

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

905B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 5, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1028 (Rural Residential) – Applicant: Virgil Havener & Tom Hile – Engineer/Representative: Fomotor Engineering / Nolte Associates – Fourth & Fifth Supervisorial Districts – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R-RR) (5 Ac. Min.) – Location: Northerly of Avenue 16, southerly of Quail Trail, westerly of Gail Way – 85 Gross Acres – Zoning: Controlled Development Areas (W-2) – REQUEST: The general plan amendment proposes to amend the General Plan foundation component and land use designation for the subject property from “Rural: Rural Residential” (R-RR) (5 Ac. Min.) to “Community Development: Low Density Residential” (CD-LDR) (½ Ac. Min.).

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 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.

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:jp
FW

REVIEWED BY EXECUTIVE OFFICE
DATE 10/5/09
Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Fourth/Fifth | Agenda Number:

15.3

The Honorable Board of Supervisors
RE: GENERAL PLAN AMENDMENT NO. 1028
Page 2 of 2

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 application, 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.

**PLANNING COMMISSION
MINUTE ORDER NOVEMBER 19, 2008
CITY OF LA QUINTA COUNCIL CHAMBERS**

I. AGENDA ITEM 6.1: GENERAL PLAN AMENDMENT NO. 1028 – (Entitlement/Policy) – Applicant: Virgil L. Havener – Engineer/Representative: Nolte Associates, Inc. – Fourth & Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (5 AC Min.) – Location: Northerly of Avenue 16, easterly of Mountain View Road, southerly of Quail Trail, and westerly of Gail Way – 85 Gross Acres – Zoning: Controlled Development Areas (W-2) Zone.

II. PROJECT DESCRIPTION

The General Plan Amendment proposes to amend the Western Coachella Valley Area Plan from Rural: Rural Residential (RUR-RR) (5 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), within the Hot Springs Policy Area. – APN(s): 656-300-019, 656-300-020, 656-300-021, 656-300-022, 656-300-023, 656-300-024, 656-300-024, 656-300-025, 656-300-026, 656-300-027, 656-300-028, 656-300-029, 656-300-030.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Jay Olivas, at 760-863-7579 or e-mail [jolivas@rctlma.org](mailto:jolivias@rctlma.org).

The following spoke in favor of the subject proposal:

Virgil Havener, Applicant, 1349 Segebrust Rt., Palm Springs, California 92264

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

IV. CONTROVERSIAL ISSUES

The Planning Commission recommended Low Density Residential (1/2 acre lots). The Planning Commission did not support Medium Density Residential (MDR) as proposed by the applicant due to lack of sewer and other improvements.

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 with MODIFICATIONS

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.

Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning District: Pass and Desert
Supervisory District: Fourth and Fifth
Project Planner: Jay Olivas
Planning Commission: November 19, 2008

General Plan Amendment No. 1028
(Entitlement/Policy Amendment)
Applicant: Tom Hile & Virgil Havener
Engineer/Representative: Nolte Associates

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that an order initiating proceedings from Rural: Rural Residential (R-RR) (5 Ac. Min.) to Community Development: Low Density Residential (CD-LDR) (1/2 Ac. Min.) due to lack of improvements in the area and the Planning Commission made the comments below. The Planning Director continues to recommend an order initiating proceedings from Rural Residential (R-RR) (5 Ac. Min.) to Community Development: Low Density Residential (CD-LDR) (1/2 Ac. Min.). For additional information regarding this case, see the attached Planning Department Staff Report.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: Concerns about lack of improvements, recommend Low Density Residential

Commissioner John Snell: Concerns about lack of improvements, recommend Low Density Residential

Commissioner John Petty: None

Commissioner Jim Porras: Concerns about lack of improvements, recommend Low Density Residential

Commissioner Jan Zappardo: None

Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning District: Pass and Desert
Supervisory Districts: Fourth and Fifth
Project Planner: Jay Olivas
Planning Commission: November 19, 2008

General Plan Amendment No. 1028
Entitlement/Policy
Applicant: Virgil L. Havener
Engineer/Rep.: Nolte Associates, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the Western Coachella Valley Area Plan from "Rural: Rural Residential" (RUR-RR) (5 Acre Minimum) to "Community Development: Medium Density Residential" (CD-MDR) (2-5 DU/AC) on approximately 85 acres consisting of 23 existing parcels of land within the Hot Springs Policy Area. The project is located northerly of Avenue 16, easterly of Mountain View Road, southerly of Quail Trail, and westerly of Gail Way within the Pass and Desert Zoning District.

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. 1028 is considered an Entitlement/Policy GPA as described in Section 2.4 of that ordinance.

Proposed GPA No. 1028 is not currently associated with any additional planning cases. This general plan amendment was submitted in February 2008. The GPA is not subject to the five year certainty clause as this site is located within the Hot Springs Policy Area.

Proposed GPA No. 1028 would be consistent with general plan policies as part of the Hot Springs Policy Area including WCVAP 2.6 which encourages destination resorts and special needs housing which this GPA concept plan proposes which may include potential mobile and recreational vehicle parks that could utilize hot mineral water thermal wells in the area. However, the proposed GPA may not be consistent with general plan policy WCVAP 2.7 which indicates that destination facilities and residential development at community development densities have available public facilities and services available since this area lacks sufficient public facilities including sewer lines in the immediate proximity.

The nearest sewer line is approximately ½ mile to the north along Hacienda Avenue, however, it is not clear if this line can be extended or tied into which would need to be verified by the Mission Springs Water District. There is no sewer line currently along ~~Mountain View Road~~ Long Canyon Road which immediately abuts the project site. Lack of sewer suggests MDR may be inappropriate.

It should be noted there is an existing domestic water line within ~~Mountain View Road~~ Long Canyon Road abutting the project site. However, existing lots greater than five acres within this portion of the Hot Springs Policy Area suggests a lesser density than MDR would be more appropriate. As an alternative to MDR, Low Density Residential (LDR) (1/2 Acre Minimum) may be more compatible.

For additional information, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis. Flood and drainage issues are likely to be significant in the future project review.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1): | Vacant, existing dwelling |
| 2. Surrounding Land Use (Ex. #1): | Vacant, existing mobile home park, scattered dwellings |
| 3. Existing Zoning (Ex. #2): | W-2 (Controlled Development Areas) |
| 4. Surrounding Zoning (Ex. #2): | W-2 (Controlled Development Areas), R-T (Mobile Home Subdivisions and Mobile Home Parks) |
| 5. Riverside County General Plan | Rural: Rural Residential (RUR-RR) (5 Acre Minimum) |
| 6. Project Data: | Total Acreage: 85 |
| 7. Environmental Concerns: | Within a portion of the Long Canyon Conservation Area as part of the Coachella Valley Multi Species Habitat Conservation Plan |

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1028 from Rural: Rural Residential (RUR-RR) (5 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) would not be appropriate as proposed, but that an order initiating proceedings modified to Community Development: Low Density Residential (LDR) (1/2 Acre Minimum) 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. Fringe Toed Lizard sand source area
 - b. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - c. Not within a redevelopment area

 3. The project site is located within:
 - a. The boundaries of the Palm Springs Unified School District.
 - b. The boundaries of the Desert Water Agency.
 - c. An area subject to Floodplain Management Review
 - d. Long Canyon Conservation Area

 4. The project site is currently designated as Assessor's Parcel Numbers 654-020-014, 654-030-001, 656-300-010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, and 030.
-
-
-
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ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA01028 Supervisorial District: Fourth and Fifth Existing Zoning: W-2 (Controlled Dev. Areas)

Area Plan: Western Coachella Valley Area Plan Acreage: 85

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Rural

Existing General Plan Land Use Designation: Rural Residential (RR) (5 Acre Minimum)

Existing Policy Area(s) or Overlay(s): Hot Springs Policy Area

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: Community Development (CD)

Proposed General Plan Land Use Designation: Medium Density Residential (MDR) (2-5 DU/AC)

Proposed Change to Policy Area or Overlay: N/A

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

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

CHECKLIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area	X		A portion of the land to the west includes approximately five acres within the Long Canyon Conservation Area. The Long Canyon Conservation Area is a special provision area requiring fluvial sand transport management but does not restrict take amount. Board Policy A-61 does not apply, but Joint Project Review with the Coachella Valley Conservation Commission is required.
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A - 100 Year)	X		
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile	X		San Andreas Fault is to the south.
Liquefaction Potential; Subsidence	X		
High Fire Area		X	
Code Compliant	X		
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	
Water / Sewer Issues	X		
City Sphere of Influence	X		Desert Hot Springs
Proposed Annexation/ Incorporation Area		X	

Other issues* (see below)

* OTHER ISSUES:		
Item	Policy	Discussion

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
<p>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.</p>	X		<p>Although the land is within the Hot Springs Policy Area and is not subject to the five year certainty clause for a foundation general plan amendment change, the 85 acres of land is in a rural area which lacks improvements such as sewer along <u>Mountaintain View Road Long Canyon Road</u> and is partially in areas of potential flooding which may limit potential development with residential tract lots, mobile home parks, and/or recreational vehicle parks under the proposed Medium Density Residential (2-5 DU/AC) land use designation.</p>
<p>The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.</p>	X		<p>The proposed general plan amendment involves a change from the Rural Foundation Component to the Community Development Component. Lack of improvements to this area which is largely open desert with scattered dwellings and location in a potential flood area may limit future development. The proposed MDR designation would allow for lot sizes as low as 7,200 square feet under this proposed general plan amendment which may not be appropriate for this area. Low Density Residential (LDR) (1/2 Acre Minimum) may be more appropriate.</p>
<p>Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.</p>		X	
<p>A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.</p>		X	
<p>An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.</p>		X	

