

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

710B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
September 22, 2014

SUBJECT: GENERAL PLAN AMENDMENT NO. 1134 - Applicant: Jeff Weber – Engineer/Representative: Bonadiman & Associates – Fifth/Fifth Supervisorial District – Location: Northerly of Seminole Drive, easterly of Deep Creek Road, westerly of Rushmore Avenue – REQUEST: The General Plan Amendment proposes an Extraordinary Foundation Level Amendment to amend the Riverside County General Plan Land Use Element for the subject property from Rural: Rural Residential and Rural: Rural Desert to Rural: Residential and Community Development: Light Industrial on 407.6 acres.

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. The initiation of proceeding 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.

(Continued on next page)



Juan C. Perez, TLMA Director /
Interim Planning Director

JCP:pr *v67*

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: Deposit based funds				Budget Adjustment:	
				For Fiscal Year:	

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 5/5

Agenda Number:

15-1

Departmental Concurrence

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

FORM 11: General Plan Amendment No. 1134

DATE: September 22, 2014

PAGE: Page 2 of 3

BACKGROUND:

Summary

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.

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.

The GPA initiation was heard at the September 17, 2014, Planning Commission meeting. The Planning Commission commented:

- Regarding the overall timeframe of the I-10 Freeway Bypass project.
- Asked if Tribes have commented on the GPA and the change to light industrial. The applicant responded that he has consulted with the Tribes and they are receptive of the proposed GPA as it is compatible with their development plans in the area.
- Inquired about the proposed land use designation configuration and how it creates an "island" of Rural Residential for two properties surrounded by Light Industrial designation creating a potential land use incompatibility. The two properties are owned by the Morongo Tribe and the County of Riverside. The applicant is receptive to expanding the GPA boundaries to include these two properties, and will work with the property owners if the Board chooses to initiate the GPA and agree with the Planning Commission comments to expand the GPA boundary to include these two parcels.

Public comment in opposition to the GPA was submitted by Endangered Habitats League, care of Dan Silver, dated September 15, 2014. The comments will be reviewed and analyzed with the accompanying development project if the GPA is initiated.

Impact on Citizens and Businesses

This action will initiate the County's review of the General Plan Amendment application, which will include an evaluation by Planning staff, the appropriate environmental review and consideration by the Planning Commission and Board of Supervisors during public hearings on the project.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: General Plan Amendment No. 1134
DATE: September 22, 2014
PAGE: Page 3 of 3

ATTACHMENTS:

A. PLANNING COMMISSION STAFF REPORT



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Director

DATE: September 22, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 1134 (GPA1134)

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required, CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

****No public notification required****

Do not send these documents to the County Clerk for posting

REQUESTING THIS ITEM TO BE
SCHEDULED FOR THE 10/21/14 BOS
AGENDA.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

1063

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



FROM: TLMA – Planning Department


SUBMITTAL DATE:
September 22, 2014

SUBJECT: GENERAL PLAN AMENDMENT NO. 1134 - Applicant: Jeff Weber – Engineer/Representative: Bonadiman & Associates – Fifth/Fifth Supervisorial District – Location: Northerly of Seminole Drive, easterly of Deep Creek Road, westerly of Rushmore Avenue – REQUEST: The General Plan Amendment proposes an Extraordinary Foundation Level Amendment to amend the Riverside County General Plan Land Use Element for the subject property from Rural: Rural Residential and Rural: Rural Desert to Rural: Residential and Community Development: Light Industrial on 407.6 acres.

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Juan C. Perez, TLMA Director /
Interim Planning Director

JCP:pr *pr*

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NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: Deposit based funds				Budget Adjustment:	
				For Fiscal Year:	

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.:

District: 5/5

Agenda Number:

Departmental Concurrence

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

FORM 11: General Plan Amendment No. 1134

DATE: September 22, 2014

PAGE: Page 2 of 3

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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.

The GPA initiation was heard at the September 17, 2014, Planning Commission meeting. The Planning Commission commented:

- Regarding the overall timeframe of the I-10 Freeway Bypass project.
- Asked if Tribes have commented on the GPA and the change to light industrial. The applicant responded that he has consulted with the Tribes and they are receptive of the proposed GPA as it is compatible with their development plans in the area.
- Inquired about the proposed land use designation configuration and how it creates an "island" of Rural Residential for two properties surrounded by Light Industrial designation creating a potential land use incompatibility. The two properties are owned by the Morongo Tribe and the County of Riverside. The applicant is receptive to expanding the GPA boundaries to include these two properties, and will work with the property owners if the Board chooses to initiate the GPA and agree with the Planning Commission comments to expand the GPA boundary to include these two parcels.

Public comment in opposition to the GPA was submitted by Endangered Habitats League, care of Dan Silver, dated September 15, 2014. The comments will be reviewed and analyzed with the accompanying development project if the GPA is initiated.

Impact on Citizens and Businesses

This action will initiate the County's review of the General Plan Amendment application, which will include an evaluation by Planning staff, the appropriate environmental review and consideration by the Planning Commission and Board of Supervisors during public hearings on the project.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

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

FORM 11: General Plan Amendment No. 1134

DATE: September 22, 2014

PAGE: Page 3 of 3

ATTACHMENTS:

A. PLANNING COMMISSION STAFF REPORT

Agenda Item No.:
Area Plan: The Pass
Zoning Area: Whitewater
Supervisory District: Fifth/Fifth
Project Planner: Paul Rull
Planning Commission: September 17, 2014

GENERAL PLAN AMENDMENT NO. 1134
(Foundation Amendment - Extraordinary)
Applicant: Jeff Weber
Representative: Bonadiman & Associates

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

RECOMMENDATIONS:

The Planning Director recommended that the appropriate findings per the General Plan Administration Element can be made and the Planning Commission made the comments below. The Planning Director continues to recommend that the appropriate findings per the General Plan Administration Element can be made. 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 Charissa Leach: Inquired about the proposed land use designation configuration, and how it creates a "hole" of Rural Residential and potential land use incompatibility.

Commissioner Ed Sloman: None

Commissioner John Petty: None

Commissioner Bill Sanchez: None

Commissioner Mickey Valdivia: Inquired about the overall timeframe of the I-10 Freeway Bypass project. Asked if the Tribes were receptive of the proposed industrial project and the accompanying utilities. The applicant responded that he has had consultation with the Tribes and they were receptive to the land use change to industrial, which is compatible with the Tribes development plans.

Agenda Item No.: **2.2**
Area Plan: The Pass
Zoning Area: Whitewater
Supervisory District: Fifth/Fifth
Project Planner: Paul Rull
Planning Commission: September 17, 2014

GENERAL PLAN AMENDMENT NO. 1134
(Foundation Amendment - Extraordinary)
Applicant: Jeff Weber
Representative: Bonadiman & Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1134 proposes to amend the Riverside County General Plan Land Use Element from Rural: Rural Residential and Rural: Rural Desert to Rural: Rural Residential and Community Development: Light Industrial (0.25 – 0.60 floor area ratio) on 407.6 gross acres.

The proposed Amendment is located in The Pass Area Plan; more specifically, the project is northerly of Seminole Drive, easterly of Deep Creek Road, and westerly of Rushmore Avenue.

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 a Foundation Amendment and Entitlement/Policy Amendment GPA.

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 and Article II of Ordinance No. 348 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. 1134 falls into the Foundation and Entitlement Amendment category, because it is proposing to change the foundation from Rural to Community Development, and the land use designation from Rural Desert to Light Industrial.

The Administration Element of the General Plan and Article II of Ordinance No. 348 explains that a Foundation Amendment must have two findings made, and at least one of five additional findings must be made to justify an Extraordinary Foundation Amendment. The two findings are:

1.
 - a. The foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan. The foregoing requirement for findings shall not apply to any amendment to the Riverside County Vision.
 - b. A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, General Planning Principles set forth in General Plan Appendix B, or Foundation Component.

The additional findings, only one of which need be made include:

- c. An unconstitutional taking of property might occur without the amendment, and the amendment alters the General Plan Foundation Component designation only to the extent necessary to avoid the taking.
- d. A natural or man-made disaster or public emergency has occurred that warrants a change in General Plan Foundation Component designations in order to protect the public health, safety and welfare.
- e. A Foundation Component Amendment is required to conform to changes in State or Federal law, or applicable findings of a court of law.
- f. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- g. A Foundation Component Amendment is required to significantly expand basic structural employment (such as industrial, agricultural processing, and research and development), excluding retail, service commercial, warehousing, and residential uses not ancillary to the primary employment use.
- h. A Foundation Component change is necessary to facilitate implementation of open space or transportation corridor designations arising from the adopted MSHCP and Community Environmental Transportation Acceptability Program (CETAP) programs that could not be accomplished by a lesser change in the General Plan.

Because the proposed project is changing from one foundation to another, certain findings are required. The foundation findings are above. However, because the Land Use designation itself is also changing (from Rural Desert to Light Industrial) findings are required for designation change as well. The five required findings for the Land Use change are:

2.

a. The proposed change does not involve a chance in or conflict with:

- (1) The Riverside County Vision.
- (2) Any General Plan Principal.
- (3) Any Foundation Designation.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An Amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. 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.

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

EXTRAORDINARY FOUNDATION BACKGROUND:

The applicant is proposing an extraordinary foundation change, this is not a typical General Plan Amendment. Foundation changes can be made in two ways. The first is to request the change during the typical 5 year (now 8 year) General Plan update cycle. A window of opportunity was open to request such changes for the 2008 General Plan update between January and February, 2008.

The second method is to request, what the General Plan calls an "Extraordinary Foundation Change," as a result of extraordinary events. There have been three such requests in the history of the County, only one was approved by the Board, The Villages of Lakeview Specific Plan (SP342), by a two/three vote of the Board. The General Plan was designed to allow for a Foundation change outside the 5 year window, but such a change is intended to be granted only if it has extraordinary justification. This type of event is properly considered an exception to normal General Plan considerations because of its serious cause and potentially serious impacts on the General Plan.

CONSIDERATION ANALYSIS:

The applicant has provided justification of why this change is needed now, and cannot wait until the next General Plan 5 year window (now 8 years proposed in the General Plan Update, GPA 960). The applicant's justification is attached to this staff report. In addition, the applicant's representative, Mr. Jeff Weber has also provided a letter with further justification for the proposed Extraordinary Amendment.

