

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

908 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 5, 2008


SUBJECT: GENERAL PLAN AMENDMENT NO. 995 –Foundation-Regular– Applicant: Campanero Group, LLC – Engineer/Representative: Hacker Engineering, Inc - Fifth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum) – Location: Westerly of Mountain View Road, northerly of Clubhouse Drive, easterly of Bubbling Wells Road, southerly of 18th Avenue – 38.8 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development and to amend the General Plan land use designation of the subject site from Rural Residential (RUR-RR) (5 Acre Minimum) to Medium Density Residential (CD-MDR) (2-5 du/ac) – APN(s): 657-300-004, 657-300-005

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



Ron Goldman
Planning Director

RG:TH

REVIEWED BY EXECUTIVE OFFICE

DATE 1/24/08
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.8

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.: 6.5
Area Plan: Western Coachella Valley
Zoning District: Pass and Desert
Supervisorial District: Fifth
Project Planner: Tamara Harrison
Planning Commission: September 17, 2008

General Plan Amendment No. 995
Applicant: Campanero Group, 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. 995 from Rural: Rural Residential to Community Development: Medium Density Residential as modified by staff to include various parcels to the north, south and west would be appropriate and the Planning Commission made the comments below. The Planning Director continues to recommend that initiation of GPA00995 from RUR: RR to CD:MDR would be appropriate. The APN numbers for those parcels that staff recommends be added to the proposal are as follows: 657-300-003, 657-300-009, 657-351-048, 657-405-004, 657-424-015, 657-424-014, 657-424-013, 657-424-012, 657-424-011, 657-424-010, 657-424-009, 657-424-008, 657-424-007, 657-424-006, 657-424-005, 657-424-004, 657-424-003, 657-424-002 and 657-424-001. 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: No Comments

Commissioner John Snell: Commissioner Snell recommended that the applicant contact those property owners that staff has recommended be included in the proposal.

Commissioner John Petty: No Comments

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: Commissioner Zuppardo agreed with staff that initiation would be appropriate.

Agenda Item No.: 6.5
Area Plan: Western Coachella Valley
Zoning District: Pass and Desert
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: September 17, 2008
Continued from: August 12, 2008

General Plan Amendment No. 995
E.A. Number 41825
Applicant: Charles Scicli
Engineer/Rep.: Hacker 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 "Rural: Rural Residential" (RUR:RR) (5 acre min.) to "Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) for an approximately 38.8 -acre site. The project is located northerly of 20th Avenue, southerly of 18th Avenue, westerly of Mountain View Road and easterly of Bubbling Wells Road.

FURTHER PLANNING CONSIDERATION:

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.

Currently, the proposed change would leave an island of Rural: Rural Residential surrounded by Community Development: Medium Density Residential to the west of the site. Staff recommends that these two parcels (APN's 657-300-009 and 657-351-048) be included in the proposed change to MDR as well as the parcel directly to the North (APN 657-300-003). Additionally, staff recognizes that there are multiple lots to the south of the site that may need to be included in the proposal as well. The respective owners of these lots hadn't been contacted by the applicant at the time this staff report was written.

Staff was concerned that there weren't any new conditions or circumstances in the area that would justify the proposal including the lack of sewer to the site. The applicant addressed the lack of infrastructure, namely sewer, by providing a letter from "Mission Springs Water District" indicating that sewer service for the subject site is currently in the process of strategic planning and preliminary design efforts through a joint effort with the "Coachella Valley Water District" (see attached).

Furthermore, staff was concerned with the subject site being located within the 100-year flood zone and the potential flood hazards that may arise due to an increase in density. In working with Flood Control the applicant has learned that the site is located in a zone that would require a 12" pad elevation which would be addressed once the project is designed.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 995 **would be appropriate**; however, staff recommends including those areas to the north, south and west of the site. The adoption of such an order does not imply that the proposed GPA will be approved.

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995\GPA00995 PC Staff Report-modified.doc

Agenda Item No.: 5.14
Area Plan: Western Coachella Valley
Zoning District: Pass and Desert
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 995
E.A. Number 41825
Applicant: Cahrlis Scicli
Engineer/Rep.: Hacker 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 "Rural: Rural Residential" (RUR:RR) (5 acre min.) to "Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) for an approximately 38.8 -acre site. The project is located northerly of 20th Avenue, southerly of 18th Avenue, westerly of Mountain View Road and easterly of Bubbling Wells Road.

