

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

322B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 9, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 902 – Foundation-Regular – Applicant: Guy Etziony – Engineer/Representative: Mike Shoberg - Fourth Supervisorial District - Thousand Palms Zoning District - Western Coachella Valley Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum) and Community Development: Light Industrial (CD-LI) (0.25- 0.60) – Location: Northerly of Vista Chino, easterly of Rio Del Sol Road and westerly of Sierra Del Sol - 70 Gross Acres - Zoning: Manufacturing- Service Commercial (M-SC) - **REQUEST:** This General Plan Amendment proposes to amend the Foundation Component of the subject site from Rural (RUR) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (RR) (5 Acre Min. Lot Size) to Light Industrial (LI) (0.25-0.60 FAR) - APN(s): 648-030-015, 648-030-019

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for 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.

Ron Goldman
Planning Director

RG:TH

REVIEWED BY EXECUTIVE OFFICE

DATE 4/15/09 mg

Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

APR 11 2009 11:58
PLANNING DEPARTMENT

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.2

The Honorable Board of Supervisors
RE: General Plan Amendment No. 902
Page 2 of 2

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 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.: 5.3
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisorial District: Fourth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 902
Applicant: Guy Etziony
Engineer/Representative: Mike Shoberg

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 902 from Rural: Rural Residential to Community Development: Light Industrial and the Planning Commission made the comments below. The Planning Director continues to recommend initiation from Rural: Rural Residential to Community Development: Light Industrial. 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: Commissioner Porras commented that the application is appropriate given the similar uses in the area.

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 5.3
Area Plan: WCVAP
Zoning District: Thousand Palms
Supervisory District: Fourth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 902
E.A. Number 41704
Applicant: Guy Etziony
Engineer/Rep.: Mike Shoberg

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.) and "Community Development: Light Industrial" (CD:LI) (0.25-0.60 FAR) to "Community Development: Light Industrial" (CD:LI) (0.25-0.60 FAR) for an approximately 70-acre site. The project is located westerly of Sierra Del Sol, northerly of Vista Chino and easterly of Rio Del Sol Road.

SUPPORT:

