

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

426B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 17, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 1082 (Entitlement / Policy Amendment) – Applicant: Pacific Engineering & Associates – Engineer/Representative: Pacific Engineering & Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Indian Lands (IND) – Location: Southerly of Avenue 66, easterly of Polk Street - 39 Gross Acres – Zoning: Light Agriculture – 10 Ac. Min. (A-1-10) – **REQUEST:** The general plan amendment proposes to amend the General Plan foundation component and land use designation for the subject property from “Indian Lands” (IND) (“Areas Subject to Indian Jurisdiction”) to “Agriculture” (AG) (10 Acre Minimum).

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.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:jo

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Stone 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: November 30, 2010
xc: Planning, Applicant

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.1

REVIEWED BY EXECUTIVE OFFICE

DATE

Jennifer Sargent

Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

The Honorable Board of Supervisors
Re: GENERAL PLAN AMENDMENT NO. 1082
Page 2 of 2

The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

726B

DATE: November 10, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GENERAL PLAN AMENDMENT NO. 1082

(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 checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

Need Director's signature by 11/16/10
Please schedule on the November 30, 2010 BOS Agenda

Riverside Office · 4080 Lemon Street, 12th 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

"Planning Our Future... Preserving Our Past"

**PLANNING COMMISSION
MINUTE ORDER NOVEMBER 18, 2009
LA QUINTA COUNCIL CHAMBERS**

- I. **AGENDA ITEM 7.2: GENERAL PLAN AMENDMENT NO. 1082** - Entitlement / Policy - Applicant: Pacific Engineering & Associates- Engineer/Representative: Pacific Engineering - Fourth Supervisorial District - Lower Coachella Valley - Eastern Coachella Valley Area Plan: "Areas Subject to Indian Jurisdiction" - Location: Southerly of Avenue 66 and easterly of Polk Street - 40 Gross Acres - Zoning: Light Agriculture (A-1-10) - APN: 749-090-037.

II. **PROJECT DESCRIPTION**

The applicant proposes to amend the General Plan from Indian Lands; (IND) (Areas Subject to Indian Jurisdiction) to Agriculture (AG) (10 AC Min.) on approximately 40 acres of land. The applicant's goal with this proposed general plan amendment is to create a future land division with two 20 acre gross parcels.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Jay T. Olivas at (760) 863-8277 or email jolivas@rctlma.org

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

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission (Commissioner Zuppardo Absent), recommended to the Board of Supervisors;

INITATION of the GENERAL PLAN AMENDMENT

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: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Jay Olivas
Planning Commission: November 19, 2009

GENERAL PLAN AMENDMENT NO. 1082
(Entitlement/Policy Amendment)
Applicant: Pacific Engineering & Associates
Engineer/Representative: Pacific Engineering & Associates

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that an order initiating proceedings from "Indian Lands" (IND) ("Areas Subject to Indian Jurisdiction") to "Agriculture" (AG) (10 Ac. Min.) due to the rural nature of the area and due to a possible future parcel map to create two 20 acre gross lots. The Planning Commission made the comments below. The Planning Director continues to recommend an order initiating proceedings from "Indian Lands" (IND) ("Areas Subject to Indian Jurisdiction") to "Agriculture" (AG) (10 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: Questions about modifying Indian lands, resolved by discussion with County Counsel.

Commissioner John Snell: Questions about modifying Indian lands, resolved by discussion with County Counsel.

Commissioner John Petty: None

Commissioner Jim Porras: Questions about modifying Indian lands, resolved by discussion with County Counsel.

Commissioner Jan Zappardo: None

Agenda Item No.: 7.2
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Jay Olivas
Planning Commission: November 18, 2009

GENERAL PLAN AMENDMENT NO. 1082
Applicant: Pacific Engineering & Associates
Engineer/Rep.: Pacific Engineering & Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan from "Indian Lands" (IND) ("Areas Subject to Indian Jurisdiction") to "Agriculture" (AG) (10 AC Min.) on approximately 40 acres of land. The applicant's goal with this proposed general plan amendment is to create a future land division with two 20 acre gross parcels and this GPIP is a first step before a possible future tentative parcel map can be submitted.

The project is located within Torres Martinez tribal land near Mecca, and more specifically located, southerly of Avenue 66 and easterly of Polk Street within the Lower Coachella Valley 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. 1082 is considered an Entitlement/Policy GPA as described in Section 2.4 of that ordinance.

Proposed General Plan Amendment No. 1082 is a stand alone case. The applicant proposes to modify existing "Indian Lands" ("Areas Subject to Indian Jurisdiction") on the General Plan to "Agriculture" (10 AC Min.). The applicant wishes to file a future parcel map which this GPIIP is a necessary first step which the applicant is proposing to create two 20 gross acre lots. The 40 acre site contains vacant land with surrounding lots containing existing mobile homes and vacant properties. This GPIIP from "Indian Lands" to "Agriculture" would maintain the rural nature of the area with the possibility of two future 20 acre parcels. The "Agriculture" designation would be compatible with this extensive rural area with limited improvements and existing access along Avenue 66. Staff is recommending to tentatively approve the proposed foundation general plan amendment.