POTENTIAL ISSUES:

The site falls within the 100-year flood zone, requiring a flood plain management review to be completed. No evidence has been provided to show that new conditions or circumstances are present in the area that would provide the infrastructure needed to reduce potential flood hazards. Increasing the intensity for the site would increase the potential of hazardous activities and create an inconsistency between the land use map/element and the safety element of the General plan.

Likewise, no substantial evidence has been provided to show that new conditions or circumstances are present in the area that would substantiate the request. Per the application, sewer is not available at the site.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 995 from Rural: Rural Residential to Community Development: Medium Density Residential **would not be appropriate.**

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995\GPA00995 PC Staff Report.doc



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 (909) 855-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.riverside.ca.us/index.html>

Zone
 District: Pass & Desert
 Township/Range: T3SR5E
 Section: 17

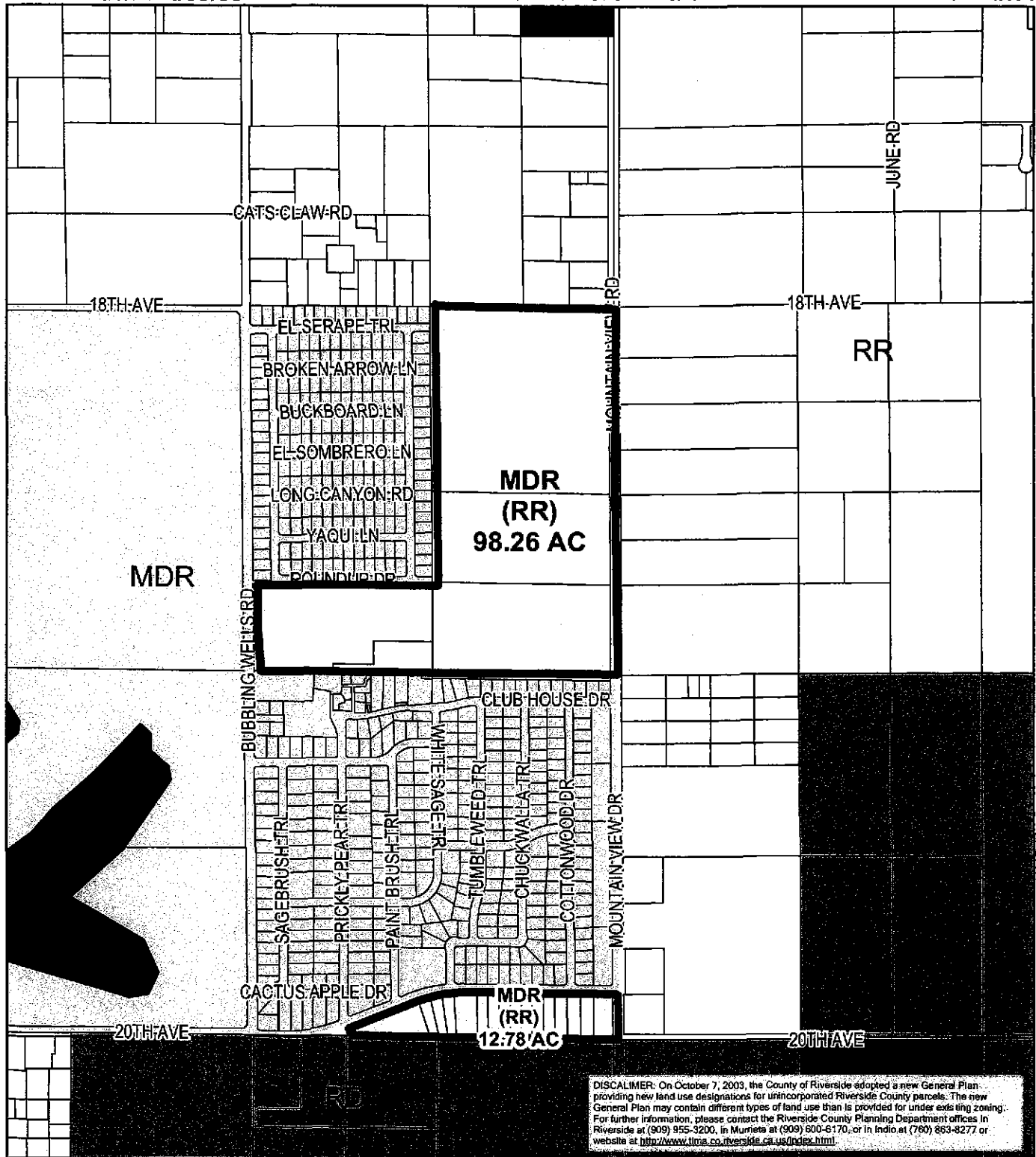
RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
 Bk. Pg. 657-30
 Thomas
 Bros. Pg. 727 C3