Below is an analysis of the proposed change by Staff. At this time Staff is in support of the proposed change as it does appear to satisfy the requirements for an Extraordinary Foundation Amendment and is consistent with the General Plan and its Policies. Staff is recommending to initiate the extraordinary amendment.

The analysis below is structured around the three required findings (two mandatory, and the third being one of five).

First Required Finding: The first finding per the General Plan Administrative element explains that the proposed Amendment must be based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

This required finding actually has many parts. The analysis below analyzes each part individually: it analyzes A. the new circumstance, and B. the consistency with the general Plan in three parts, 1) the consistency with the vision, 2) the Policies of the General Plan, and 3) the consistency with the Foundation.

1.

A. That new circumstances exist:

The applicant contends that there are new circumstances:

- A) Construction of Seminole Drive extension through to Rushmore Avenue.
- B) A need for sewer extension and capacity in the area.
- C) A need for job expansion in the area.

The Riverside County Transportation Department recently decided to extend Seminole Drive from its current terminus to Rushmore Drive. This planned improvement creates a new physical condition that supports the submitted general plan amendment application, by creating new access and utility infrastructure opportunities through the project site, increasing the lands best and highest use and making it consistent with other existing uses along Interstate 10. By creating this improvement, much needed sewer infrastructure will be developed which will reduce the number of septic systems in the future. The improvement will also create job opportunities in an area of the County which is much needed. Potential build out of industrial buildings on the project site could result in creating approximately 1,052 employees, with an hourly wage of \$20.00 and an annual payroll of \$46,080,000. Using an economic multiplier of 2.5, this payroll could have a significant economic impact in the area of \$115,200,000.

B. The proposed change does not conflict with:

- (1) The Riverside County Vision.

- a. The Vision of the General Plan is embedded in many places throughout the General Plan. The Cabazon Policy Area within the Pass Area Plan specifically promotes “increasing accessibility throughout the area” and “creating a safe and more desirable place to live and work” as a County vision, which is achieved by the proposed Amendment by creating new streets and points of access that can be utilized in an emergency if Interstate 10 becomes impassable, and creating employment opportunities in the area.

(2) Any General Plan Principle. The project is consistent with at least three policies.

- a. The project is consistent with the Cabazon Policy Area. The project is in the Pass Area Plan. Each area plan has specific Policy Areas that were crafted to achieve specific goals within those customized area plans. The project is consistent with the following policies:

PAP 5.3 Allow uses that can be periodically flooded in areas within 100-year flood zone.

PAP 5.4 Require building pads to be raised, at minimum, to the elevation of the 100-year flood zone, for any habitable structures within the 100-year flood zone.

PAP 5.6 Allow land uses that serve travelers, such as service stations, markets, and restaurants, to develop immediately adjacent to the future relocated interchange of Interstate 10 and Apache Trail, subject to proper design that assures safe vehicular movement, quality appearance, and appropriate buffering of adjacent residential uses.

The project site is located within a significant flood area. Policies 5.3 and 5.4 were established to protect the public from significant flooding impacts in the area. The proposed Amendment is consistent with both these policies as a future industrial development will be designed with raised building pads and parking and landscaping areas that allow for periodic flooding. The proposed Amendment is also partially consistent with policy 5.6. Although the project site is not located at the interchange of Interstate 10 and Apache Trail, the proposed Amendment does implement the intent of the policy by providing a land use that will service users of Interstate 10 by providing industrial businesses and supporting ancillary uses.

(3) Any Foundation Component designation in the General Plan.

- a. The project is requesting the Land Use change based on the inconsistency with the existing designation. Should the Board act on the proposed application, the inconsistency would be addressed.

Second Required Finding: The second General Plan Administrative Element finding explains that “a condition must exist or an event must have occurred that is unusually compelling and could only be rectified by making changes in the current Riverside County Vision, Principles, or Policies. An Extraordinary Amendment must still result in a consistent direction for the subsequent planning period. The condition stimulating such an amendment may involve private properties, public properties or both.”

The applicant has provided information in the attachments which contend that the proposed project can satisfy this finding. The applicant states that this project is needed because of the new circumstance that exists today regarding the redesign of Seminole Road, which will open up opportunities for development, employment, sewer infrastructure and public road access. The road redesign is unusually compelling that can only be rectified by making changes to the General Plan.

Third Required Finding: In addition to the two, the General Plan indicates that at least one additional finding, from a list of five, must also be made. The applicant has indicated that the project satisfies the following additional requirement:

1G. A Foundation Component Amendment is required to significantly expand basic structural employment (such as industrial, agricultural processing, and research and development), excluding retail, service commercial, warehousing, and residential uses not ancillary to the primary employment use.

The applicant's findings indicate that the Extraordinary General Plan Amendment is needed to significantly expand basic structural employment. The findings go on to cite the financial incentives an industrial project would create as well as providing sewer infrastructure and additional access roads in area that is currently deficient. The applicant makes several findings and financial benefits that the proposed Amendment will create (1A).

Because the proposed project is changing from one foundation to another, certain findings are required. The foundation findings are above. However, because the Land Use designation itself is also changing (from Rural Desert to Light Industrial) findings are required for designation change as well.

One of these findings was addressed in the Foundation findings above (1B). The other findings required for the designation change are analyzed here:

2B. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The proposal will not be detrimental to the purposes of the General Plan and will bring an industrial center and much needed jobs to the area of Cabazon. The General Plan Land Use element identifies policies to promote new industrial, manufacturing, research and development in appropriate areas (LU 24.1). The proposal will also be consistent with policies identified 1B analyzed above. Employment is also a vision of the County in recognizing that gainful employment is one of the most basic individual needs and values a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy.

2C. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Like the finding addressed in the Foundation findings above (1A), new conditions exists that was not previously present during the preparation of the General Plan. The Riverside County Transportation Department recently decided to extend Seminole Drive from its current terminus to Rushmore Drive. This planned improvement creates a new physical condition that supports the submitted general plan amendment application, by creating new access and utility infrastructure opportunities through the project site, increasing the lands best and highest use and making it consistent with other existing uses

along Interstate 10. By creating this improvement, much needed sewer infrastructure will be developed which will reduce the number of septic systems in the future.

2F. An amendment is required to expand the basic employment job opportunities (jobs that contribute to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

The applicant's findings indicate that the Extraordinary General Plan Amendment is needed to significantly expand basic structural employment. The findings go on to cite the financial incentives an industrial project would create as well as providing sewer infrastructure and additional access roads in area that is currently deficient. The improvement will also create job opportunities in an area of the County which is much needed. Potential build out of industrial buildings on the project site could result in creating approximately 1,052 employees, with an hourly wage of \$20.00 and an annual payroll of \$46,080,000. Using an economic multiplier of 2.5, this payroll could have a significant economic impact in the area of \$115,200,000.

SUMMARY:

In summary, the project is required to make certain findings, in order to qualify for an Extraordinary Foundation Change under the General Plan. Based on Staff's review the project could satisfy the required findings to qualify. The project is consistent with the Vision and at least three policies of the General Plan, including ones specific to this area. Should the Board elect to initiate the project, additional studies and additional applications would be required to support the application. Staff asserts that

Further, should the Board elect to initiate the proposed project, the Estate Density Residential & Rural Residential Policy Area would have to be modified to exclude the project area and neighboring parcels, or the policy would have to be eliminated altogether.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. General Plan Land Use (Ex. #5): | Rural: Rural Residential (5 acre minimum) and Rural: Rural Desert (10 acre minimum) |
| 2. Proposed General Plan Land Use: | Community Development: Light Industrial (0.25 – 0.60 floor area ratio) and Rural: Rural Residential (5 acre minimum) |
| 3. Existing Zoning (Ex. #2): | Controlled Development Areas-5 acre minimum |
| 4. Surrounding Zoning (Ex. #2): | Rural Residential, Residential Agricultural, Wind Energy Resource Zone |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant, warehousing and water infrastructure facility (located on Native American land) |
| 7. Project Data: | Total Acreage: 407.6 gross |
-

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element and Article II of Ordinance No. 348 can be made and request that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1134. Should the Board elect to initiate the proposed Extraordinary Amendment, 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, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agricultural Preserve;
 - b. A City Sphere of Influence;
 - c. A Policy Area;
 - d. A Zoning Overlay;
 - e. A Historic Preservation District;
 - f. A High Liquefaction Area;
 - g. A High Paleontological Area; or
 - h. An Airport Influence Area.
3. The project site is located within:
 - a. Morongo Tribal Land;
 - b. A Flood Area;
 - c. Cabazon Conservation Area;
 - d. Cabazon Policy Area;
 - e. West Desert Municipal Advisory Committee;
 - f. Ord. No. 655 Mount Palomar Lighting Influence Area;
 - g. A High Fire Area; or
 - h. A Fault Zone.
4. The subject site is currently designated as Assessor's Parcel Number: 523-140-004

RIVERSIDE COUNTY PLANNING DEPARTMENT GPA1134 VICINITY MAP



Feet Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)