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 land |
| 2. Surrounding Land Use (Ex. #1): | Mobilehomes, vacant land |
| 3. Existing Zoning (Ex. #2): | Light Agriculture (A-1-10) |
| 4. Surrounding Zoning (Ex. #2): | Light Agriculture (A-1-10) |
| 5. Riverside County General Plan | "Indian Lands" (IND) ("Areas Subject to Indian Jurisdiction") |
| 6. Project Data: | Total Acreage: 40 |
| 7. Environmental Concerns: | Not applicable at this time |

RECOMMENDATIONS:

The Planning Director's recommendation is to **tentatively approve** to adopt an order initiating proceedings for General Plan Amendment No. 1082. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. As of this writing, no letter in opposition or in favor of this project has been received.
2. The project site is not located within:
 - a. General Plan Policy Overlay Area
 - b. California Gnatcatcher, Quino Checkerspot Butterfly habitat
 - c. Redevelopment Area
 - d. Conservation Area
3. The project site is located within:
 - a. The boundaries of the Coachella Valley Unified School District.
 - b. The boundaries of the Coachella Valley Water District.
 - c. The Coachella Valley MSHCP fee area.

d. Floodplain Management Area

4. The project site is currently designated as Assessor's Parcel Number 749-090-037.
5. This project was filed with the Planning Department on July 21, 2009.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$2,967.00.

W:\11_PLANNING Primary Folder\Planning Cases-Desert Office\GPA01082\DH-PC-BOS Hearings\GPA1082 Initiation Staff Report.doc

ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1082 Supervisorial District: Fourth Existing Zoning: A-1-10

Area Plan: Eastern Coachella Valley
Acreage: 40

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Agriculture (AG)

Existing General Plan Land Use Designation: Indian Lands (IND) or "Areas Subject to Indian Jurisdiction"

Existing Policy Area(s) or Overlay(s): N/A

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: Agriculture (AG)

Proposed General Plan Land Use Designation: Agriculture (AG)

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	Within fee area
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	Zone D
Flood Plain (Zone A – 100 Year)	X		Subject to Floodplain Management Review
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile		X	
Liquefaction Potential; Subsidence	X		High
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues	X		Primary access from Avenue 66
Water / Sewer Issues	X		Connection to sewer is not required, septic proposed
City Sphere of Influence		X	
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)		X	

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
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.	X		The GPA responds to the increased need for potential single-family housing within the community which the change from Indian Lands to Agriculture land will accommodate by allowing a potential future residential parcel map to be filed which will maintain the rural character or the area with the potential for two 20 acre lots.
The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.	X		The proposed amendment does contribute to the purposes of the General Plan as it proposes improved residential development and maintains rural lot size with possible future land division.
Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.	X		The proposal supplies a need for higher densities and affordable housing within the community which the land is intended to be divided as the result of the general plan amendment for future housing which may increase as opposed to maintaining one 40 acre lot.
A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.		X	
An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.		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.**

STAFF COMMENTS:

Department	Comments
Planning	None at this time
Transportation	None at this time
EPD	None at this time
Fire	None at this time
Flood	None at this time
Building and Safety	None at this time
Geologist	None at this time

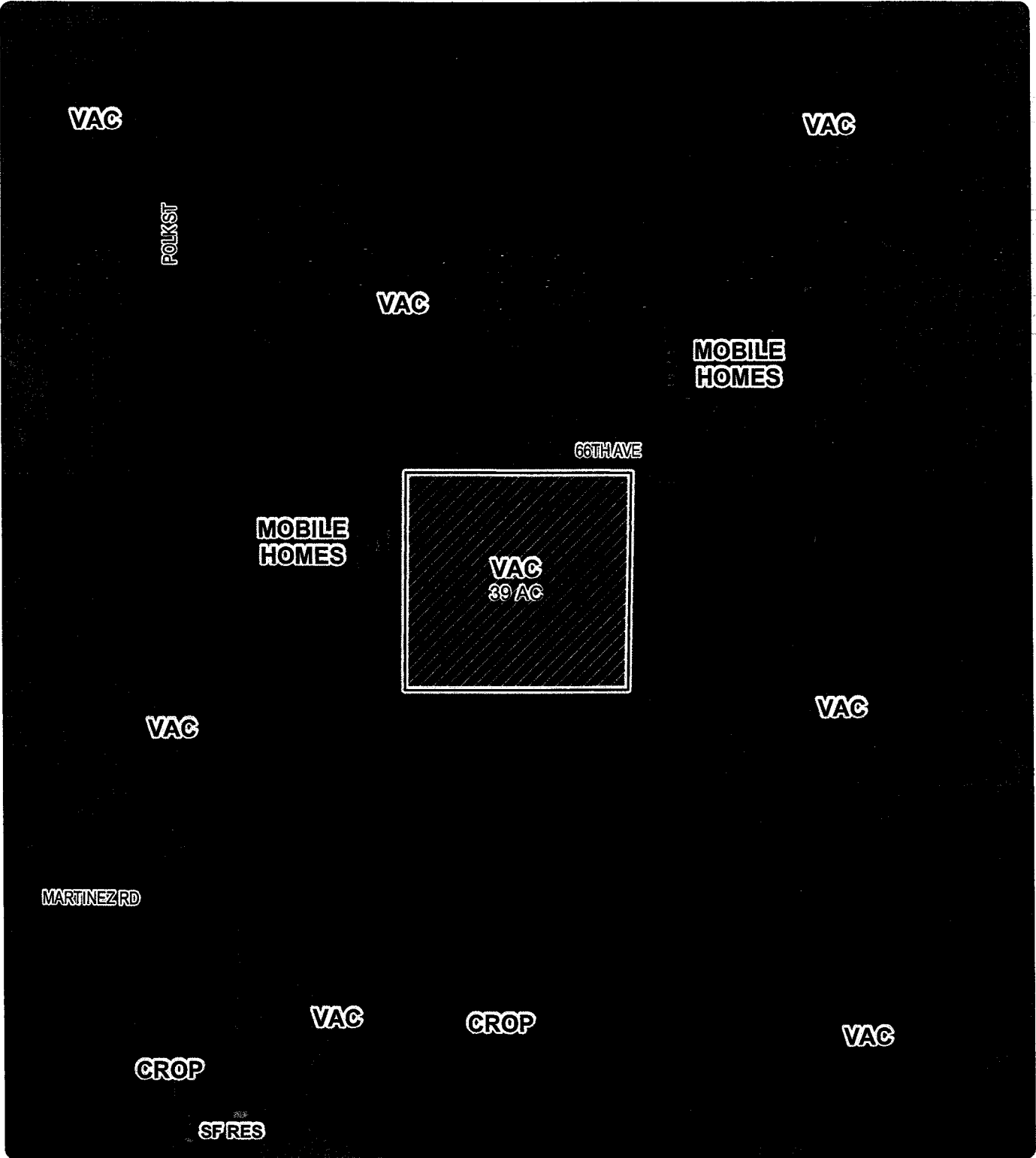
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01082

