

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

909B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 5, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 997 – Foundation-Regular– Applicant: Nnh Properties, LLC – Engineer/Representative: Coachella Valley Engineers - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Open Space: Rural (OS-RUR) (20 Acre Minimum) and Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Westerly of Rio Del Sol Road, northerly of Vista Chino, and easterly of Date Palm Drive – 160 Gross Acres - Zoning: Controlled Development Areas- 10 Acre Minimum (W-2-10) and Manufacturing-Service Commercial (M-SC) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space to Community Development and to amend the General Plan land use designation of the subject site from Rural to Light Industrial – APN(s): 670-040-013, 670-040-014

REVIEWED BY EXECUTIVE OFFICE

DATE 1/27/09
Tina Grande
Departmental Concurrence

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

Ron Goldman
Planning Director

RG:TH

Policy

Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.4

The Honorable Board of Supervisors
RE: General Plan Amendment No. 997
Page 2 of 2

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.

Y:\Advanced Planning\2008FOUNDATIONCOMPONENTREVIEW\GPACases\GPA 997\GPA00997 BOS Package\GPA00997 Form 11a.doc

Agenda Item No.: 6.8
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth
Project Planner: Tamara Harrison
Planning Commission: September 17, 2008

General Plan Amendment No. 997
Applicant: Nnh Properties, LLC
Engineer/Representative: Hacker Engineering

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that an adoption of an order initiating proceedings for General Plan Amendment No. 997 from Open Space: Rural to Community Development: Light Industrial on the southern portion of the site that does not have topographic issues and the Planning Commission made the comments below. The Planning Director continues to recommend that initiation on the southern portion of the site 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 indicated that there needs to be a means of quantifying the southern portion of the site that will be proposed for the change.

Commissioner John Snell: Commissioner Snell suggested that an additional exhibit showing the southern portion of the site to be proposed as Light Industrial should be provided.

Commissioner John Petty: No Comments

Commissioner Jim Porras: Commissioner Porras agreed with staff that initiation on the southern portion of the lot would be appropriate.

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 6.8
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth
Project Planner: Tamara Harrison
Planning Commission: September 17, 2008
Continued from: August 12, 2008

General Plan Amendment No. 997
E.A. Number 41826
Applicant: Nnh Properties, LLC
Engineer/Rep.: Coachella Valley Eng.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Open Space: Rural" (OS:RUR) (20 acre min.) to Community Development: Light Industrial (CD:LI) for an approximately 160-acre site. The project is located northerly of Vista Chino, westerly of Rio Del Sol Road, and easterly of Date Palm Drive.

FURTHER PLANNING CONSIDERATIONS:

August 26, 2008

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held August 21, 2008 between the applicant and the Planning Department to discuss the proposal further.

Staff was initially concerned with the proposed change over the entire site given the topography of the site. Staff recommends and the applicant has agreed to only seek the Community Development: Light Industrial designation for the southern portion of the site in order to limit the development in steeper portions of the site.

The applicant also indicated that a reciprocal easement along Vista Chino to the east of the site has been agreed upon with the existing businesses to the east, therefore, providing secondary access to the site and addressing staff's concern regarding secondary access.

The site currently lacks sewer and water.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 997 from Open Space: Rural to Community Development: Light Industrial **would not be appropriate as proposed**, but that an order initiating proceedings as modified by staff **would be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

Agenda Item No.: 5.15
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 997
E.A. Number 41826
Applicant: Nnh Properties, LLC
Engineer/Rep.: C. V. Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Open Space: Rural" (OS:RUR) (20 acre min.) to Community Development: Light Industrial (CD:LI) for an approximately 160-acre site. The project is located northerly of Vista Chino, westerly of Rio Del Sol Road, and easterly of Date Palm Drive.

POTENTIAL ISSUES:

Policy LU 24.7 of the General Plan requires "adequate and available... circulation facilities, water resources and sewer facilities exist to meet the demands of the proposed land use. No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the proposed change; sewer is not available at the site and the site lacks secondary public access.

A large portion of the site is also impacted by topographical concerns. Increasing the intensity of the land use potentially leads to risks associated with drainage, erosion and increased fire risks; therefore, creating an inconsistency between the land use map/element and the safety element of the General Plan.

