

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

9108



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 2, 2010

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1100** – Entitlement/Policy – Applicant: Holt Architects – Engineer/Representative: Holt Architects - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Community Plan Area: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) – Location: Southerly of Avenue 38, westerly of Washington Street, northerly of Las Montanas Road – 10.5 Acres – Zoning: Controlled Development Areas – 10 Acres Minimum (W-2-10) – **REQUEST:** The project proposes to initiate a General Plan Amendment for the subject property from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Community Development: Light Industrial (LI) (0.25 - 0.60 Floor/Area Ratio).

**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 and direct the project applicant to submit appropriate development applications to be processed concurrently with the General Plan Amendment in order to ensure adequate and sufficient acreage is designated for the requested Land Use Designations and that satisfactory development plans are provided to justify the changes in Land Use Designations. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**BACKGROUND:**

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of

*Carolyn Syms Luna*  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:jo  
D.M.

(continued on attached page)

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Tavaglione, Benoit, and Ashley  
Nays: None  
Absent: Stone  
Date: December 14, 2010  
xc: Planning, Applicant

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.1

REVIEWED BY EXECUTIVE OFFICE

DATE

Jennifer Sargent

Departmental Concurrence

☒ Policy

☐ Consent

Dep't Recomm.:

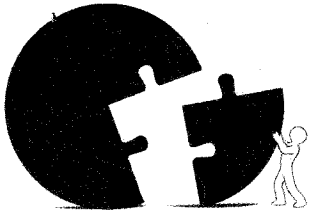
☒ Policy

☐ Consent

Per Exec. Ofc.:

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

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA 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

9108

DATE: November 29, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GENERAL PLAN AMENDMENT NO. 1100 – Entitlement/Policy  
(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 | <b>**SELECT Advertisement**</b>   |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> <b>**SELECT CEQA Determination**</b>                                   |
| <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:**  
(4th Dist) Desert Sun and Press Enterprise

**Need Director's signature by December 1, 2010**  
**Please schedule on the December 14, 2010 BOS Agenda**

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

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

"Planning Our Future... Preserving Our Past"

**Agenda Item No.: 3.1**  
**Area Plan: Western Coachella Valley**  
**Zoning District: Bermuda Dunes**  
**Supervisory District: Fourth**  
**Project Planner: Jay Olivas**  
**Planning Commission: September 15, 2010**

**GENERAL PLAN AMENDMENT NO. 1100**  
**(Entitlement/Policy Amendment)**  
**Applicant: Holt Architects**  
**Engineer/Representative: Holt Architects**

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

### **RECOMMENDATIONS:**

The Planning Director recommended an order initiating proceedings to amend the Riverside County General Plan Land Use Element for the subject property from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) Land Use Designation to proposed Community Development: Commercial Retail Land Use Designation (CD: CR) (0.20 0 0.35 FAR)) or staff recommended Community Development: Light Industrial Land Use Designation (CD: LI) (.25 - .60 FAR) on 10.5 acres to accommodate future commercial and/or industrial development.

### **PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:**

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

**Commissioner John Roth:** None.

**Commissioner John Snell:** None.

**Commissioner John Petty:** None.

**Commissioner Jim Porras:** Supported Light Industrial (LI) land use designation since subject land is approximately one mile north of Interstate 10.

**Commissioner Jan Zappardo:** None.

Agenda Item No.: 3.1  
Area Plan: Western Coachella Valley  
Zoning District: Bermuda Dunes  
Supervisory District: Fourth  
Project Planner: Jay Olivas  
Planning Commission: September 15, 2010

GENERAL PLAN AMENDMENT NO. 1100  
(Entitlement/Policy Amendment)  
Applicant: Holt Architects  
Engineer/Representative: Holt Architects

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1100 proposes to amend the Riverside County General Plan Land Use Element for the subject property from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) Land Use Designation to proposed Community Development: Commercial Retail Land Use Designation (CD: CR) (0.20 - 0.35 FAR) or staff recommended Community Development: Light Industrial Land Use Designation (CD: LI) (.25 - .60 FAR) on 10.5 acres to accommodate future commercial and/or industrial development.

The proposed Amendment is located in the Western Coachella Valley Area Plan; more specifically, the project is located southerly of 38<sup>th</sup> Avenue, westerly of Washington Street, northerly of Los Montanas Road, in the Bermuda Dunes Zoning District.

### BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment; together with the appropriate development applications, will thereafter be processed, heard and decided in accordance with all the procedures applicable to a 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 of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.4.

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

### GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

## GENERAL PLAN AMENDMENT NO. 1100

Planning Commission Staff Report: September 15, 2010

Page 2 of 5

---

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

General Plan Amendment No. 1100 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that the first two findings listed below must be made, and at least one of five subsequent findings listed below must be made to justify an entitlement/policy amendment:

1. The proposed change does not involve a change in or conflict with:
  - a. The Riverside County Vision;
  - b. Any General Plan Principle; or,
  - c. Any Foundation Component designation in the General Plan.
2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

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

3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
4. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
5. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
6. 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.
7. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

### **Consideration Analysis:**

**First Required Finding:** The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

- A. The proposed change does not conflict with:

(1) The Riverside County Vision.

The proposed Amendment to change from Medium Density Residential (2-5 D.U./Ac.) to Commercial Retail (CR) or Light Industrial (LI) complies with the Riverside County Vision in that existing policies acknowledge communities to accept commercial and industrial land for a stable employment base which would be allowed within the Community Development Foundation Component which the subject Amendment would be in support of future land for commercial or industrial development.

(2) Any General Plan Principle.

According to industrial land use policies within the Western Coachella Valley Area Plan, industrial development requires screening of any outdoor storage, landscaping and permits limited commercial uses (WCVAP 12.4, WCVAP 12.5). One of the key concerns of the applicant is to allow some commercial uses if the land is designated Light Industrial (LI). The zoning under Light Industrial could be Manufacturing Service Commercial (MSC) or Industrial Park (IP) which does allow limited commercial service uses. Light industrial is recommended by staff based on a number of factors. Given that the subject property adjoins existing industrial development to the south, application of a similar Land Use designation would continue the existing land use pattern on the westerly side of Washington Street. The developed Del Webb Specific Plan is directly easterly of the subject property and its primary entrance is located approximately 145 feet to the south which contains open space and residential units the area which Commercial Retail as originally proposed by the applicant may be too intensive. The proposed Amendment would allow future consideration of industrial development with commercial service uses included, and be reviewed by future Subdivision and Plot Plan applications which would address all design issues and compatibility with surrounding development.

