

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

906B



FROM: TLMA – Planning Department

SUBMITTAL DATE:  
January 5, 2009

**SUBJECT: GENERAL PLAN AMENDMENT NO. NO. 999** – Foundation-Regular– Applicant: Campanero Group, LLC, Charles Scicli – Engineer/Representative: Hacker Engineering - Fifth Supervisorial District – Cathedral City- Palm Desert District – Western Coachella Valley Area Plan: Open Space: Water (OS-W) and Rural: Rural Desert (RUR:RD) (10 Acre Minimum) – Location: Easterly of West Drive, westerly of Palm Drive, northerly of Thornton Road, southerly of 21<sup>st</sup> Avenue – 150.09 - Zoning: Controlled Development Areas (W-2) - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) and Open Space (OS) to Community Development and to amend the General Plan land use designation of the subject site from Water (OS-W) and Rural Desert (RUR-RD) to Specific Plan (CD-SP) – APN(s): 660-060-024, 660-060-032

**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 and as shown on the "Recommended General Plan" exhibit. 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

Ron Goldman  
Planning Director

RG:TH

REVIEWED BY EXECUTIVE OFFICE

DATE: 12/09/09  
Tina Grande  
Departmental Concurrence

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

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.: 6.6**  
**Area Plan: Western Coachella Valley**  
**Zoning District: Cathedral City- Palm Desert**  
**Supervisory District: Fifth**  
**Project Planner: Tamara Harrison**  
**Planning Commission: September 17, 2008**

**General Plan Amendment No. 999**  
**Applicant: Charles Scicli**  
**Engineer/Representative: Hacker Engineering**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **RECOMMENDATIONS:**

The Planning Director recommended that the adoption of an order initiating proceedings for GPA00999 from Open Space: Water and Rural: Rural Desert to Community Development: Specific Plan over the entire site would not be appropriate but that the adoption of an order initiating proceedings for the southern parcel (APN: 660-060-024) from Open Space: Water and Rural: Rural Desert to Community Development: Specific Plan would be appropriate and the Planning Commission made the comments below. The Planning Director continues to recommend initiation from OS:W and RUR:RD to CD:SP for the southern parcel. 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:** No Comments

**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.: 6.6**  
**Area Plan: Western Coachella Valley**  
**Zoning District: Cathedral City-Palm Desert**  
**Supervisory District: Fifth**  
**Project Planner: Tamara Harrison**  
**Planning Commission: September 17, 2008**  
**Continued from: August 12, 2008**

**General Plan Amendment No. 999**  
**E.A. Number 41830**  
**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 Desert" (RUR:RD) (10 acre min.) to "Community Development: Specific Plan (CD:SP) for an approximately 185.09 -acre site. The project is located northerly of Thornton Road, southerly of 21<sup>st</sup> Avenue, westerly of Palm Drive and easterly of West 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.

The current proposal would change the existing land use designation from Open Space: Water and Rural: Rural Desert to Community Development: Specific Plan for the entire site. Staff recommends that only the southern portions of the site that are not impacted by MSHCP be included in the proposal. Staff was particularly concerned that the northern parcel (APN 660-060-032) of the proposed site has been designated as part of the "Willow Hole Conservation Area." It has been agreed upon between the applicant and the "Coachella Valley Association of Governments" (CVAG) that the northern parcel will be kept free of any development.

The site being impacted by the 100-year flood zone and within a ½ mile of the San Andreas and the Garnet Hill faults were also concerns. The applicant has indicated that an approximately 450' floodway has been designated for the site in order to mitigate any potential flood hazards and that a geotechnical report will be provided by the applicant at the project level in order to address any faulting issues.

A letter has been provided from the "Mission Springs Water District" stating that sewer for the subject site is currently in the planning and design stages through a joint effort with the "Coachella Valley Water District" (see attached).

On July 9, 2008, the Planning Commission unanimously commented that adoption of an order initiating proceedings for the adjacent parcel to the west of the site (APN 669-150-

002, GPA00894) from Rural: Rural Desert and Community Development: Light Industrial would be appropriate.

**RECOMMENDATION:**

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 999 from Rural: Rural Desert and Open Space: Water to Community Development: Specific Plan **would not be appropriate as proposed, but** 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.

Y:\Advanced Planning\2008 FOUNDATION COMPONENT REVIEW\GPA Cases\GPA 999\GPA00999 PC Staff Report modified.doc

**Agenda Item No.: 5.16**  
**Area Plan: Western Coachella Valley**  
**Zoning District: Cathedral City-Palm Desert**  
**Supervisory District: Fifth**  
**Project Planner: Tamara Harrison**  
**Planning Commission: August 12, 2008**

**General Plan Amendment No. 999**  
**E.A. Number 41830**  
**Applicant: Cahrls 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 Desert" (RUR:RD) (10 acre min.) to "Community Development: Mixed Use Planning Area (CD:MUPA) for an approximately 185.09 -acre site. The project is located northerly of Thornton Road, southerly of 21<sup>st</sup> Avenue, westerly of Palm Drive and easterly of West Drive.

