

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

903 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
February 24, 2009

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 1069 – Entitlement – Applicant: *Ifurung Sarabia, Inc.* – Engineer/Representative: *David Jeffers Consultant, Inc.* - Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan - Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) – Location: Northerly of Dillon Road, southerly of Avenue 16, easterly of Indian Avenue, westerly of Little Morongo Road – 78 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) Zone, Industrial Park (I-P) Zone, Manufacturing-Service Commercial (M-SC) Zone, and Controlled Development Areas (W-2) Zone - REQUEST: The general plan amendment proposes to amend the general plan from Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) to Community Development: Medium High Density Residential (CD: MHDR) (5-8 DU/AC), Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC), and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) for an approximate 78-acre property.

**RECOMMENDED MOTION:** The Planning Director recommends adoption of an order initiating proceedings for General Plan Amendment No. 1069. The adoption of such an order does not imply that the proposed general plan amendment will be approved.

**BACKGROUND:**

Comments were requested from the Planning Commission on February 18, 2009. The Planning Commission provided comments in the form of a unanimous recommendation that the Board of Supervisors adopt an order initiating General Plan Amendment No. 1069 (GPA1069).

The Planning Director has reviewed the application for the proposed general plan amendment and the comments of the Planning Commission and recommends that your Board adopt an order initiating proceedings for the proposed general plan amendment.

Ron Goldman  
Planning Director

RG:jed

REVIEWED BY EXECUTIVE OFFICE  
DATE *3/10/09*

*Tina Grande*  
Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

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

*02/24/09 10:18 AM*  
*02/24/09 10:18 AM*

Agenda Item No.: 8.1  
Area Plan: Western Coachella Valley  
Zoning District: Pass & Desert  
Supervisory District: Fifth  
Project Planner: Judy Deertrack  
Planning Commission: February 18, 2009

General Plan Amendment No. 1069  
Entitlement  
Applicant: Ifurung Sarabia, Inc.  
Engineer/Rep.: David Jeffers Consultant, Inc.

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

### RECOMMENDATIONS:

The Planning Director recommends that the Board of Supervisor's adopt an order initiating proceedings for the proposed General Plan Amendment No. 1069 from Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) to Community Development: Medium High Density Residential (CD: MHDR) (5-8 DU/AC), Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC), and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) for an approximate 78-acre property.

The Planning Commission made the comments below. For additional information regarding this case, see the attached Planning Department Staff Report(s).

### PLANNING COMMISSION DIRECTION TO THE BOARD OF SUPERVISORS:

The following comments have been provided by the Planning Commission to the Planning Director:

Commissioner John Roth: was concerned about the project's lot sizes in relationship to other lots south of the project, was concerned about treatment of the project within the easement and streets crossing the easement, and was concerned about the impact of transmission lines and street access points

Commissioner John Snell: No comment

Commissioner John Petty: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: voiced agreement with the Planning Department recommendation

**PLANNING COMMISSION  
MINUTE ORDER FEBRUARY 18, 2009  
LA QUINTA COUNCIL CHAMBERS**

**I. AGENDA ITEM 8.1: GENERAL PLAN AMENDMENT NO. 1069 – (Entitlement) – Applicant: Ifurung Sarabia, Inc. – Engineer/Representative: David Jeffers Consultant, Inc. - Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan - Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of Dillon Road, southerly of Avenue 16, easterly of Indian Avenue and westerly of Little Morongo Road – 78 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) Zone, Industrial Park (I-P) Zone, Manufacturing-Service Commercial (M-SC) Zone, and Controlled Development Areas (W-2) Zone - APN: 666-170-001. (Legislative)**

**II. PROJECT DESCRIPTION**

The general plan amendment proposes to amend the general plan from Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5-8 Dwelling Units per Acre), Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio).

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Judy Deertrack, at 760-863-7063 or e-mail [jdeertra@rctlma.org](mailto:jdeertra@rctlma.org).

The following spoke in favor of the subject proposal:

David Jeffers, Applicant's Representative

No one spoke in a neutral position or in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

**INITIATION of the General Plan Amendment**

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

Agenda Item No.: 8.1  
Area Plan: Western Coachella Valley  
Zoning District: Pass & Desert  
Supervisory District: Fifth  
Project Planner: Judy Deertrack  
Planning Commission: February 18, 2009

General Plan Amendment No. 1069  
Entitlement  
Applicant: Ifurung Sarabia, Inc.  
Engineer/Rep.: David Jeffers Consultant, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan from Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR) and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) to Community Development: Medium High Density Residential (CD: MHDR) (5-8 DU/AC), Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC), and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR). The project is located at the northeast corner of Indian Avenue and Dillon Road, in or partially in the community of Palm Springs, within the sphere of influence of Desert Hot Springs.

### BACKGROUND:

A proposed General Plan Amendment (GPA) shall not be processed unless the Board of Supervisors (Board) adopts an order initiating proceedings for the proposed GPA. The Planning Director is required to prepare and submit to the Board a report and recommendation concerning initiation.

Before submitting his report and recommendation to the Board, the Planning Director must request comments on the proposed GPA from the Planning Commission (Commission) and must include the Commission's comments, if any, in his report. The Commission may make its comments in any form it deems appropriate. For example, the Commission may recommend that the Board adopt or decline to adopt an order initiating proceedings for the proposed GPA. A recommendation is not, however, required and the Commission may choose instead to simply identify its concerns regarding the proposed GPA. In addition to any comments the Commission may make as a group, the Planning Director will include the comments of individual Commission members in his report to the Board.