Areas surrounding the site with existing Light Industrial designations remain vacant. No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the need for additional Industrial designations in the area.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 997 from Open Space: Rural to Community Development: Light Industrial **would not be appropriate.**

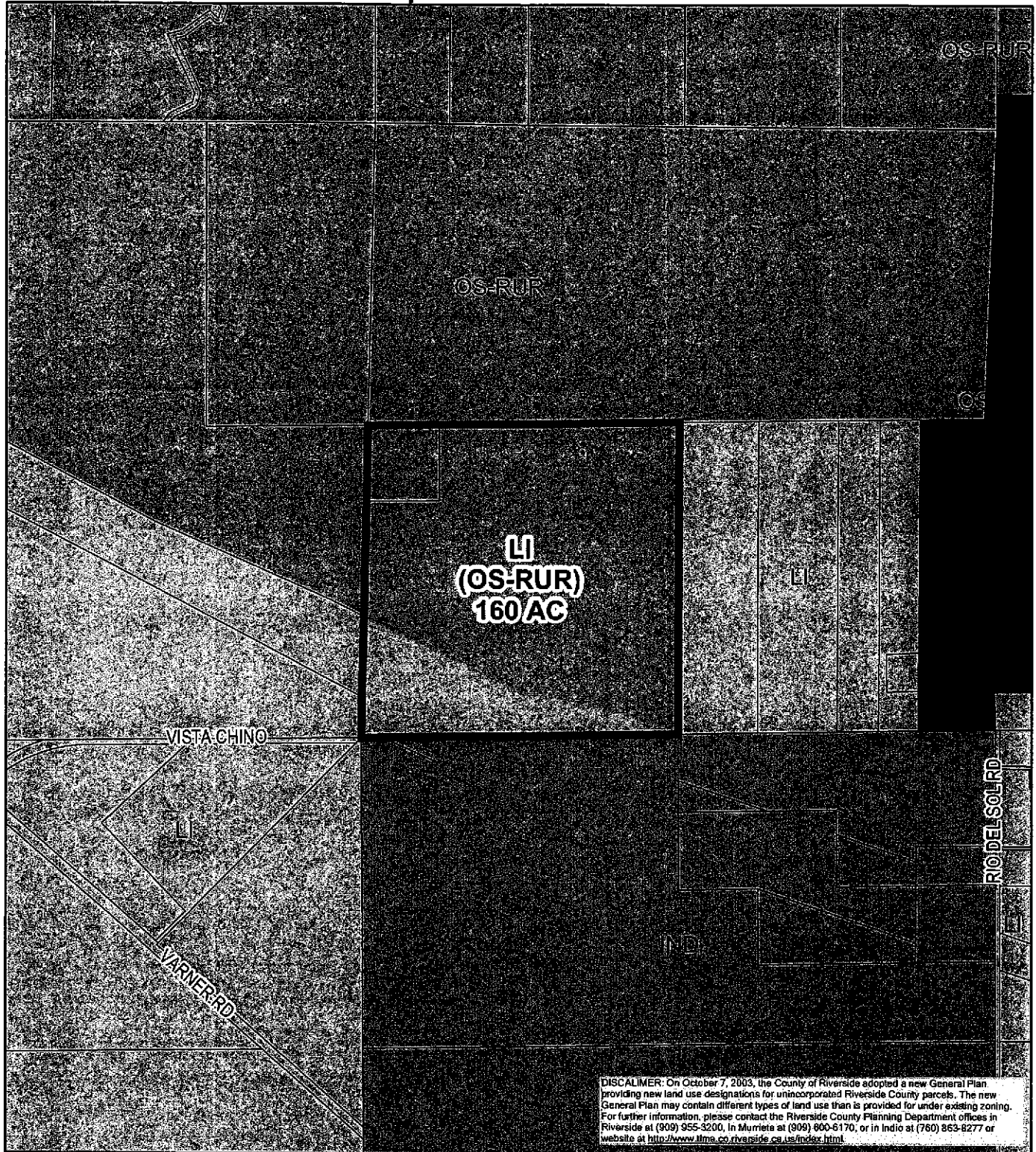
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997\GPA00997 PC Staff Report.doc

