

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

305B



REVIEWED BY EXECUTIVE OFFICE

DATE 9/23/10
Tina Grande

FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 16, 2010

SUBJECT: GENERAL PLAN AMENDMENT NOS. 899, 902, 919, 929, 931, 937, 972, 1026
and 1031 – CEQA Exempt

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors decline to adopt an order initiating proceedings for General Plan Amendment Nos: 899, 902, 919, 929, 931, 937, 972, 1026 and 1031

DECLINE to ADOPT AN ORDER INITIATING PROCEEDINGS FOR GENERAL PLAN AMENDMENT NOS. 899, 902, 919, 929, 931, 937, 972, 1026 and 1031 based upon the findings included herein:

Departmental Concurrence

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL:th

(continued on attached page)

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the Board declined to adopt an order initiating proceedings for the above referenced general plan amendments.

Ayes: Buster, Stone, Benoit, and Ashley
Nays: None
Absent: Tavaglione
Date: October 5, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

Prev. Agn. Ref.

District: Varies

Agenda Number:

The Honorable Board of Supervisors

Re: Decline to Initiate General Plan Amendments: 899, 902, 919, 929, 931, 937, 972, 1026 and 1031

Page 2 of 2

FINDINGS:

1. According to the General Plan, a Foundation General Plan Amendment must show “ample evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan.” No substantial evidence of new conditions or circumstances that would justify the proposal was found during the review of the above mentioned general plan amendments.
2. The General Plan also provides that any modification proposed under a Foundation General Plan Amendment “does not conflict with the overall Riverside County Vision.” The proposed modifications for the above mentioned general plan amendments were found to conflict with the overall Riverside County Vision and the established development patterns for their respective areas. The lack of roadway and utility infrastructure necessary to support the intensity of the development proposed does not support a change in conditions necessary to justify the General Plan Amendments.
3. Finally, the General Plan requires that any modification being proposed under a Foundation General Plan Amendment will not “create an internal inconsistency among the elements of the general plan.” During the review process, It was determined that the above mentioned general plan amendments created internal inconsistencies amongst various elements of the general plan.

BACKGROUND: General Plan Amendments: 899, 902, 919, 929, 931, 937, 972, 1026 and 1031 appeared on the Board of Supervisor’s agenda and oral testimony was presented as follows: January 27, 2009 as item 15.2 for GPA 899, May 19, 2009 as item 15.2 for GPA 902, June 2, 2009 as item 15.3 for GPA 919, June 22, 2010 as item 15.1 for GPA 929, January 12, 2010 as item 15.3 for GPA 931, August 10, 2010 as item 15.1 for GPA 937, April 21, 2009 as item 15.3 for GPA 972, March 24, 2009 as item 15.4 for GPA 1026 and on July 14, 2009 as item 15.1 for GPA 1031. The Planning Department made a presentation for each case and Planning Commission comments were reported to the Board of Supervisors. Various interested parties gave oral testimonies during the Board of Supervisor meetings. Following the presentation and oral testimony, the Board of Supervisors tentatively declined to adopt an order initiating proceedings to process General Plan Amendments 899, 902, 919, 929, 931, 937, 972, 1026 and 1031. The Planning Department and Office of County Counsel prepared the above findings based on review of each proposal and any oral testimony. The general plan amendments are being returned to the Board of Supervisors for final action. The Planning Department requests that the Board review the above findings and based thereon, decline to adopt an order initiating proceedings to process GPA’s 899, 902, 919, 929, 931, 937, 972, 1026 and 1031. This decision by the Board will be final.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department

Carolyn Syms Luna · Director

305B

DATE: September 13, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office



SUBJECT: GENERAL PLAN AMENDMENT NO's 899, 902, 919, 929, 931, 937, 972, 1026 and 1031.

(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 |

Designate Newspaper used by Planning Department for Notice of Hearing:

SELECT Advertisement

Need Director's signature by 9/15/10

Please schedule on the September 28, 2010 BOS Agenda

October 5, 2010

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

Agenda Item No.: 6.2
Area Plan: Western Coachella Valley
Zoning District: Sky Valley
Supervisory District: Fourth
Project Planner: Mike Harrod
Planning Commission: July 9, 2008

General Plan Amendment No. 899
(Foundation - Regular)
E.A. Number: 41697
Applicant: Eddie Andranik Galstian
Engineer/Rep.: MDS Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan from "Rural: Rural Residential" (RUR:RR) to "Community Development: Commercial Retail" (CD:CR) for an approximately 32.05-acre property. The project is located northerly of 18th Avenue, easterly of Ford Avenue, southerly of Dillon Road, and westerly of Terry Drive.

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. 899 is considered a Regular GPA as described in Section 2.5 of that ordinance.

Proposed GPA No. 899 is not associated with any other cases.

The proposed site is located approximately 300 feet west of the Sky Valley Rural Village Overlay, which encompasses 115 acres along both sides of Dillon Road and running for a mile east to Dowell Lane. The stated intent of the Overlay is to establish an intimate rural core that provides local-serving commercial and public services while preserving the community's rural character. To accomplish this, Policy WCVAP 5.3 states, "Limit new commercial and public uses [within the Sky Valley Rural Village Overlay area] to a single core area not to exceed five (5) acres in size." Further, much of the parcels within the Sky Valley Rural Village Overlay area are zoned Scenic Highway Commercial (C-P-S). As such, the areas considered most appropriate for the region's commercial uses are clearly delineated.

Thus, the General Plan clearly indicates that the vision for the region is to have very limited commercial development. Further, the adjacent Sky Valley Rural Village Overlay designation and associated land use policies, as well as the area's existing zoning, indicate the areas considered most appropriate for any future commercial development.

The proposed GPA 899 calls for 32.05 acres of Community Development: Commercial Retail in a location not envisioned for such development and at an intensity six times greater than that planned for the adjacent area. As such the proposed use is not consistent with the vision for the area.

For additional information, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

SUMMARY OF FINDINGS:

1. Existing Land Use (Ex. #1):	Vacant
2. Surrounding Land Use (Ex. #1):	Vacant and scattered single family residences to the north, east, south, and west.
3. Existing Zoning (Ex. #3):	R-1-1¼
4. Surrounding Zoning (Ex. #3):	R-1-1¼ to the north, south, and west. C-P-S and R-3 designations are located immediately to the east.
5. Riverside County General Plan	Rural Residential (RR) (5 Ac. Min.)
6. Project Data:	Total Acreage: 32.05
7. Environmental Concerns:	N/A

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 899 would not be appropriate.

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(n):
 - a. Conserved area
 - b. Sand source or FTL preserve
 - c. Agriculture preserve

3. The project site is located within:
 - a. ½ mile of Dillon Road Fault, San Andreas Fault, and the Alquist-Priolo Fault
 - b. Palm Springs Unified School District
 - c. The Coachella Valley MSHCP fee area

4. The project site is currently designated as Assessor's Parcel Number 645-120-028.

Agenda Item No.: 6.2
Area Plan: Western Coachella Valley
Zoning District: Sky Valley
Supervisorial District: Fourth
Project Planner: Mike Harrod
Planning Commission: July 9, 2008

General Plan Amendment No. 899
Applicant: Andranik Eddie Galstian
Engineer/Representative: MDS Consulting

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

RECOMMENDATIONS:

The Planning Director recommended that an adoption of an order initiating GPA00899 from Rural: Rural Residential to Community Development: Commercial Retail would not be appropriate and the Planning Commission made the comments below. The Planning Director now recommends that the Board of Supervisors adopts a tentative denial of an order initiating proceedings for the above referenced amendment of the general plan based on the attached report. 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:

The Planning Commission unanimously agreed that the applicant's original proposal of 32.05 acres of Commercial Retail was too excessive and recommended that the applicant limit the Commercial Retail proposal to a maximum of 5 acres. The applicant has since determined that the proposed 5 acres will be located in the northwest portion of the lot.

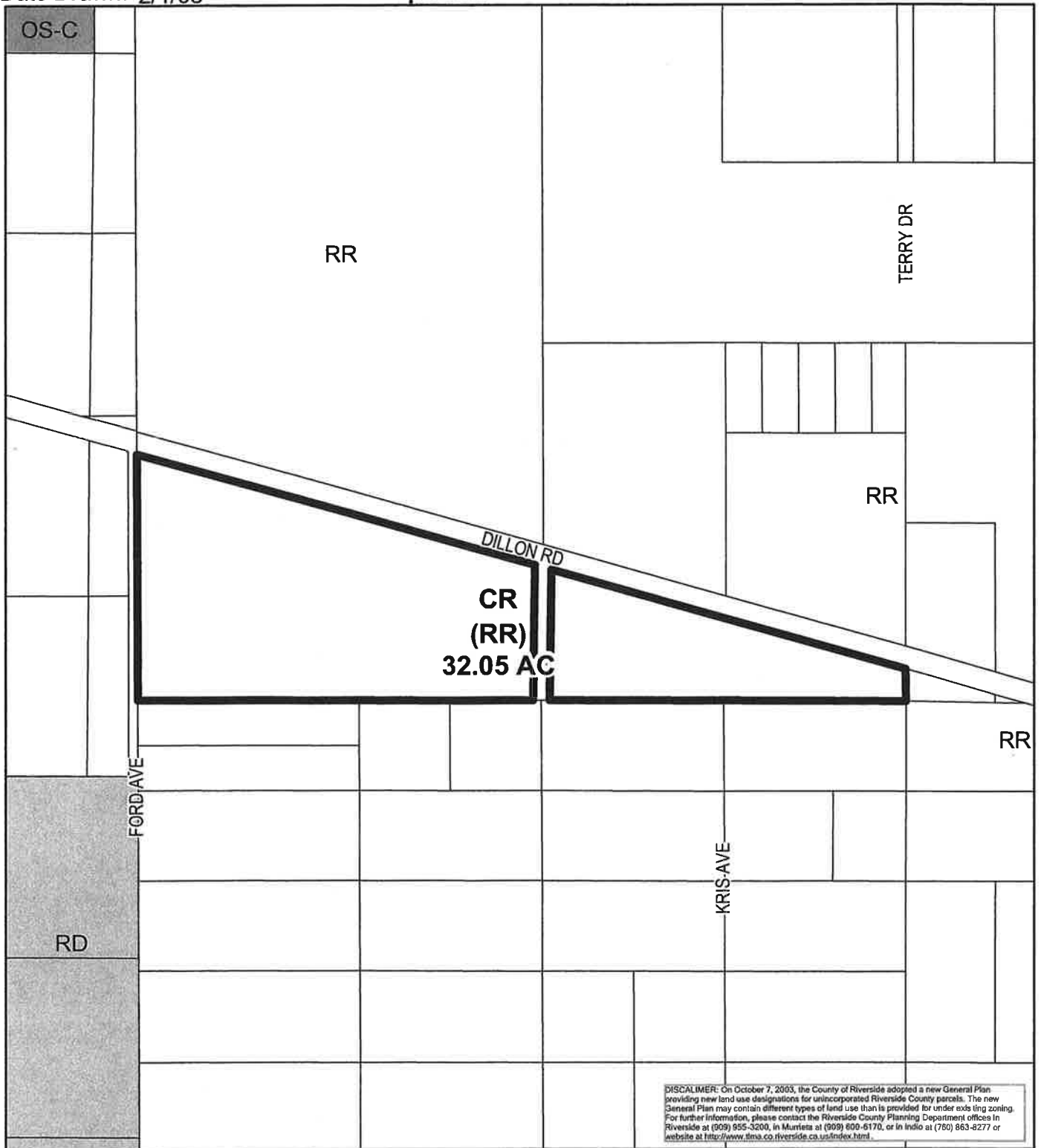
Commissioner John Roth: Commissioner Roth was particularly concerned with maintaining the rural atmosphere that initially brought residents into the area.

Commissioner John Snell: No additional comments

Commissioner John Petty: Commissioner Petty was concerned about the status of Dillon Road. Staff has determined that Dillon Road is classified as an Arterial roadway with a 128 foot right-of-way under the Circulation Element of the General Plan.

Commissioner Jim Porras: No additional comments

Commissioner Jan Zuppardo: No additional comments



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Sky Valley
Township/Range: T3SR6E
Section : 7



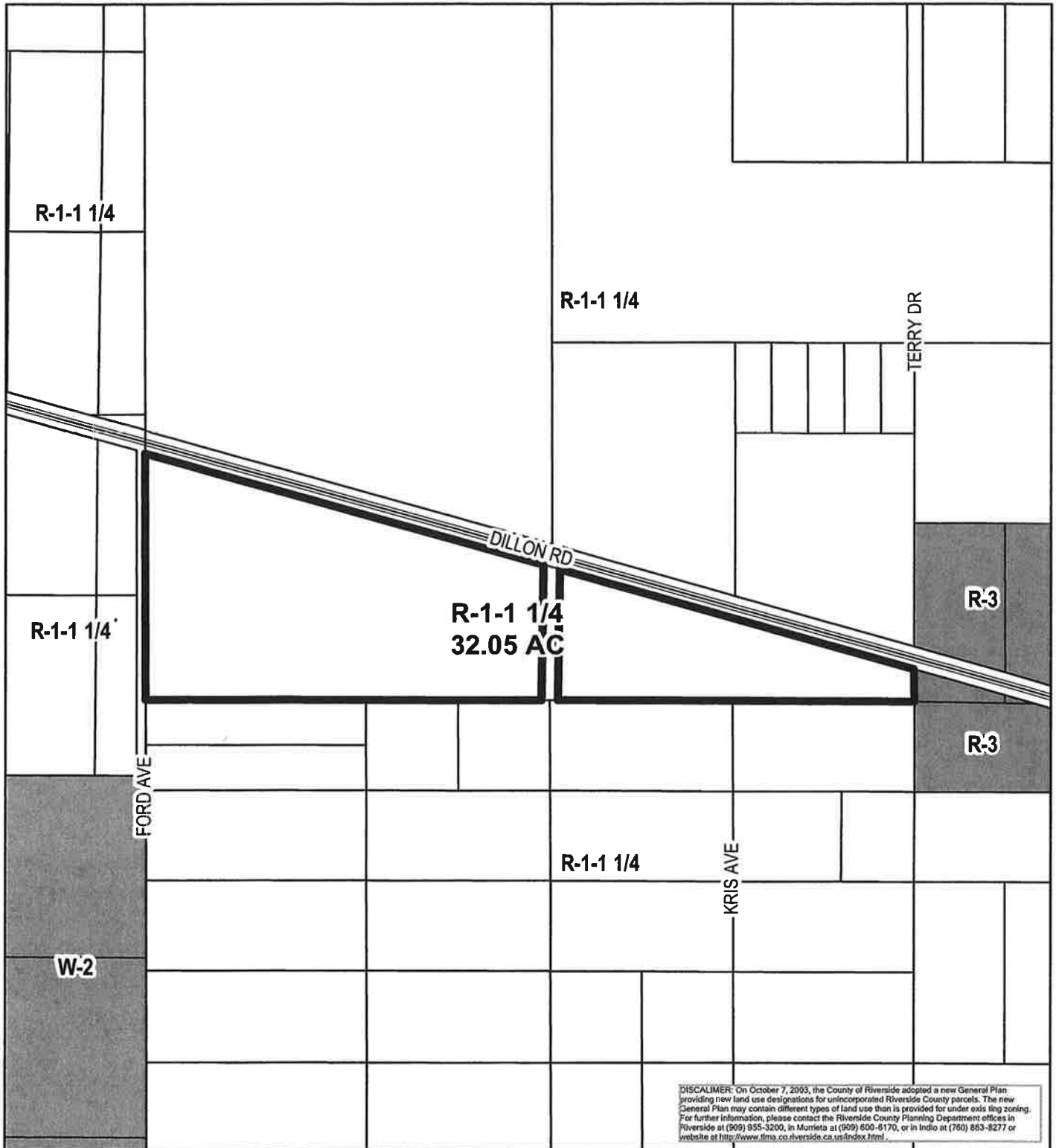
Assessors
Bk.Pg. 645-12
Thomas
Bros. Pg. 728 B2



Supervisor Wilson
District 4
Date Drawn: 2/1/08

GPA00899
EXISTING ZONING

Planner: Amy Aldana
Date: 2/5/08
Exhibit 2



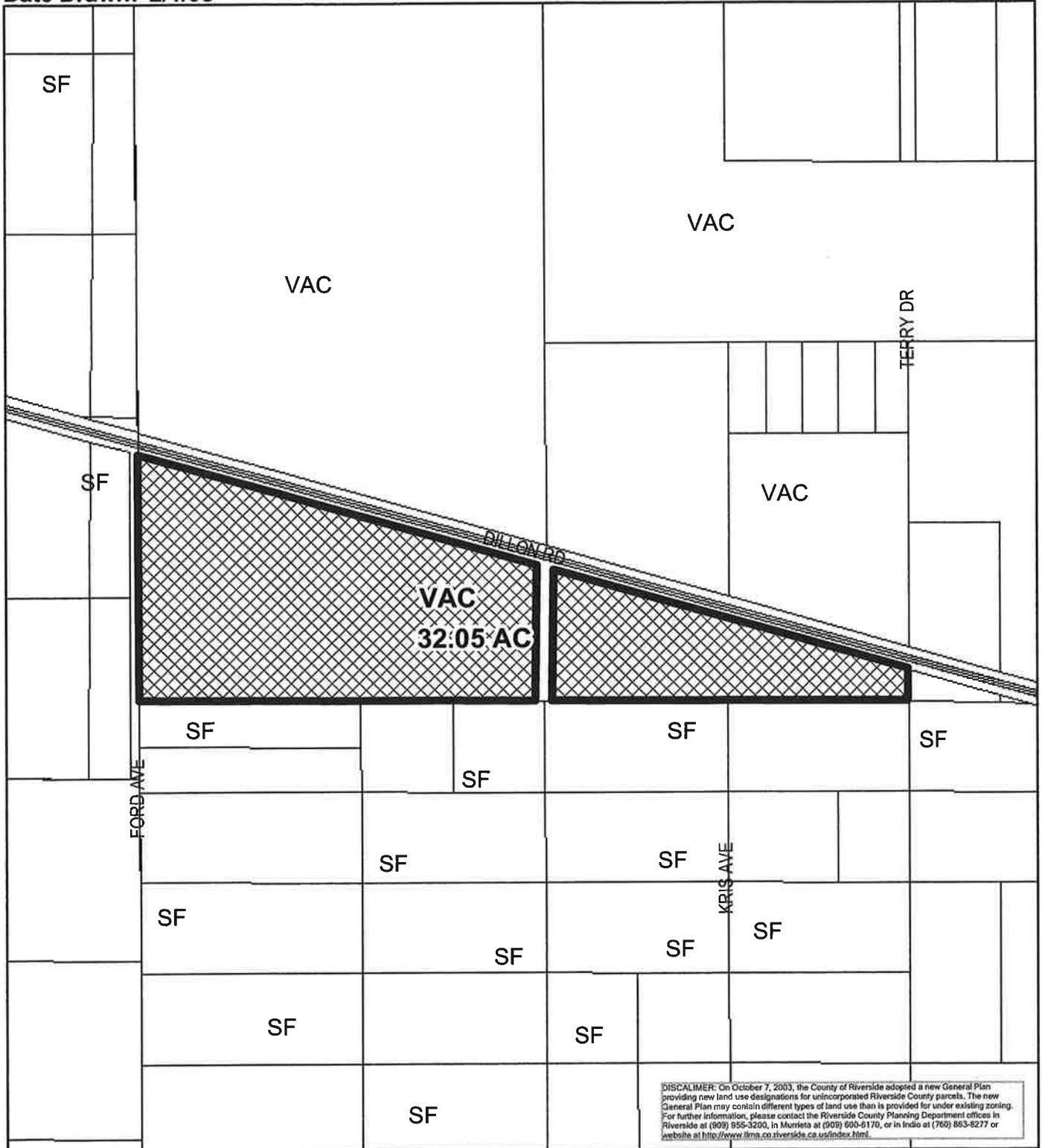
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Sky Valley
Township/Range: T3SR6E
Section : 7



Assessors
Bk. Pg. 645-12
Thomas
Bros. Pg. 728 B2





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>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Sky Valley
 Township/Range: T3SR6E
 Section : 7



Assessors
 Bk. Pg. 645-12
 Thomas
 Bros. Pg. 728 B2





RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Sky Valley
Township/Range: T3SR6E
Section: 7



Assessors
Bk. Pg. 645-12
Thomas
Bros. Pg. 728 B2

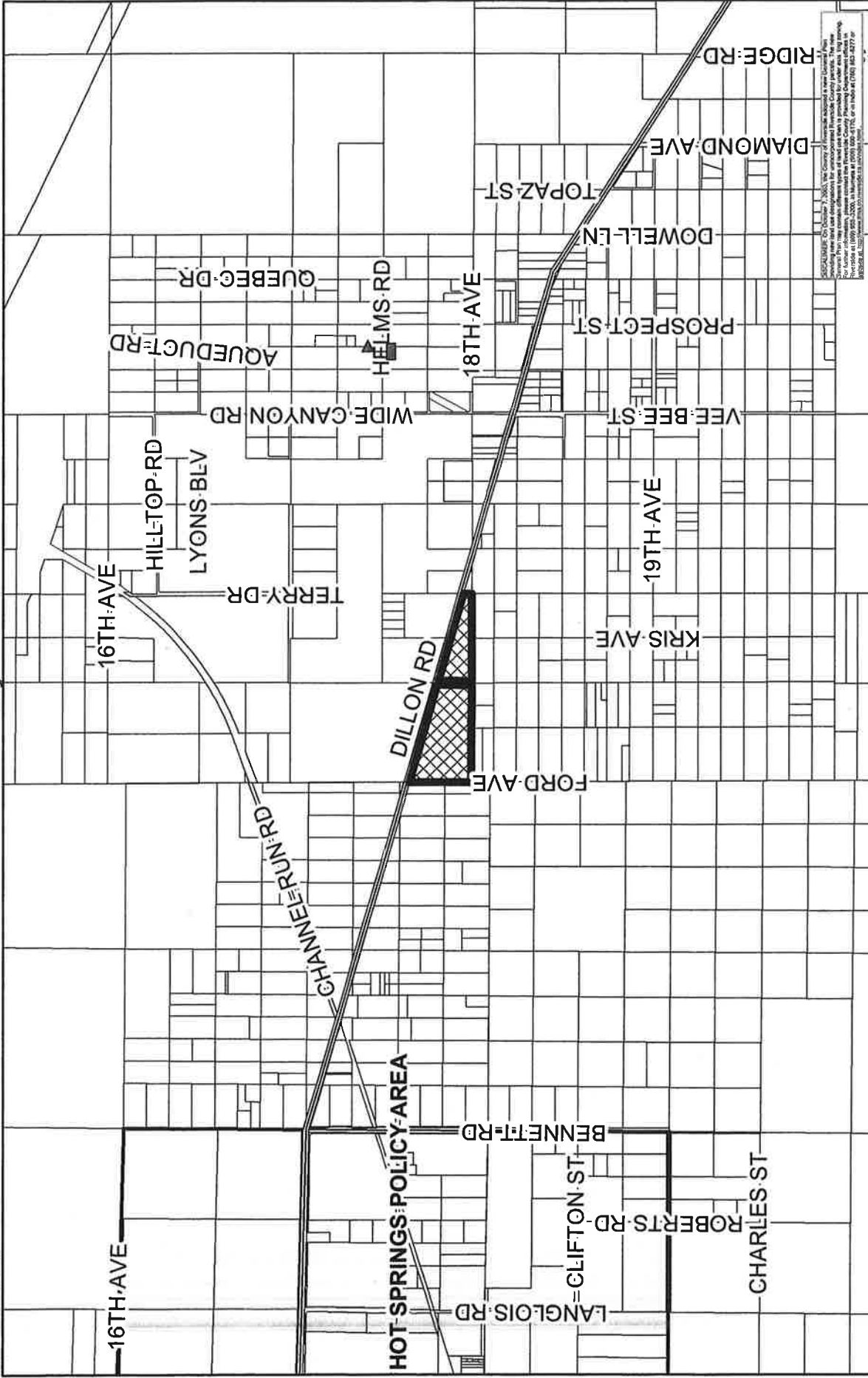


Superior or Wilson
District 4
Date Drawn: 2/1/08

GPA00899

Policy Area

Planner: Amy Aldana
Date: 2/5/08
Exhibit 8



ASSAULTIVE On October 7, 2003, the County of Riverside adopted a new Licensed Plate. The new license plate design features the County Seal and the words "COUNTY OF RIVERSIDE CALIFORNIA". The County Seal features the words "COUNTY OF RIVERSIDE CALIFORNIA" and the year "1841". The County Seal also features the words "COUNTY OF RIVERSIDE CALIFORNIA" and the year "1841". The County Seal also features the words "COUNTY OF RIVERSIDE CALIFORNIA" and the year "1841".

Zone
District: Sky Valley
Township/Range: T3SR6E
Section : 7

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 645-12
Thomas

13,800 Bros. Pg. 728 B2



Agenda Item No.: 5.3
Area Plan: WCVAP
Zoning District: Thousand Palms
Supervisory District: Fourth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 902
E.A. Number 41704
Applicant: Guy Etziony
Engineer/Rep.: Mike Shoberg

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Rural: Rural Residential" (RUR:RR) (5 acre min.) and "Community Development: Light Industrial" (CD:LI) (0.25-0.60 FAR) to "Community Development: Light Industrial" (CD:LI) (0.25-0.60 FAR) for an approximately 70-acre site. The project is located westerly of Sierra Del Sol, northerly of Vista Chino and easterly of Rio Del Sol Road.

SUPPORT:

The subject parcel is located in the "Thousand Palms" community within the "Western Coachella Valley Area Plan." The adjacent land use designations are dominated by Light Industrial with the exception of a small portion of Rural: Rural Residential and Open Space: Conservation Habitat to the northwest and the western portions of the site. Multiple intense uses such as contractor storage yards surround the site, thus making the existing Rural: Rural Residential portions of the lot incompatible with the area. The proposal remains consistent with the character and the overall vision for the surrounding area and would not create any inconsistencies amongst the elements of the General Plan.