A noticed public hearing is not required for the Commission to comment on the initiation of a proposed GPA. Nor is such a hearing required for the Board to actually initiate or decline to initiate proceedings for the proposed GPA. The Planning Department did, however, notify the applicant by mail that the Commission would consider the initiation of this proposed GPA on this date, at this time and at this place.

After reviewing the Planning Director's report and recommendation, which as noted above, must include the Commission's comments, the Board may either adopt or decline to adopt an order initiating proceedings for the proposed GPA.

If the Board adopts an order initiating proceedings, the proposed GPA will thereafter be processed, reviewed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Commission and the Board. The adoption of an order initiating proceedings does not imply that the proposed GPA will be approved.

If the Board declines to adopt an order initiating proceedings, the proposed GPA shall not be processed.

The Board established the initiation procedures for proposed GPAs in Ordinance No. 348.4573 which was effective May 8, 2008. Proposed GPA No. 1069 is considered an Entitlement GPA as described in Section 2.4 of that ordinance.

In the General Plan Amendment No. 1069 proposal, the applicant has requested medium to medium-high density residential in all areas of the project site except expanding an existing strip of commercial retail along Indian Avenue. The project site is intercepted from northwest to southeast by lands owned by Southern California Edison. The applicant proposes as part of a future development applications to reserve these lands in open space as a possible recreation area for planned residential development.

This proposal was preceded by Pre-Application Review (PAR00876) completed in November 2006. In the PAR comments, the Riverside County Flood Control District reviewed the proposed PAR development proposal which essentially covered the entire site with urban housing. The District found the site subject to significant sheet-flow type flooding and recommended against the proposed PAR development proposal as then designed. Based upon the recommendation of staff to lower the density, the applicant has amended his GPA request in the areas reserved for residential as currently indicated under the Project Description. Flood and drainage issues may continue to present a significant development constraint and design challenge.

In the PAR comments, the Environmental Health Department required one-half acre minimum lot size if the future development application is to be on septic systems. Sewer service is not available at the site presently. The nearest available sewer line is approximately 1.5 miles distant. The Medium High Density Residential (MHDR) (5-8 DU/AC) allows a range of lot sizes from 4,000 square feet to 6,500 square feet, and would not be compatible with that recommendation unless served by sewer.

For additional information, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

**SUMMARY OF FINDINGS:**

- |                                   |   |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1):    | Vacant  |
| 2. Surrounding Land Use (Ex. #1): | Vacant land to the immediate north, east, and west with scattered residential beyond; single-family residences and mobile homes to the south. |
| 3. Existing Zoning (Ex. #3):      | W-2, M-SC, C-P-S, I-P   |
| 4. Surrounding Zoning (Ex. #3):   | W-2 to the north and east; C-1/C-P, W-2-M and R-1 to the south, W-2 and C-1/C-P to the west.  |
| 5. Riverside County General Plan  | Commercial Development  |
| 6. Project Data:                  | Total Acreage: 78 Gross Acres   |
| 7. Environmental Concerns:        | Not applicable at this time   |

**RECOMMENDATIONS:**

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1069 would be appropriate. The adoption of such an order does not imply that the proposed GPA will be approved.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letter in opposition or in favor of this project has been received.
2. The project site is not located within:
  - a. General Plan Policy Overlay Area
  - b. California Gnatcatcher, Quino Checkerspot Butterfly habitat
  - c. FEMA designated Flood Zone
  - d. Redevelopment Area
3. The project site is located within:
  - a. The boundaries of the Coachella Valley Unified School District.
  - b. The boundaries of the Desert Water Agency (DWA).
  - c. The Coachella Valley MSHCP fee area.
4. The project site is currently designated as Assessor's Parcel Number 666-170-001.

# ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA1069 Supervisorial District: Fifth Existing Zoning: Existing Zoning: Controlled Development (W-2); Manufacturing-Service Commercial (M-SC); Industrial Park (I-P); and Scenic Highway Commercial (C-P-S).

Area Plan: Western Coachella Valley Area Plan  
Acreage: 78 Gross Acres

## EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development

Existing General Plan Land Use Designation: Light Industrial (LI); Commercial Retail (CR)

Existing Policy Area(s) or Overlay(s): N/A

Existing Map(s) of Issue (cite GP figure # and page #): N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

## PROPOSED GENERAL PLAN CHANGES (For categories with no proposed change write "N/A" on applicable line.)

Proposed General Plan Foundation: N/A

Proposed General Plan Land Use Designation: Community Development: Medium High Density Residential (CD: MHDR) (5-8 DU/AC), Community development: Medium Density Residential (CD: MDR) (2-5 DU/AC), and Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 FAR)

