

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

319B



FROM: TLMA – Planning Department

SUBMITTAL DATE:  
April 9, 2009

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1011** – Foundation-Regular – Applicant: John Corella – Engineer/Representative: Ruth Dearden - Fifth Supervisorial District - Pass and Desert Zoning District - Western Coachella Valley Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum) – Location: Northerly of 19th Avenue, easterly of Mountain View Road, southerly of 18th Avenue, and westerly of Long Canyon Road. - 80 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** This General Plan Amendment proposes to amend General Plan Foundation Component of the subject site from Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size) to Community Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) - APN: 657-430-016

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors **tentatively decline** to 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. 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 4/15/09  
Tina Grande  
Departmental Concurrence

Policy

Consent

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

4/15/09 11:56  
Tina Grande

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.6

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.: 7.11  
Area Plan: Western Coachella Valley  
Zoning District: Pass and Desert  
Supervisorial District: Fifth  
Project Planner: Tamara Harrison  
Planning Commission: December 3, 2008

General Plan Amendment No. 1011  
Applicant: John Corella  
Engineer/Representative: Ruth Dearden

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

### RECOMMENDATIONS:

The Planning Director recommended that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 1011 from Rural: Rural Residential to Community Development: Medium High Density Residential and the Planning Commission made the comments below. The Planning Director continues to recommend to tentatively decline to adopt an order initiating proceedings from Rural: Rural Residential to Community Development: Medium High Density Residential. 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 commented that this is not the right place for this type of density. The area is largely rural and should not be changed. He also commented that an affordable housing project in the area is questionable once you consider the cost of bringing in the necessary infrastructure. He noted that existing flooding issues may present obstacles in developing the site and that the proposal would be taking a large rural area and breaking it up. He commented that the adjacent areas could not support a 5-8 dwelling unit per acre density.

**Commissioner John Snell:** No Comments

**Commissioner John Petty:** No Comments

**Commissioner Jim Porras:** Commissioner Porras noted that the residents are against the proposal, based on previous cases for the area. He also commented that he understands the need for affordable housing. He stated that the subject site is not within the "Hot Springs Policy Area" and it would be difficult to include it within the policy area given its location in relation to the policy boundary. He questioned why the proposals that are adjacent to the policy area are allowed to proceed, and those proposals that are not adjacent cannot move forward. He noted that there is no middle ground. Commissioner Porras does not necessarily consider the area to be rural given the development to the northeast of the site. He noted that some of the local water districts are extending lines to the area and that ultimately it will be the applicant's burden to take on utility costs. Commissioner Porras also noted that the Board of Supervisors might want to take a look at densities and policy differentiation for the area. He agreed with staff that initiation would not be appropriate because he knows how strong the community feels about higher densities in the area.

**Commissioner Jan Zuppardo:** Commissioner Zuppardo commented that the area may not be as rural as its designation suggests; however, 5-8 dwelling units per acre does not seem to be the right number. She said that she understands the need for affordable housing in the area, but has difficulty supporting the proposal. She agreed with staff's recommendation that initiation would not be appropriate.

Agenda Item No.: 7.11  
Area Plan: Western Coachella Valley  
Zoning District: Pass and Desert  
Supervisory District: Fifth  
Project Planner: Tamara Harrison  
Planning Commission: December 3, 2008

General Plan Amendment No. 1011  
E.A. Number 41842  
Applicant: John Corella  
Engineer/Rep.: Ruth Dearden

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component and Land Use designations from "Rural: Rural Residential" (RUR:RR) (5 acre min.) to "Community Development: Medium High Density Residential (CD:MHDR) (5-8 du/ac) for an approximately 80-acre parcel. The project is located southerly of 18<sup>th</sup> Avenue, northerly of 19th Avenue, easterly of Mountain View Road, westerly of Long Canyon Road.

### ISSUES OF POTENTIAL CONCERN:

The proposed site is located in the "Southeast Desert Hot Springs" community within the "Western Coachella Valley Area Plan." The parcel is located in an area characterized by scattered rural uses on larger parcels. The majority of the surrounding lots are vacant or contain single-family residential uses. The proposal is inconsistent with the existing land use pattern, the character and the overall vision of the area.

Area-wide flooding is present with most parcels including the southern portion of the subject site falling within the 100-year flood plain. No information has been provided regarding infrastructure improvements which would protect this site from flooding. Increasing the density and intensifying the use of the lot would increase the potential for flooding hazards.