LAND USE

Supervisor Wilson
District 4

Date Drawn: 10/29/09
Exhibit 1

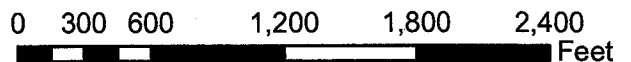


Zoning District: Lower Coachella Valley
Township/Range: T7SR8E
Section: 15

Assessors Bk. Pg. 749-09
Thomas Bros. Pg. 5591 G7 & H7
Edition 2009



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



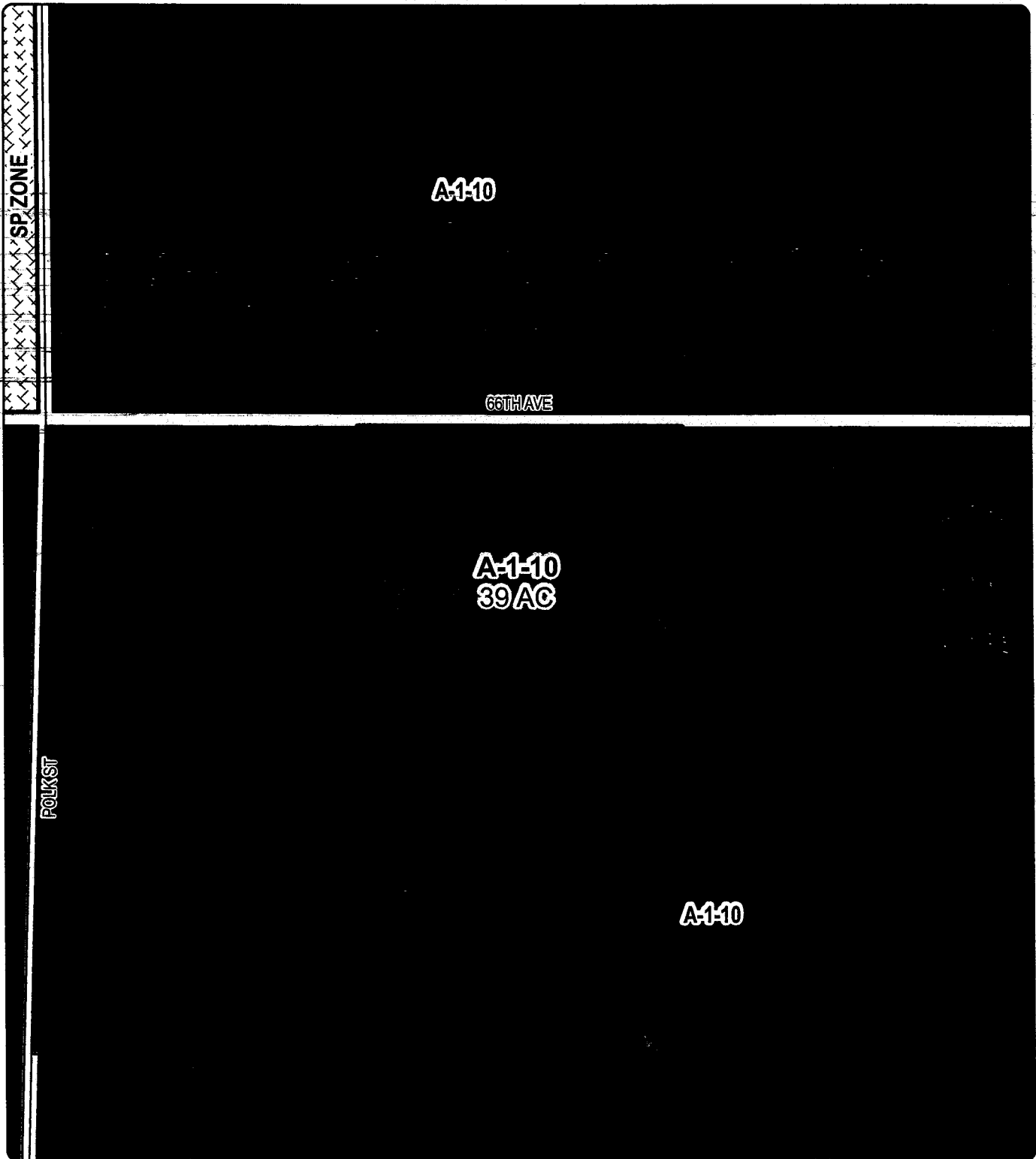
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01082

