

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

905B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 5, 2009

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

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:jb

REVIEWED BY EXECUTIVE OFFICE
ATTACHMENTS FILED WITH DATE 10/5/09
THE CLERK OF THE BOARD
Tina Grande
Departmental Concurrence

Policy
 Policy

Dep't Recomm.: Consent
Per Exec. Ofc.: Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: February 23, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA application, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

905B

November 24, 2009

SUBJECT: Initiation Proceedings for General Plan Amendment No. 1028
(Entitlement/Policy Amendment)

SECTION: Development Review – Desert Office

TO: Clerk of the Board of Supervisors

FROM: Planning Department

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

- | | |
|---|---|
| <input type="checkbox"/> Approve | <input type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input type="checkbox"/> Publish in Newspaper: Press Enterprise |
| <input type="checkbox"/> Place on Policy Calendar | <input type="checkbox"/> Adopt Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Administrative Action | <input type="checkbox"/> Certify Environmental Impact Report |
| <input checked="" type="checkbox"/> Place on Section of Initiation Proceeding | <input type="checkbox"/> Notify Property Owners |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration | <input type="checkbox"/> Labels provided |
| <input type="checkbox"/> Labels provided: | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> If Set For Hearing: | |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing:

Desert Sun and Press Enterprise

PLEASE SCHEDULE FOR FEBRUARY 23, 2010 AGENDA

Clerk Of The Board

Please charge your time to case number(s): ZGPA01028

Documents to be sent to County Clerk's Office:

NONE

Revised: 11/30/09

T:\11_PLANNING Primary Folder\Planning Cases-Desert Office\GPA01028\GPIP 11A coversheet GPA01028.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

File
2-10-10

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

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

II. PROJECT DESCRIPTION

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

III. MEETING SUMMARY

The following staff presented the subject proposal:
Project Planner, Jay Olivas, at 760-863-7579 or e-mail jolivas@rctlma.org.

The following spoke in favor of the subject proposal:
Virgil Havener, Applicant, 1349 Segebrust Rt., Palm Springs, California 92264

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

IV. CONTROVERSIAL ISSUES

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

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors:

INITIATION of the GENERAL PLAN AMENDMENT with MODIFICATIONS

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

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

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

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

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

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

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

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

Commissioner John Petty: None

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

Commissioner Jan Zappardo: None

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

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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

BACKGROUND:

A proposed General Plan Amendment (GPA) shall not be processed unless the Board of Supervisors (Board) adopts an order initiating proceedings for the proposed GPA. The Planning Director is required to prepare and submit to the Board a report and recommendation concerning initiation.

Before submitting his report and recommendation to the Board, the Planning Director must request comments on the proposed GPA from the Planning Commission (Commission) and must include the Commission's comments, if any, in his report. The Commission may make its comments in any form it deems appropriate. For example, the Commission may recommend that the Board adopt or decline to adopt an order initiating proceedings for the proposed GPA. A recommendation is not, however, required and the Commission may choose instead to simply identify its concerns regarding the proposed GPA. In addition to any comments the Commission may make as a group, the Planning Director will include the comments of individual Commission members in his report to the Board.

A noticed public hearing is not required for the Commission to comment on the initiation of a proposed GPA. Nor is such a hearing required for the Board to actually initiate or decline to initiate proceedings for the proposed GPA. The Planning Department did, however, notify the applicant by mail that the Commission would consider the initiation of this proposed GPA on this date, at this time and at this place.

After reviewing the Planning Director's report and recommendation, which as noted above, must include the Commission's comments, the Board may either adopt or decline to adopt an order initiating proceedings for the proposed GPA.

If the Board adopts an order initiating proceedings, the proposed GPA will thereafter be processed, reviewed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Commission and the Board. The adoption of an order initiating proceedings does not imply that the proposed GPA will be approved.

If the Board declines to adopt an order initiating proceedings, the proposed GPA shall not be processed.

The Board established the initiation procedures for proposed GPAs in Ordinance No. 348.4573 which was effective May 8, 2008. Proposed GPA No. 1028 is considered an Entitlement/Policy GPA as described in Section 2.4 of that ordinance.

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

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

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

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

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

SUMMARY OF FINDINGS:

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

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1028 from Rural: Rural Residential (RUR-RR) (5 Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) would not be appropriate as proposed, but that an order initiating proceedings modified to Community Development: Low Density Residential (LDR) (1/2 Acre Minimum) would be appropriate. The adoption of such an order does not imply that the proposed GPA will be approved.

INFORMATIONAL ITEMS:

1. As of this writing, no letter in opposition or in favor of this project has been received.
 2. The project site is not located within:
 - a. Fringe Toed Lizard sand source area
 - b. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - c. Not within a redevelopment area
 3. The project site is located within:
 - a. The boundaries of the Palm Springs Unified School District.
 - b. The boundaries of the Desert Water Agency.
 - c. An area subject to Floodplain Management Review
 - d. Long Canyon Conservation Area
 4. The project site is currently designated as Assessor's Parcel Numbers 654-020-014, 654-030-001, 656-300-010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, and 030.
-
-
-

ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

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

Area Plan: Western Coachella Valley Area Plan Acreage: 85

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Rural

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

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

Existing Map(s) of Issue (cite GP figure # and page #): N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

PROPOSED GENERAL PLAN CHANGES

(For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development (CD)

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

Proposed Change to Policy Area or Overlay: N/A

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

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

CHECK LIST

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

Other issues* (see below)	
---------------------------	--

* OTHER ISSUES:	
<i>Item</i>	<i>Policy Discussion</i>

ENTITLEMENT/POLICY FINDINGS

(Check all that apply)

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?*

Finding	Yes	No	Comment
<p>The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.</p>	X		<p>Although the land is within the Hot Springs Policy Area and is not subject to the five year certainty clause for a foundation general plan amendment change, the 85 acres of land is in a rural area which lacks improvements such as sewer along Mountain View Road Long Canyon Road and is partially in areas of potential flooding which may limit potential development with residential tract lots, mobile home parks, and/or recreational vehicle parks under the proposed Medium Density Residential (2-5 DU/AC) land use designation.</p>
<p>The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.</p>	X		<p>The proposed general plan amendment involves a change from the Rural Foundation Component to the Community Development Component. Lack of improvements to this area which is largely open desert with scattered dwellings and location in a potential flood area may limit future development. The proposed MDR designation would allow for lot sizes as low as 7,200 square feet under this proposed general plan amendment which may not be appropriate for this area. Low Density Residential (LDR) (1/2 Acre Minimum) may be more appropriate.</p>
<p>Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.</p>		X	
<p>A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.</p>		X	
<p>An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.</p>		X	

An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.		X	
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.		X	

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

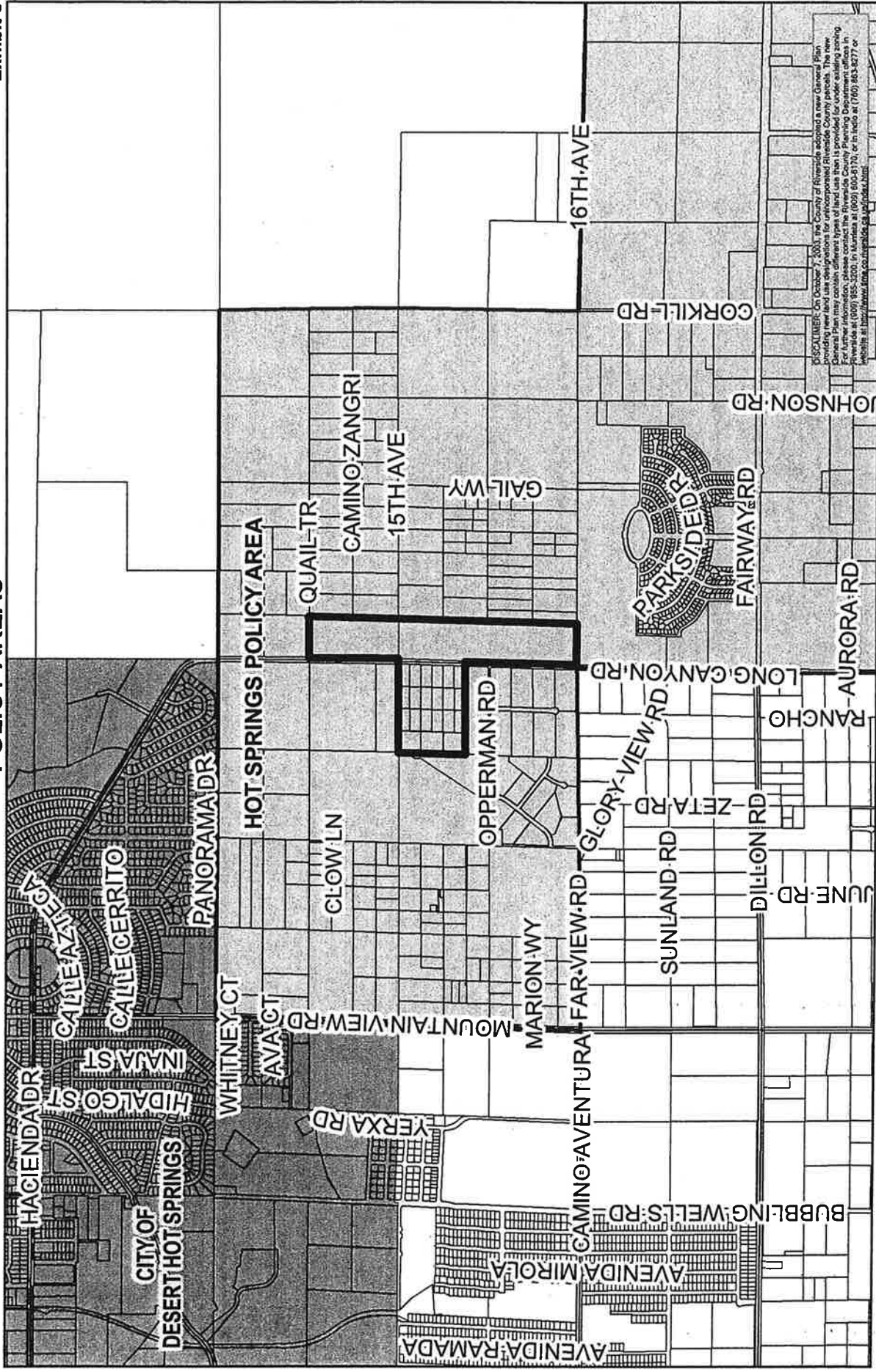
ST : COMMENTS:

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

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

GPA 1028
POLICY AREAS

Planner: Jay Olivas
 Date: BOS
 Exhibit 8



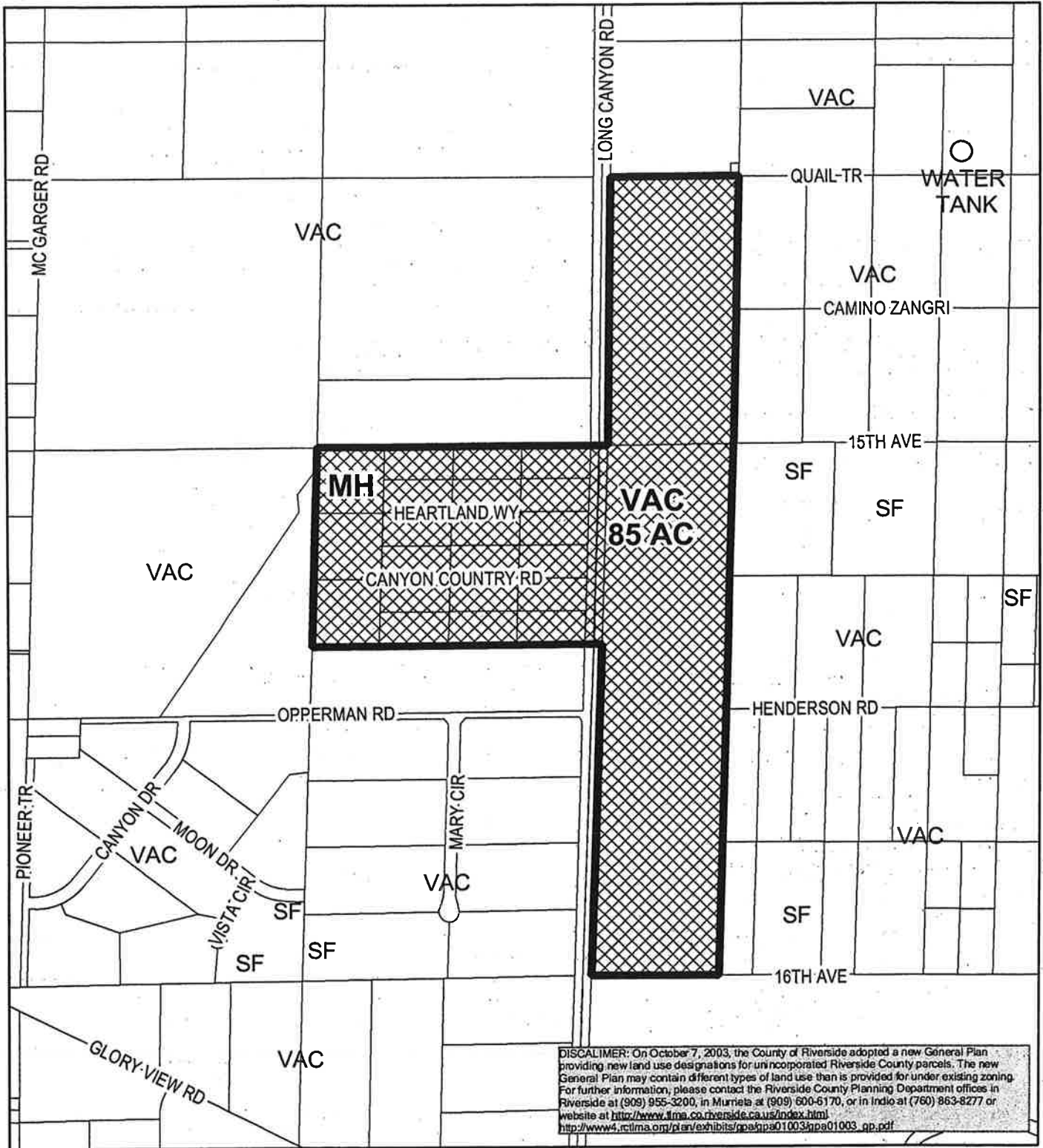
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new designations are effective for parcels that are not currently zoned. The new designations are provided for information only and do not constitute a guarantee, warranty, or endorsement of any kind by the County of Riverside. For further information, please contact the County of Riverside, Planning Department, at (951) 955-3200, in Norwata at (951) 800-8170, or in radio at (760) 863-8277 or website at <http://www.fine.com/riverside.ca.gov/pdca.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

0 2,200 4,400 8,800 13,200 Feet



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.lma.co.riverside.ca.us/index.html> http://www4.rclma.org/plan/exhibits/gpa/gpa01003/gpa01003_gp.pdf

