

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

122B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
September 1, 2010

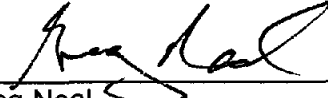
**SUBJECT: GENERAL PLAN AMENDMENT NO. 1098** (Agricultural Amendment) – Applicant: Hayward Pardue – Engineer/Representative: Pardue, Cornwell & Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture: (AG: AG) (10 Acre Minimum) – Location: Northerly of Avenue 60, westerly of Jackson Street – 40 Gross Acres – Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) – REQUEST: To amend the subject property's General Plan Designation from Agriculture: Agriculture (AG:AG) (10 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to accommodate a potential future tentative tract map to divide 40 acre site into 90 single family residential lots with common open space.

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced General Plan Amendment (GPA) based on the attached report and direct the project applicant to submit appropriate development applications to be processed concurrently with the General Plan Amendment in order to ensure adequate and sufficient acreage is designated for the requested Land Use Designations and that satisfactory development plans are provided to justify the changes in Land Use Designations. 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 GPA requires the adoption of an order by the Board of

  
\_\_\_\_\_  
Greg Neal for Carolyn Syms-Luna,  
Deputy Planning Director Planning Director

Initials:  
CSL:jo p.w.

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE 9/2/10/TM

Tina Grande  
Departmental Concurrence

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

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.

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 JULY 14, 2010  
EASTERN MUNICIPAL WATER DISTRICT**

- I. AGENDA ITEM 6.5: GENERAL PLAN AMENDMENT NO. 1098**– Agricultural Amendment – Applicant: Hayward Pardue – Engineer/Representative: Pardue, Cornwell & Associates, Inc. - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Plan Area: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Northerly of 60<sup>th</sup> Avenue, westerly of Jackson Street – 40 Gross Acres – Zoning: Light Agriculture – 20 Acre Minimum (A-1-20).
- II. PROJECT DESCRIPTION**  
The project proposes general plan initiation from Agriculture: Agriculture (AG: AG) to Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to accommodate a proposed tentative tract map to divide 40 acres into 90 single family residential lots with common open space. – APN: 764-240-008.
- III. MEETING SUMMARY**  
The following staff presented the subject proposal:  
Project Planner: Mike Harrod, (951) 955-1881 or E-mail [mharrod@rctlma.org](mailto:mharrod@rctlma.org)
- The following person(s) spoke in favor of the subject proposal:  
Steve Kleeman, Applicant's Representative, 75072 Promontory Pl., Indian Wells, CA 92210
- There were no speakers in a neutral position or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**  
NONE
- V. PLANNING COMMISSION ACTION**  
The Planning Commission commented on the General Plan Amendment. If you wish to listen to the entire discussion, see Section VI below. Additionally, the comments of individual Commissioners are summarized in the Planning Director's Report and Recommendation to the Board of Supervisors.
- VI. CD**  
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org).

**Agenda Item No.:**  
**Area Plan: Eastern Coachella Valley**  
**Zoning District: Lower Coachella Valley**  
**Supervisory District: Fourth**  
**Project Planner: Jay Olivas**  
**Planning Commission: July 14, 2010**

**GENERAL PLAN AMENDMENT NO. 1098**  
**(Agricultural Amendment)**  
**Applicant: Hayward Pardue**  
**Engineer/Representative: HMC Architects**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS TO THE BOARD OF SUPERVISORS**

### **RECOMMENDATIONS:**

The Planning Director recommended that an order initiating proceedings to amend the subject property's General Plan Designation from Agriculture: Agriculture (AG:AG) (10 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to accommodate a potential future tentative tract map to divide 40 acre site into 90 single family residential lots with common open space. The Planning Commission made the comments below. The Planning Director continues to recommend an order initiating proceedings to amend the subject property's General Plan Designation from Agriculture: Agriculture (AG:AG) (10 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to accommodate a potential future tentative tract map. 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:** None

**Commissioner John Snell:** None

**Commissioner John Petty:** None

**Commissioner Jim Porras:** Comments about residential tracts within agriculture areas. Applicant's representative addressed that progress had been made with consistency with the Vista Santa Rosa Land Use Concept Plan and that preliminary meetings had been held at the VSR Community Council.

**Commissioner Jan Zuppardo:** None

Agenda Item No.: 6.5  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisory District: Fourth  
Project Planner: Jay Olivas  
Planning Commission: July 14, 2010

GENERAL PLAN AMENDMENT NO. 1098  
(Agricultural Amendment)  
Applicant: Hayward Pardue  
Engineer/Representative: Hayward Pardue

J.O.  
D.M.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1098 proposes to amend the Riverside County General Plan Land Use Element for the subject property from Agriculture: Agriculture (AG: AG) (10 acre minimum) Land Used Designation to Community Development: Medium Density Residential Land Use Designation (CD: MDR) (2-5 D.U.'s/Ac.). The purpose of this general plan initiation (GPIP) is to accommodate the applicant's proposed tentative tract map to divide a 40 acre site into 90 single family lots with lot sizes ranging from 7,150 square feet to 12,328 square feet with community center and open space lots.

The proposed Amendment is located in the Eastern Coachella Valley Area Plan within the community of Vista Santa Rosa; more specifically, the project is located northerly of Avenue 60 and westerly of Jackson Street.

### 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 all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will 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 of 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. This particular GPA application is an Agriculture Foundation Component General Plan Amendment, under Section 2.7.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

**GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:**

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1098 falls into the Agriculture category, because it is changing existing agriculture land within the Agriculture Foundation to residential land within the Community Development Foundation which is addressed below.