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

According to the Land Use Element, the Commercial Retail (CR) land use designation allows for local and regional serving retail and service uses and Light Industrial (LI) land use designation industrial and related uses including warehousing/distribution, assembly and light manufacturing, and repair facilities. While the applicant is proposing a GPA from MDR to CR, staff is recommending the 10.5 acres of land be changed to Light Industrial to be more compatible with an adjoining industrial park within this area of Washington Street and due to the one mile distance from Interstate 10 where existing commercial retail uses may be more appropriate.

Possible challenges of the proposed Amendment include commercial retail uses too distant from Interstate 10 which is why staff is recommending Light Industrial in this location which is likely to be more compatible. Future required improvements such as road widening of Washington Street (Major - 118 ROW) and an existing 100 year flood plain (Zone A). Flood issues are likely to be concern with regional and local flood agencies. Staff has reviewed available sewer and water lines which are available in the vicinity.

**Second Required Finding:** The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The proposed Amendment would achieve the purposes of the General Plan and would not be detrimental to the General Plan in that commercial or industrial land use designations are potentially

allowed within urban environments subject to required improvements and design standards. A Light Industrial designation is recommended on the subject site of 10.5 acres since there is existing Light Industrial land immediately to the south as part of an existing industrial park and would be less intensive than commercial retail on this portion of Washington Street which is approximately one mile from Interstate 10 to the south where existing commercial retail uses presently exist and are more appropriately located.

**Third Required Finding:** In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is: Special circumstances have emerged that were unanticipated in preparing the General Plan in that the subject land was planned Medium Density Residential during the 2003 general plan update, but is now adjacent to land designated Light Industrial (LI) to the south which contains an existing industrial park previously approved and subdivided under Commercial Parcel Map 29715 in 2000.

**SUMMARY OF FINDINGS:**

- |   |  |
|---|--|
| 1. General Plan Land Use (Ex. #6):            | Medium Density Residential (CD: MDR) (2-5 DU/AC).  |
| 2. Proposed General Plan Land Use (Ex. #6):   | Commercial Retail (CD: CR) (.20 - .35 FAR)   |
| 3. Recommended General Plan Land Use (Ex. #7) | Light Industrial (CD: LI)  |
| 4. Existing Zoning (Ex. #2):                  | Controlled Development Areas (W-2-20)  |
| 5. Surrounding Zoning (Ex. #2):               | W-2-10, I-P, SP Zones  |
| 6. Existing Land Use (Ex. #1):                | Vacant   |
| 7. Surrounding Land Use (Ex. #1):             | Industrial park development to the south, open space (golf course) and single family residential to the east, vacant land (Coachella Valley Preserve) to the north, and vacant land (approved parochial school and approved mixed use Specific Plan to the west. |
| 8. Project Data:                              | Total Acreage: 10.5 Acres  |

---

**RECOMMENDATIONS:**

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1100 from Community Development: Medium Density Residential (CD: MDR) to Community Development: Light Industrial (CD: LI) Land Use Designation. 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 (8/19/10), no letters, in support or opposition have been received.



**GENERAL PLAN AMENDMENT NO. 1100**  
**Planning Commission Staff Report: September 15, 2010**  
**Page 5 of 5**

---

2. The project site is not located within:
  - a. An Agricultural Preserve;
  - b. A Redevelopment Area;
  - c. A Fault Zone.
3. The project site is located within:
  - a. Ord. No. 655 Mount Palomar Lighting Influence Area, Zone B (43.01 miles)
  - b. A Moderate Liquefaction Potential Zone
  - c. A 100 year Flood Zone (Zone A)
  - d. Bermuda Dunes Zone D (Airport Compatibility)
4. The subject site is currently designated as Assessor's Parcel Number 626-150-039.
5. The current case balance is approximately \$5,000.

V:\Planning Cases-Desert Office\GPA01100\GPIP Staff Report 1100.docx  
Date Prepared: 10/20/08  
Date Revised: 8/19/10

# ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1100 Supervisorial District: Fourth Existing Zoning: W-2-10

Area Plan: Western Coachella Valley  
Acreage: 10.5 Acres

## EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development (CD)

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

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: Community Development (CD)

Proposed General Plan Land Use Designation: Commercial Retail (CD: GR) (.20 - .35 FAR) or Light Industrial (CD: LI) (.25 - .60 FAR)

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

Case: **ENTITLEMENT/POLICY FAST TRACK GPA 1100**

Printed: 8/3/2010 4:37:29 PM  
File: V:\11\_PLANNING Primary Folder\Planning Cases-Desert Office\GPA01100\GPA 1100 Checklist.doc

# 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	
Flood Plain (Zone A - 100 Year)	X		Floodplain Management Review is Required
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile		X	
Liquefaction Potential; Subsidence	X		Moderate
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues	X		Primary access from Washington Street
Water / Sewer Issues	X		Connection to water and sewer is required
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 increased need for potential commercial and/or industrial land uses which the change from Medium Density Residential (2-5 DU/AC) to Commercial Retail or Light Industrial would accommodate on 10.5 acres of land adjacent to Washington Street within an existing urbanizing area which would not conflict with the General Plan, subject to required urban improvements and compliance with design standards for a potential future commercial or industrial complex which would be adjacent to an existing business park to the south and would be required to buffer adjacent residential and open space land within the Del Webb Specific Plan to the east.
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 a Commercial Retail or Light Industrial land use designation on 10.5 acres which the adjacent Washington Street would be dedicated and/or improved to accommodate a possible future commercial or industrial complex.
Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.	X		The proposal supplies a need for commercial or industrial land within the community which the land would be intended for future development as the result of this proposed general plan amendment from MDR to CR or LI.
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

GPA01100

VICINITY/POLICY AREAS

Supervisor Benoit  
District 4

Date Drawn: 07/29/10  
Vicinity Map

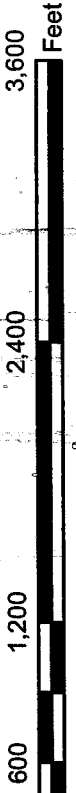


Zoning Area: Bermuda Dunes  
Township/Range: T5SR6,7E

Section: 1,6

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 designations for certain parcels. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 833-8277 (Eastern County) or website at <http://www.lrra.co.riverside.ca.us/index.html>