EXISTING ZONING

Supervisor Wilson
District 4

Date Drawn: 10/29/09
Exhibit 2



Zoning District: Lower Coachella Valley
Township/Range: T7SR8E
Section: 15

Assessors Bk. Pg. 749-09
Thomas Bros. Pg. 5591 G7 & H7
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01082

PROPOSED GENERAL PLAN

Supervisor Wilson
District: 4

Date Drawn: 10/29/09
Exhibit 6

MHDR

TRIBAL LANDS

VHDR

66TH AVE

AGRICULTURE
(TRIBAL LANDS)

39 AC

FOLKST

TRIBAL LANDS

Zoning District: Lower Coachella Valley
Township/Range: T7SR8E
Section: 15



Assessors Bk. Pg. 749-09
Thomas Bros. Pg. 5591 G7 & H7
Edition 2009

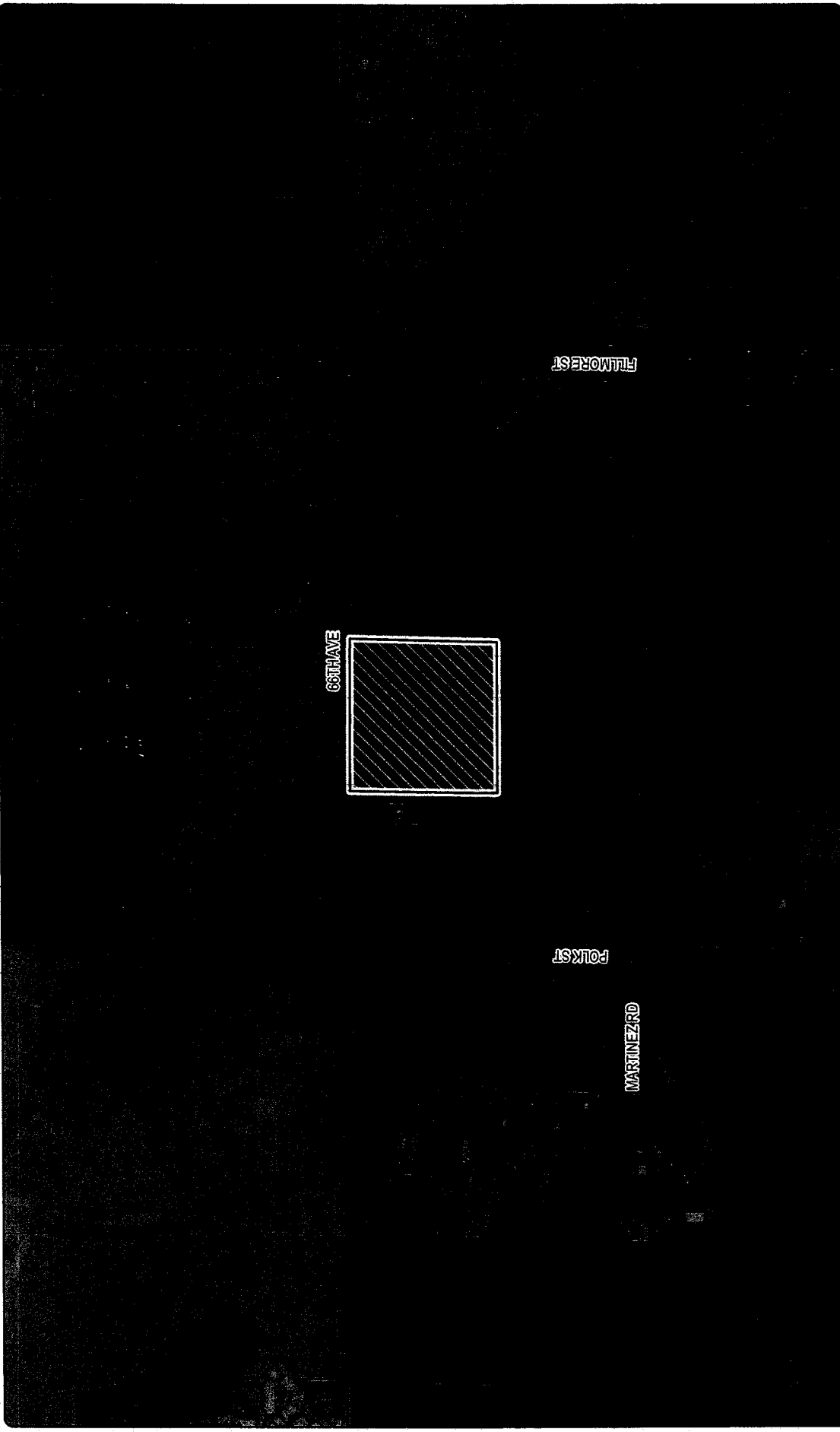
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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.tlms.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01082
VICINITY/POLICY AREAS

Supervisor Wilson
District 4

Date Drawn: 10/29/09
Vicinity Map



Zoning District: Lower Coachella Valley
Township/Range: T7SR8E
Section: 15

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 designations than the existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 935-3200 (Western County), or Indio at (760) 863-8277 (Eastern County) or website at <http://www.planning.riverside.ca.us/index.html>.