**Agriculture-**

The required Agriculture Amendment findings must be made for those sections of the proposal that will be changing from an Agriculture Foundation to a Community Development designation. The required findings for this section of the analysis area:

- 1) The amendment would contribute to the achievement of the purposes of the General Plan.
- 2) The amendment would not be detrimental to the purposes of the General Plan.

Additionally, the Agriculture foundation allows up to seven (7) percent of all the land within one of three designated areas to be converted to another Foundation and Land Use designation during a 2½ year cycle. In the event that the seven percent threshold has been exceeded, an Agricultural Task Force would review the project.

The seven percent threshold within this designated area is triggered when the project is placed on the Board agenda for an action, not including the General Plan Initiation process. Given the size of the proposed amendment at 40 acres, and evidence that the Coachella Valley Area has approximately 7,894 acres of agriculture available for conversion, and only approximately 25 acres has been converted to date within the 3<sup>rd</sup> cycle from January 1<sup>st</sup> to June 30, 2011, there is no evidence this GPA will require review by the Agriculture Commission or be near to exceeding the 7% threshold.

**Consideration Analysis:**

**First Required Agriculture Finding:** This proposal would change the Land Use designation from Agriculture to Community Development: Medium Density Residential (2-5 DU/AC), therefore it must be established that the change to Community Development Medium Density Residential would contribute to the achievement of the purposes of the General Plan.

The proposed Amendment does achieve the purposes for the General Plan since the Agriculture land use designation may be modified by general plan amendment since agriculture general plan amendments are not subject to the five year certainty clause as long as agriculture land does not exceed 7 percent within a 2 ½ year cycle which there is strong evidence this amount has not been exceeded within the cycle ending in 2011.

The proposed Amendment also achieves the purposes of the General Plan due to the site's location within the Vista Santa Rosa Land Use Concept Plan which designates this area up to a range of two (2) to three (3) dwelling units per acre maximum with adequate buffers to agriculture land which the subject concept residential tract map with this GPIP depicts 90 single family lots on a 40 acre site with an

approximate density of 2.25 dwelling units permit acres which is within the recommended density range of the Vista Santa Rosa Land Use Concept Plan and is within the density range of the proposed Medium Density Residential (2-5 DU/AC) land use designation.

Additionally, the proposed Amendment does achieve the purposes of the General Plan based on its location within the South Valley Implementation Program (SVIP) as reflected in the 2008 General Plan Update which is a continuing study (on-hold) for orderly growth within the Eastern Coachella Valley.

**Second Required Agriculture Findings:** The Agriculture Foundation changes of the proposed Amendment must not be detrimental to the purposes of the General Plan.

The Amendment is not detrimental to the purposes of the General Plan due to future required improvements as the result of a future tract map, including, but not necessarily limited to, drainage, sewer, water, roads (Jackson Street and private roads), fire protection and landscaping with agriculture buffers. The agriculture buffers range from 29 feet in width on the southerly border to 250 feet in width on the easterly border.

**SUMMARY OF FINDINGS:**

- |   |  |
|---|--|
| 1. Existing General Plan Land Use (Ex. #6): | Agriculture (AG: AG) (10 Acre Minimum) and Community Development Overlay<br>Vista Santa Rosa Community Land Use Concept Plan Map: Planning Area #3 – Medium Density Residential (2-5 D.U./Ac.) |
| 2. Proposed General Plan Land Use:          | Community Development: (CD: MDR) Medium Density Residential (2-5 DAC)  |
| 3. Surrounding General Plan Land Use:       | Agriculture (AG: AG) (10 Acre Minimum)   |
| 4. Existing Zoning (Ex. #2):                | Light Agriculture -- 20 Acre Minimum   |
| 5. Surrounding Zoning (Ex. #2):             | Light Agriculture -- 20 Acre Minimum & Light Agriculture 10 Acre Minimum   |
| 6. Existing Land Use (Ex. #1):              | Vacant   |
| 7. Surrounding Land Use (Ex. #1):           | Vacant land to the north, east, and west, and single family residential to the south.  |
| 8. Project Data:                            | Total Acreage: 40  |

**RECOMMENDATIONS:**

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommends to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1098. 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.

**INFORMATIONAL ITEMS:**

1. As of this writing (6/9/10), no letters, in support or opposition have been received.

2. The project site is not located within:
  - a. An Agricultural Preserve
  - b. An Airport Influence Area
  - c. A Flood Zone
  - d. A Fault Zone
  - e. A Conservation Area
  
3. The project site is located within:
  - a. The City of LA Quinta Sphere of Influence;
  - b. The Community of Vista Santa Rosa
  - c. Ord. No. 655 Mount Palomar Lighting Influence Area, Zone B (41.03 miles).
  