RIVERSIDE COUNTY PLANNING DEPARTMENT

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



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

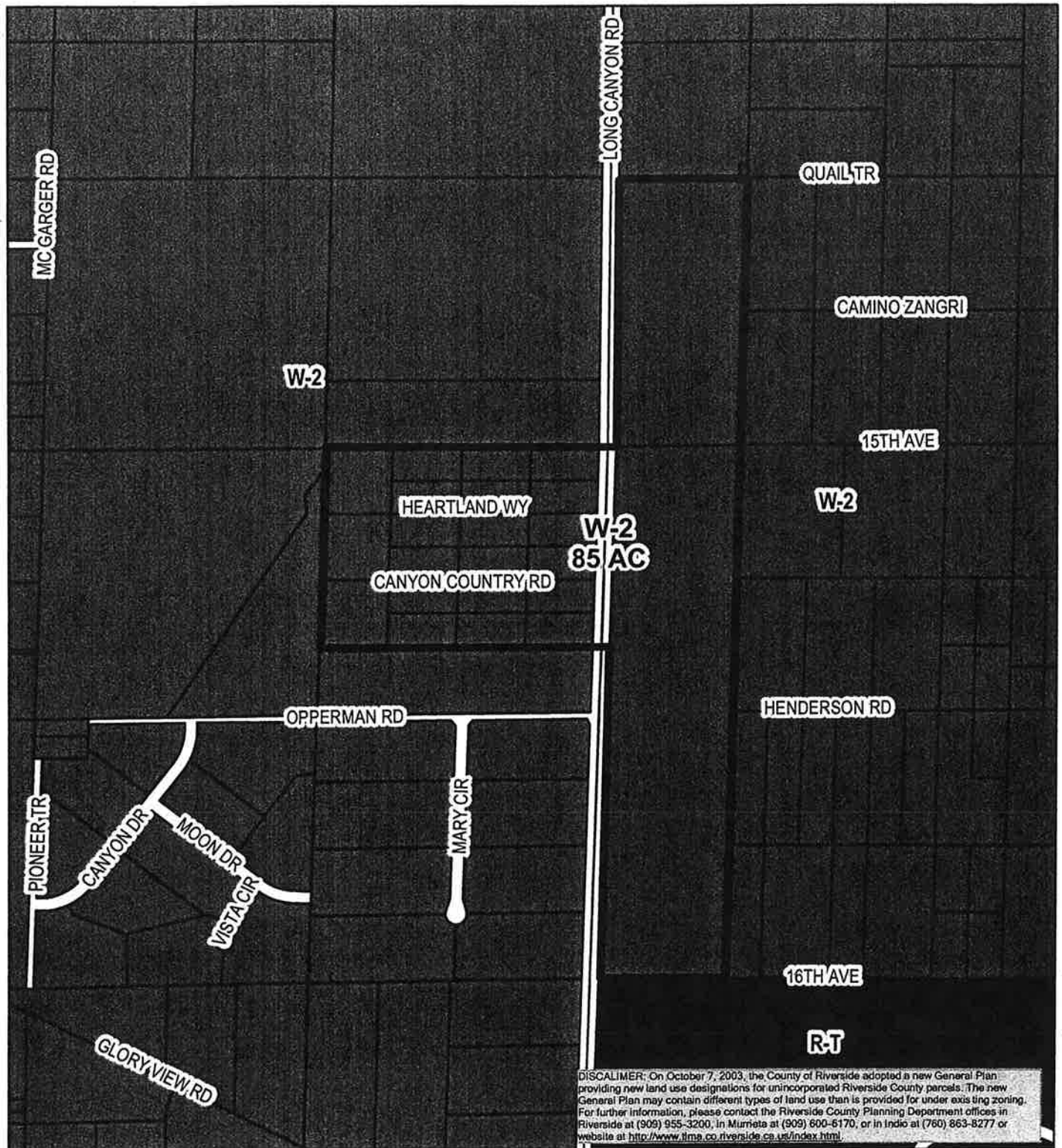


Supervisor Wilson/Ashley
District 4/5
Date Drawn: 10/06/09

GPA01028

EXISTING ZONING

Planner: Jay Olivas
Date: BOS
Exhibit 2

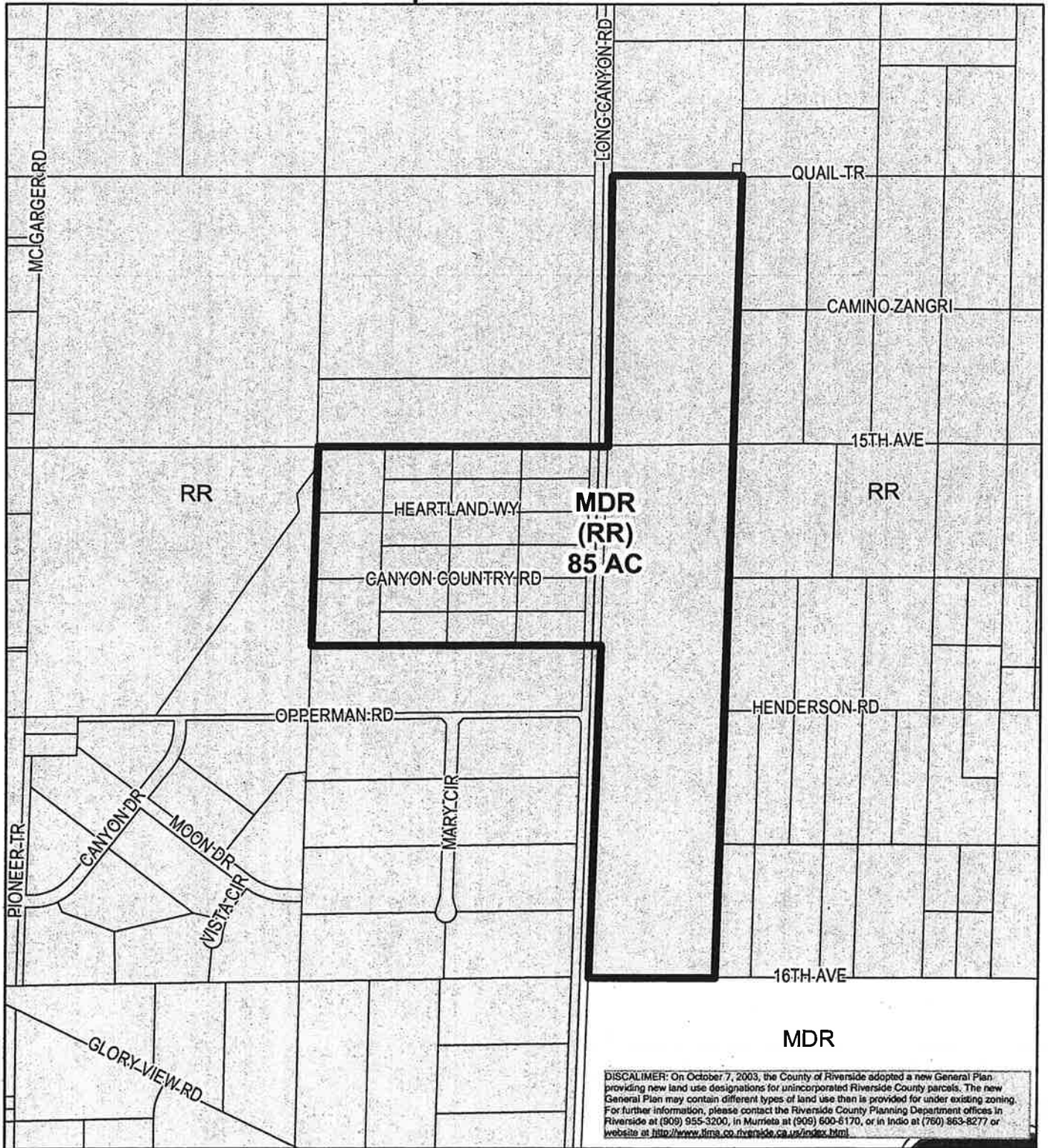


RIVERSIDE COUNTY PLANNING DEPARTMENT

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



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



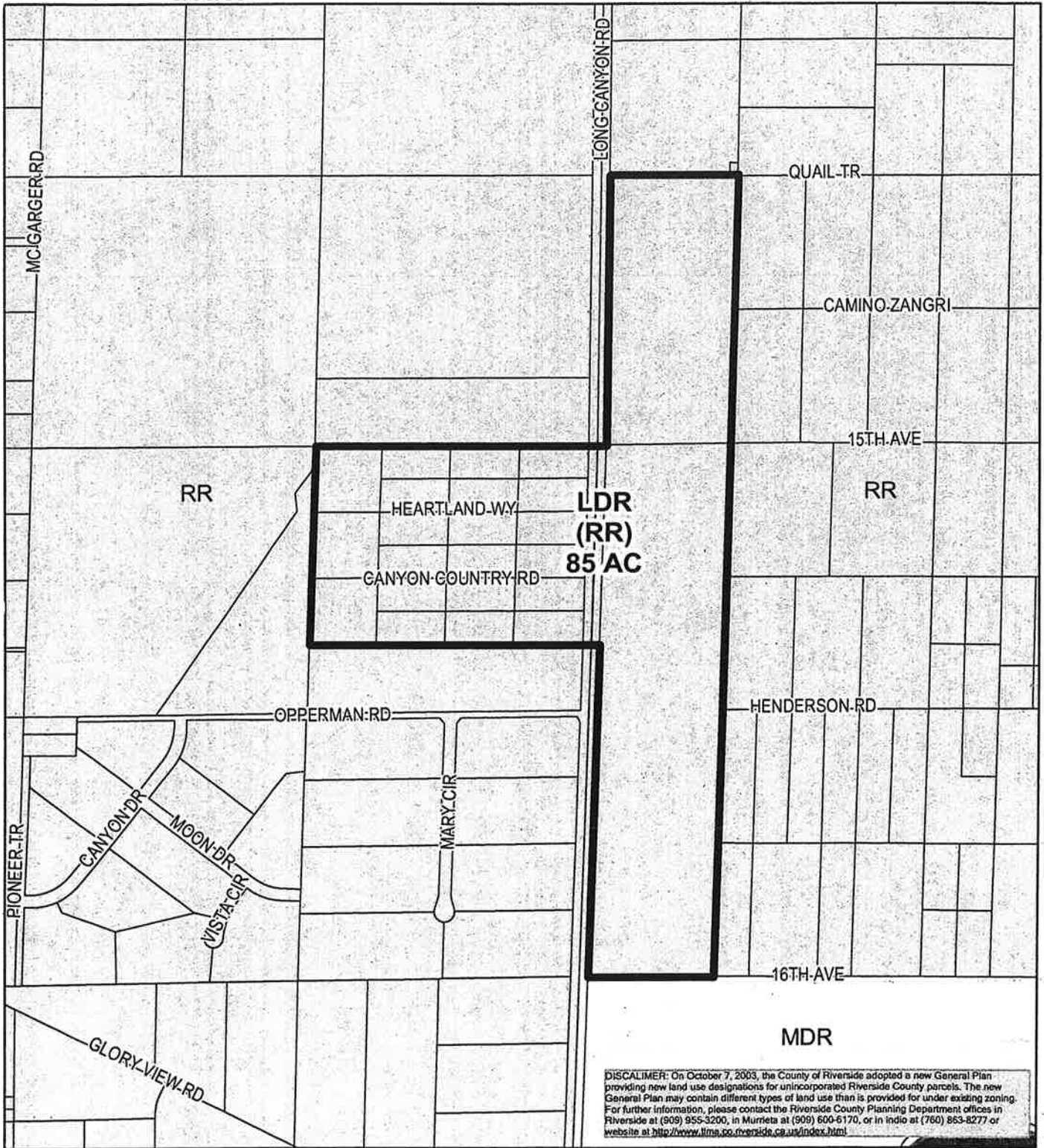