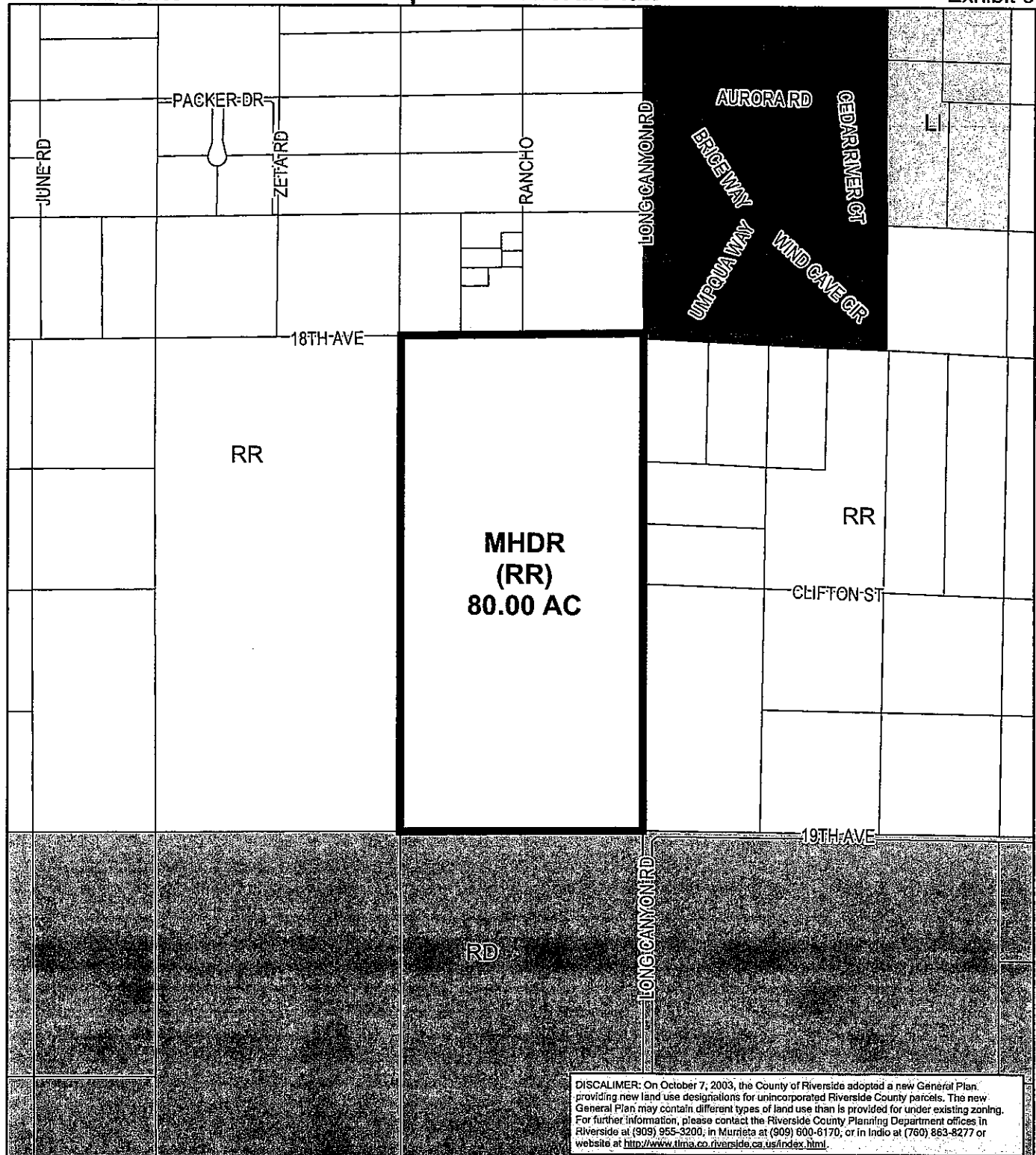
Policy LU 23.3 of the General Plan requires "adequate and available circulation facilities, water resources and sewer facilities exist to meet the demands of the proposed land use. No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the proposed change; sewer is not available at the site.

CUP03270R1 extended the life of an approved 250 space vacation RV Park with a clubhouse and recreational facilities to the northeast of the subject site across 18<sup>th</sup> Avenue in July of 2003. The original approval for the RV Park was under CUP03270 and was approved in 1999. The project is currently in the construction stages.