Assessors Bk. Pg. 626-15  
Thomas Bros. Pg. 819 E1  
Edition 2009



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01100

### LAND USE

Supervisor Benoit  
District 4

Date Drawn: 7/29/10

Exhibit 1



Zoning Area: Bermuda Dunes  
Township/Range: T5SR6,7E  
Section: 1,6



Assessors Bk. Pg. 626-15  
Thomas Bros. Pg. 819 E1  
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.tlma.co.riverside.ca.us/index.html>

0 125 250 500 750 1,000 Feet



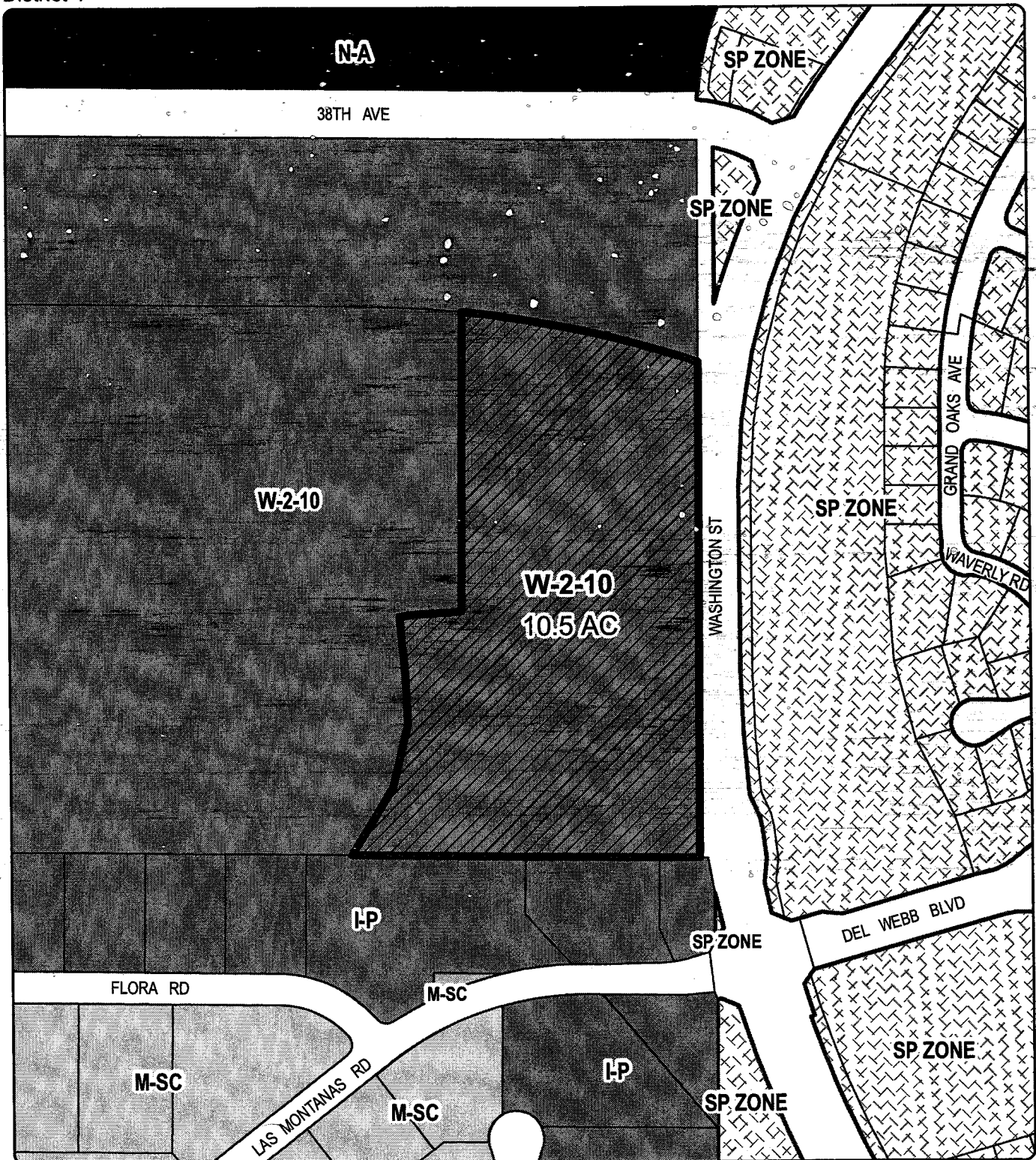
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01100

### EXISTING ZONING

Supervisor Benoit  
District 4

Date Drawn: 7/29/10  
Exhibit 2



Zoning Area: Bermuda Dunes  
Township/Range: T5SR6,7E  
Section: 1,6

Assessors Bk. Pg. 626-15  
Thomas Bros. Pg. 819 E1  
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) 853-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