**POTENTIAL ISSUES:**

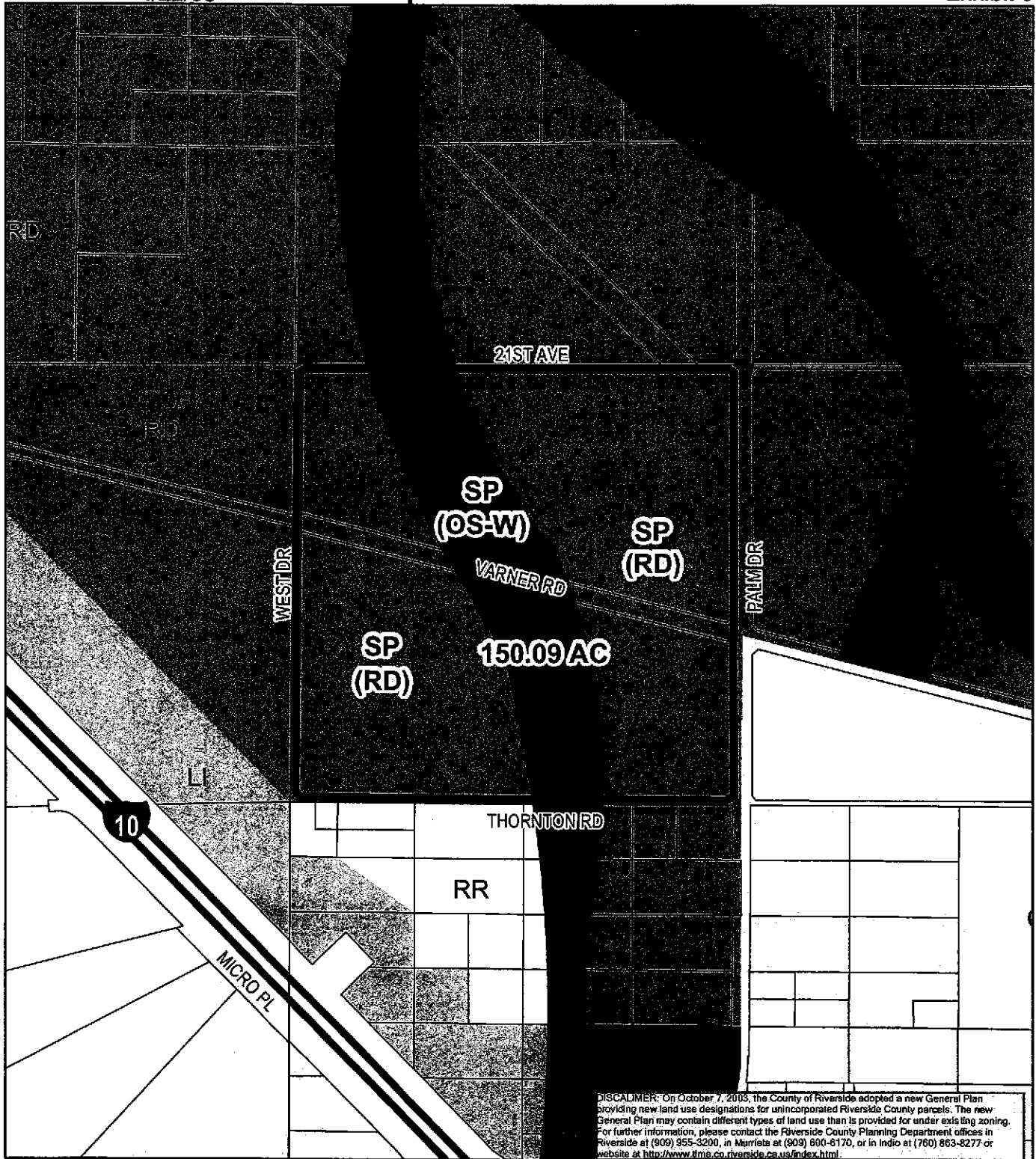
The Northern portion of the proposed site is located within the "Willow Hole Conservation Area." This area has been designated as a conserved area for "critical blowsand habitat for the Coachella Valley Fringe-toed Lizard and various sensitive species," per the general plan. Increasing the land use intensity for this site creates an inconsistency between the land use map/element and the open space element of the general plan.