Assessors Bk. Pg. 749-09
Thomas Bros. Pg. 5591 G7 & H7
Edition 2009

ENGINEER:
PACIFIC ENGINEERING & ASSOCIATES
 CIVIL & SANITARY ENGINEERING
 1000 S. GARDEN ST., SUITE 200
 ANAHEIM, CALIF. 92805
 (714) 944-1831 FAX (714) 774-0844
 WWW.PACENGIN.COM

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 36233
 BEING A PORTION OF THE NW 1/4 OF SEC. 15, T.7S., R.8E., S.B.M.
 JULY 2009
PACIFIC ENGINEERING & ASSOCIATES

OWNER/DEVELOPER/APPLICANT:
THE EMERY & KERRY LAW IRREVOCABLE TRUST
 4380 O.J. HARBOR
 ANAHEIM, CALIF. 92801
 (714) 390-5829

TITANIUM GROUP LLC
 CITY OF INDUSTRY, CA 91748
 (626) 591-4400 EXT. 101

UTILITY AGENCIES:
 SEWER: PRIVATE SEPTIC SYSTEM
 WATER: PRIVATE WELLS
 GAS: VERIZON GAS CO.
 TELEPHONE: TIME WARNER
 CABLE: CABLE
 SCHOOL: C.V.U.E.D.

ZONING:
 EXISTING ZONE: A-1-10
 PROPOSED ZONE: A-1-10
 PROPOSED DENSITY: 0.03 D.U./AC.
COMMUNITY PLAN:
 EASTERN COACHELLA VALLEY
GENERAL PLAN:
 NO.

EXISTING LAND USE:
 PROJECT: VACANT
 SOUTH: VACANT
 WEST: FARM LABOR HOUSING
 NORTH: VACANT

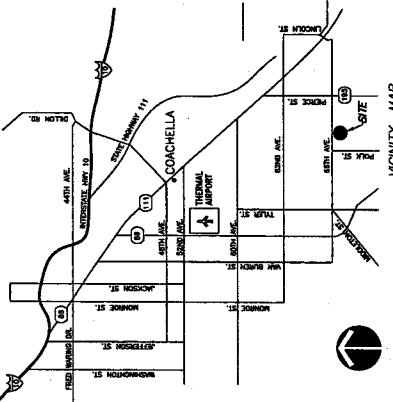
A.P.N.: 749-090-037
ACREAGE: 38.00 AC.
TOTAL LOTS: 2 LOTS

FEMA ZONE DESIGNATION:
 ZONE C

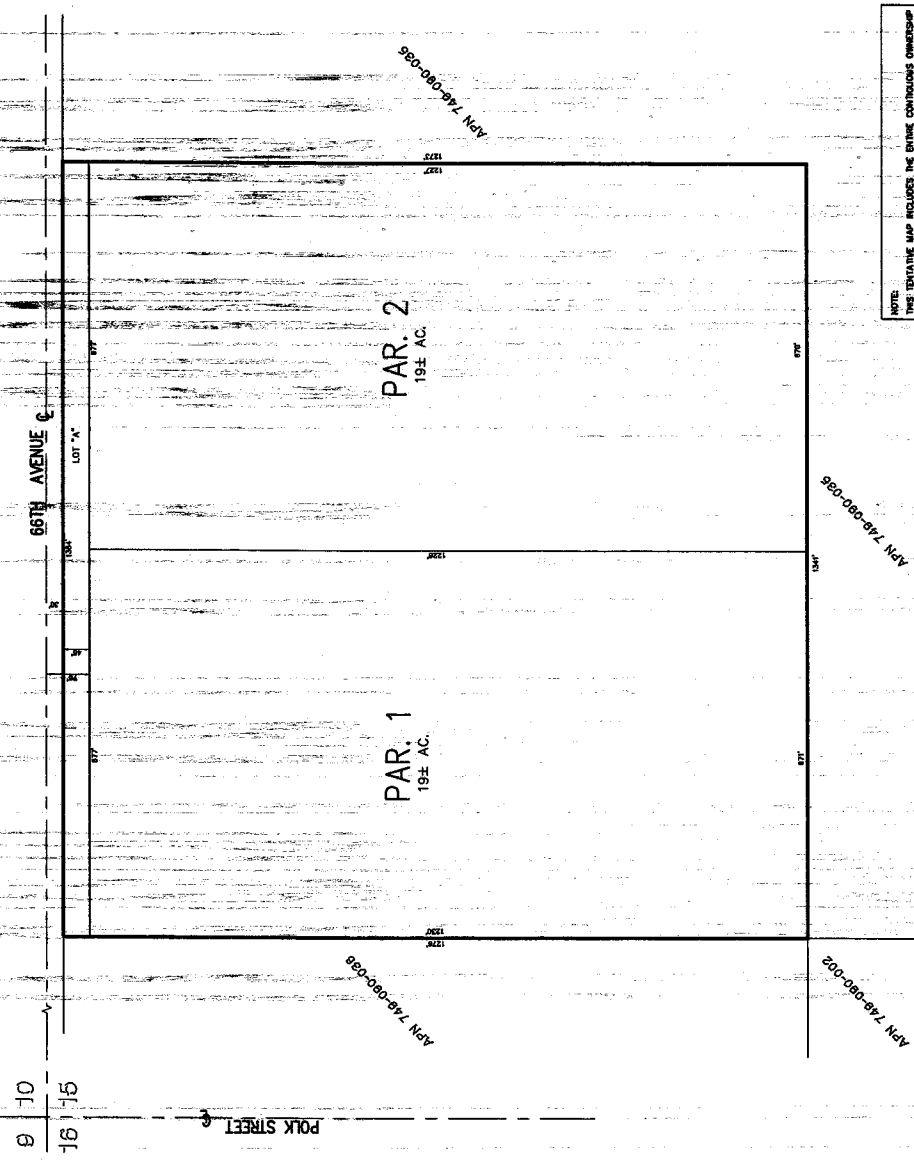
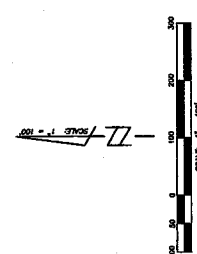
LEGAL DESCRIPTION:
 N6¼ of NW¼ of SECTION 15, T7S., R8E., S8M.