The development of many of the surrounding lots has created new circumstances that justify the proposal. Secondary access is available at the site as well.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 902 from Rural: Rural Residential and Community Development: Light Industrial to Community Development: Light Industrial **would be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

Agenda Item No.: 5.3
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 902
Applicant: Guy Etziony
Engineer/Representative: Mike Shoberg

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 902 from Rural: Rural Residential to Community Development: Light Industrial and the Planning Commission made the comments below. The Planning Director continues to recommend initiation from Rural: Rural Residential to Community Development: Light Industrial. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: No Comments

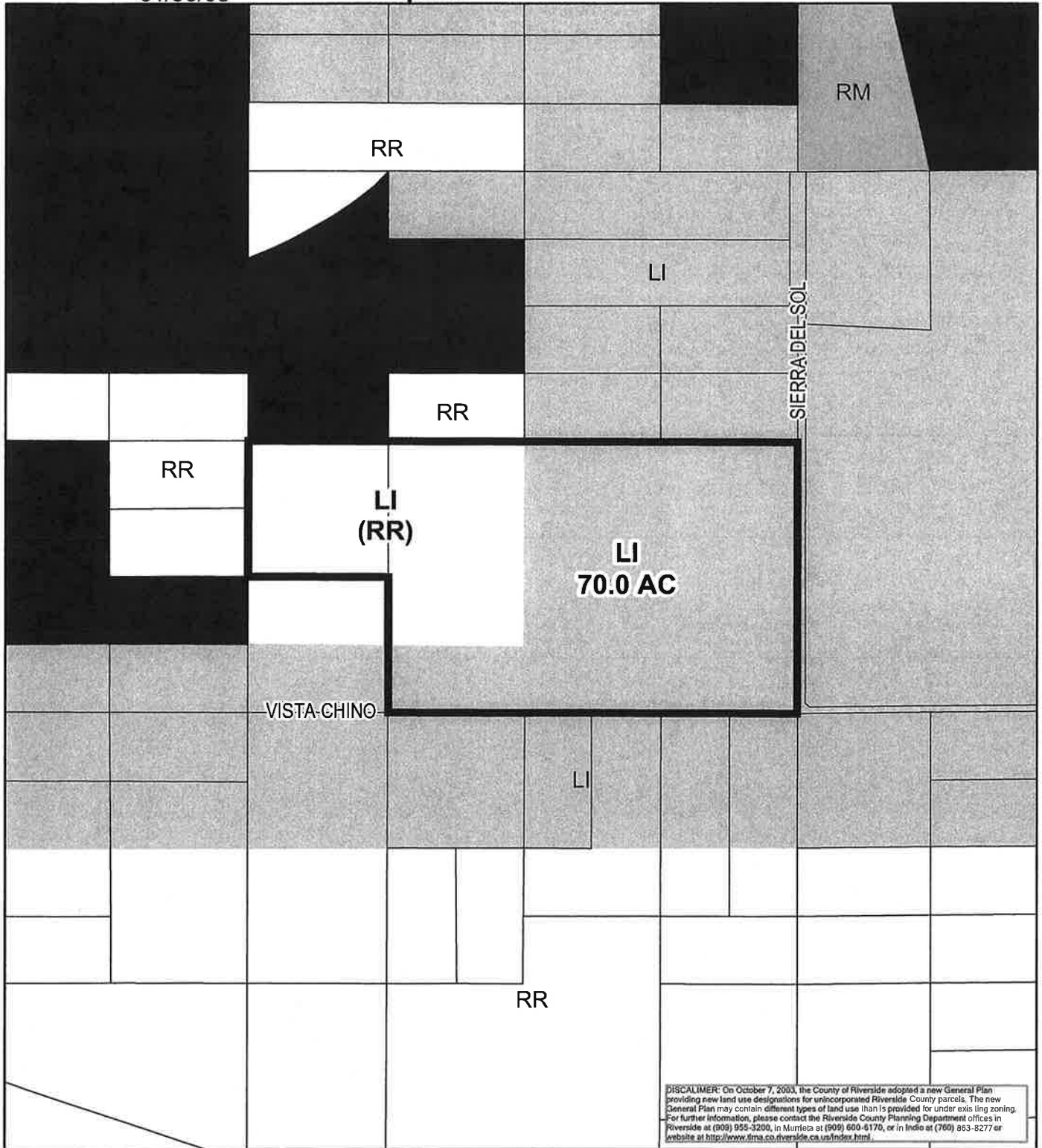
Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: Commissioner Porras commented that the application is appropriate given the similar uses in the area.

Commissioner Jan Zuppardo: No Comments

Proposed General Plan

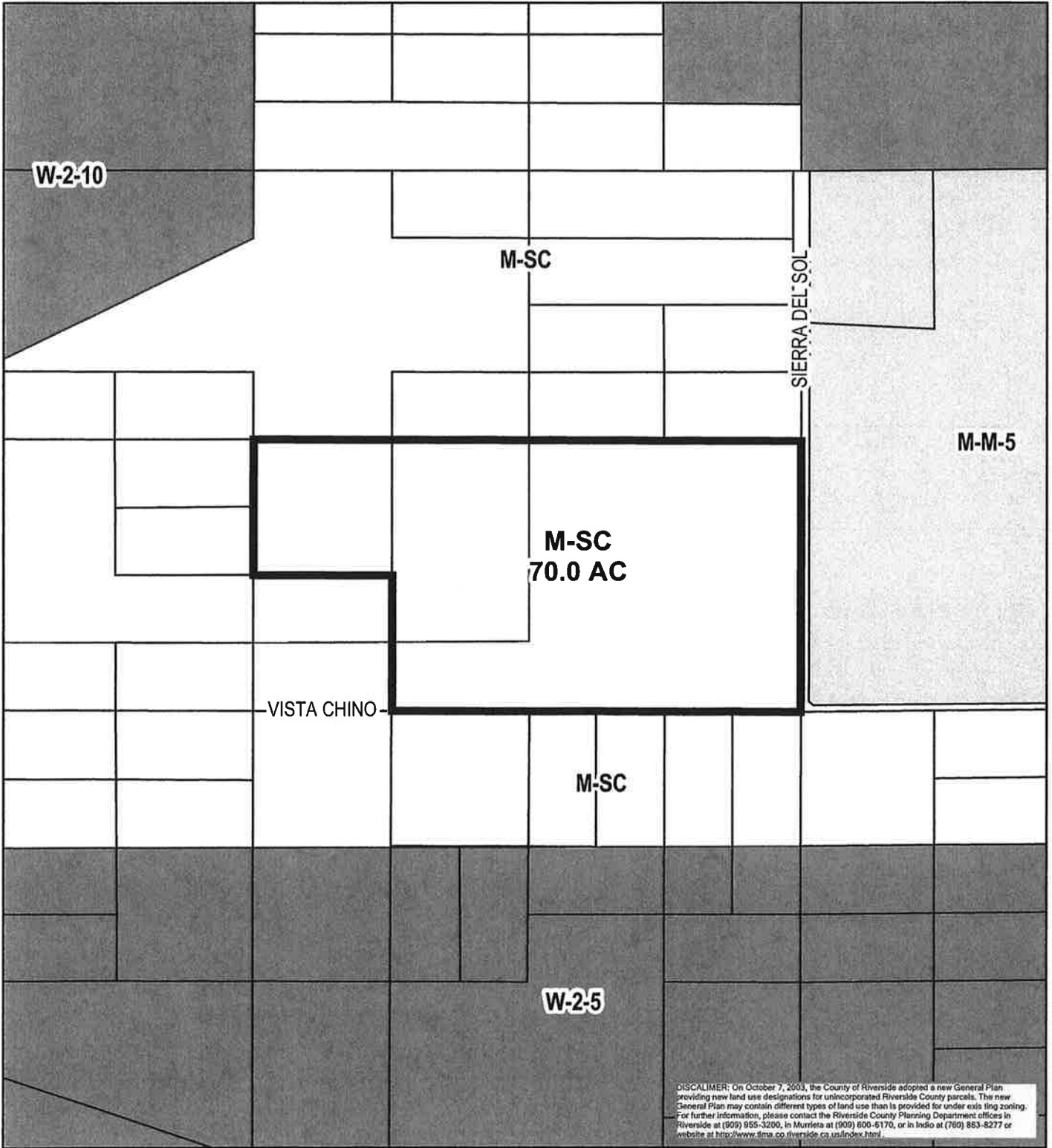


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR6E
Section : 6



Assessors
Bk.Pg. 648-03
Thomas
Bros. Pg. 758 D5

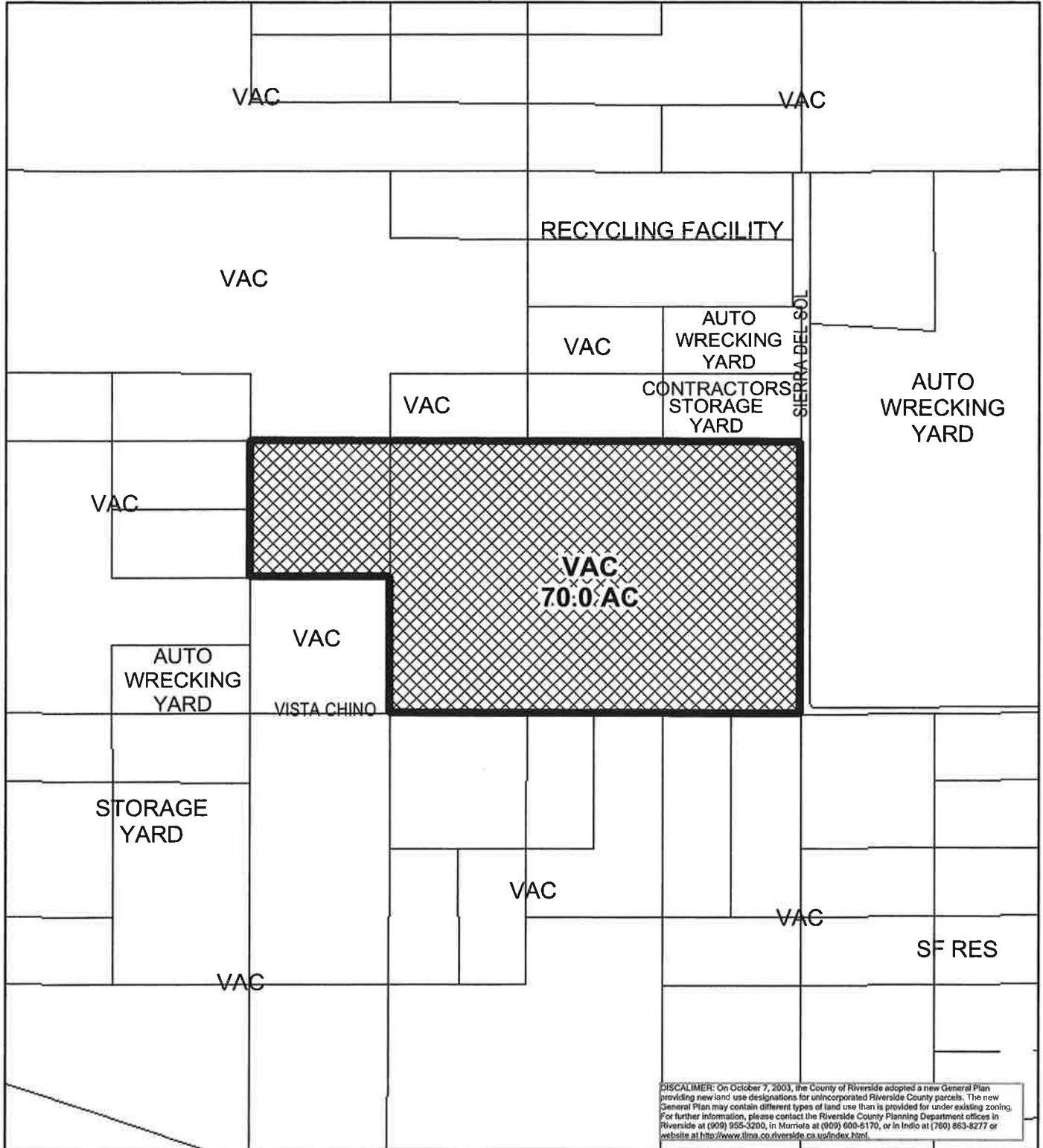


Zone
District: Thousand Palms
Township/Range: T4SR6E
Section : 6

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 648-03
Thomas
Bros. Pg. 758 D5





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.tlms.co.riverside.ca.us/index.html>.

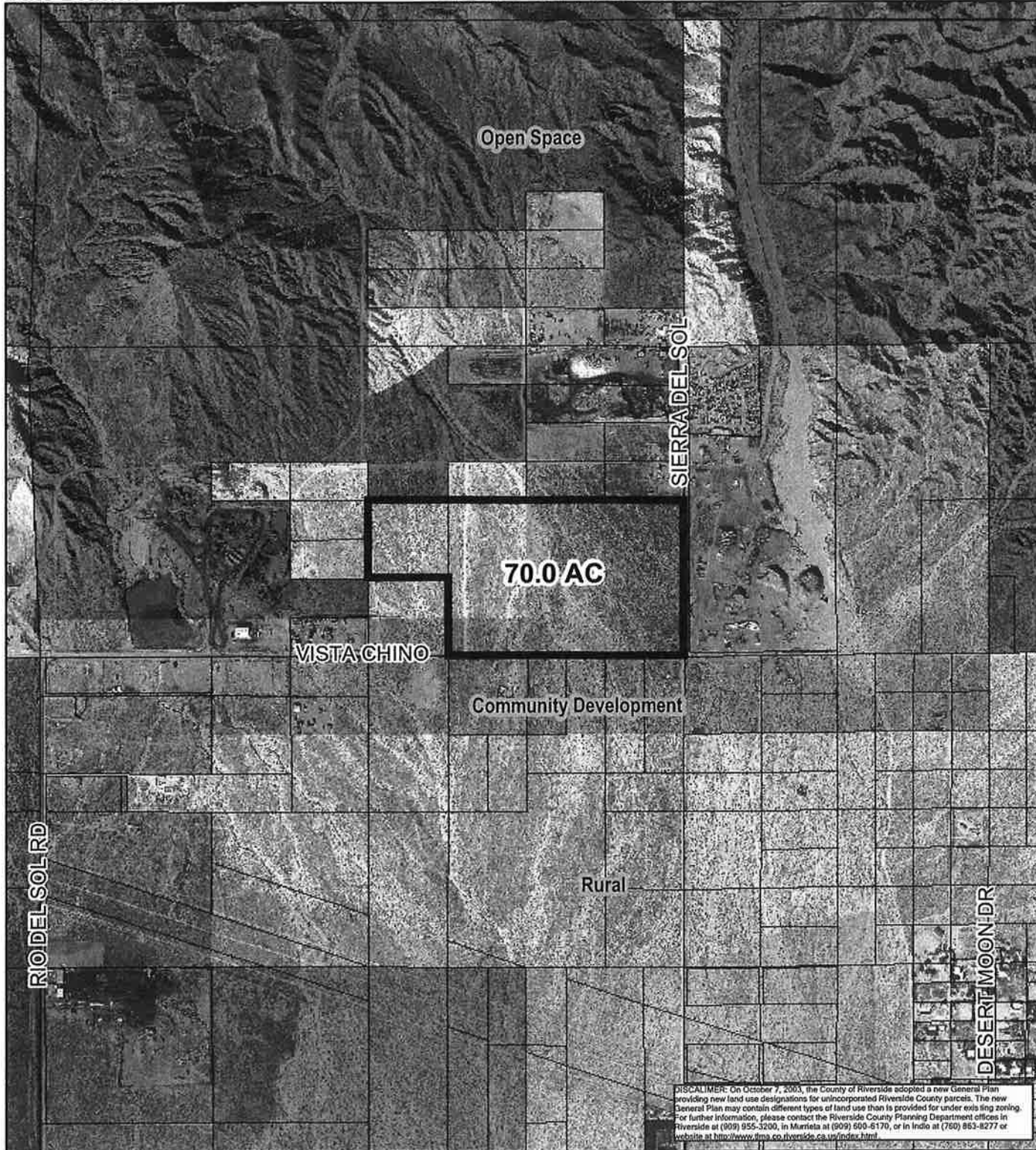
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR6E
Section : 6



Assessors
Bk. Pg. 648-03
Thomas
Bros. Pg. 758 D5





RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Thousand Palms
Township/Range: T4SR6E
Section: 6



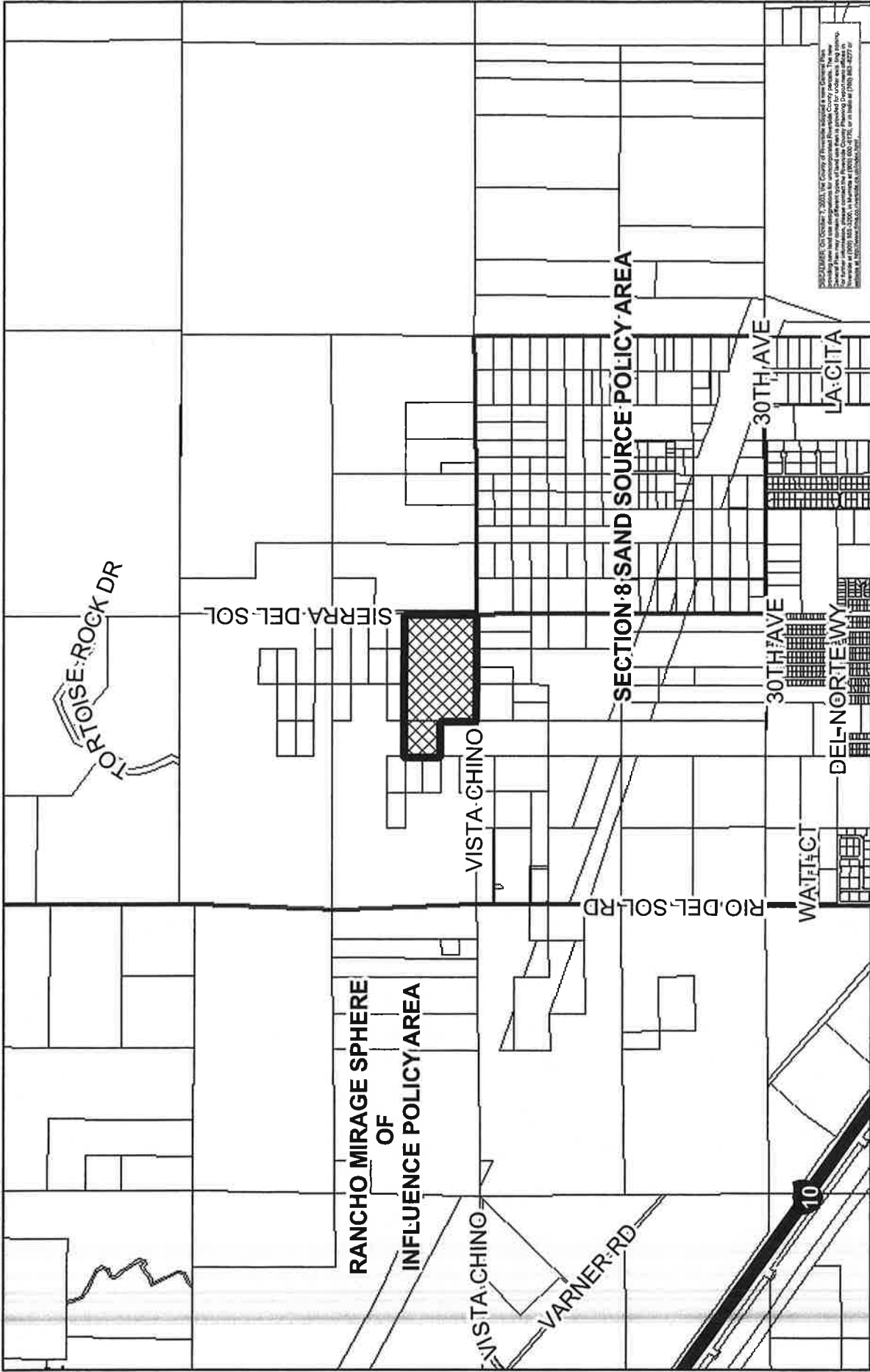
Assessors
Bk. Pg. 648-03
Thomas
Bros. Pg. 758 D5

Supervisor Wilson
District 4

Date Drawn: 01/30/08

GPA00902 POLICY AREAS

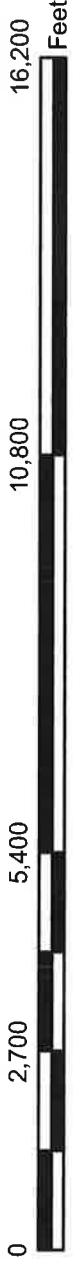
Planner: Amy Aldana
Date: 02/05/08
Exhibit 8



DISCLAIMER: ON OCTOBER 7, 2003 THE County of Riverside adopted a new General Plan. The County has not had an opportunity to update its General Plan. The information on this map was prepared for the County of Riverside Planning Department in 2008. It is not intended to be used for any other purpose. Users should consult the Riverside County Planning Department for more information. RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR6E
Section : 6

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk. Pg. 648-03
Thomas
Bros. Pg. 758 D5

Agenda Item No.: 5.5
Area Plan: Western Coachella Valley
Zoning District: Pass and Desert
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 919
E.A. Number 41741
Applicant: Camden Holdings, LLC
Engineer/Rep.: Land Solutions

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Rural: Rural Residential" (RUR:RR) (5 acre min.) to Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) for an approximately 10.51-acre site. The project is located northerly of Dillon Road, southerly of Camino Aventura, westerly of Palm Drive and easterly of Atlantic Avenue.

POTENTIAL ISSUES:

The proposed General Plan Amendment is located within an area that is primarily surrounded by the Rural Foundation Component and the Rural Residential land use designation. Current circumstances, including surrounding vacant commercial zones and lack of infrastructure do not justify the proposed change.

The site falls within the 100-year flood zone, requiring a flood plain management review to be completed. No evidence has been provided to show that new conditions or circumstances are present in the area that would provide the infrastructure needed to reduce potential flood hazards. Increasing the intensity for the site would increase the potential for hazardous activities and create an inconsistency between the land use map/element and the safety element of the General plan.

No substantial evidence has been provided to show that new conditions or circumstances are present in the area that would provide the infrastructure needed for the proposed change.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 919 from Rural: Rural Residential to Community Development: Commercial Retail **would not be appropriate.**

Agenda Item No.: 5.5
Area Plan: Western Coachella Valley
Zoning District: Pass and Desert
Supervisorial District: Fifth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 919
Applicant: Camden Holdings, LLC
Engineer/Representative: Land Solutions

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that the Board of Supervisors **tentatively decline** to adopt an order initiating proceedings for General Plan Amendment No. 919 from Rural: Rural Residential to Community Development: Commercial Retail and the Planning Commission made the comments below. The Planning Director continues to recommend to tentatively decline to adopt an order initiating the proceedings for the GPA. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: No Comments

Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: Commissioner Porras commented that the case would be appropriate to move forward.

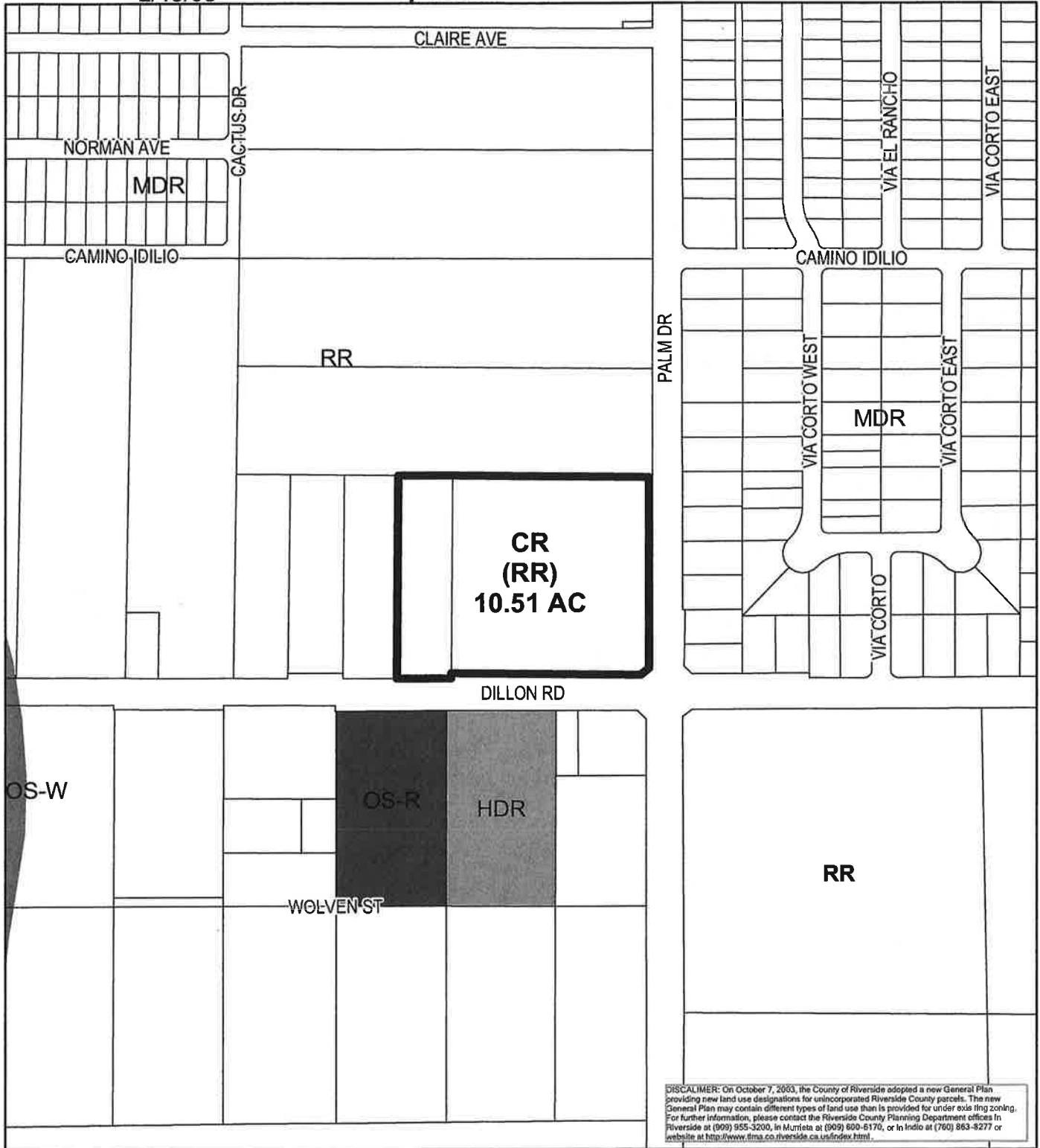
Commissioner Jan Zuppardo: Commissioner Zuppardo commented that the case would be appropriate to move forward.