### RECOMMENDATION:

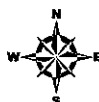
Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1011 from Rural: Rural Residential to Community Development: Medium High Density Residential **would not be appropriate.**

**GPA01011**  
**Proposed General Plan**



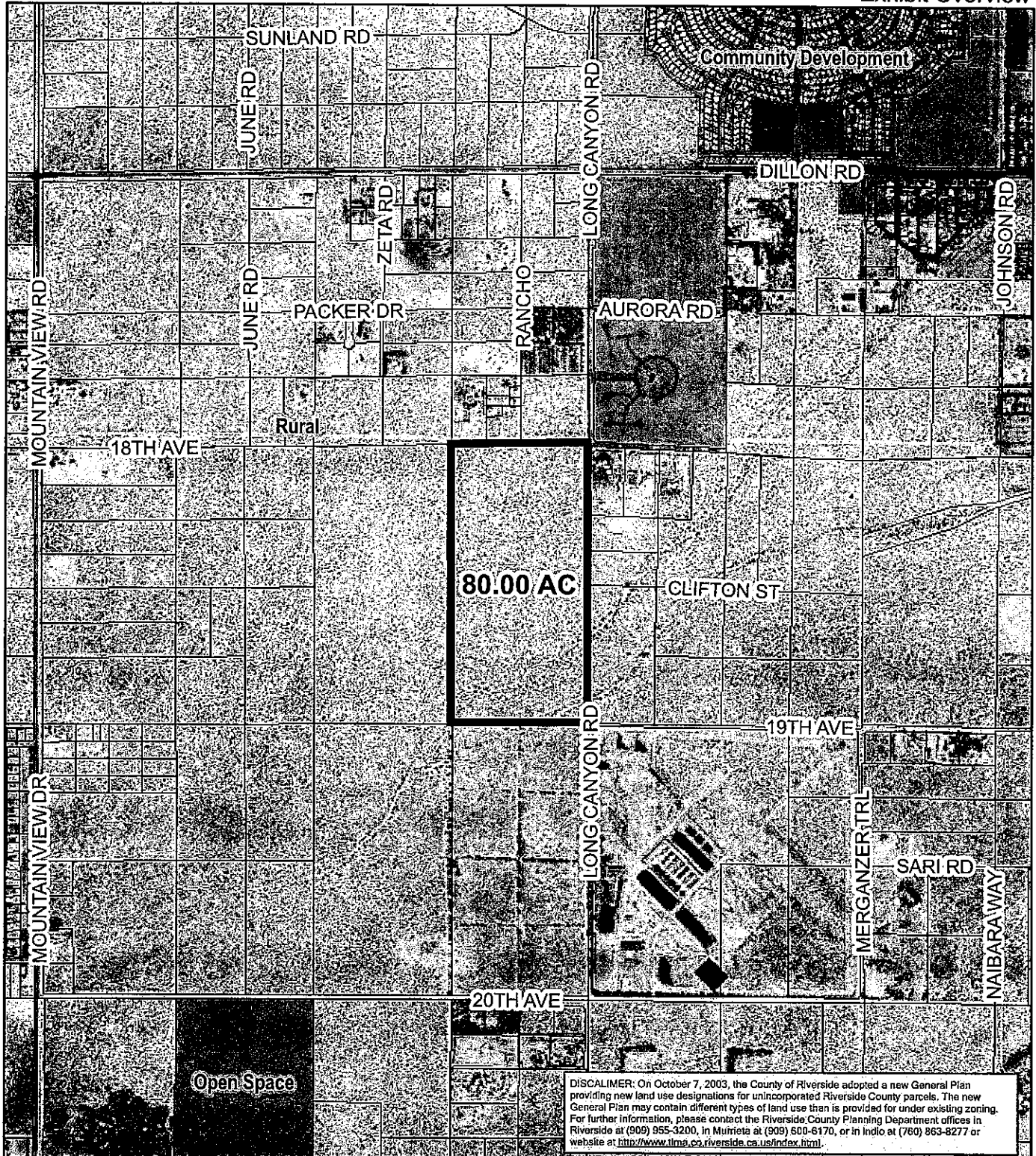
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District: Pass & Desert  
 Township/Range: T3SR5E  
 Section : 16



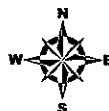
Assessors  
 Bk.Pg. 657-43  
 Thomas Bros. Pg. 727 E4