NO.	DATE	REVISION BLOCK	DESCRIPTION	BY

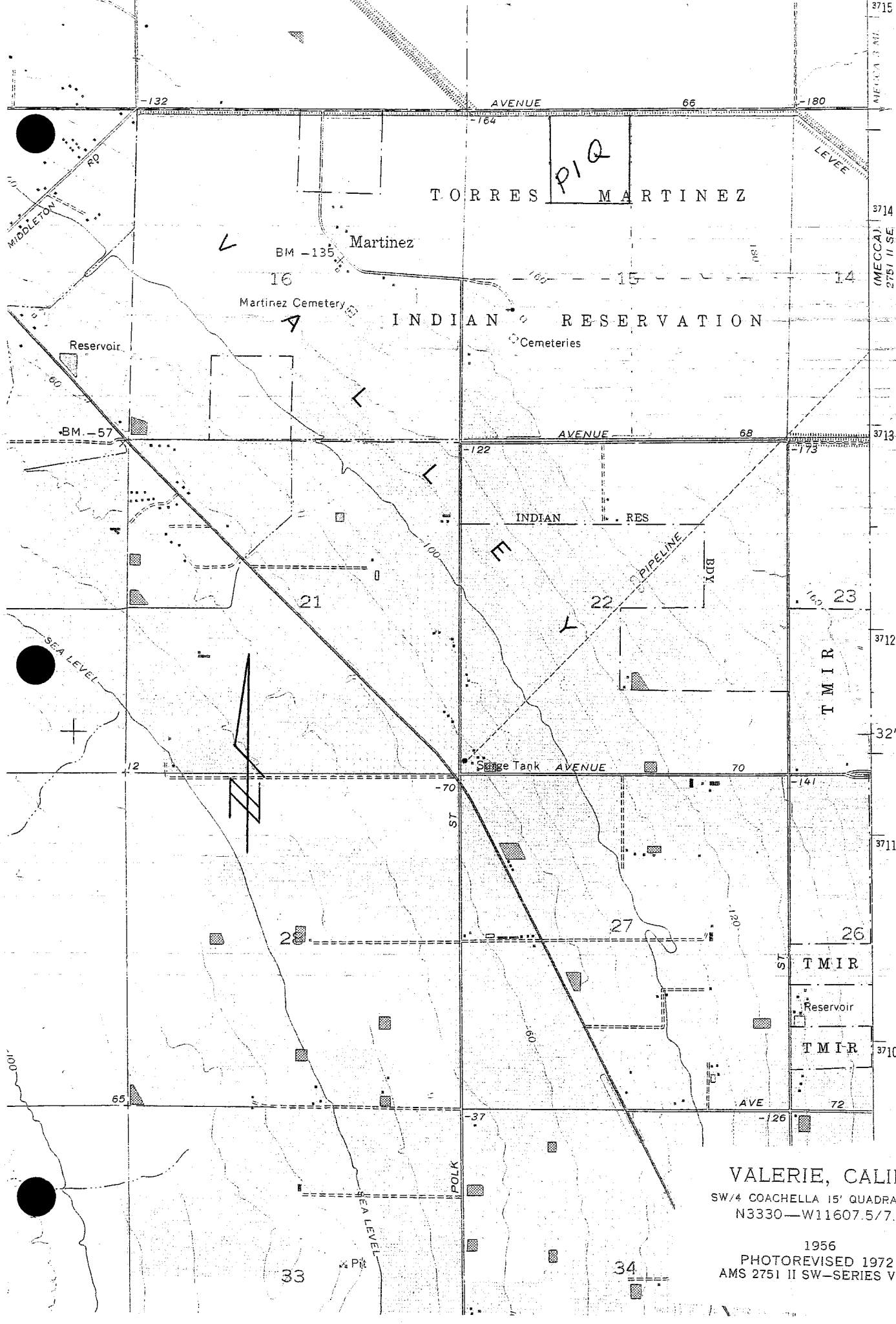
- PROJECT IS NOT WITHIN:
1. A SPECIFIC PLAN
 2. A FEMA UNAPPEALED FLOODPLAIN
 3. A SPECIAL HAZARD ZONE
 4. A COUNTY SERVICE AREA



VICINITY MAP
 N.T.S.
 THOMAS BROS. MAP LOCATION PAGE 5000 E-7
 PORT OF THE NW 1/4 OF SEC. 15, T.7S., R.8E., S.8M.