0 100 200 400 600 Feet

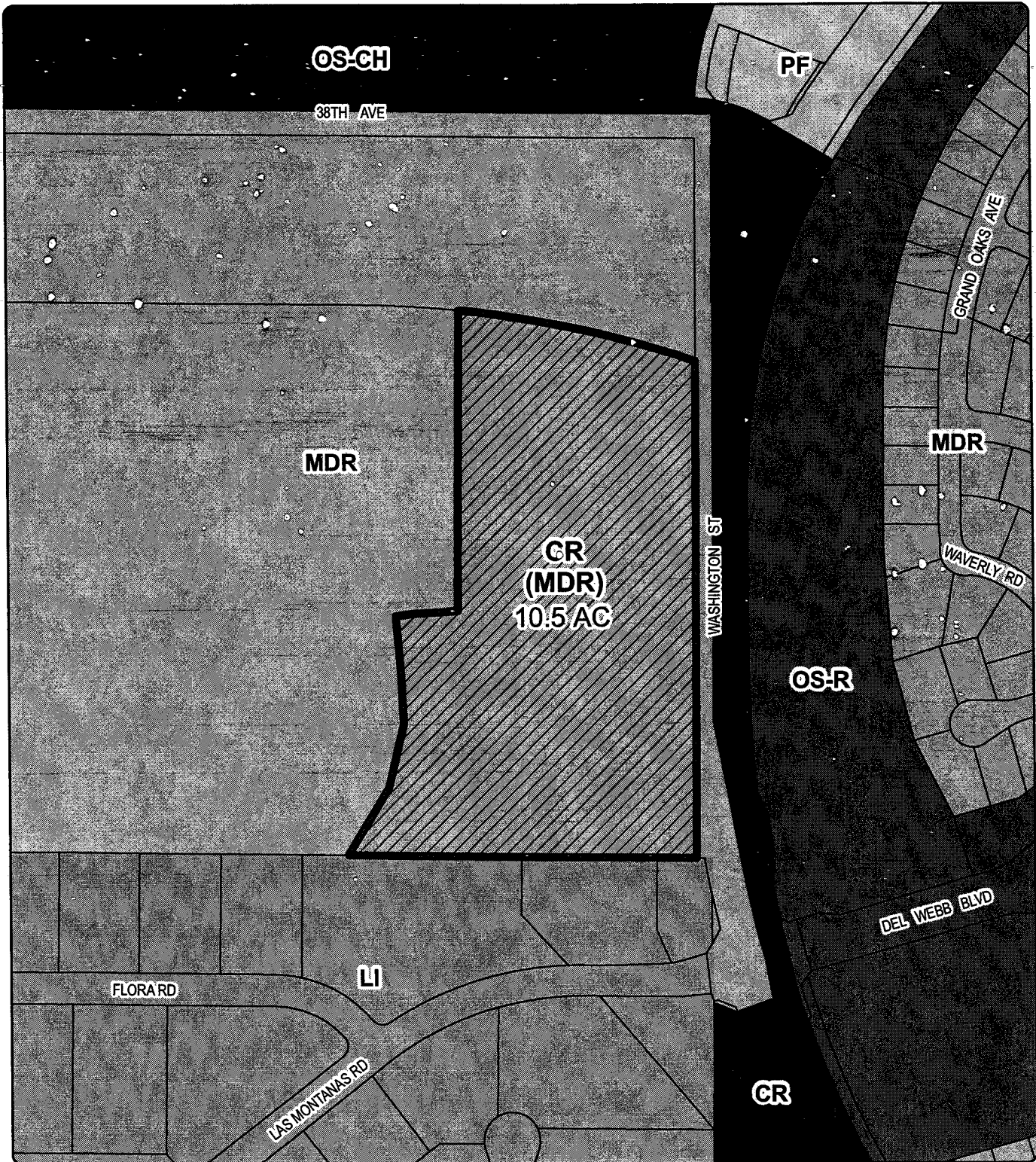
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01100

### PROPOSED GENERAL PLAN

Supervisor Benoit  
District 4

Date Drawn: 7/29/10  
Exhibit 6



Zoning Area: Bermuda Dunes  
Township/Range: T5SR6,7E  
Section: 1,6

Assessors Bk. Pg. 626-15  
Thomas Bros. Pg. 819 E1  
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>

0 100 200 400 600  
Feet



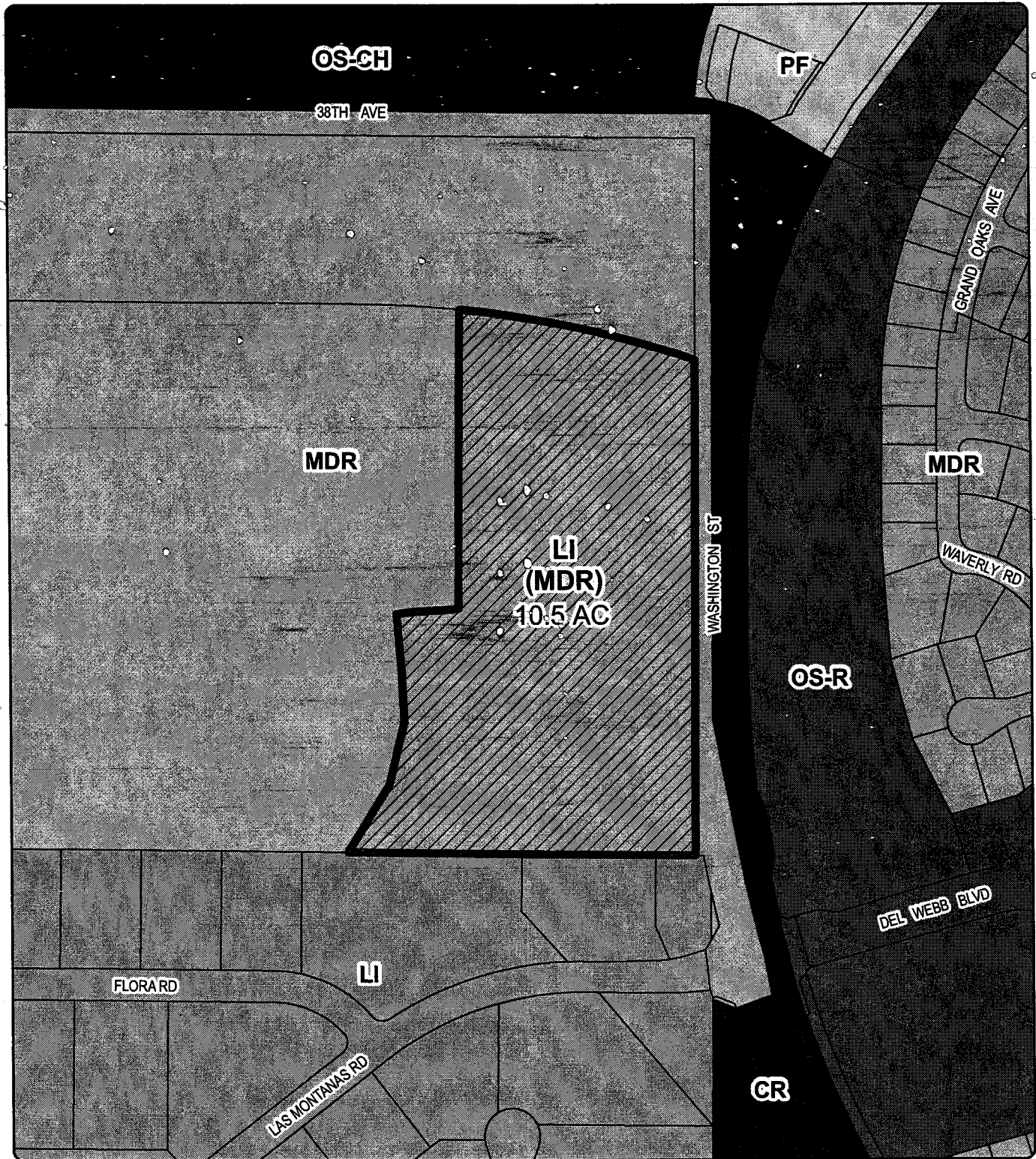
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01100