Supervisor Ashley
District 5
Date Drawn: 2/19/08

GPA00919

Proposed General Plan

Planner: Amy Aldana
Date: 2/20/08
Exhibit 6



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 Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.rtrca.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Pass & Desert
Township/Range: T3SR5E
Section: 7



Assessors
Bk.Pg. 657-06
Thomas
Bros. Pg. 726 H1



Supervisor Ashley
 District 5
 Date Drawn: 2/19/08

GPA00919
EXISTING ZONING

Planner: Amy Aldana
 Date: 2/20/08
 Exhibit 2



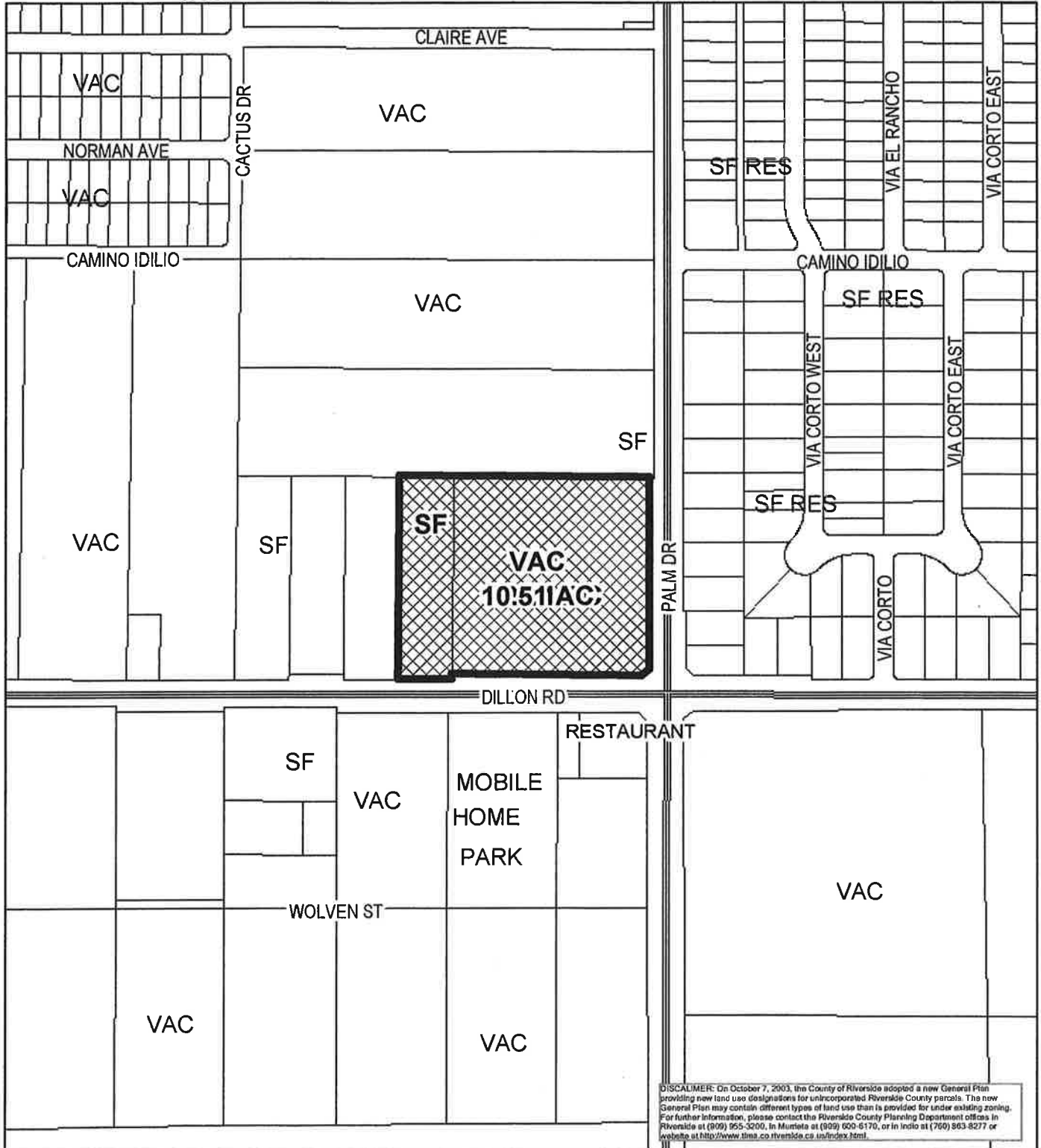
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Zone
 District: Pass & Desert
 Township/Range: T3SR5E
 Section : 7

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
 Bk. Pg. 657-06
 Thomas
 Bros. Pg. 726 H1





DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (951) 650-6170, or in Indio at (760) 863-8277 or visit us at <http://www.tnra.co.riverside.ca.us/index.html>.

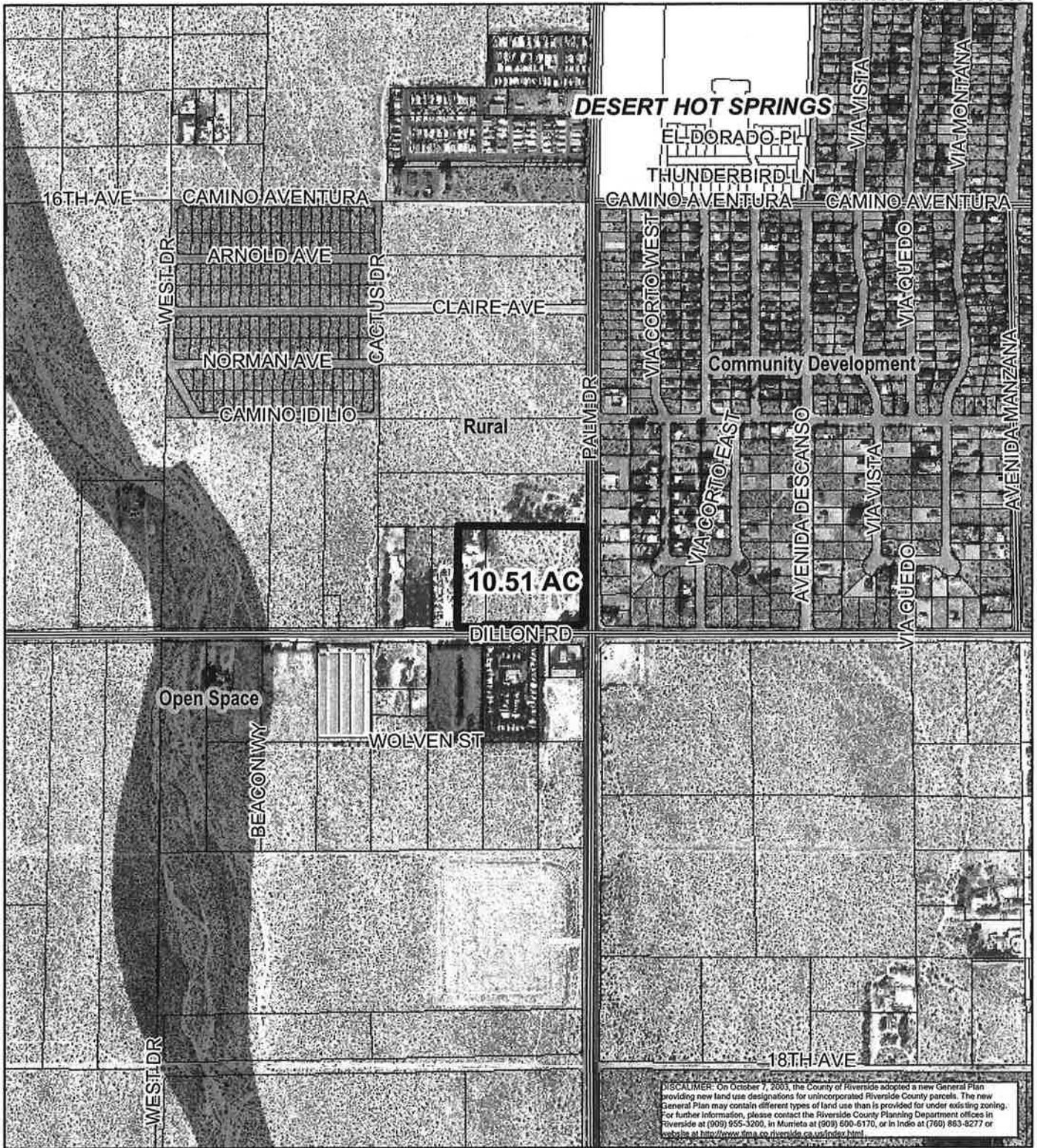
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Pass & Desert
Township/Range: T3SR5E
Section : 7



Assessors
Bk. Pg. 657-06
Thomas
Bros. Pg. 726 H1





RIVERSIDE COUNTY PLANNING DEPARTMENT

District
 Plan: **Pass & Desert**
 Township/Range: **T3SR5E**
 Section: **7**



Assessors
 Bk. Pg. **657-06**
 Thomas
 Bros. Pg. **726 H1**

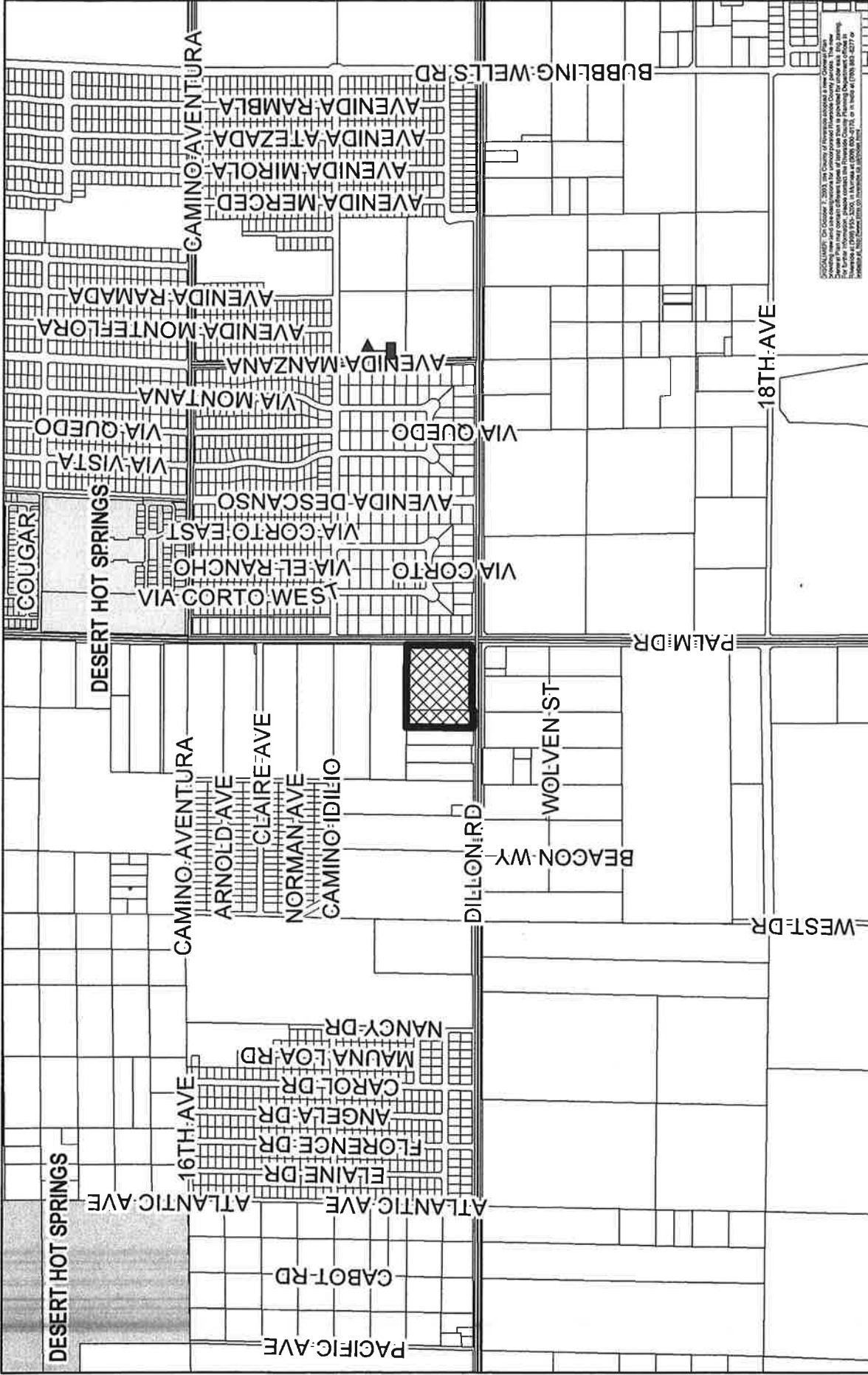
Supervisor Ashley
District 5

Date Drawn: 2/19/08

GPA00919

POLICY AREAS

Planner: Amy Aldana
Date: 2/20/08
Exhibit 8



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Zone
District: Pass & Desert
Township/Range: T3SR5E
Section : 7

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 657-06

Thomas
Bros. Pg. 726 H1



Agenda Item No.: 8.6
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisory District: First
Project Planner: Tamara Harrison
Planning Commission: August 19, 2009

General Plan Amendment No. 929
Applicant: Jose Mercado
Engineer/Rep.: Leonard Urquiza

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and land use designation from "Rural Community: Very Low Density Residential" (RC: VLDR) (1 Acre Minimum), to "Community Development: Commercial Retail" (CD-CR) (0.20-0.35 Floor Area Ratio) for an approximately 2.07-acre property. The project is located northerly of Cajalco Rd., easterly of Day Street, southerly of Marquez Road, and westerly of Seaton Avenue.

POTENTIAL ISSUES OF CONCERN:

The subject site is located in the community of "Mead Valley" within the "Mead Valley" area plan. The site is also located within the City of Perris's Sphere of Influence. According to the General Plan, Cajalco Road has been identified as the "anchor" of the "Mead Valley" community, providing the primary connection between Interstates 15 and 215 for the area and also allowing commercial uses along the road to play a more noticeable role for the future. The subject site's current designation, Rural Community: Very Low Density Residential dominates the immediate surrounding areas with the exception of some of the Community Development: Commercial Retail designation to the east of the site. Other Community Development Foundation designations such as Light Industrial can also be found to the east of the site across Seaton Avenue.

Seaton Avenue serves as a demarcation line between Rural Community designations and uses and Community Development designations and uses for the area. The majority of Rural Community designations and uses can be found to the west of Seaton and the majority of Community Development designations and uses being found to the east of Seaton. The Community Development: Commercial Retail designation is planned to the west of Seaton Avenue, just east of the subject site at the intersection of Cajalco Road and Seaton Avenue and is currently vacant. Cajalco Road has been identified by the Circulation Element of the General Plan as an Expressway and Seaton Avenue has been identified by the Circulation Element as a Secondary road. Efficient land use, would see the Commercial Retail lots at Cajalco and Seaton develop first, as planned, before adding additional Commercial Retail in the area. Due to the location of the subject site, the proposal would be inconsistent with the existing land use pattern found in the area and would be contrary to the goals of the current plan.

A number of warehousing/manufacturing type businesses have been approved in the area since the adoption of the General Plan in 2003 including Specific Plan No. 341, "Majestic Freeway Business Center." However, those uses are located to the east of Seaton Avenue given the proximity to Interstate 215 and the more intense uses to the east of Seaton. No commercial approvals have been identified in the area immediately west of Seaton Avenue since the adoption of the General Plan. No substantial evidence of change or circumstances have been identified that would justify the proposal.

Agenda Item No.: 8.6
Area Plan: Mead Valley
Zoning District: North Perris
Supervisorial District: First
Project Planner: Tamara Harrison
Planning Commission: August 19, 2009

General Plan Amendment No. 929
Applicant: Jose Mercado/Jose Sandoval
Engineer/Representative: Leonard Urquiza

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 929 from Rural Community: Very Low Density Residential to Community Development: Commercial Retail and the Planning Commission made the comments below. The Planning Director continues to recommend to tentatively decline to adopt an order initiating proceedings for GPA 929. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: Commissioner Roth commented that Seaton Avenue should have served as a dividing line between Community Development uses and Rural Community uses. Commissioner Roth also commented that he is not happy with the existing Commercial Retail designation found directly west of Seaton and that he sees no need to extend the Commercial Retail designation any further to the west.

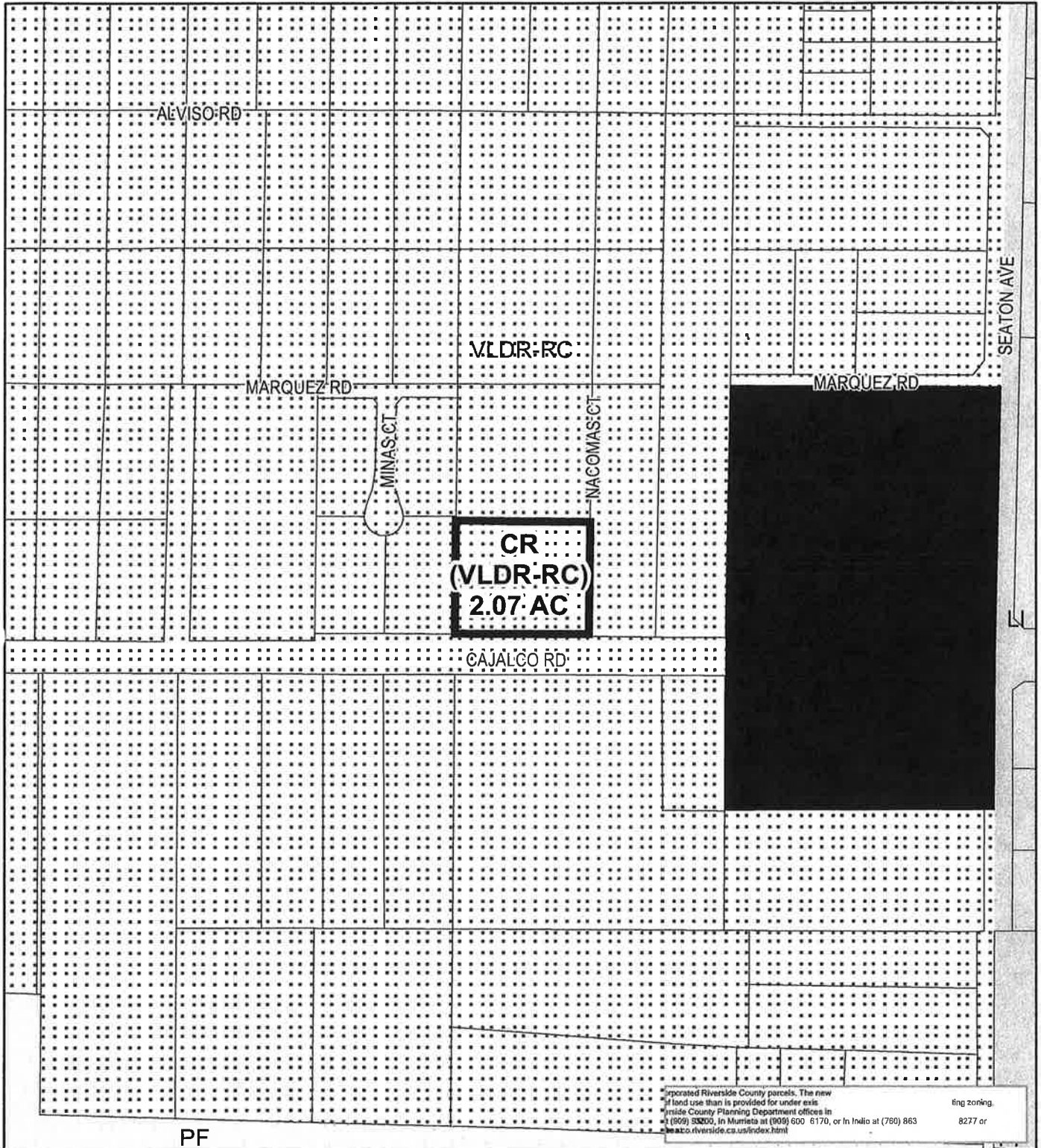
Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: Commissioner Porras commented that it seems as if the applicant is willing to develop something at the site.

Commissioner Jan Zuppardo: No Comments

Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: North Perris
Township/Range: T4SR4W
Section: 11

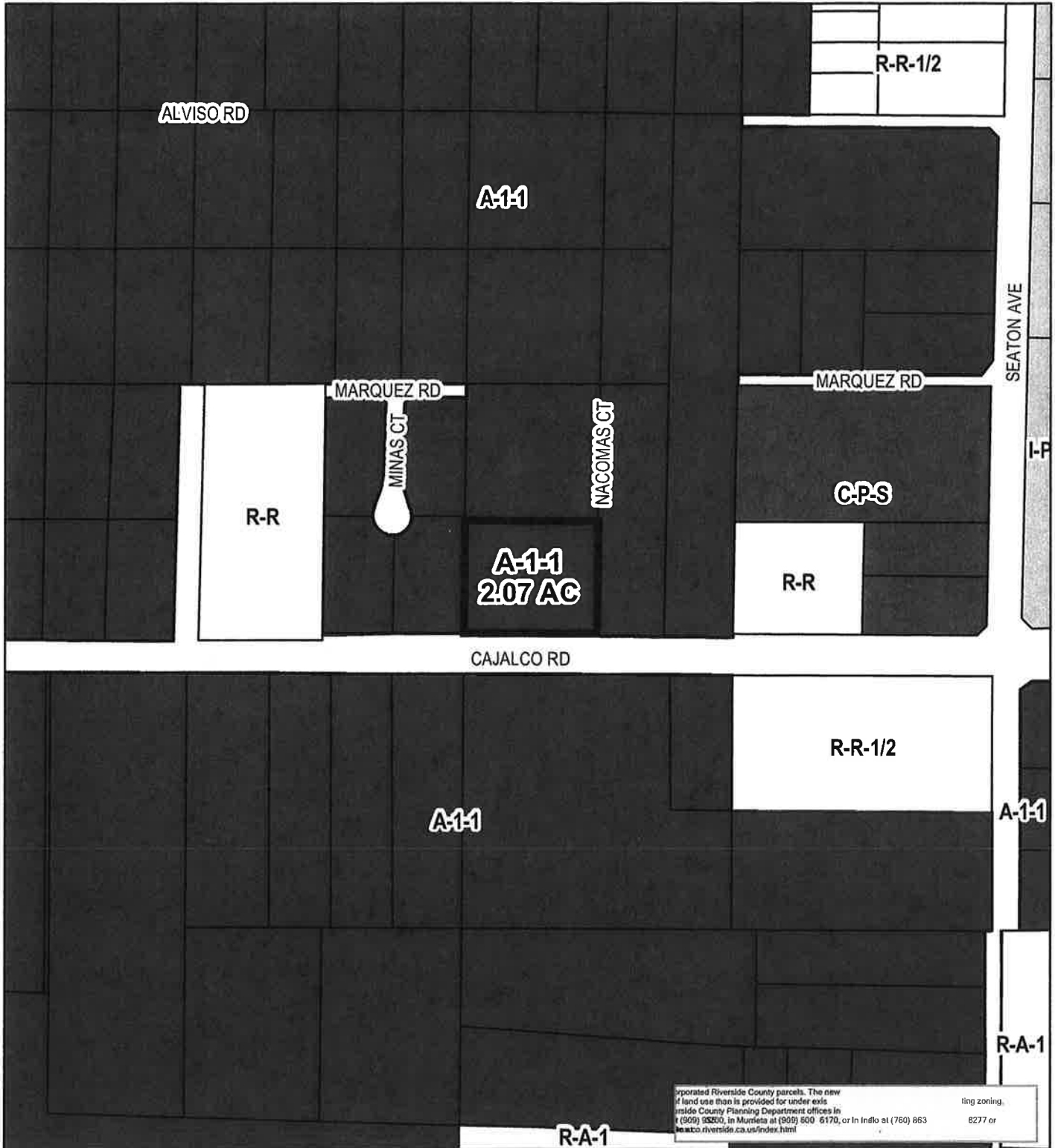


Assessors
Bk. Pg. 317-05
Thomas
Bros. Pg. 777 C2

Supervisor Buster
District 1
Date Drawn: 2/22/08

GPA00929
EXISTING ZONING

Planner: Amy Aldana
Date: 2/29/08
Exhibit 2



incorporated Riverside County parcels. The new
if land use than is provided for under exist
Riverside County Planning Department offices in
t (909) 95200, in Murietta at (909) 800 6170, or In Indio at (760) 863
http://www.riverside.ca.us/index.html

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: North Perris
Township/Range: T4SR4W
Section: 11



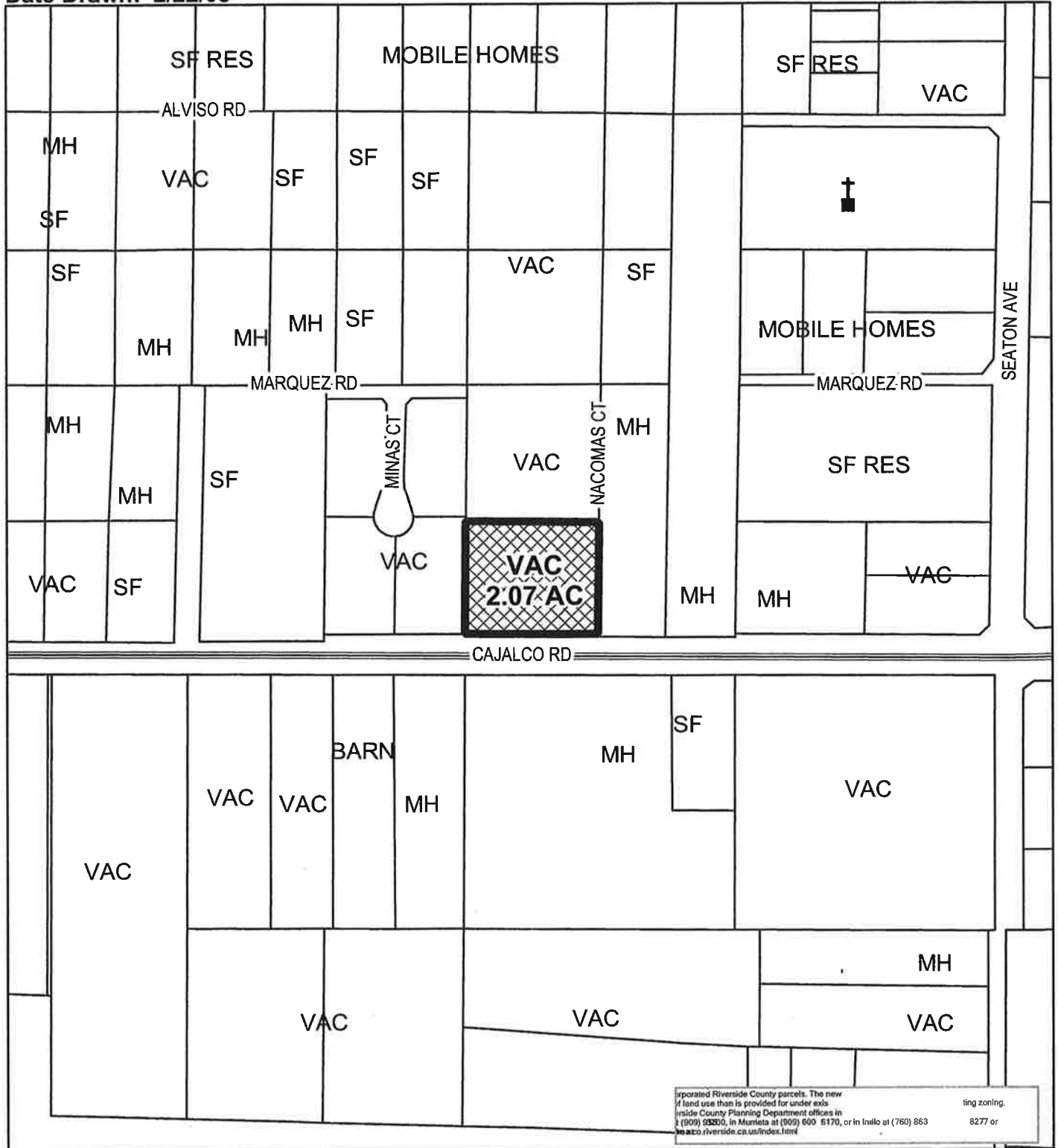
Assessors
Bk. Pg. 317-05
Thomas
Bros. Pg. 777 C2