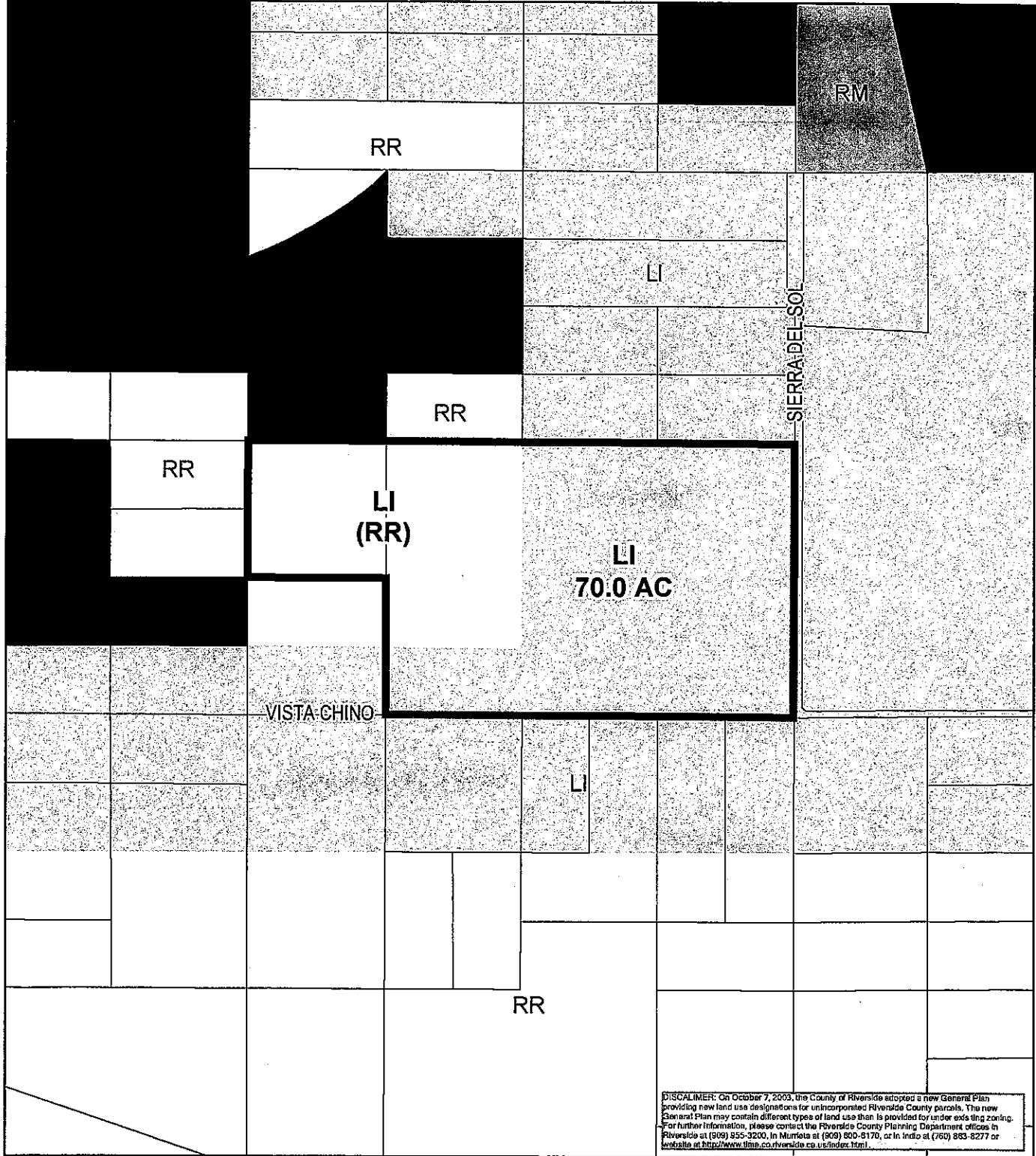
The subject parcel is located in the "Thousand Palms" community within the "Western Coachella Valley Area Plan." The adjacent land use designations are dominated by Light Industrial with the exception of a small portion of Rural: Rural Residential and Open Space: Conservation Habitat to the northwest and the western portions of the site. Multiple intense uses such as contractor storage yards surround the site, thus making the existing Rural: Rural Residential portions of the lot incompatible with the area. The proposal remains consistent with the character and the overall vision for the surrounding area and would not create any inconsistencies amongst the elements of the General Plan.

The development of many of the surrounding lots has created new circumstances that justify the proposal. Secondary access is available at the site as well.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 902 from Rural: Rural Residential and Community Development: Light Industrial to Community Development: Light Industrial **would be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