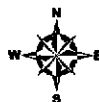
Recommended General Plan



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Pass & Desert
 Township/Range: T3SR5E
 Section: 17



Assessors
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 Thomas
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DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
 Plan: Pass & Desert
 Township/Range: T3SR5E
 Section: 17

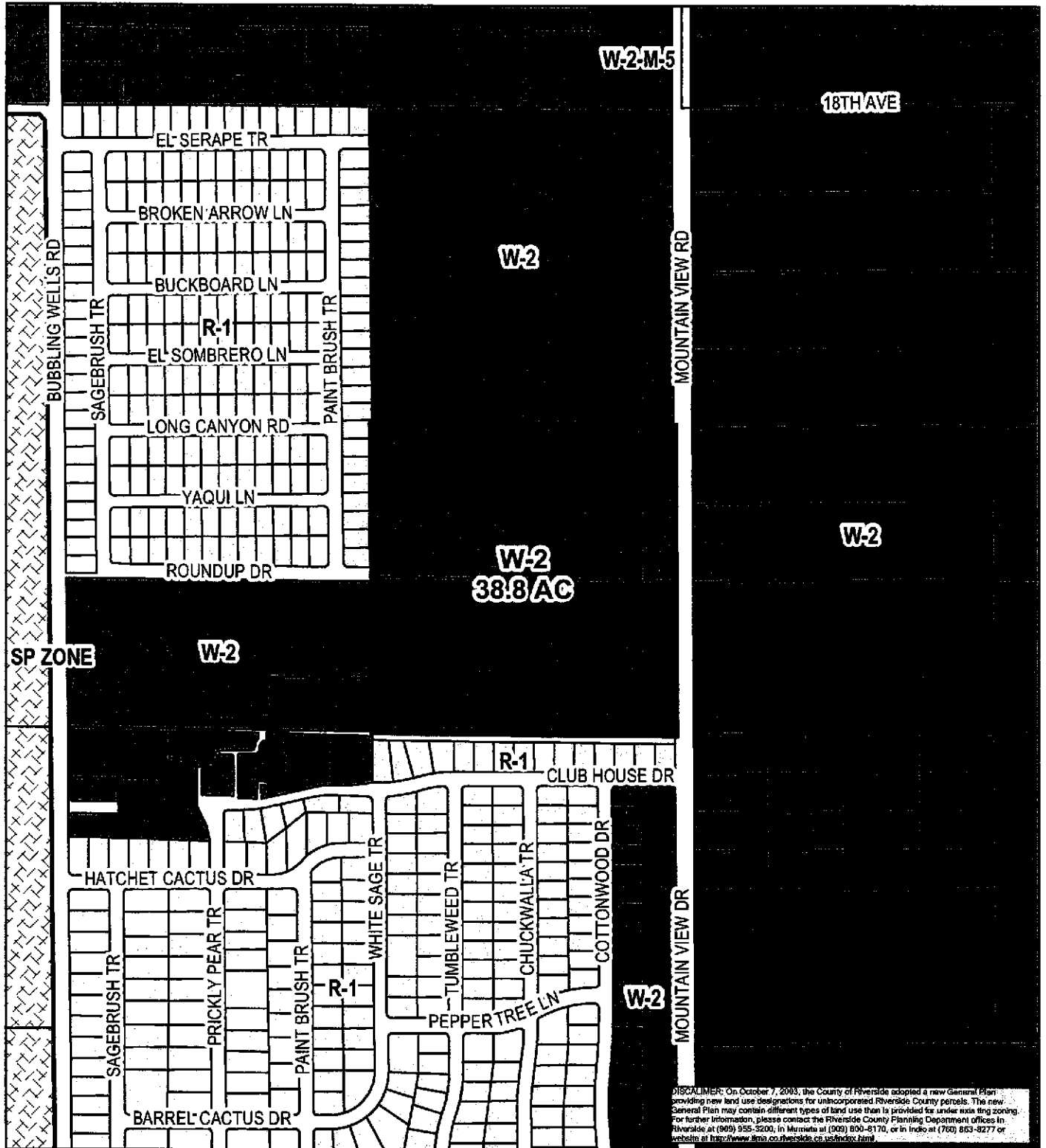


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Supervisor Ashley