Case: ENTITLEMENT/POLICY GPA 1028

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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.	X		
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.	X		

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

ST COMMENTS:

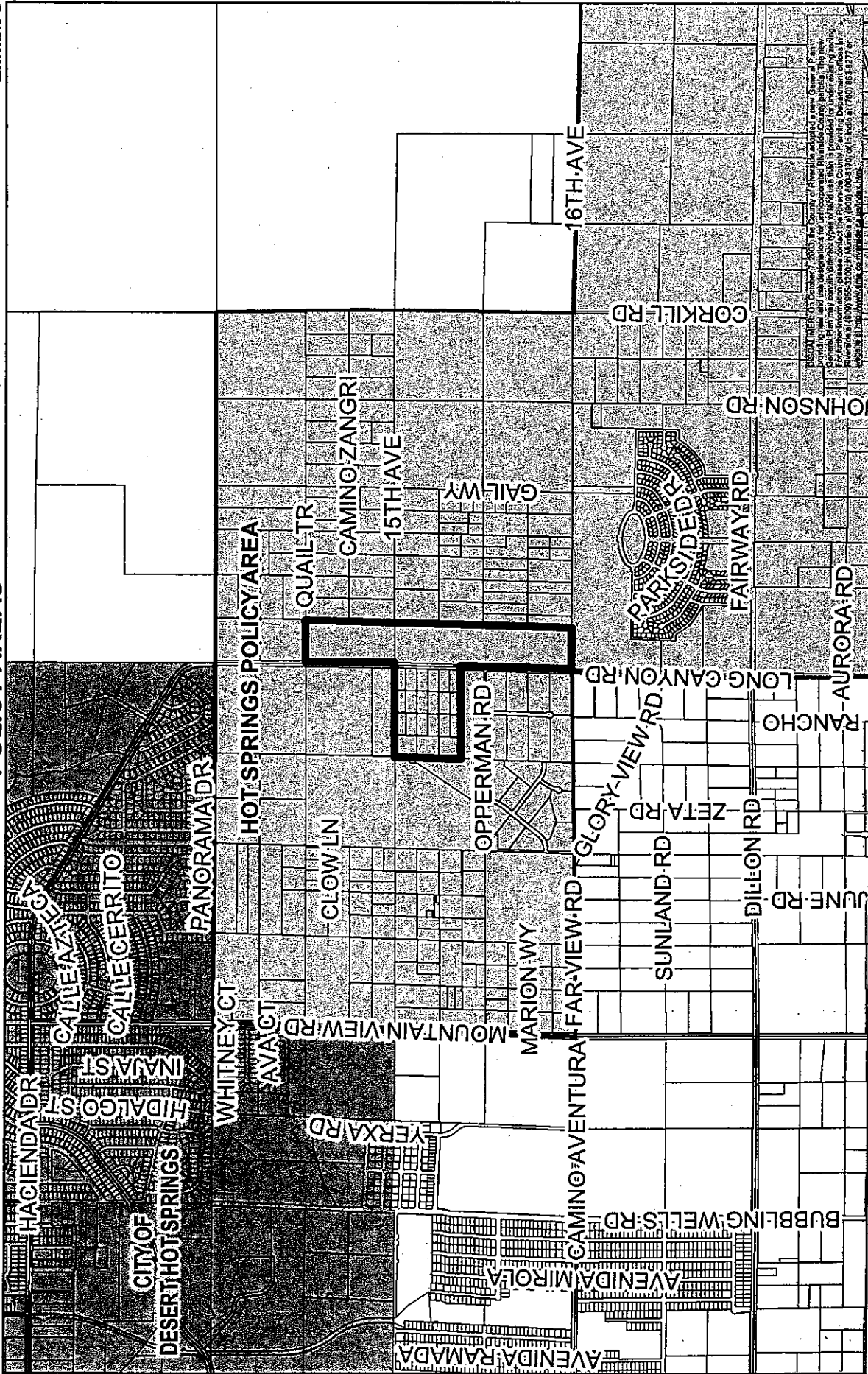
Department	Comments
Planning	The proposed development is being reviewed by the Planning Department.
Transportation	N/A
EPD	N/A
Fire	N/A
Flood	N/A
Building and Safety	N/A
Geologist	N/A

Supervisor: Wilson/Ashley
District 4/5
Date Drawn: 10/06/09

GPA 1028

Planner: Jay Olivas
Date: BOS
Exhibit 8

POLICY AREAS



DISCLAIMER: On October 1, 2009, the County of Riverside adopted a new General Plan. Certain new land use designations for unincorporated Riverside County parcels. The new General Plan may contain various types of land use that is provided for under existing zoning. For more information, please contact the Riverside County Planning Department at (951) 952-7600. Website: <http://www.riplanning.com>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pass & Desert
Township/Range: T3SR5E
Section: 3 & 4

Assessors
Bk. Pg. 654-02 & 03
Thomas
Bros. Pg. 697 E7

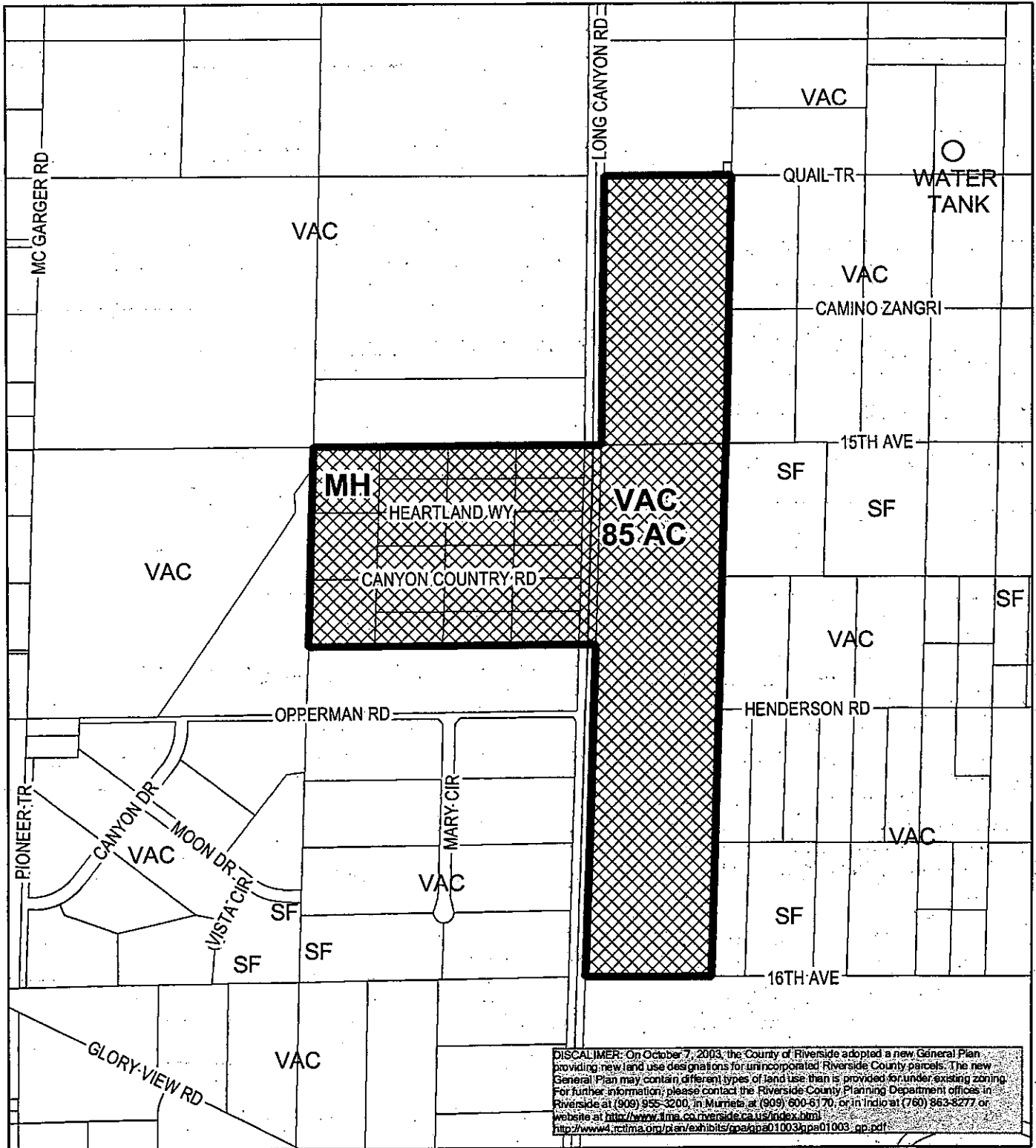


Supervisor Wilson/Ashley
District 4/5
Date Drawn: 10/06/09

GPA01028

Land Use

Planner: Jay Olivas
Date: BOS
Exhibit 1



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) 862-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html> http://www4.rctlma.org/plan/exhibits/gpa/gpa01003gpe01003_gp.pdf