The site also 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. The San Andreas, South Branch and the Garnet Hill Faults are located within ½ mile of the site, and the parcel is moderately susceptible to liquefaction which may require a geological/geotechnical investigation to be conducted in order to determine the site's geological and or engineering constraints. 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. 999 from Rural: Rural Desert and Open Space: Water to Community Development: Mixed Use Planning Area **would not be appropriate.**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

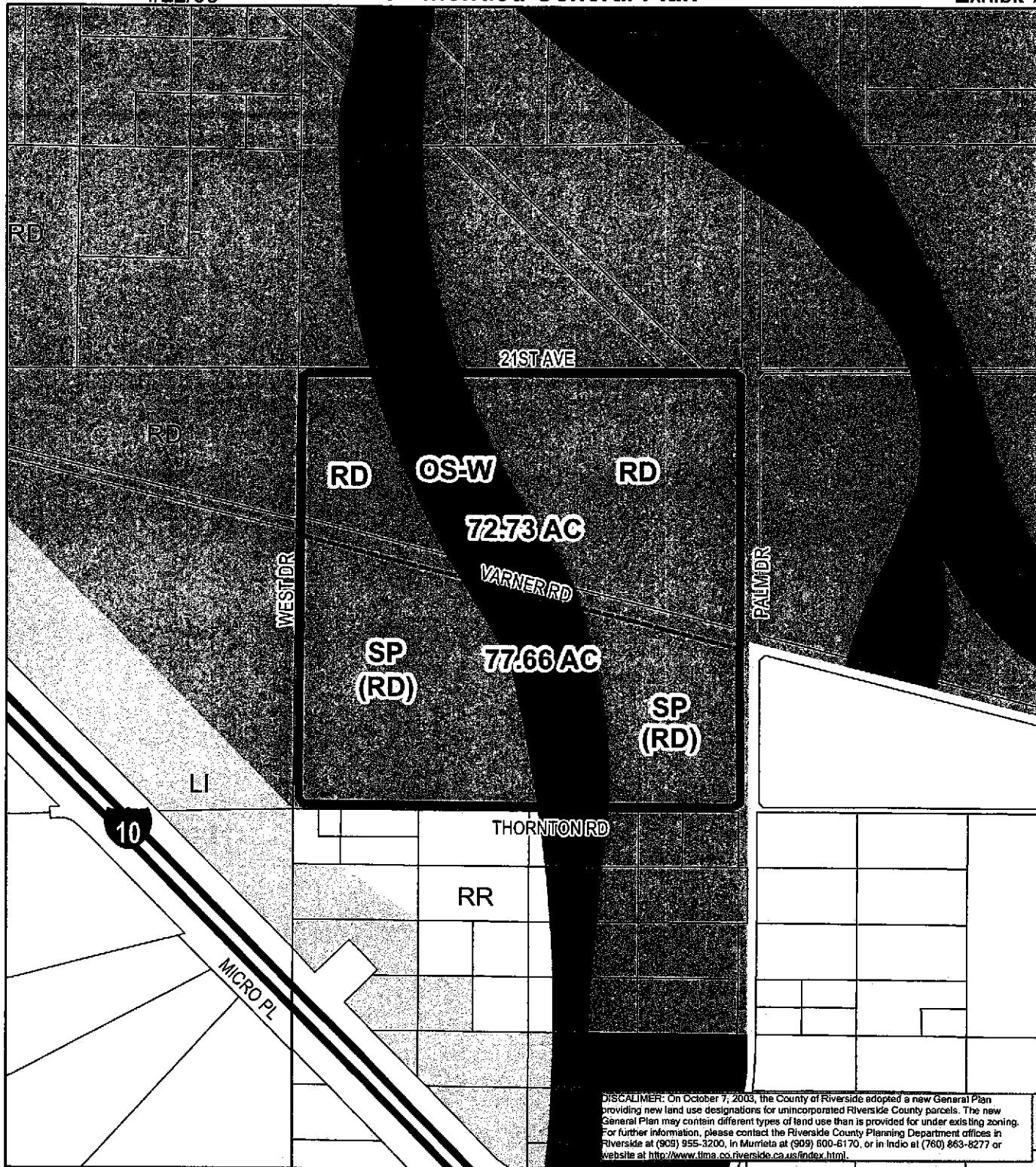
**Zone**  
**District: Cathedral City/Palm Desert**  
**Township/Range: T3SR5E**  
**Section : 19**