RIVERSIDE COUNTY PLANNING DEPARTMENT

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



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

Recommended General Plan



DISCALIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

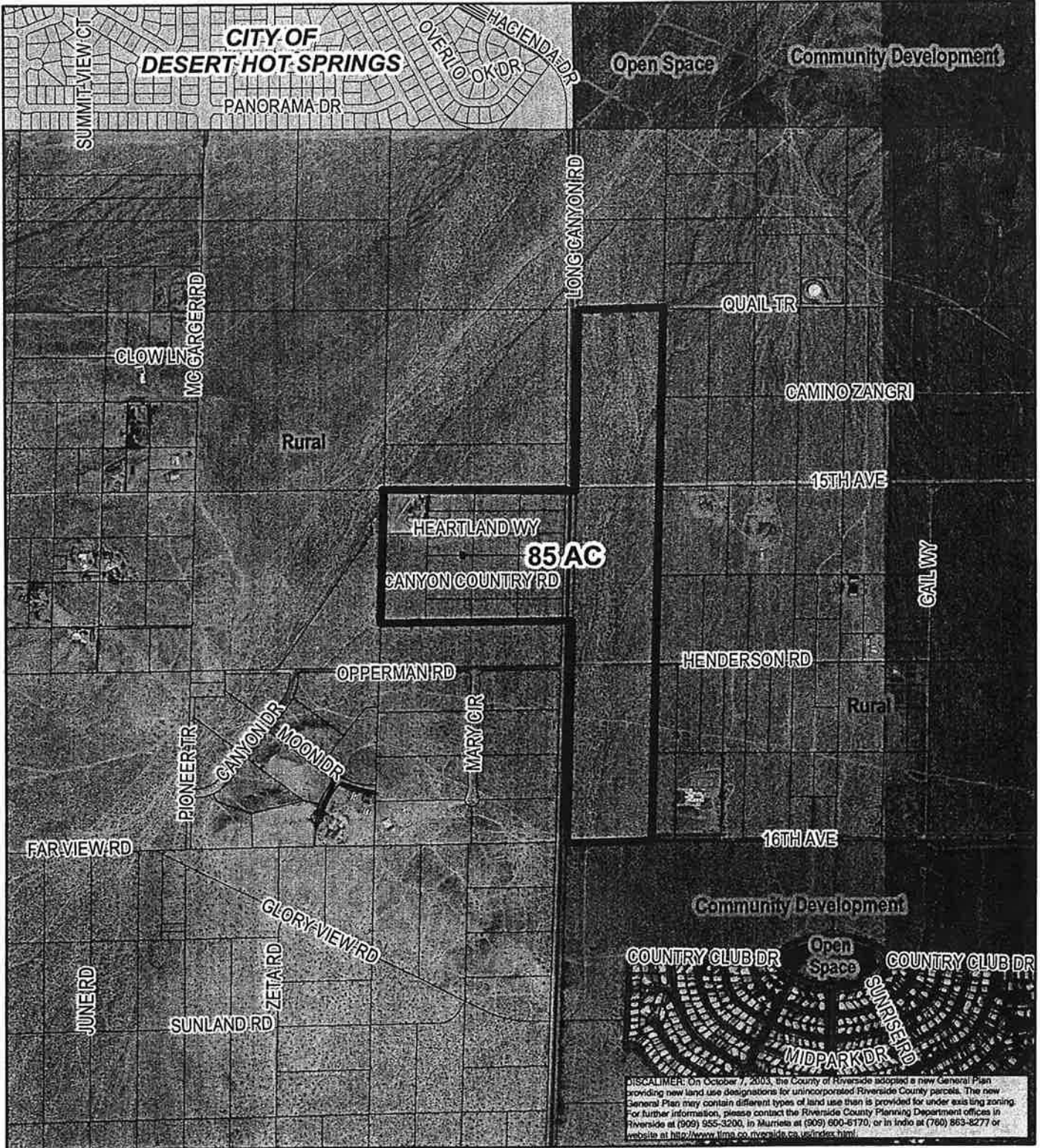
District: Pass & Desert
Township/Range: T3SR5E
Section: 3 & 4



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



DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

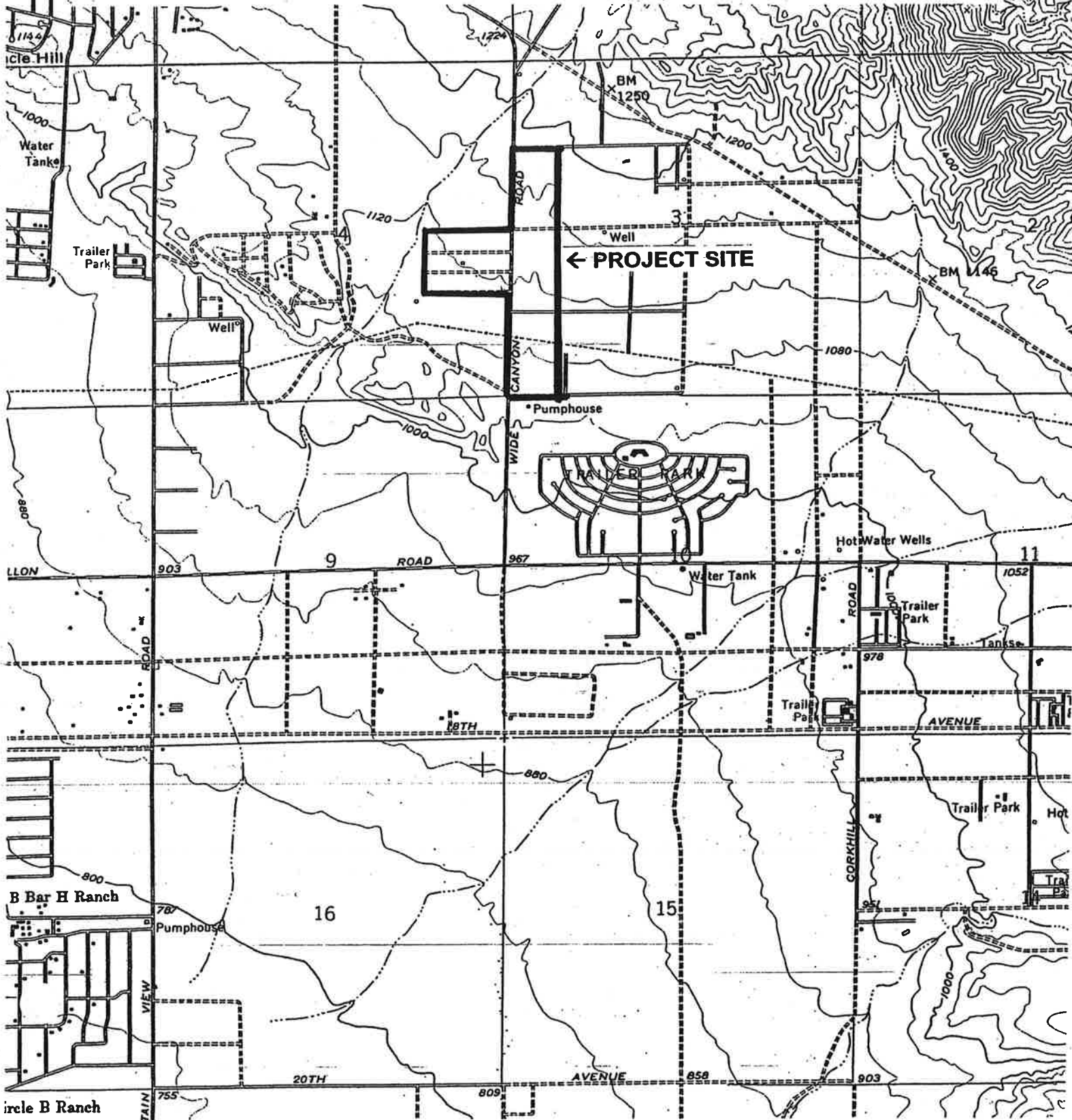
District: Pass & Desert
Township/Range: T3SR5E
Section: 3 & 4