Supervisor Wilson
District 4
Date Drawn: 4/09/08

GPA00997

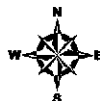
Proposed General Plan

Planner: Amy Aldana
Date: 3/17/08
Exhibit 6



Zone
District: Thousand Palms
Township/Range: T4SR5E
Section: 1

RIVERSIDE COUNTY PLANNING DEPARTMENT

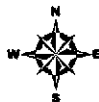


Assessors
Bk. Pg. 670-04
Thomas
Bros. Pg. 758 B5



Zone
District: Thousand Palms
Township/Range: T4SR5E
Section: 1

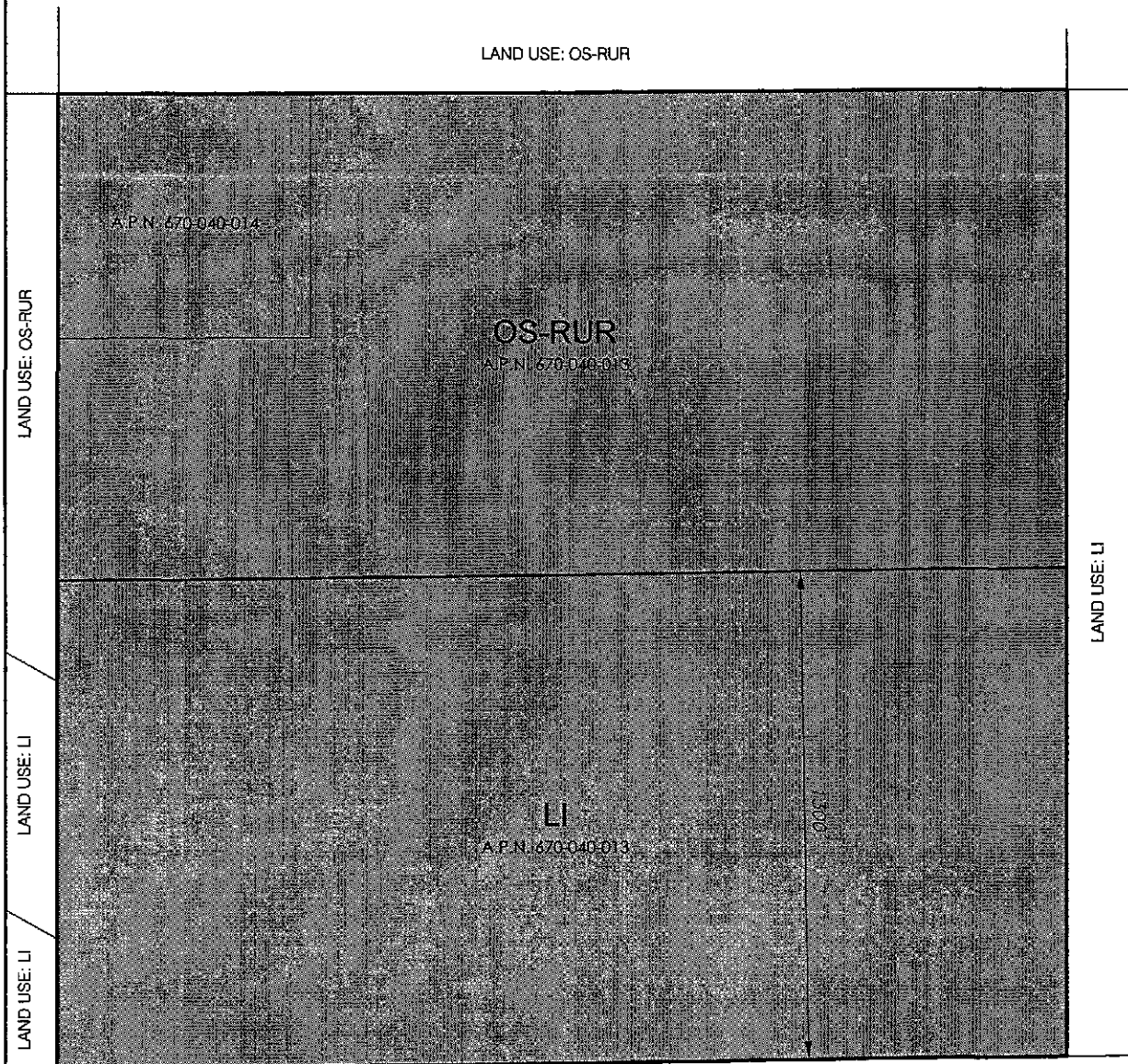
RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk. Pg. 670-04
Thomas
Bros. Pg. 758 B5

PROPOSED FOUNDATION COMPONENT EXHIBIT

SW1/4 SEC. 1, T.4S., R.5E. S.B.B. & M.