NOTE:
 THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP
 OF THE LAND DIVISION.



TORRES PIQ MARTINEZ

INDIAN RESERVATION

VALLEY

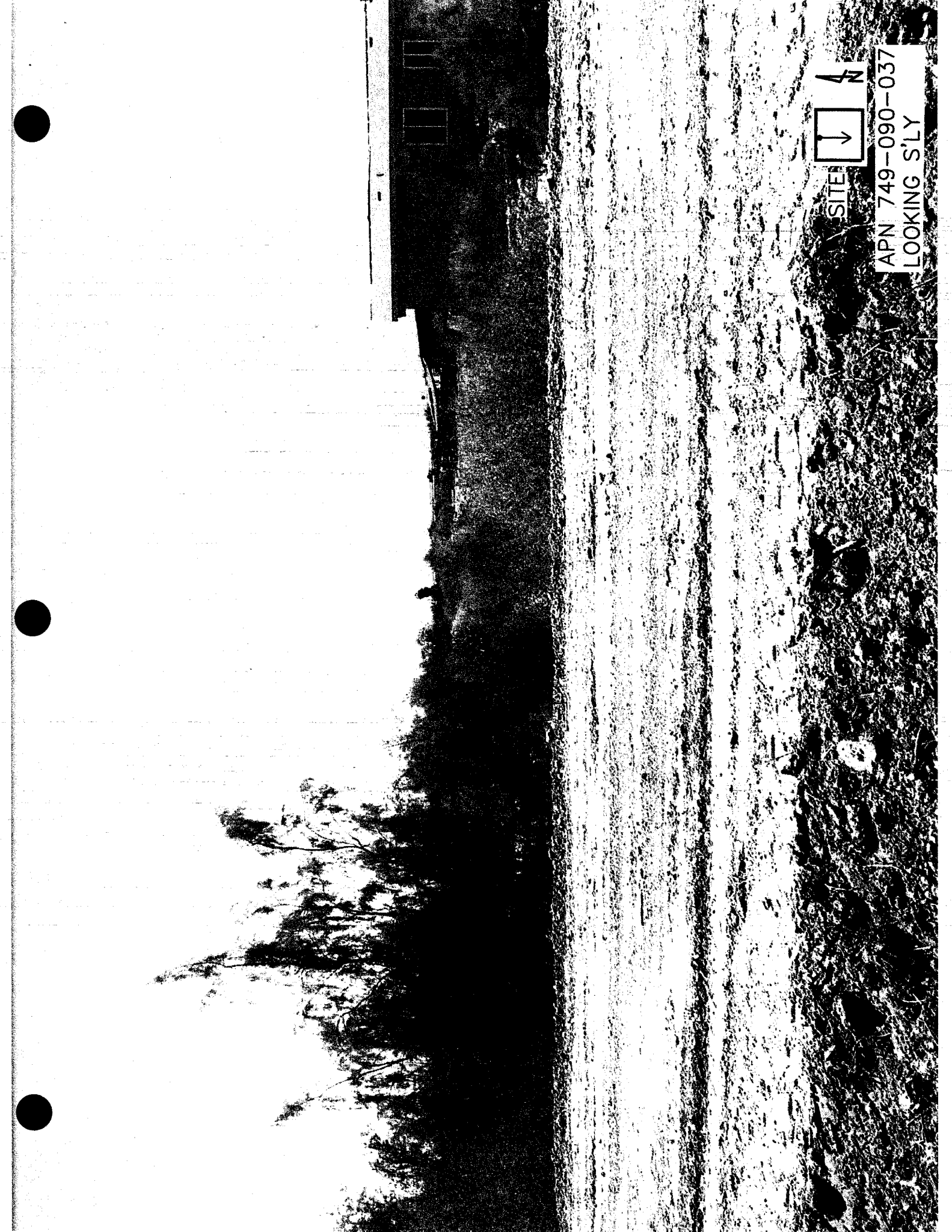
TMIR

TMIR

VALERIE, CALIF.