GPA00902
Proposed General Plan



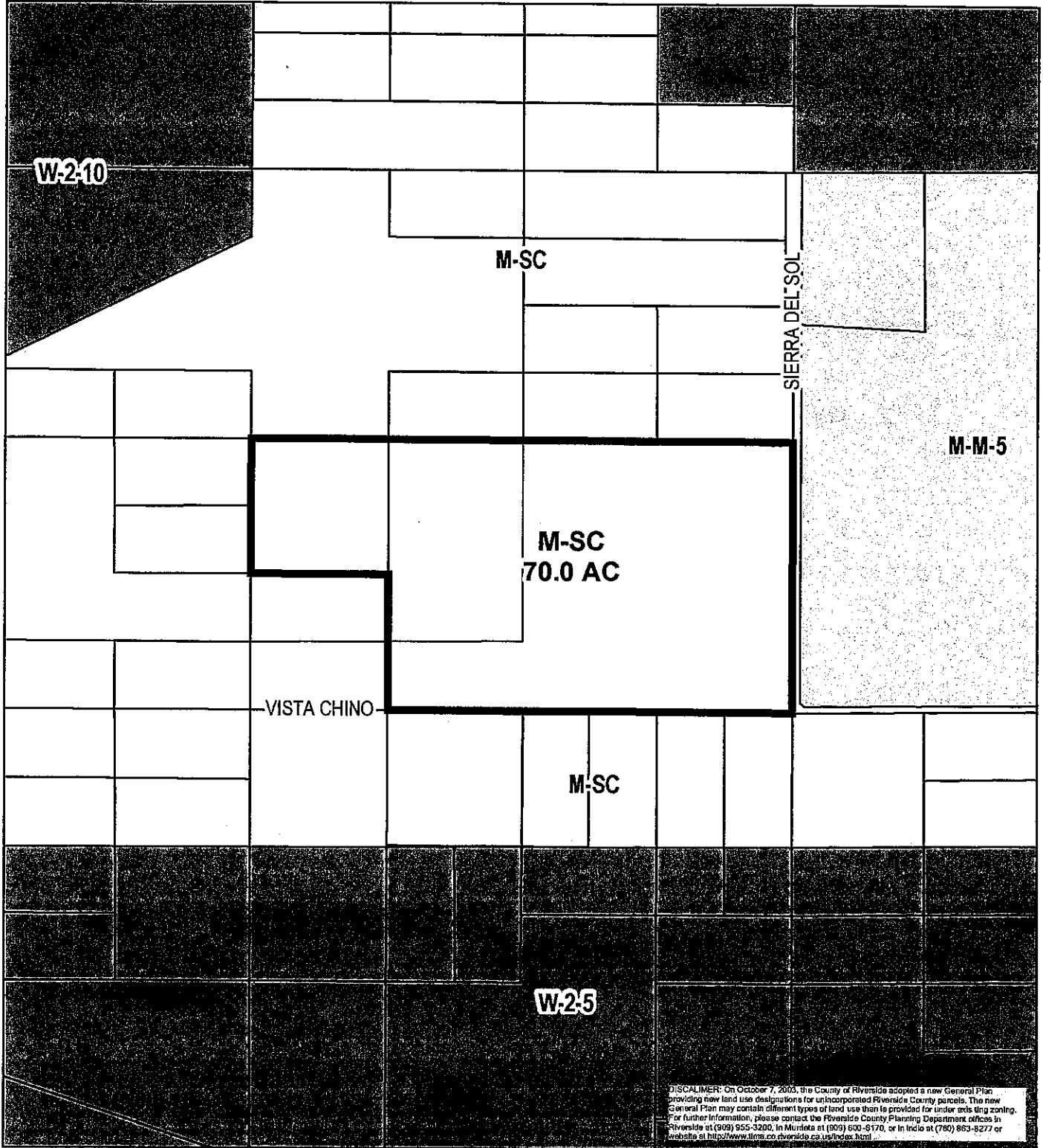
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 855-3200, in Murrieta at (951) 800-8170, or in Indio at (760) 895-8277 or website at <http://www.rimp.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR6E
Section : 6



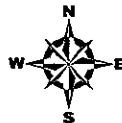
Assessors
Bk.Pg. 648-03
Thomas
Bros. Pg. 758 D5