4. The subject site is currently designated as Assessor's Parcel Numbers 764-240-008.



# AGRICULTURAL AMENDMENT

CYCLE: 2½ YEAR

Case No. GPA 1098 Supervisorial District: Fourth Existing Zoning: Light Agriculture (A-1-20)

Area Plan: Eastern Coachella Valley Acreage: 40

## EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Agriculture (A)

Existing General Plan Land Use Designation: Agriculture (AG)

Existing Policy Area(s) or Overlay(s): Vista Santa Rosa 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): Vista Santa Rosa Community Land Use Concept Plan (Policy Area 3, Pg 10)

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## 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)

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

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## CHECK LIST

Case: **AGRICULTURAL GPA 1098**

Printed: 6/1/2010 5:08:17 PM

File: V:\11\_PLANNING Primary Folder\Planning Cases-Desert Office\GPA01098\AGRICULTURAL FINDINGS GPA 1098 Checklist.docx

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)		X	
FTL Sand Source Area or FTL Preserve		X	
Fault Zone		X	
Faults within ½ Mile		X	
Liquefaction Potential; Subsidence	X		High liquefaction potential
High Fire Area		X	
Code Compliant	X		
MSHCP Conserved Land		X	
Access / Alternate Access Issues	X		From Avenue 60
Water / Sewer Issues	X		CVWD will provide water and sewer
City Sphere of Influence		X	City of La Quinta (located ¼ ml to the west)
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)			

**AGRICULTURAL FINDINGS** (Check all that apply)

Is there a reasonable possibility that the following findings can be made?\*

Finding	Yes	No	Comment
<p>The amendment would contribute to the achievement of the purposes of the General Plan.</p>	<p>X</p>		<p>The proposed amendment would allow the development of single-family housing within a predominantly agricultural community.</p>
<p>The amendment would not be detrimental to the purposes of the General Plan.</p>	<p>X</p>		<p>The proposed general plan amendment involves a change from the Agricultural Foundation Component to the Community Development Foundation Component. Pursuant to the Riverside County General Plan, up to 7% of land designated Agriculture within the Eastern and Western Coachella Valleys may be removed from the Agriculture designations over the course of a 2½ year period. Based on current calculations in the Coachella Valley, there are currently 7,894 acres of agriculture land available in the third cycle to be converted. To date, only 25 acres or 0.4 % of agriculture land has been converted in the current cycle that began on January 1, 2009 and ends on June 30, 2011. Therefore, this proposed general plan amendment for up to 40 gross acres to be converted from Agriculture to Medium Density Residential (MDR) (2-5 DU/AC) is well below the allowed 7% or 7,894 acres available for conversion. Thus, the proposed change from Agriculture to Community Development would be within the scope and purpose of the General plan.</p>

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

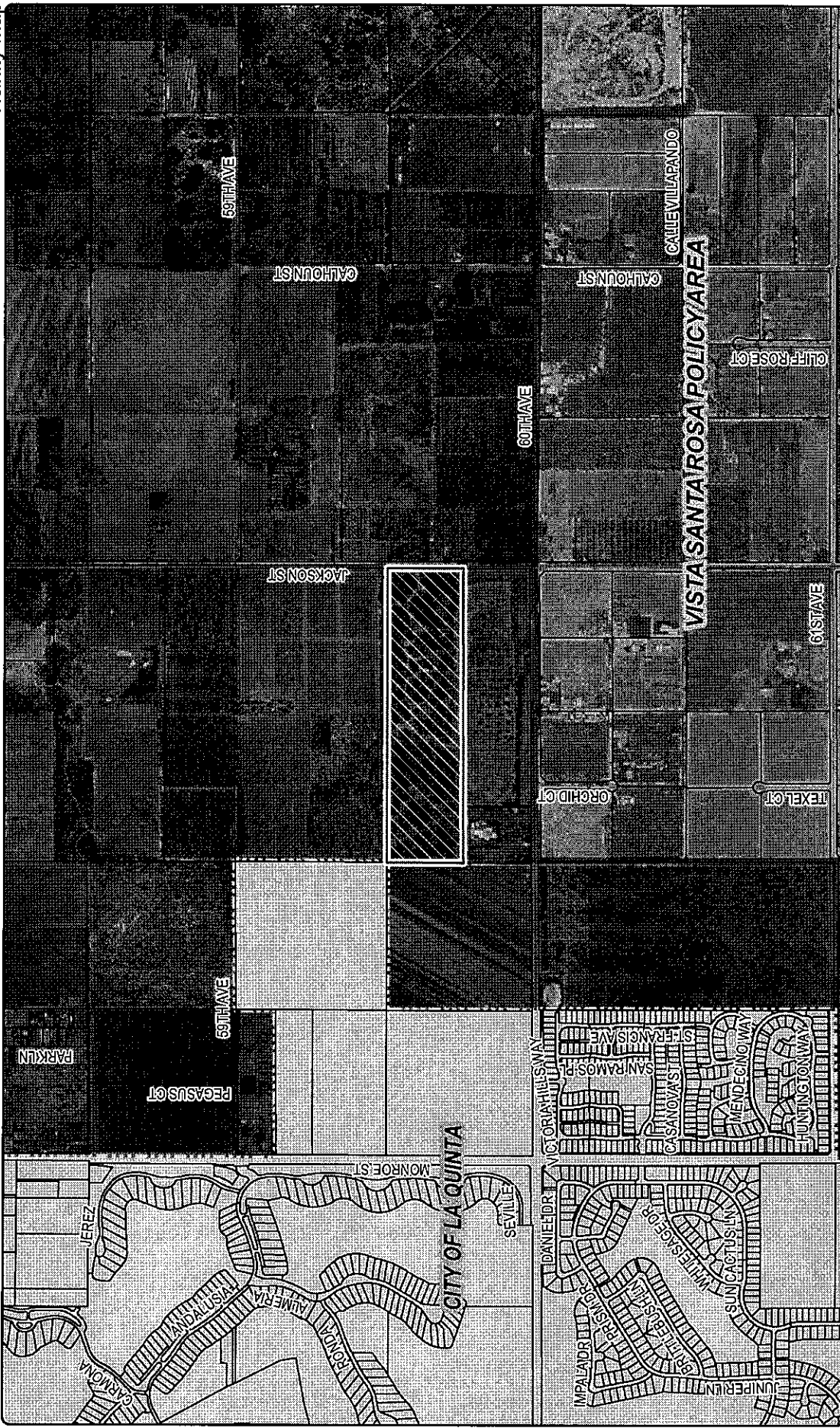
**STAFF COMMENTS:**

Department	Comments
Planning	The project is currently 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