**Assessors**  
**Bk.Pg. 660-06**  
**Thomas**  
**Bros. Pg. 726 J6**



**Recommended General Plan**



DISCALIMER: 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) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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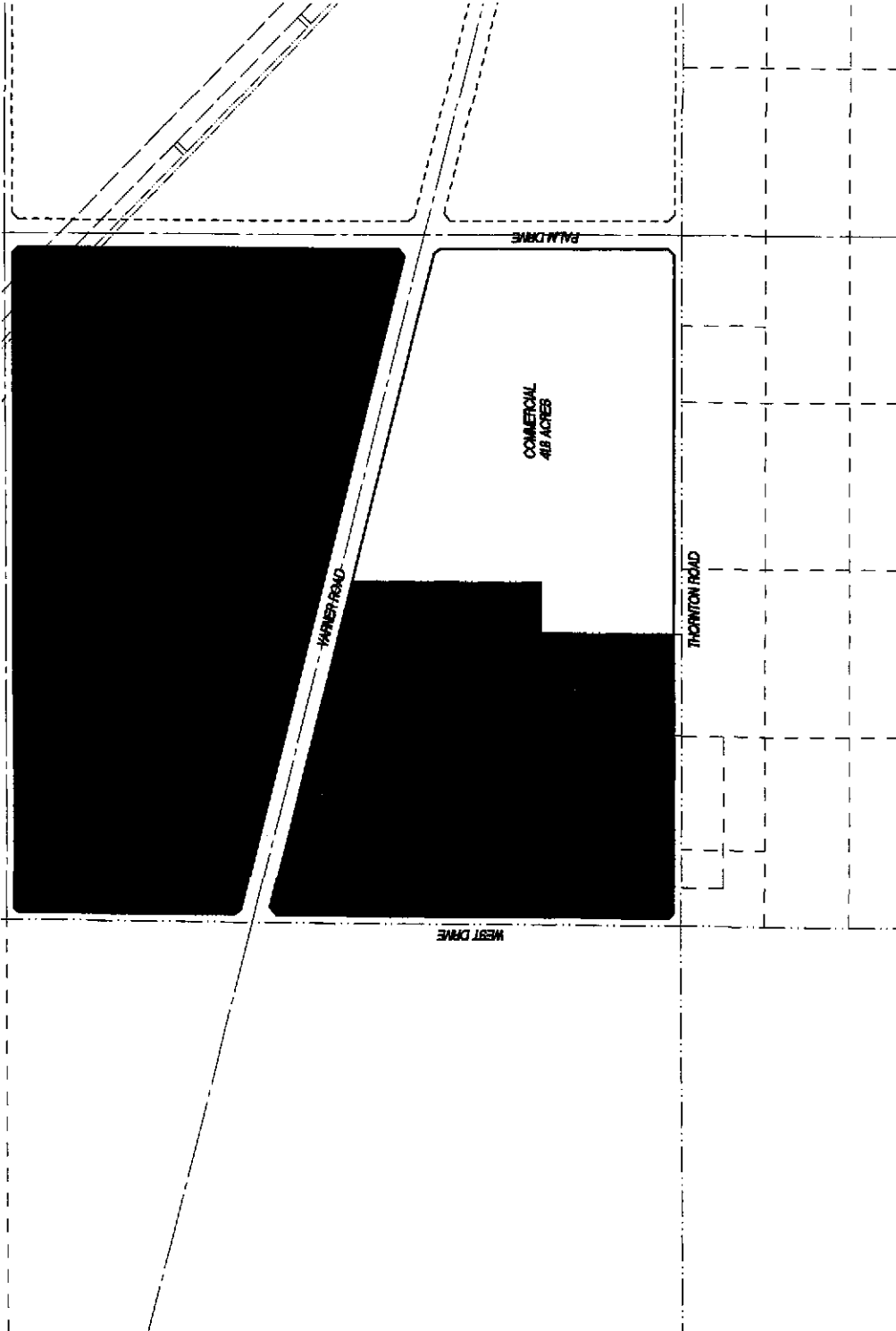


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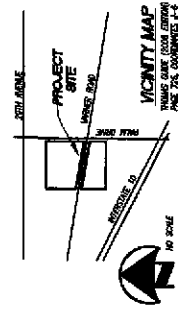