Supervisor Buster
 District 1
 Date Drawn: 2/22/08

GPA00929

Planner: Amy Aldana
 Date: 2/29/08
 Exhibit 1

Land Use



incorporated Riverside County parcels. The new
 if land use than is provided for under exa
 Riverside County Planning Department offices in
 (909) 933-0000, in Murrieta at (909) 609-5170, or in Inello at (760) 863-8277 or
mapto.riverside.ca.us/index.html

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 Area: North Perris
 Township/Range: T4SR4W
 Section: 11



Assessors
 Bk. Pg. 317-05
 Thomas
 Bros. Pg. 777 C2





RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
 Plan: North Perris
 Township/Range: T4SR4W
 Section: 11

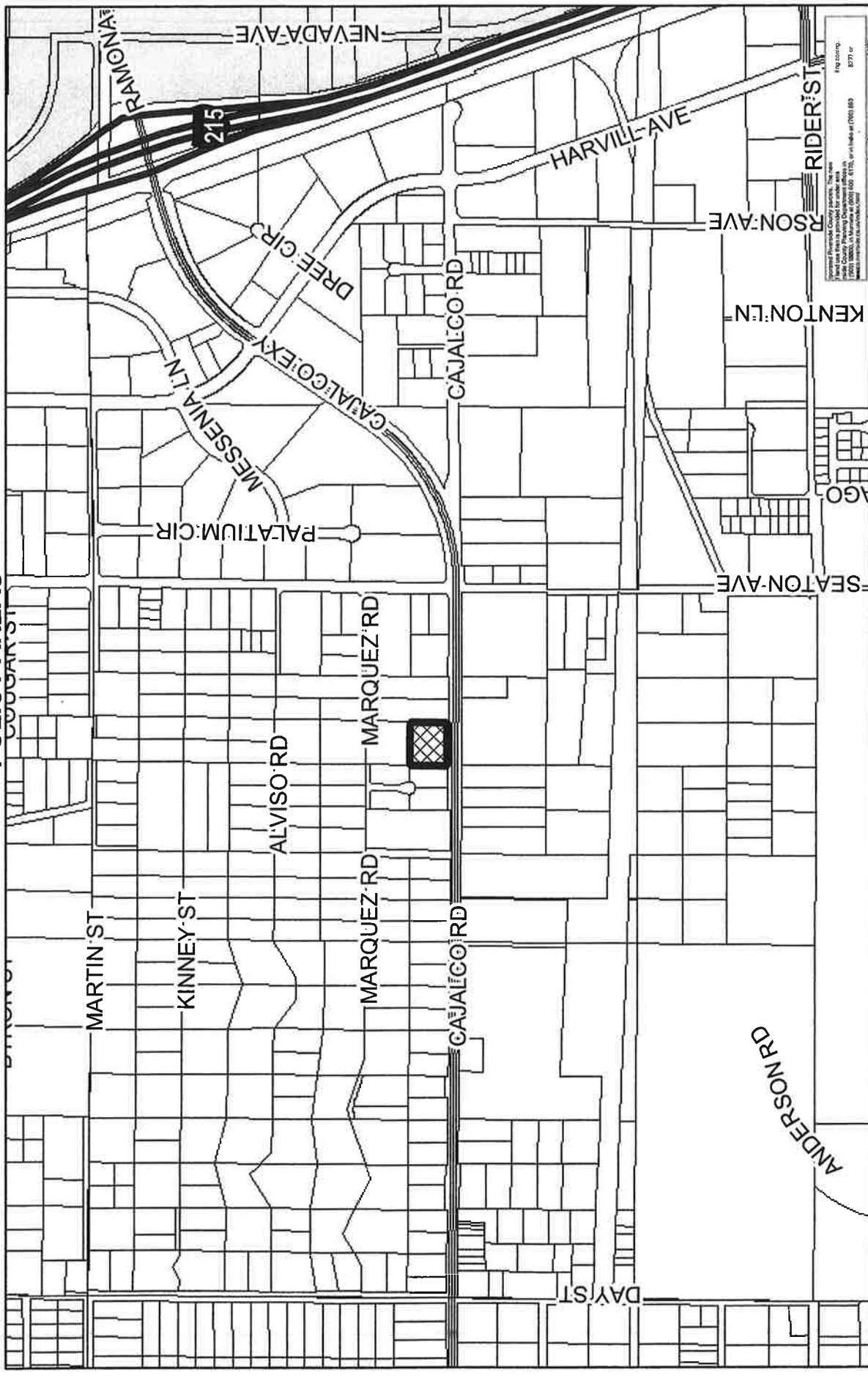


Assessors
 Bk. Pg. 317-05
 Thomas
 Bros. Pg. 777 C2

Supervisor: Buster
District: 1
Date Drawn: 2/22/08

GPA00929 POLICY AREAS

Planner: Amy Aldana
Date: 02/29/08
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: North Perris
Area: T4SR4W
Township/Range: T4SR4W
Section: 11

Assessors: Thomas Bros.
Bk. Pg.: 317-05
Bros. Pg.: 777 C2

Agenda Item No.: 5.11
Area Plan: Southwest
Zoning District: Rancho California Area
Supervisory District: Third
Project Planner: Tamara Harrison
Planning Commission: December 2, 2009

General Plan Amendment No. 931
Applicant: Dr. Kent Patton
Engineer/Representative: ADS

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component and Land Use designation from "Rural: Rural Residential" (RUR:RR) (5 acre minimum lot size) to "Community Development: Medium Density Residential" (CD:MDR) (2-5 du/ac) for approximately 416.30 acres of the 26.61 acre³ site. The project is located northerly of Clinton Keith Road, southerly of Baxter Road, westerly of Briggs Road, and easterly of Meniffee Road.

POTENTIAL ISSUES OF CONCERN:

The subject site is located in the "French Valley" community within the "Southwest Area Plan" and is also located within the City of Murrieta's Sphere of Influence. The subject site contains two parcels, one of which (the easternmost parcel, APN: 480-090-021) has a split land use designation including Rural: Rural Residential and Community Development: Medium Density Residential. The westernmost parcel (APN: 480-090-020) is designated Rural: Rural Residential in its entirety. The area immediately surrounding the subject site in all directions is either designated Rural: Rural Residential or Community Development: Medium Density Residential.

A number of development approvals occurred in the vicinity of the subject site since the adoption of the General Plan in 2003. Tract Map No. 30433 (TR30433) approved 502 single-family residential units with 6,000 and 7,200 square foot minimum lot sizes in 2005 and is located north of the subject site. Tract Map No. 30695 and Tract Map No. 30696 were both approved in 2004 and combined, will add approximately 545 single-family residential units to the area. TR30695 and TR30696 are both located to the east of the subject site across Briggs Road within Specific Plan No. 312, "French Valley."

The site has been identified as being a part of Cell Group "Z", Criteria Cell 5476, under the County's "Multiple Species Habitat Conservation Plan (MSHCP)" and is currently undergoing the Habitat Evaluation and Acquisition Negotiation Strategy (HANS01903) review process. The case has not been finalized as of yet; however, an approximately 6.5 acre area in the far west of the subject site has been mapped for conservation at this time. The site will also be required to conform to additional plan wide requirements of the MSHCP such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable.

The subject site also falls within zones "D" and "E" of the "French Valley Airport" influence area with the majority of the site being within zone "D." According to the Riverside County Airport Land Use Commission's Basic Compatibility Criteria for local airports, two options are provided for residential densities in *Compatibility Zone D*. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). This is the density now allowed by the existing Rural Residential land use designation and this density is consistent with Option 1. Option (2) requires that

the density be **greater than** 5.0 dwelling units per acre (i.e., an average parcel size *less than* 0.2 gross acres). The requested general plan amendment is inconsistent with the Option (2) compatibility criteria. The choice between these two options is at the discretion of the local land use jurisdiction. The site is located outside of the noise contours established around the runway.

Any proposed change to the land use designation on this property will have to be reviewed by the Riverside County Airport Land Use Commission.

The current proposal is inconsistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation due to transportation infrastructure and capacity deficiencies. The policy did not include provisions to increase potential densities within the policy area as proposed by this amendment. A workshop was held at the regular Planning Commission meeting on September 30, 2009 in order to discuss the Highway 79 Policy area and the regular Foundation General Plan Amendments that fall within the policy area. As a result of the workshop, the Planning Commission recommended that those Foundation General Plan Amendments within the policy area be brought forward on a case by case basis in order to determine the appropriateness of each proposal and that the Highway 79 policies be reviewed during the General Plan update for potential amendments.

RECOMMENDATION:

The Planning Director's recommendation is to **tentatively decline** to adopt an order initiating proceedings for General Plan Amendment No. 931 from Rural: Rural Residential to Community Development: Medium Density Residential.

INFORMATIONAL ITEMS:

1. This project was filed with the Planning Department on February 7, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$4,031.28.
3. The project site is currently designated as Assessor's Parcel Number: 480-090-020 and 480-090-021.

Agenda Item No.: 5.11
Area Plan: Southwest
Zoning District: Rancho California
Supervisory District: Third
Project Planner: Tamara Harrison
Planning Commission: December 2, 2009

General Plan Amendment No. 931
Applicant: Dr. Kent Patton
Engineer/Representative: ADS

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 931 from Rural: Rural Residential to Community Development and the Planning Commission made the comments below. The Planning Director continues to recommend to tentatively decline to adopt an order initiating proceedings. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: No Comments

Commissioner John Snell: No Comments

Commissioner John Petty: Commissioner Petty commented to allow the case to move forward based on similar densities surrounding the subject site, especially to the south.

Commissioner Jim Porras: No Comments

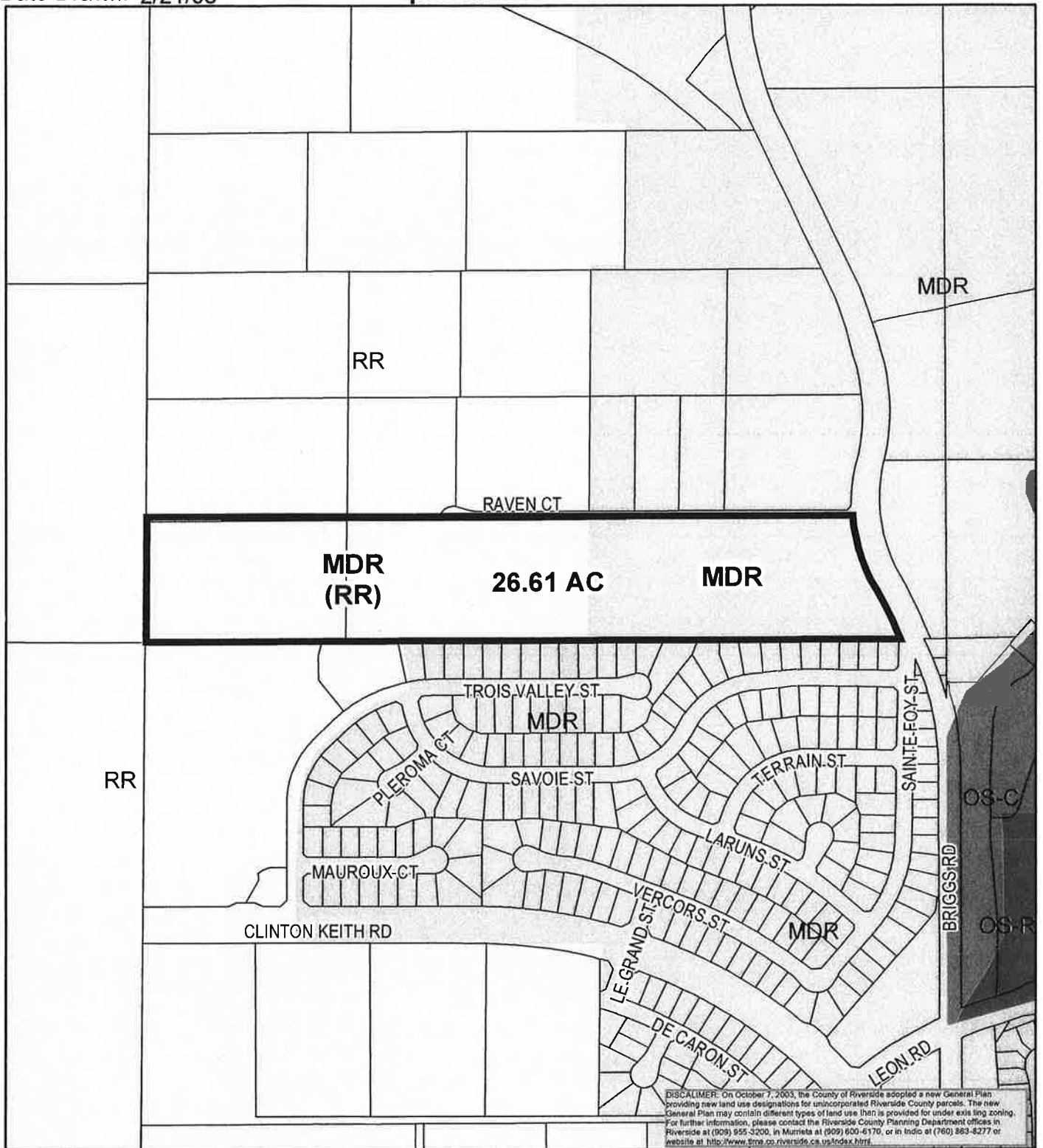
Commissioner Jan Zuppardo: No Comments

Supervisor Stone
District 3
Date Drawn: 2/21/08

GPA00931

Proposed General Plan

Planner: Amy Aldana
Date: 02/29/08
Exhibit 6



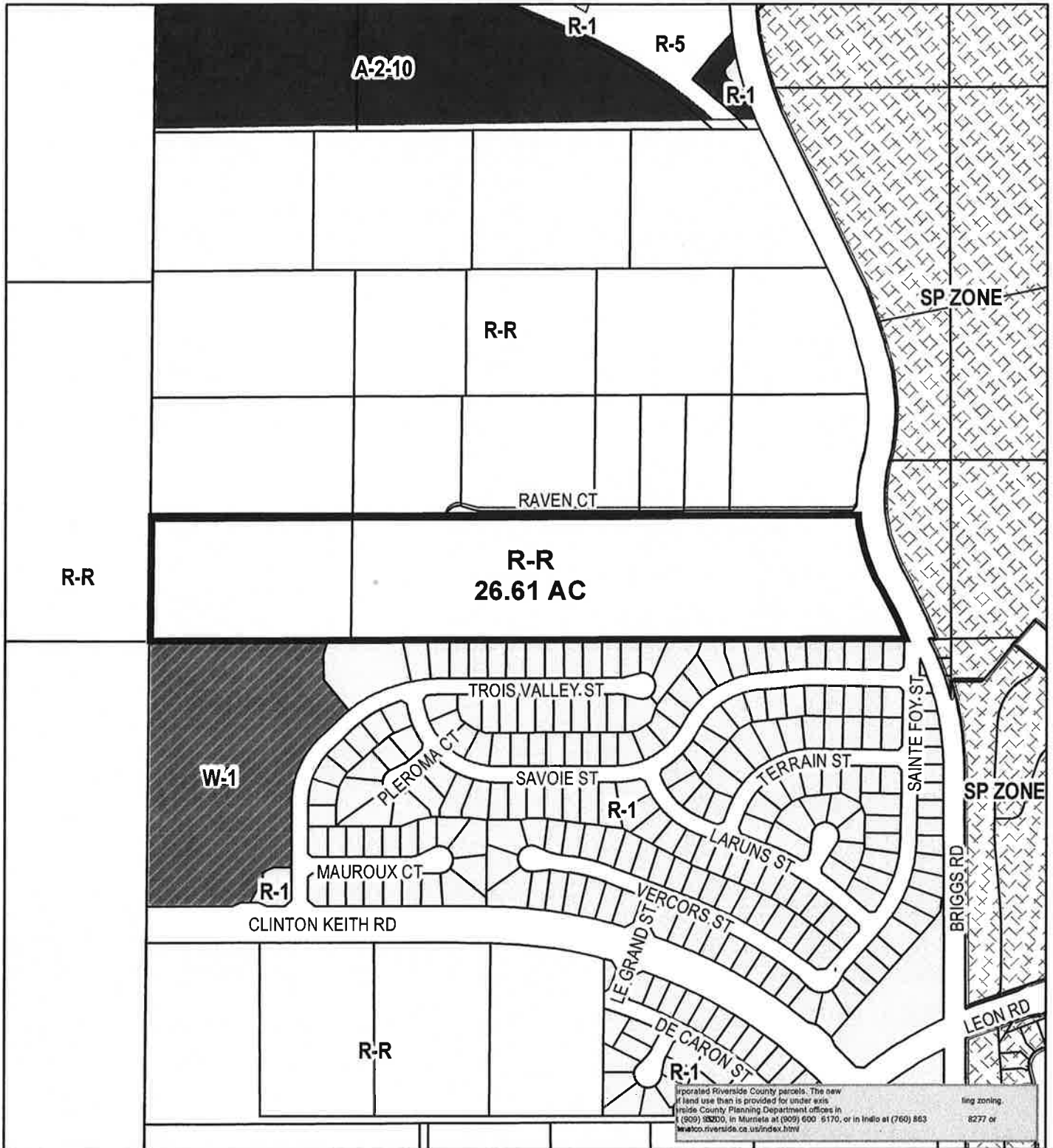
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T6SR2W
Section : 31



Assessors
Bk.Pg. 480-09
Thomas
Bros. Pg. 899 A6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Rancho California
Township/Range: T6SR2W
Section: 31



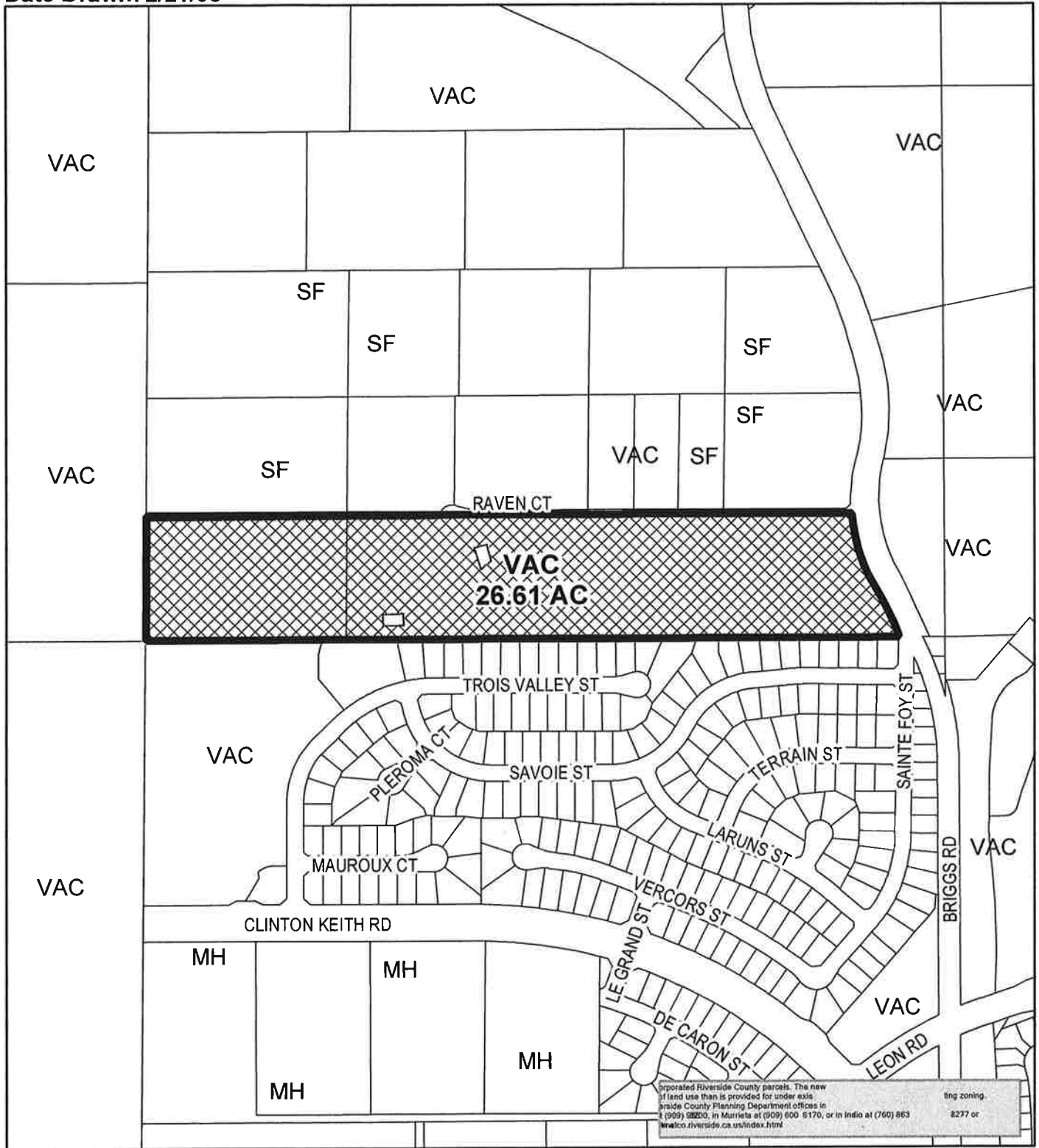
Assessors
Bk. Pg. 480-09
Thomas
Bros. Pg. 899 A6

Supervisor Stone
District 3
Date Drawn: 2/21/08

GPA00931

Land Use

Planner: Amy Aldana
Date: 2/29/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T6SR2W
Section : 31



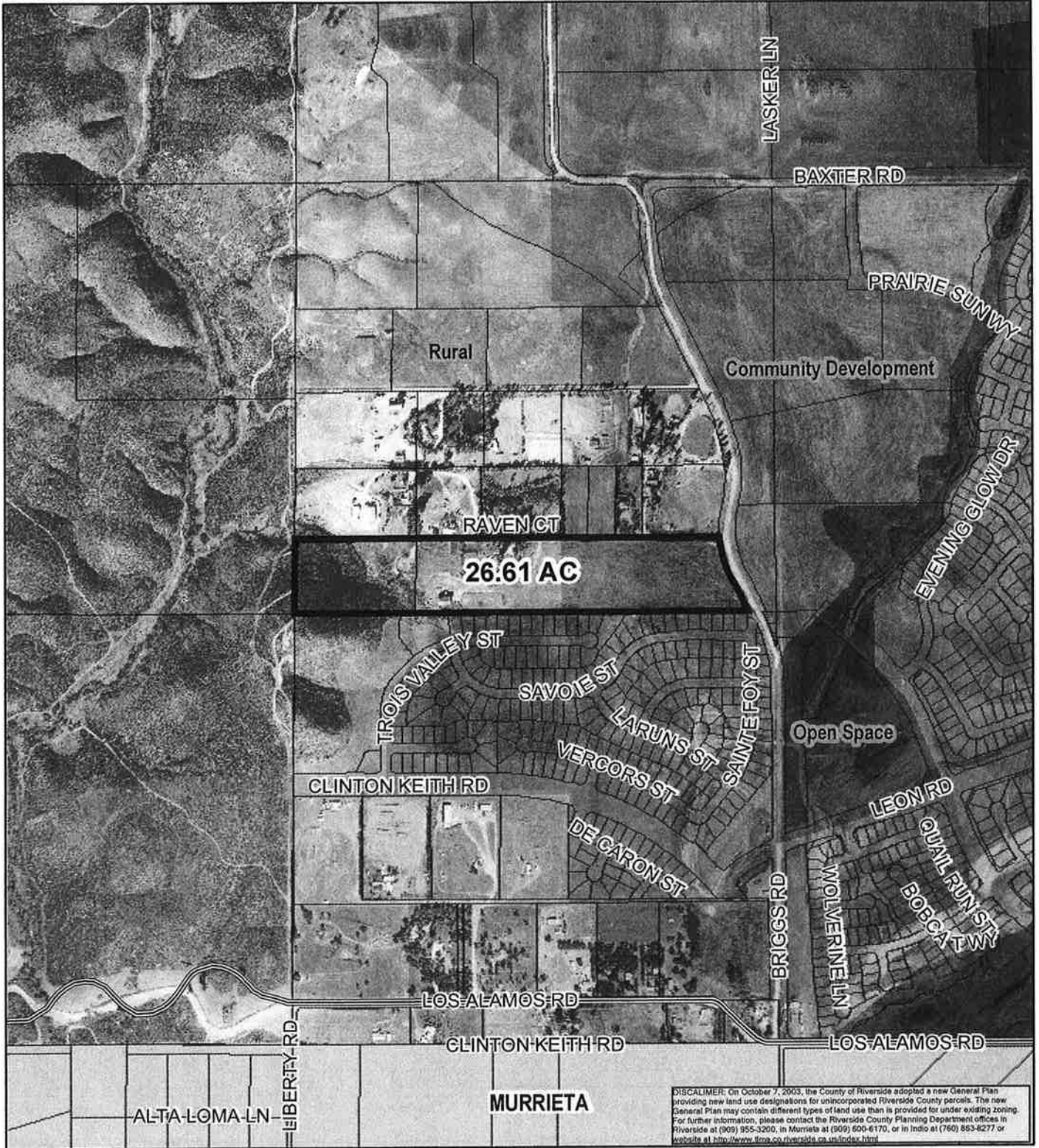
Assessors
Bk. Pg. 480-09
Thomas
Bros. Pg. 899 A6

Supervisor Stone
 District 3
 Date Drawn: 2/21/08

GPA00931

DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana
 Date: 2/29/08
 Exhibit Overview



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
 Plan: Rancho California
 Township/Range: T6SR2W
 Section: 31



Assessors
 Bk. Pg. 480-09
 Thomas
 Bros. Pg. 899 A6



Supervisor: Stone
District 3

Date Drawn: 2/21/08

GPA 0931

Planner: Amy Aldana
Date: 2/29/08

Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Rancho California
Area: Township/Range: T6SR2W
Section: 31

Assessors: Thomas
Blk. Pg. 480-09
Bros. Pg. 899 A6



Agenda Item No.:
Area Plan: Lake Mathews / Woodcrest
Zoning District: Cajalco
Supervisorial District: First
Project Planner: Mike Harrod
Planning Commission: April 15, 2009
Continued from: August 12, 2008 and
October 1, 2008

General Plan Amendment No. 937
(Foundation – Regular)
E.A. Number: 41765
Applicant: Indian Mesa, LLC
Engineer/Rep.: Dave Jeffers Consulting

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation from Rural and Rural Community to Community Development and Open Space, and the land use designations from Very Low Density Residential (VLDR) with a 1 acre minimum lot size, Low Density Residential (LDR) with a ½ acre minimum lot size, Rural Residential (RR) with a 5 acre minimum lot size, and Rural Mountainous (RM) with a 10 acre minimum lot size to Low Density Residential (LDR) with a 1/2 acre minimum lot size, and Open Space-Recreation (OS-R) for an approximately 372.56-acre property. The project is located southerly of Cajalco Road, easterly of Gustin Road, and westerly of Wood Road.