SW/4 COACHELLA 15' QUADRANGLE
N3330—W11607.5/7.5

1956
PHOTOREVISED 1972
AMS 2751 II SW—SERIES V895



APN 749-090-037
LOOKING S'LY



SITE

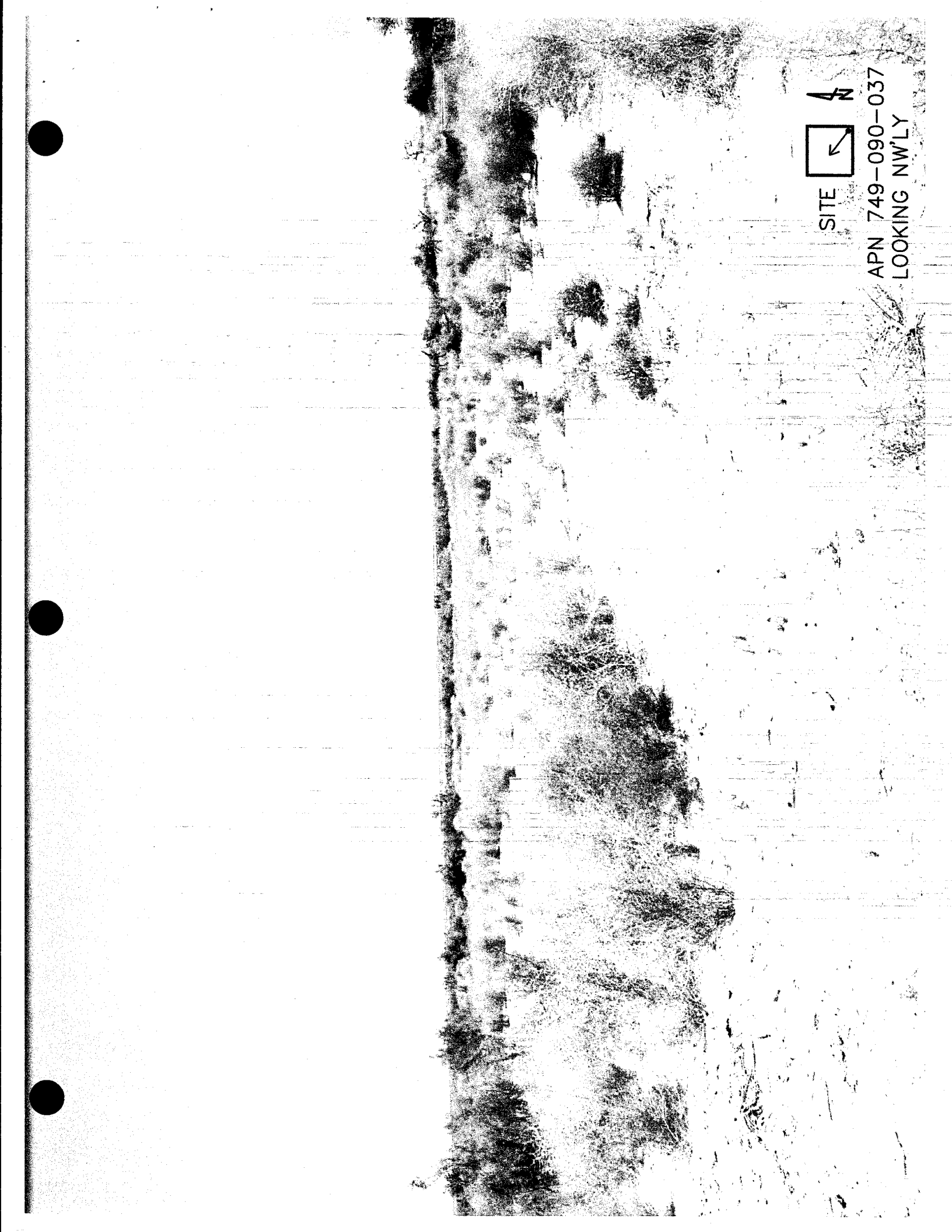


APN 749-090-037
LOOKING NE'LY

SITE 



APN 749-090-037
LOOKING NW'LY



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

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CPAQ1082 DATE SUBMITTED: 9/2/09

I. GENERAL INFORMATION EA 42202
CF68 5555

APPLICATION INFORMATION

Applicant's Name: PACIFIC ENGINEERING & ASSOC. E-Mail: paceng@gmail.com

Mailing Address: 41-230 CARLOTTA DRIVE
PALM DESERT, CA 92211
Street City State ZIP

Daytime Phone No: (760) 346-4264 Fax No: (760) 779-5994

Engineer/Representative's Name: PACIFIC ENGINEERING & ASSOC. E-Mail: paceng@gmail.com

Mailing Address: 41-230 CARLOTTA DRIVE
PALM DESERT, CA 92211
Street City State ZIP

Daytime Phone No: (760) 346-4264 Fax No: (760) 779-5994

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

Mailing Address: _____
Street City State ZIP

Daytime Phone No: (_____) _____ 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.

PACIFIC ENGINEERING & ASSOC.

PRINTED NAME OF APPLICANT

Lydia R. Shindler
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.

THE EMERY & KERRY LAW IRREV. TRUST

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

TITANIUM GROUP

PRINTED NAME OF PROPERTY OWNER(S)

Steve L. Pellet
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): 749-090-037

Section: 15 Township: 7 SOUTH Range: 8 EAST

Approximate Gross Acreage: 39.09

General location (nearby or cross streets): North of _____, South of 66TH AVENUE, East of POLK STREET, West of _____.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2006 ED., 5590 G-1

Existing Zoning Classification(s): A-1-10

Existing Land Use Designation(s): INDIAN LANDS

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

PROPOSED TO AMEND EXISTING LAND USE FROM INDIAN LANDS TO AGRICULTURE

Related cases filed in conjunction with this request:

TENTATIVE PARCEL MAP NO. 36233

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

Case Nos. _____

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

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	I.I.D.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Company	THE GAS CO.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	VERIZON	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Company/District	CVWD	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District	CVWD	<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) OVER 1 MILE AWAY

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) OVER 1 MILE AWAY

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) *Lynette S. Shiver* Date 8/31/09

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):

N/A

EXISTING DESIGNATION(S): _____

PROPOSED DESIGNATION(S): _____