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA01098**  
**VICINITY/POLICY AREAS**

Supervisor Benoit  
 District 4

Date Drawn: 5/26/2010  
 Vicinity Map



Assessors Bk. Pg. 764-24  
 Thomas Bros. Pg. 5590 G1  
 Edition 2009



Zoning District: Lower Coachella Valley  
 Township/Range: T6SR7E  
 Section: 26

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.planning.ca.us/rivpln.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01098

LAND USE

Supervisor Stone  
District 3

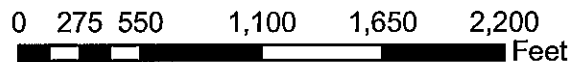
Date Drawn: 05/26/2010

Exhibit 1



Zoning District: Lower Coachella Valley  
Township/Range: T6SR7E  
Section: 26

Assessors Bk. Pg. 764-24  
Thomas Bros. Pg. 5590 G1  
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

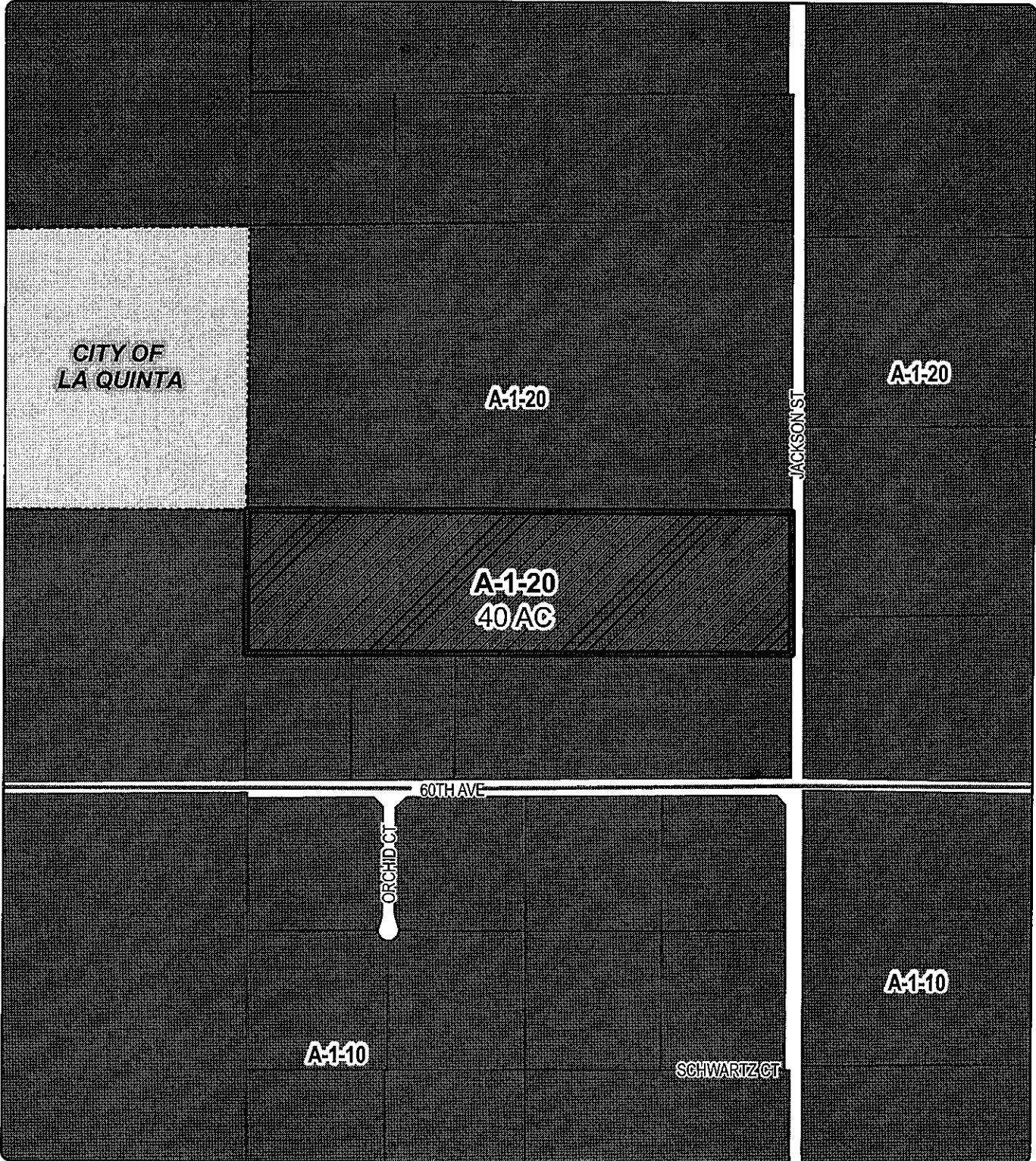
GPA01098

EXISTING ZONING

Supervisor Benoit  
District 4

Date Drawn: 5/26/2010

Exhibit 2

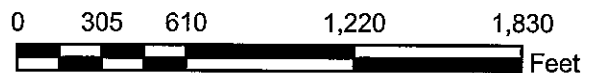


Zoning District: Lower Coachella Valley  
Township/Range: T6SR7E  
Section: 26

Assessors Bk. Pg. 764-24  
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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01098