 District 5
 Date Drawn: 4/09/08

GPA00995
EXISTING ZONING

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



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 (909) 955-3200, in Murrieta at (909) 800-8170, or in Indio at (760) 863-8277 or website at <http://www.rivco.net/plan/plan.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Pass & Desert
Township/Range: T3SR5E
Section : 17



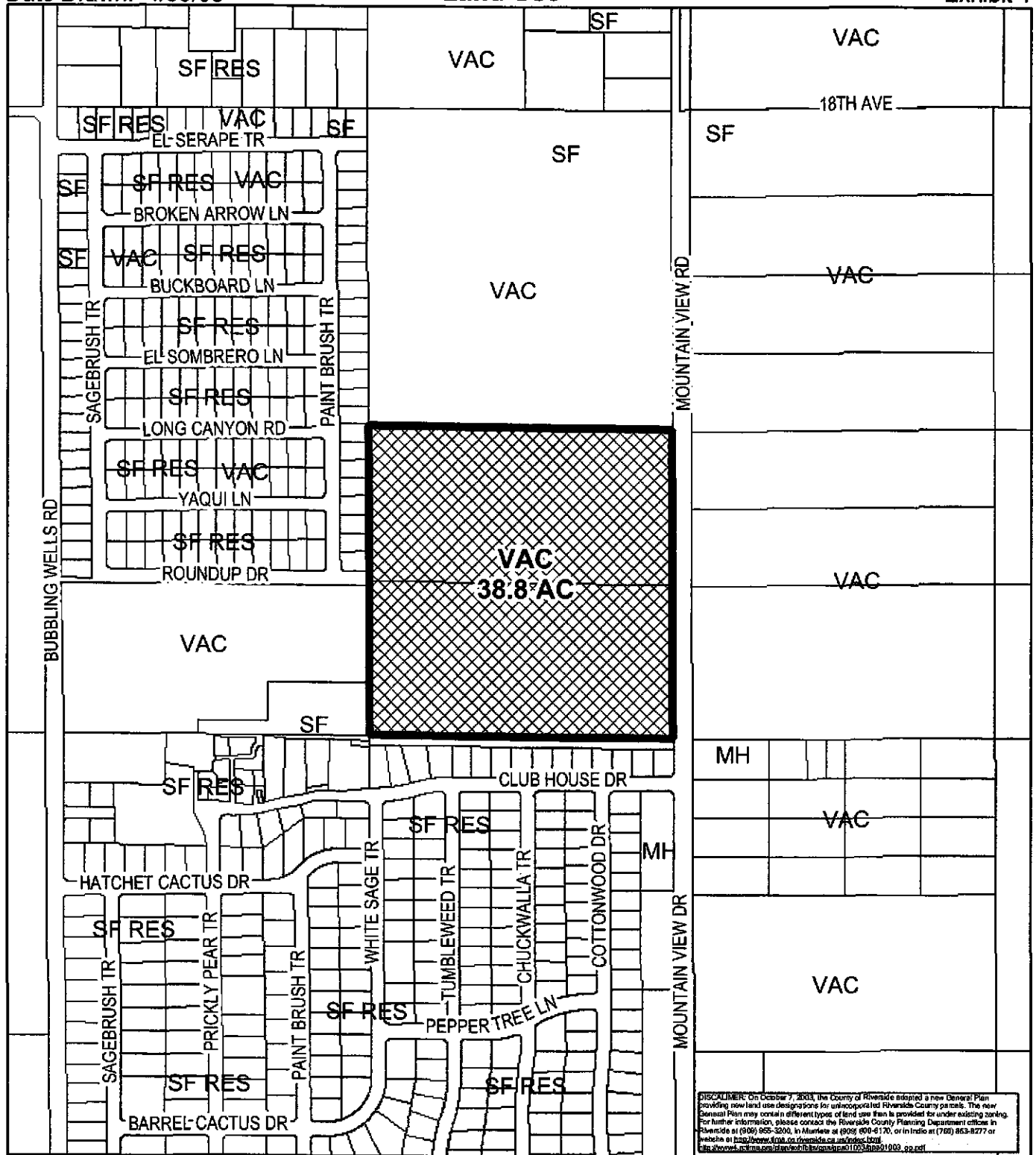
Assessors
Bk. Pg. 657-30
Thomas
Bros. Pg. 727 C3