5,000
Printed by prull on 5/6/2014

2,500

1,250
0
1 inch = 2,500 feet

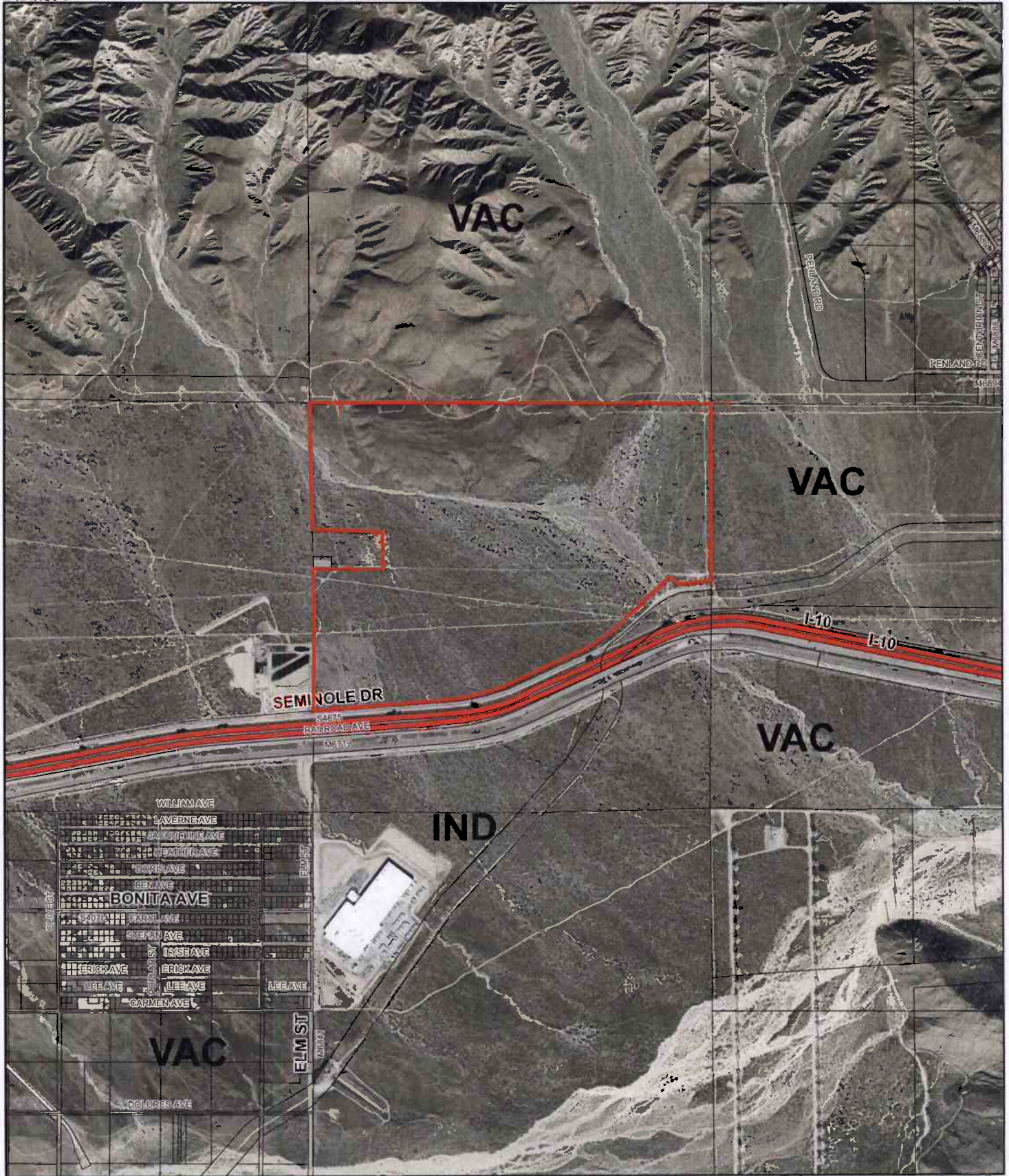
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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA1134 LAND USES

Supervisor Ashley
District 5



0 800 1,600 3,200 Feet
1 inch = 1,667 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by prull on 5/6/2014



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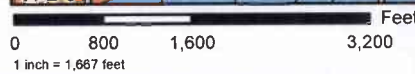
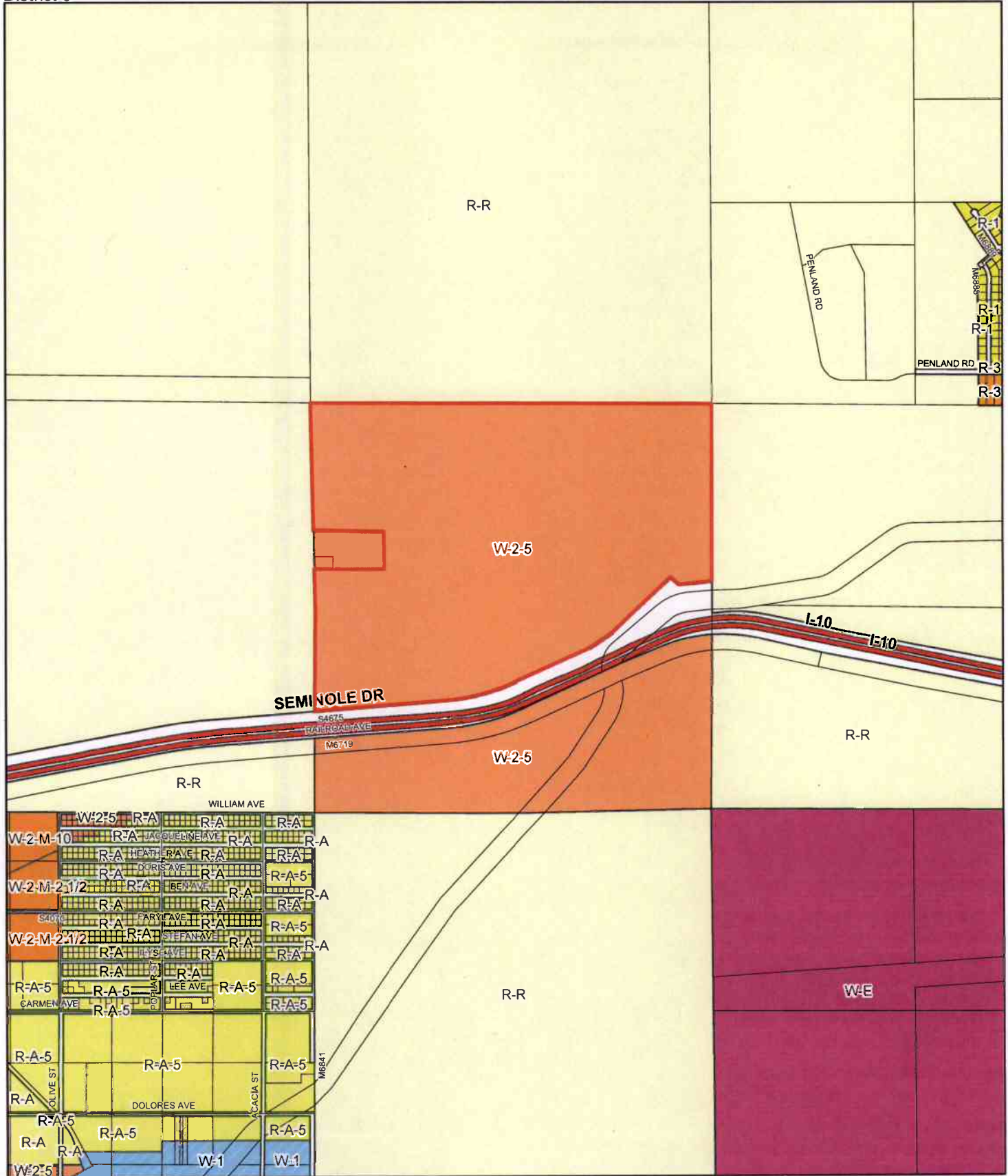
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA1134

ZONING MAP

N

Supervisor Ashley
District 5

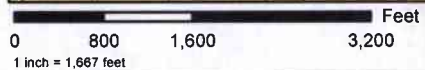
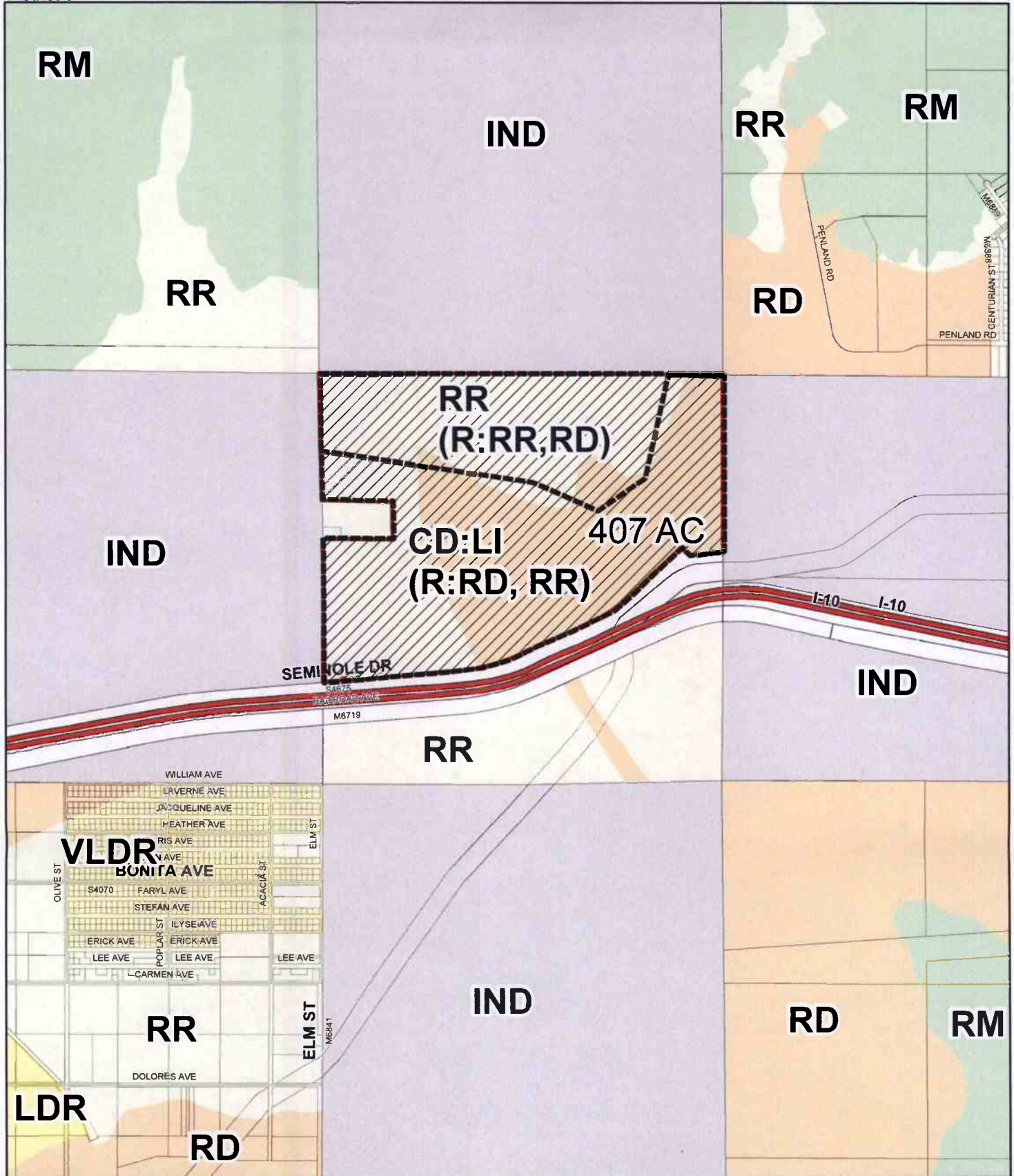


Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by prull on 5/6/2014

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Supervisor Ashley
District 5



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by prull on 9/2/2014



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**PROPOSED LAND
USE DESIGNATION
GENERAL PLAN AMENDMENT**
APN: 523-140-004



APPLICANT:

JEFF WEBER
2697 N. VISTA GLEN RD.
ORANGE, CA 92867
PHONE: (949) 254-0135

LEGAL DISCRPTION:

THE SITE IS 407.62 ACRES AND IS LOCATED ON THE NORTH SIDE OF THE 10 FREEWAY, MOST EAST OF CABAZON. IT ENCOMPASSES RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN. ASSESSOR'S PARCEL NUMBER: 523-140-004.