LAND USE: OS-RUR
LAND USE: LI
LAND USE: LI

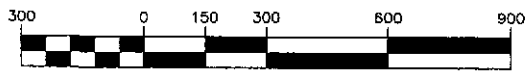
LAND USE: IND

LAND USE: IND

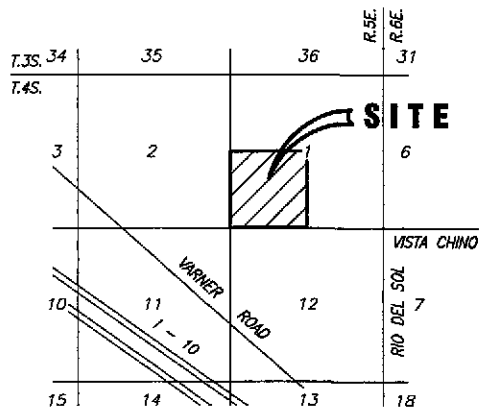
LEGEND

-  OPEN SPACE, RURAL
-  LIGHT INDUSTRIAL

GRAPHIC SCALE

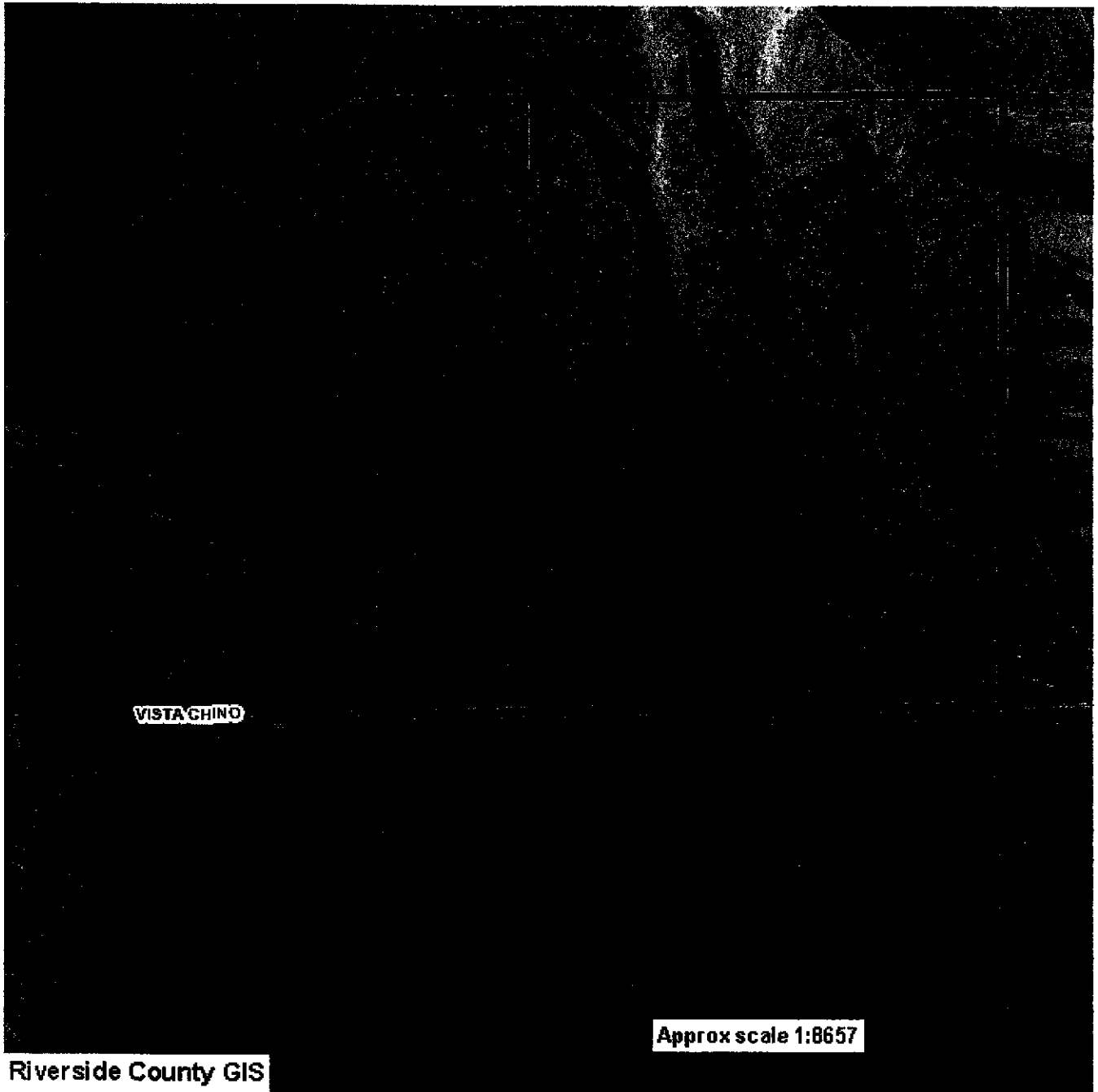


(IN FEET)
1 inch = 300 ft.