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): N/A

Case: **ENTITLEMENT/POLICY GPA 1069**

Printed: 2/6/2009 9:26:28 AM

File: F:\wordfiles\GPA\GPA1069 ENTITLEMENT POLICY FINDINGS GPA Checklist\_1.doc

**CHECK LIST**

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	Not in a farmland designation
Airport Compatibility Zone		X	
Flood Plain (Zone A - 100 Year)		X	Flood plain management review is required.
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile	X		Within 1/2 mile of the San Andreas Fault
Liquefaction Potential; Subsidence	X		Moderate
High Fire Area		X	
Code Complaint		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	Access from Indian Avenue and Dillon Road
Water / Sewer Issues		X	Served by Desert Water Agency (DWA); Sewer service is not available at the site, nearest available sewer line is approximately 1.5 miles, not within a Community Facility District, Whitewater Watershed.
City Sphere of Influence	X		Desert Hot Springs, within the unincorporated community of North Palm Springs

Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)	X		Within 43 miles of the Mount Palomar Facility

**ENTITLEMENT/POLICY FINDINGS** *(Check all that apply)*

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?\*

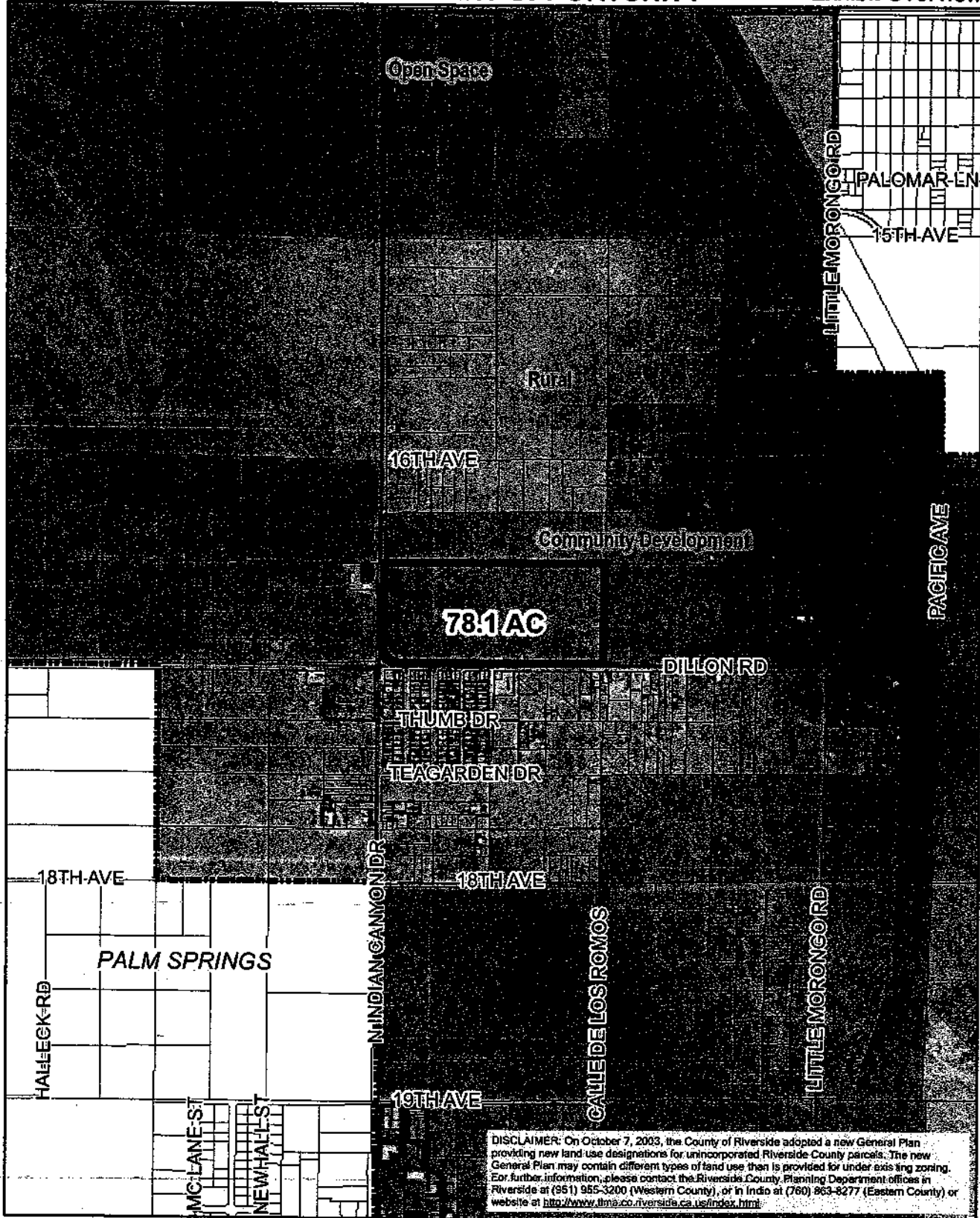
Finding	Yes	No	Comment
The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.	X		
The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.	X		
Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.			N/A
A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.			N/A
An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.			N/A
An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.			N/A
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.			N/A

**\* THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

**STAFF COMMENTS:**

Department	Comments
Planning	None beyond staff report at this time
Transportation	None with regards the GPA
EPD	None with regards the GPA
Fire	None with regards the GPA
Flood	None with regards the GPA
Building and Safety	None with regards the GPA
Geologist	None with regards the GPA

**DEVELOPMENT OPPORTUNITY**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District: Pass & Desert  
 Township/Range: T3SR4E  
 Section: 11