**DEVELOPMENT OPPORTUNITY**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

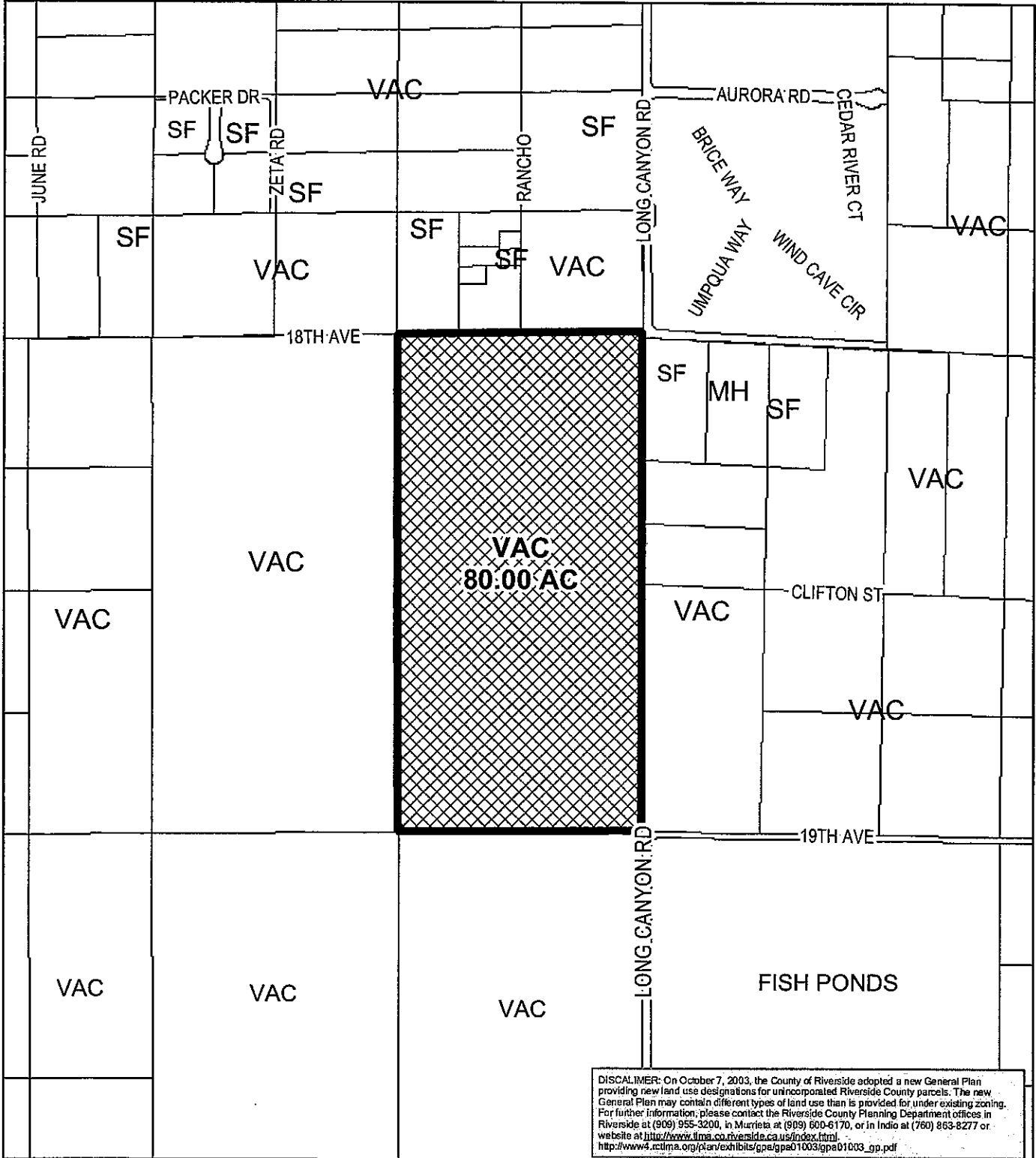
District: Pass & Desert  
Township/Range: T3SR5E  
Section: 16