### RECOMMENDED GENERAL PLAN

Supervisor Benoit  
District 4

Date Drawn: 7/29/10  
Exhibit 7



Zoning Area: Bermuda Dunes  
Township/Range: T5SR6,7E  
Section: 1,6

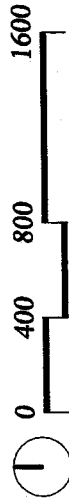
Assessors Bk. Pg. 626-15  
Thomas Bros. Pg. 819 E1  
Edition 2009

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

0 100 200 400 600  
Feet



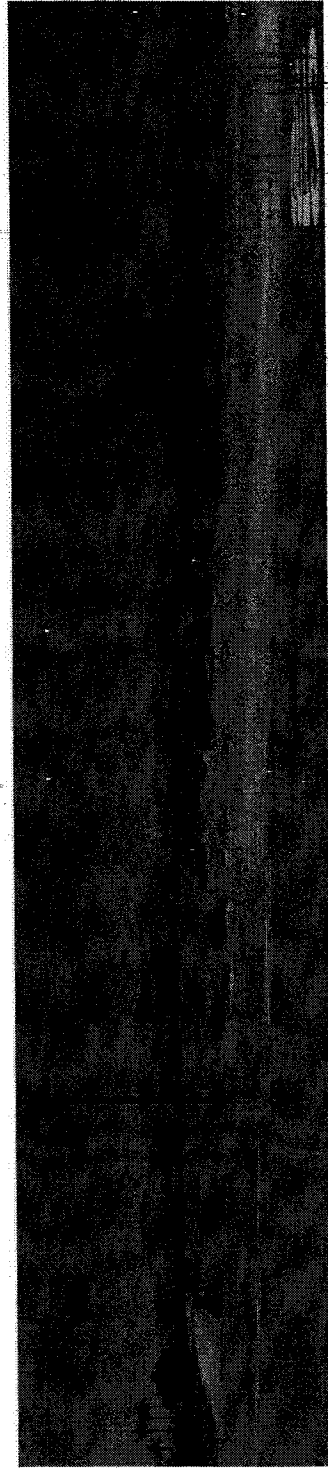
Prepared By:  
Hunsaker & Associates Irvine, Inc.



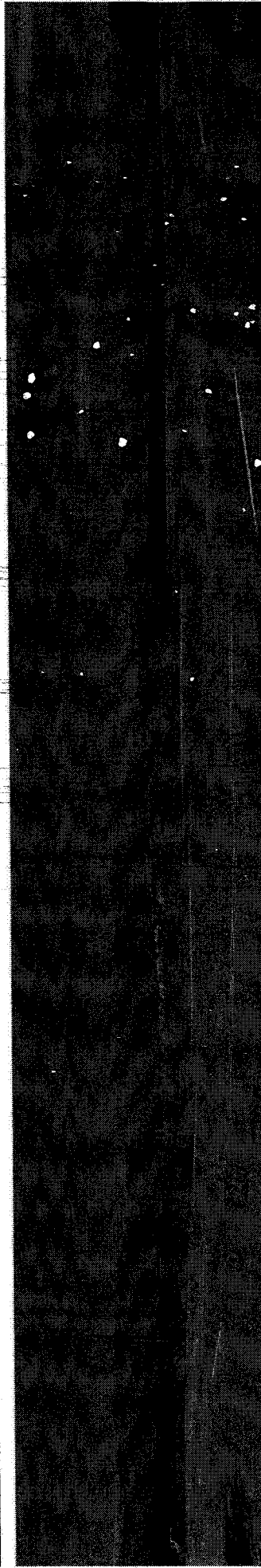
Aerial Exhibit

GENERAL PLAN AMENDMENT - CHRISTIAN SCHOOLS OF THE DESERT (APN 626-150-039)

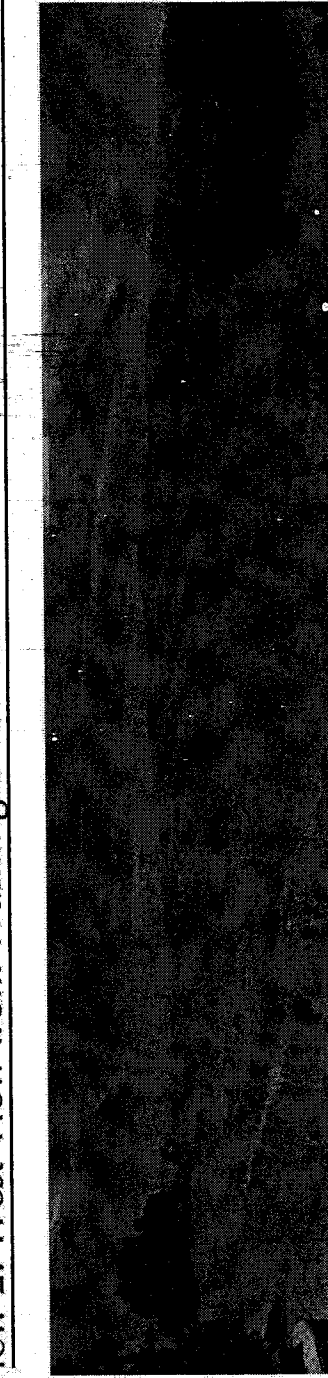
APRIL 2010



View 1: South View from Avenue 38

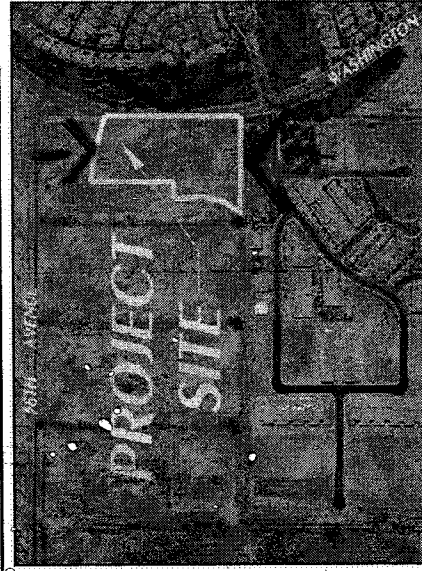
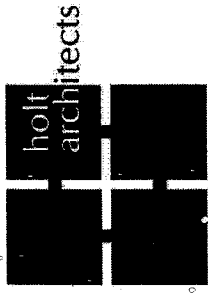