Assessors  
 Bk. Pg. 666-17  
 Thomas  
 Bros. Pg. 726 E2

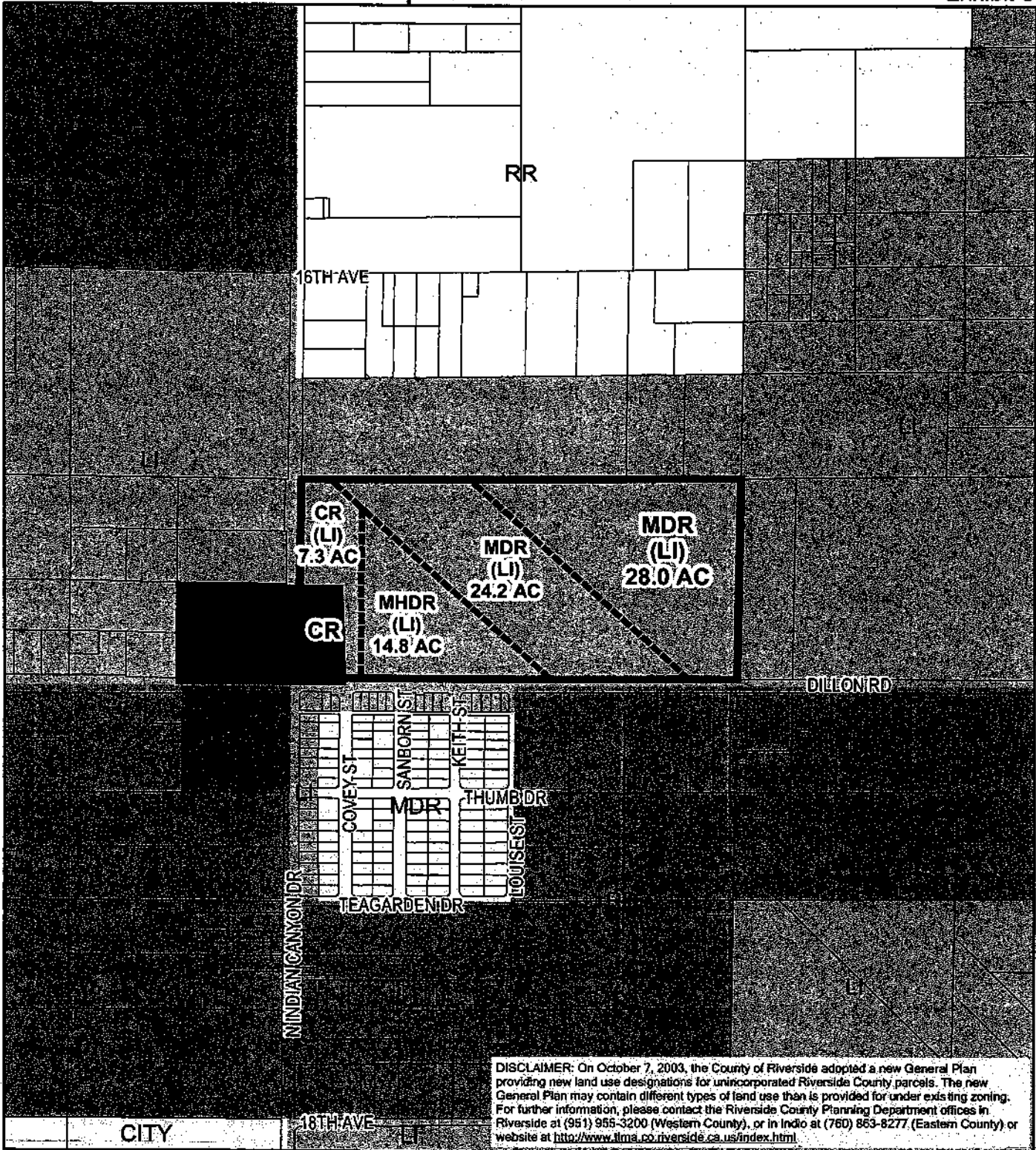


Supervisor: Ashley  
District 5  
Date Drawn: 12/10/08

# GPA01069

## Proposed General Plan

Planner: Judith Deertrack  
Date: 12/18/08  
Exhibit 6



### RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pass & Desert  
Township/Range: T3SR4E  
Section: 11



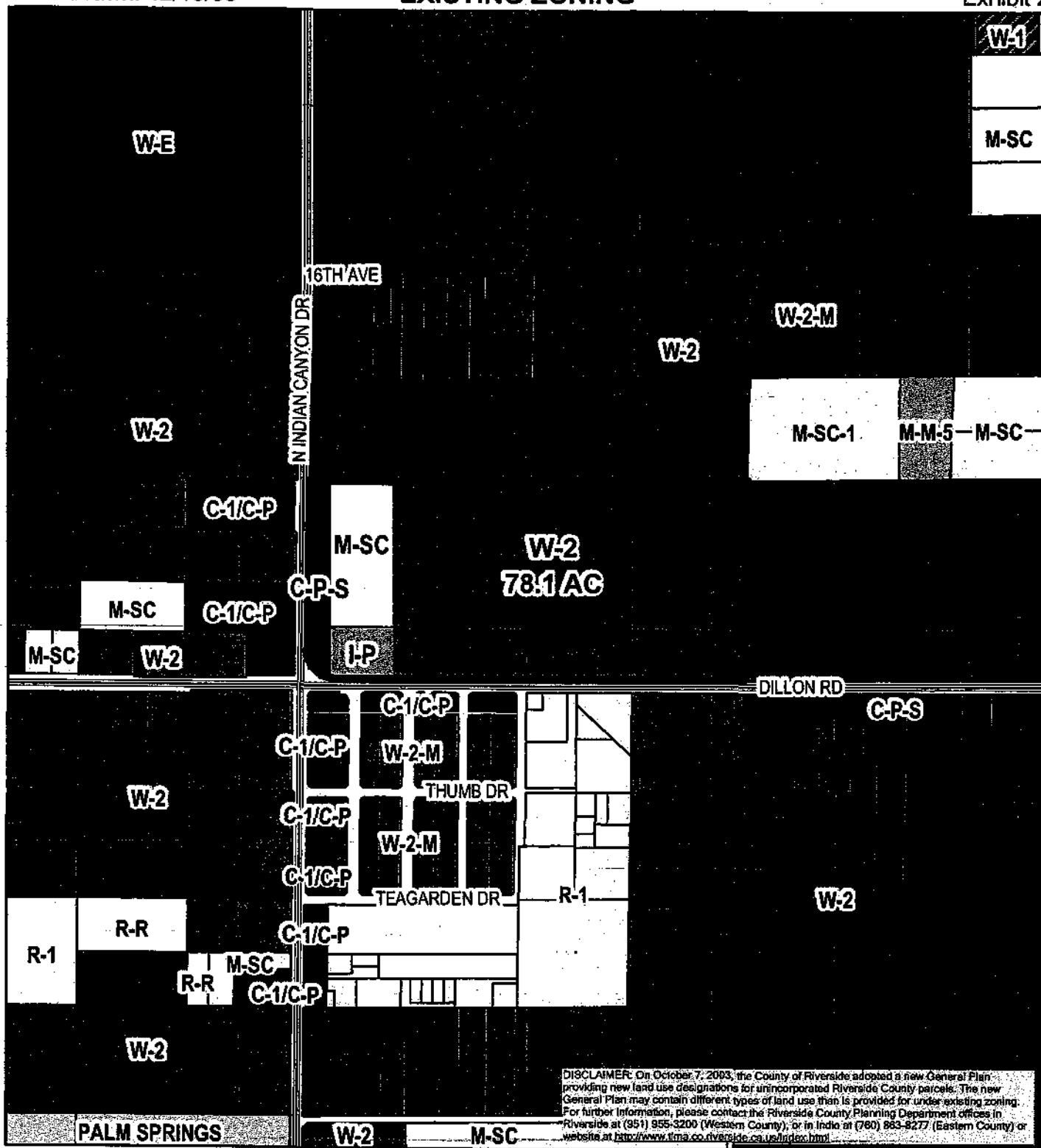
Assessors  