Assessors  
Bk. Pg. 657-43  
Thomas  
Bros. Pg. 727 E4

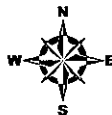


**GPA01011**  
**Land Use**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

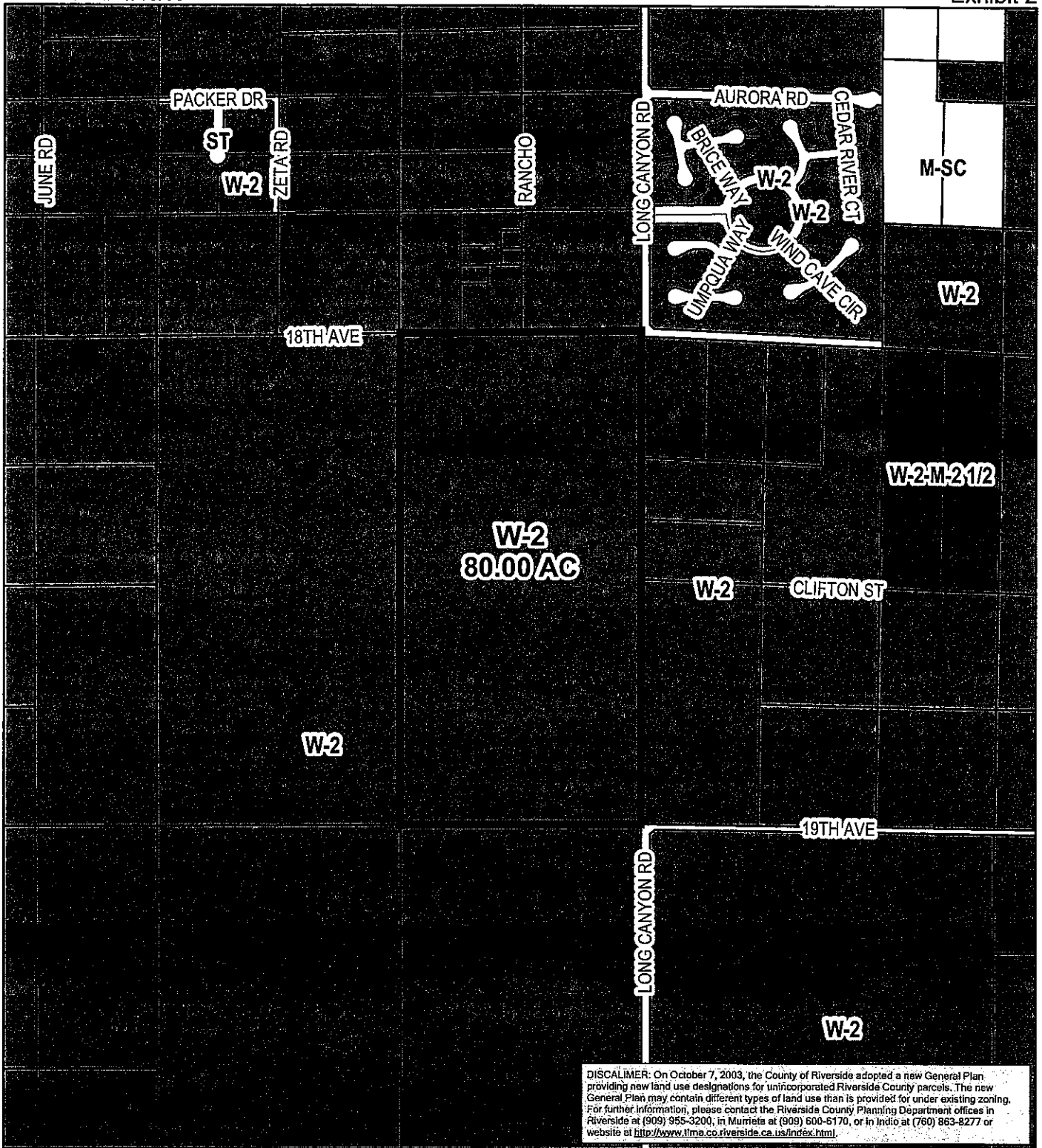
District: Pass & Desert  
 Township/Range: T3SR5E  
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**GPA01011**  
**EXISTING ZONING**