FURTHER CONSIDERATIONS:

March 9, 2009

The proposal was last discussed at the October 1, 2008 Planning Commission meeting. At the previous Planning Commission meeting, Commissioner Roth suggested that the applicant meet with the community. To staff's knowledge, this has not occurred. The applicant did speak with the 1st District Supervisor's office. The applicant is seeking comments on the general plan amendment as proposed.

Staff's position is that General Plan Amendment No. 937, as proposed by the applicant, would not be appropriate. Staff recommends revising the proposed amendment to annex the project area into the Cajalco Wood Policy Area requiring the entire site to be developed as a specific plan and allowing the development of lots of 12,000 square feet and greater in size.

RECOMMENDATIONS:

At this time, the Planning Director's recommendation to the Board of Supervisors would be to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 937 as proposed by the applicant.

Staff recommends amending the Cajalco Wood Policy Area to include the subject site, requiring the entire site to be developed as a Specific Plan and allowing the development of lot sizes of 12,000 square feet and greater in size.

The project site is currently designated as Assessor's Parcel Number 321-120-001, 321-120-002, 321-120-006, 321-120-007, 321-120-014, 321-120-015, 321-150-001, 321-150-002, and 321-150-003.

Agenda Item No.: 8.8
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisorial District: First
Project Planner: Michael Harrod
Planning Commission: April 15, 2009
Continued from: August 12, 2008 and
October 1, 2008

General Plan Amendment No. 937
(Foundation – Regular)
Applicant: Indian Mesa, LLC
Engineer/Representative: Dave Jeffers
Consulting

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 937 as proposed, and the Planning Commission made the comments below. The Planning Director continues to recommend to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 937 as proposed. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: Mr. Roth was not in favor of annexing the site into the Cajalco Wood Policy Area as recommended by the Planning Director as this would potentially allow 12,000 to 15,000 square foot lots which he could not support. Originally, this area was planned as a rural, equestrian community and so lots need to be large enough to support the keeping of animals.

Commissioner John Snell: No comment.

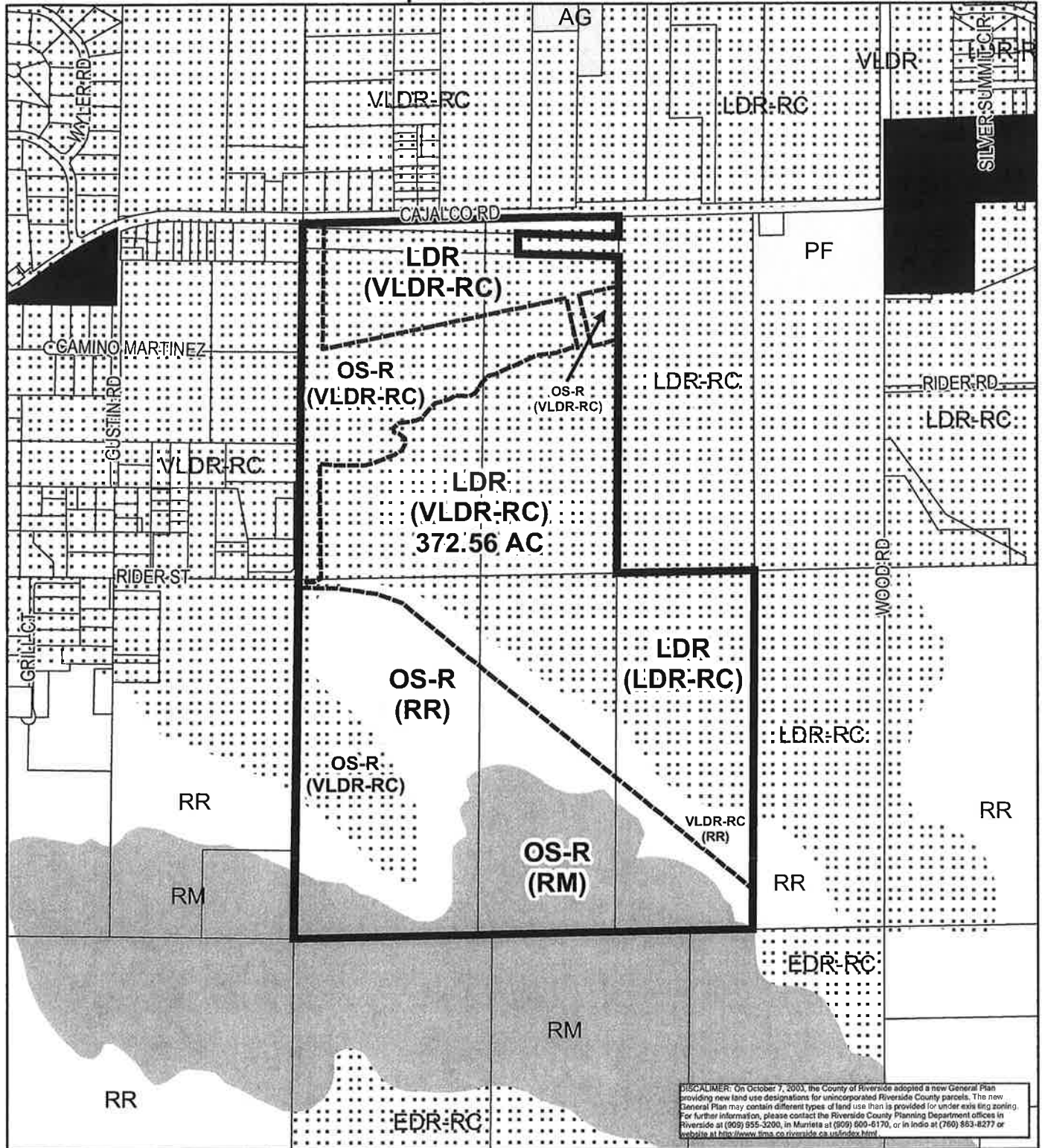
Commissioner John Petty: No comment.

Commissioner Jim Porras: No comment.

Commissioner Jan Zuppardo: No comment.

The Planning Commission received 5 e-mails in opposition to the proposed change.

Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Cajalco
Township/Range: T4SR4W
Section: 7 & 18



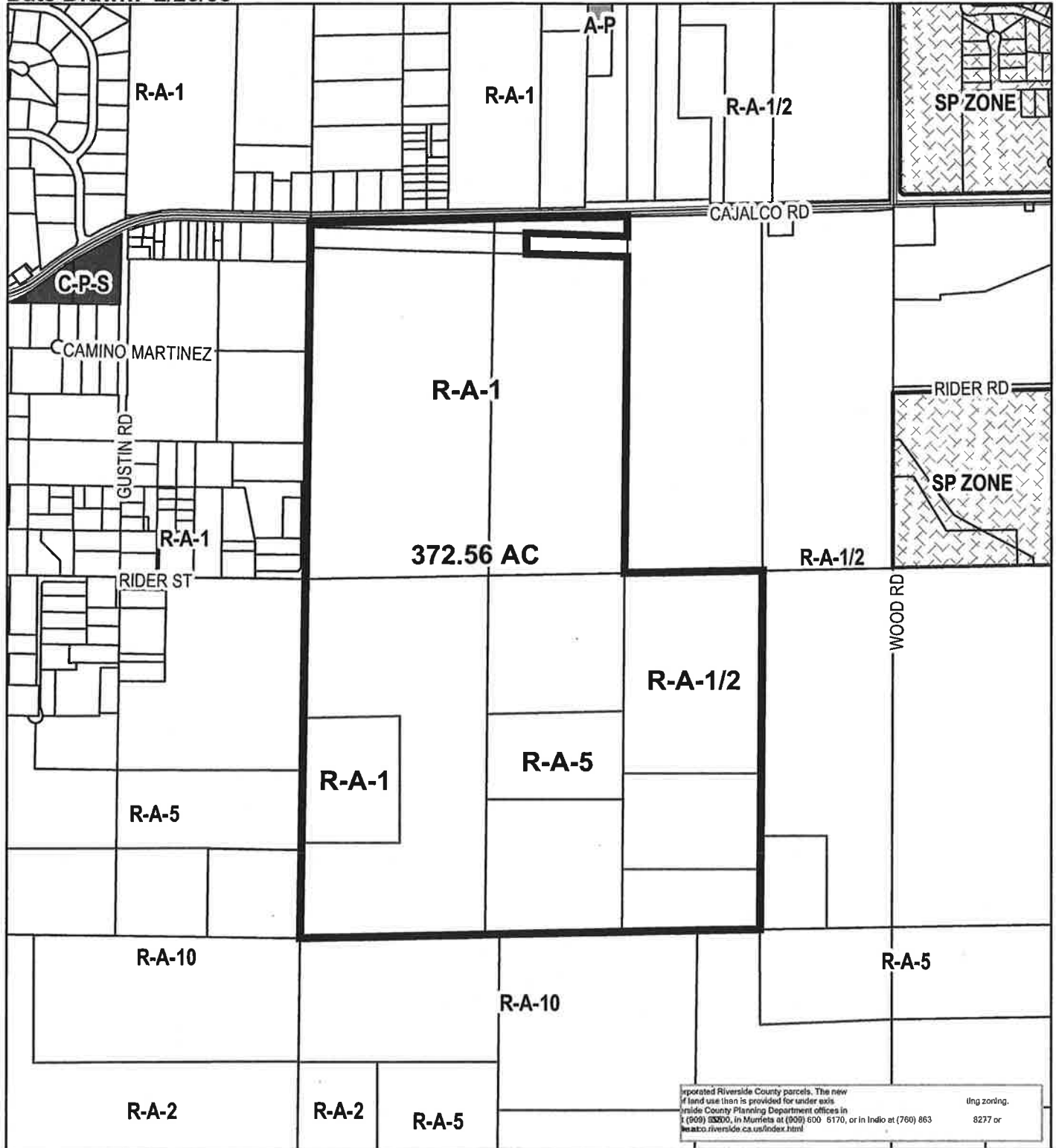
Assessors
Bk. Pg. 321-12 & 15
Thomas
Bros. Pg. 776 C3

Supervisor Buster
District 1
Date Drawn: 2/26/08

GPA00937

EXISTING ZONING

Planner: Amy Aldana
Date: 3/10/08
Exhibit 2



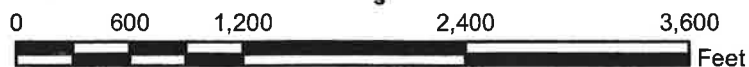
Incorporated Riverside County parcels. The new
if land use then is provided for under exists
Riverside County Planning Department offices in
(909) 950-0000, in Murrieta at (909) 600-6170, or in Indio at (760) 863-
heabo.riverside.ca.us/index.html 8277 or

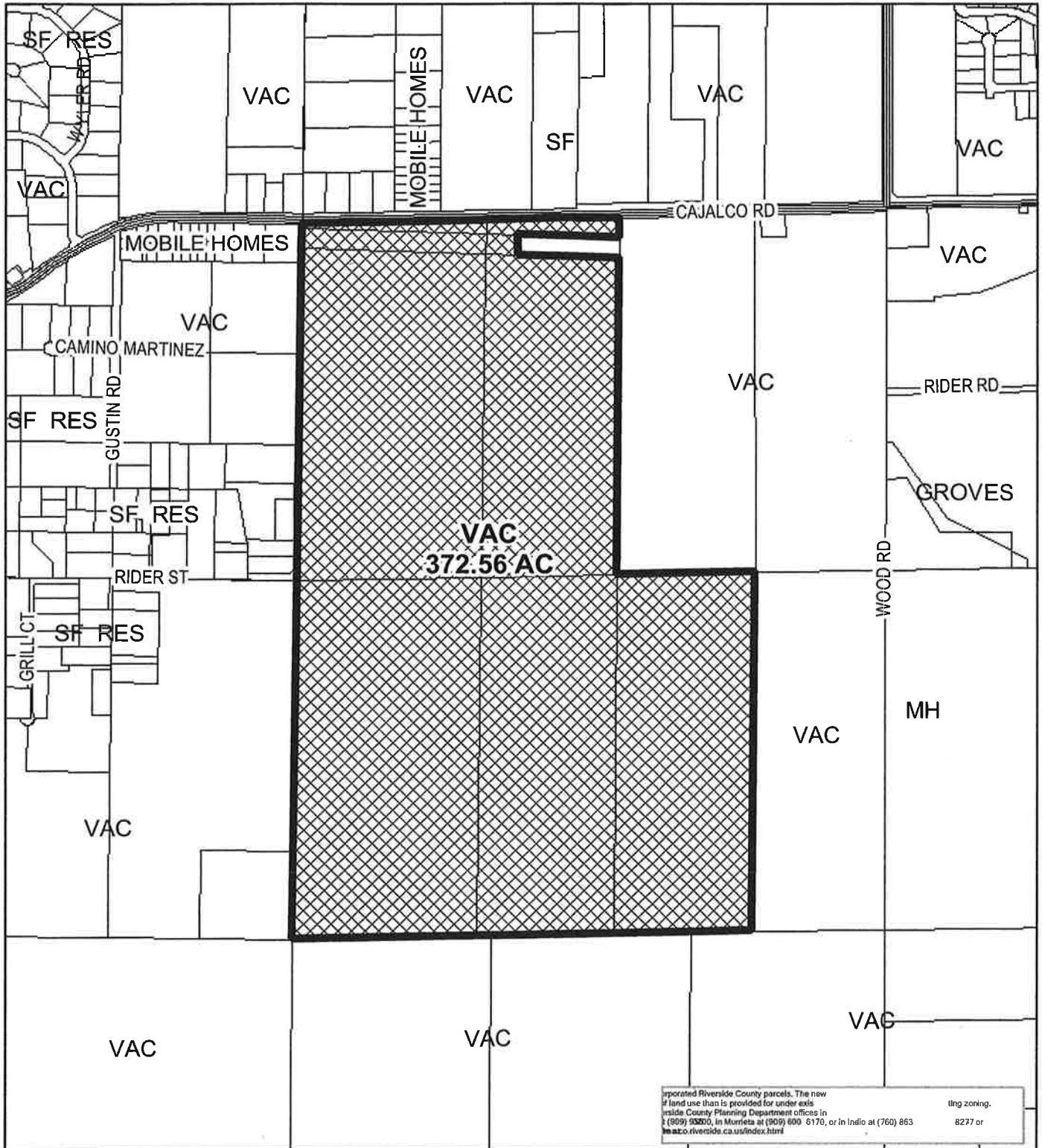
RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Cajalco
Township/Range: T4SR4W
Section: 7 & 18



Assessors
Bk. Pg. 321-12 & 15
Thomas
Bros. Pg. 776 C3

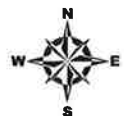




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(909) 93000, in Murrieta at (909) 600 6170, or in Indio at (760) 863 8277 or
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RIVERSIDE COUNTY PLANNING DEPARTMENT

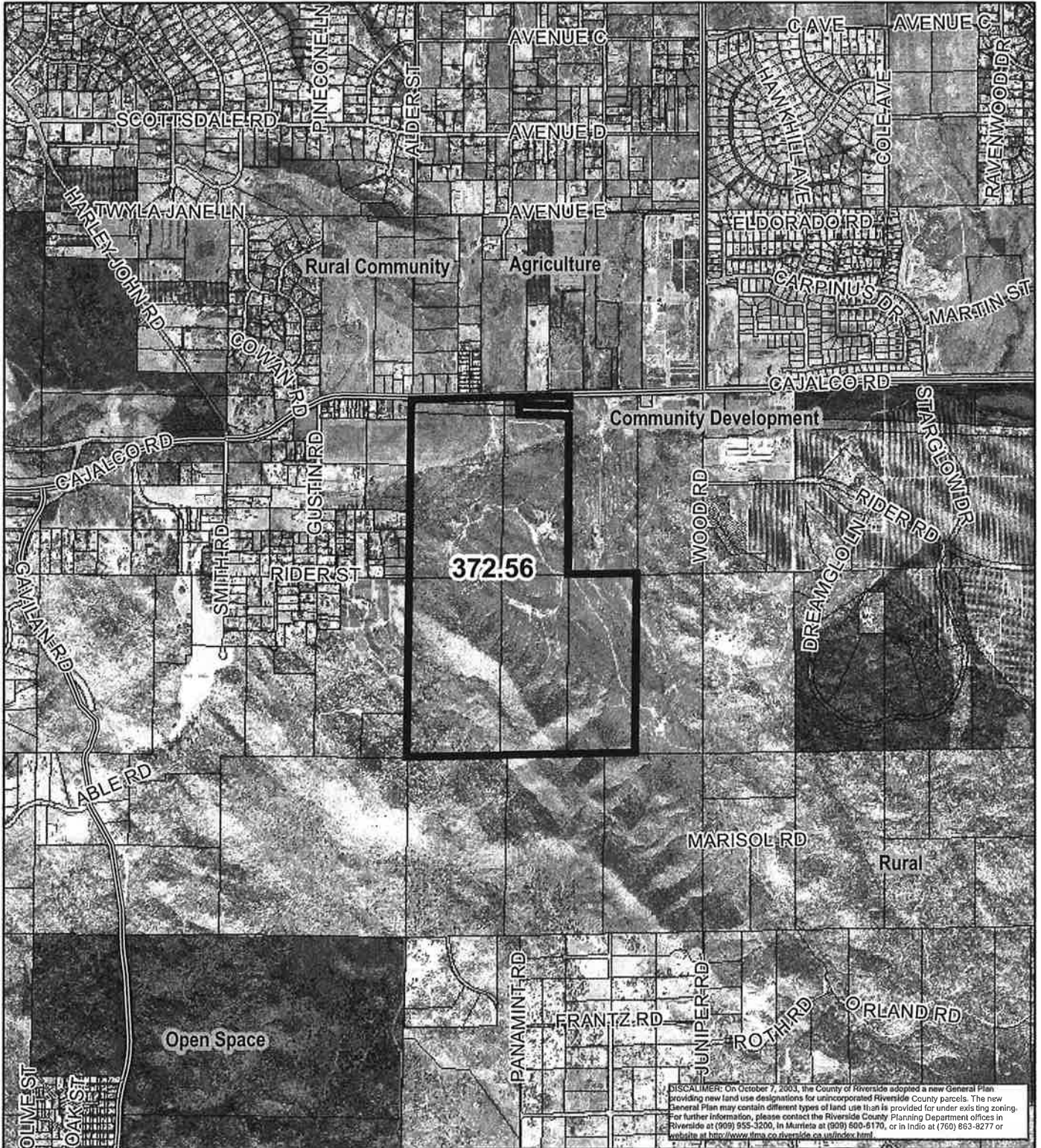
District
Plan: Cajalco
Township/Range: T4SR4W
Section: 7 & 18



Assessors
Bk. Pg. 321-12 & 15
Thomas
Bros. Pg. 776 C3



DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Cajalco
Township/Range: T4SR4W
Section: 7 & 18



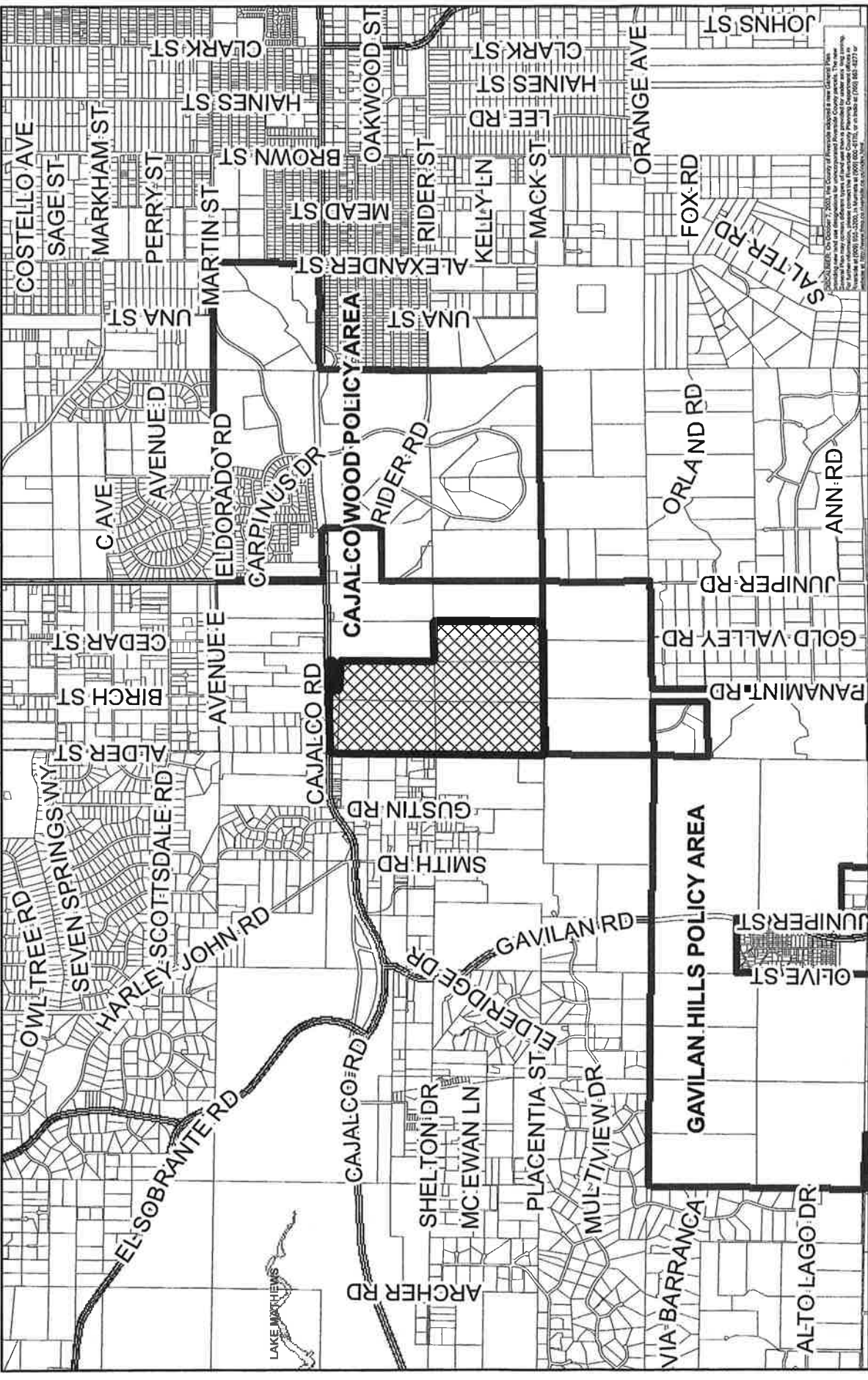
Assessors
Bk. Pg. 321-12 & 15
Thomas
Bros. Pg. 776 C3



Planner: *[Name]* Aldana
 Date: 3/10/08
 Exhibit 8

GPA00937
POLICY AREAS

Supervisor Buster
 District 1
 Date Drawn: 2/26/08



Assessors
 Bk. Pg. 321-12 & 15
 Thomas
 Bros. Pg. 776 C3

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Cajalco
 Township/Range: T4SR4W
 Section : 7 & 18



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a General Plan. This map is a preliminary map of the County of Riverside and is not intended to be used for any other purpose. The County of Riverside is not responsible for any errors or omissions on this map. The County of Riverside is not responsible for any damages, including consequential damages, arising from the use of this map. The County of Riverside is not responsible for any damages, including consequential damages, arising from the use of this map. The County of Riverside is not responsible for any damages, including consequential damages, arising from the use of this map.

Agenda Item No.: 6.18
Area Plan: Lake Mathews / Woodcrest
Zoning District: Temescal
Supervisorial District: First
Project Planner: Amy Aldana
Planning Commission: October 1, 2008
Continued from: August 12, 2008

General Plan Amendment No. 972
(Foundation – Regular)
E.A. Number: 41801
Applicant: Won Yoo
Engineer/Rep.: Trans-Pacific Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and land use designation from “Open Space: Rural” (OS-RUR) (20 Ac. Min.) to “Community Development: Very Low Density Residential (CD:VLDR) (1 Ac. Min.)” for an approximately 64.3-acre property. The project is located northerly of Temescal Canyon Road, easterly of Park Canyon Road, southerly of Dawson Canyon Road, and westerly of Gavilan Springs Ranch Road.

FURTHER CONSIDERATIONS:

September 11, 2008

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held September 10, 2008 between the applicant and the Planning Department to discuss the proposal further.

The property owners have owned this parcel since 1948. They originally owned an entire section of land of which this is the last part within their possession. The rest of the section has been sold to the Riverside Conservation Agency as habitat.

The project site is located immediately east of the recently approved Toscana Specific Plan and the coincident East Temescal Hillside Policy Area. This policy area established additional policies to ensure that development of this area was consistent with the Riverside County Vision and required that the area be designed and developed as one specific plan of land use. Specific Plan No. 327, Toscana, was the result. This 960-acre specific plan has been approved for 1,443 dwelling units, 4.4 acres of retail commercial uses, 14 acres of parks, 70 acres of fuel modification zones, and 510 acres of permanent open space.

Development of the site as VLDR-Community Development is predicated on the development of Specific Plan No. 327 to the west of the subject site. Access to the site would have to be made through the Specific Plan. Without the development of the Specific Plan, urban services will not be available to the site for many years. Water and sewer are now two miles from the site according to the applicant.

The Specific Plan has also established detailed design guidelines that take into account the areas unique terrain and challenges. Development of the proposed site would also benefit from the application of these design guidelines.

Because the site’s development is so intimately tied to the development of the adjacent Specific Plan and the Specific Plan has established the standard for development in this unique area, staff recommends that this site be annexed to the policy area and be developed through an amendment to Specific Plan 327. It should be noted that the applicant expressed strong opposition to tying development of this parcel to the Specific Plan during the meeting.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 972 from Open Space: Rural to Community Development: Very Low Density Residential **would not be appropriate** but comment that adoption of an order initiating proceedings for General Plan Amendment No. 972 as proposed by Staff to add the site to the East Temescal Hillside Policy Area, thereby requiring the site to be developed in conjunction with Specific Plan 327 **would be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

The project site is currently designated as Assessor's Parcel Number 289-080-009 and 289-080-005.