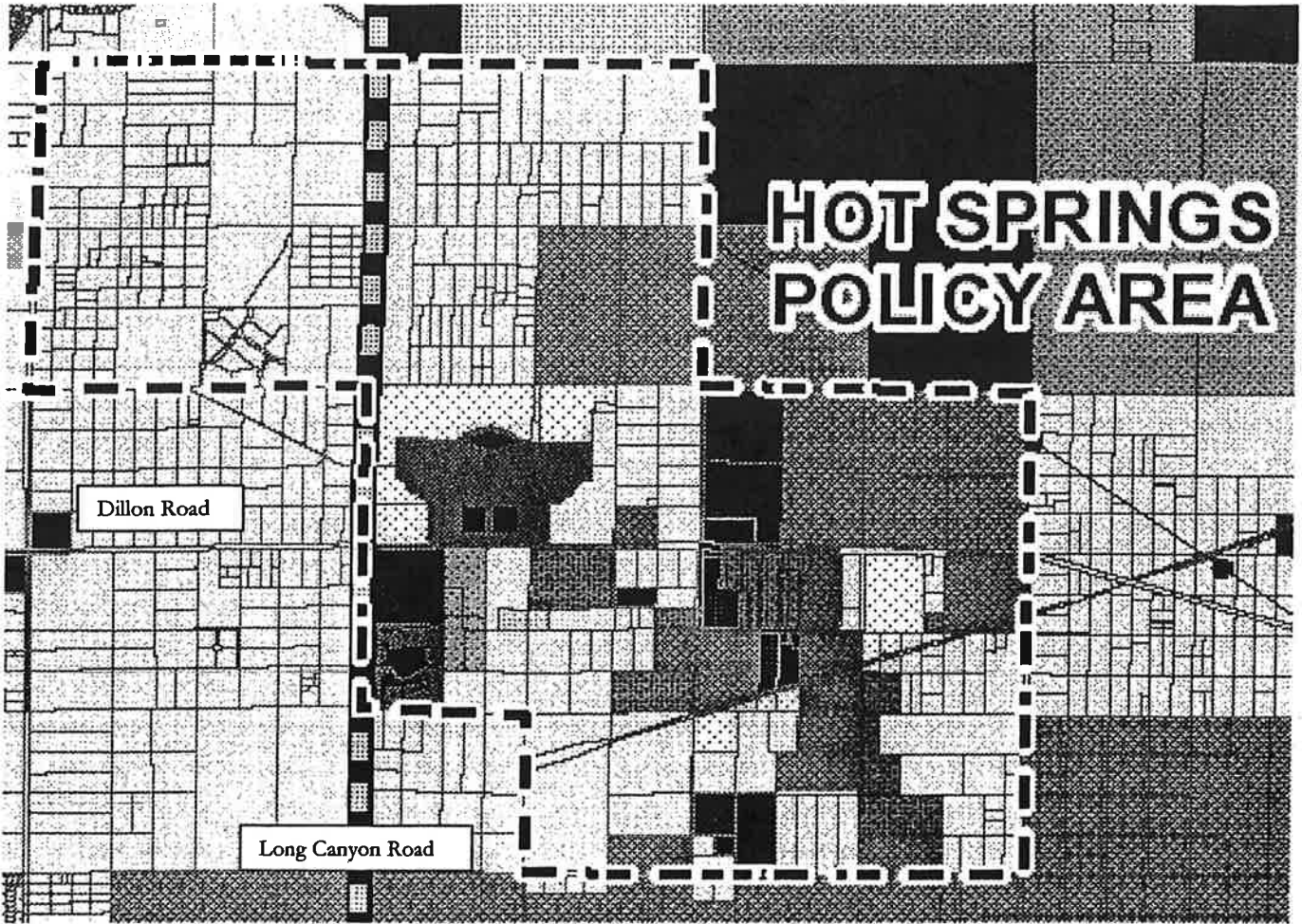


Assessors
Bk. Pg. 654-02 & 03
Thomas
Bros. Pg. 697 E7

↑
NORTH

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





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

RIVERSIDE COUNTY PLANNING DEPARTMENT INFORMATION HANDOUT

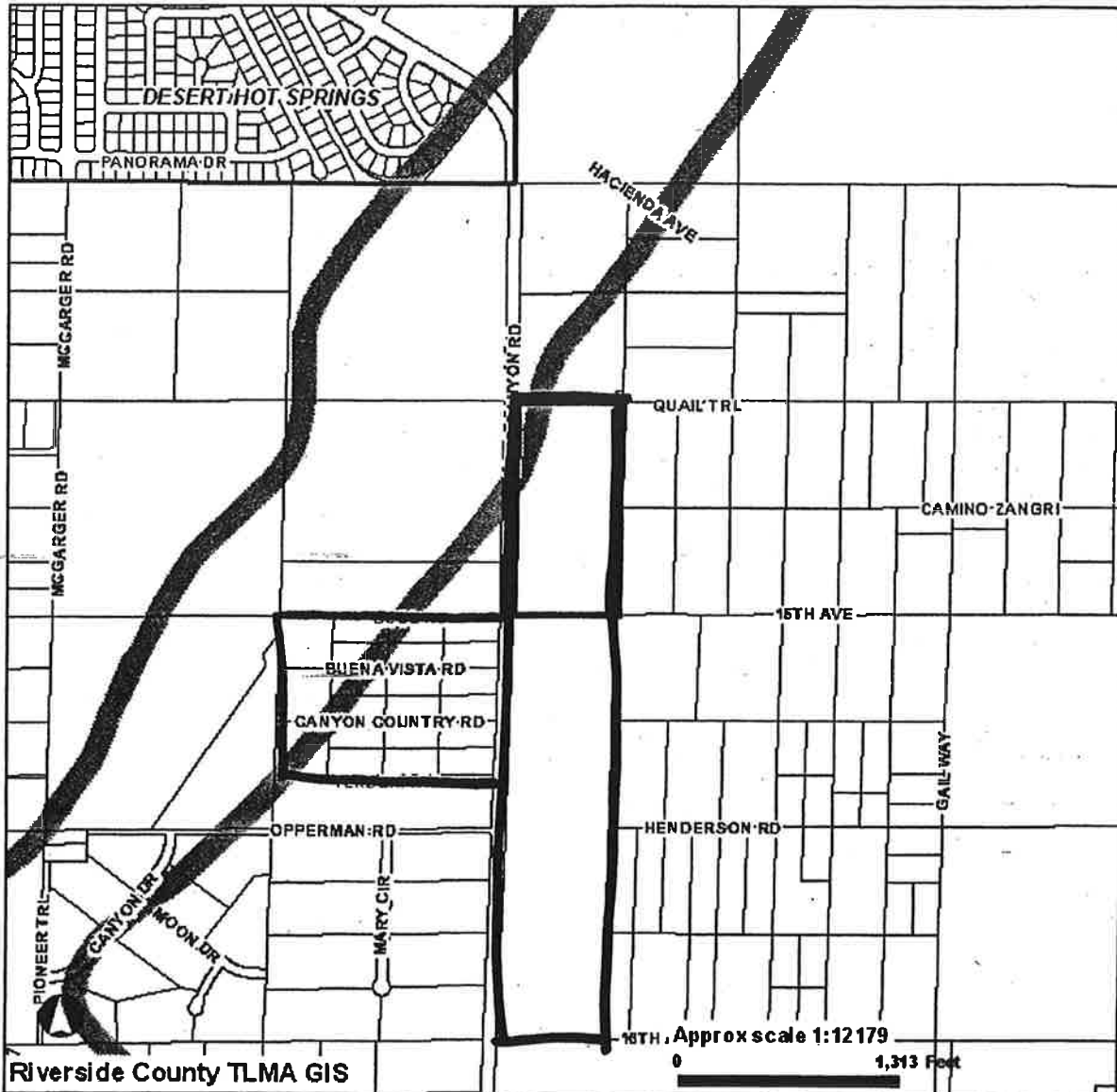
Hot Springs Policy Area

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

Policies:

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

RIVERSIDE COUNTY GIS



Selected parcel(s):
654-020-014

FLOOD ZONES



IMPORTANT

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

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

RIVERSIDE COUNTY GIS



Selected parcel(s):
654-020-014

COACHELLA VLY MSHCP CONS. AREA

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

IMPORTANT

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

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

COUNTY OF RIVERSIDE, CITY OF DESERT HOT SPRINGS SPHERE OF INFLUENCE, STATE OF CALIFORNIA
AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN
CHANGE OF FOUNDATION COMPONENT
 PROPOSED CHANGE FROM "RURAL" TO "COMMUNITY DEVELOPMENT"
 PORTION OF SECTIONS 3 AND 4, T. 3 S., R. 5 E., SAN BERNARDINO MERIDIAN
FEBRUARY 2008

LEGAL DESCRIPTION:
 FOR APN 654-020-014 AND 654-020-011

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

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

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 89° 47' WEST ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1213.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 47' WEST A DISTANCE OF 1213.83 FEET; THENCE SOUTH 01° 47' WEST A DISTANCE OF 3883.86 FEET; THENCE SOUTH 89° 47' EAST A DISTANCE OF 621.18 FEET; THENCE NORTH 89° 47' WEST A DISTANCE OF 3883.86 FEET; THENCE NORTH 01° 47' WEST A DISTANCE OF 621.18 FEET TO A POINT OF BEGINNING.

FOR APN 654-020-010 THROUGH -020

PARCELS 101 THROUGH 109 LOCATED IN A PORTION OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 4, T. 3 S., R. 5 E., S.B.M. AND AS SHOWN BY RECORD OF SURVEY RECORDED IN BOOK 22 PAGE 54 OF RECORD OF SURVEYS AND RECORDED ON APRIL 8, 1983 IN THE COUNTY OF RIVERSIDE, CALIFORNIA.

LAND OWNERS / APPLICANTS:

FOR APN 654-020-014 AND 654-020-011
 WEST COAST RESORT PROPERTIES, INC.
 ATTENTION: VIRGIL L. HANSEN AND B. TOM NIEL
 1040 SOUTH SANDERSON ROAD
 PALM SPRINGS, CA 92264
 TEL.: (760) 329-1288

FOR APN 654-020-010 THROUGH -020
 MORGENTHAU P. & LYNN A. JOSEPH
 POST OFFICE BOX 238
 DESERT HOT SPRINGS, CA 92541
 TEL.: (760) 869-3388

ASSESSOR PARCEL NO.:
 654-020-010 THROUGH -020, 654-020-014 AND 654-020-011

ACREAGE:
 81.48 ACRES (170.124 B.P.)

LAND USE:
 EXISTING: UNDEVELOPED (VACANT) WITH EXCEPTION OF BFR ON APN 654-020-010
 PROPOSED: MEDIUM DENSITY RESIDENTIAL (2 - 3 DWELLING UNITS PER ACRE)

LAND USE DESIGNATIONS:
 GENERAL PLAN
 CURRENT FOUNDATION COMPONENT: RURAL
 (RURAL RESIDENTIAL) AND LIMITED MEDIUM DENSITY RESIDENTIAL
 PROPOSED FOUNDATION COMPONENT: COMMUNITY DEVELOPMENT
 (MEDIUM DENSITY RESIDENTIAL - 2 - 3 DWELLING UNITS PER ACRE)

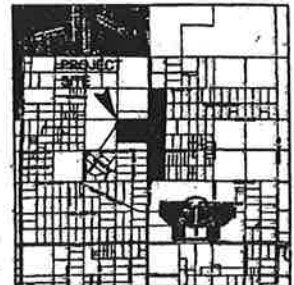
ZONING -
 CURRENT: M-2
 PROPOSED: AS PER THE COUNTY'S ZONING CONSISTENCY GUIDELINES

PUBLIC UTILITIES AND SCHOOL DISTRICT SERVICE AREAS:

ELECTRICITY: SOUTHERN CALIFORNIA Edison COMPANY
 TELEPHONE: VERISON
 GAS: GAS COMPANY OF SOUTHERN CALIFORNIA
 WATER: MESSINA SPRINGS WATER DISTRICT
 SANITARY SEWER: MESSINA SPRINGS WATER DISTRICT
 TV CABLE: TIME WARNER
 SCHOOL DISTRICT: PALM SPRINGS UNIFIED
 WASTE DISPOSAL: DESERT VALLEY DISPOSAL