Bk. Pg. 666-17  
Thomas  
Bros. Pg. 726 E2



Supervisor: Ashley  
 District 5  
 Date Drawn: 12/10/08

**GPA01069**  
**EXISTING ZONING**

Planner: Judith Deertrack  
 Date: 12/18/08  
 Exhibit 2



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District: Pass & Desert  
 Township/Range: T3SR4E  
 Section: 11



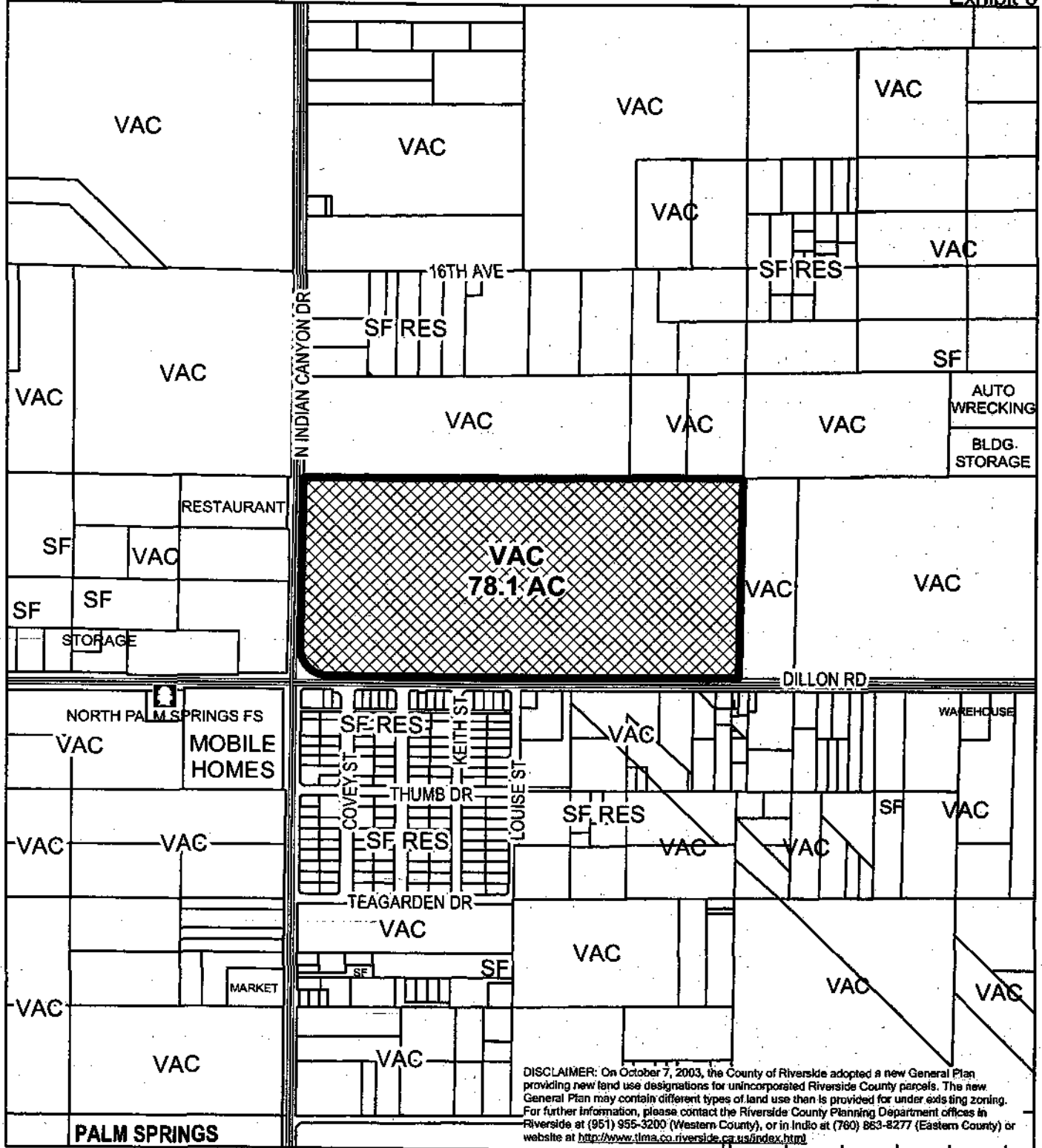
Assessors  
 Bk. Pg. 666-17  
 Thomas  
 Bros. Pg. 726 E2