Agenda Item No.: 6.18
Area Plan: Lake Mathews / Woodcrest
Zoning District: Temescal
Supervisory District: First
Project Planner: Amy Aldana
Planning Commission: October 1, 2008
Continued from: August 12, 2008

General Plan Amendment No. 972
(Foundation – Regular)
Applicant: Won Yoo
Engineer/Rep.: Trans-Pacific Consultants

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended an order initiating proceedings for General Plan Amendment No. 972 as proposed by staff to add the site to the "East Temescal Hills Policy Area," thereby requiring the site to be developed in conjunction with Specific Plan No. 327 and the Planning Commission made the comments below. The Planning Director continues to recommend the initiation of General Plan Amendment No. 972. 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: Because the area is rural, hilly, and a high fire area, a slope analysis was recommended by Commissioner Roth. Commissioner Roth considered the project to be premature and incompatible with the surrounding area and cannot envision the area modified to Community Development. He does not support the proposal.

Commissioner John Snell: No comments

Commissioner John Petty: No comments

Commissioner Jim Porras: No comments

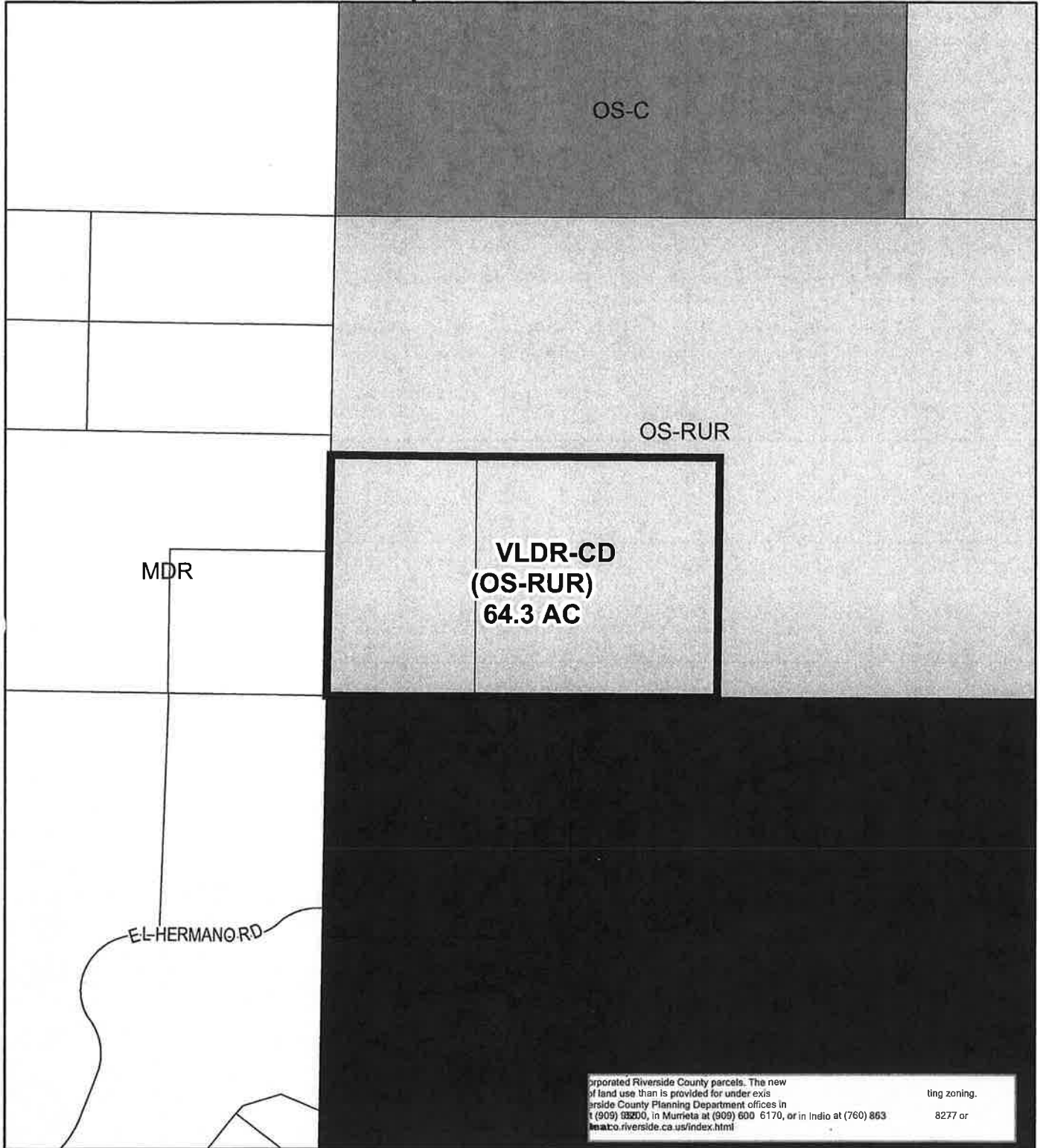
Commissioner Jan Zuppardo: No comments

Supervisor Buster
District 1
Date Drawn: 3/27/08

GPA00972

Proposed General Plan

Planner: Amy Aldana
Date: 3/13/08
Exhibit 6



incorporated Riverside County parcels. The new
of land use than is provided for under exist
Riverside County Planning Department offices in
at (909) 95000, in Murrieta at (909) 600 6170, or in Indio at (760) 863 8277 or
plato.riverside.ca.us/index.html

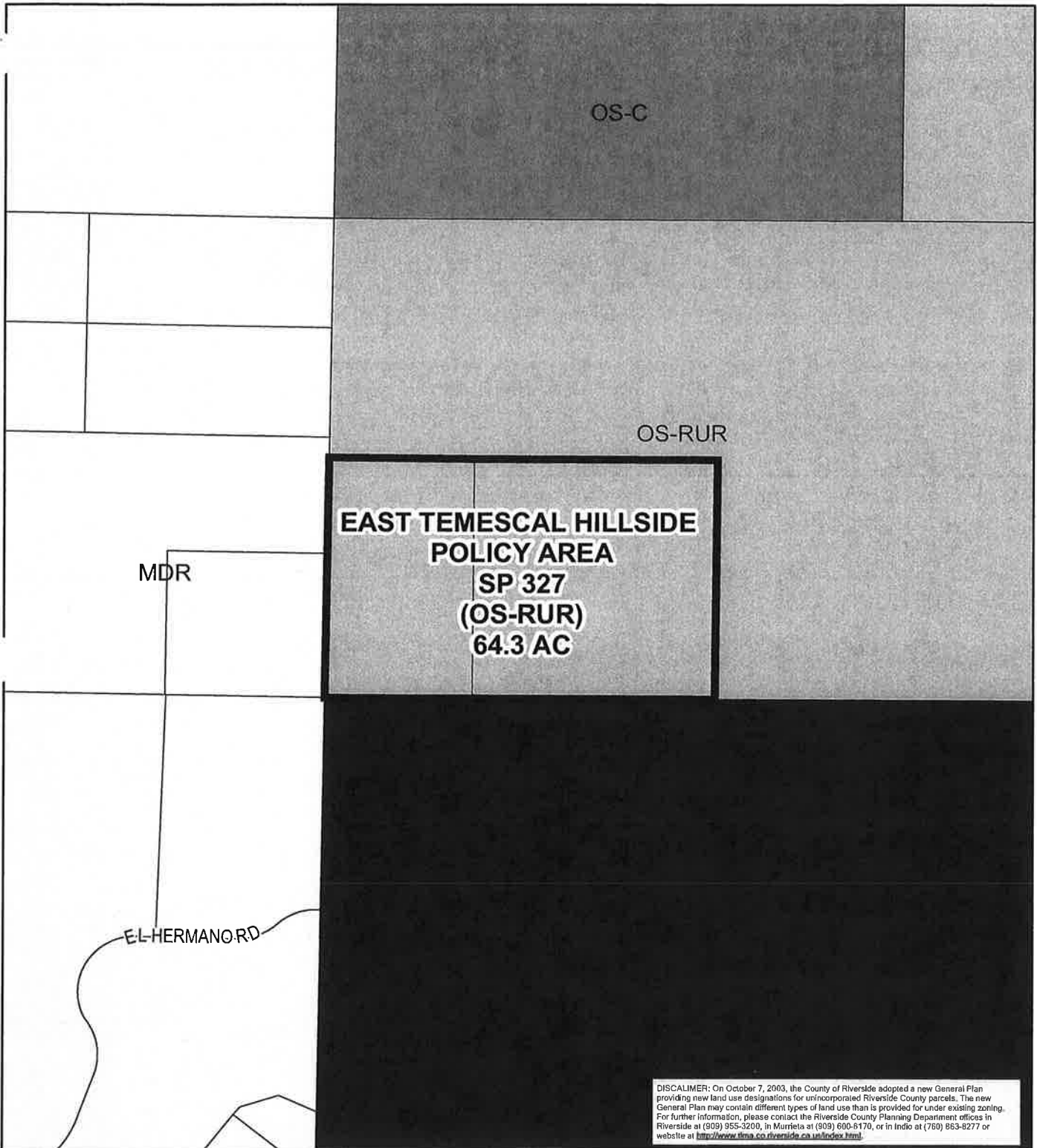
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Temescal
Township/Range: T4SR5W
Section : 31



Assessors
Bk.Pg. 289-08
Thomas Bros. Pg. 804 J5

Recommended General Plan



Zone
Area: Temescal
Township/Range: T4SR5W
Section : 31

RIVERSIDE COUNTY PLANNING DEPARTMENT



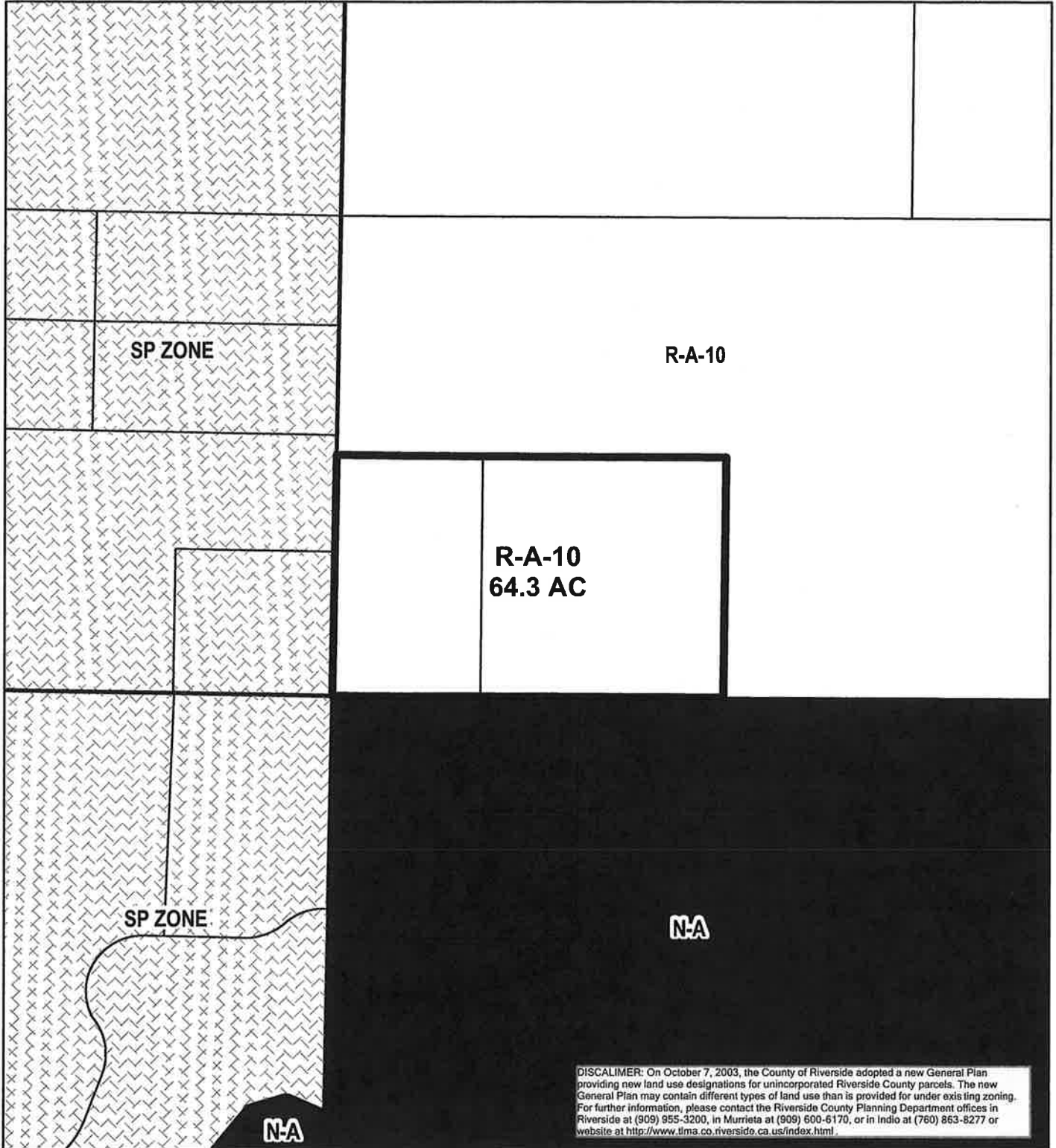
Assessors
Bk.Pg. 289-08
Thomas
Bros. Pg. 804 J5



Supervisor Buster
District 1
Date Drawn: 3/27/08

GPA00972
EXISTING ZONING

Planner: Amy Aldana
Date: 3/13/08
Exhibit 2



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.tlms.co.riverside.ca.us/index.html>

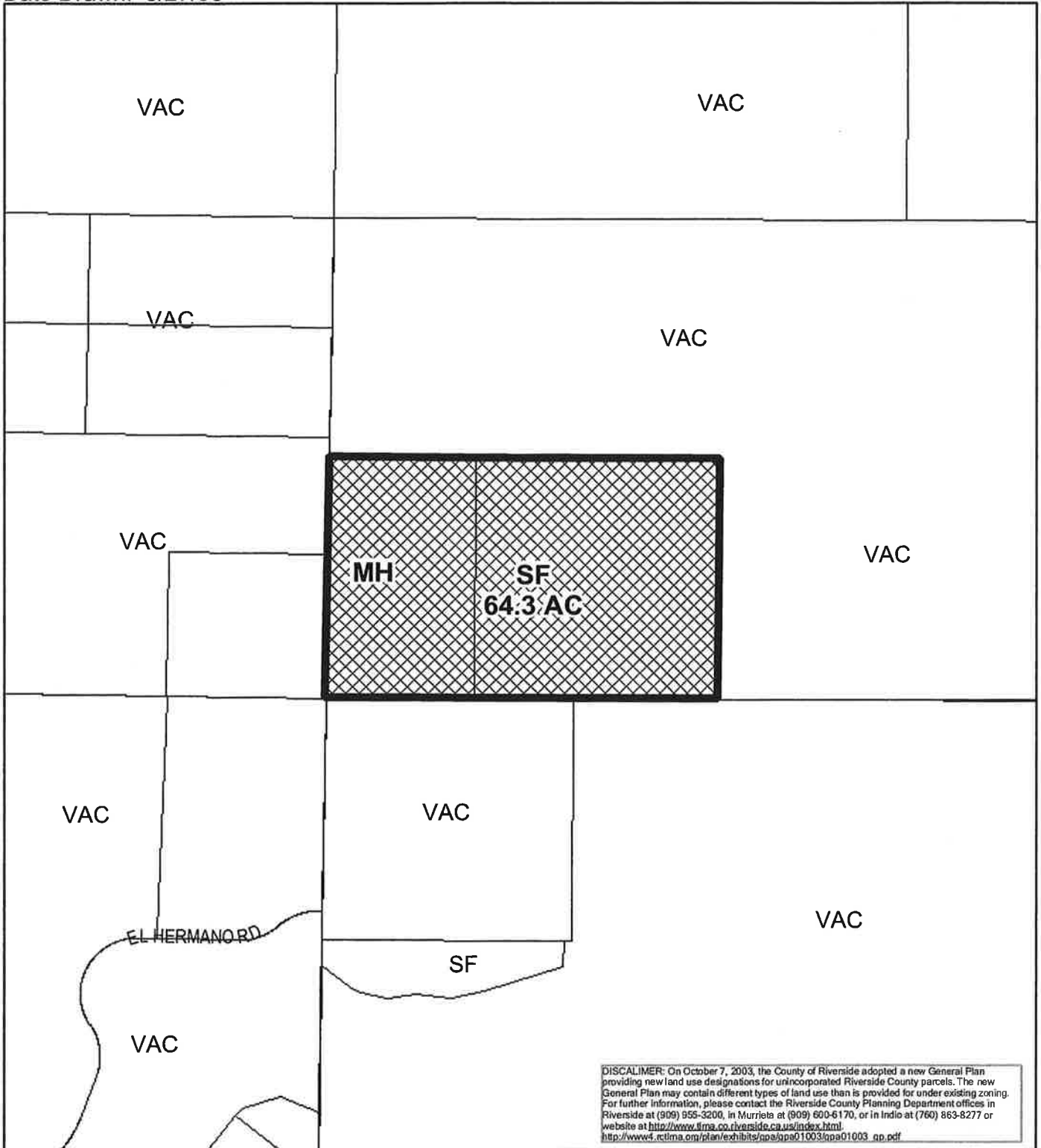
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Temescal
Township/Range: T4SR5W
Section : 31



Assessors
Bk. Pg. 289-08
Thomas
Bros. Pg. 804 J5





RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Temescal
Township/Range: T4SR5W
Section : 31

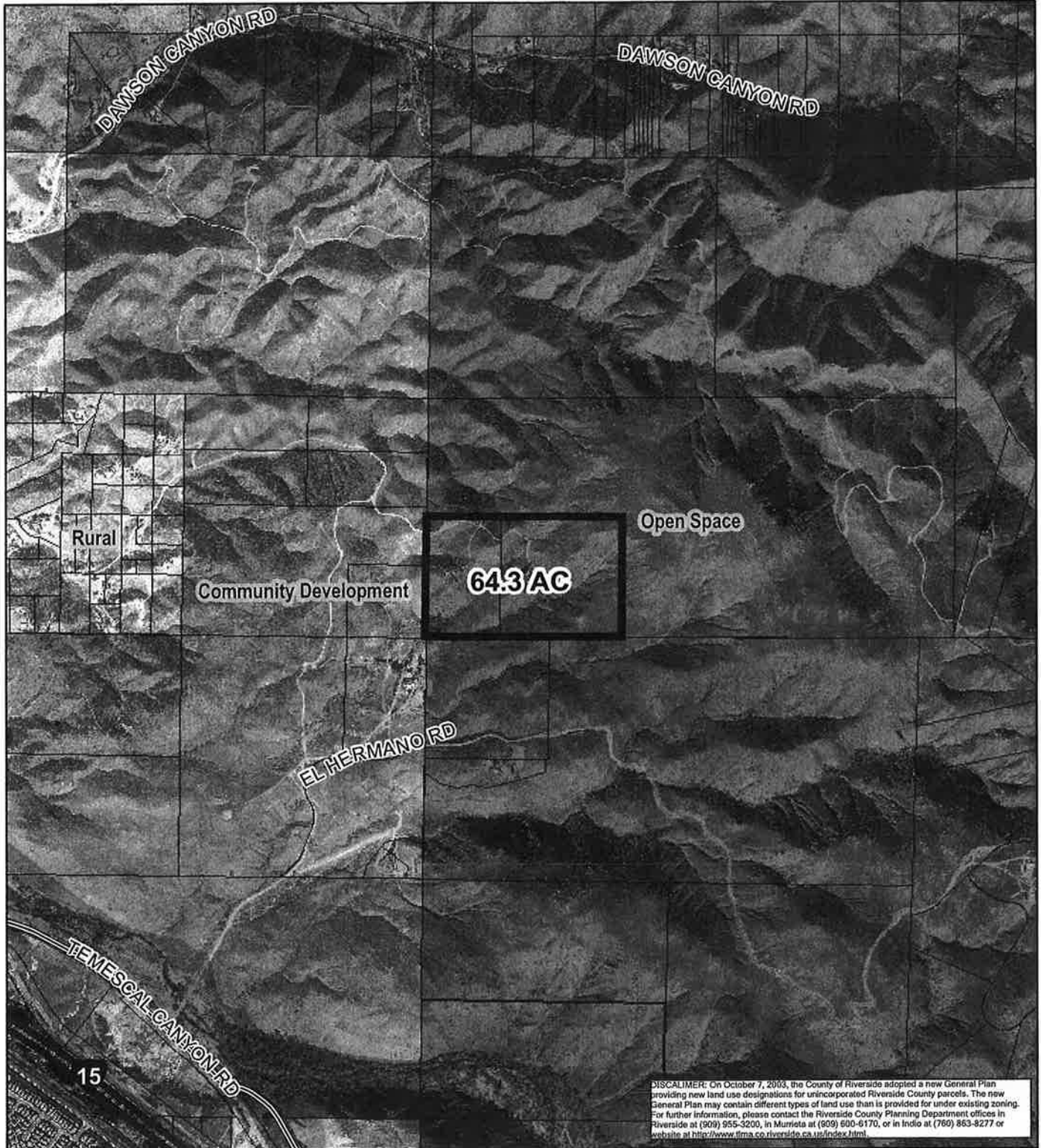


Assessors
Bk. Pg. 289-08
Thomas
Bros. Pg. 804 J5

Supervisor Buster
District 1
Date Drawn: 3/27/08

GPA00972
DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana
Date: 3/13/08
Exhibit Overview



Area
Plan: Temescal
Township/Range: T4SR5W
Section: 31

RIVERSIDE COUNTY PLANNING DEPARTMENT

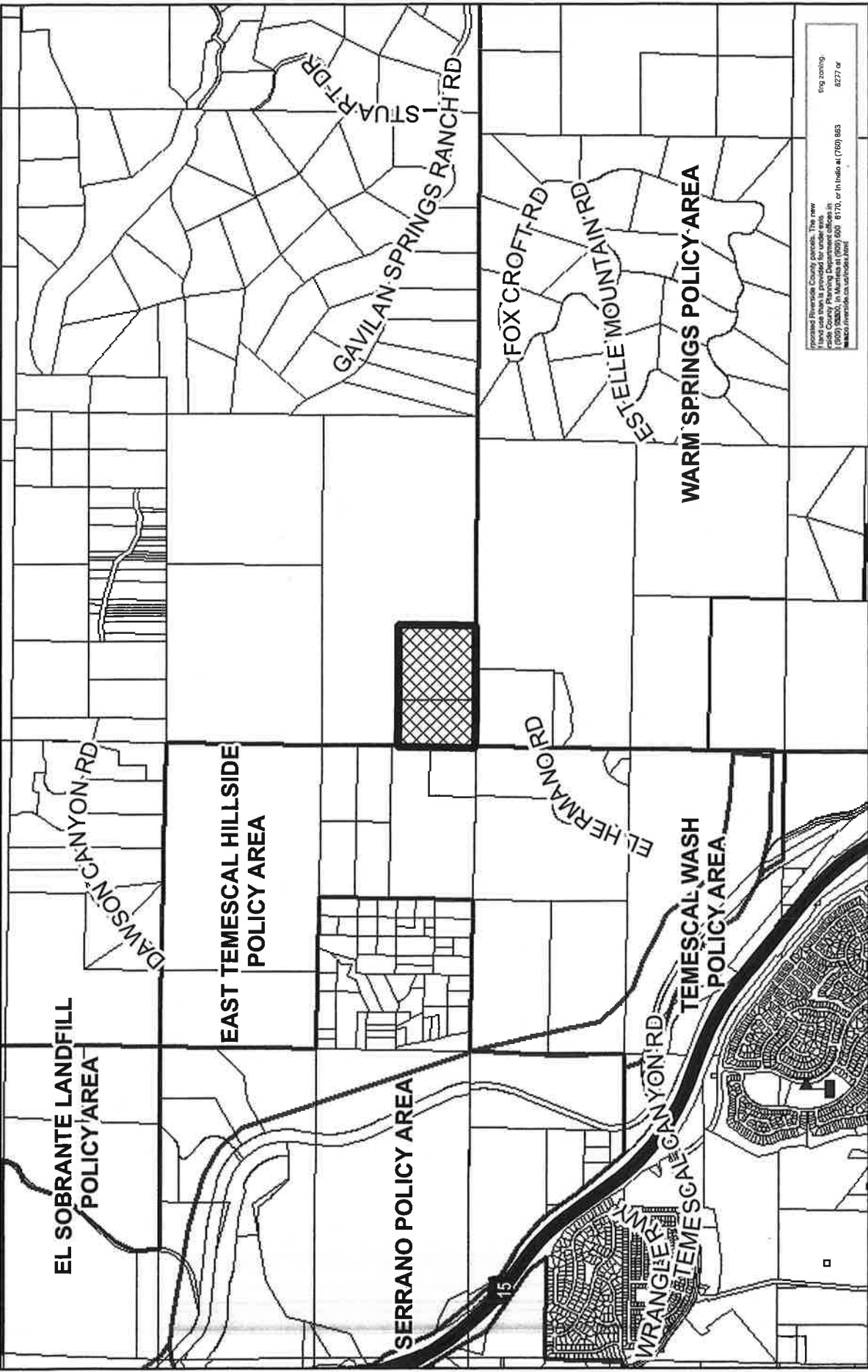
Assessors
Bk. Pg. 289-08
Thomas
Bros. Pg. 804 J5



Supervisor Buster
District 1
Date Drawn: 3/27/08

GP#00972 POLICY AREAS

Planner: Amy Aldana
Date: 3/13/08
Exhibit 8



Approved Riverside County parcel. The new
land use shall be provided for under any
County Planning Department office in
Riverside, CA. For more information
contact Riverside, CA. Riverside, CA
(951) 947-8277 or
8277 or
8277 or

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Temescal
Area: Temescal
Township/Range: T4SR5W
Section: 31

Assessors
Bk. Pg. 289-08
Thomas
Bros. Pg. 804 J5



Agenda Item No.: 6.10
Area Plan: Southwest
Zoning District: Rancho California
Supervisory District: Third
Project Planner: Tamara Harrison
Planning Commission: February 4, 2009

General Plan Amendment No. 1026
Applicant: Traci Evenhuis
Engineer/Representative: John Rogers

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component and Land Use designations from "Rural: Rural Residential" (RUR: RR) (5 acre min.) and "Agriculture" (AG) to "Community Development: Low Density Residential" (CD: LDR) (1/2 ac min.) for an approximately 150.1-acre site. The project is located northerly of Anza Road, westerly of Los Caballos Road, easterly of Butterfield Stage Road and southerly of Monte Verde Road.

POTENTIAL ISSUES OF CONCERN:

The proposed site is located in the "Rancho California" community within the Southwest Area Plan. The site is surrounded by the Community Development Foundation Component to the north, west and south. Specific Plan No. 313, "Morgan Hill," also lies to the north of the subject site, across Monte Verde Road. The approved densities within the SP are similar to those allowed under the Medium Density Residential land use designation. Staff feels that a proposal to Medium Density Residential would be a more appropriate land use designation than the applicant's proposal of Low Density Residential given the existing land use pattern in the area. Staff's recommended modification to Medium Density Residential would continue the pattern of Medium Density Residential in the community and would be consistent with the overall vision for the area.