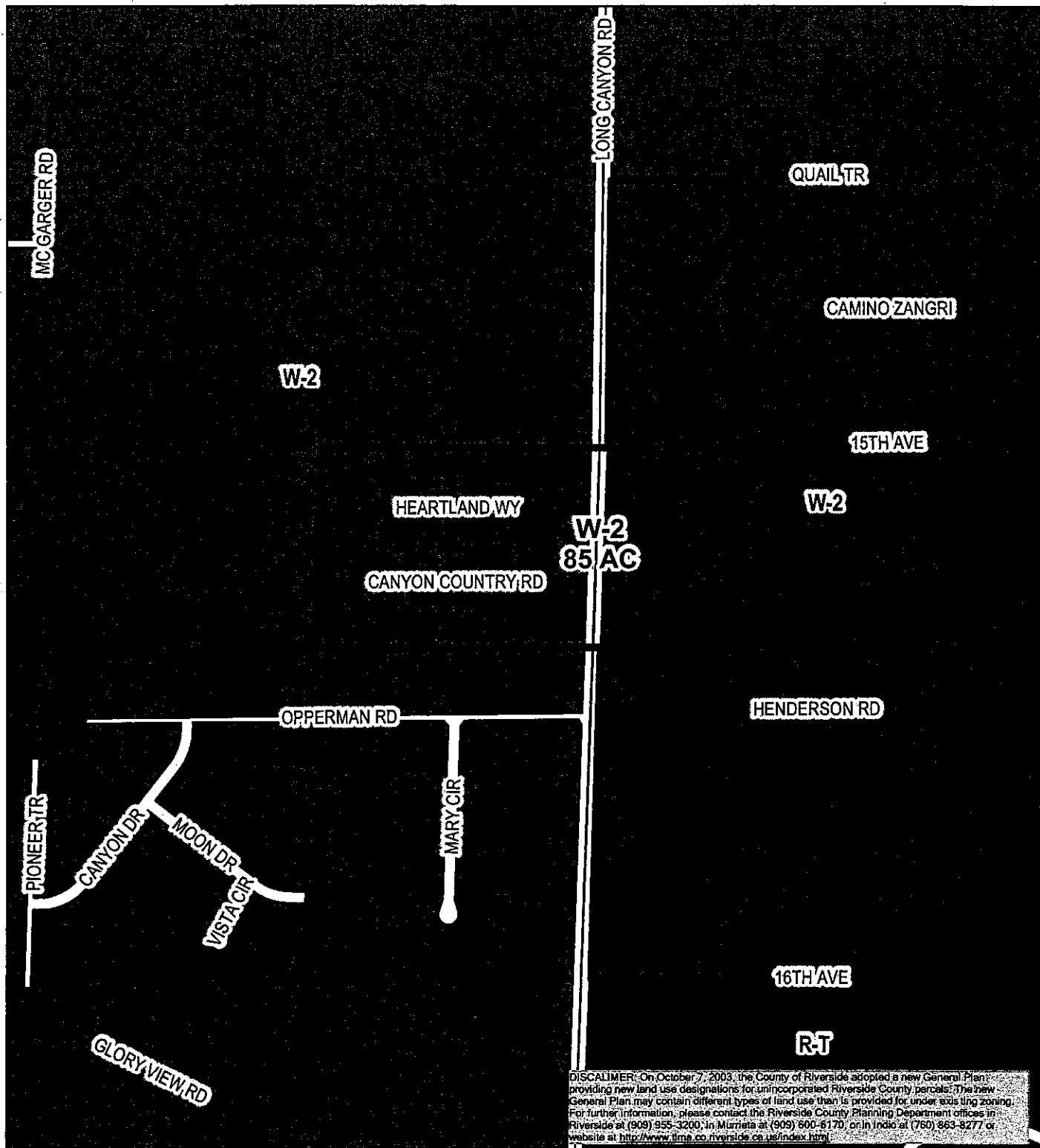
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Pass & Desert
Township/Range: T3SR5E
Section: 3 & 4



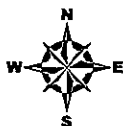
Assessors
Bk. Pg. 654-02 & 03
Thomas
Bros. Pg. 697 E7





RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pass & Desert
Township/Range: T3SR5E
Section: 3 & 4



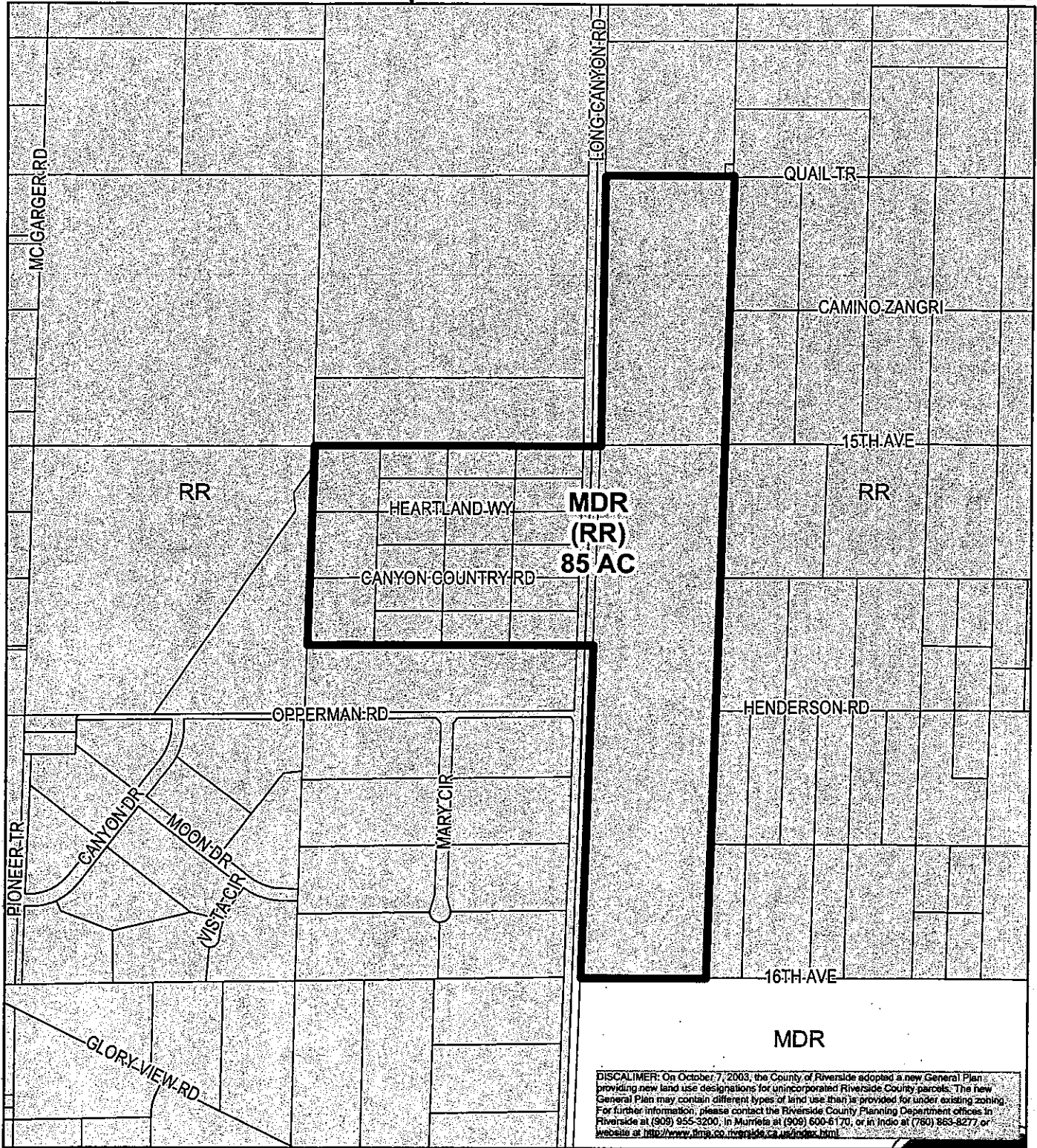
Assessors
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Thomas
Bros. Pg. 697 E7

Supervisor Wilson/Ashley
District 4/5
Date Drawn: 10/06/09

GPA01028

Planner: Jay Olivas
Date: BOS
Exhibit 6

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 (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.rmc.ca.gov/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