View 2: West View from Washington Street



View 3: North View from Las Montanas Road

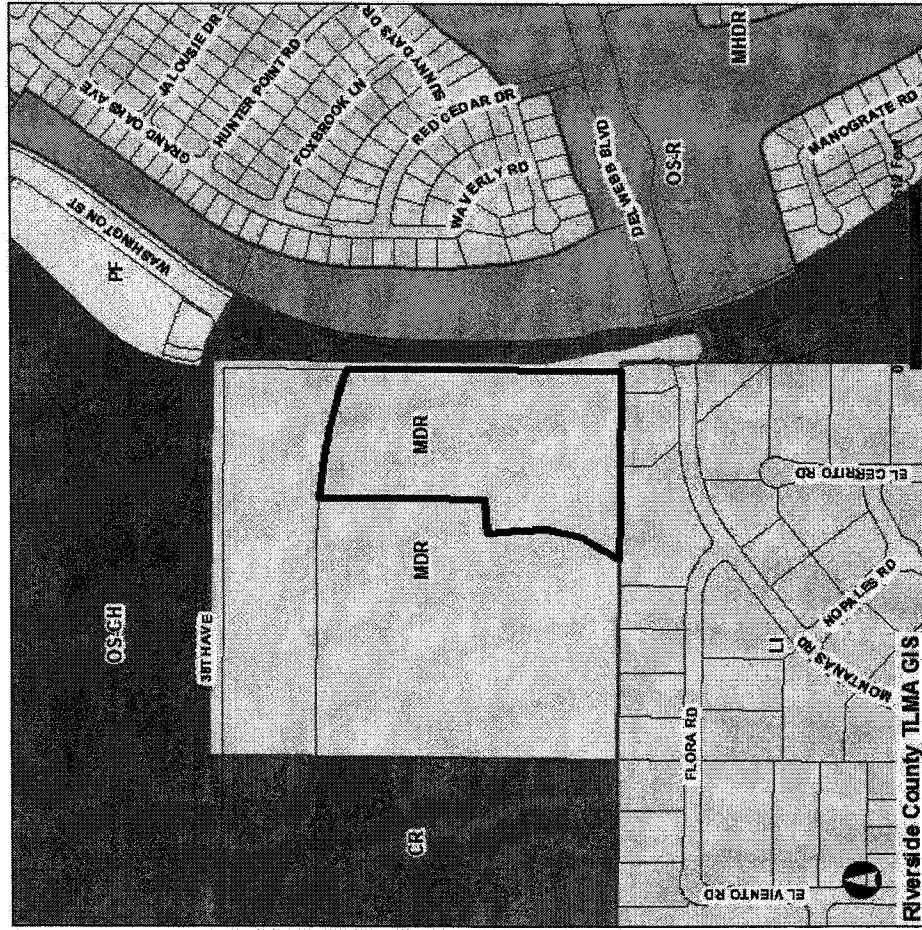
PANORAMIC SITE PHOTOS- APN 626-150-039



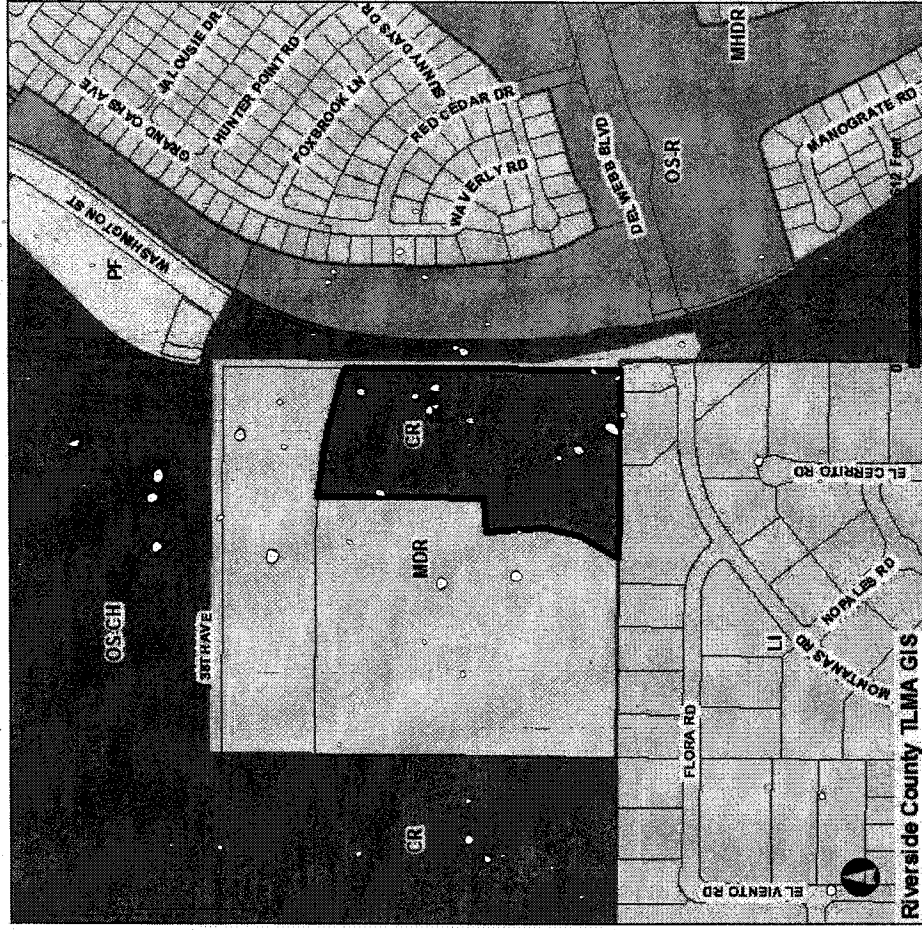




Prepared By:  
Hunsaker & Associates Irvine, Inc.