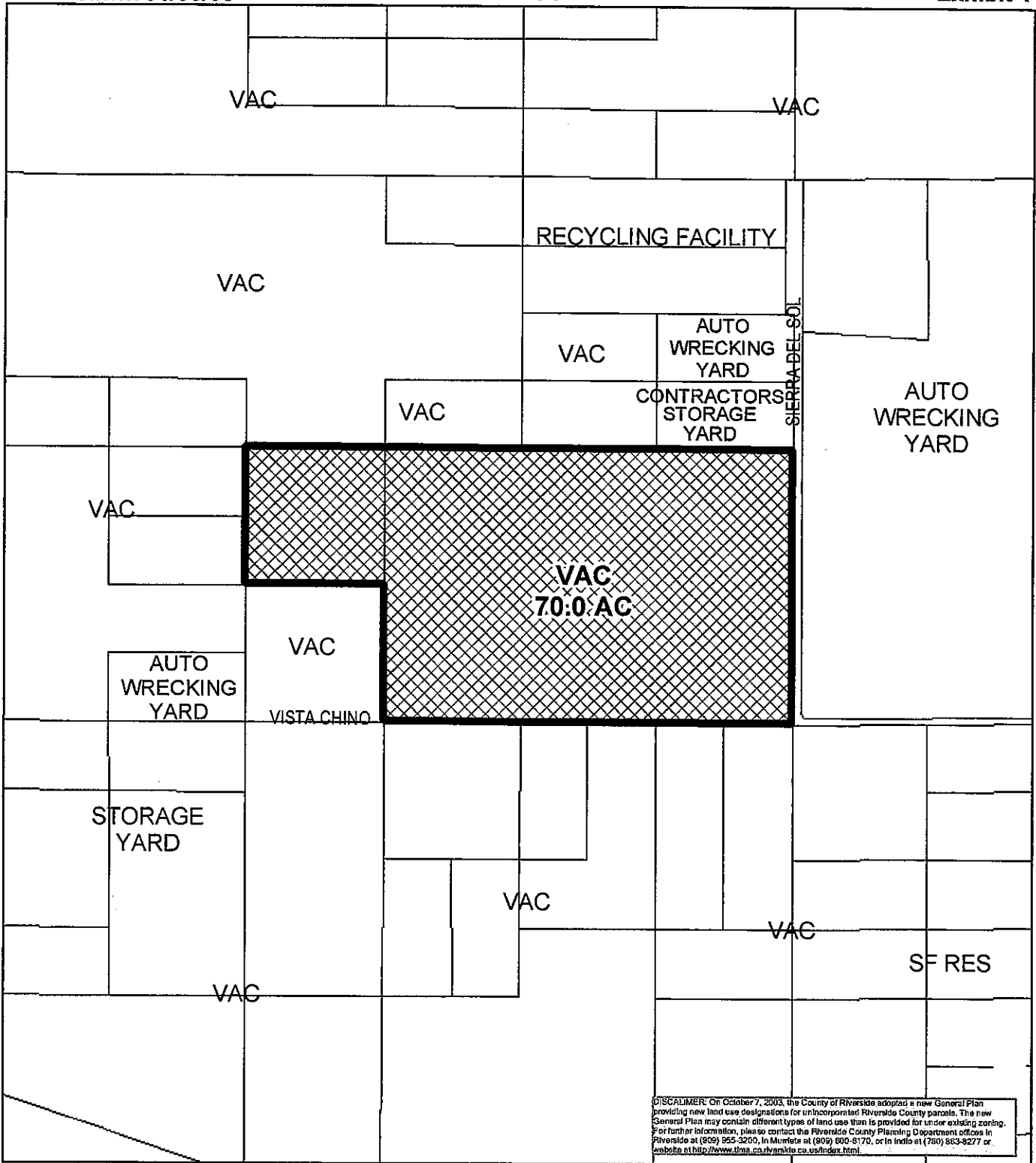


Zone
District: Thousand Palms
Township/Range: T4SR6E
Section : 6

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 648-03
Thomas
Bros. Pg. 758 D5





RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR6E
Section : 6



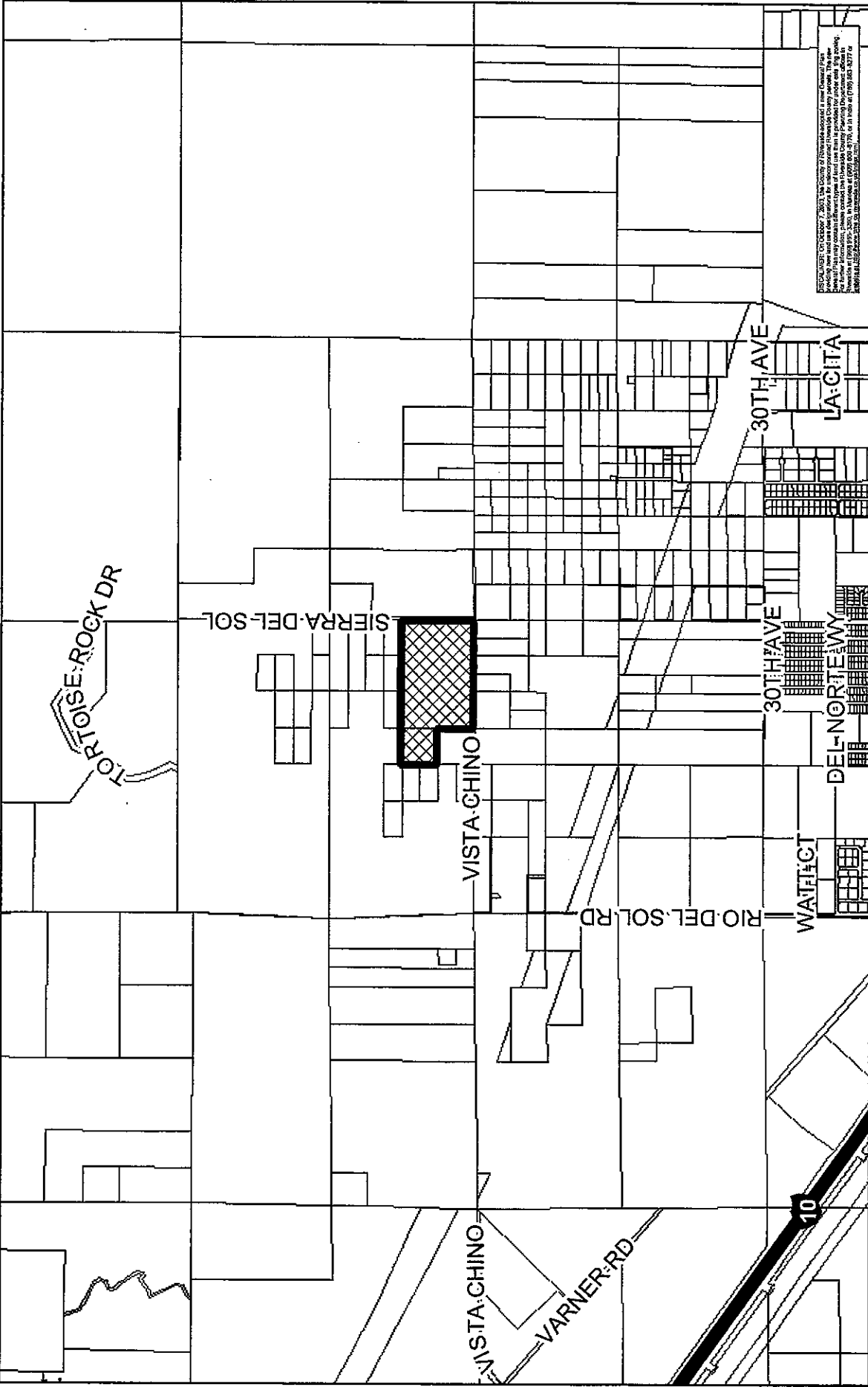
Assessors
Bk. Pg. 648-03
Thomas
Bros. Pg. 758 D5