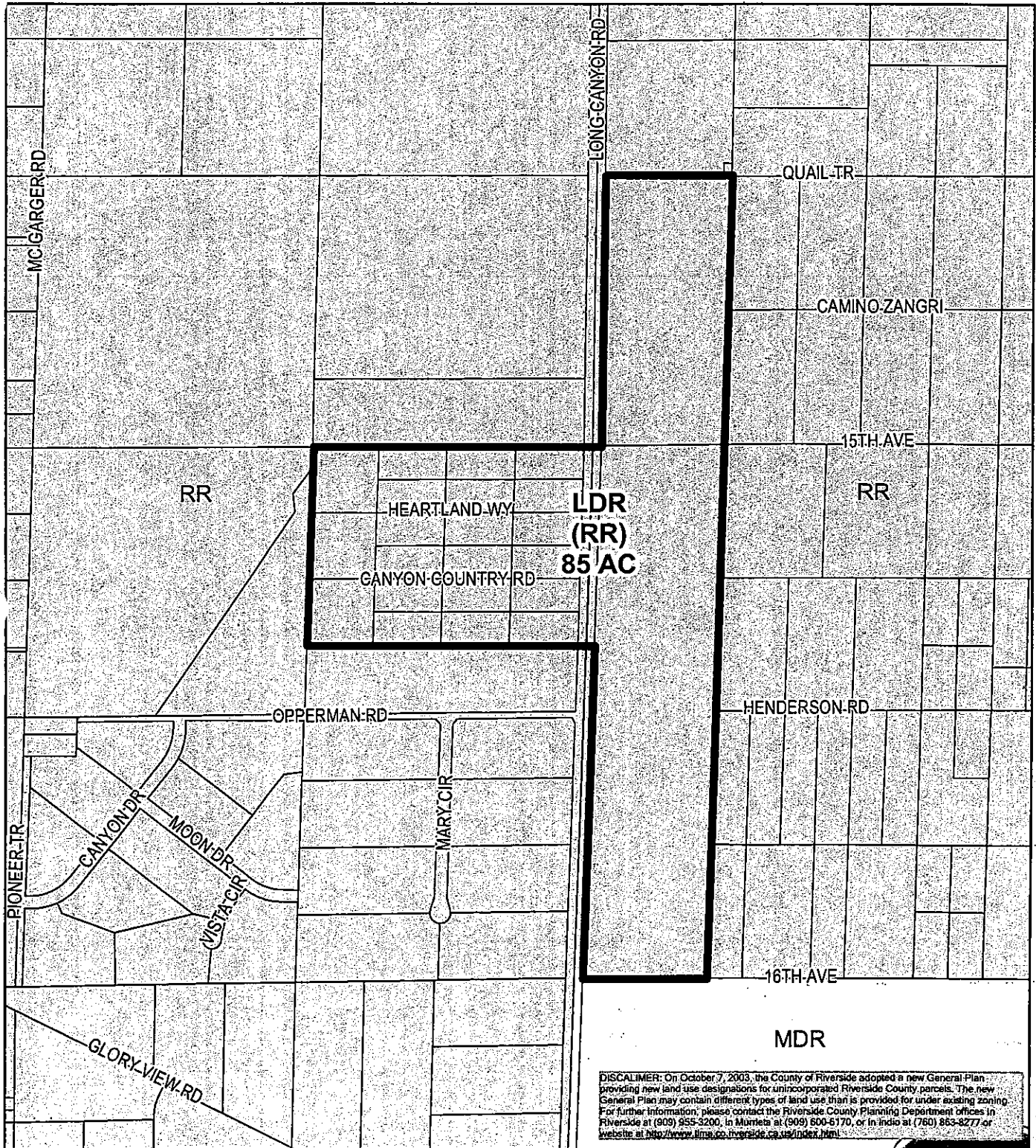
District: Pass & Desert
Township/Range: T3SR5E
Section: 3 & 4



Assessors
Bk. Pg. 654-02 & 03
Thomas
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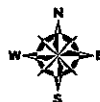


Recommended General Plan



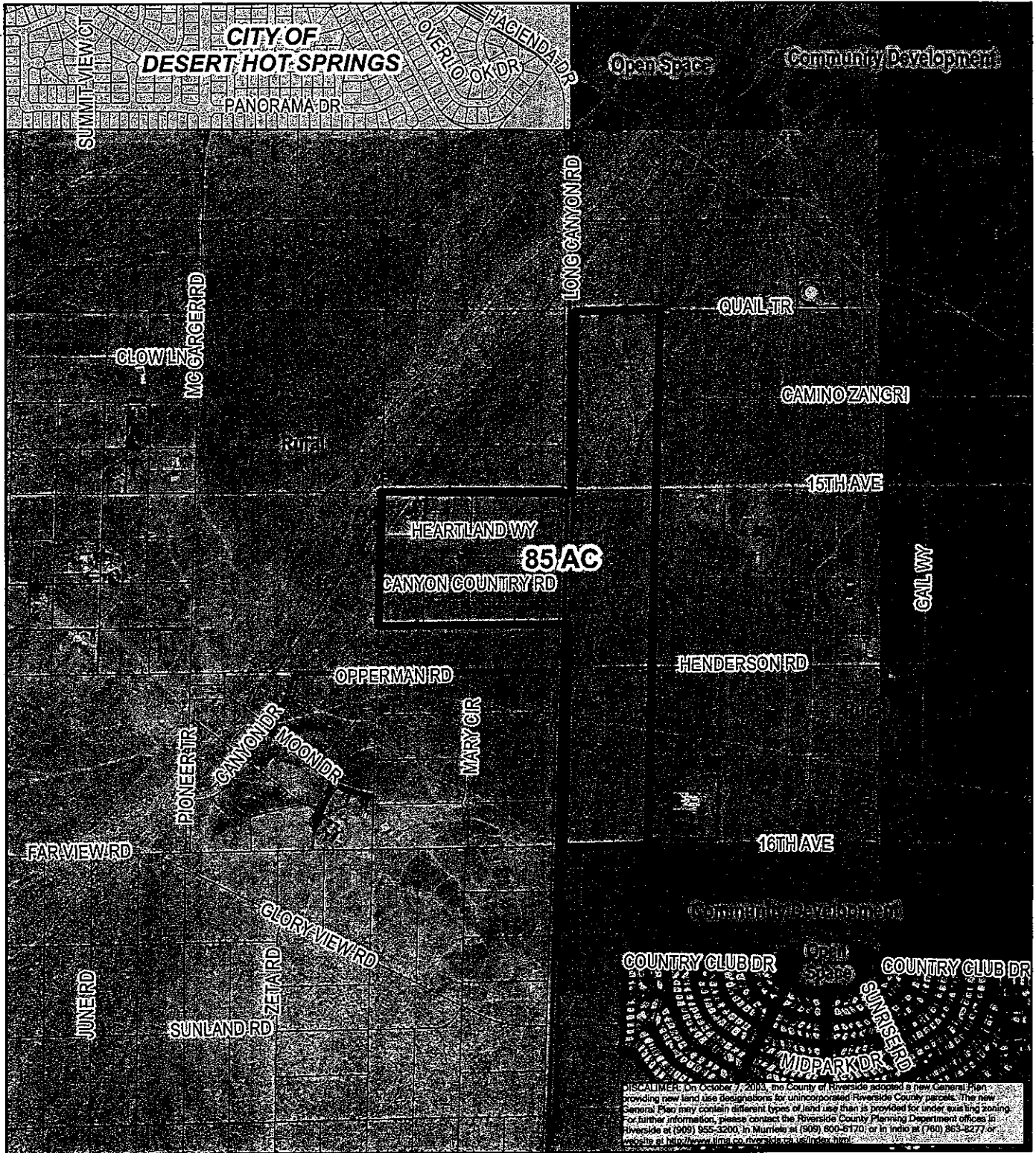
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pass & Desert
Township/Range: T3SR5E
Section: 3 & 4



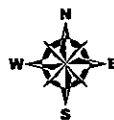
Assessors
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DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

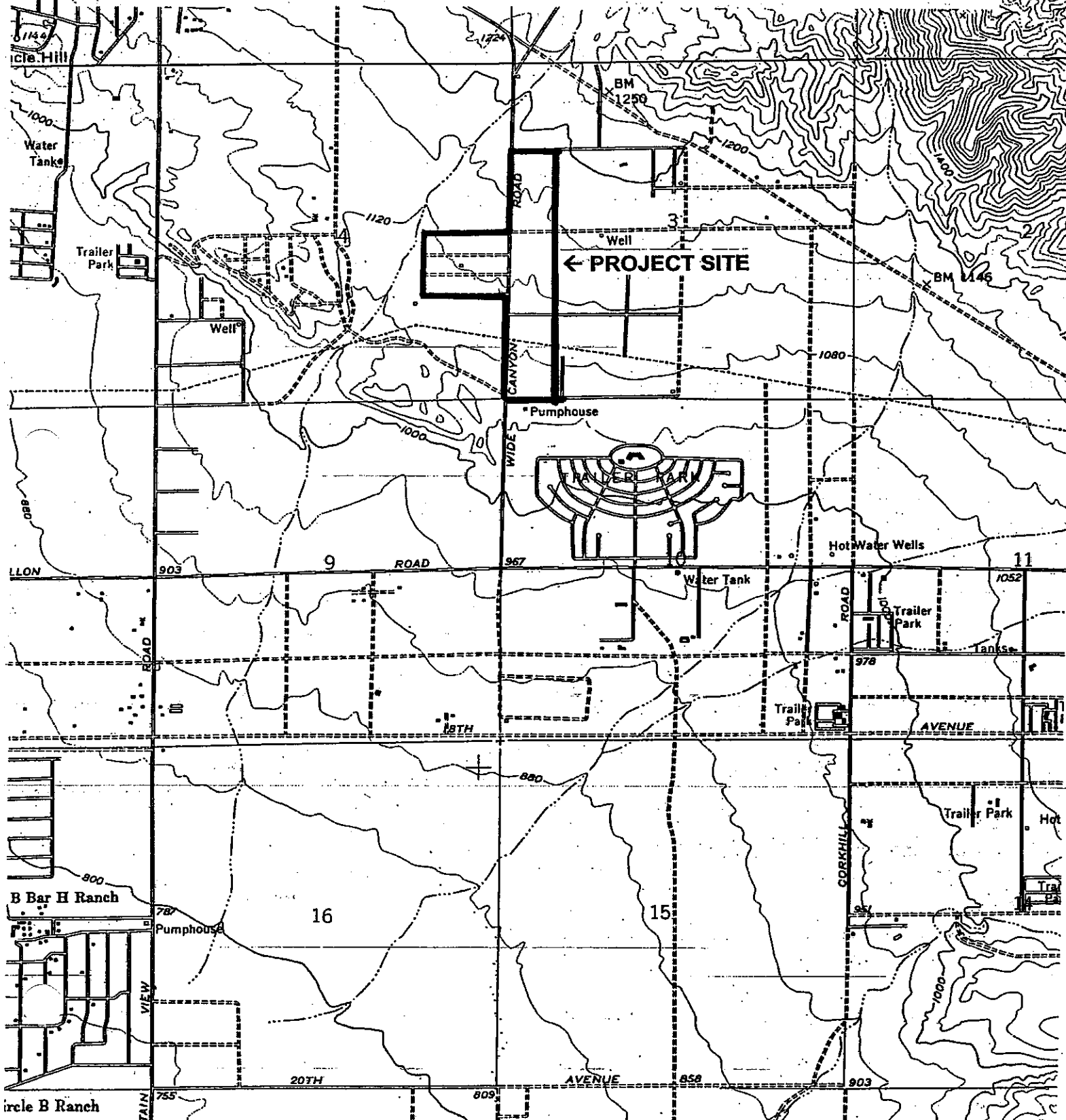
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 Township/Range: T3SR5E
 Section: 3 & 4