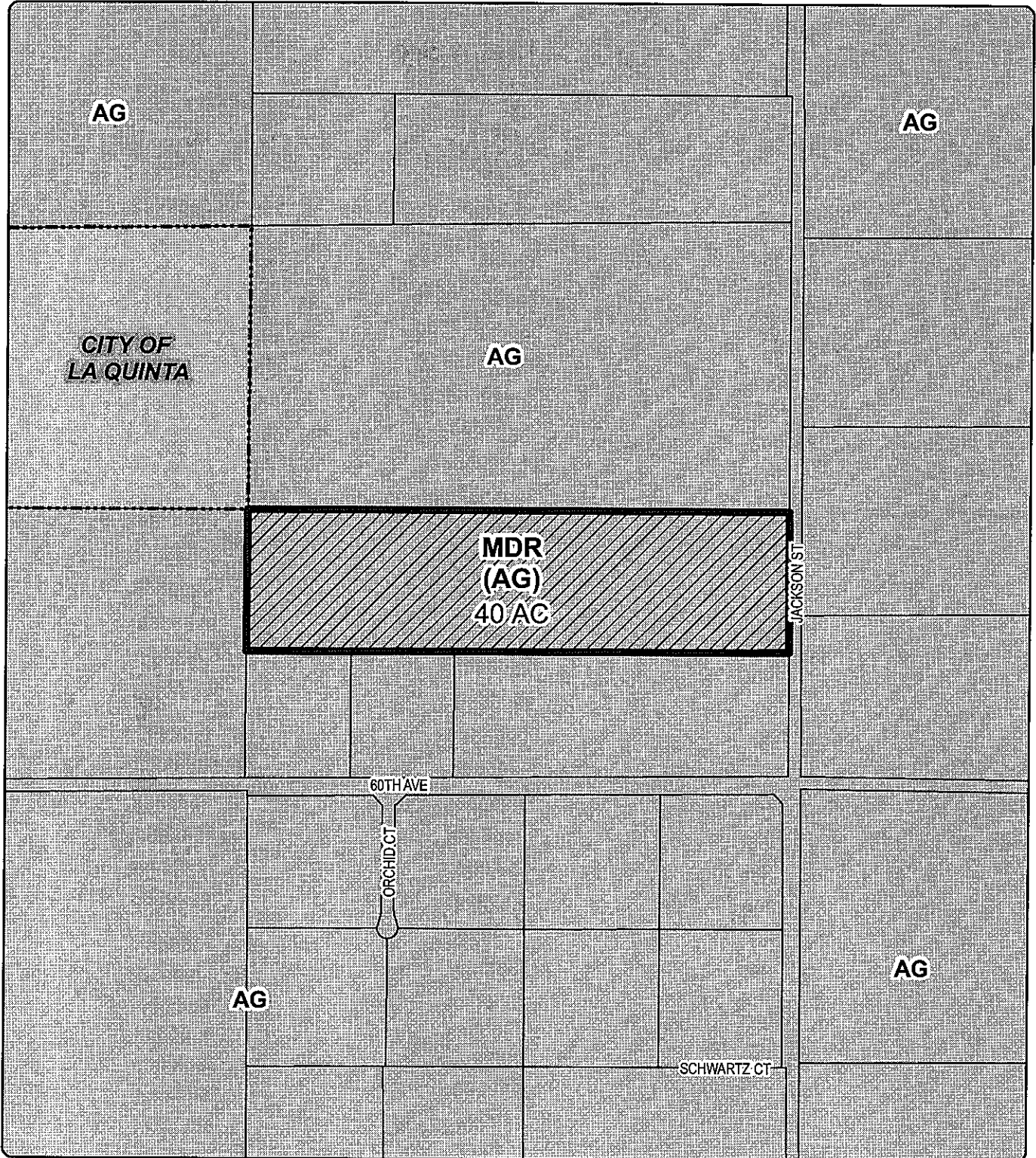
PROPOSED GENERAL PLAN

Supervisor Benoit

District: 4

Date Drawn: 5/26/2010

Exhibit 6



Zoning District: Lower Coachella Valley  
 Township/Range: T6SR7E  