PROPERTY OWNER:

PARCEL 9 PARTNERS, LLC
2697 N. VISTA GLEN ROAD
ORANGE CA. 92867
PHONE: (949) 254-0135

PROPERTY ADDRESS:

PROPERTY ADDRESS NOT AVAILABLE,
NOT WITHIN A CITY BOUNDARY

AMENDMENT DISCRPTION:

AMEND * FROM RURAL DESERT (RD) AND RURAL RESIDENTIAL (RR) TO LIGHT INDUSTRIAL (LI) AND PERMANENT OPEN SPACE ON 407.62 ACRES.

SITE INFORMATION:

APN: 523-140-004
PAGE: 723, GRID: G2-3, H2-3, J2-3
WHITWATER AREA/W-2-5 (GZ 6293)
EXISTING ZONING:
PROPOSED ZONING:
LIGHT INDUSTRIAL (LI) & RURAL RESIDENTIAL (RR)
EXISTING LAND USE:
RURAL DESERT (RD), RURAL RESIDENTIAL (RR)

AREAS:

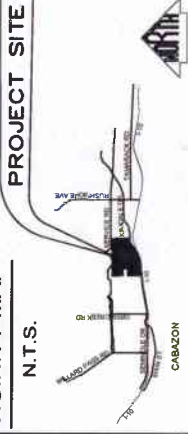
TOTAL LOT SIZE: 407.62 ACRES
LI AREA: 273.22 ACRES (APPROXIMATE)
W-E AREA: 134.40 ACRES (APPROXIMATE)
ACCESSIBILITY: SEMINOLE DR.
SOUTH OF SITE, NORTH OF I-10

LEGEND:

- SITE BOUNDARY
- PARCEL LINES
- ROAD CENTERLINES
- ▨ PROPOSED LIGHT INDUSTRIAL (LI)
- PROPOSED LEVEE



VICINITY MAP



DRAWN BY: S.G.
DATE: 08-28-14
JOB NO.: 133989
FILE: 12013_004

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ENGINEERS - G.I.S. - PLANNERS - SURVEYORS

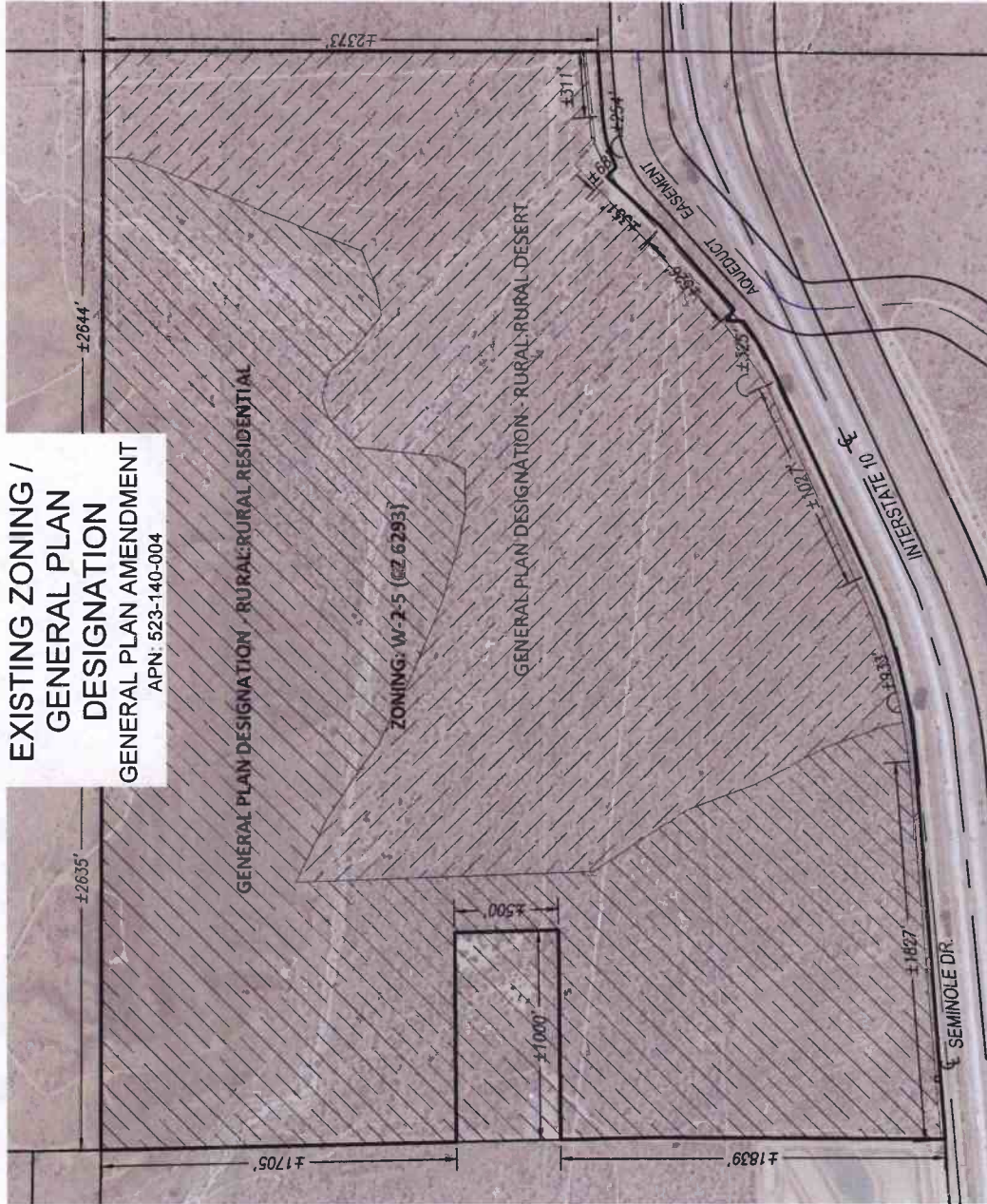
PROJECT: PROPOSED ZONING
GENERAL PLAN AMENDMENT
PARCEL 9 PARTNERS, LLC
APN: 523-140-004

SHT. NO. **3** OF **5**



**CASE #: GPA1134
DATED: 5/28/14
PLANNER: P.RULL**

**EXISTING ZONING /
GENERAL PLAN
DESIGNATION
GENERAL PLAN AMENDMENT**
APN: 523-140-004



APPLICANT:
JEFF WEBER
2897 N. VISTA GLEN RD.
ORANGE, CA 92667
PHONE: (949) 254-0135

LEGAL DESCRIPTION:
THE SITE IS 407.62 ACRES AND IS LOCATED ON THE NORTH SIDE OF THE 10. FREEMWAY JUST EAST OF CABAZON. IT ENCOMPASSES MOST OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN. ASSESSOR'S PARCEL NUMBER: 523-140-004.

PROPERTY OWNER:
PARCEL 9 PARTNERS, LLC
2697 N. VISTA GLEN ROAD
ORANGE, CA 92667
PHONE: (949) 254-0135

PROPERTY ADDRESS:
PROPERTY ADDRESS NOT AVAILABLE,
NOT WITHIN A CITY BOUNDARY

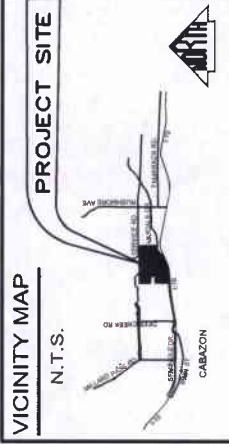
AMENDMENT DESCRIPTION:
AMEND * FROM RURAL DESERT (RD) AND RURAL RESIDENTIAL (RR) TO LIGHT INDUSTRIAL (LI) AND PERMANENT OPEN SPACE ON 407.62 ACRES.

SITE INFORMATION:
APN: 523-140-004
PAGE: 723, GRID: G2-3, H2-3, J2-3
WHITEWATER AREA/W-2-5 (CZ 6293)
PROPOSED ZONING: LIGHT INDUSTRIAL (LI) & RURAL RESIDENTIAL (RR)
EXISTING LAND USE: RURAL DESERT (RD), RURAL RESIDENTIAL (RR)

AREAS:
TOTAL LOT SIZE: 407.62 ACRES
LI AREA: 273.22 ACRES (APPROXIMATE)
W-E AREA: 134.40 ACRES (APPROXIMATE)
ACCESSIBILITY: SEMINOLE DR.
SOUTH OF SITE, NORTH OF I-10

LEGEND:

- SITE BOUNDARY
- PARCEL LINES
- ROAD CENTERLINES
- ▨ EXISTING RURAL RESIDENTIAL
- ▨ EXISTING RURAL DESERT



DRAWN BY: S.S.
DATE: 06-28-14
JOB NO.: 133889
FILE: 1/2013-088

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PROJECT:
EXISTING ZONING
GENERAL PLAN AMENDMENT
PARCEL 9 PARTNERS, LLC
APN 523-140-004

TEL: (949) 845-3906
WWW.BONADIMAN.COM
P.O. BOX 97-020
RIVERSIDE, CALIFORNIA



SHT. NO.
1
OF 5

**PROJECT CONSTRAINTS
GENERAL PLAN AMENDMENT**

APN: 523-140-004

APPLICANT:

JEFF WEBER
2697 N. VISTA GLEN RD.
ORANGE, CA 92867
PHONE: (949) 254-0135

LEGAL DISCRPTION:

THE SITE IS 407.62 ACRES AND IS LOCATED ON THE NORTH SIDE OF THE 10 FREEWAY, JUST EAST OF CABAZON. IT ENCOMPASSES MOST OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN. ASSESSOR'S PARCEL NUMBER: 523-140-004.