Supervisor Ashley
 District 5
 Date Drawn: 4/09/08

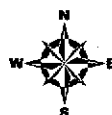
GPA00995
Land Use

Planner: Amy Aldana
 Date: 3/17/08
 Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Pass & Desert
Township/Range: T3SR5E
Section : 17



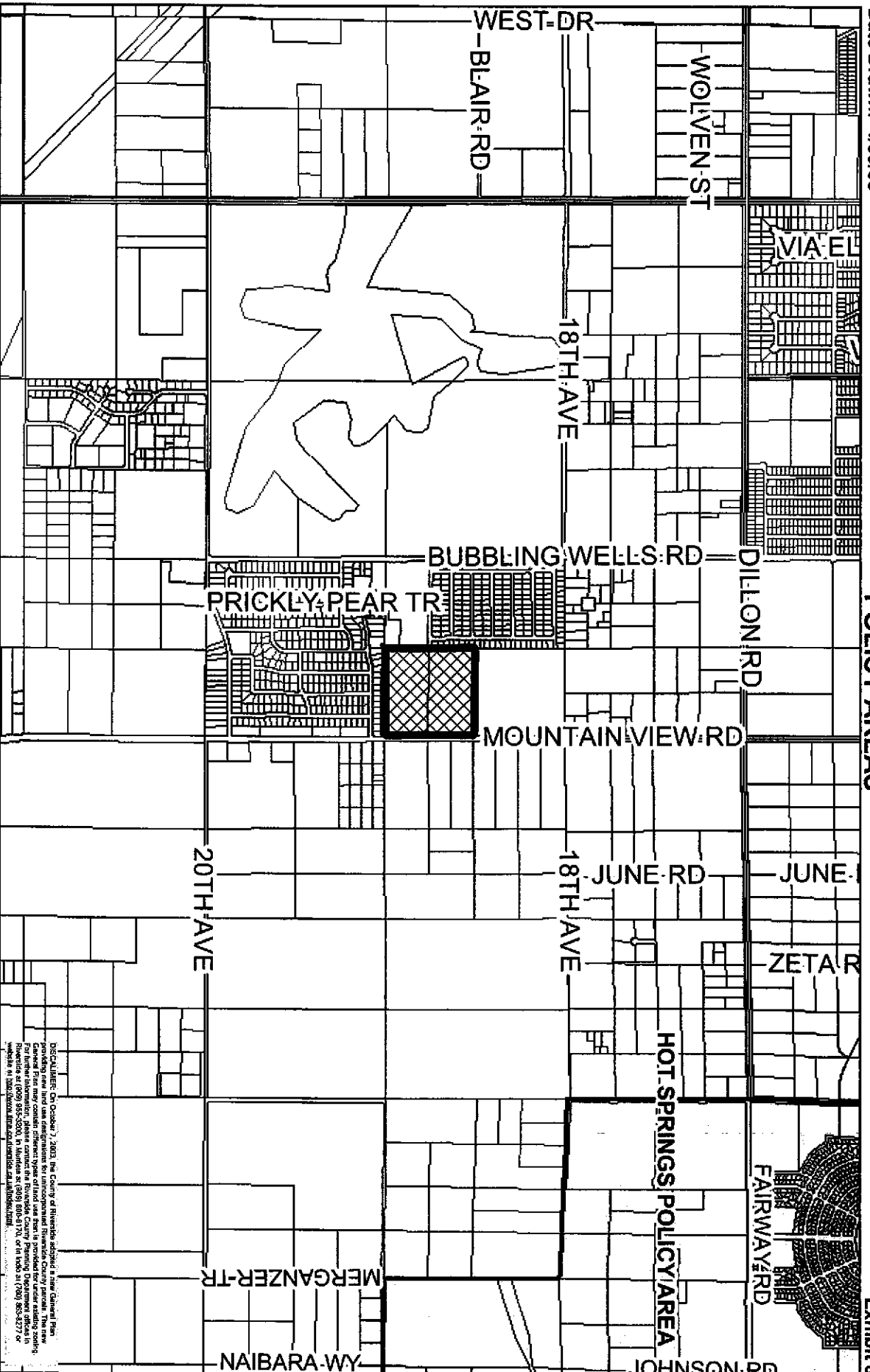
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Supervisor Ashley
District 5
Date Drawn: 4/09/08