Supervisor: Ashley  
 District 5  
 Date Drawn: 12/10/08

**GPA01069**  
 Land Use

Planner: Judith Deertrack  
 Date: 12/18/08  
 Exhibit 6



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District: Pass & Desert  
 Township/Range: T3SR4E  
 Section: 11



Assessors  
 Bk. Pg. 666-17  
 Thomas  
 Bros. Pg. 726 E2

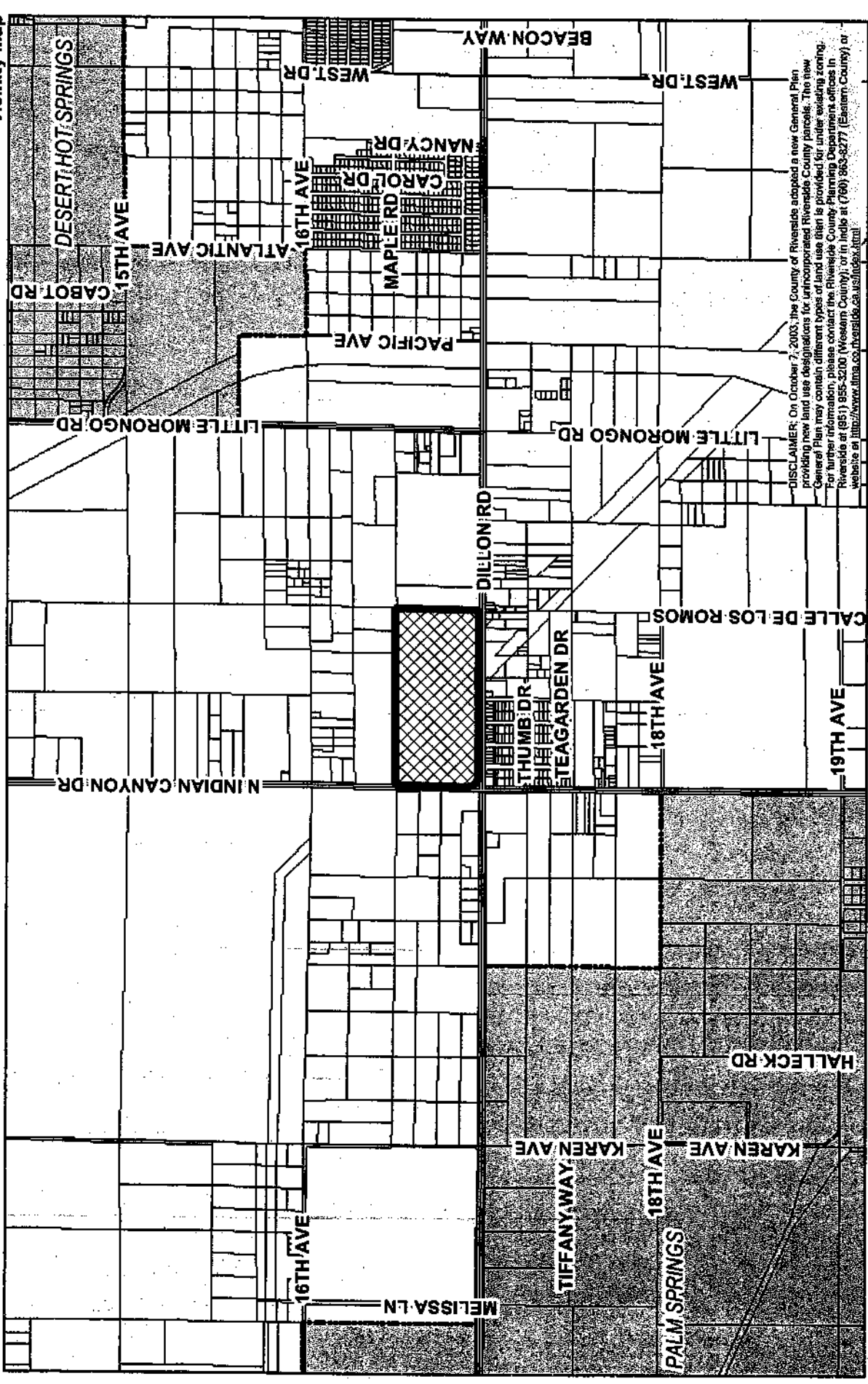




Supervisor Ashley  
 District 5  
 Date Drawn: 12/10/08

**GPA01069**  
**VICINITY MAP**

Planner: Judith Deertrack  
 Date: 12/18/08  
 Vicinity Map



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 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.ca.riverside.ca.us/index.html>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District: Pass & Desert  
 Township/Range: T3SR4E  
 Section: 11

Assessors  
 Bk. Pg. 666-17  
 Thomas  
 Bros. Pg. 726 E2





11-11-004785

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman - Planning Director*

**RECEIVED**

OCT 28 2008

**APPLICATION FOR AMENDMENT TO THE**  
**RIVERSIDE COUNTY GENERAL PLAN**

Riverside County  
Planning Department  
Desert Office

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01069 DATE SUBMITTED: 10/20/08

**I. GENERAL INFORMATION**

**APPLICATION INFORMATION**

Applicant's Name: Ifurung Sarabia, Inc. - Larry Ifurung E-Mail: LP.ifurung@lpiarchitects.com

Mailing Address: 1001 E. Angeleno Ave.  
Burbank, CA 91501  
Street  
City State ZIP

Daytime Phone No: ( 818 ) 861-7791 Fax No: ( 818 ) 861-7793

Engineer/Representative's Name: David Jeffers Consulting, Inc. E-Mail: DaveJ.djc@attglobal.net

Mailing Address: 19 Spectrum Pointe Dr., Ste 609  
Lake Forest, CA 92630  
Street  
City State ZIP

Daytime Phone No: ( 949 ) 586-5778 Fax No: ( 949 ) 586-5527

Property Owner's Name: GPM Global Properties, LLC E-Mail: ipgdy@aol.com

Mailing Address: 16660 Paramount Blvd., Ste 206  
Paramount, CA 90723  
Street  
City State ZIP

Daytime Phone No: ( 562 ) 634-9433 Fax No: ( 562 ) 634-6075

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Larry Ifurung - Ifurung Sarabia, Inc.

PRINTED NAME OF APPLICANT


x   
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Ignatius P. Godoy, MD  
PRINTED NAME OF PROPERTY OWNER(S)

x   
SIGNATURE OF PROPERTY OWNER(S)

AUGUSTO G. MANCINI  
PRINTED NAME OF PROPERTY OWNER(S)

x   
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 666-170-001

Section: 11 Township: 3S Range: 4E

Approximate Gross Acreage: 78.1 acres

General location (nearby or cross streets): North of Dillon Road, South of 16th Ave., East of Indian Ave., West of Little Morongo Rd.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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Larry Ifurung - Ifurung Sarabia, Inc.

PRINTED NAME OF APPLICANT

*(see attached)*  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