PROPERTY OWNER:

PARCEL 9 PARTNERS, LLC
2697 N. VISTA GLEN ROAD
ORANGE CA. 92867
PHONE: (949) 254-0135

PROPERTY ADDRESS:

PROPERTY ADDRESS NOT AVAILABLE,
NOT WITHIN A CITY BOUNDARY

AMENDMENT DISCRPTION:

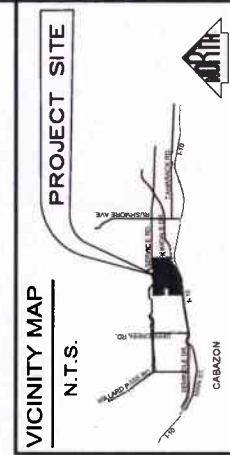
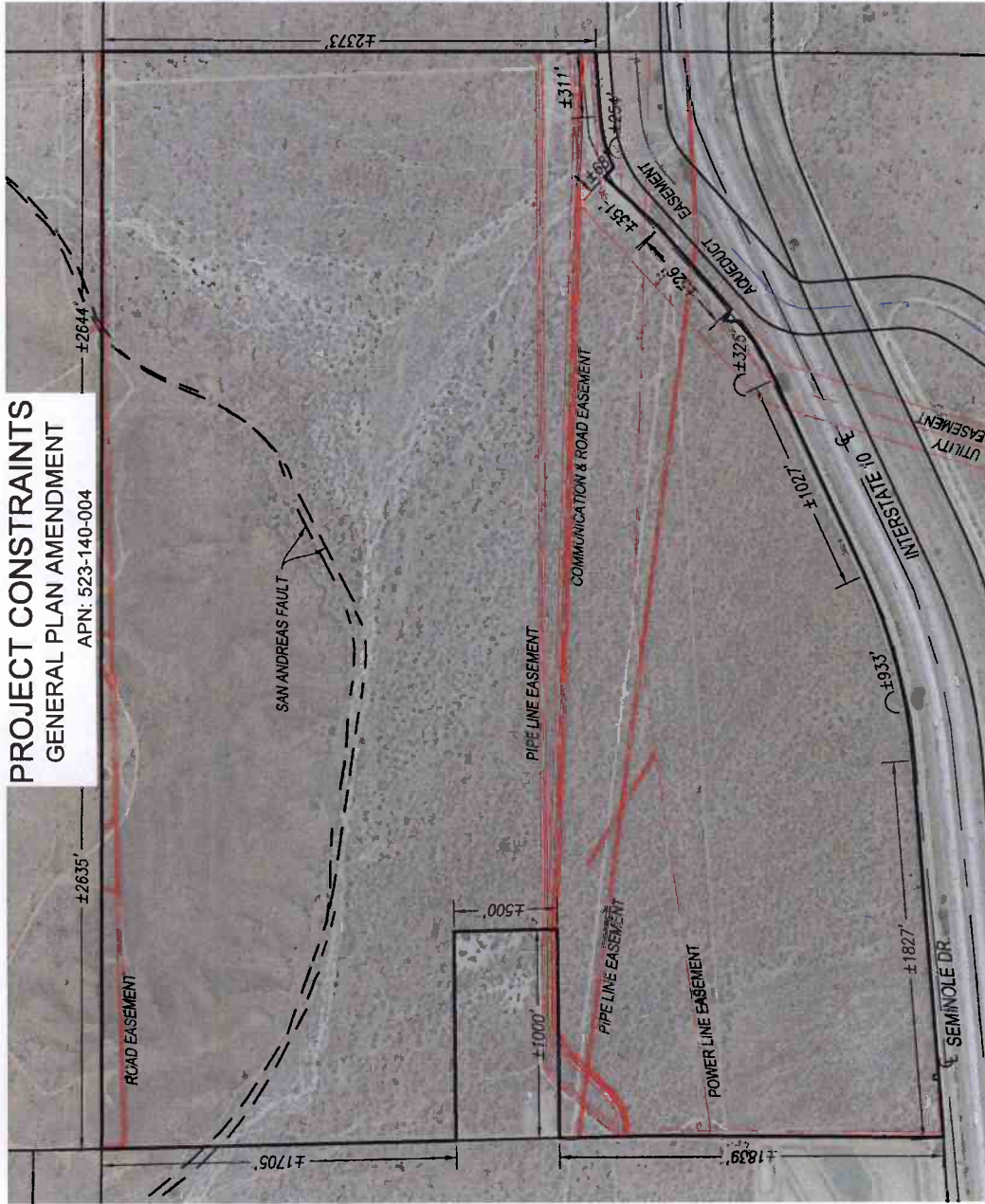
AMEND * FROM RURAL DESERT (RD) AND RURAL RESIDENTIAL (RR) TO LIGHT INDUSTRIAL (LI) AND PERMANENT OPEN SPACE ON 407.62 ACRES.

SITE INFORMATION:

APN: 523-140-004
PAGE: 723, GRID: G2-3, H2-3, J2-3
WHITEWATER AREA/W-2-5 (CZ 6293)
EXISTING ZONING: LIGHT INDUSTRIAL (LI) & RURAL RESIDENTIAL (RR)
PROPOSED ZONING: RURAL DESERT (RD), RURAL RESIDENTIAL (RR)
EXISTING LAND USE:
AREAS:
TOTAL LOT SIZE: 407.62 ACRES
LI AREA: 273.22 ACRES (APPROXIMATE)
W-E AREA: 134.40 ACRES (APPROXIMATE)
ACCESSIBILITY: SEMINOLE DR.
SOUTH OF SITE, NORTH OF I-10

LEGEND:

- _____ SITE BOUNDARY
- _____ PARCEL LINES
- _____ ROAD CENTERLINES



SHT. NO. **2**
OF **5**

PROJECT: PROJECT CONSTRAINTS
GENERAL PLAN AMENDMENT
PARCEL 9 PARTNERS, LLC
APN: 523-140-004

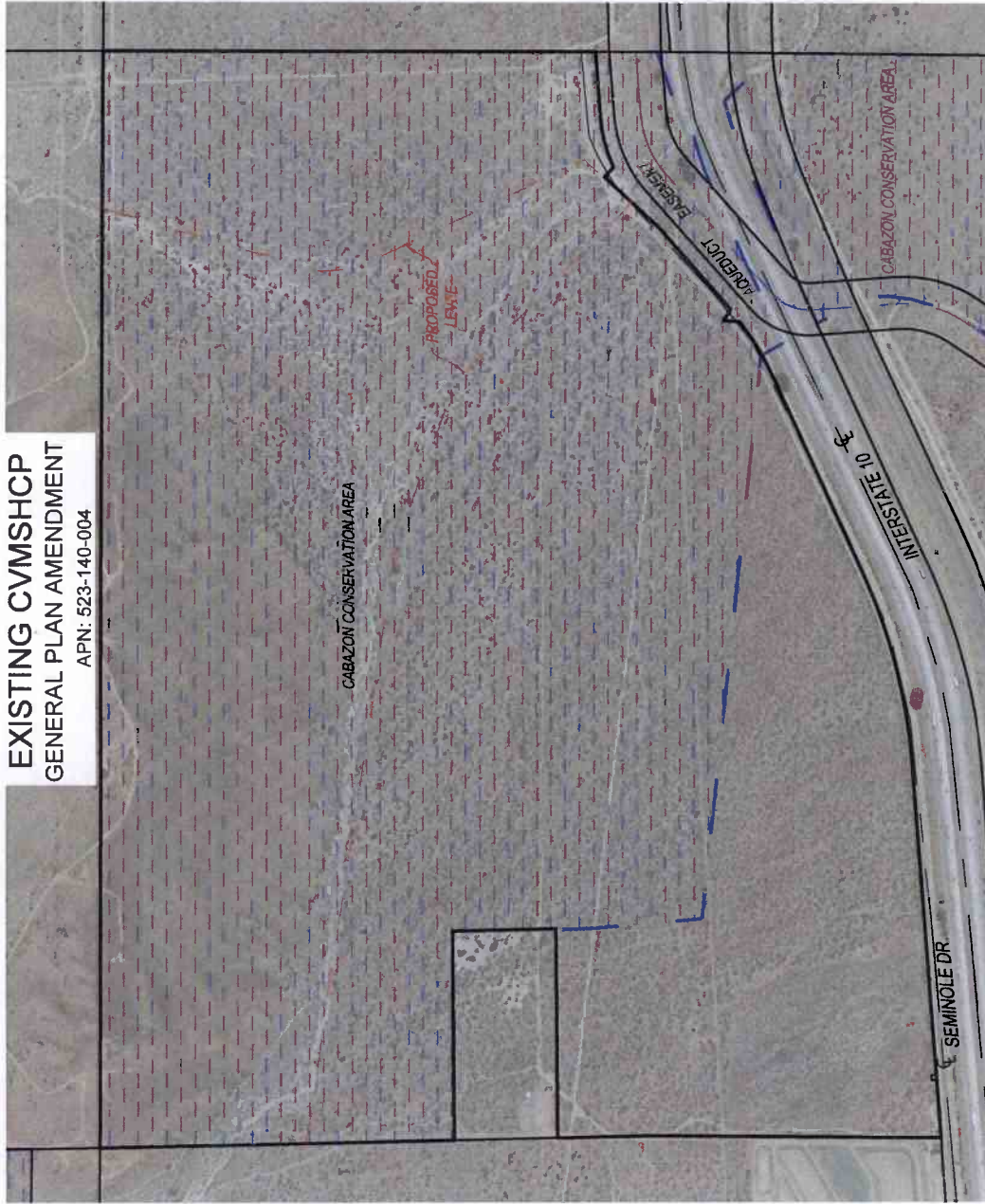
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JOSEPH E. BONADIMAN & ASSOCIATES, INC.
ENGINEERS - C.E.C. - SURVEYING - PLANNING

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DRAWN BY: S.G.
DATE: 08-28-14
JOB. NO.: 133989
FILE: 13013_08



**EXISTING CVMSHCP
GENERAL PLAN AMENDMENT**
APN: 523-140-004



APPLICANT:

JEFF WEBER
2697 N. VISTA GLEN RD.
ORANGE, CA 92867
PHONE: (949) 254-0135

LEGAL DISCRPTION:

THE SITE IS 407.62 ACRES AND IS LOCATED ON THE NORTH SIDE OF THE 10 FREEWAY, JUST EAST OF CABAZON. IT ENCOMPASSES MOST OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN. ASSESSOR'S PARCEL NUMBER: 523-140-004.