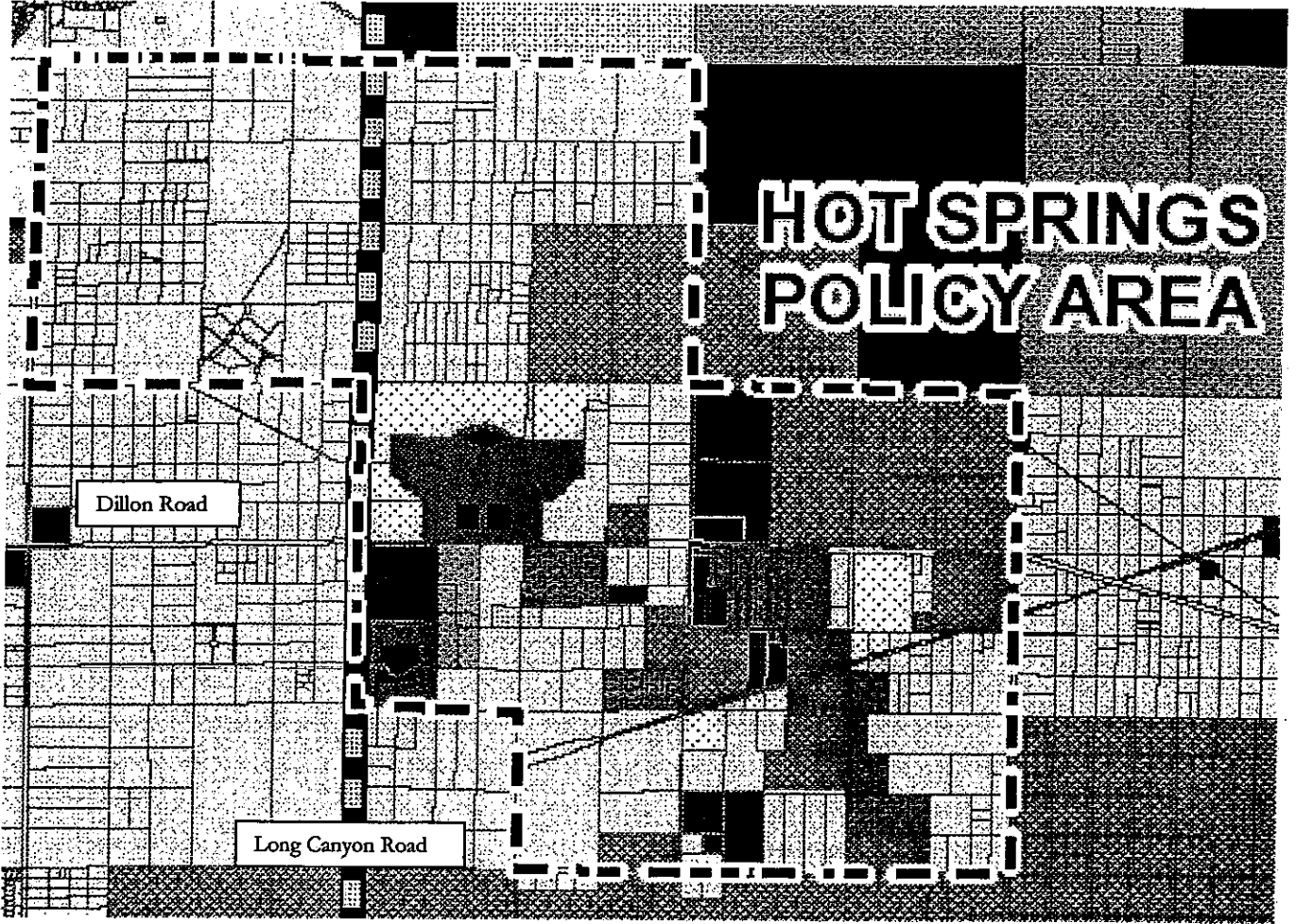


Assessors
 Bk. Pg. 654-02 & 03
 Thomas
 Bros. Pg. 697 E7

↑
NORTH

U.S. GEOLOGICAL SURVEY QUADRANGLE MAP
QUADRANGLE NAME: SEVEN PALMS VALLEY, CALIF.
PORTION OF SECTIONS 3 AND 4, T. 3 S., R. 5 E., SAN BERNARDINO MERIDIAN
SCALE: 1:24 000 (1 INCH = 2,000 FT.)





Hot Springs Policy Area
Est. by RCIP 10-7-03

RIVERSIDE COUNTY PLANNING DEPARTMENT INFORMATION HANDOUT

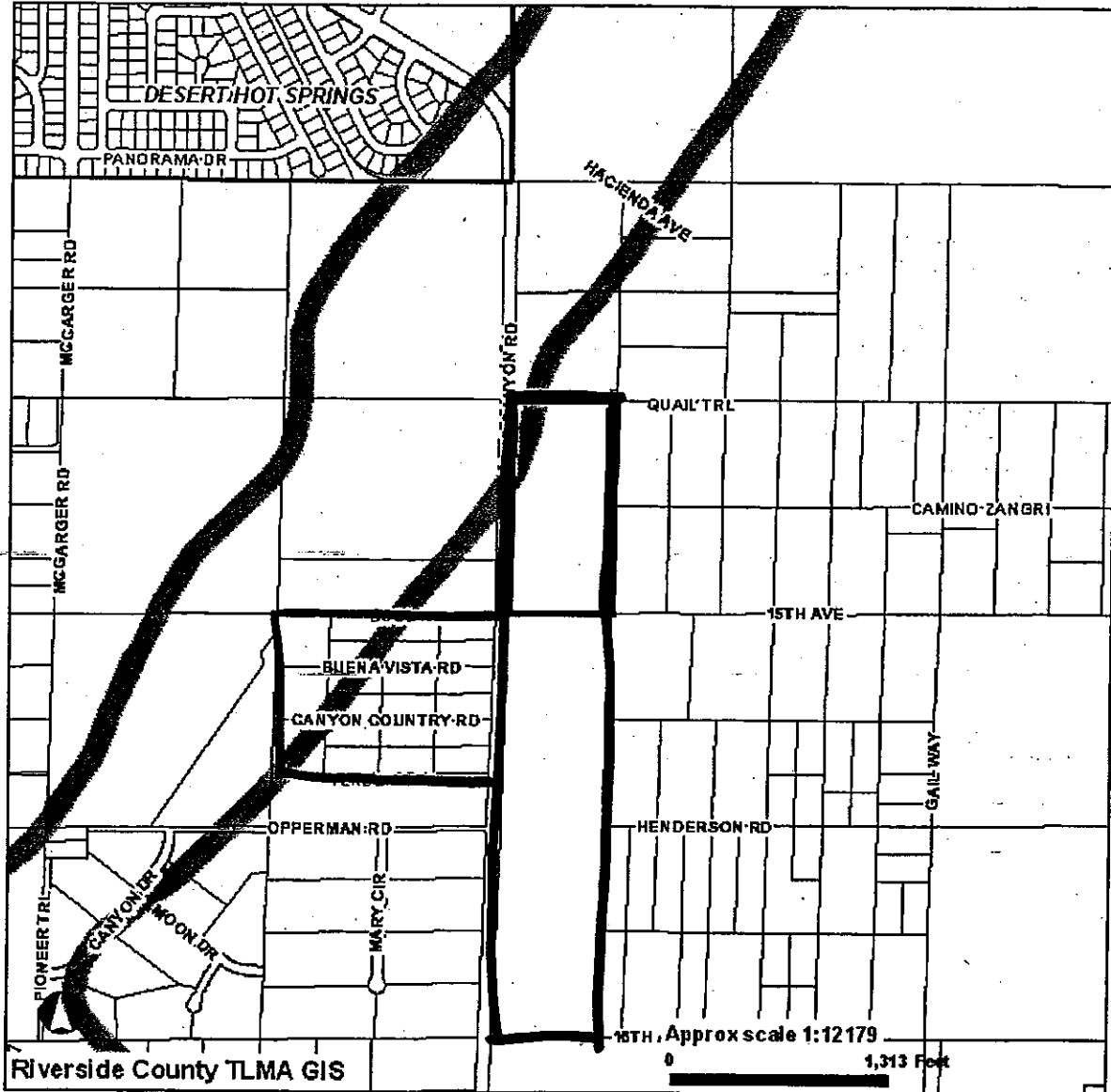
Hot Springs Policy Area

The Hot Springs Policy Area is a 4.75 square mile area located southeasterly of the City of Desert Hot Springs and westerly of the Sky Valley community. This area (including all of Sections 3, 4, 10, and 11, the north half of Section 14, and the northeast quarter of Section 15, all in Township 3 South, Range 5 East) is recognized as a thermal resource area with hot mineral water that is clean, clear, and free of sulfur odor. The availability of this water for use in hot mineral water spas has been a primary factor in the siting of numerous mobile home parks and recreational vehicle parks in this area. 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. For these reasons, it is appropriate to make special provision to allow for additional land uses developed specifically to utilize this natural resource. These may include hotels, motels, recreational vehicle parks, mobile home parks, residential developments, and institutional uses.