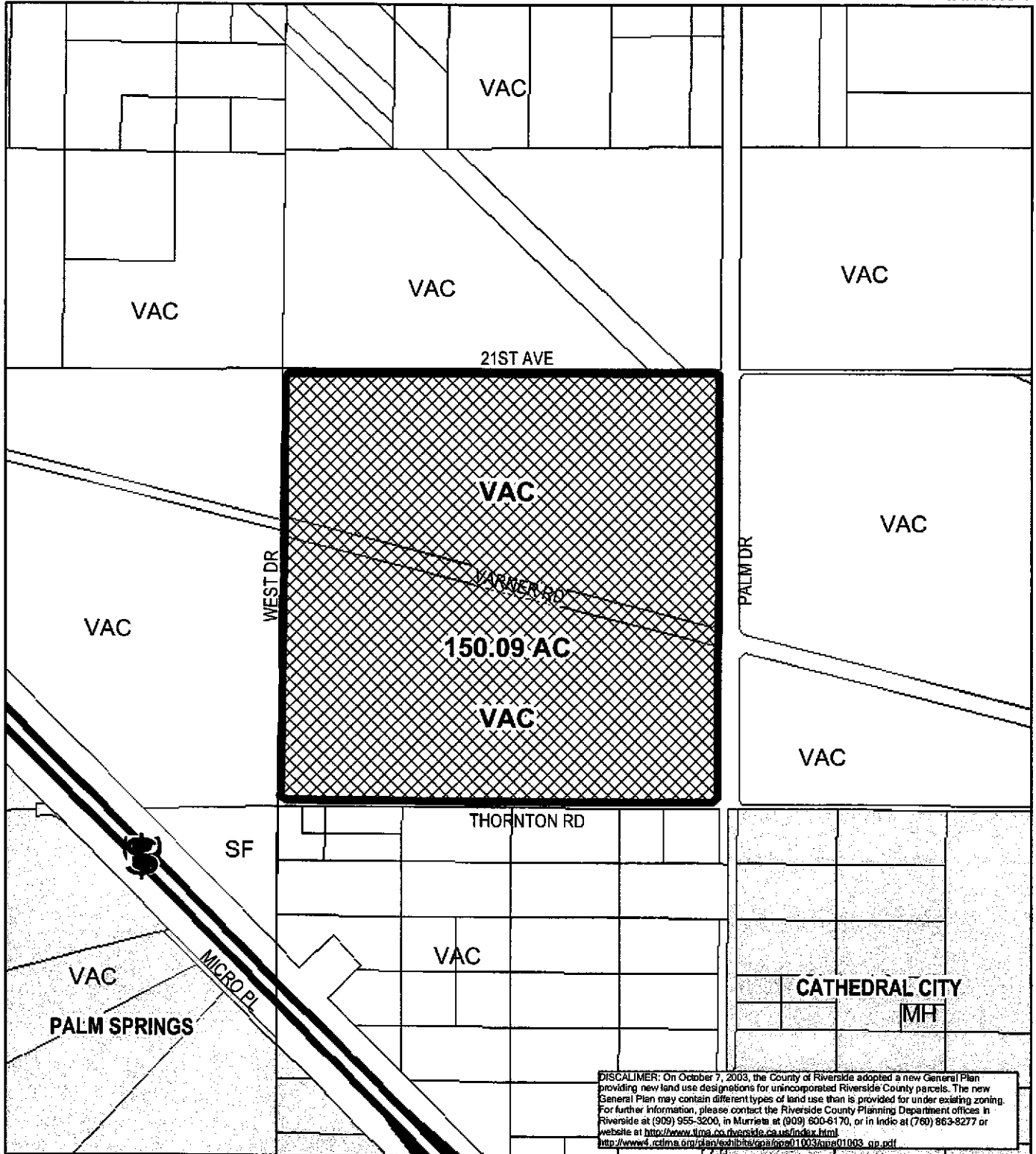
IN AN UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA  
**GENERAL PLAN AMENDMENT EXHIBIT**  
 A PORTION OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 5 EAST, SB88M, AND BEING PARCELS 1 THROUGH 4, INCLUSIVE, OF PARCEL MAP NO. 8882, RECORDED IN PARCEL MAP BOOK 103, PAGES 84-85, OR

LAND USE



PREPARED BY  
**HACKETT ENGINEERING, INC.**  
 2500 CALIFORNIA STREET  
 RIVERSIDE, CALIFORNIA 92503  
 PHONE (951) 514-1111 FAX (951) 514-1100





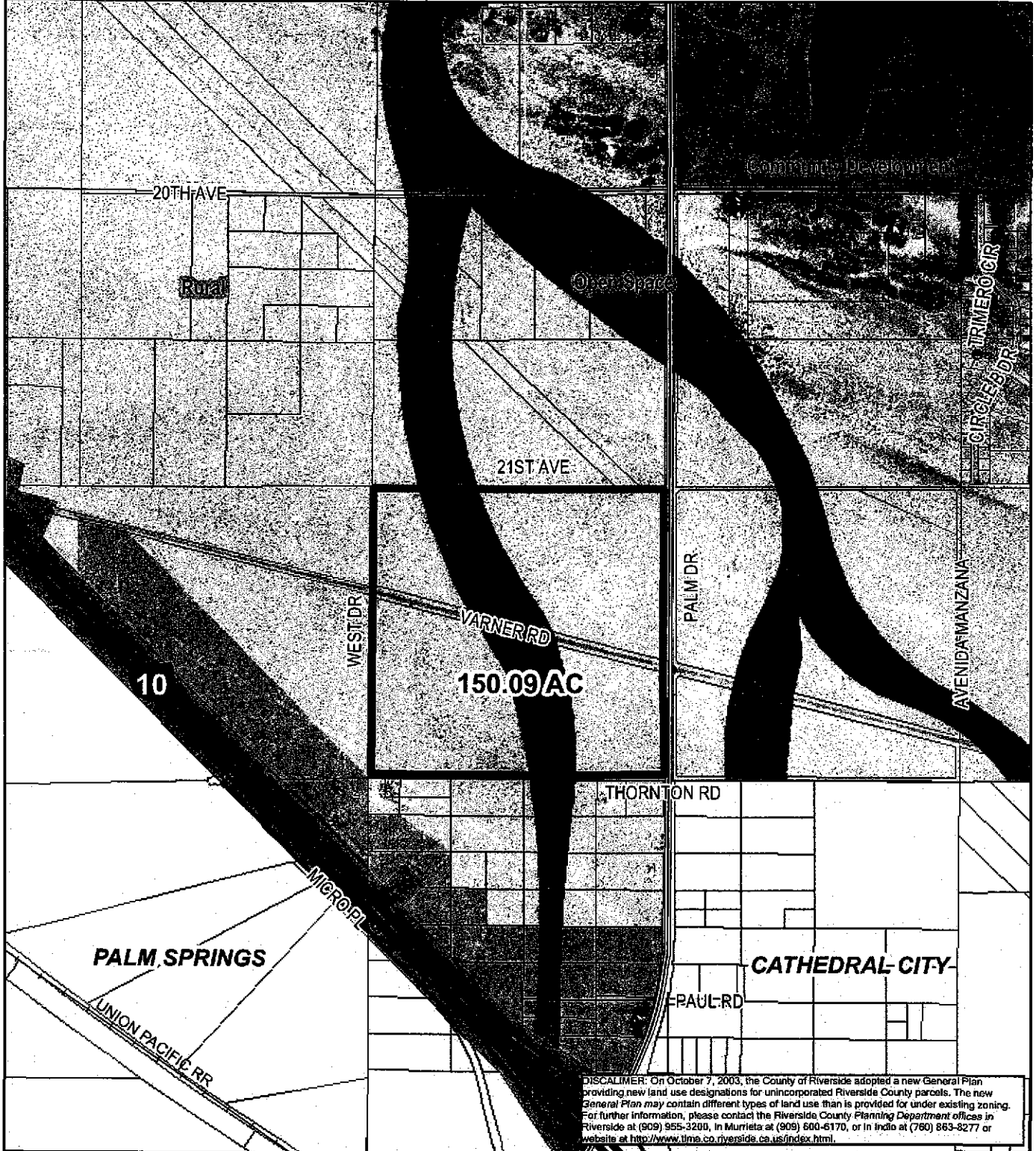
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[http://www4.rctima.org/plan/exhibits/gpa/gpa01003/ape01003\\_gp.pdf](http://www4.rctima.org/plan/exhibits/gpa/gpa01003/ape01003_gp.pdf)