PROPERTY OWNER:

THOMAS BROS (2005), LLC
2697 N. VISTA GLEN ROAD
ORANGE CA. 92867
PHONE: (949) 254-0135

PROPERTY ADDRESS:

PROPERTY ADDRESS NOT AVAILABLE,
NOT WITHIN A CITY BOUNDARY

AMENDMENT DISCRPTION:

AMEND * FROM RURAL DESERT (RD) AND RURAL RESIDENTIAL (RR) TO LIGHT INDUSTRIAL (LI) AND PERMANENT OPEN SPACE ON 407.62 ACRES.

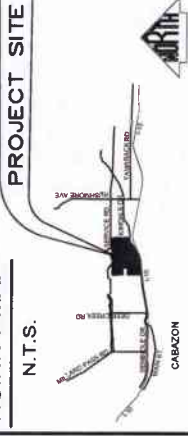
SITE INFORMATION:

APN: 523-140-004
PAGE: 723, GRID: G2-3, H2-3, J2-3
WHITEWATER AREA/W-2-5 (CZ 6293)
EXISTING ZONING: LIGHT INDUSTRIAL (LI) & RURAL RESIDENTIAL (RR)
PROPOSED ZONING: RURAL DESERT (RD), RURAL RESIDENTIAL (RR)
EXISTING LAND USE: RURAL DESERT (RD), RURAL RESIDENTIAL (RR)
AREAS: TOTAL LOT SIZE: 407.62 ACRES (APPROXIMATE)
LI AREA: 273.22 ACRES (APPROXIMATE)
W-E AREA: 134.40 ACRES (APPROXIMATE)
ACCESSIBILITY: SOUTH OF SITE, NORTH OF I-10
SEMINOLE DR.

LEGEND:

- SITE BOUNDARY
- PARCEL LINES
- ROAD CENTERLINES
- CVMSHCP CONSERVATION ZONE
- PROPOSED LEVY

VICINITY MAP



PROJECT SITE

DRAWN BY: S.G.
DATE: 05-28-14
JOB NO.: 133989
FILE: 142013.dwg

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ENGINEERS • SURVEYORS • PLANNERS

TEL: (909) 885-3806
FAX: (909) 381-1721
www.bonadiman.com

PROJECT: EXISTING CVMSHCP
GENERAL PLAN AMENDMENT
PARCEL 9 PARTNERS, LLC
APN: 523-140-004

SHT. NO. 4
OF 5



**PROPOSED CVMSHCP
GENERAL PLAN AMENDMENT**
APN: 523-140-004



APPLICANT:
JEFF WEBER
2697 N. VISTA GLEN RD.
ORANGE, CA 92667
PHONE: (949) 254-0135

LEGAL DISCRPTION:
THE SITE IS 407.62 ACRES AND IS LOCATED ON THE NORTH SIDE OF THE 10 FREEWAY, JUST EAST OF CABAZON. IT ENCOMPASSES MOST OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN. ASSESSOR'S PARCEL NUMBER: 523-140-004.

PROPERTY OWNER:
PARCEL 9 PARTNERS, LLC
2697 N. VISTA GLEN ROAD
ORANGE CA. 92667
PHONE: (949) 254-0135

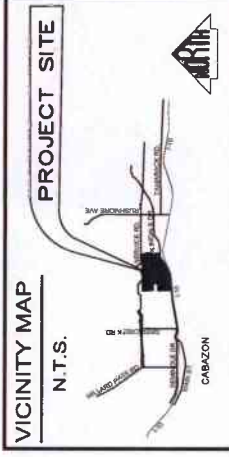
PROPERTY ADDRESS:
PROPERTY ADDRESS NOT AVAILABLE,
NOT WITHIN A CITY BOUNDARY

AMENDMENT DISCRPTION:
AMEND FROM RURAL DESERT (RD) AND RURAL RESIDENTIAL (RR) TO LIGHT INDUSTRIAL (LI) AND PERMANENT OPEN SPACE ON 407.62 ACRES.

SITE INFORMATION:
APN: 523-140-004
PAGE: 723, GRID: G2-3, H2-3, J2-3
WHITEWATER AREA/N-2-5 (CZ 6293)
EXISTING ZONING: LIGHT INDUSTRIAL (LI) & RURAL RESIDENTIAL (RR)
PROPOSED ZONING: RURAL DESERT (RD), RURAL RESIDENTIAL (RR)
EXISTING LAND USE:
AREAS:
TOTAL LOT SIZE: 407.62 ACRES
LI AREA: 273.22 ACRES (APPROXIMATE)
W-E AREA: 134.40 ACRES (APPROXIMATE)
ACCESSIBILITY: SOUTH OF SITE, NORTH OF I-10
SEMINOLE DR.

LEGEND:

- SITE BOUNDARY
- PARCEL LINES
- ROAD CENTERLINES
- PROPOSED CVMSHCP CONSERVATION ZONE
- PROPOSED LEVEE



DRAWN BY: S.G.
DATE: 05-28-14
JOB. NO.: 133889
FILE: 1/2013_688



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ENGINEERS - G.I.S. - SURVEYORS - PLANNERS

TEL: (909) 885-3806
254 NORTH BURNING OAK BLVD
FALGOUT, CA 92536
www.bonadiman.com

PROJECT: PROPOSED CVMSHCP
GENERAL PLAN AMENDMENT
PARCEL 9 PARTNERS, LLC
APN: 523-140-004

SHT. NO. 5
OF 5

PHOTO EXHIBIT
GENERAL PLAN AMENDMENT
 APN: 523-140-004



APPLICANT:

JEFF WEBER
 2697 N. VISTA GLEN RD.
 ORANGE, CA 92667
 PHONE: (949) 254-0135

LEGAL DISCRPTION:

THE SITE IS 407.62 ACRES AND IS LOCATED ON THE NORTH SIDE OF THE 10 FREEWAY, JUST EAST OF CABAZON. IT ENCOMPASSES MOST OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN. ASSESSOR'S PARCEL NUMBER: 523-140-004.

PROPERTY OWNER:

THOMAS BROS (2005)
 4000 BARRANCA PARKWAY, SUITE 250
 IRVINE, CA 92604
 PHONE: (949) 254-0135

PROPERTY ADDRESS:

PROPERTY ADDRESS NOT AVAILABLE,
 250 NOT WITHIN A CITY BOUNDARY

AMENDMENT DISCRPTION:

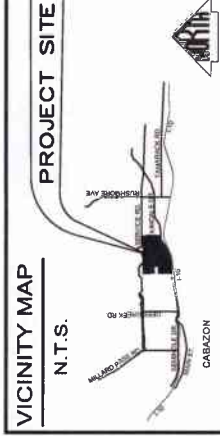
AMEND * FROM RURAL DESERT (RD) AND RURAL RESIDENTIAL (RR) TO LIGHT INDUSTRIAL (L) AND PERMANENT OPEN SPACE ON 407.62 ACRES.

SITE INFORMATION:

APN: 523-140-004
 THOMAS BROS (2005): PAGE: 723, GRID: 02-3, 1/2-3, J2-3
 EXISTING ZONING: WHITEWATER AREA/W-2-5 (CZ 6293)
 PROPOSED ZONING: LIGHT INDUSTRIAL (L) & RURAL RESIDENTIAL (RR)
 EXISTING LAND USE: RURAL DESERT (RD), RURAL RESIDENTIAL (RR)
 AREAS: TOTAL LOT SIZE: 407.62 ACRES
 L1 AREA: 273.22 ACRES (APPROXIMATE)
 W-E AREA: 134.40 ACRES (APPROXIMATE)
 ACCESSIBILITY: SOUTH OF SITE, NORTH OF I-10
 SEMINOLE DR:

LEGEND:

- SITE BOUNDARY
- PARCEL LINES
- - - ROAD CENTERLINES
- ☉ PHOTO LOCATION



DRAWN BY: S.G.
 DATE: 05-28-14
 JOB. NO.: 133989
 FILE: 14013_100

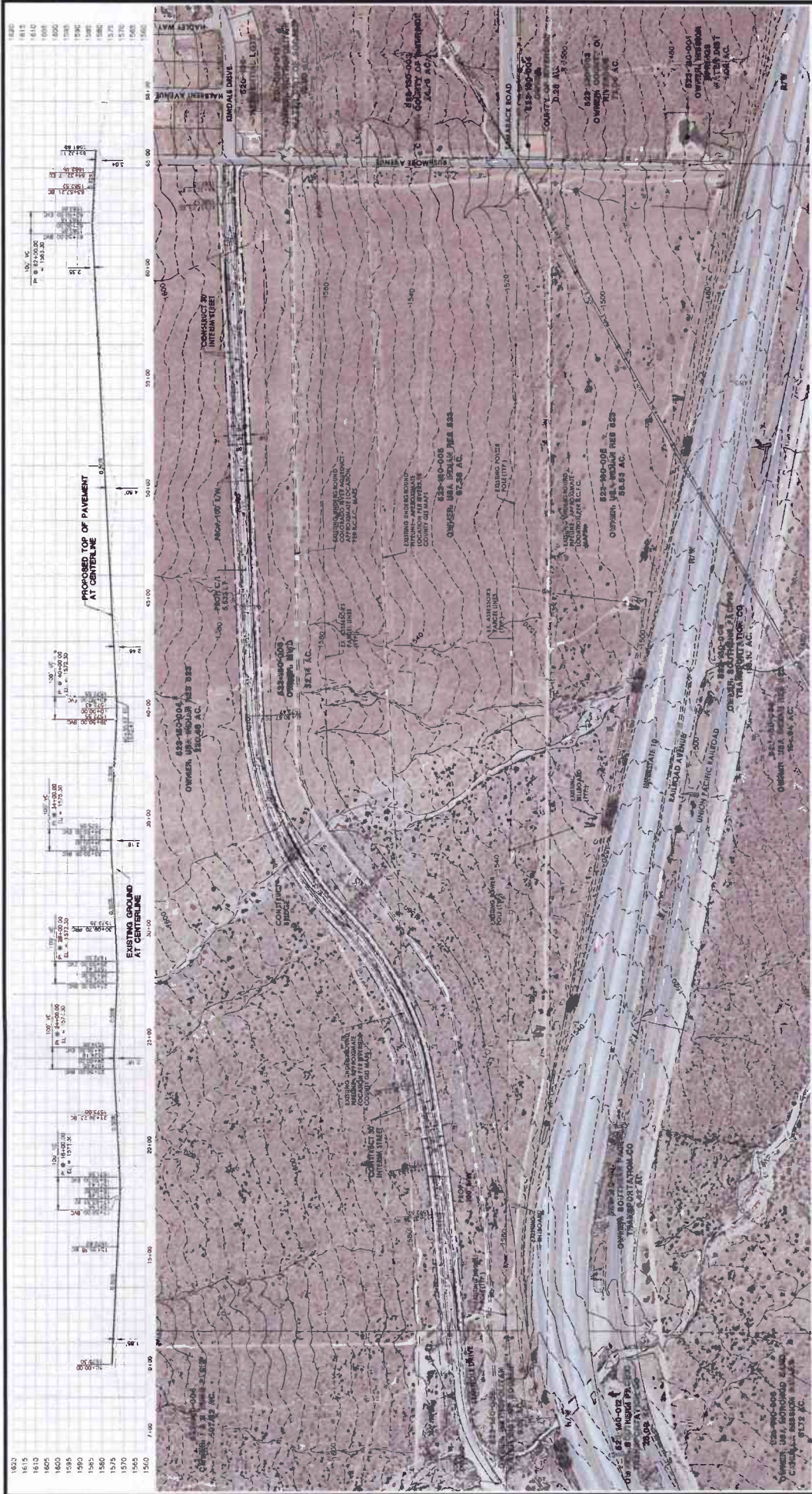
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 JOSEPH L. BONADIMAN & ASSOCIATES, INC.
 ENGINEERS - SURVEYORS - PLANNERS

TEL (909) 885-3806
 FAX (909) 311-1721
 www.bonadiman.com

PROJECT: PHOTO EXHIBIT
 GENERAL PLAN AMENDMENT
 PARCEL 9 PARTNERS, LLC
 APN: 523-140-004

SHT. NO. 1 OF 1



1652	1653	1654	1655	1656	1657	1658	1659	1660	1661	1662	1663	1664	1665	1666	1667	1668	1669	1670	1671	1672	1673	1674	1675	1676	1677	1678	1679	1680	1681	1682	1683	1684	1685	1686	1687	1688	1689	1690	1691	1692	1693	1694	1695	1696	1697	1698	1699	1700
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SEMINOLE DRIVE EXTENSION PRELIMINARY ROAD ALIGNMENT STATION AND PROFILE EXHIBIT

EXHIBIT DATE: JANUARY 14, 2016

JMSA CONSULTING, INC.
Professional Civil Engineers & Land Surveyors
34000 Bee Stone Drive • Bakersfield, CA 93310
Telephone: (805) 335-9811 • Fax: (805) 335-9855

SHEET 1 of 1

1

SHEETS

**CONSTRUCT INTERIM STREET SECTION
SEMINOLE DRIVE**

**FUTURE ULTIMATE STREET SECTION
SEMINOLE DRIVE**

INTERIM CONDITION
EXISTING GROUND AT CENTERLINE
PROPOSED TOP OF PAVEMENT AT CENTERLINE
TOTAL CUT (HWY) 5.000 C.Y.
TOTAL FILL (HWY) 5.000 C.Y.

SCALE 1"=200'

JUSTIFICATION FOR EXTRAORDINARY EVENT

The County of Riverside is going to begin construction of the Seminole Drive extension from its current terminus to Rushmore Avenue. The extraordinary benefit will allow for the development of light industrial, commercial and retail opportunities on the north side of Highway 10 that previously was not feasible.

This road extension will also provide an extraordinary benefit in that it will create an alternative route should highway 10 become unpassable.

Findings

1. During our submittal process, we were informed the County was going to extend Seminole Drive from its current terminus to Rushmore Drive. This information created a new condition that justifies modifying the General Plan for our property from Rural Residential to Light Industrial. This modification to the General Plan does not conflict with the overall Riverside County Vision and does not create an internal inconsistency among the elements of the General Plan.
2. The construction of this road is an event that is going to occur, that is unusual and the changes as we are requesting to the general Plan and Zoning are compelling, so the only way to rectify this is to make changes to the current Riverside County Vision, the General Plan Principals as set forth in the General Plan, Appendix B or Foundation Component.
3. This Foundation Component change is necessary to facilitate a significant expansion of the basic structural employment by providing the opportunity to develop, industrial uses that the current Land Use and Zoning do not allow. The project that would be facilitated by the requested general plan amendment would be the subdivision and development of approximately 273 acres of land into 18 parcels. It is anticipated that each parcel would support an industrial building of approximately 73,000 square feet in size. Based on information available on www.census.gov, a typical 73,000 square foot industrial building would house 64 employees. That being the case, at full build out, the project would support 1,052 employees. Anticipating that such employees would receive an average hourly wage of \$20, annual payroll of \$46,080,000 would be anticipated. Using an economic multiplier of 2.5, an annual payroll of \$46,080,000 would have an economic impact on the region of \$115,200,000. The economic impact to the region would be further enhanced by construction activity, including permit procurement.
4. This change to the Foundation does not conflict with PAP 5.3 because the industrial area can be designed with raised building pads and parking areas that allow the periodic flooding of the area within the 100 year flood plain.
5. In addition, the project would require public sewer service, necessitating sewer main extension and capacity enhancement sufficient to handle the additional development. Besides the economic impact of construction of the sewer facilities, ground water quality in the region would be enhanced by the avoidance of additional septic systems.



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: September 16, 2014

TO: Riverside County Planning Commission

FROM: Planning Staff

RE: September 17, 2014 Planning Commission meeting for Agenda Item 2-2 General Plan Amendment No. 1134

1. Revision to the staff report:
 - a. Included reference to Article II of Ordinance No. 348.
 - b. Included Entitlement Amendment findings.
2. Applicant submitted revised extraordinary amendment justification letter, dated September 11, 2014.
3. Comments in opposition to General Plan Amendment No. 1134, submitted by Endangered Habitats League c/o Dan Silver, dated September 15, 2014.

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



September 15, 2014

VIA ELECTRONIC MAIL

Riverside County Planning Commission
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 2.2 GENERAL PLAN AMENDMENT NO. 1134, Item 4.2 GENERAL PLAN AMENDMENT NO. 954 and CHANGE OF ZONE NO. 7739;
Planning Commission Hearing Date, Sept 17, 2014**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to provide written testimony. For your reference, EHL served on the Advisory Committee to the 2003 General Plan Update.

Item 2.2, GPA 1134 — *OPPOSE INITIATION*

This proposal is for an “Extraordinary Foundation Amendment” to convert remote rural land in the Pass area to light industrial use. As you know, Extraordinary Foundation Amendments are used only in rare circumstances, not for the “garden variety” development being proposed. It is worth revisiting the *purpose* of the Certainty System, which is to avoid the constant piecemealing of development absent a coherent regional context and framework. The dysfunctional commutes and traffic congestion that plague Riverside County are in large part a result of the historic failure to plan comprehensively.

It is indeed disheartening to find management and staff “rubberstamping” the exact type of piecemeal development that the Certainty System is designed to avert. Absent any discernable independent analysis, staff has adopted the applicant’s “finding” that the common occurrence of a highway improvement justifies a radical change to a remote rural area outside of the normal General Plan Amendment cycle. The argument of additional transportation capacity being a “new condition” or “changed circumstance” justifying Extraordinary Amendment can be made in hundreds of locations.

Additionally, while a finding of “basic structural employment” was *intended* to encompass a tangible, new manufacturing facility or processing plant that required quick action to secure, the employment here is *purely speculative*. Are these warehouses, or what? How much will actually be built after the rezoned property is perhaps “flipped” and sold? Who knows? The bar for a finding of “basic structural employment” could hardly be set any lower.

Most importantly, there is an enormous dereliction of the planning function at play here, a dereliction that would set an awful precedent for rendering the Certainty System meaningless. Specifically, what is the current General Plan capacity for light industrial in the region? How many acres are already so mapped? What is the objective need for *additional* such capacity, and how was this determined? And if regional need *is* present, what is the *best location* for rezoning to light industrial use in terms of jobs-housing balance, transportation, vehicle miles travelled, GHG emissions, habitat, etc. These are the basic planning questions that the Planning Department has chosen not to ask, yet are the exact questions that the comprehensive rather than piecemeal approach of the Certainty System is designed to pose. At a minimum, you should demand answers. Otherwise, what we have is individual development applications subsuming real planning.

Your Commission should strongly recommend *denial of initiation* and question Planning Department management as to its intent and capacity to plan comprehensively. Parenthetically, we note that there is not a single mention of the MSHCP in the staff report.

Item 4.2, PGA 954 — *NO POSITION*

This Southwest GPA, entered properly into the Certainty System GPA cycle, proposes to extend medium and higher density development adjacent to other developed areas. As seen elsewhere, though, the “tail” of school facility siting is “wagging the dog” of County planning, absent a more thorough look at patterns of growth and development. We note consistency of the project with the MSHCP via a HANS determination but request an explanation of if and how the proposed mapped densities facilitate the objective of buffering the adjacent Conserved Habitat. Or is this a matter of “we’ll worry about it later”?

Thank you for considering our views.