A number of residential tracts with densities similar to staff's recommendation have been approved since the adoption of the General Plan in 2003 or are in process in the vicinity of the site. Tract Map (TR) 32813 which lies to the south and the west of the subject site was approved for 59 single-family residential lots in 2007. Likewise, TR32227 was approved for 104 single-family residential lots in 2007 which lies to the south and east of the subject site across Rio Linda Road. TR32778 lies to the south of the proposed site and is currently under review with the Planning Department, proposing 92 single-family residential lots. TR32988 is also currently under review and proposes 37 single-family residential lots to the east of the subject site and south of Anza Road. The approval and the review of these tracts along with the development of the "Morgan Hill" specific plan has presented a substantial amount of change in the area since the adoption of the General Plan that substantiates the request.

A County fault line transects the subject site which could potentially create fault hazards; however, as part of the review for TR32227 (Geologic Report No. 1484) no evidence of faulting was found in the area and therefore mitigation measures weren't necessary with TR32227. Development of the subject site would address faulting issues at the project level as well.

Two of the parcels (Assessor Parcel Number's 966-380-014 and 966-380-015) included in the proposal fall within an agriculture preserve, "Rancho California 32." Contract expires pursuant to non-renewal in 2013, the cancellation has not been submitted as of yet.

Recommendation:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1026 from Rural: Rural Residential and Agriculture to Community Development: Low Density Residential **would not be appropriate**; however GPA01026 as modified by staff from Rural: Rural Residential and Agriculture to Community Development: Medium Density Residential **would be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

Agenda Item No.: 6.10
Area Plan: Southwest
Zoning District: Rancho California
Supervisorial District: Third
Project Planner: Tamara Harrison
Planning Commission: February 4, 2009

General Plan Amendment No. 1026
Applicant: CLE Engineering
Engineer/Representative: CLE Engineering

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1026 as modified by staff from Rural: Rural Residential and Agriculture to Community Development: Medium Density Residential and the Planning Commission made the comments below. The Planning Director continues to recommend initiation for the General Plan Amendment as shown on Exhibit 7. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: Commissioner Roth commented that Estate Density Residential (EDR) may be more appropriate than Medium Density Residential at the subject site.

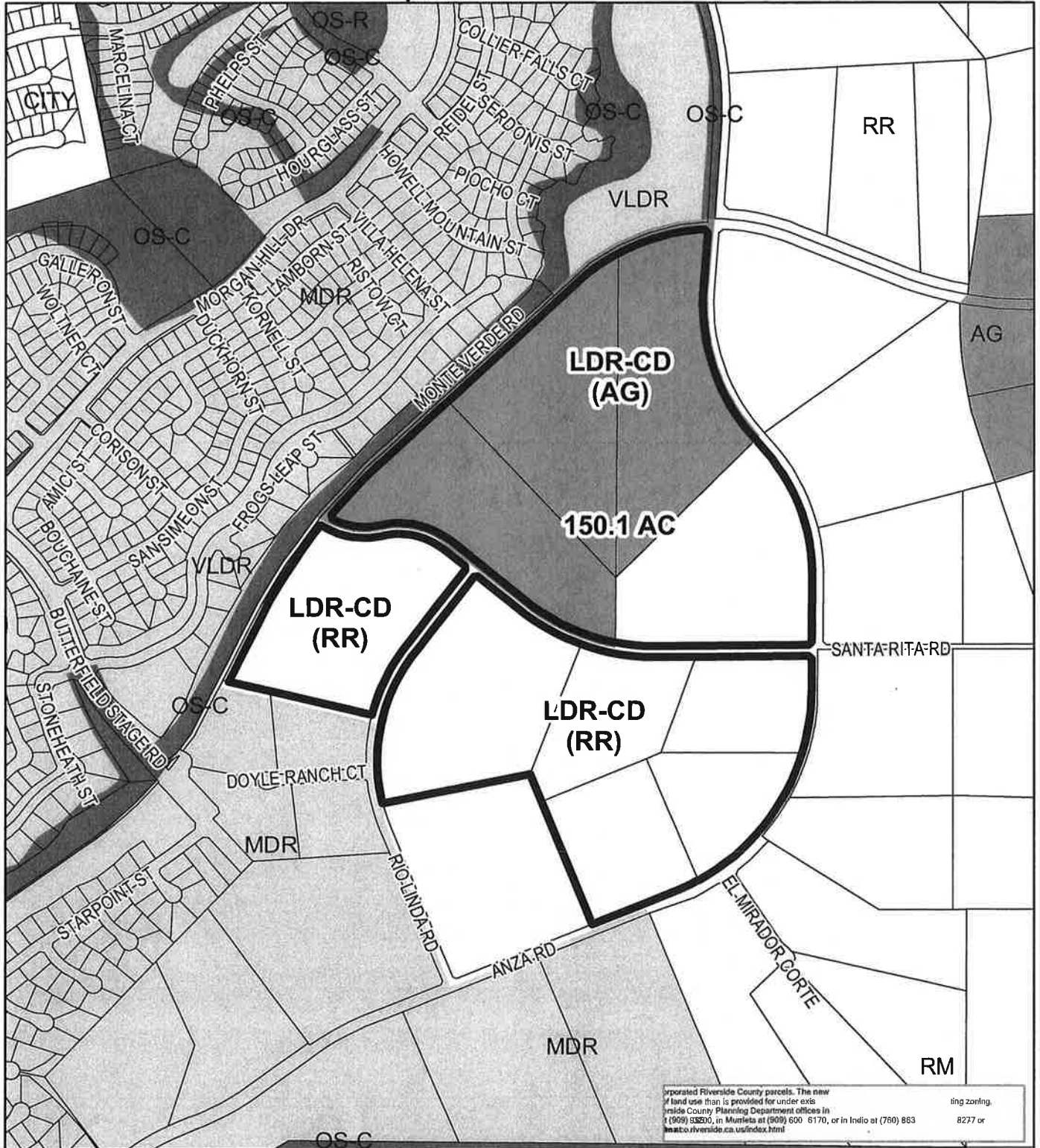
Commissioner John Snell: No Comments

Commissioner John Petty: Commissioner Petty recommended initiation from Rural: Rural Residential and Rural: Rural Mountainous to Community Development: Medium Density Residential with some hesitation.

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo:

Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Rancho California
Township/Range: T8SR2W
Section: 14 & 23



Assessors
Bk. Pg. 966-38
Thomas
Bros. Pg. 980 A3

Supervisor Stone
District 3

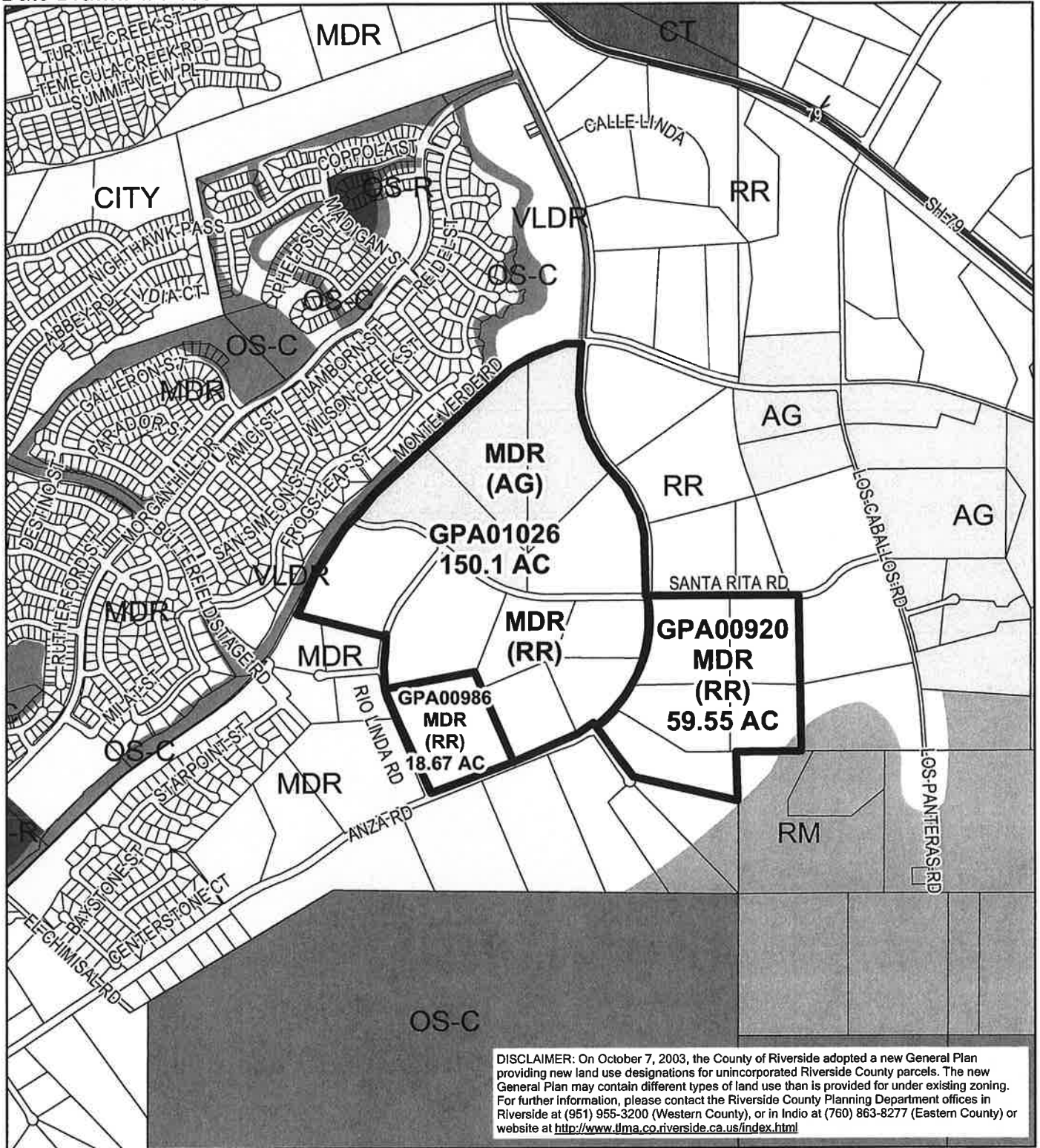
GPA00920 GPA00986 GPA01026

Planner: Amy Aldana
Date: 2/4/09

Date Drawn: 1/14/09

Recommended General Plan

Exhibit 7



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.dma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T8SR2W
Section : 14,23,24



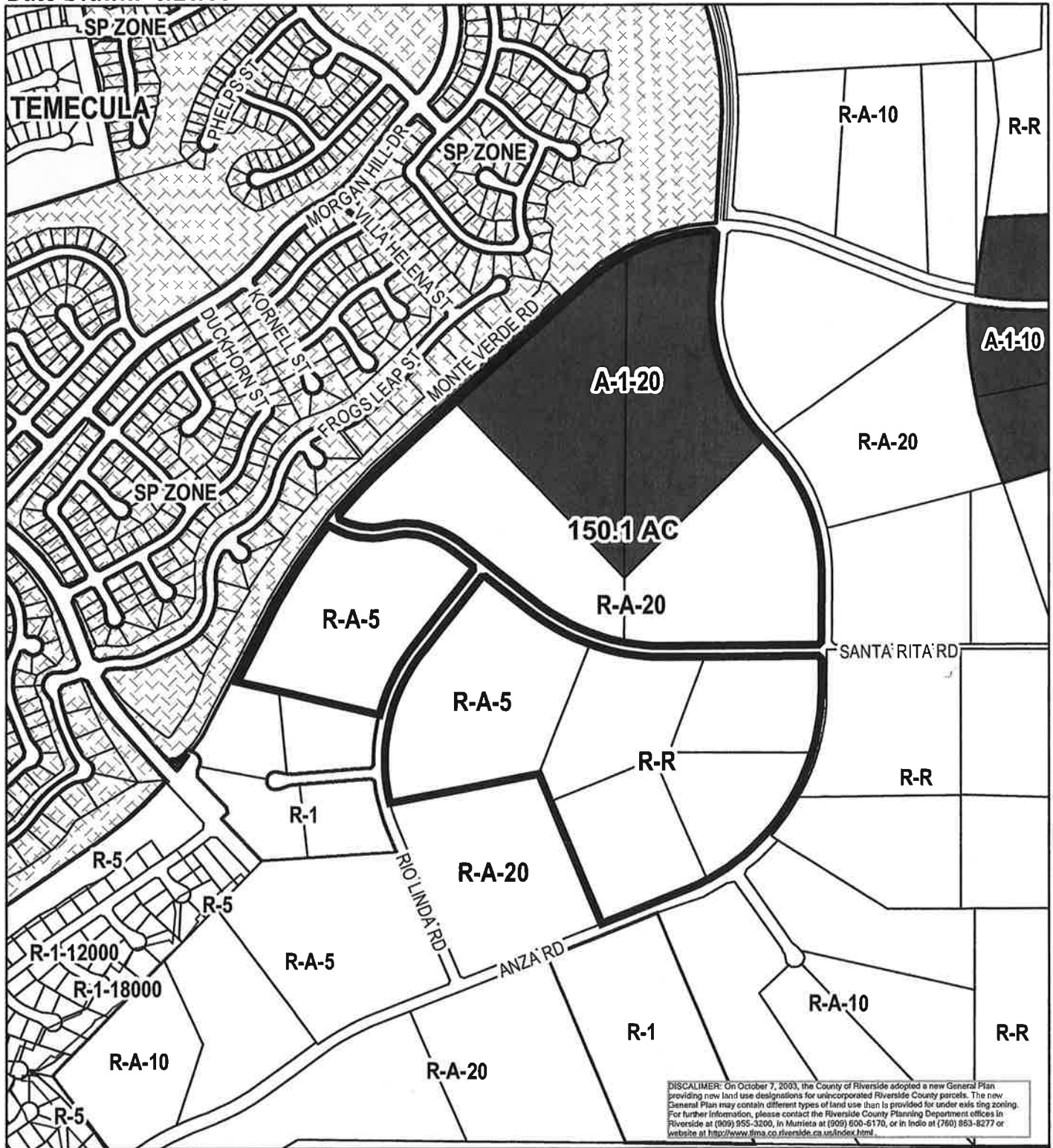
Assessors
Bk.Pg. 966-38
Thomas
Bros. Pg. 980 A3



Supervisor Stone
 District 3
 Date Drawn: 3/20/08

GPA01026
EXISTING ZONING

Planner: Amy Aldana
 Date: 3/12/08
 Exhibit 2



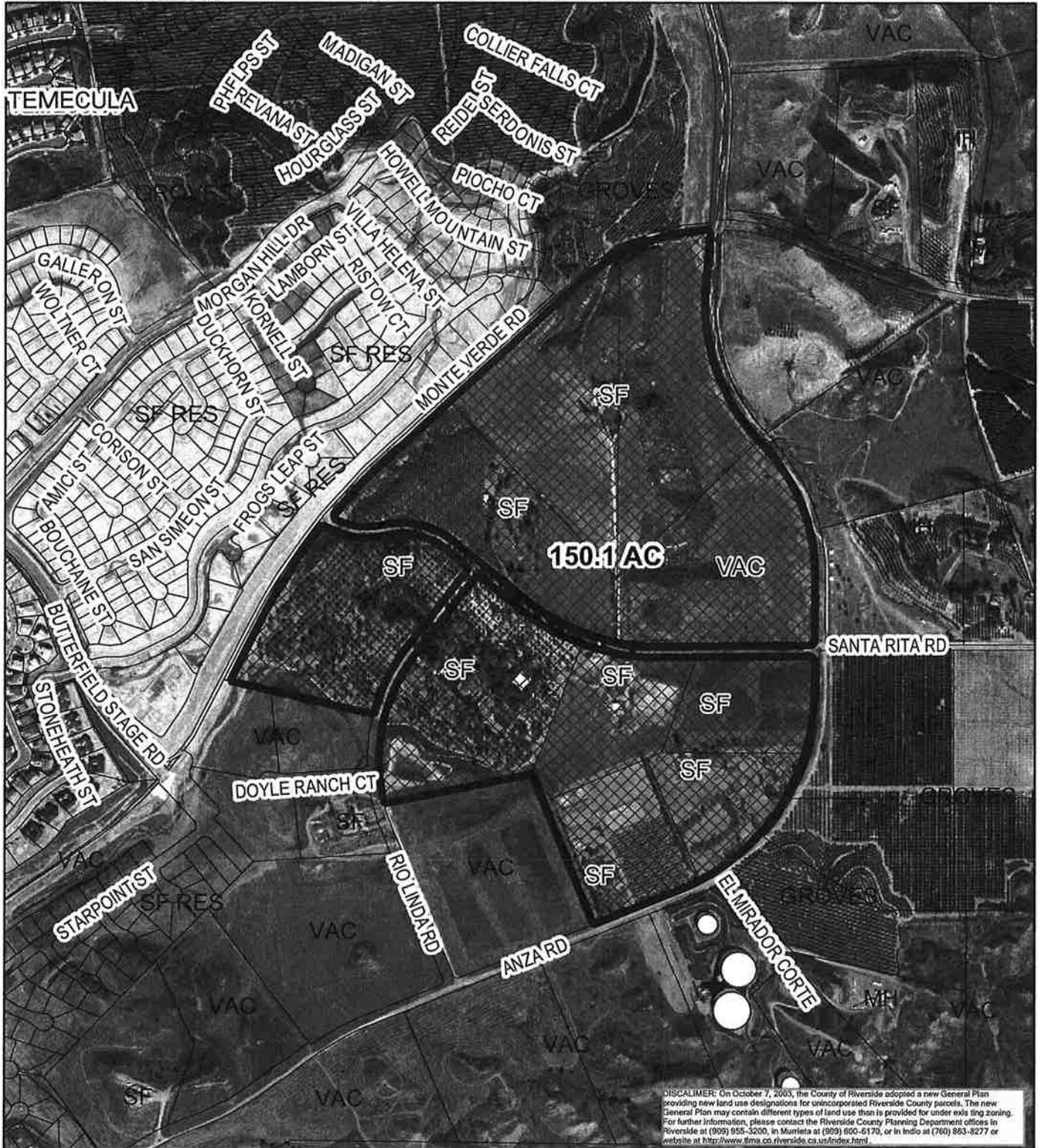
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 Area: Rancho California
 Township/Range: T8SR2W
 Section : 14 & 23



Assessors
 Bk. Pg. 966-38
 Thomas
 Bros. Pg. 980 A3





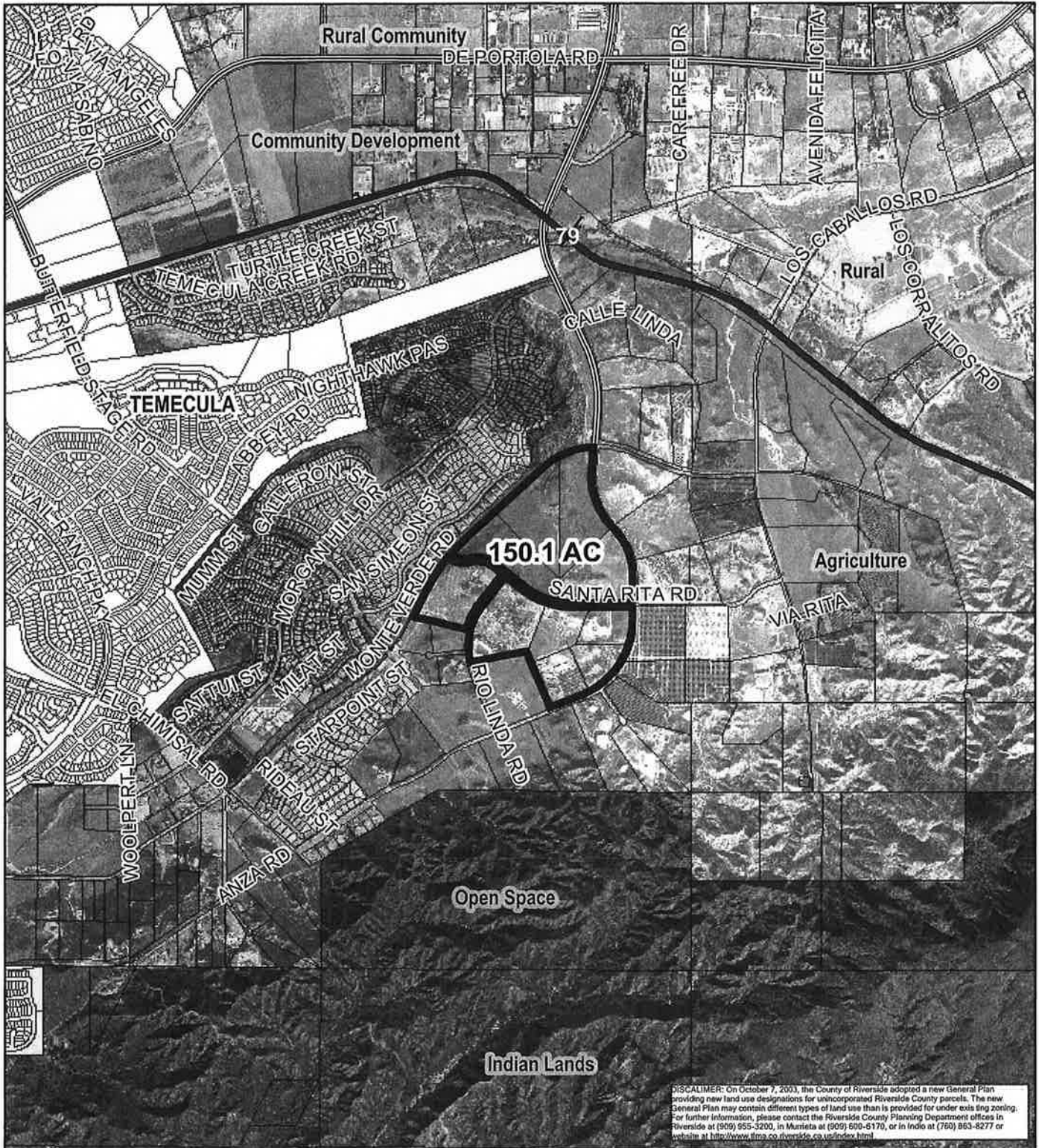
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 Area: Rancho California
 Township/Range: T8SR2W
 Section : 14 & 23



Assessors
 Bk. Pg. 966-38
 Thomas
 Bros. Pg. 980 A3





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RIVERSIDE COUNTY PLANNING DEPARTMENT

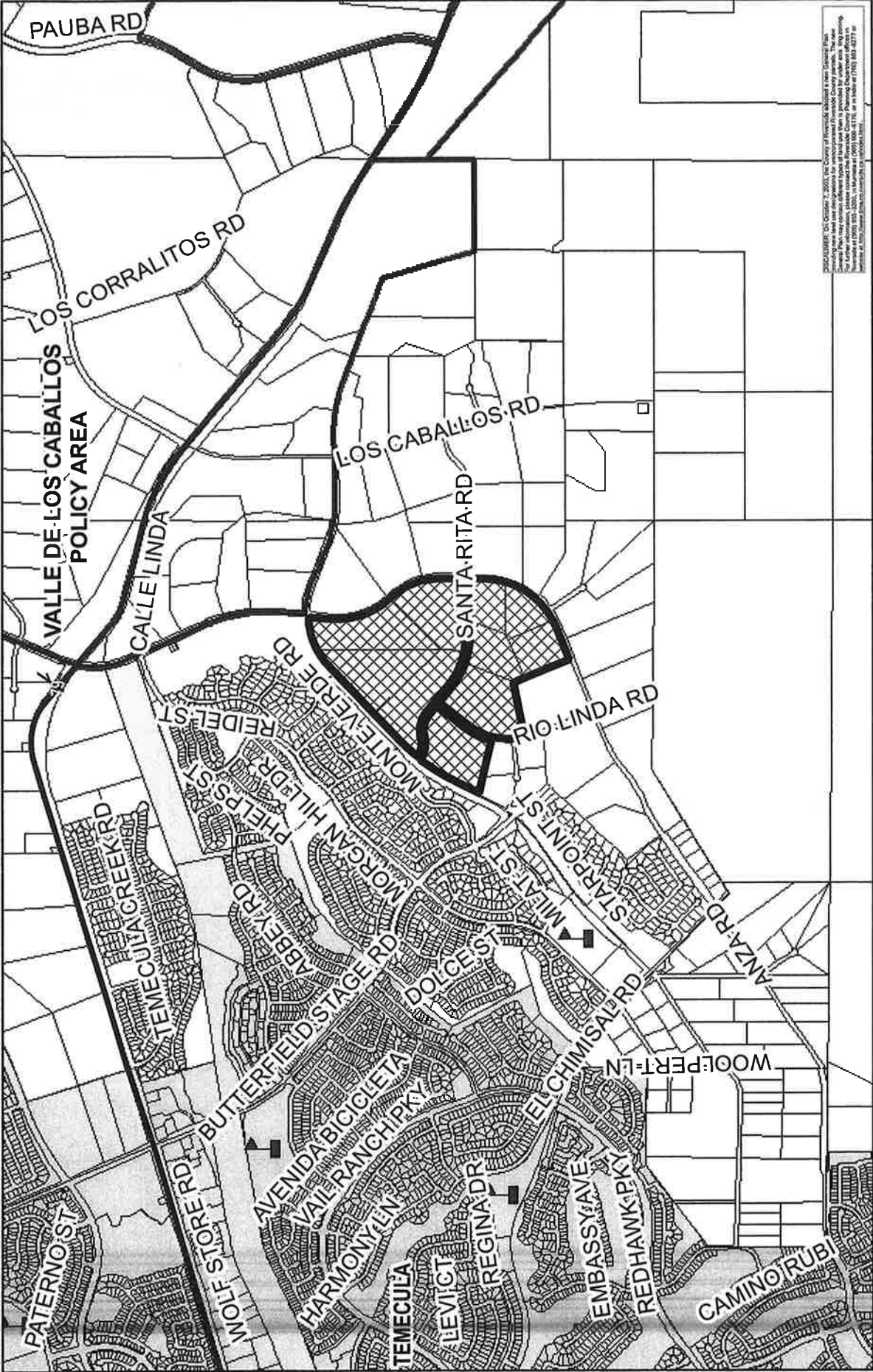
Area
Plan: Rancho California
Township/Range: T8SR2W
Section: 14 & 23



Assessors
Bk. Pg. 966-38
Thomas
Bros. Pg. 980 A3



GPAU1026
POLICY AREAS



DOCUMENT IS OCTOBER 7, 2007. THE COUNTY OF RIVERSIDE, CALIFORNIA, HAS ADOPTED A NEW GENERAL PLAN. THE GENERAL PLAN IS A STATE-REQUIRED PLAN FOR THE COUNTY OF RIVERSIDE, CALIFORNIA. THE GENERAL PLAN IS A STATE-REQUIRED PLAN FOR THE COUNTY OF RIVERSIDE, CALIFORNIA. THE GENERAL PLAN IS A STATE-REQUIRED PLAN FOR THE COUNTY OF RIVERSIDE, CALIFORNIA.