VICINITY MAP

NTS



VISTA CHINO

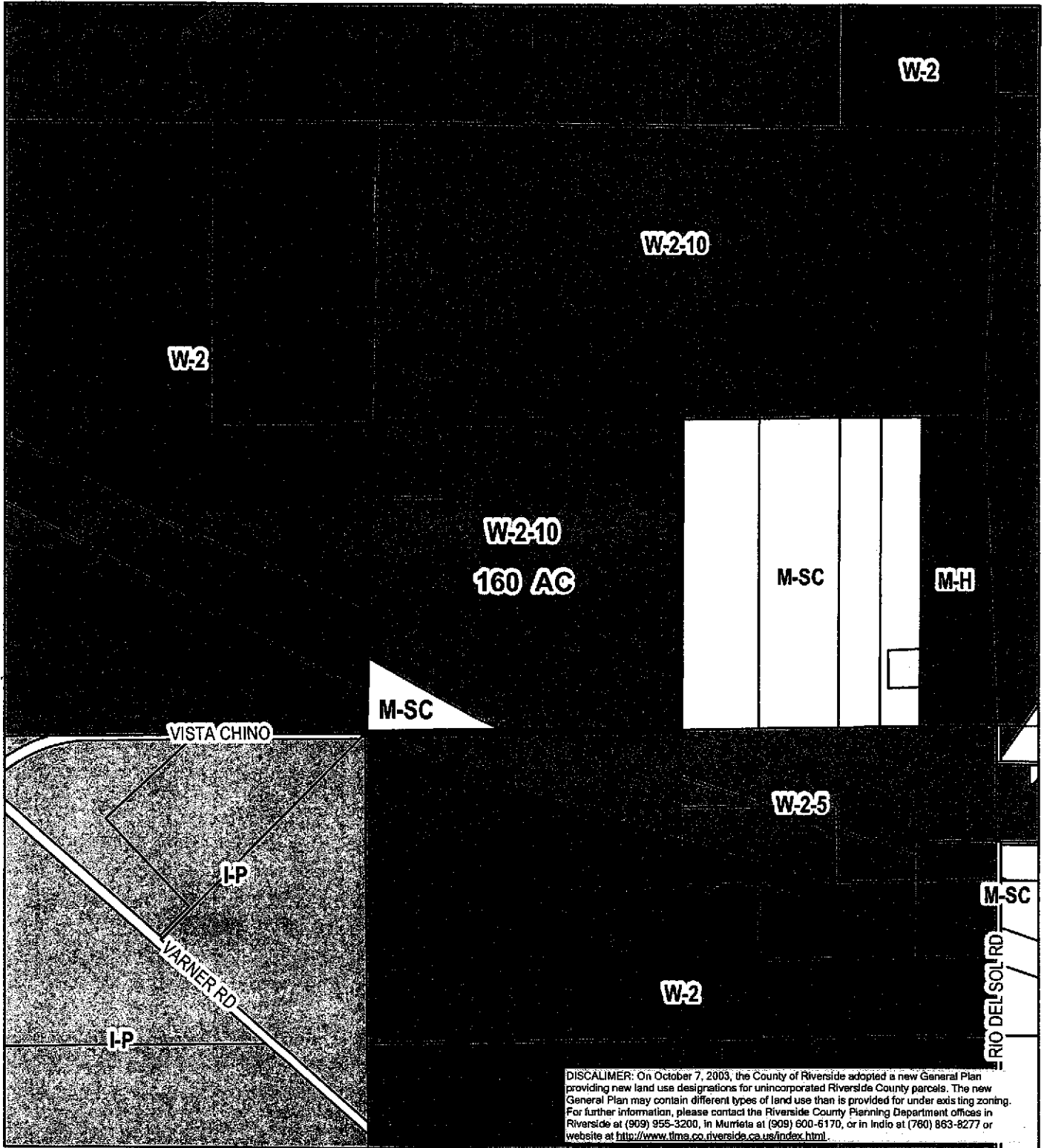
Approx scale 1:8657

Riverside County GIS

Supervisor Wilson
District 4
Date Drawn: 4/09/08

GPA00997
EXISTING ZONING

Planner: Amy Aldana
Date: 3/17/08
Exhibit 2