GP A00995 POLICY AREAS

Planner: Amy Aldana
Date: 3/17/08
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Pass & Desert
Township/Range: T3SR5E
Section: 17



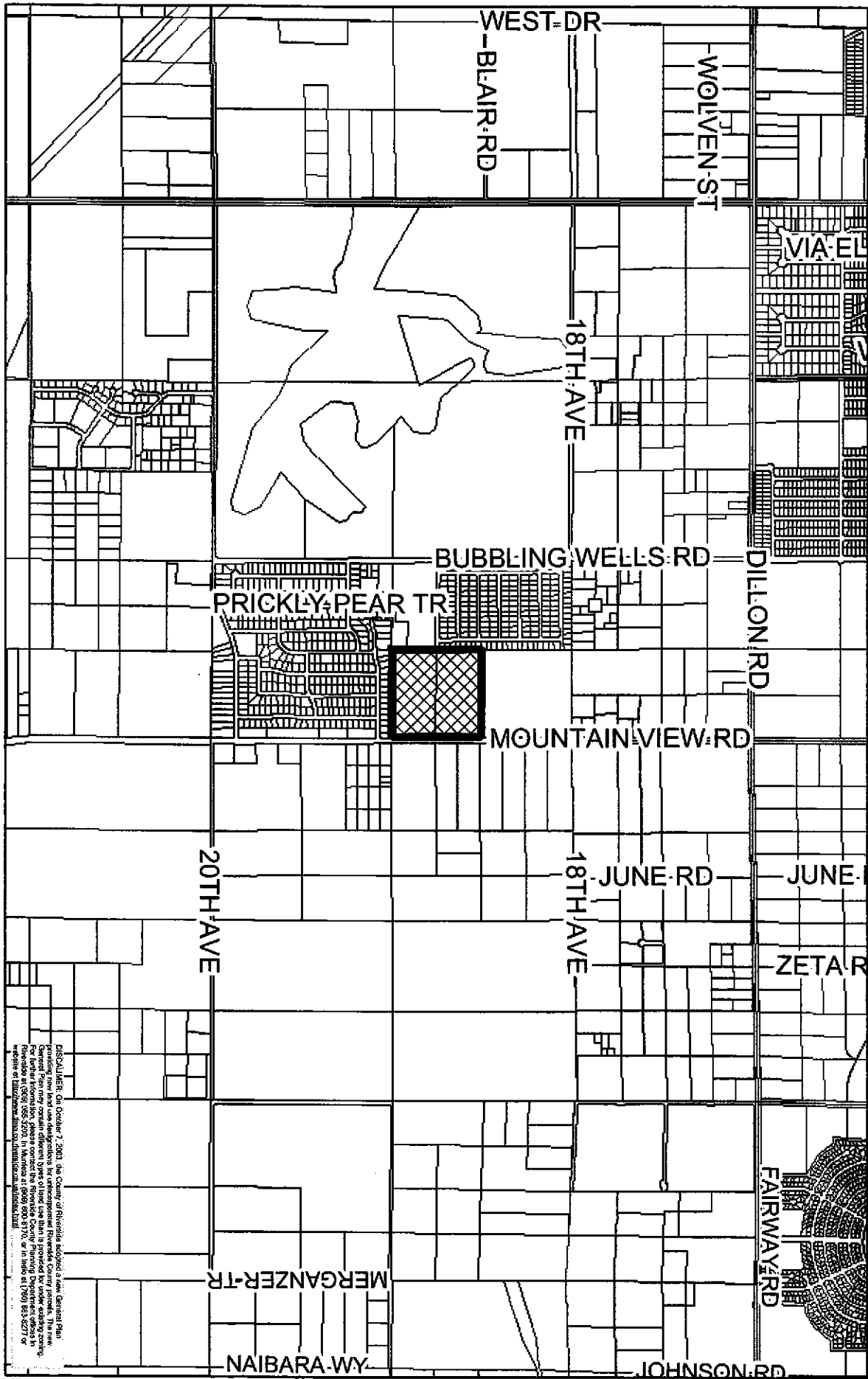
DISCLAIMER: (Continued) 2008, the County of Riverside and its Board of Supervisors hereby certify that the information contained herein is true and correct to the best of our knowledge and belief. This information is provided for informational purposes only. It is not intended to constitute an offer of insurance or any other financial product. For further information, please contact the Riverside County Planning Department office in the County of Riverside at (951) 952-5277 or visit our website at www.riversideca.gov/planning.