 Section: 26



Assessors Bk. Pg. 764-24  
 Thomas Bros. Pg. 5590 G1  
 Edition 2009

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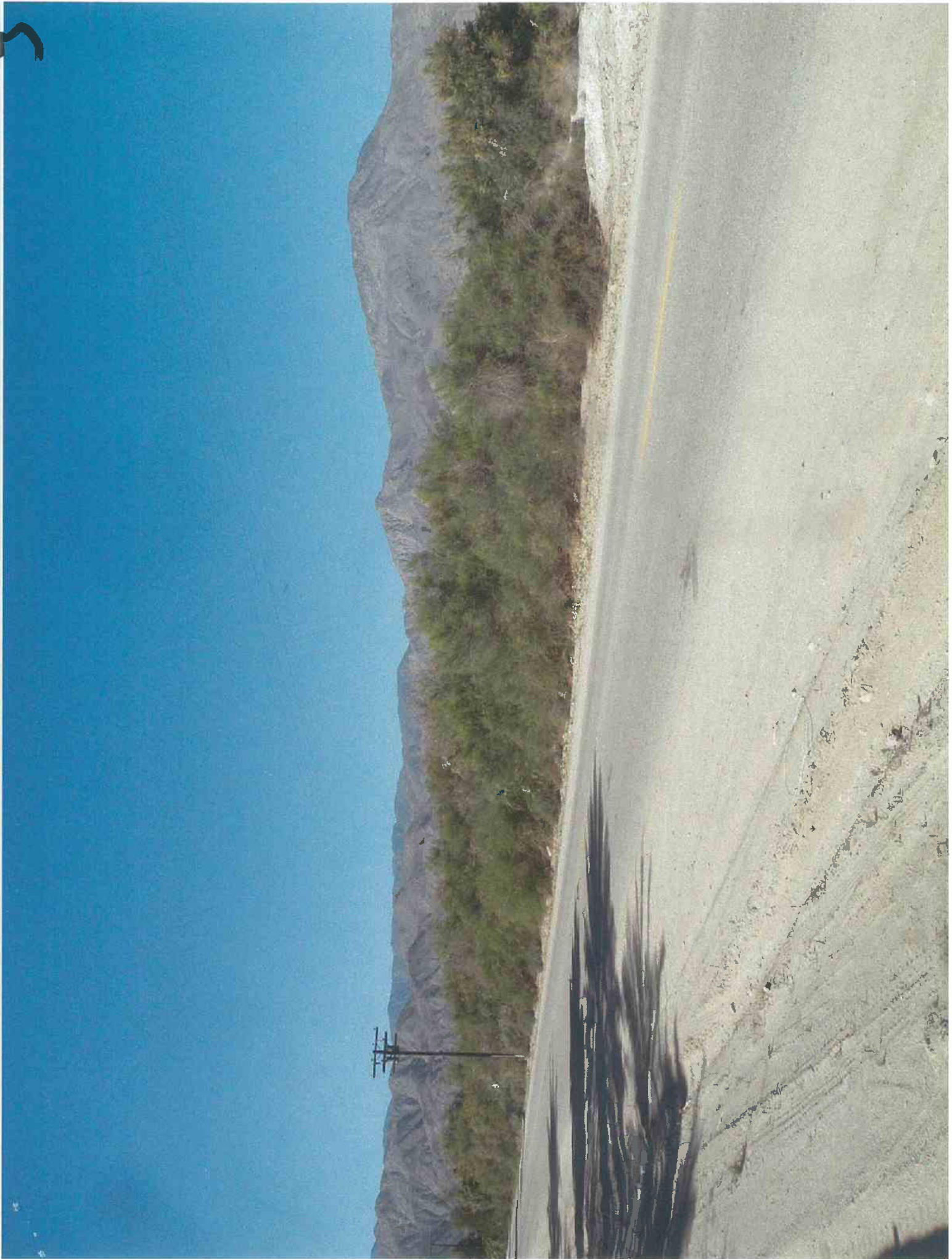