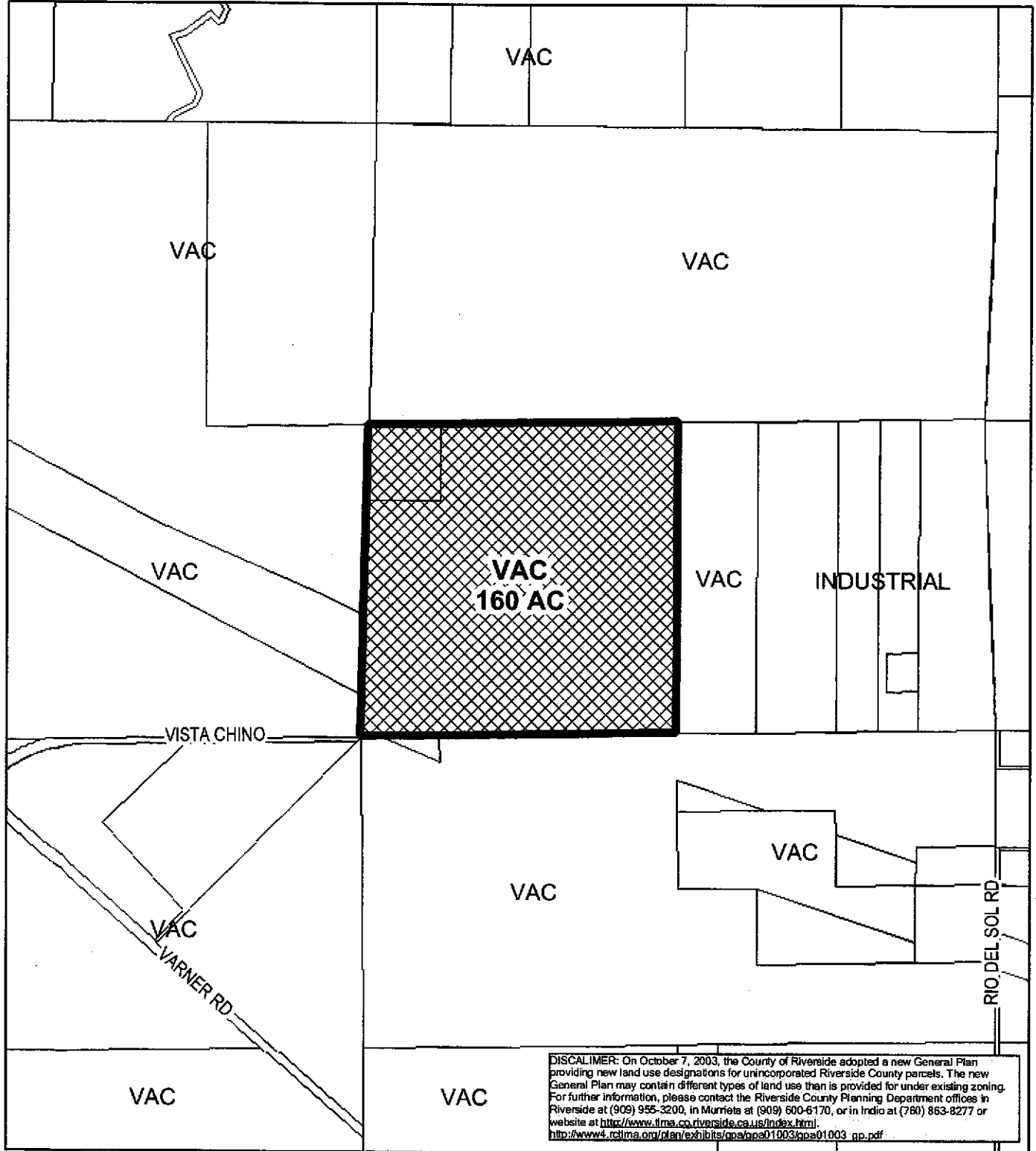


Zone
District: Thousand Palms
Township/Range: T4SR5E
Section: 1

RIVERSIDE COUNTY PLANNING DEPARTMENT

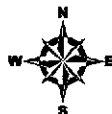
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Thomas
Bros. Pg. 758 B5





RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR5E
Section: 1



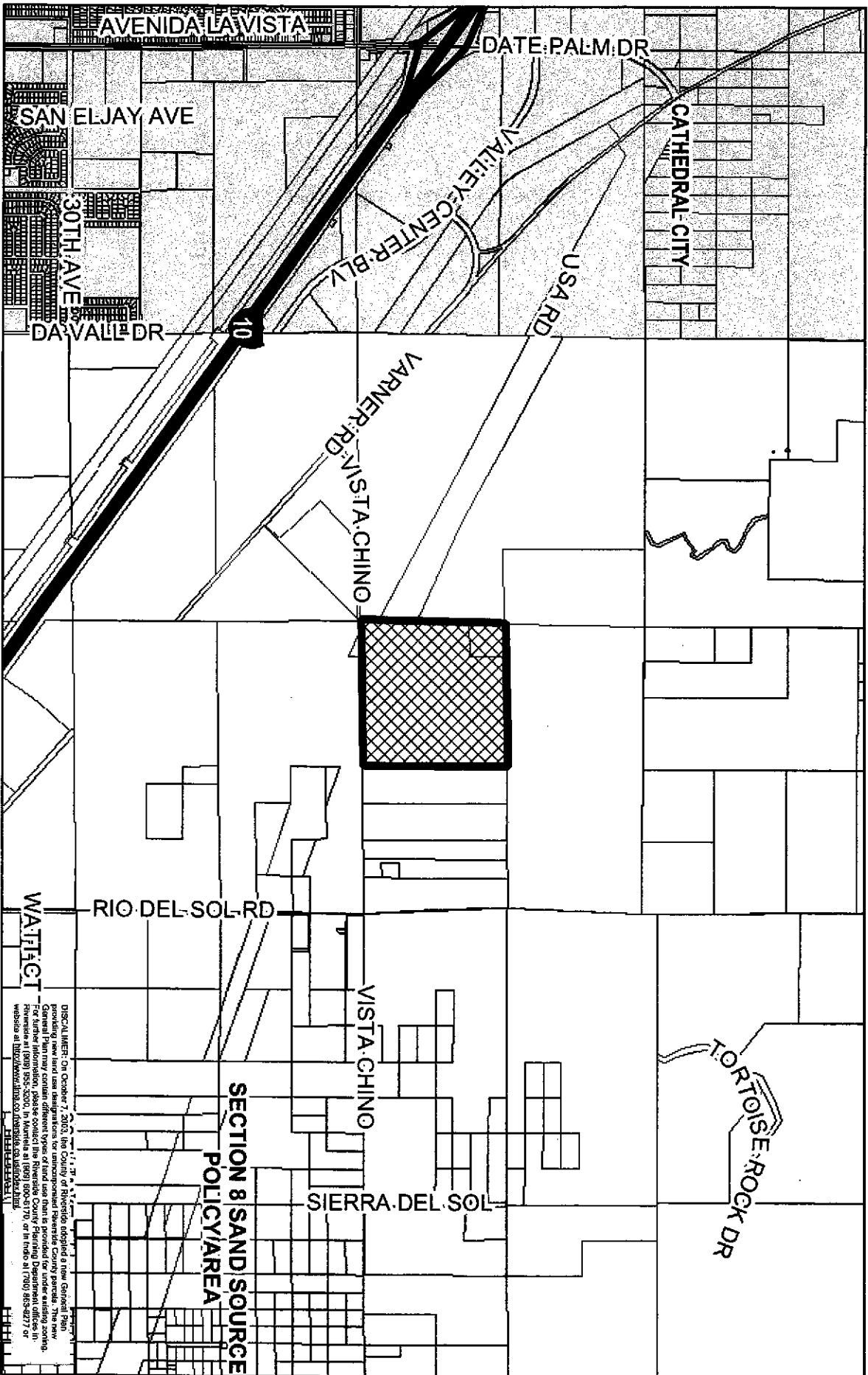
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Supervisor Wilson
District 4
Date Drawn: 4/09/08

GPA00997
VICINITY MAP

Planner: Amy Aldana
Date: 3/17/08
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR5E
Section: 1