Supervisor Wilson
District 4

Date Drawn: 01/30/08

GPA00902 VICINITY MAP

Planner: Amy Aldana
Date: 02/05/08
VICINITY MAP



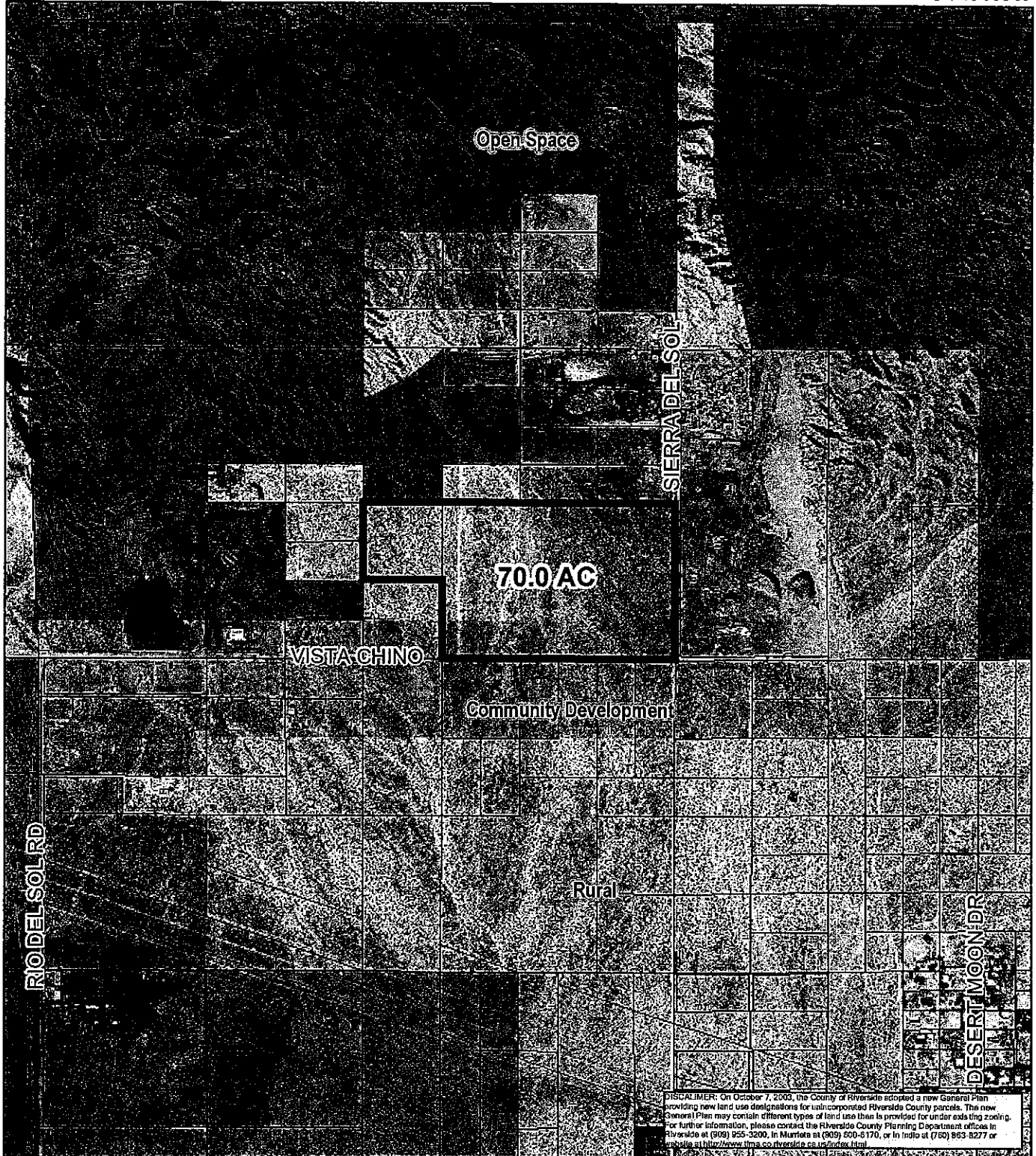
EXCLUDED: OCTOBER 7, 2003. ON COUNTY OF RIVERSIDE RECORD. L. NEW CHINA TOWN. The map shows the area designated for incorporation of Riverside County parcels. The map is for informational purposes only. For further information, please contact the Riverside County Planning Department Office at (951) 252-2222, ext. 333, or visit our website at www.riverside.ca.gov.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR6E
Section : 6

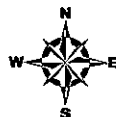
Assessors
Bk. Pg. 648-03
Thomas
Bros. Pg. 758 D5