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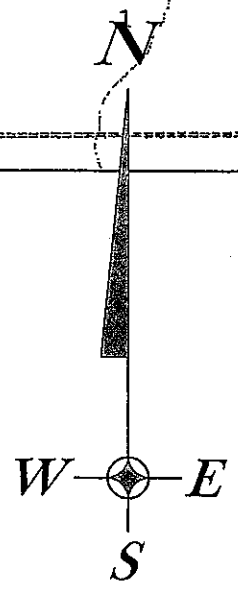
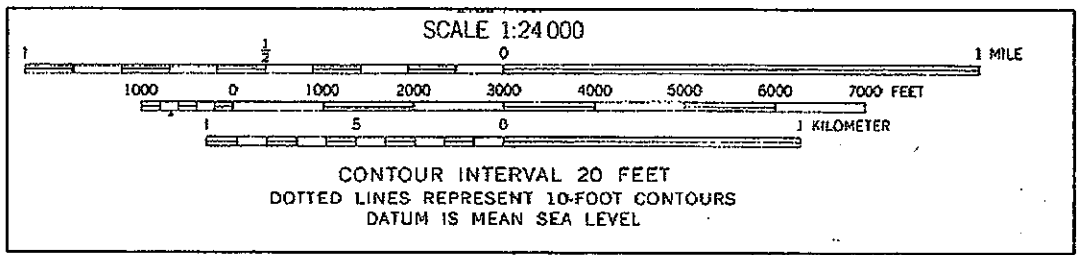
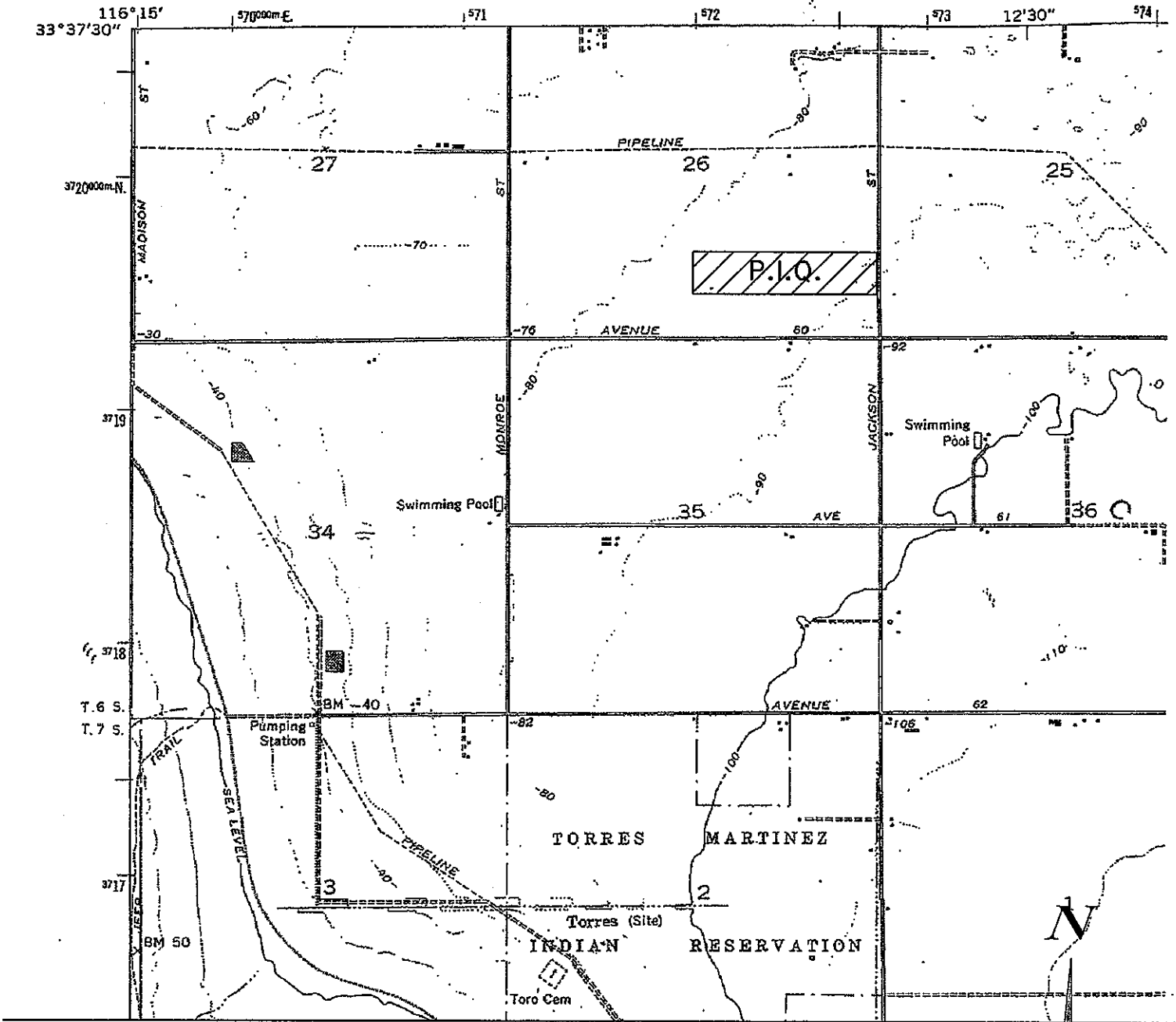
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SEC. 26 T.6S., R.7E. S.B.B. & M.  
VALERIE, CALIF

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

2781 III NE  
(LA QUINTA)



RIVERSIDE COUNTY GIS



Selected parcel(s):  
764-240-008

**\*IMPORTANT\***

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. The County of Riverside makes 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.

**STANDARD WITH PERMITS REPORT**

**APNs**

764-240-008-3

**OWNER NAME / ADDRESS**

SEARSVILLE LAND CO  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
700 LARKSPUR LANDING 199  
LARKSPUR CA. 94939

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 39.55 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 5590 GRID: G1

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: LA QUINTA  
ANNEXATION DATE: JUN. 22, 2006  
LAFCO CASE #: 2005-20-4  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

JOHN BENOIT, DISTRICT 4

**TOWNSHIP/RANGE**

T6SR7E SEC 26

**ELEVATION RANGE**

-80/-88 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

***PLANNING***

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
AG

**AREA PLAN (RCIP)**

EASTERN COACHELLA VALLEY

**GENERAL PLAN POLICY OVERLAYS**

COMMUNITY DEVELOPMENT

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

A-1-20

**ZONING DISTRICTS AND ZONING AREAS**

LOWER COACHELLA VALLEY DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

PROJECT AREA NAME: DCPA  
SUBAREA NAME: THERMAL & JACQUELINE COCHRAN AIRPORT  
AMENDMENT NUMBER: 0  
ADOPTION DATE: DEC. 23, 1986  
ACREAGE: 18352 ACRES

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

NOT IN AN AIRPORT COMPATIBILITY ZONE

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## **ENVIRONMENTAL**

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**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**  
NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**  
NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
NONE

**VEGETATION (2005)**  
NO DATA AVAILABLE

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## **FIRE**

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**HIGH FIRE AREA (ORD. 787)**  
NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**  
NOT IN A FIRE RESPONSIBILITY AREA

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## **DEVELOPMENT FEES**

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**CVMSHCP FEE AREA (ORD. 875)**  
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**  
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.  
In EAST

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**  
NOT WITHIN THE WESTERN TUMF FEE AREA

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
EASTERN COACHELLA VALLEY

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
NOT WITHIN AN SKR FEE AREA.