Yours truly,



Dan Silver, MD
Executive Director

FOUNDATION AMENDMENT - EXTRAORDINARY

CYCLE: Quarterly

Case No. GPA No. 1134 Supervisory District: Fifth Existing Zoning: Controlled Development Areas-5 acre minimum

Area Plan: The Pass
Acreage: 407.6 gross acres

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Rural

Existing General Plan Land Use Designation: Rural Residential and Rural Desert

Existing Policy Area(s) or Overlay(s): Cabazon 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 and Rural

Proposed General Plan Land Use Designation: Light Industrial and Rural Desert

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

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area	X		The project is located within the Cabazon Conservation Area
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		Located within San Andreas Fault Zone
Faults within 1/2 Mile	X		Within 1/2 mile of San Andreas Fault and San Gorgonio Pass Fault Zone
Liquefaction Potential; Subsidence		X	
High Fire Area	X		Located within a High Fire Area
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	
Water / Sewer Issues		X	
City Sphere of Influence		X	
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)		X	

FOUNDATION AMENDMENT - EXTRAORDINARY 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 foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.</p>	X		<p>This required finding actually has many parts. The analysis below analyzes each part individually: it analyzes A. the new circumstance, and B. the consistency with the general Plan in three parts, 1) the consistency with the vision, 2) the Policies of the General Plan, and 3) the consistency with the Foundation.</p> <p>A. That new circumstances exist:</p> <p>The applicant contends that there are new circumstances: Construction of Seminole Drive extension through to Rushmore Avenue. A need for sewer extension and capacity in the area. A need for job expansion in the area.</p> <p>The Riverside County Transportation Department recently decided to extend Seminole Drive from its current terminus to Rushmore Drive. This planned improvement creates a new physical condition that supports the submitted general plan amendment application, by creating new access and utility infrastructure opportunities through the project site, increasing the lands best and highest use and making it consistent with other existing uses along Interstate 10. By creating this improvement, much needed sewer infrastructure will be developed which will reduce the number of septic systems in the future. The improvement will also create job opportunities in an area of the County which is much needed. Potential build out of industrial buildings on the project site could result in creating approximately 1,052 employees, with an hourly wage of \$20.00 and an annual payroll of \$46,080,000. Using an economic multiplier of 2.5, this payroll could have a significant economic impact in the area of \$115,200,000.</p> <p>B. The proposed change does not conflict with:</p> <p>(1) The Riverside County Vision.</p> <p>The Vision of the General Plan is embedded in many places throughout the General Plan. The Cabazon Policy Area within the Pass Area Plan specifically promotes "increasing accessibility throughout the area" and</p>

"creating a safe and more desirable place to live and work" as a County vision, which is achieved by the proposed Amendment by creating new streets and points of access that can be utilized in an emergency if Interstate 10 becomes impassable, and creating employment opportunities in the area.

(2) Any General Plan Principle. The project is consistent with at least three policies.

The project is consistent with the Cabazon Policy Area. The project is in the Pass Area Plan. Each area plan has specific Policy Areas that were crafted to achieve specific goals within those customized area plans. The project is consistent with the following policies:

PAP 5.3 Allow uses that can be periodically flooded in areas within 100-year flood zone.

PAP 5.4 Require building pads to be raised, at minimum, to the elevation of the 100-year flood zone, for any habitable structures within the 100-year flood zone.

PAP 5.6 Allow land uses that serve travelers, such as service stations, markets, and restaurants, to develop immediately adjacent to the future relocated interchange of Interstate 10 and Apache Trail, subject to proper design that assures safe vehicular movement, quality appearance, and appropriate buffering of adjacent residential uses.

The project site is located within a significant flood area. Policies 5.3 and 5.4 were established to protect the public from significant flooding impacts in the area. The proposed Amendment is consistent with both these policies as a future industrial development will be designed with raised building pads and parking and landscaping areas that allow for periodic flooding. The proposed Amendment is also partially consistent with policy 5.6. Although the project site is not located at the interchange of Interstate 10 and Apache Trail, the proposed Amendment does implement the intent of the policy by providing a land use that will service users of Interstate 10 by providing industrial businesses and supporting ancillary uses.

(3) Any Foundation Component designation in the General Plan.

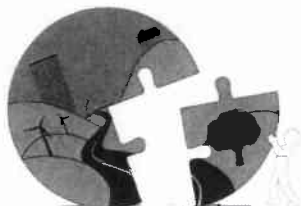
<p>The project is requesting the Land Use change based on the inconsistency with the existing designation. Should the Board act on the proposed application, the inconsistency would be addressed.</p>			
<p>The applicant has provided information in the attachments which contend that the proposed project can satisfy this finding. The applicant states that this project is needed because of the new circumstance that exists today regarding the redesign of Seminole Road, which will open up opportunities for development, employment, sewer infrastructure and public road access. The road redesign is unusually compelling that can only be rectified by making changes to the General Plan.</p>		X	
		X	<p>A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, Principles, or Policies. An Extraordinary Amendment must still result in a consistent direction for the subsequent planning period. The condition stimulating such an amendment may involve private properties, public properties or both.</p>
		X	<p>An unconstitutional taking of property might occur without the amendment, and the amendment alters the General Plan Foundation Component designation only to the extent necessary to avoid the taking.</p>
		X	<p>A natural or man-made disaster or public emergency has occurred that warrants a change in General Plan Foundation Component designations in order to protect the public health, safety and welfare.</p>
		X	<p>A component amendment is required to conform to changes in State or Federal law, or applicable findings of a court of law.</p>
		X	<p>A component change is required to comply with an update of the Housing Element or change in State Housing Element law.</p>

<p>A General Plan component amendment is required to significantly expand basic structural employment (such as employment in industry, agricultural processing, and research and development), that creates permanent jobs exclusive of the construction jobs generated by the project itself, and excluding retail jobs in, service commercial, warehousing, and residential uses not ancillary to the primary employment use.</p>	<p>X</p>	<p>The applicant's findings indicate that the Extraordinary General Plan Amendment is needed to significantly expand basic structural employment. The findings go on to cite the financial incentives an industrial project would create as well as providing sewer infrastructure and additional access roads in area that is currently deficient. The applicant makes several findings and financial benefits that the proposed Amendment will create (see above, Section A).</p>
<p>A component change is necessary to facilitate implementation of open space or transportation corridor designations arising from the MSHCP and Community Environmental Transportation Acceptability Program (CETAP) programs that are contained in this General Plan, and that could not be accomplished by a lesser change in 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	None at this time
Transportation	None at this time
EPD	None at this time
Fire	None at this time
Flood	None at this time
Building and Safety	None at this time
Geologist	None at this time



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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: GPA01134 DATE SUBMITTED: 1-8-14

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Jeff Weber E-Mail: jeffweber1@msa.com

Mailing Address: 2697 N. Vista Glen Road

Orange CA 92867
City State ZIP

Daytime Phone No: (949) 254-0135 Fax No: () _____

Engineer/Representative's Name: Bonadiman & Associates, Ed Bonadiman E-Mail: ejb@bonadiman.com

Mailing Address: 234 N. Arrowhead Ave.

San Bernardino CA 92408
City State ZIP

Daytime Phone No: (909) 885-3806 Fax No: () _____

Property Owner's Name: SEE ATTACHED TITLE REPORT E-Mail: _____

Mailing Address: 4000 Barranca Parkway, Suite 250

Irvine CA 92604
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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.

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.

Jeff Weber



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.

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): 523-140-004

Section: 11 Township: 3S Range: 2E

Approximate Gross Acreage: 407.62

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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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.

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HSIU I SHEN

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

SU CHIN LIN SHEN

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

HSINYA SHEN, AS POA of SU CHIN LIN SHEN

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Section: 11 Township: 3S Range: 2E

Approximate Gross Acreage: 407.62

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Interstate 10, South of _____, East of Cabazon, West of Deep Creek Rd.

Thomas Brothers map, edition year, page number, and coordinates: 732 G2&3, H2&3, J2&3

Existing Zoning Classification(s): W-2-5

Existing Land Use Designation(s): R.D., R.R.

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

Change zoning to Light Industrial (L.I.)

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	Southern California Edison (SCE)	X	
Gas Company	Southern California Gas	X	
Telephone Company	Verizon	X	
Water Company/District	Cabazon County Water District		X
Sewer District			X

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) 1 mile

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) _____

Jeff Weber
2697 N. Vista Glen Road
Orange CA 92867

Bonadiman & Associates
234 N. Arrowhead Avenue
San Bernardino CA 92408

I&S Partnership
4000 Barranca Parkway, Ste 250
Irvine CA 92604

Jeff Weber
2697 N. Vista Glen Road
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I&S Partnership
4000 Barranca Parkway, Ste 250
Irvine CA 92604

NOTICE OF PUBLIC HEARING SCHEDULING REQUEST FORM

DATE SUBMITTED: July 10, 2014

TO: Planning Commission Secretary

FROM: Paul Rull

(Riverside)

PHONE No.: 951-955-0972

E-Mail: prull@rctlma.org

SCHEDULE FOR: Planning Commission on **September 17, 2014**

10-Day Advertisement: General Plan Initiation Proceedings

GENERAL PLAN AMENDMENT NO. 1134 – Applicant: Jeff Weber – Representative: Bonadiman & Associates – Fifth/Fifth Supervisorial District – Whitewater Zoning Area – The Pass Area Plan: Rural: Rural Residential and Rural: Rural Desert – Location: Northerly of Seminole Drive, easterly of Deep Creek Road, westerly of Rushmore Avenue – 407.6 Gross Acres – Zoning: Controlled Development Areas-5 acre minimum – **REQUEST:** The General Plan Amendment proposes an **Extraordinary Foundation level** Amendment to amend the Riverside County General Plan Land Use Element from Rural: Rural Residential and Rural: Rural Desert to Rural: Rural Residential and Community Development: Light Industrial (0.25 – 0.60 floor area ratio) on 407.6 gross acres.

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
-

Provide one set of mailing labels, including ~~surrounding property owners, Non-County Agency and Interested Parties~~ and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$3,451.30, as of 7/10/14

CFG Case # N/A - Fee Balance: \$ N/A

Estimated amount of time needed for Public Hearing: 20 Minutes *(Min 5 minutes)*

Controversial: YES NO

Provide a very brief explanation of controversy (1 short sentence) – the GPA is a special request "Extraordinary Amendment Event"

Principal's signature/initials: _____

Date: _____