EXISTING GENERAL PLAN LAND USE DESIGNATION -  
MEDIUM DENSITY RESIDENTIAL (MDR)



PROPOSED GENERAL PLAN LAND USE DESIGNATION -  
COMMERCIAL RETAIL (CR)

1 NTS

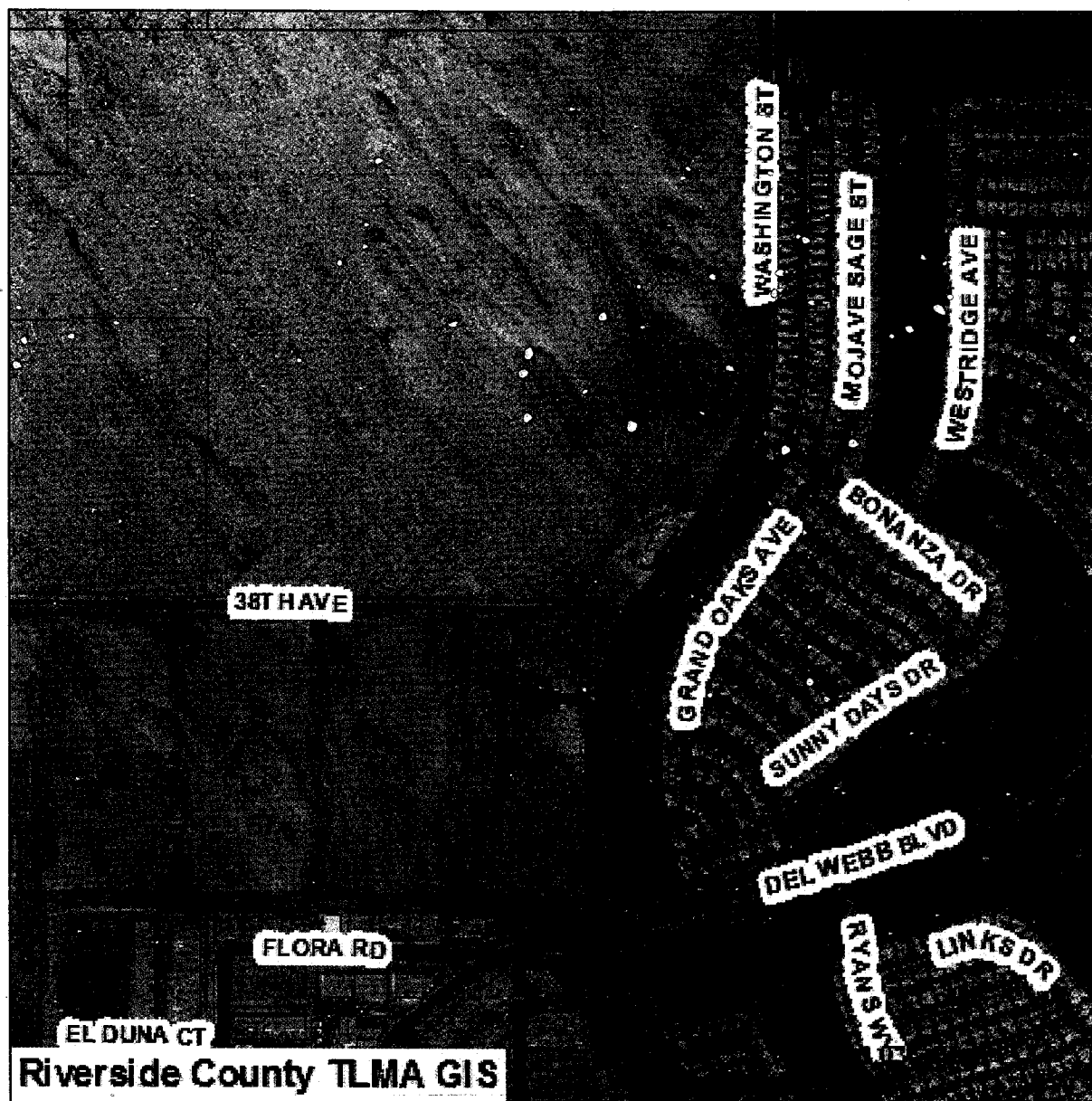
## Existing/Proposed General Plan Land Use Designation Exhibit







## RIVERSIDE COUNTY GIS



Selected parcel(s):  
626-150-039

**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

**STANDARD WITH PERMITS REPORT****APNs**

626-150-039-4

**OWNER NAME / ADDRESS**

CHRISTIAN SCHOOL OF THE DESERT  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
40700 YUCCA LN

BERMUDA DUNES CA. 92201

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 10.43 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 819 GRID: F1

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY

CITY SPHERE: PALM DESERT

NO ANNEXATION DATE AVAILABLE

NO LAFCO CASE # AVAILABLE

NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

JOHN BENOIT, DISTRICT 4

**TOWNSHIP/RANGE**

T5SR6E SEC 1

**ELEVATION RANGE**

104/112 FEET

**PREVIOUS APN**

626-150-030

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.

MDR

**AREA PLAN (RCIP)**

WESTERN COACHELLA VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

W-2-10

**ZONING DISTRICTS AND ZONING AREAS**

BERMUDA DUNES DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

BERMUDA DUNES

**AIRPORT COMPATIBILITY ZONES**

BERMUDA DUNES ZONE D

---

**ENVIRONMENTAL**

---

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**

NONE

**VEGETATION (2005)**

NO DATA AVAILABLE

---

**FIRE**

---

**HIGH FIRE AREA (ORD. 787)**

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

NOT IN A FIRE RESPONSIBILITY AREA

---

**DEVELOPMENT FEES**

---

**CVMSHCP FEE AREA (ORD. 875)**

WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.  
In EAST**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

NOT WITHIN THE WESTERN TUMF FEE AREA

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**

WESTERN COACHELLA VALLEY

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**

NOT WITHIN AN SKR FEE AREA.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

---

**TRANSPORTATION**

---

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

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

207

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

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

---

## **HYDROLOGY**

### **FLOOD PLAIN REVIEW**

FLOOD PLAIN MANAGEMENT REVIEW IS REQUIRED. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (760) 398-2651 EXT. 2288 FOR INFORMATION.