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

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District: Pass & Desert  
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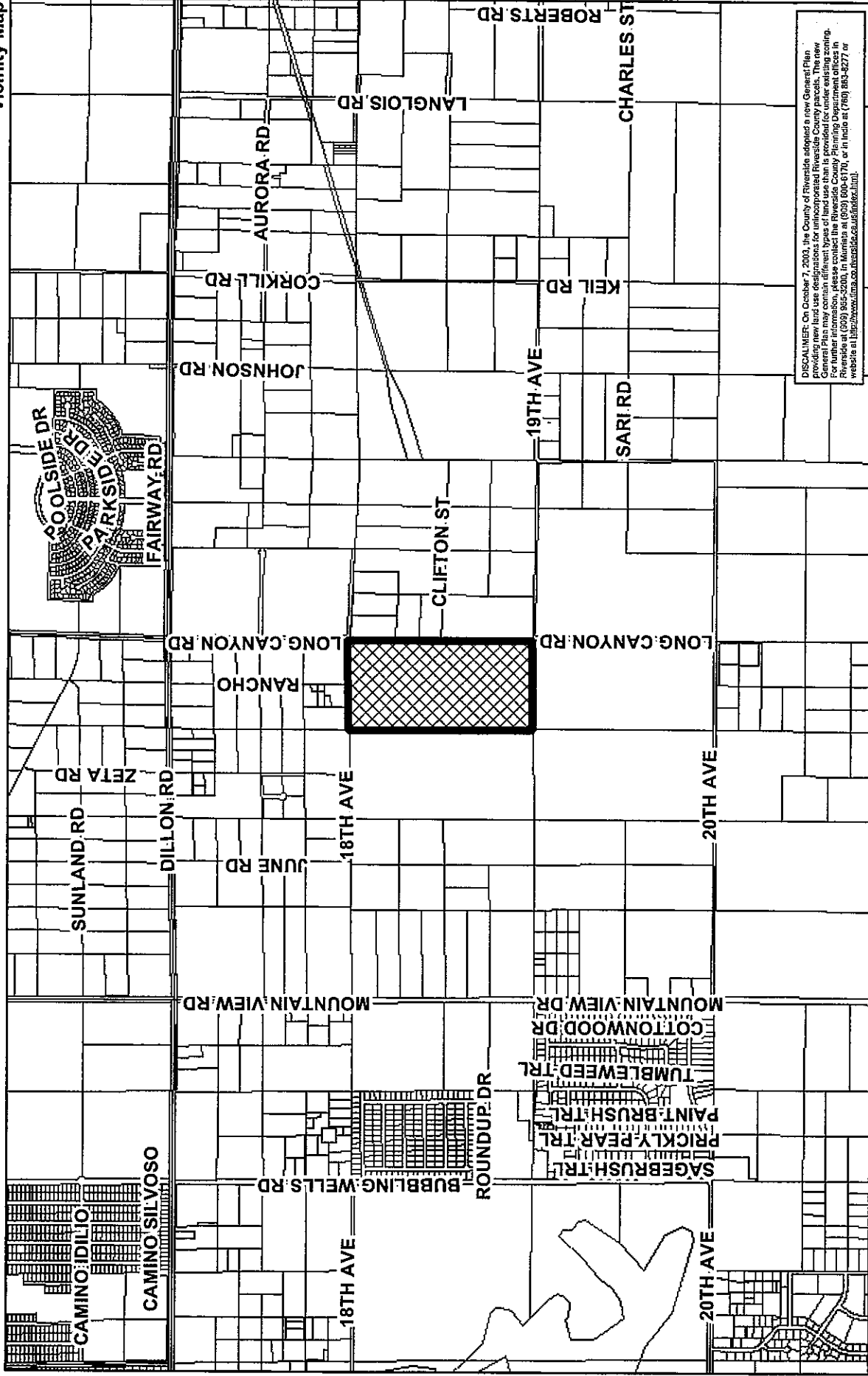