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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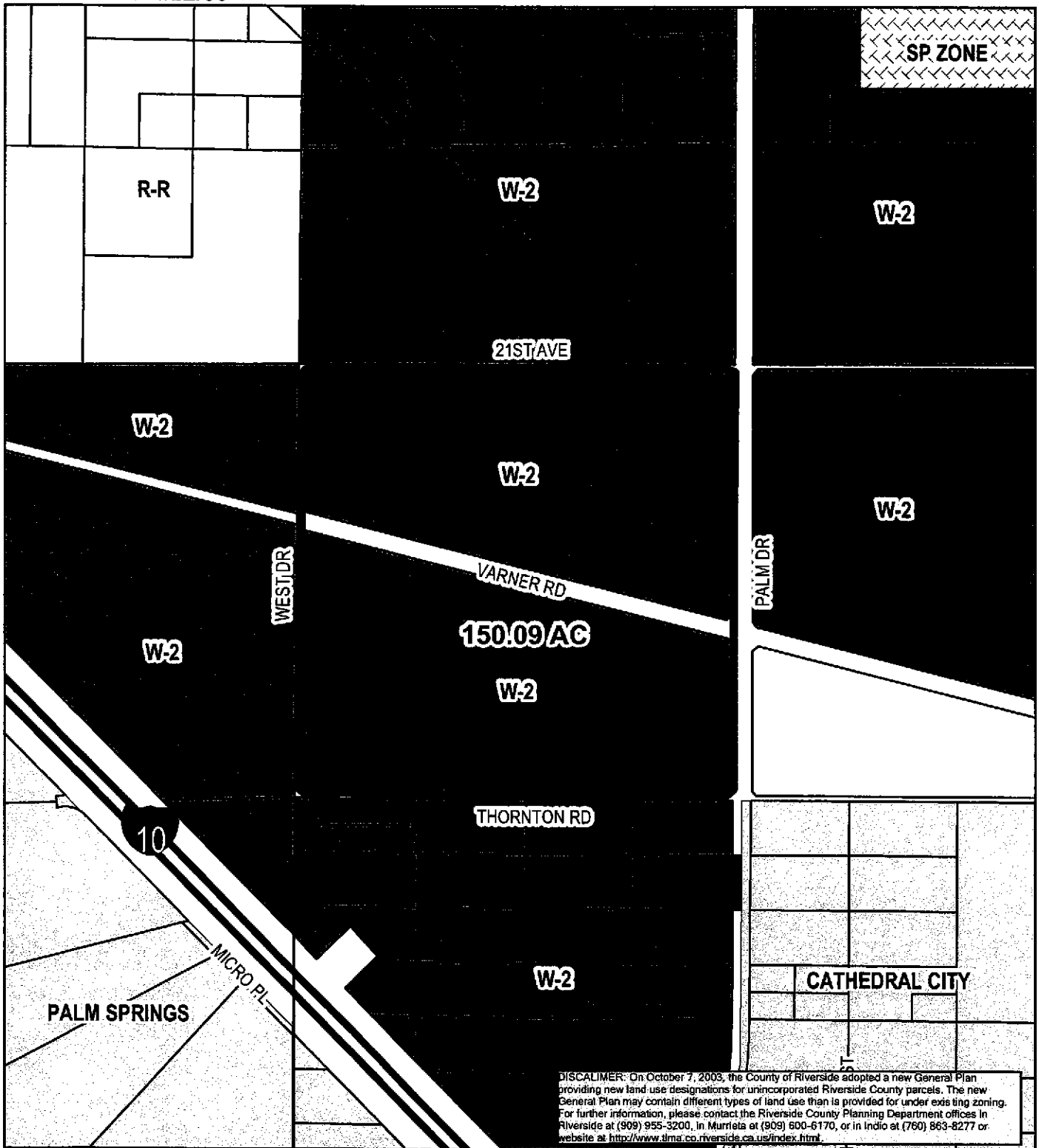