X ADELA P. PENK, MD  
PRINTED NAME OF PROPERTY OWNER(S)

X *Adela Penk*  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 666-170-001

Section: 11 Township: 3S Range: 4E

Approximate Gross Acreage: 78.1 acres

General location (nearby or cross streets): North of Dillon Road, South of 16th Ave., East of Indian Ave., West of Little Morongo Rd.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Thomas Brothers map, edition year, page number, and coordinates: 2008 726 D&E - 1&2

Existing Zoning Classification(s): C-P-S, I-P, M-SC, W-2

Existing Land Use Designation(s): Light Industrial (LI), Commercial Retail (CR)

Proposal (describe the details of the proposed general plan amendment):  
To change the GP Land Use to HDR (high density residential) and to expand the existing CR designation along Indian Ave. from LI to CR. Also change the existing LI land use within the SCE easement to Open Space - Recreation.

Related cases filed in conjunction with this request:  
none at this time

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project-site? Yes  No

Case Nos. PAR00876, PP10294A1, PP10294, CZ05080, EA32224

E.A. Nos. (if known) \_\_\_\_\_ E.I.R. Nos. (if applicable): \_\_\_\_\_

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	SCE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	SC Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	ATT/Verizon	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Mission Springs Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	Mission Springs Water District	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) est. approx. 1-1/2 miles

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

County of Riverside  
Planning Department Desert Office  
38686 El Cerrito Rd  
Palm Desert, CA 92211

GPM Global Properties LLC  
16660 Paramount BL Ste. 206  
Paramount, CA 90723

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# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



March 22, 2009

*VIA FACSIMILE AND ELECTRONIC MAIL*

The Hon. Jeff Stone  
Riverside County Board of Supervisors  
4080 Lemon St. 5<sup>th</sup> Floor  
Riverside, CA 92501

**RE: Item 15, General Plan Amendment Initiation Proceedings (March 24, 2009)**

Dear Chairman Stone and Members of the Board:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on this set of landowner-initiated GPAs. Once again, many of these items have serious land use implications. It is essential for your Board to take a "hard look" and deny Foundation-change proposals that do not meet the test provided by the General Plan:

- a. The foundation change is based on ample evidence that *new conditions or circumstances* disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan. (Emphasis added.)