EXISTING SINGLE FAMILY RESIDENCE
 FREESTANDING GARAGE STRUCTURES

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

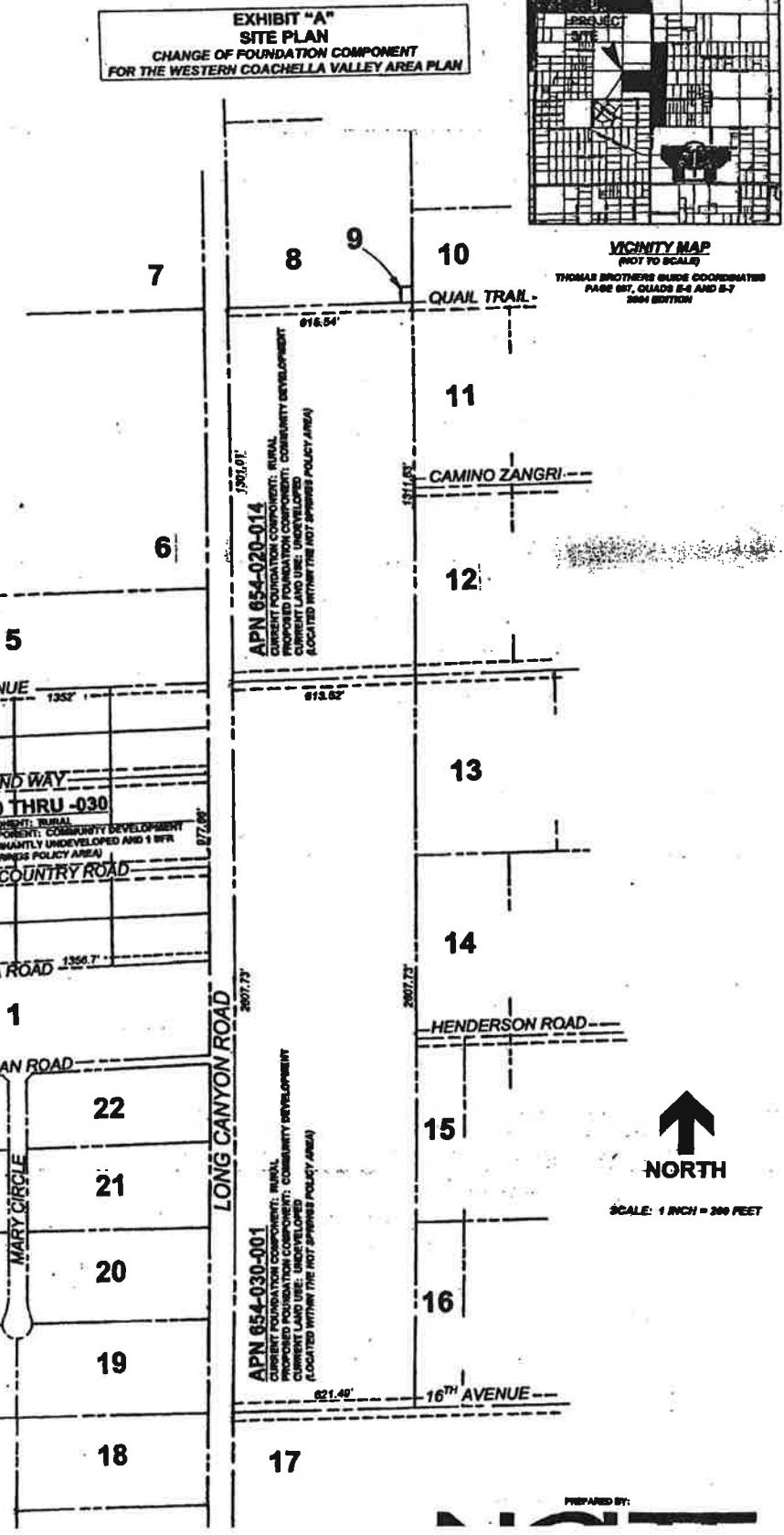


VICINITY MAP
 (NOT TO SCALE)
 THOMAS BROTHERS SURVEY COORDINATES
 PAGE 87, QUADS E-4 AND E-7
 2004 EDITION

- NOTES:**
- THE SUBJECT SITE IS LOCATED WITHIN THE HOT SPRINGS POLICY AREA SECTIONS 3 AND 4 AS DESIGNATED BY THE COUNTY.
 - WITH EXCEPTION OF APN 654-020-010, NO STRUCTURES OR PAVING CURRENTLY EXISTING ON THE SUBJECT SITE.
 - ON THE SITE, NO ABOVE OR BELOW GROUND FLAMMABLE OR COMBUSTIBLE LIQUIDS OR WASTE OILS ARE PROPOSED OR KNOWN TO EXIST ON THE SITE.
 - APPLICATING ALL OR PORTIONS OF APN 654-020-010, -011, -012, -017, -018, -021, -024 - PERMA FLOOD ZONE "AO" - AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; AVERAGE DEPTHS OF INUNDATION ARE KNOWN, BUT NO FLOOD FACTORS ARE DETERMINED. FOR ALL REMAINING PORTIONS OF THE SUBJECT SITE, PERMA FLOOD ZONE "AO" - AREAS OF MINIMAL FLOODING, AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 80000 (R25), MAP REVISED SEPTEMBER 26, 1992.
 - WITH EXCEPTION OF APN 654-020-010, NO WELL BOARDS ON THE SUBJECT SITE.
 - ACCORDING TO COUNTY RECORDS, THE SITE IS NOT WITHIN A FAULT AREA (AS PER THE ALBERT/PIRCO EARTHQUAKE HAZARD ZONE).
 - THE SUBJECT SITE INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND OWNERS.
 - DATE OF MAP PREPARATION: FEBRUARY 12, 2008.

MATRIX OF LAND USE DESIGNATIONS AND CURRENT USES FOR ADJACENT PARCELS

No.	Assessor Parcel No.	Foundation Component / Area Plan Land Use Designation	Zoning	Current Land Use
1	654-020-008	Rural / Rural Residential	W-2	Desert
2	654-020-009	Rural / Rural Residential	W-2	Desert
3	654-020-010	Rural / Rural Residential	W-2	Desert
4	654-020-011	Rural / Rural Residential	W-2	Desert
5	654-020-012	Rural / Rural Residential	W-2	Desert
6	654-020-013	Rural / Rural Residential	W-2	Desert
7	654-020-014	Rural / Rural Residential	W-2	Desert
8	654-020-015	Rural / Rural Residential	W-2	Desert
9	654-020-016	Rural / Rural Residential	W-2	Desert
10	654-020-017	Rural / Rural Residential	W-2	Desert
11	654-020-018	Rural / Rural Residential	W-2	Desert
12	654-020-019	Rural / Rural Residential	W-2	Desert
13	654-020-020	Rural / Rural Residential	W-2	Desert
14	654-020-021	Rural / Rural Residential	W-2	Desert
15	654-020-022	Rural / Rural Residential	W-2	Desert
16	654-020-023	Rural / Rural Residential	W-2	Desert
17	654-020-024	Rural / Rural Residential	W-2	Desert
18	654-020-025	Rural / Rural Residential	W-2	Desert
19	654-020-026	Rural / Rural Residential	W-2	Desert
20	654-020-027	Rural / Rural Residential	W-2	Desert
21	654-020-028	Rural / Rural Residential	W-2	Desert
22	654-020-029	Rural / Rural Residential	W-2	Desert
23	654-020-030	Rural / Rural Residential	W-2	Desert
24	654-020-031	Rural / Rural Residential	W-2	Desert
25	654-020-032	Rural / Rural Residential	W-2	Desert
26	654-020-033	Rural / Rural Residential	W-2	Desert
27	654-020-034	Rural / Rural Residential	W-2	Desert
28	654-020-035	Rural / Rural Residential	W-2	Desert
29	654-020-036	Rural / Rural Residential	W-2	Desert
30	654-020-037	Rural / Rural Residential	W-2	Desert
31	654-020-038	Rural / Rural Residential	W-2	Desert
32	654-020-039	Rural / Rural Residential	W-2	Desert
33	654-020-040	Rural / Rural Residential	W-2	Desert
34	654-020-041	Rural / Rural Residential	W-2	Desert
35	654-020-042	Rural / Rural Residential	W-2	Desert
36	654-020-043	Rural / Rural Residential (S) / Medium Density Residential	W-2	Residential Average



SCALE: 1 INCH = 200 FEET

PREPARED BY:

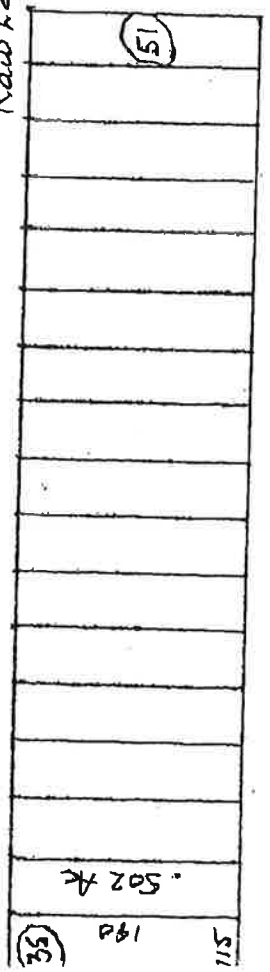
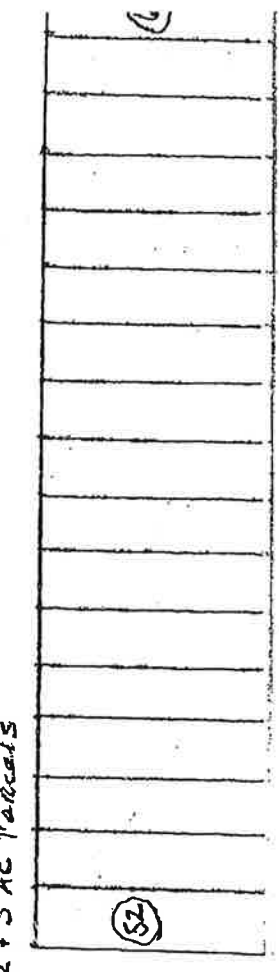
2 + 5
E
115

37.15 AC
55.69 AC

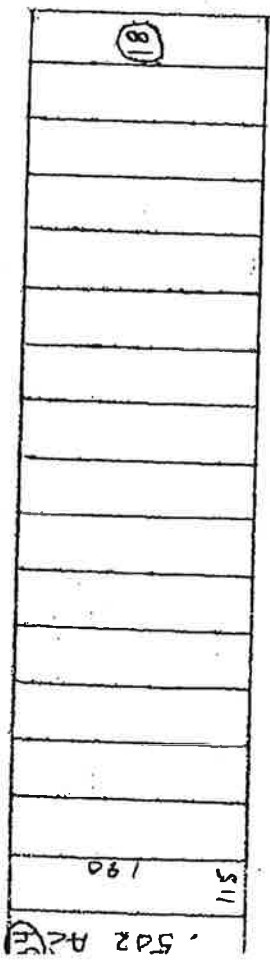
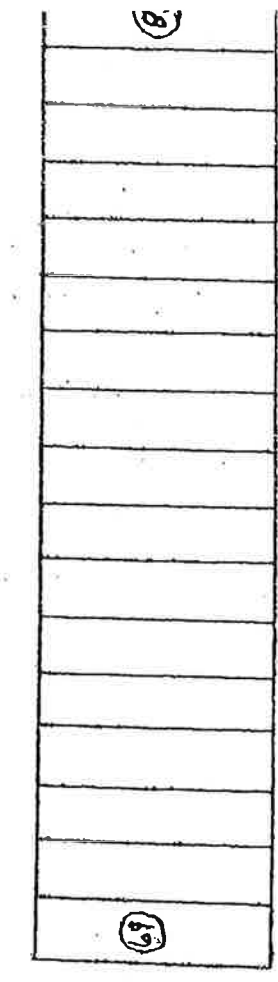
55.69 AC X 43,550 = 2,425,300 SF LAND MEAS
55.69 AC X 28,700 SF Lot Area = 1,618,287 SF LAND MEAS