Supervisor Ashley  
District 5  
Date Drawn: 4/22/08

# GPA00999

## EXISTING ZONING

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



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Zone  
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RIVERSIDE COUNTY PLANNING DEPARTMENT

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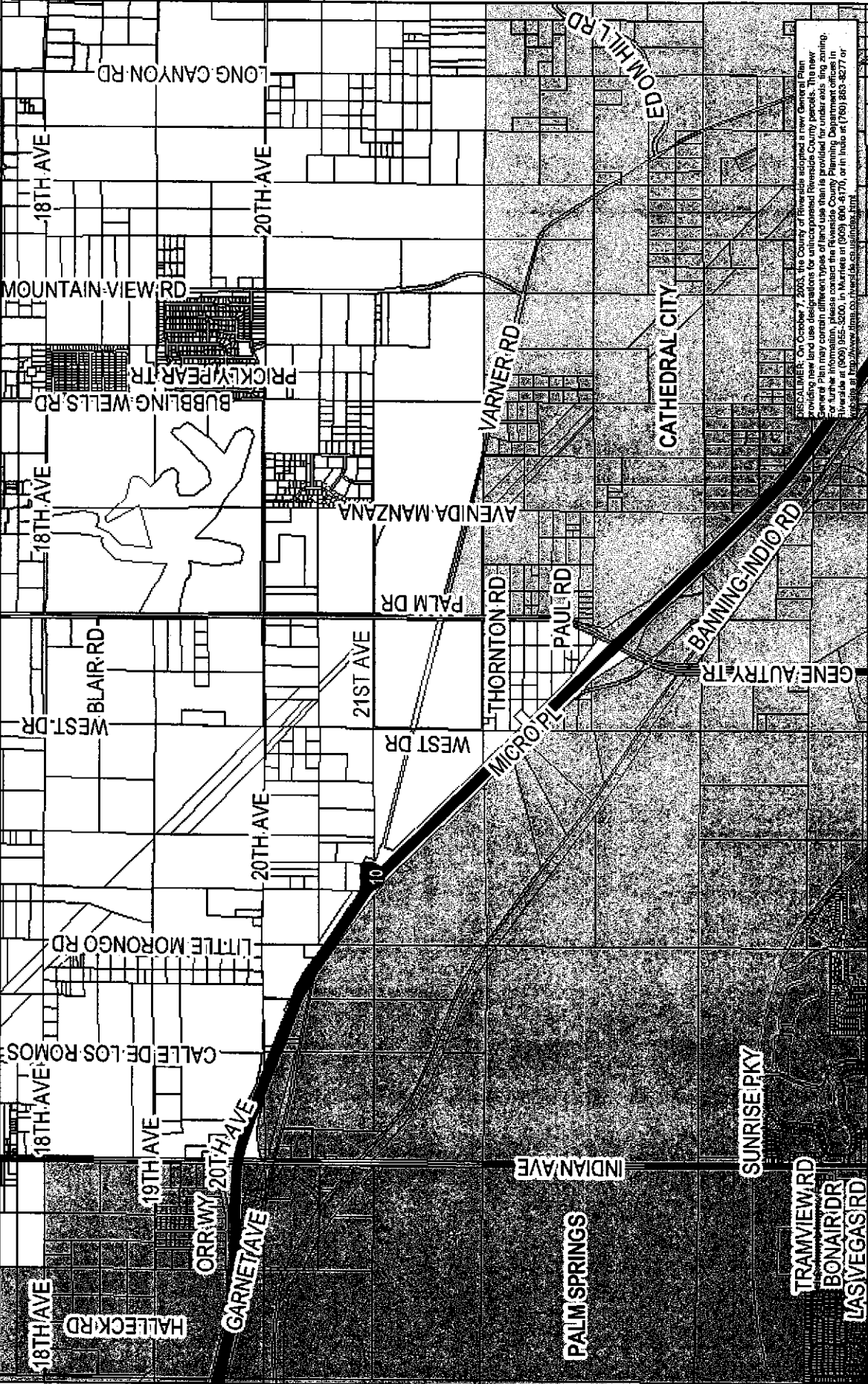


Supervisor Ashley  
District 5

Date Drawn: 4/22/08

# GPA00999 VICINITY MAP

Planner: Amy Aldana  
Date: 3/17/08  
Vicinity Map



THIS MAP IS A GENERAL REFERENCE MAP AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN GENERAL REFERENCE. THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT DOES NOT WARRANT THE ACCURACY OF THIS MAP. FOR FURTHER INFORMATION, PLEASE CONTACT THE RIVERSIDE COUNTY PLANNING DEPARTMENT OFFICE IN PALM SPRINGS AT (951) 955-3200, IN MURRIETA AT (951) 600-4170, OR IN INDIO AT (760) 933-8377 OR VISIT OUR WEBSITE AT <http://www.riversideplanning.com>