0

2,700

5,400

10,800

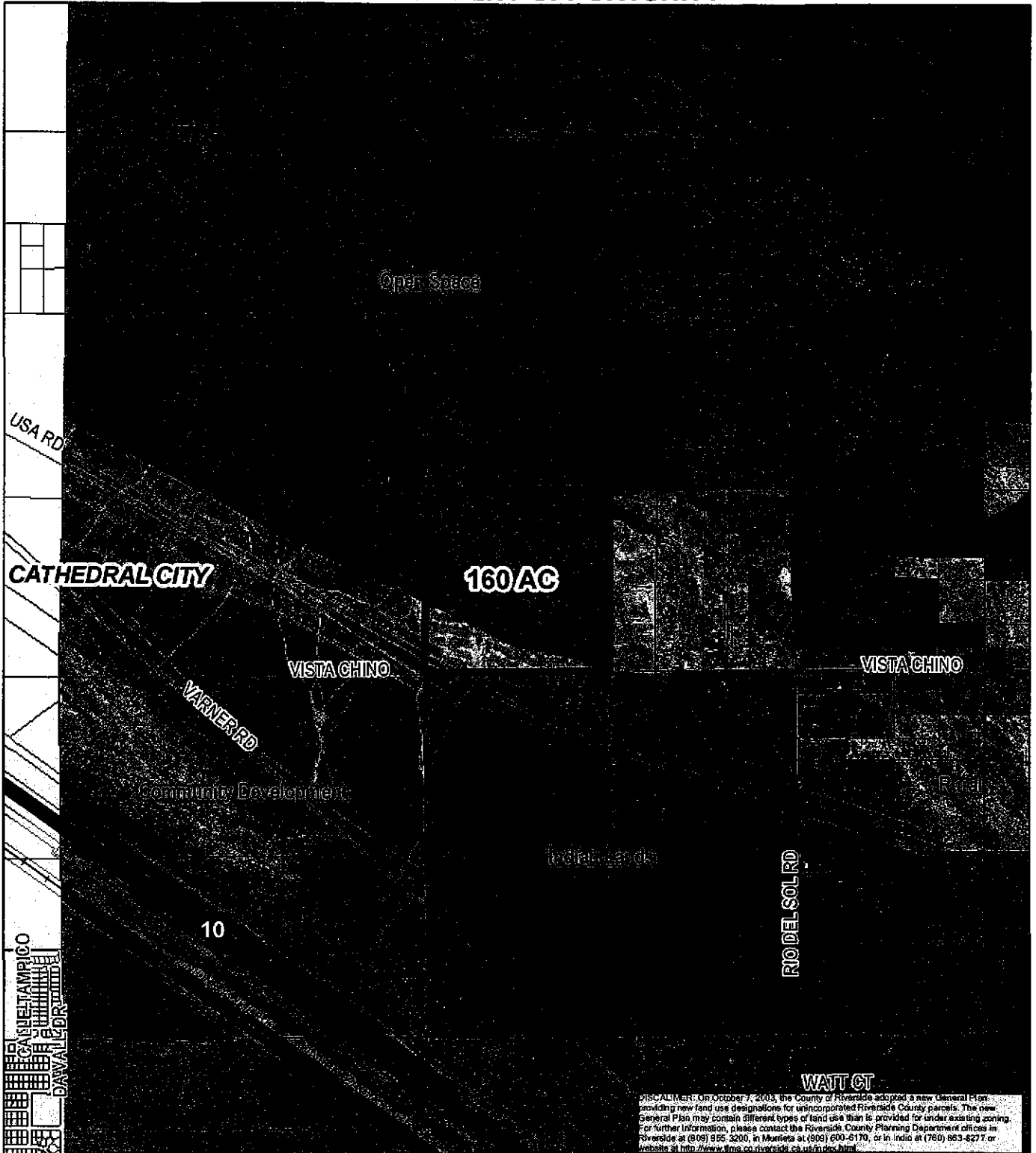
16,200



DISCAL ALERT: On October 7, 2007, the Commission adopted a new General Plan pending 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) 955-3300, in Murietta at (951) 695-5170, or in Moreno at (760) 853-4277 or planning@riversideca.gov.

**SECTION 8 SAND SOURCE
POLICY/AREA**

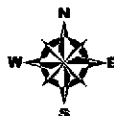
Assessors
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DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided 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.lmca.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Thousand Palms
Township/Range: T4SR5E
Section: 1



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