Assessors
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Supervisor Ashley
District 5
Date Drawn: 4/09/08

GPA00995 VICINITY MAP

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Pass & Desert
Township/Range: T3SR5E
Section: 17

Assessors
Bk. Pg. 657-30
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DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. Existing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided by under existing zoning. Riverside at (909) 965-5203. In Anaheim at (714) 900-5170 or in Inglewood at (310) 853-9277 or website at <http://www.anaheim.com/development/landuse.html>



August 20, 2008

Riverside County Planning Department
Attn: Ron Goldman, Planning Director
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409

RE: Sewer Service Designation/Sewer Availability Request – GPA 00995/ GPA 00999

Dear Mr. Goldman,

Sewer service is currently unavailable at this aforementioned project site but is in the process of strategic planning and preliminary design efforts. The Mission Springs Water District (MSWD) Sewer Master Plan identifies the locations and required offsite facilities for interceptors and collection lines to serve this area with a joint agreement with Coachella Valley Water District (CVWD). This Master Plan also takes into account all of the existing land uses, future land uses, and current projects in the planning stages to determine the flow calculations.

Although the above proposed project is not in the MSWD Service area for sewer, master plans for this area call for the sewer to be temporarily conveyed to Dillon Road to the main trunk line and lift station to the existing treatment facility. The applicant will be required to get permission from CVWD to be served by MSWD due to the service area they are developing in. CVWD sewer is currently not planned for this area and the nearest connection in their service area is not feasible for connection from this location at this time. The future Regional Plant will permanently serve this entire area. It will be located at 20th Avenue and Little Morongo Road. This facility will treat upwards of 20 million gallons a day at build out.

The Mission Springs Water District will be working diligently with Coachella Valley Water District to come to a mutual agreement and terms to serve customers in their service area while providing a mutual benefit to the community.

Sewer service to the above referenced development will be made permanently available (through the service agreement) through a sewer interceptor line connecting from the project site extending down 18th Avenue to Little Morongo Road to a lift station then to the future head works of the regional facility at 19th Avenue and Little Morongo Road. The infiltration basins would be located directly to the south of the head works, just north of I-10 and 20th Avenue.

Sewer availability is additionally subject to the following:

- Current Board and administrative policies relating to the issuance and installation of new sewer facilities.
- MSWD Rules and Regulations.
- Applicable feasibility studies for the facilities and infrastructure to be installed on site and offsite to serve the project.
- Applicable front footage fees, and connection fees (as applicable)

If you have any questions do not hesitate to contact me at (760) 329-6448 Ext 151 or e-mail me at dpatneaude@mswd.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Patneaude", is written over a faint, larger version of the same signature.

Dan Patneaude
Engineering Manager