Assessors  
 Bk. Pg. 657-43  
 Thomas  
 Bros. Pg. 727 E4

Supervisor Ashley  
 District 5  
 Date Drawn: 9/10/08

**GPA01011  
 VICINITY MAP**

Planner: Amy Aldana  
 Date: 9/17/08  
 Vicinity Map



District: Pass & Desert  
 Township/Range: T3SR5E  
 Section : 16

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

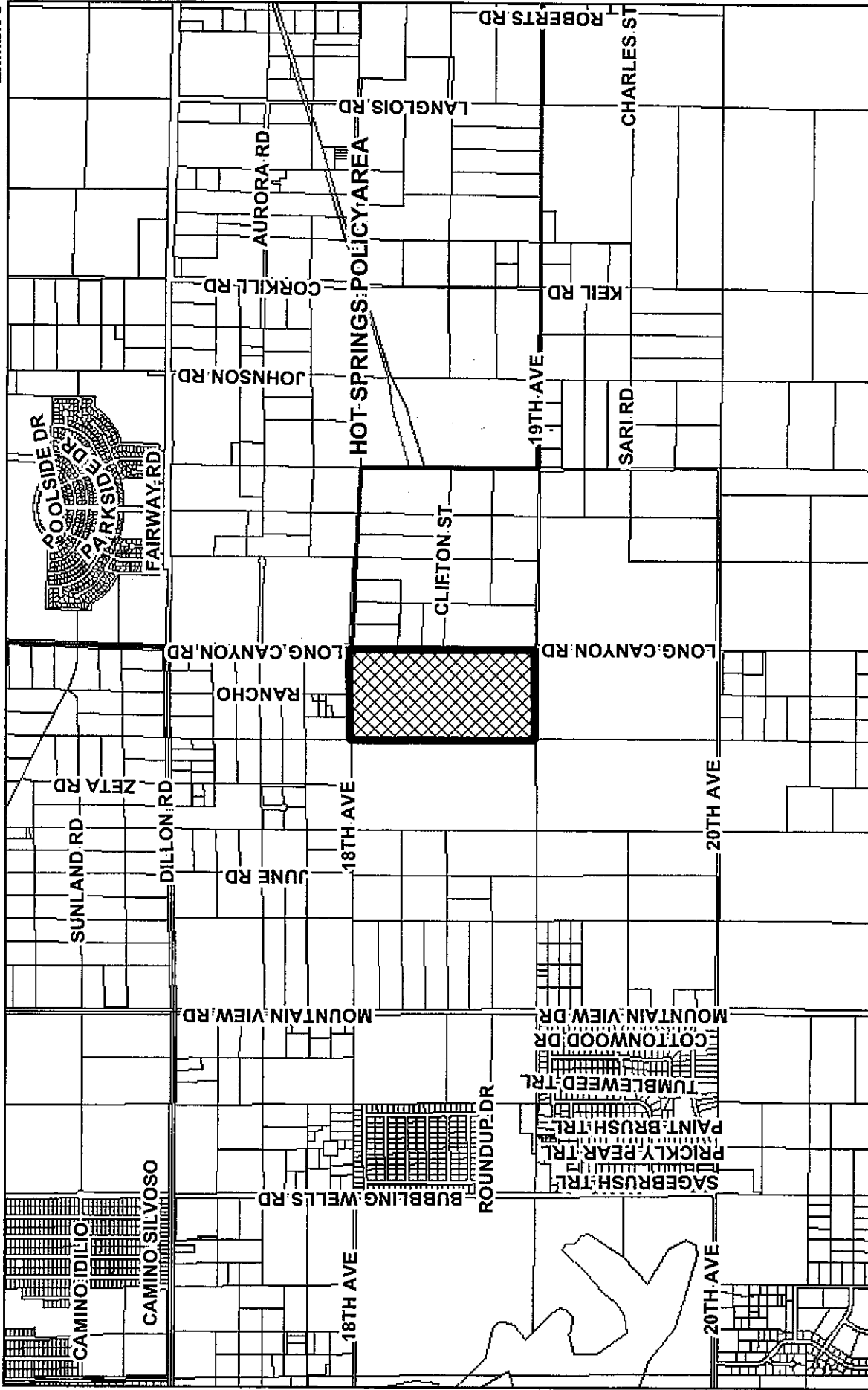
Assessors  
 Bk. Pg. 657-43  
 Thomas  
 Bros. Pg. 727 E4



Supervisor Ashley  
District 5  
Date Drawn: 9/10/08

# GPA01011 POLICY AREAS

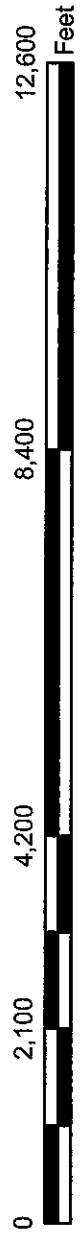
Planner: Amy Aldana  
Date: 9/17/08  
Exhibit 8



District: Pass & Desert  
Township/Range: T3SR5E  
Section: 16

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 657-43  
Thomas  
Bros. Pg. 727 E4



## **Riverside County General Plan Foundation Component Change Justification**

**Project Name:** Yianni 80

**Project size:** 82.06 acres

**Location:** Located at the southwest corner of the intersection of 18<sup>th</sup> Avenue and Long Canyon Road, between and abutting 18<sup>th</sup> Avenue on the north and 19<sup>th</sup> Avenue on the south in the unincorporated portion of Riverside County. Project site is approximately southeast of the city limits of the City of Desert Hot Springs.

**Land Owner:** Yianni Michaelides  
Donnybrook Investments, LLC  
2620 Jefferson Street  
Riverside, CA 92504

**Owner's Representative:** John A. Corella  
Ancore Associates International, Inc.  
79785 Shadwell Circle  
La Quinta, CA 92253  
760-404-8449

**Assessors Parcel Number:** APN 657-430-016

**Legal Description:** The east ½ of the northeast quarter of Section 16, Township 3 South, Range 5 East, San Bernardino Base and Meridian, County of Riverside, State of California.