### **WATER DISTRICT**

CVWD

### **FLOOD CONTROL DISTRICT**

COACHELLA VALLEY WATER DISTRICT

### **WATERSHED**

WHITEWATER

---

## **GEOLOGIC**

### **FAULT ZONE**

NOT IN A FAULT ZONE

### **FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

### **LIQUEFACTION POTENTIAL**

MODERATE

### **SUBSIDENCE**

SUSCEPTIBLE

### **PALEONTOLOGICAL SENSITIVITY**

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

---

## **MISCELLANEOUS**

### **SCHOOL DISTRICT**

DESERT SANDS UNIFIED

### **COMMUNITIES**

THOUSAND PALMS

### **COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

### **LIGHTING (ORD. 655)**

ZONE B, 43.01 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

044504

045206

### **FARMLAND**

OTHER LANDS

URBAN-BUILT UP LAND

### **TAX RATE AREAS**

075-004

• CITRUS PEST CONTROL 2

• COACHELLA VAL JT BLO HIGH

- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER
- COACHELLA VALLEY WATER DISTRICT
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVWD IMP DIST 1 DEBT SV
- CVWD STORM WTR UNIT
- DESERT COMMUNITY COLLEGE
- DESERT SANDS UNIFIED SCHOOL
- GENERAL
- GENERAL PURPOSE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

**SPECIAL NOTES**

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

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS****ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

Case #	Description	Status
CFG05476	CFG DOC FEE FOR EA42120 (PP23977)	PAID
GEO02131	GEOLOGIC REVIEW FOR PP23977	APPROVED
LLA05137	NOT AVAILABLE	APPROVED
PP23977	258,657 SQ FT MULTI-PURPOSE PRIVATE SCHOOL	APPROVED
EA42120	EA FOR PP23977	APPROVED
CUP02374	PROPOSED 400 SPACE MOBILE HOME PARK	EXPIRED

REPORT PRINTED ON...Thu May 06 12:39:37 2010  
Version 100412

**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: CPA01100

**RECEIVED**  
DATE SUBMITTED: 5/6/10

**MAY 06 2010**

**I. GENERAL INFORMATION**

**APPLICATION INFORMATION**

Applicant's Name: Tim Holt

E-Mail: tholt@holtarchitects.net

Mailing Address: 70225 Highway 111, Suite D

Rancho Mirage

Street  
CA

92270

City

State

ZIP

Daytime Phone No: ( 760 ) 328-5280

Fax No: ( 760 ) 328-5281

Engineer/Representative's Name: Tim Holt

E-Mail: tholt@holtarchitects.net

Mailing Address: 70225 Highway 111, Suite D

Rancho Mirage

Street  
CA

92270

City

State

ZIP

Daytime Phone No: ( 760 ) 328-5280

Fax No: ( 760 ) 328-5281

Property Owner's Name: Dave Fulton

E-Mail: DFulton@csod.org

Mailing Address: 40700 Yucca Ln

Bermuda Dunes

Street  
CA

92201

City

State

ZIP

Daytime Phone No: ( 760 ) 345-2848

Fax No: ( 760 ) 345-8173

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.

Timothy M. Holt  
PRINTED NAME OF APPLICANT

Timothy M. Holt  
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.

David E. Fulton  
PRINTED NAME OF PROPERTY OWNER(S)

D. Fulton  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

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

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 626-150-039

Section: 1 Township: T5SR6E Range: 104/112 Feet, 6 East

Approximate Gross Acreage: 10.43

General location (nearby or cross streets): North of Interstate 10, South of Avenue 38, East of Varner Rd, West of Washington St.

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

Thomas Brothers map, edition year, page number, and coordinates: 819, Grid:E1,F1

Existing Zoning Classification(s): W2-10

Existing Land Use Designation(s): Community Development:Medium Density Residential

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

Amend land classificatine from Community Development:Medium Density Residential to  
Community Development:Commercial Retail

Related cases filed in conjunction with this request:

NA

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	Imperial Irrigation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	Southern California Gas Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	Verizon Telephone Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Coachella Valley Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	Coachella Valley Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is water service available at the project site: Yes ☒ No ☐

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

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) \_\_\_\_\_

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) D P Gull

Date

5/5/2010

Owner/Representative (2) \_\_\_\_\_

Date \_\_\_\_\_

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

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

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Western Coachella Valley

EXISTING DESIGNATION(S): Community Development:Medium Density Residential

PROPOSED DESIGNATION(S): Community Development:Commercial Retail

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

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

Proposed amendment is requested to allow for marketing and future development of property

### **III. AMENDMENTS TO POLICIES:**

*(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)*

#### **A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:**

Element: N/A Area Plan: \_\_\_\_\_

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

N/A

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

N/A

RECORDING REQUESTED BY:

When Recorded Mail Document  
and Tax Statement To:  
Christian School of the Desert  
40700 Yucca Lane  
Bermuda Dunes, Ca. 92203



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			14						15
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									801

075-004

## GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0 City Transfer Tax is \$

☐ computed on full value of property conveyed, or☐ computed on full value less value of liens or encumbrances remaining at time of sale,☒ Unincorporated Area City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
CHRISTIAN SCHOOL OF THE DESERT, A California non-profit Corporation

hereby GRANT(S) to CHRISTIAN SCHOOL OF THE DESERT, a California non-profit Corporation

the following described real property in the County of Riverside

County of Riverside, State of California:

SEE EXHIBIT A, B AND C ATTACHED HERETO AND MADE A PART HEREOF

This document is being recorded pursuant to Let Line Adjustment No. 05137 approved by the Riverside County  
Planning Department on May 18, 2007

DATED: August 2, 2007

State of California  
County of Riverside

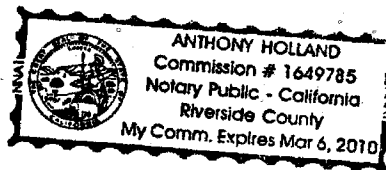
On AUGUST 6, 2007 before me,  
ANTHONY HOLLAND, Notary Public  
(here insert name and title of the officer)  
personally appeared David E. Fulton

CHRISTIAN SCHOOL OF THE DESERT,  
A California non-profit Corporation

BY: [Signature]  
David E. Fulton, President

personally known to me (or proved to me on the basis  
of satisfactory evidence) to be the person(s) whose  
name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that  
by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE