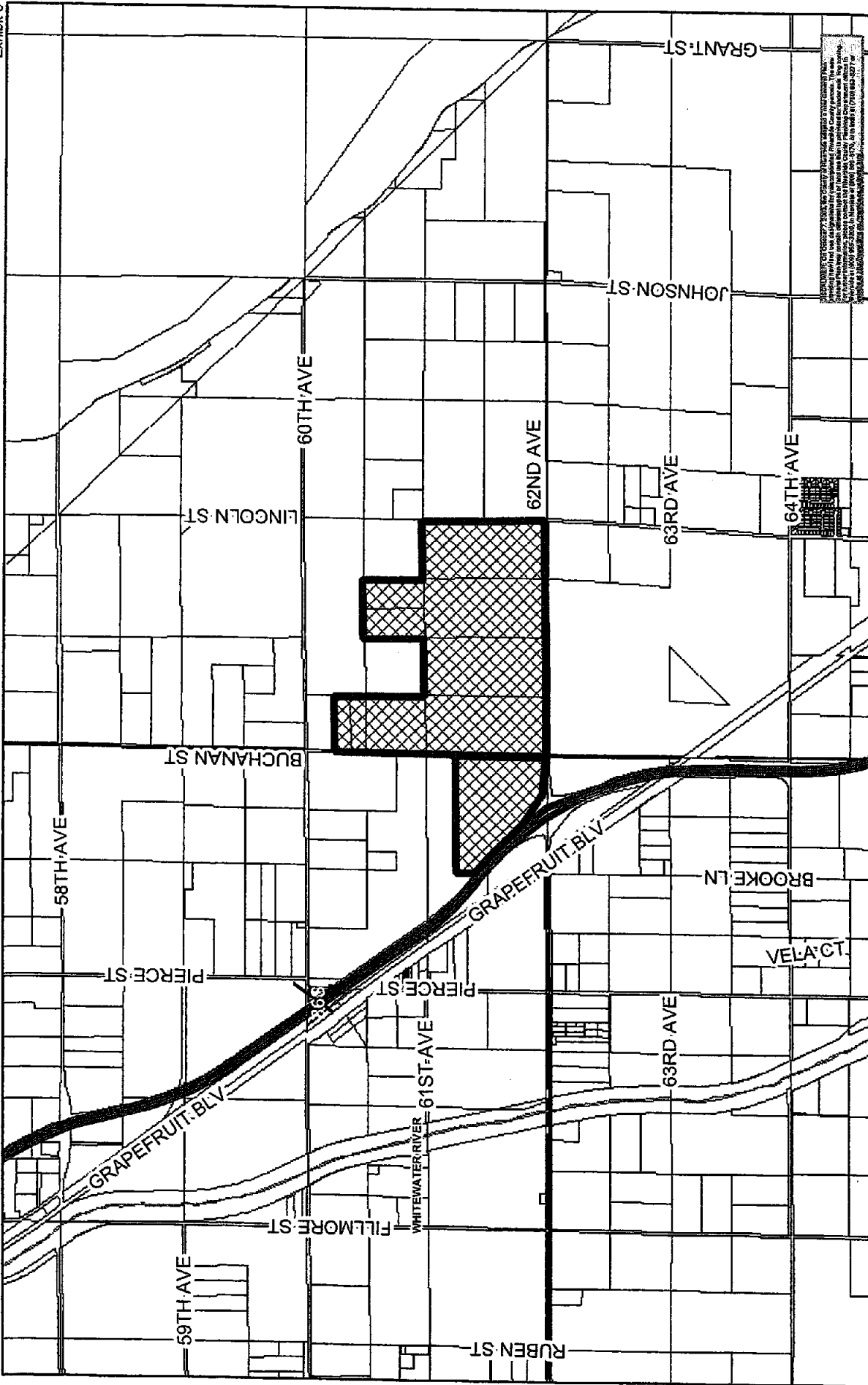
# CZ07402 GPA826 SP362

## POLICY AREAS

Supervisor Wilson  
District 4

DATE DRAWN: 10/22/07

Planner: Matt Straite  
Date: 10/31/07  
Exhibit 8

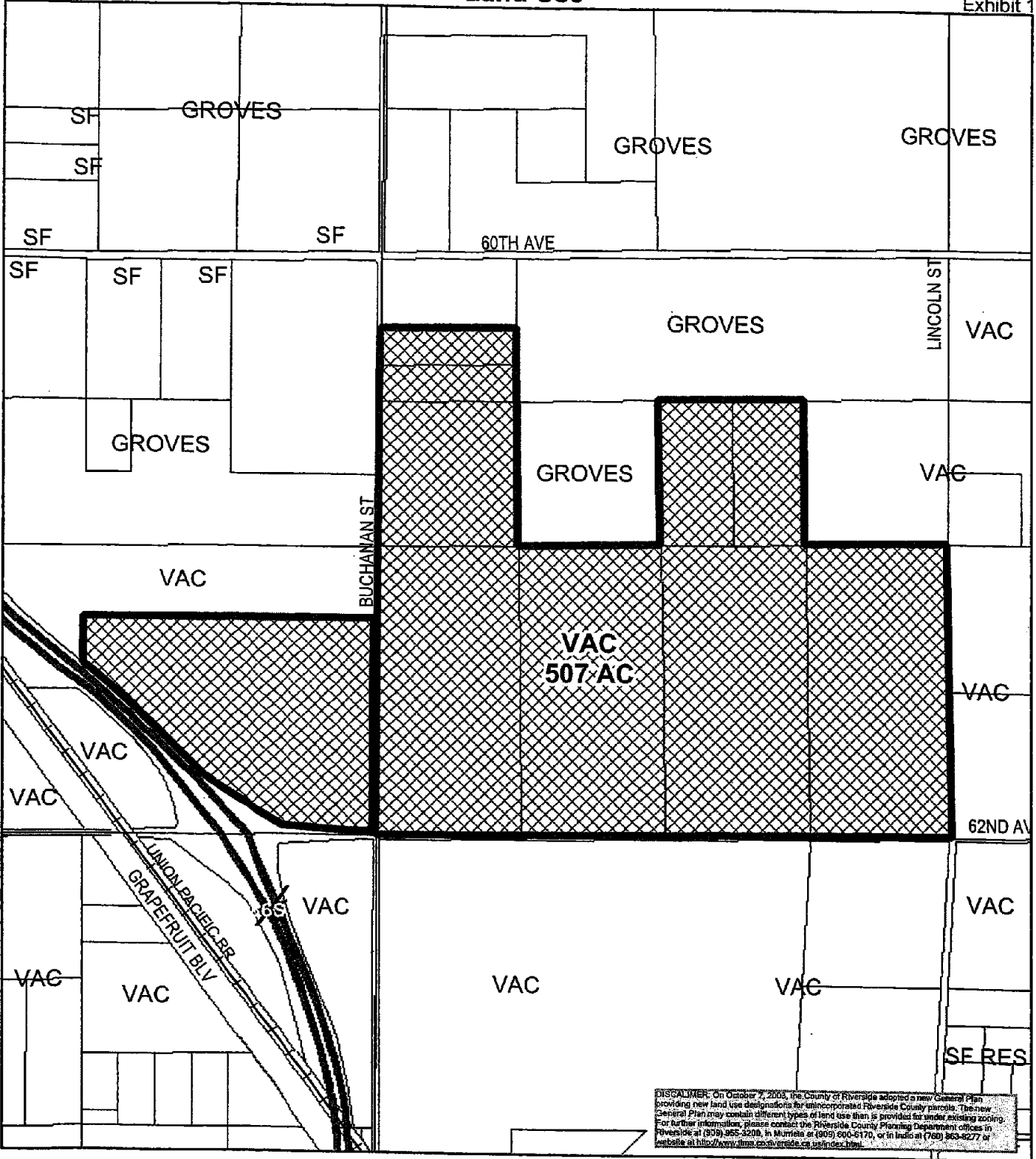


### RIVERSIDE COUNTY PLANNING DEPARTMENT

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BK. PG. 757-34 & 27  
THOMAS  
BROS.PG 5592 D2





DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.time.co.riverside.ca.us/index.htm>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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District: **Lower Coachella Valley**

Township/Range: **T6SR9E**

Section : 31



ASSESSORS 717-27  
BK. PG. 757-34 & 27  
THOMAS  
BROS.PG 5592 D2



Supervisor Wilson  
District 4

DATE DRAWN: 10/22/07

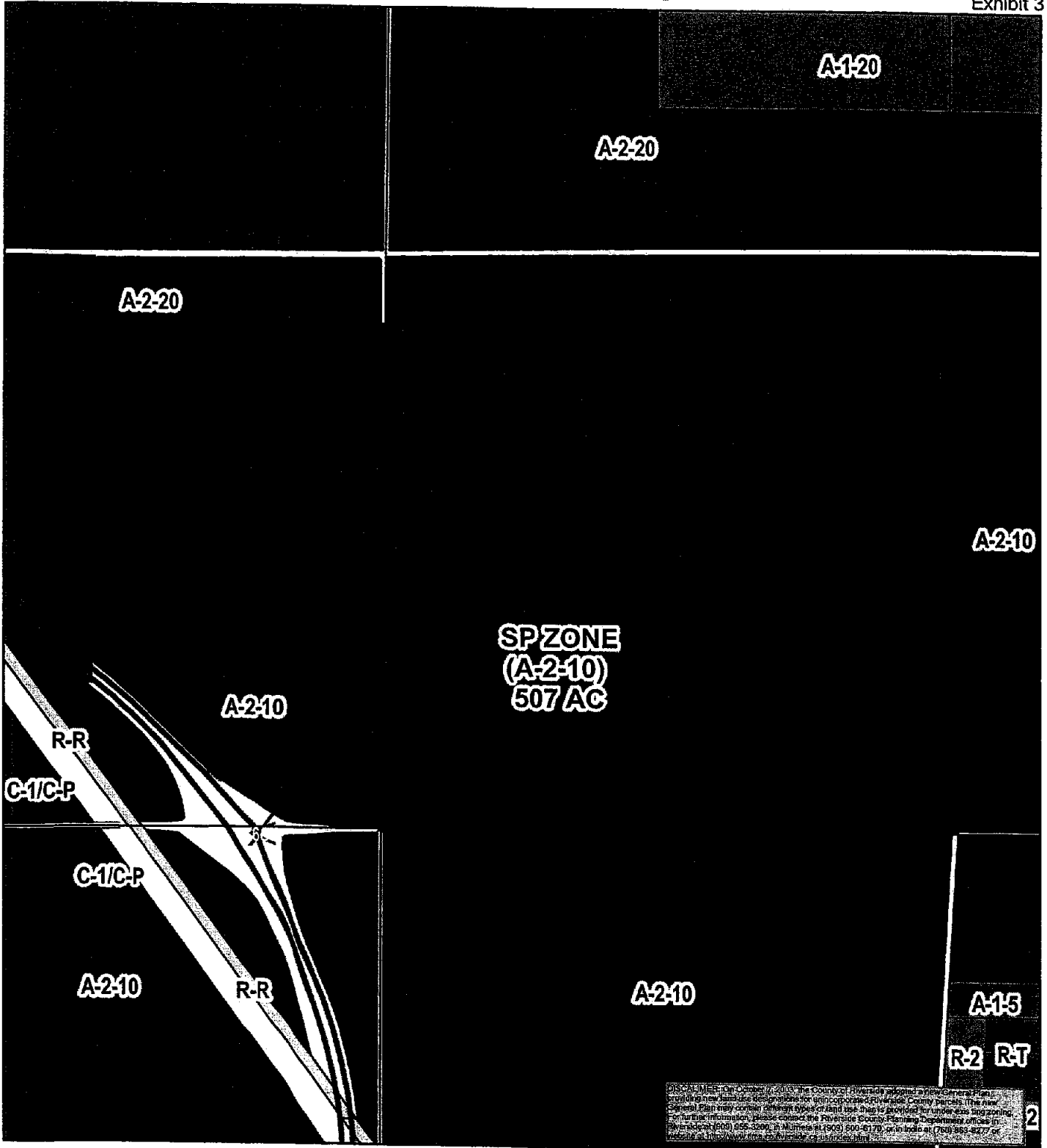
CZ07402 GPA826 SP362

PROPOSED ZONING

Planner: Matt Straite

Date: 10/31/07

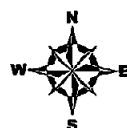
Exhibit 3



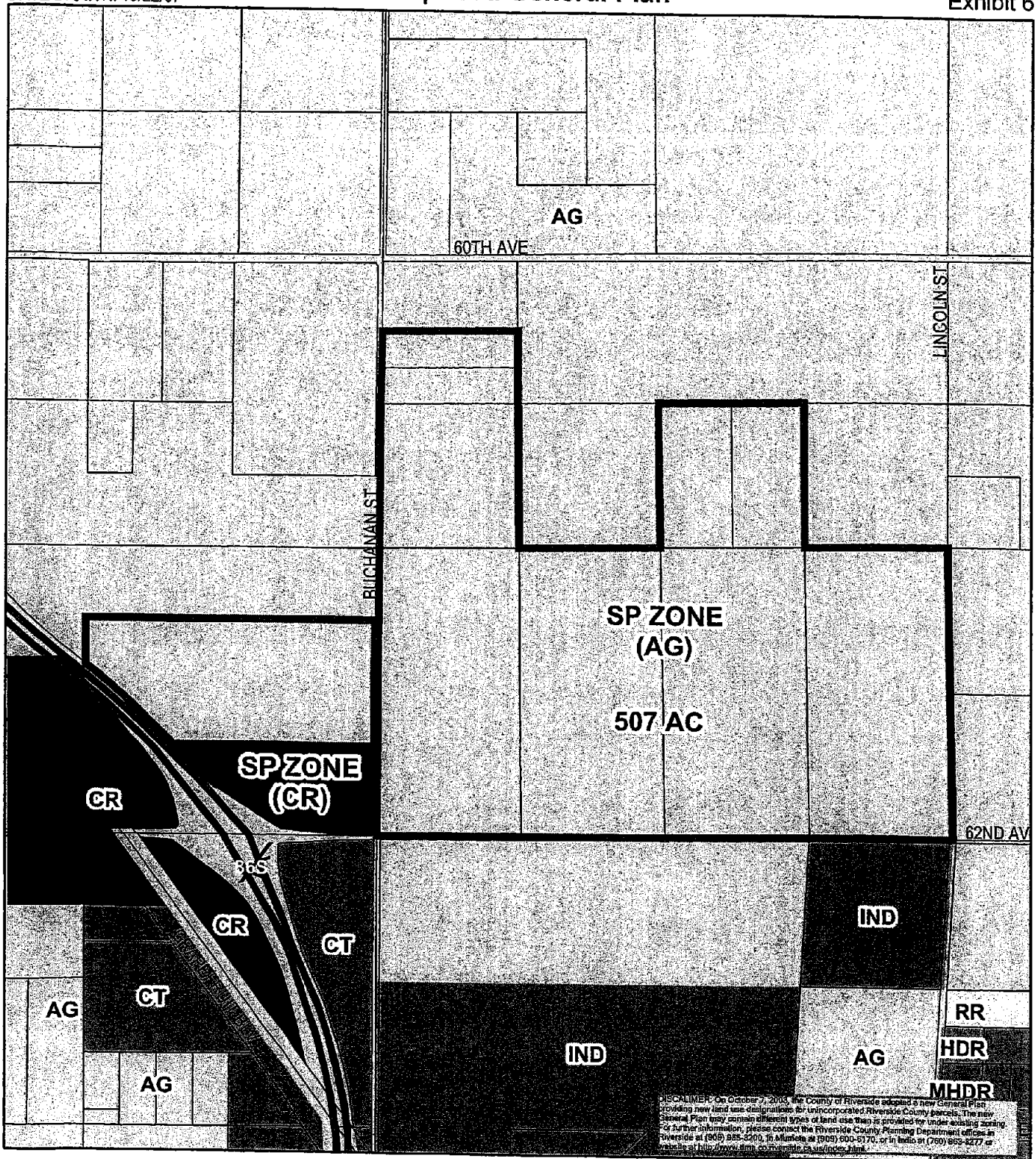
SPZONE  
(A-2-10)  
507 AC

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: Lower Coachella Valley  
Township/Range: T6SR9E  
Section : 31