Assessors
 Bk. Pg. 966-38
 Thomas
 Bros. Pg. 980 A3

RIVERSIDE COUNTY PLANNING DEPARTMENT



Zone Rancho California
 Area: T8SR2W
 Township/Range: T8SR2W
 Section : 14 & 23

Agenda Item No.: 6.2
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth
Project Planner: Tamara Harrison
Planning Commission: March 4, 2009
Continued from August 12, 2008

General Plan Amendment No. 1031
E.A. Number 41775
Applicant: Jesus Escamilla
Engineer/Rep.: Andy Vossler

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Rural: Rural Residential" (RUR:RR) (5 acre min.) to "Rural Community: Very Low Density Residential (RC:VLDR) (1 acre min.) for an approximately 14.31-acre site. The project is located northerly of 30th Avenue, southerly of Vista Chino, westerly of Desert Moon Drive and easterly of Rio Del Sol Road

ISSUES OF POTENTIAL CONCERN:

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held September 24, 2008 between the applicant and the Planning Department to discuss the proposal further.

The subject site is located in the "Thousand Palms" community within the Western Coachella Valley Area Plan. The surrounding area is rural in nature with a number of lots in the area being vacant. The site is surrounded by the Rural: Rural Residential designation with the exception of the Community Development: Medium Density Residential designation to the south across 30th Avenue. 30th Avenue currently serves as a clear demarcation line between lower and higher density designations in the immediate area. The proposal would allow the encroachment of smaller lots into a large area that is Rural Residential or 5 acre minimums.

The site also falls within the 100-year flood zone, requiring a flood plain management review to be completed. The applicant has indicated that a joint effort between the Coachella Valley Water District and the U.S. Army Corp of Engineers would create a flood project and levee to the north of the site that once completed, would protect the subject site from flooding hazards. At the time of this report, the project was still in the design stages. The design of the project is expected to be completed by the summer of 2009. Funding for the construction of the project is expected to be secured by FY2010 and the actual construction of the project is expected to be completed in 2 years after funding has been secured. Since the efforts of the Army Corp. and the Water District are in the planning stages, no evidence has been provided to show that new conditions or circumstances are currently present in the area that would provide the infrastructure needed to reduce potential flood hazards. Increasing the density for the site would

increase the potential exposure to hazardous conditions and create an inconsistency between the land use map/element and the safety element of the General plan.

The proposal also falls within the General Plan's "Section 8 Sand Source Policy Area" which restricts the area to a 5 acre minimum lot size. In discussions with Greg Neal of the County's Environmental Programs Department, the adoption of the Multiple Species Habitat Plan for that particular area would be sufficient in addressing any sensitivity issues that the policy area previously addressed, therefore minimizing the relevance of the policy area. However, no changes are being made to the policy area boundaries at this time.

No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the proposed change. The surrounding area remains rural in character which is in keeping with the General Plan's vision for the area.

RECOMMENDATION:

The Planning Director recommends to **tentatively decline** to adopt an order initiating proceedings for General Plan Amendment No. 1031 from Rural: Rural Residential to Rural Community: Very Low Density Residential.

Agenda Item No.: 6.2
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth
Project Planner: Tamara Harrison
Planning Commission: March 4, 2009

General Plan Amendment No. 1031
Applicant: Jesus Escamilla
Engineer/Representative: Andy Vossler

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for GPA01031 from Rural: Rural Residential to Rural Community: Very Low Density Residential and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board tentatively decline to adopt an order initiating proceedings for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: Commissioner Roth commented that 30th Avenue looks like the demarcation line between the higher and lower densities. He has no problem with proceeding with initiation but will take a better look at it if it comes before the Planning Commission again.

Commissioner John Snell: No Comments

Commissioner John Petty: Judging by the aerial photograph, Commissioner Petty agrees with Commissioner Roth that 30th Avenue looks like the demarcation line between higher and lower densities.

Commissioner Jim Porras: Commissioner Porras indicated that staff's analysis was thorough and seems accurate on paper; however when you visit the subject site, things are somewhat different. He indicated that 30th Avenue serving as a demarcation line between higher and lower densities is somewhat arbitrary when you're actually on site. Commissioner Porras also commented that the natural demarcation line may be the Southern CA. Edison easement. The lots to the north of the subject site and the Edison easement are a mixture of large and small parcels and the smaller parcels provide some change for the area making it somewhat of a mixed development area. According to Commissioner Porras, the proposal is not inconsistent with lots that are easterly or southerly of the site but in keeping with those areas. He also commented that mitigation plans in relation to flooding are not visible on the ground just yet but they are in the Planning stages by CVWD and the Army Corp. of Engineers and that it will be the applicant's burden to deal with any flooding issues that may arise. Porras commented to let the application proceed as there is ample justification, he also suggested that the proposed lot size should be similar in size to the lots to the southeast of the subject site, approximately 1.29 acres once a project comes forward.

Commissioner Jan Zuppardo: Agrees with Commissioner Porras that initiation is appropriate.

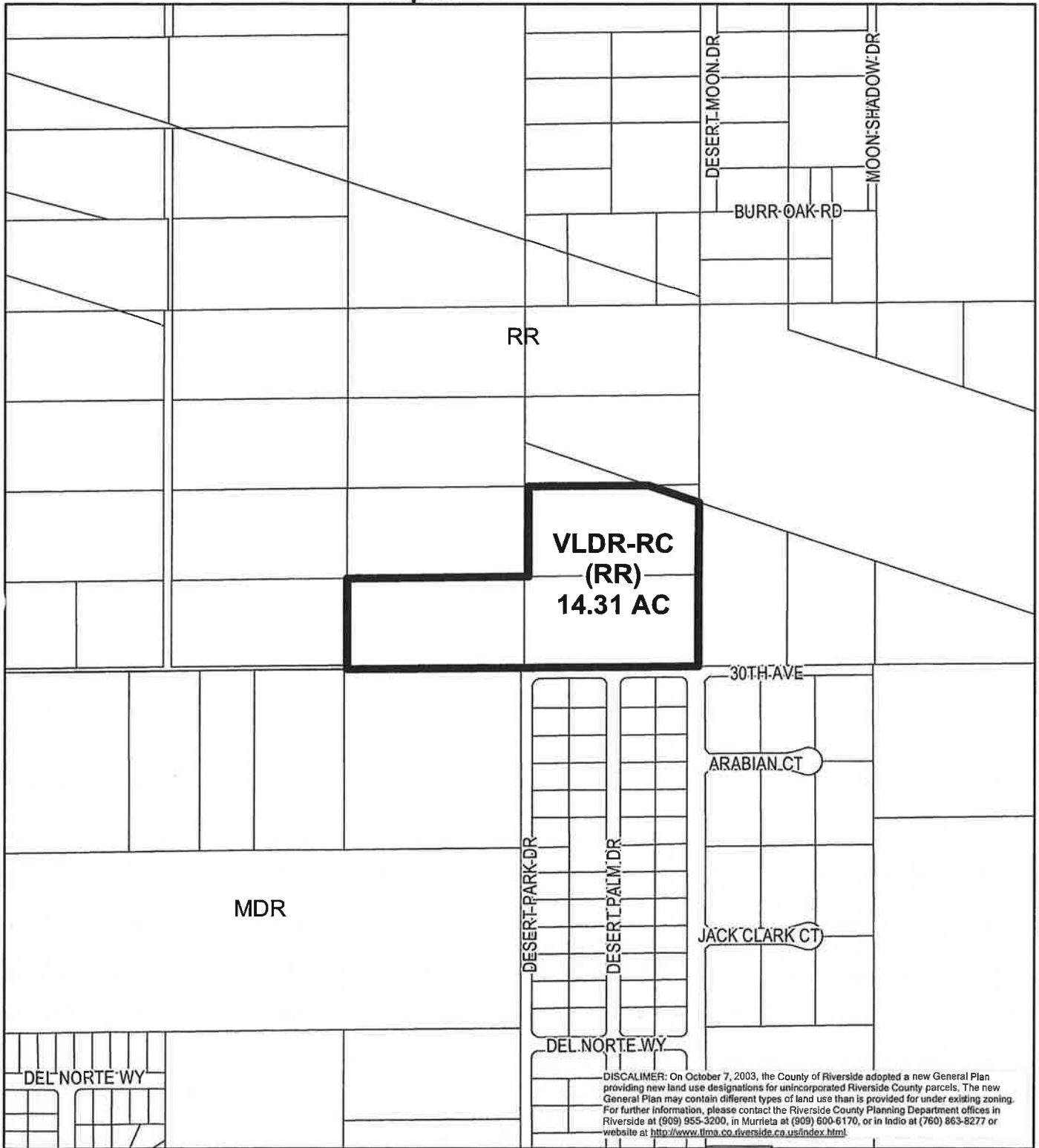
General Plan Amendment No. 1031
Board of Supervisors Directors Report:
Page 2 of 2

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Supervisor Wilson
District 4
Date Drawn: 4/07/08

GPA01031
Proposed General Plan

Planner: Amy Aldana
Date: 3/17/08
Exhibit 6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Thousand Palms
Township/Range: T4SR6E
Section: 8



Assessors
Bk. Pg. 648-21
Thomas
Bros. Pg. 758 E7

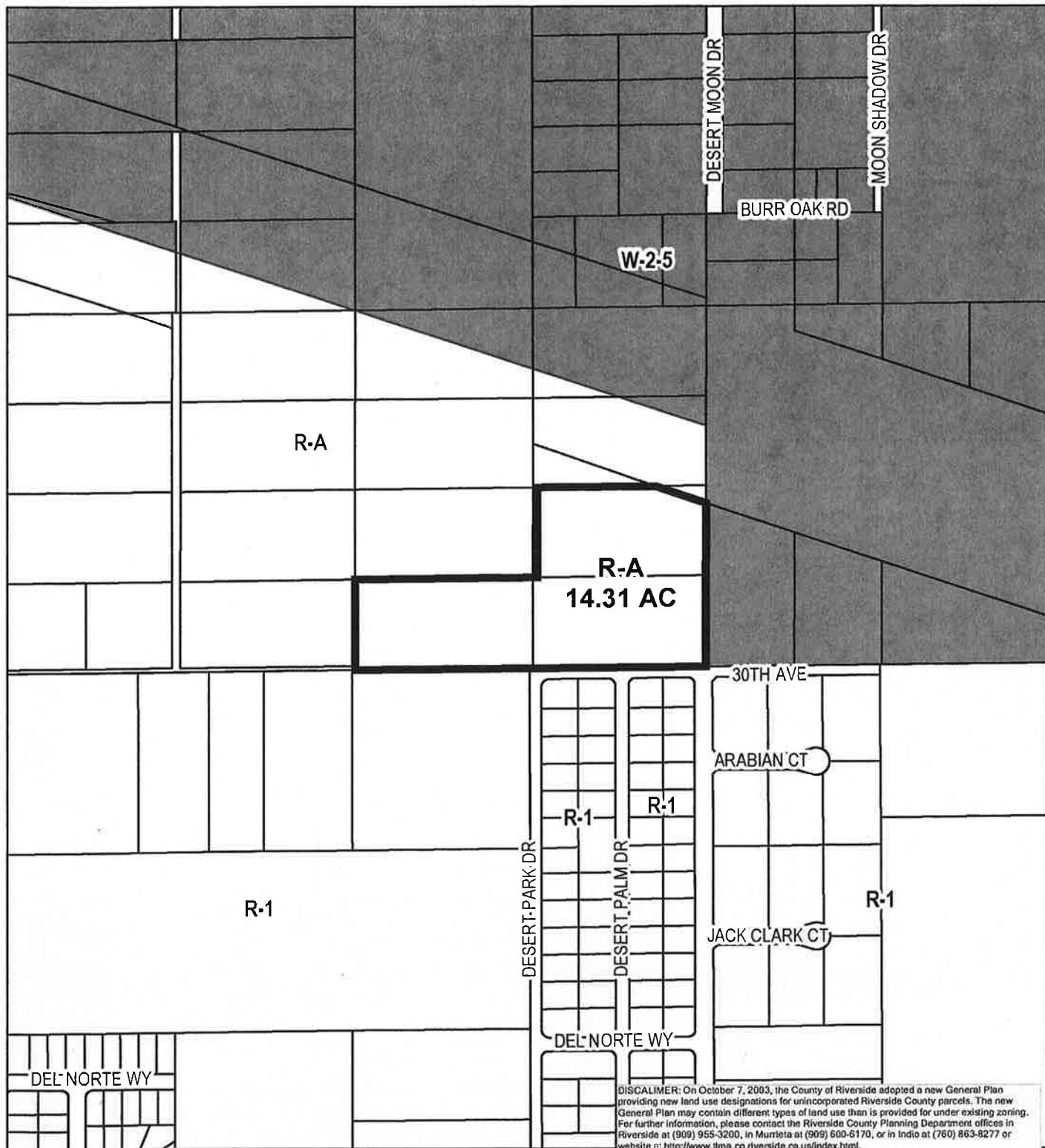


Supervisor Wilson
District 4
Date Drawn: 4/07/08

GPA01031

EXISTING ZONING

Planner: Amy Aldana
Date: 3/17/08
Exhibit 2



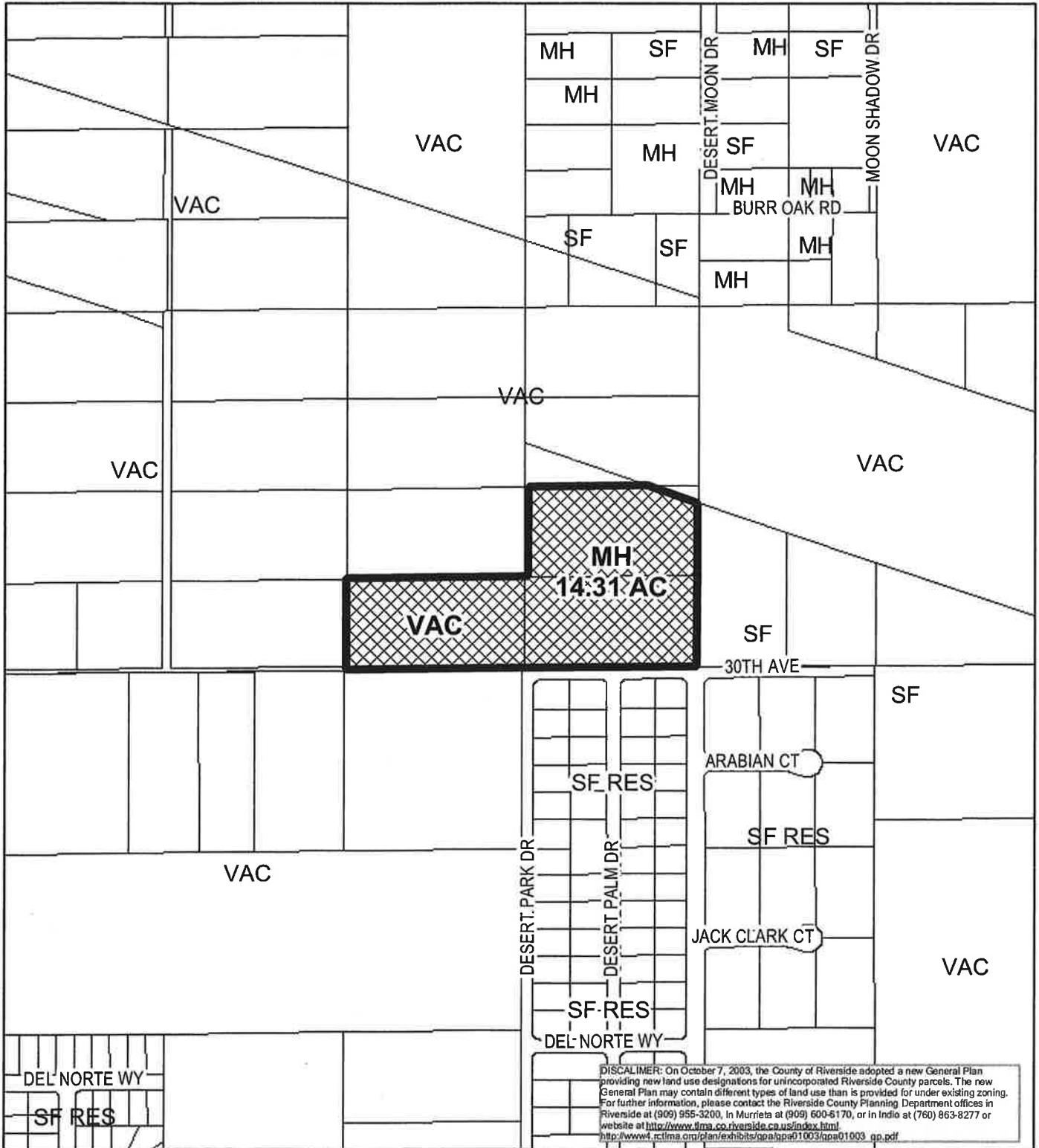
Zone
District: Thousand Palms
Township/Range: T4SR6E
Section: 8

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk. Pg. 648-21
Thomas
Bros. Pg. 758 E7





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http://www4.tlma.org/plan/exhibits/gpa/gpa01003/gpa01003_gp.pdf

RIVERSIDE COUNTY PLANNING DEPARTMENT

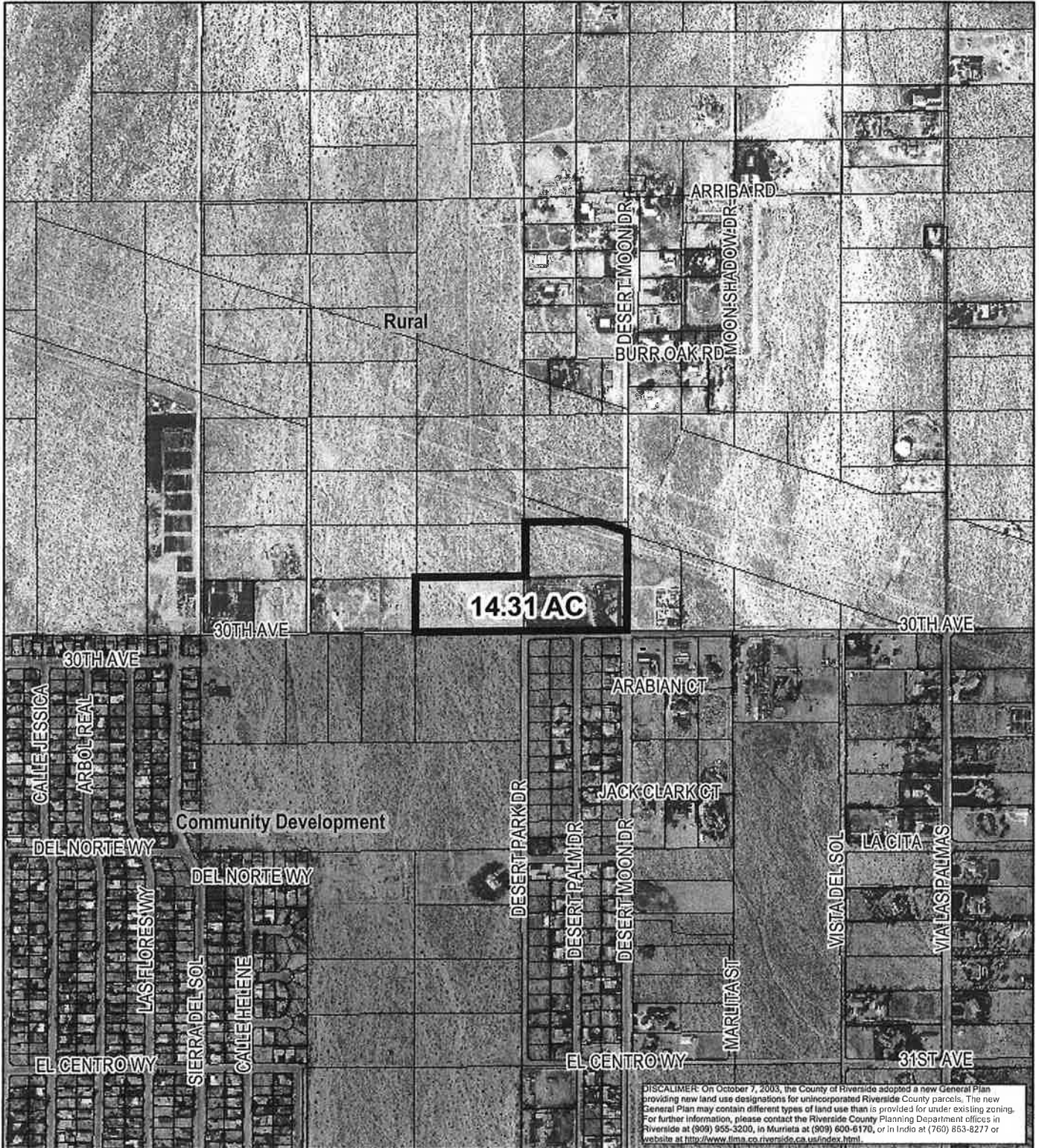
Zone
 District: Thousand Palms
 Township/Range: T4SR6E
 Section: 8



Assessors
 Bk. Pg. 648-21
 Thomas
 Bros. Pg. 758 E7



DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
 Plan: Thousand Palms
 Township/Range: T4SR6E
 Section: 8



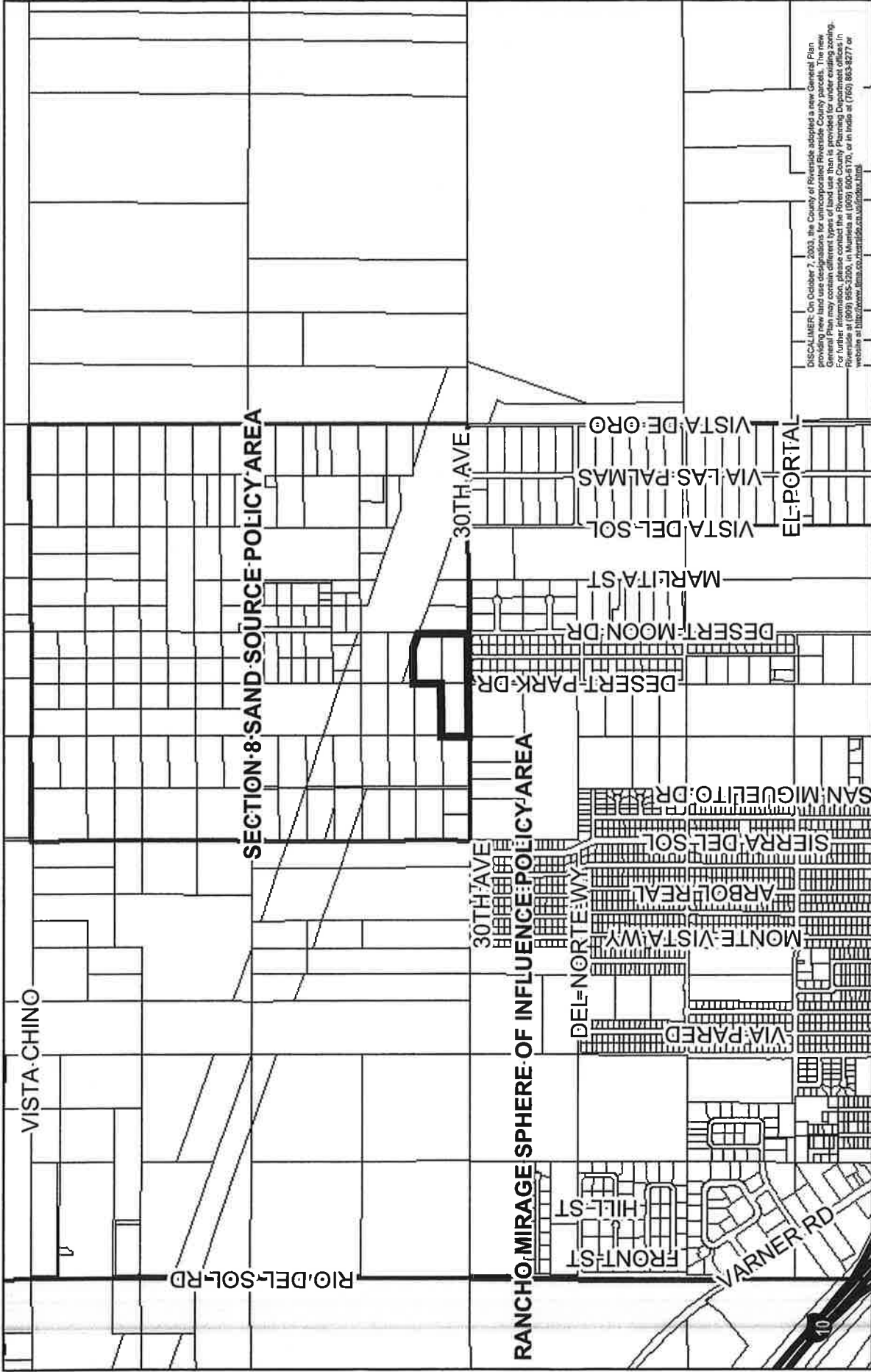
Assessors
 Bk. Pg. 648-21
 Thomas
 Bros. Pg. 758 E7



Superv. of Wilson
District 4
Date Drawn: 4/07/08

GP 01031
POLICY AREAS

Planner: Amy Aldana
Date: 3/17/08
Exhibit 8



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan and the associated zoning map. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (951) 606-5170, or in Indio at (760) 863-6277 or website at <http://planning.rimacounty.net/planning.htm>.

RIVERSIDE COUNTY PLANNING DEPARTMENT



Zone
District: Thousand Palms
Township/Range: T4SR6E
Section: 8

Assessors
Blk. Pg. 648-21
Thomas
Bros. Pg. 758 E7



ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 2, 2010

VIA FACSIMILE AND ELECTRONIC MAIL

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

**RE: Item 15.1 General Plan Amendment Initiation Proceedings (Hearing Date:
October 5, 2010)**

Dear Chairman Ashley and Members of the Board:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on the final actions for proposed GPAs 899, 902, 919, 929, 931, 937, 972, 1026 and 1031. We *concur* with staff's recommendation to finalize your previous tentative decisions to decline initiation. These denials will preserve the integrity of the General Plan and avoid General Plan inconsistencies.

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

Electronic cc: Board Offices
George Johnson
Carolyn Syms Luna
Damian Meins
Katherine Lind

10/5/10 15.1

FAX MEMO

October 2, 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)
Chairman Marion Ashley (ATTN: Darcy Kuenzi)

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

RE: Agenda Item 15.1, October 5, 2010

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