Policies:

- WCVAP 2.6:** Encourage the development of destination resorts, health and fitness facilities, and special needs housing that is specifically designed for utilization of the hot mineral water thermal resources for either personal use or structural heating/water heating.
- WCVAP 2.7:** Require that all destination facilities and residential development at Community Development densities have available the public facilities and services appropriate for the type of facilities proposed.
- WCVAP 2.8:** Within this area, destination resorts may include service stations, car washes, mini-marts, small stores, and restaurants, provided that these commercial uses are associated with the destination resort, are built concurrently with or after the resort, and occupy not more than five percent of the total developed land area of the resort. (The latter phrase shall not apply if the area of these accessory commercial uses is designated Commercial Tourist or Commercial Retail.)
- WCVAP 2.9:** Notwithstanding the mapped Area Plan designations in this area, any proposal to amend the Area Plan from a designation in the Rural foundation component to a designation in the Community Development foundation component that is submitted in conjunction with a land use or land division application that is specifically designed to utilize this natural hot water resource shall be exempt from the 5-year limit placed on Foundation Component general plan amendments, as described in the Administration Element.

RIVERSIDE COUNTY GIS



Selected parcel(s):
654-020-014

FLOOD ZONES

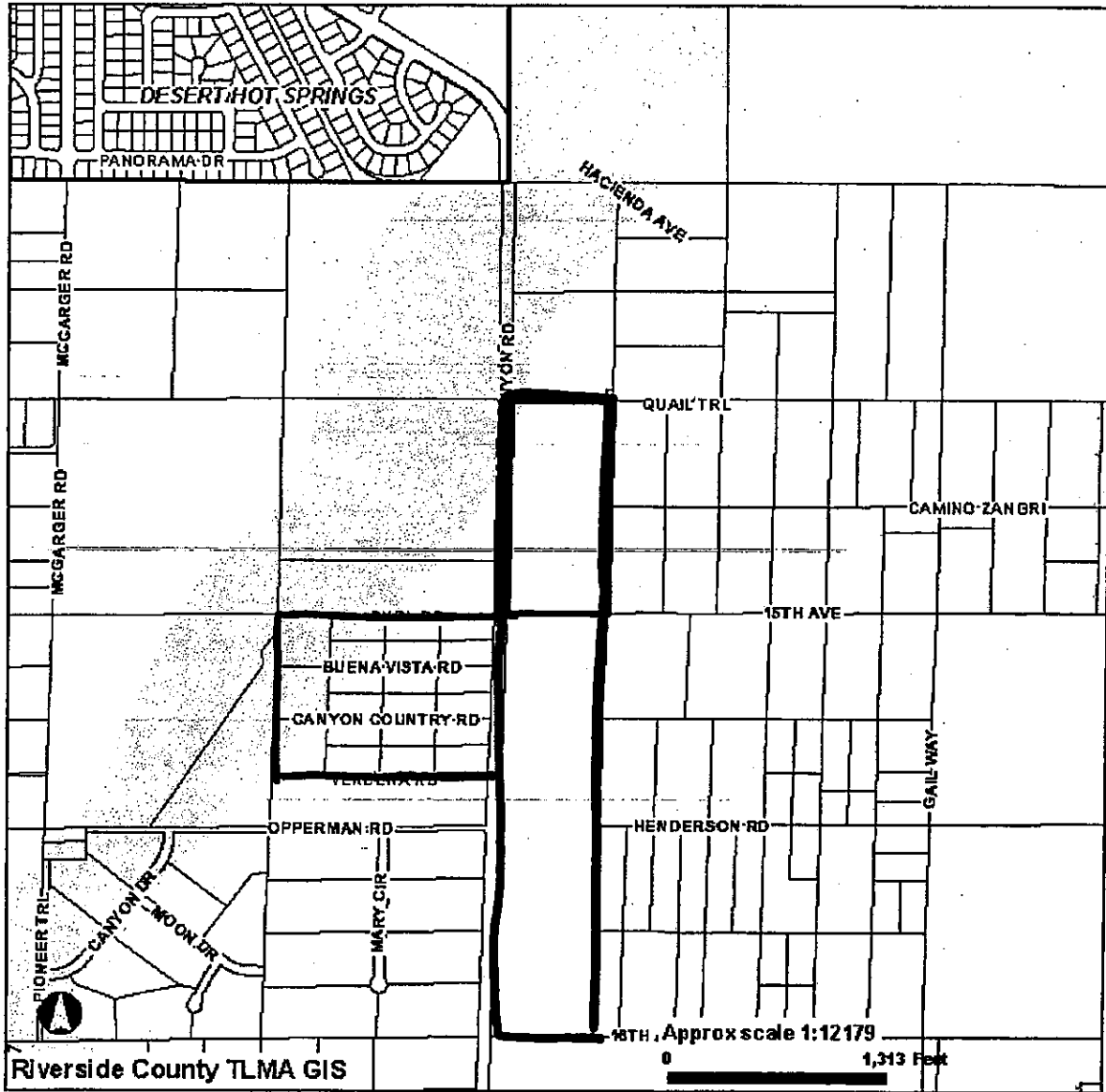
- SELECTED PARCEL
- PARCELS
- CITY BOUNDARY
- FLOOD PLAIN REVIEW REQUIRED
- MAYBE SUBJECT TO A FLOOD PLAIN REVIEW

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Tue Nov.04 10:45:18 2008

RIVERSIDE COUNTY GIS



Selected parcel(s):
654-020-014

COACHELLA VLY MSHCP CONS. AREA

- SELECTED PARCEL
- PARCELS
- LONG CANYON CONSERVATION AREA
- CITY BOUNDARY

IMPORTANT

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REPORT PRINTED ON...Tue Nov 04 10:46:35 2008

COUNTY OF RIVERSIDE, CITY OF DESERT HOT SPRINGS SPHERE OF INFLUENCE, STATE OF CALIFORNIA AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN CHANGE OF FOUNDATION COMPONENT

PROPOSED CHANGE FROM "RURAL" TO "COMMUNITY DEVELOPMENT"

PORTION OF SECTIONS 3 AND 4, T. 3 S., R. 5 E., SAN BERNARDINO MERIDIAN

FEBRUARY 2008

LEGAL DESCRIPTION:
FOR APN 854-028-014 AND 854-028-011

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE WEST HALF OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 89° 47' WEST ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 1913.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 47' WEST A DISTANCE OF 1913.83 FEET; THENCE SOUTH 89° 47' WEST A DISTANCE OF 862.48 FEET; THENCE SOUTH 89° 47' EAST A DISTANCE OF 861.46 FEET; THENCE NORTH 89° 22' EAST A DISTANCE OF 387.73 FEET; THENCE NORTH 89° 47' 33" EAST A DISTANCE OF 1913.83 FEET; THENCE SOUTH 89° 47' WEST A DISTANCE OF 862.48 FEET TO A POINT OF BEGINNING.

FOR APN 855-300-010 THRU -030

PARCELS (NO. 1 THROUGH 30) LOCATED IN A PORTION OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 4, T. 3 S., R. 5 E., S.B.M. AND AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 22 PAGE 14 OF RECORD OF SURVEYS AND RECORDED ON APRIL 2, 1983 IN THE COUNTY OF RIVERSIDE, CALIFORNIA.