**Justification:** The request to change the foundation component and Land Use Designation of this property from Residential Rural to Community Development – Medium High Density Residential is justified for many reasons. These include proposed uses, location and proximity to other similar property use designations.

The proposed uses for the property include mobile/manufactured home sites and/or park, recreational vehicle resort and/or single family residential homes. The location of the property allows a flexibility of land use and value in each of the above stated uses and/or a combination of the said uses.

The property lies approximately 1 mile east of the Desert Dunes Golf Club and ½ mile south of Desert Crest Country Club. The area approximately 1 mile to the northeast of the project is considered the Hot Springs Policy Area and approximately 1 mile to the northwest is the City limits of the City of Desert Hot Springs. Currently there is a recreational vehicle park under construction at the northeast corner of 18th Avenue and Long Canyon Road adjacent of the project.

Even though the property location is in proximity to more intensive urban uses the need for more conservatively priced clustered retreats in areas surrounded by open space are in demand. The property is also very similar to the Sky Valley area a few miles to the northeast. According to the Riverside County Integrated Project (RCIP), the Sky Valley Area "is the largest concentration of mobile home parks and recreational vehicle parks in unincorporated Riverside County." The property, having very similar characteristics in both affordability, location near an expanding urban area, and open space vistas is ideal for the lifestyles and values servicing proponents for these types of uses.

Similarly, the property is just southwest of the Hot Springs Policy Area. Even though it has not been determined whether or not hot water exist below the property, the location of the property will not deter uses of the same venue. Recreational vehicle parks and mobile/manufactured home parks have successfully been established in the area offering the healthful benefits of open space, desert breezes and scenic mountain vistas. Thus, the RCIP statement "This resource provides potential health benefits and assists in the attraction of tourists and seasonal residents to the Coachella Valley, thereby contributing to the local economy," will also apply to this property.

The Foundation Component Change for this property is also consistent with the current General Plan Concepts for Modification, which states "The modifications do not conflict with the overall RCIP Vision, and the modifications would not create an internal inconsistency among elements of the General Plan."

This property is also outside the designated boundaries of the Coachella Valley Multi-Species Habitat Conservation Plan, as determined by the County, when this habitat conservation plan is adopted by the County of Riverside and all other responsible agencies. In addition, soils, biological, cultural, paleontological and archeological studies have been conducted on the property and no significant findings have been indicated.

The proposed uses for the property are also consistent with the Design Guidelines of the Riverside County General Plan Concepts as stated Guideline Objectives:

- "To promote high quality development with better building materials and enhanced landscaping.
- To create efficient land use patterns that will maintain the economic value of communities and their long term desirability as places to live and work.
- To incorporate neighborhood amenities such as parks, trail and open space n convenient locations
- To implement goals and policies of Riverside County General Plan."

The property is located adjacent to two existing transportation corridors for the region. The property is currently accessed via Long Canyon Road from the north. This road is already paved. The property is also bound to the north by 18<sup>th</sup> Avenue which is cited in the proposed Circulation Element of the City of Desert Hot Springs new General Plan. In that plan 18<sup>th</sup> Avenue is proposed to be extended west from Mountain View Road. Long Canyon Road in said plan is proposed to be improved from 18<sup>th</sup> Avenue to 19<sup>th</sup> Avenue

which is the eastern property line of said property. Existing patented easements exist for these roadways. The proposed project will make improvements along the property's north and east frontages which are consistent with the current and proposed local roadway circulation plan elements.

In support of this Riverside County General Plan Foundation Component Change for said property, The RCIP also states:

“LU 2.1 Accommodate land use development in accordance with the patterns and distribution of use and density... depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following: (AI 1, 3, 5, 9, 27, 29, 30, 41, 60, 91)

- a. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services.
- b. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities.
- c. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses.

LU 3.2 Use open space, greenways, recreational lands, and watercourses as community separators. (AI 25, 40, 60, 61)

LU 3.3 Promote the development and preservation of unique communities in which each community exhibits a special sense of place and quality of design. (AI 14, 30)

LU 6.3 Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process. (AI 3)

LU 7.1 Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity. (AI 18)

LU 7.12 Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the County.

LU 8.3 Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life. (AI 9, 28)

The property incorporates several desires of the Riverside County General Plan regarding open space areas and community/property buffers that allow for the General Plan Foundation component change.