Item 15.1, GPA 923 (Mead Valley)

**Concur** with staff recommendation for denial of initiation due to the community boundary issues described and the surplus of nearby vacant commercial property.

Item 15.2, GPA 920 (Southwest Area Plan) (72 acres)

Item 15.3, GPA 986 (Southwest Area Plan) (19 acres)

Item 15.4, GPA 1026 (Southwest Area Plan) (150 acres)

**Disagree** with the staff recommendation to initiate the change of a total of 241 acres of Rural, Rural Mountainous, and Agricultural land to Community Development on the basis of a "trend" that is nothing other than the trend of sprawl. No new circumstances are documented that compel these Foundation changes, and indeed, they are contrary to the vision of a greenbelt. At stake is a block of highly intact rural and agricultural land on the eastern border of Highway 79 urbanization. These very lands now form an urban edge that *defines* communities, with urban to the west and rural and open space to the east.

**Without** planning justification, staff is recommending a series of GPAs that would transform this area and push development further east along the scenic Highway 79 corridor. Current traffic congestion on Highway 79 should alone be enough to deny these

proposals. The "progression of Community Development land use designations" referred to in the staff report is simply a progression of *requests* for GPAs that is being confused with real planning.

What is the vision for this region, and how was it arrived at? What community outreach occurred? What is the City of Temecula's view? What is the absorption capacity (in years of growth) of the current General Plan? Is more urban land needed, and on what basis? What growth accommodation alternatives were considered other than greenfield development? If more urban land is needed, where is it optimally sited given transportation, open space, and greenhouse gas considerations? *These questions are never asked let alone answered.* While adjacency is *one* legitimate factor, it is not *sufficient* to justify land conversion.

This group of GPAs illustrates how the landowner-initiated process has become piecemealed and how it is failing to consider the "big picture" questions posed above. This group of GPAs also typifies the loss of rural, agricultural, and open space without the justification of new planning circumstances. Where will the eastward progression of rural conversion stop? How far behind are requests for the land *adjacent* to these GPAs to follow the "trend" and follow suit? The rigor needed to conduct a successful Five-Year Update is missing from the staff recommendation, and denial is an important step in retaining the integrity of the General Plan Update.

Item 15.5, GPA 771 (Coachella)

Item 15.6, GPA 828 (Coachella)

While EHL is not familiar with the South Valley Implementation Plan (SVIP), of which these proposals are parts, based on the information contained in the staff report, we *disagree* with the recommendations. A total of 641 acres of agriculture would be converted to residential Community Development/Specific Plan absent an analysis of the absorption capacity of existing urban-designated land in the region or of ways to accommodate growth while minimizing greenhouse gas emissions. Rather than a Community Center, typical sprawl is proposed.

Item 15.7, GPA 990 (Coachella)

*Concur* with staff recommendation for denial of initiation due to the inconsistency with the rural character and the vision for the area, as well as lack of infrastructure. No new circumstances have been put forward to justify a Foundation change for 808 acres from Open Space-Rural to Community Development.

Item 15.8, GPA 1068 (Coachella)

While EHL is not familiar with the South Valley Implementation Plan (SVIP), of which this proposal is a part, based on the information contained in the staff report, we *disagree* with the recommendation. 165 acres of groves, currently planned for light industrial, in the heart of an agricultural area, would be converted to residential Community Development/Specific Plan absent an analysis of the absorption capacity of existing urban-designated land in the region or of ways to accommodate growth while

minimizing greenhouse gas emissions. Rather than a Community Center, typical sprawl is proposed.

Item 15.9, GPA 1071 (Coachella)

*No position*

Item 15.10, GPA 841 (Lakeview Nuevo)

*No position.*

Item 15.11, GPA 1012 (San Timoteo/Pass)

**Concur** with the staff recommendation for denial of initiation. The conversion of 41 acres of Rural and Rural Mountainous land to Rural Community estate lots would be inconsistent with community character and with the surrounding parcels. It would also increase residential intensity in high fire hazard locations, contrary to the recommendation of the Riverside County Fire Hazard Reduction Task Force:


Update the Riverside County General Plan and complete consistency zoning actions to limit residential growth within or adjacent to high fire hazard areas.

Item 15.12, GPA 1069 (Coachella)

*No position*

In conclusion, many of these GPA proposals present important opportunities to maintain the integrity of the Foundation system, retain community character and agricultural resources, and promote orderly growth. Once again, we appreciate being able to work with you on a successful Fire-Year Update Cycle.

With best regards,



Dan Silver, MD  
Executive Director

cc: Clerk of the Board  
Board offices

electronic cc: George Johnson      Mike Harrod  
Ron Goldman                      Katherine Lind  
Damian Meins                     Interested parties