LAND OWNERS / APPLICANTS:

(FOR APN 854-028-014 AND 854-028-011)
WEST COAST RESORT PROPERTIES, INC.
ATTENTION: VIRGIL L. HANSEN AND A TOM HALE
120 SOUTH GARDENLUSH ROAD
PALM SPRINGS, CA 92264
TEL: (760) 322-7322

(FOR APN 855-300-010 THRU -030)
ROBERT F. & LYNE A. JOHNSON
POST OFFICE BOX 208
DESERT HOT SPRINGS, CA 92584
TEL: (760) 322-3523

ASSESSOR PARCEL NO.:

854-028-014 THRU -030, 854-028-014 AND 854-028-011

ACREAGE:

26.10 ACRES (2.76, 124 B.F.)

LAND USE:

EXISTING: UNDEVELOPED (MUCAM) WITH EXCEPTION OF BFR ON APN 855-300-010
PROPOSED: MEDIUM DENSITY RESIDENTIAL (R-3) (SHELTERING UNITS PER ACRE)

LAND USE DESIGNATIONS:

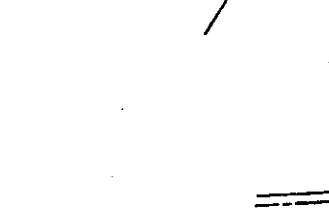
GENERAL PLAN -
CURRENT FOUNDATION COMPONENT: RURAL
(RURAL RESIDENTIAL) AND LIMITED MEDIUM DENSITY RESIDENTIAL
PROPOSED FOUNDATION COMPONENT: COMMUNITY DEVELOPMENT
(MEDIUM DENSITY RESIDENTIAL - 3 - 5 SHELTERING UNITS PER ACRE)

ZONING:

CURRENT: M-2
PROPOSED: AS PER THE COUNTY'S ZONING CONSISTENCY GUIDELINES

PUBLIC UTILITIES AND SCHOOL DISTRICT SERVICE AREAS:

ELECTRICITY: SOUTHWEST CALIFORNIA Edison COMPANY
TELEPHONE: VERBON
GAS: GAS COMPANY OF SOUTHERN CALIFORNIA
WATER: SPRING SPRINGS WATER DISTRICT
SEWAGE: SPRING SPRINGS WATER DISTRICT
TV CABLE: TIME WARNER
SCHOOL DISTRICT: PALM SPRINGS UNIFIED
WASTE DISPOSAL: DESERT VALLEY DISPOSAL



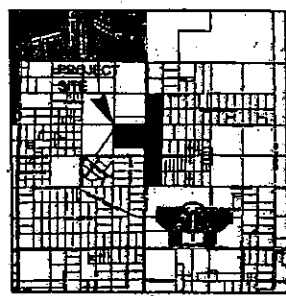
NOTES:

- THE SUBJECT SITE IS LOCATED WITHIN THE HOT SPRINGS POLICY AREA (SECTIONS 3 AND 4) AS DESIGNATED BY THE COUNTY.
- WITH EXCEPTION OF APN 855-300-010, NO STRUCTURES OR PLANTS CURRENTLY EXISTING ON THE SUBJECT SITE.
- ON THE SITE, NO ABOVE OR BELOW GROUND FLAMMABLE OR COMBUSTIBLE LIQUIDS OR WASTE OILS ARE PROPOSED OR KNOWN TO EXIST ON THE SITE.
- APPLICANT HAS OBTAINED A FLOOD HAZARD MAP (FHM) FOR THE SUBJECT SITE. AREAS OF 100-YEAR FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET, AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD FACTORS ARE DETERMINED. FOR ALL INSURANCE PORTIONS OF THE SUBJECT SITE, FEMA FLOOD ZONE "C" - "AREAS OF MINIMAL FLOODING", AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 88248 0224, MAP REVISED SEPTEMBER 24, 1993.
- WITH EXCEPTION OF APN 855-300-010, NO WELLS EXIST ON THE SUBJECT SITE.
- ACCORDING TO COUNTY RECORDS, THE SITE IS NOT WITHIN A FAULT AREA (AS PER THE ALBERT-PIWOLE EARTHQUAKE HAZARD ZONES).
- THE SUBJECT SITE INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND OWNERS.
- DATE OF MAP PREPARATION: FEBRUARY 12, 2008.

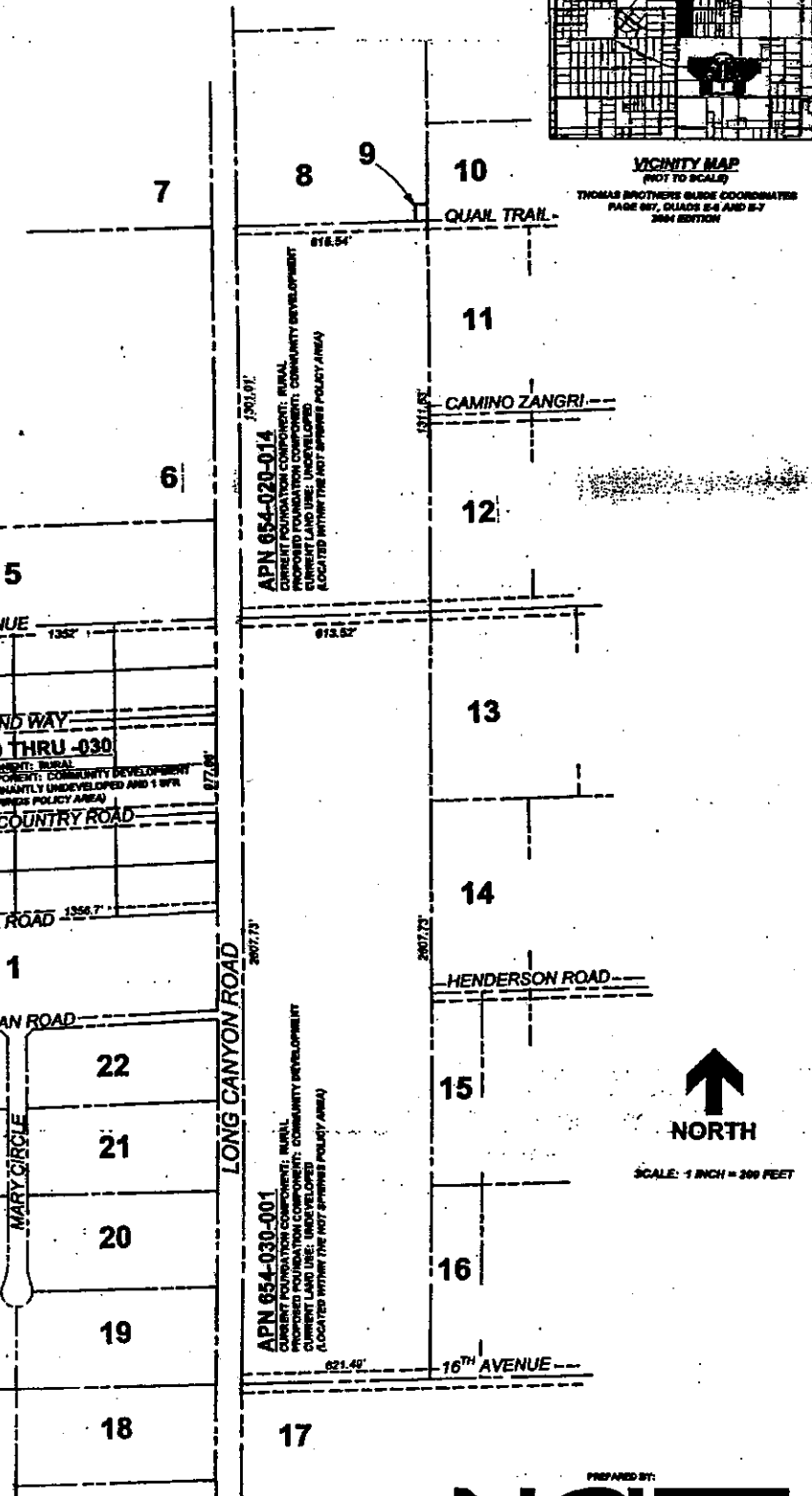
MATRIX OF LAND USE DESIGNATIONS AND CURRENT USES FOR ADJACENT PARCELS

No.	Assessor Parcel No.	Area Plan Land Use Designation	Zoning	Current Land Use
1	855-300-026	Rural / Rural Residential	W-2	Desert
2	855-300-028	Rural / Rural Residential	W-2	Desert
3	855-300-027	Rural / Rural Residential	W-2	Desert
4	855-270-025	Rural / Rural Residential	W-2	Desert
5	855-270-027	Rural / Rural Residential	W-2	Desert
6	855-270-028	Rural / Rural Residential	W-2	Desert
7	855-270-024	Rural / Rural Residential	W-2	Desert
8	854-028-009	Rural / Rural Residential	W-2	Desert
9	854-028-010	Rural / Rural Residential	W-2	Residential Lot
10	854-028-007	Rural / Rural Residential	W-2	Desert
11	854-028-015	Rural / Rural Residential	W-2	Vacant Land
12	854-028-028	Rural / Rural Residential	W-2	Desert
13	854-028-025	Rural / Rural Residential	W-2	Single Family Residence
14	854-028-021	Rural / Rural Residential	W-2	Vacant Land
15	854-028-022	Rural / Rural Residential	W-2	Residential Acreage
16	854-028-023	Rural / Rural Residential (S)	W-2	Residential Acreage
17	854-028-024	Community Development /	W-2	Residential Acreage

**EXHIBIT "A"
SITE PLAN
CHANGE OF FOUNDATION COMPONENT
FOR THE WESTERN COACHELLA VALLEY AREA PLAN**



VICINITY MAP
(NOT TO SCALE)
THOMAS BROTHERS QUAD COORDINATES
PAGE 067, QUADS E4 AND E-7
2004 EDITION



SCALE: 1 INCH = 200 FEET

APN 854-028-014
CURRENT FOUNDATION COMPONENT: RURAL
PROPOSED FOUNDATION COMPONENT: COMMUNITY DEVELOPMENT
CURRENT LAND USE: UNDEVELOPED
LOCATED WITHIN THE HOT SPRINGS POLICY AREA