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

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## **TRANSPORTATION**

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**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT MAJEED FARSHED AT (760)863-8267 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

**ROAD BOOK PAGE**  
222

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT



**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**  
 NOT IN A CETAP CORRIDOR.

***HYDROLOGY***

**FLOOD PLAIN REVIEW**

NOT REQUIRED.

**WATER DISTRICT**

CVWD

**FLOOD CONTROL DISTRICT**

COACHELLA VALLEY WATER DISTRICT

**WATERSHED**

WHITEWATER

***GEOLOGIC***

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

HIGH

**SUBSIDENCE**

ACTIVE

**PALEONTOLOGICAL SENSITIVITY**

HIGH SENSITIVITY (HIGH A).

BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

***MISCELLANEOUS***

**SCHOOL DISTRICT**

COACHELLA VALLEY UNIFIED

**COMMUNITIES**

VISTA SANTA ROSA

**COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN

THERMAL #125 -  
STREET LIGHTING

**LIGHTING (ORD. 655)**

ZONE B, 41.03 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

045603

**FARMLAND**

LOCAL IMPORTANCE

PRIME FARMLAND

**TAX RATE AREAS**

058-085

- CITRUS PEST CONTROL 2
- COACHELLA VAL JT BLO HIGH
- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER
- COACHELLA VALLEY UNIFIED SCHOOL
- COACHELLA VALLEY WATER DISTRICT
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 125 \*
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST

- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVWD IMP DIST 1 DEBT SV
- CVWD STORM WTR UNIT
- DESERT COMMUNITY COLLEGE
- GENERAL
- GENERAL PURPOSE
- PROJECT 4-THERMAL
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SO COACHELLA VALLEY CSD
- SUPERVISORIAL ROAD DISTRICT 4

**SPECIAL NOTES**

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

Case #	Description	Status
GPA00868	CO INIT FOR SOUTH VALLEY IMPLEMENTATION PROGRAM	APPLIED

REPORT PRINTED ON...Thu Apr 08 13:26:25 2010

3.0.

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

**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: GPA01098

RECEIVED  
APR 08 2010  
DATE SUBMITTED: 4/8/10

Riverside County  
Transportation & Land  
Management Agency  
GRADING - INDIO

**I. GENERAL INFORMATION**

**APPLICATION INFORMATION**

Applicant's Name: Hayward Pardue

E-Mail: hpardue@pca1.net

Mailing Address: 74040 El Paseo Suite C

Palm Desert

Street  
CA 92260

City

State

ZIP

Daytime Phone No: ( 760 ) 250-0638

Fax No: ( 760 ) 779-0673

Engineer/Representative's Name: Pardue, Cornwell and Assoc., Inc.

E-Mail: hpardue@pca1.net

Mailing Address: 74040 El Paseo Suite C

Palm Desert

Street  
CA 92260

City

State

ZIP

Daytime Phone No: ( 760 ) 250-0638

Fax No: ( 760 ) 779-0673

Property Owner's Name: La Quinta Jackson Dev., LLC

E-Mail: hskade@aol.com

Mailing Address: 700 Larkspur Landing Circle Suite 199

Larkspur

Street  
CA 94939

City

State

ZIP

Daytime Phone No: ( 415 ) 461-2811

Fax No: ( 415 ) 464-4936

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.

Hayward Pardue

PRINTED NAME OF APPLICANT

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.

SEE ATTACHED AUTHORIZATION LETTER DATED 6/18/10

PRINTED NAME OF PROPERTY OWNER(S)

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): 764-240-008

Section: 26 Township: 6S Range: 7E

Approximate Gross Acreage: 40.03 Acres

General location (nearby or cross streets): North of 60th, South of 59th, East of Monroe, West of Jackson.

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

Thomas Brothers map, edition year, page number, and coordinates: 2007, Page 5590, G-1

Existing Zoning Classification(s): A-1-20

Existing Land Use Designation(s): Agriculture

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

Amend the Eastern Valley Plan from Agriculture to Medium Density Residential (2 - 5 units per Acre)

Related cases filed in conjunction with this request:

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

Case Nos. \_\_\_\_\_

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	IID	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Company	The Gas Co.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	Ver	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Company/District		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer District		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) 0.5 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) 0.5 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

**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):

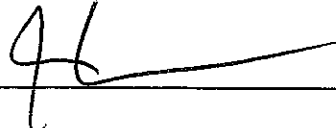
- Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River

**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)  Date ~~4/10/16~~ 4/8/16

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):

Eastern Valley

EXISTING DESIGNATION(S): Agriculture

PROPOSED DESIGNATION(S): Medium Density Residential (2 to 5 units per acre)

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

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

This project is within the Community Development Overlay of the Eastern Valley Plan allowing an amendment to residential use. THIS IS ALSO A NECESSARY STEP IN FILING A TENTATIVE TRACT MAP FOR THE PROJECT. THE PROJECT IS ALSO IN CONFORMANCE WITH THE VISTA SANTA ROSA PLAN AND AS HAS BEEN APPROVED BY THE VISTA SANTA ROSA ADVISOR / COUNCIL.

**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: \_\_\_\_\_ Area Plan: \_\_\_\_\_

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

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

**Applicant:**

Hayward Pardue  
74040 El Paseo, Ste. C  
Palm Desert, CA 92260

**Engineer:**

Pardue Cornwell Assoc  
74040 El Paseo, Ste. C  
Palm Desert, CA 92260

**Owner:**

La Quinta Jackson Dev, LLC  
700 Larkspur Landing Circle, Ste. 199  
Larkspur, CA 94939