4.51 AC balance for 3 New streets

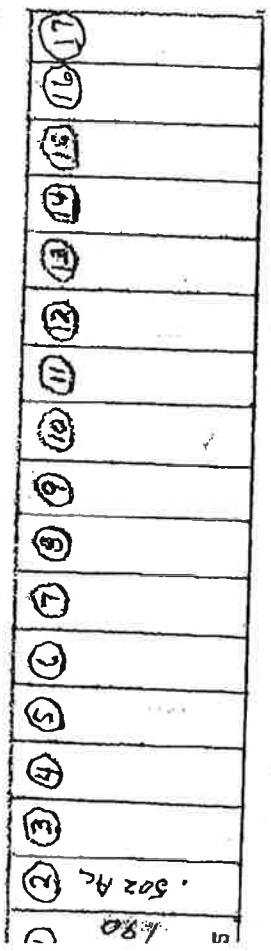
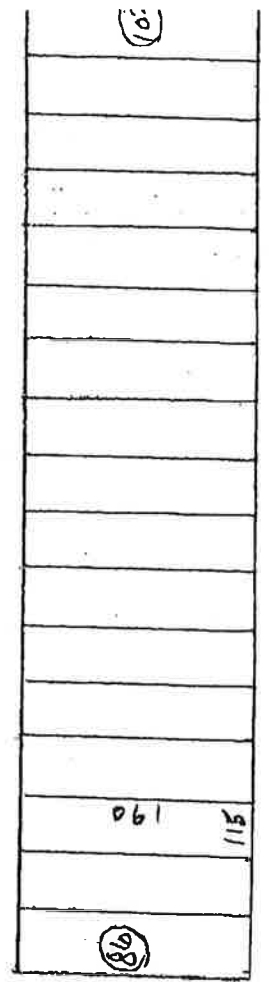
Raw Land 2 1/2 + 5 AC Parcels



NEW STREET



New STREET



Loug Canyon

New STREET
613 Feet

4000 FT

AP# 654-016-001
AP# 654-020-014

Dillon

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

OCT 29 2008
Riverside County
Planning Department
Desert Office

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

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GIPA01028 DATE SUBMITTED: 02-15-08
EA 41868

I. GENERAL INFORMATION CFG05224

APPLICATION INFORMATION

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

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

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

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

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

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

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

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

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

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Virgil L. HAVENER
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

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

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 654-020-014 and 654-030-001

Section: 3 Township: 3S Range: 5E

Approximate Gross Acreage: ~~55.69~~ 85.15

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

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

DESERT FILE
COPIES

6PA01028

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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Lynne A. Kneifel

PRINTED NAME OF APPLICANT

Lynne A. Kneifel

SIGNATURE OF APPLICANT



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Lynne A. Kneifel

PRINTED NAME OF PROPERTY OWNER(S)

Lynne A. Kneifel

SIGNATURE OF PROPERTY OWNER(S)



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

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

Section: 4 Township: 3 S Range: 5 E

Approximate Gross Acreage: 29.46

General location (nearby or cross streets): North of Verbena Rd, South of 15th Avenue, East of Mountain View Rd, West of Long Canyon Rd

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

NORBERT F. KNEIFEL
PRINTED NAME OF APPLICANT

Norbert F. Kniefel
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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PRINTED NAME OF PROPERTY OWNER(S)

Norbert F. Kniefel
SIGNATURE OF PROPERTY OWNER(S)

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APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

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

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

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

Related cases filed in conjunction with this request:

NONE

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

Case Nos. N/A

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

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Southern California Edison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	Gas Co. of Southern California	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	Verizon	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Mission Springs Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	Mission Springs Water District	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) Immediately Adjacent

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 2,000 +/- Feet

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

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

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

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Western Coachella Valley

EXISTING DESIGNATION(S): Rural

PROPOSED DESIGNATION(S): Community Development

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

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- 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) *Luigi A. Moroni* Date 2/13/08
Owner/Representative (2) _____ Date _____

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

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

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

EXISTING DESIGNATION(S): _____ Rural _____

PROPOSED DESIGNATION(S): _____ Community Development _____

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



February 20, 2010

VIA FACSIMILE AND ELECTRONIC MAIL

Chairman Marion Ashley
Riverside County Board of Supervisors
4080 Lemon Street, 5th Floor
Riverside, CA 92501

RE: Item 15, General Plan Amendment Initiation Proceedings (February 23, 2010)

Dear Chairman Ashley and Members of the Board:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on this set of landowner-initiated GPAs. Once again, we ask you to exercise planning discipline and to uphold the integrity of the General Plan and the Certainty System.

Item 15.1, GPA 1017 (Jurupa)

No position

Item 15.2, GPA 1015 (Aguanga)

Concur with staff recommendation to deny initiation. This proposal is to change form Rural to Rural Community and Community Development. The need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Also, this region is unsuited for non-rural development, such as estate residential, due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 15.3, GPA 1028 (Western Coachella)

Disagree with staff recommendation for initiation. This proposal is to change 85 acres of Rural land that is relatively deficient in infrastructure and services to Community Development Low Density Residential (1/2-acre lots). No changed circumstances justify this Foundation change, which is applicant-driven, piecemeal sprawl with a conspicuous lack of planning. The absence of a town center and inefficient lot sizes would produce a particularly greenhouse gas-intensive pattern of development. No shortage of residential capacity has been documented. Rather, if urban growth occurs in this area, it should be via an orderly process of annexation from the nearby City of Desert Hot Springs.

Thank you for considering our views, and we look forward to working with you as the Five-Year Update proceeds.

With best regards,



Dan Silver, MD
Executive Director

cc: Clerk of the Board

Electronic cc: Board Offices
George Johnson
Ron Goldman
Damian Meins
Mike Harrod
Katherine Lind
Interested parties

FAX MEMO

February 20, 2010

TO: Clerk of the Board
Supervisor Bob Buster (ATTN: Dave Stahovich)
Supervisor John Tavaglione (ATTN: John Field)
Chairman Jeff Stone (ATTN: Olivia Barnes)
Supervisor John J. Benoit (ATTN: Mike Gialdini)
Supervisor Marion Ashley (ATTN: Darcy Kuenzi)

FROM: Dan Silver (EHL) 213-804-2750

RE: Agenda Item 15, February 23, 2010 (General Plan Amendment Initiation Proceedings)

PAGES: 3 (including cover)

Olivas, Jay

From: Lyman, Bob
Sent: Thursday, February 18, 2010 12:20 PM
To: 'Ted Eichelberger'; Olivas, Jay
Subject: RE: GPA # 1028

Mr. Eichelberger

I am including Jay Olivas, Planner IV, in this e-mail. He will include your comments in the records.

thanks

Bob Lyman

Regional Office Manager
Desert Permit Assistance Center
760 863-8267



As a cost saving measure, the Desert Permit Assistance Center in Palm Desert will be closed on Fridays beginning August 14th, 2009. Our hours of operation are from 8:00 AM to 5:00 PM, Monday - Thursday, effective August 13

From: Ted Eichelberger [mailto:tdeichelberger@gmail.com]
Sent: Wednesday, February 17, 2010 3:06 PM
To: Lyman, Bob
Subject: GPA # 1028

County of Riverside Feb. 17th, 2010

Transportation and Land

Management Agency

38-686 El Cerrito Rd.

Palm Desert, CA. 92211

Tele:760-863-8267

Fax: 760-863-7040

E-Mail:BLYMAN@RCTLMA.ORG

Attend: Bob Lyman

Bob:

Submitted by Planning
2/23/10 Item 15.3
(date)

I wish to present my displeasure with the purposed changing of the present Riverside County General Plan with the Amendment #1028. I believe that it represents a dramatic change of course, which is currently five acre minimum (Rural) lot size with one acre lots

(low density), that would harm the lifestyle and goals of the majority of property owners as well as the Desert Edge Community Council.

I have listed below the impact of several, but not all, problems that are present with such a change.

-Creating a density ten times greater on the perimeter of rural land will create traffic mitigation problems.

Trips to and from the proposed area will negatively impact the residences in and around Long Canyon which will then be compounded when future residences, ones who wish to comply with the present zoning ordinances, begin to settle in the area.

-The land lies in an area best described by the original land surveyors, civil engineering firm Sanborn and Son and shown on their recorded subdivision map, as an "Ancient Creek Bed" over 50 years ago.

Little has changed in this area of Riverside County to control flooding that collects from the canyons and alluvial fan topography that funnels onto this property. Higher density areas creating greater hard surface areas can only increase this problem.

-The creation of higher density decays the ability of the original rural landowners to control growth.

The voting ability to turn away future owners or developers who want to change zoning for their parcels will be lost as the number of low density homeowners increase. It will open up discussion of discrimination and/or cronyism if future amendment changes are not agreed to.

-There is no need for the creation of higher density in the area. A quick check of the surrounding area shows that there are other parcels of land that remain un-developed which have low density zoning.

Many of these properties lie in incorporated areas which can more comfortably provide safety and convenience services.

I request that any public information pertaining to this amendment be e-mailed to me for review.

You may reach me at any time by e-mail, phone, or in person at your office or mine to discuss any further details regarding this matter.

Sincerely,

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Ted D. Eichelberger III tde3/desert edge/amendment