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
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Township/Range: T3SR5E  
Section: 19

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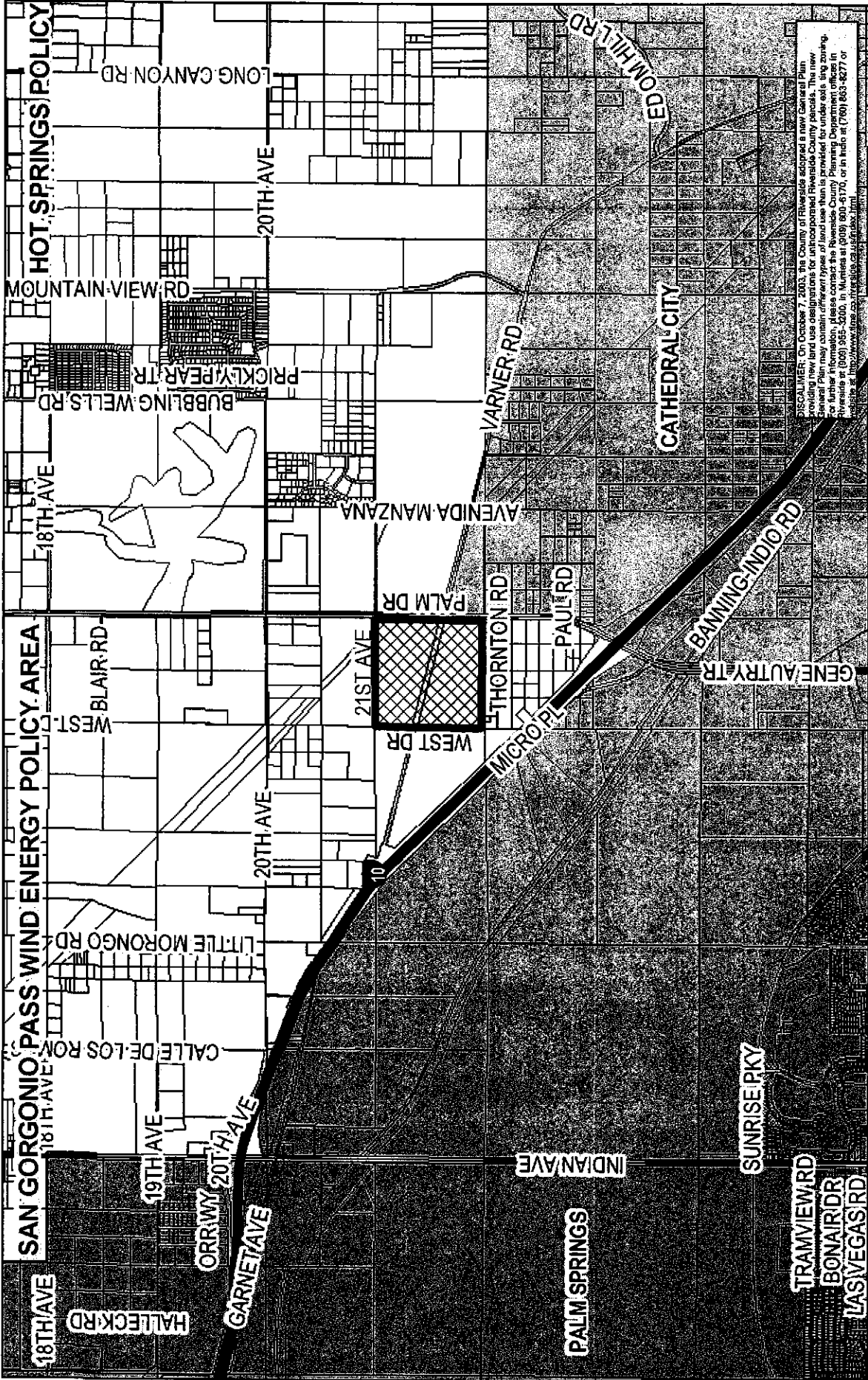
Supervisor Ashley  
District 5

Date Drawn: 4/22/08

**GPA00999**

**POLICY AREAS**

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



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**Zone**  
District: Cathedral City/Palm Desert  
Township/Range: T3SR5E  
Section: 19

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Assessors**  
Bk. Pg. 660-06  
Thomas  
Bros. Pg. 726 J6





August 20, 2008

Riverside County Planning Department  
Attn: Ron Goldman, Planning Director  
4080 Lemon Street, 9<sup>th</sup> 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 20<sup>th</sup> 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 18<sup>th</sup> Avenue to Little Morongo Road to a lift station then to the future head works of the regional facility at 19<sup>th</sup> 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 20<sup>th</sup> 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 [dpatneau@mswd.org](mailto:dpatneau@mswd.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Patneau".

Dan Patneau  
Engineering Manager