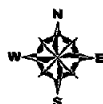


Assessors 717-27  
Bk. Pg. 757-27&34  
Thomas  
Bros. Pg. 5592 D2



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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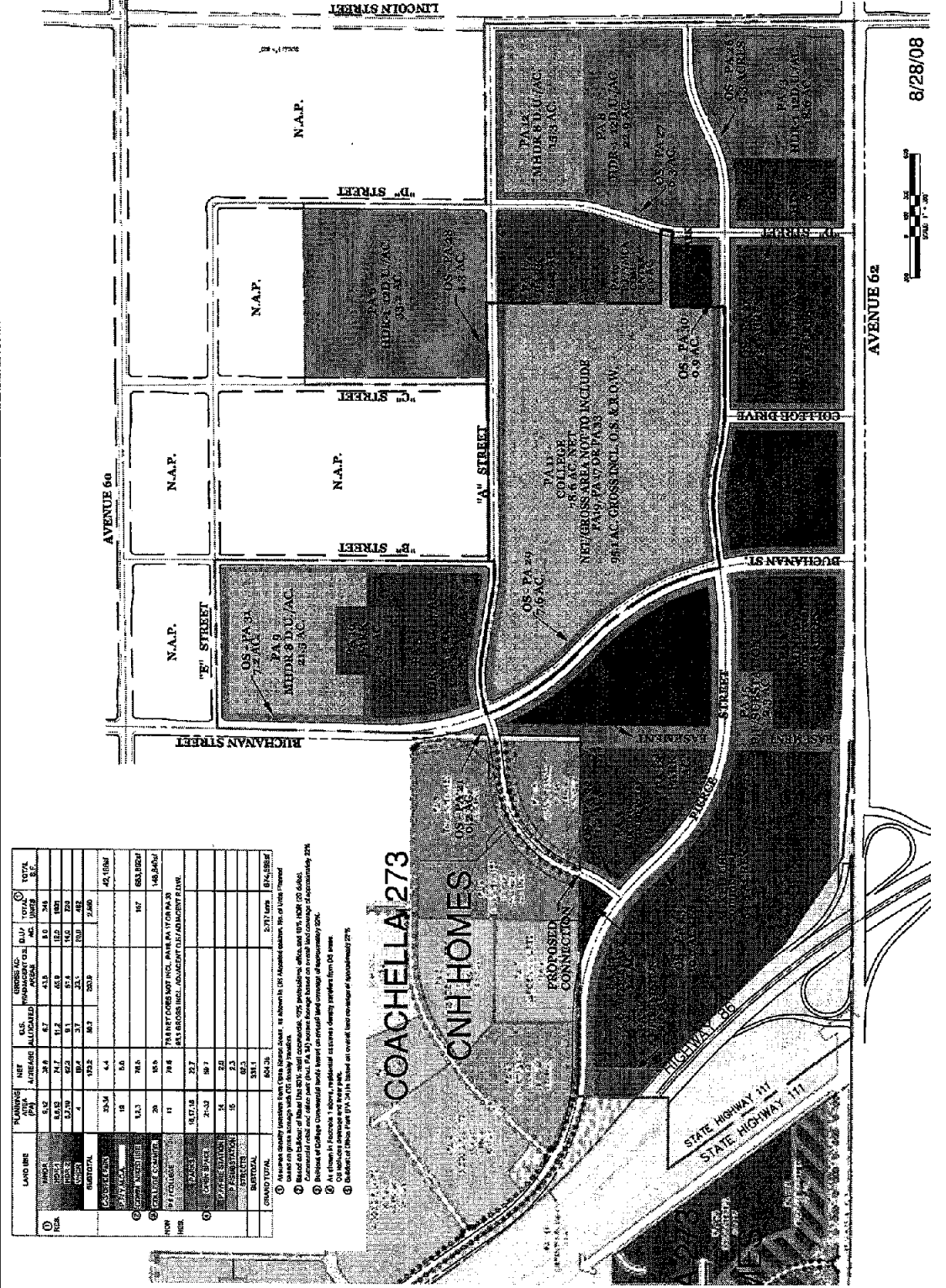


ASSESSORS 717-27  
BK. PG. 757-27&34  
THOMAS  
BROS.PG. 5592 D2

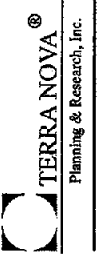


LAND USE	AREA (AC)	PERCENTAGE OF TOTAL	PERCENTAGE OF TOTAL	PERCENTAGE OF TOTAL	PERCENTAGE OF TOTAL	PERCENTAGE OF TOTAL	PERCENTAGE OF TOTAL	PERCENTAGE OF TOTAL	PERCENTAGE OF TOTAL
RESIDENTIAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
COMMERCIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
INDUSTRIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
AGRICULTURAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
OPEN SPACE	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
ROADS	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
UTILITIES	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
WATERWAYS	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
UNDEVELOPED	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

① As shown in Figures 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



Source: ADS 08.28.08



**Panorama Specific Plan**  
**Preliminary Master Land Use Plan**  
**Riverside County Unincorporated, California**

Exhibit

II-3