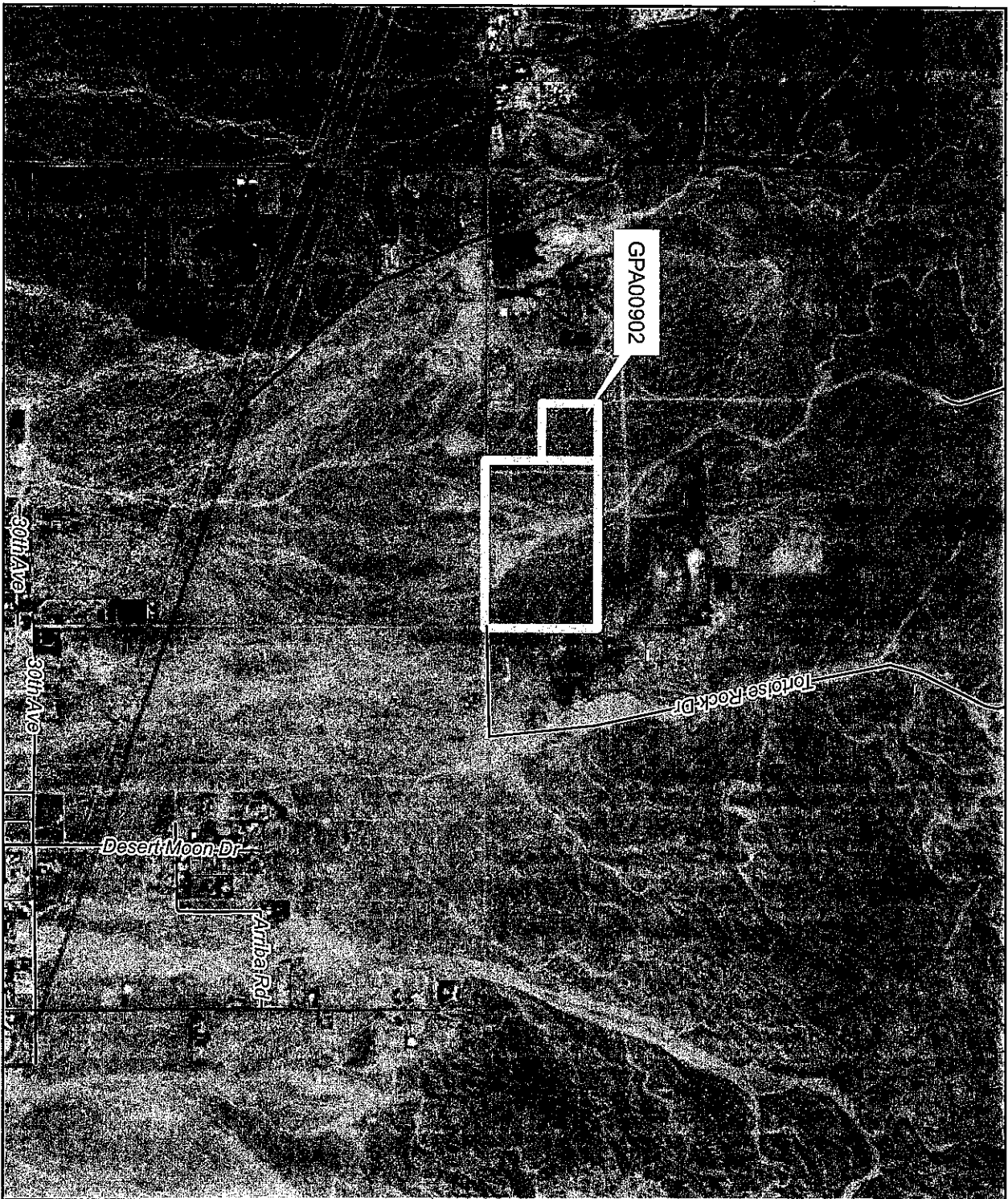
RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Thousand Palms
Township/Range: T4SR6E
Section: 6







Assessors
Bk. Pg. 648-03
Thomas
Bros. Pg. 758 D5

Riverside County Proposed General Plan Changes Thousand Palms Area



Legend

-  Highways
-  Roads
-  CVMSHCP Conservation Area
-  CD-11



Map by:
Nicholas Peihl,
Coachella Valley
Association of Governments

Map Document: (F:\np\GIS\DE Projects\CountyGP_PropChanges_1000P\Palms.mxd)
1/17/2008 - 2:00:26 PM

0 0.125 0.25 0.5 0.75 1 Miles

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. CVAG makes a no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.