2 + 3
E + I

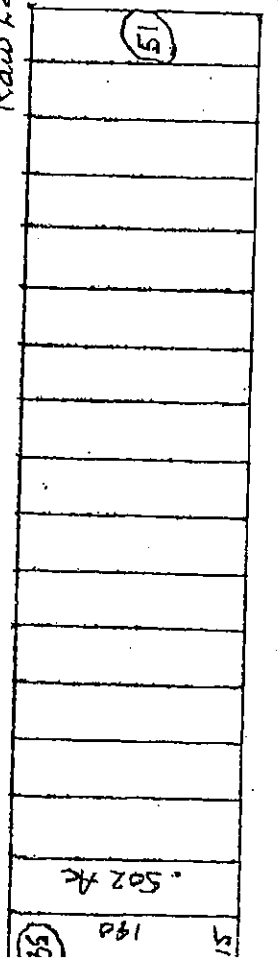
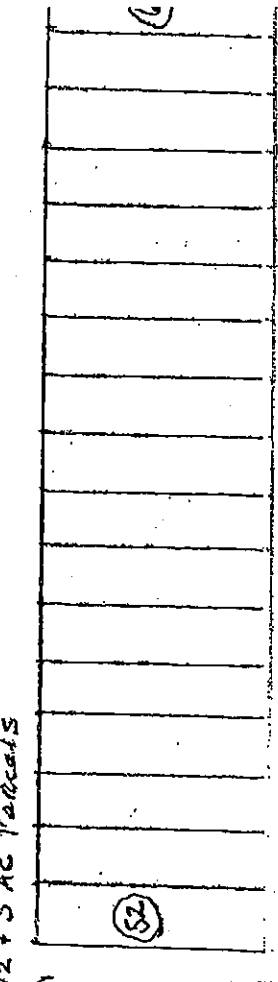
37.15 AC
55.69 AC

55.69 AC X 43,550 = 2,425,300 SF Land MAZ55

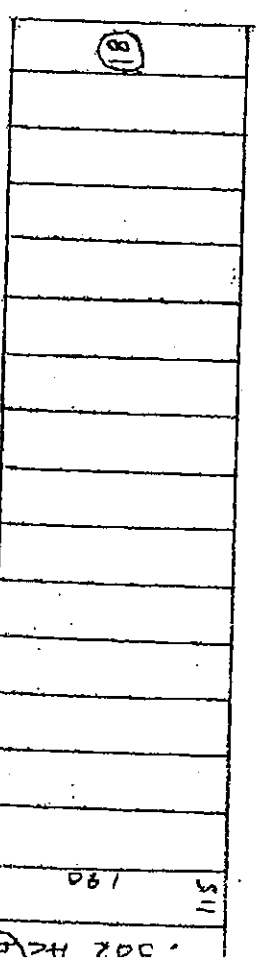
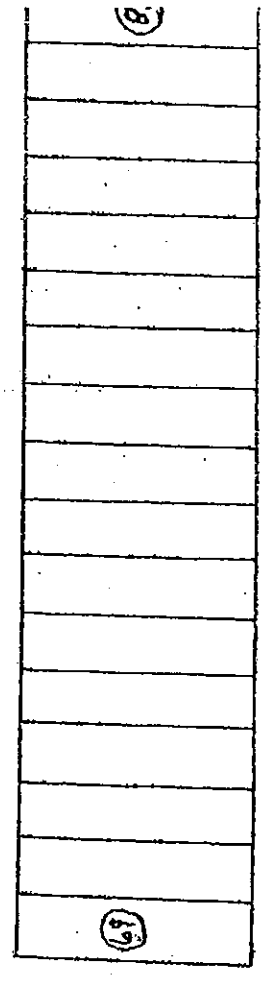
0.12 X 28,700 SF Lot Area = 3,444 SF

4.51 Ac balance for 3 New streets

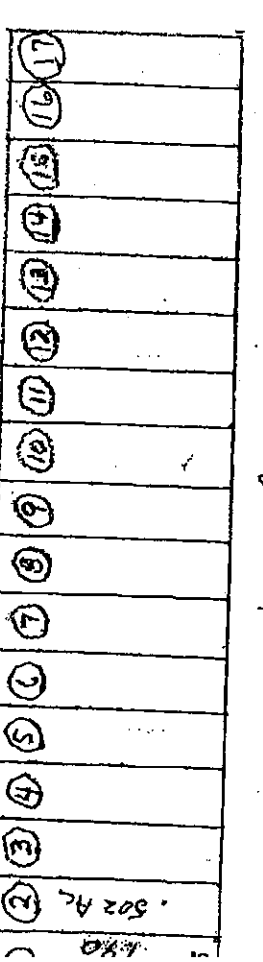
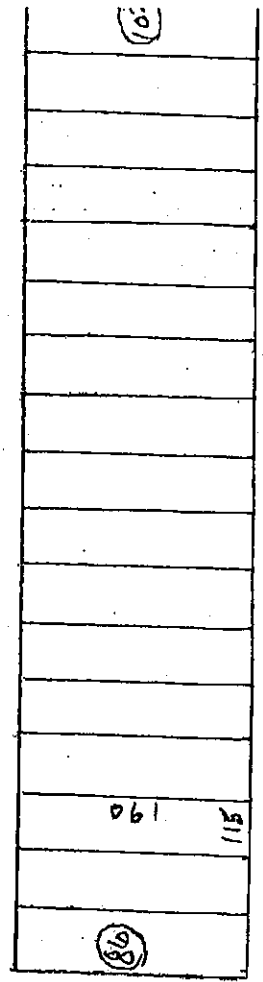
Raw land 2 1/2 + 5 AC Parcels



NEW STREET



New STREET

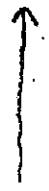


Long Canyon

4000 Ft

APR 654-016-001
APR 654-020-014

Dillon



COUNTY OF RIVERSIDE RECEIVED
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

OCT 29 2008

Riverside County
Planning Department
Desert Office

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

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: GIPA01028 DATE SUBMITTED: 02-15-08

I. GENERAL INFORMATION EA 41868
CFG05224

APPLICATION INFORMATION

Applicant's Name: Virgil L. Havener & D. Tom Hile E-Mail: _____

Mailing Address: 1349 Sagebrush Road
Palm Springs, CA 92264
Street City State ZIP

Daytime Phone No: (760) 323-1292 Fax No: () _____

Engineer/Representative's Name: Nolte Associates, Inc. E-Mail: steve.sobotta@nolte.com

Mailing Address: 73-185 Highway III, Suite A
Palm Desert CA 92260
Street City State ZIP

Daytime Phone No: (760) 341-3101 Fax No: (760) 341-5999

Property Owner's Name: Applicant & Norbert Kneifel E-Mail: _____

Mailing Address: P.O. Box 228
Desert Hot Springs CA 92240
Street City State ZIP

Daytime Phone No: (760) 660-3926 Fax No: () _____

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.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157
Form 295-1019 (08/27/07)

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

55.69

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.

Virgil L. HAVENER
PRINTED NAME OF APPLICANT

[Signature]
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.

Virgil L. HAVENER
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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): 654-020-014 and 654-030-001

Section: 3 Township: 3S Range: 5E

Approximate Gross Acreage: ~~55.69~~ 85.15

General location (nearby or cross streets): North of 16th Avenue, South of

Quail Trail, East of Long Canyon Rd West of Corkhill Rd

DESERT FILE
COPIES

CPAD 1028

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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Lynne A. Kneifel

PRINTED NAME OF APPLICANT

Lynne A. Kneifel

SIGNATURE OF APPLICANT



AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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Lynne A. Kneifel

PRINTED NAME OF PROPERTY OWNER(S)

Lynne A. Kneifel

SIGNATURE OF PROPERTY OWNER(S)



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 656-300-010 Thru - 030

Section: 4 Township: 3 S Range: 5 E

Approximate Gross Acreage: 29.46

General location (nearby or cross streets): North of Verbena Rd, South of

15th Avenue, East of Mountain View Rd, West of Long Canyon Rd

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

NORBERT F. KNEIFEL
PRINTED NAME OF APPLICANT

Norbert F. Kniefel
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.

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NORBERT F. KNEIFEL
PRINTED NAME OF PROPERTY OWNER(S)

Norbert F. Kniefel
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

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APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2004, Page 697, E-6 & E-7

Existing Zoning Classification(s): W-2 and R-T

Existing Land Use Designation(s): Rural Residential & Medium Residential

Proposal (describe the details of the proposed general plan amendment):

Change of General Plan Foundation Component from "Rural" to "Community Development" to "Medium Density Residential" land use designation.

Related cases filed in conjunction with this request:

NONE

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

Case Nos. N/A

E.A. Nos. (if known) N/A E.I.R. Nos. (if applicable): N/A

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	Southern California Edison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	Gas Co. of Southern California	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	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) Immediately Adjacent

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) 2,000 +/- Feet

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Robert H. Krueger Date 2/13/08

Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Western Coachella Valley

EXISTING DESIGNATION(S): Rural

PROPOSED DESIGNATION(S): Community Development

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River Santa Margarita River San Jacinto River Colorado River

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Owner/Representative (1) _____

Date 2/13/08

Owner/Representative (2) _____

Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):
Western Coachella
Western Coachella Valley

EXISTING DESIGNATION(S): _____ Rural _____

PROPOSED DESIGNATION(S): _____ Community Development _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

In preparation of anticipated development of properties to accommodate future residential, RV, Mobile Home Parks, etc. that take advantage of the natural hot water resources that the county recognizes in Sections 3 & 4 of the Sky Valley area as per the "Hot Springs Policy Area" as specific within the Western Coachella Valley Plan.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: N/A Area Plan: _____

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

C. PROPOSED POLICY (Attach more pages if needed): _____

