

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

909B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 2, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 1102 – Entitlement/Policy – Applicant: Hugo Ruiz – Engineer/Representative: Amir Engineering - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Plan Area: Indian Lands (IND) – Location: Northerly of Avenue 72, westerly of Pierce Street, easterly of Lopez Road – 40 Acres – Zoning: Light Agriculture – 10 Acres Minimum (A-1-10) – REQUEST: The project proposes to initiate a General Plan Amendment for the subject property from Indian Lands (IND) to Agriculture (AG) (10 Ac. Min.).

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report 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 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

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL:jo *DL*

(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:

15.2

REVIEWED BY EXECUTIVE OFFICE

DATE

Jennifer Sargent

Departmental Concurrence

☒ Policy

☐ Consent

Dep't Recomm.:

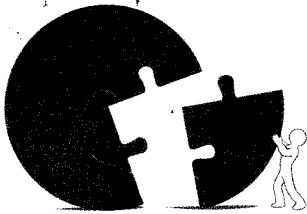
☒ Policy

☐ Consent

Per Exec. Ofc.:

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

909B

DATE: November 29, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office
p.m.

SUBJECT: GENERAL PLAN AMENDMENT NO. 1102 – 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 | **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:
(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.: 3.2
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Jay Olivas
Planning Commission: September 15, 2010

GENERAL PLAN AMENDMENT NO. 1102
(Entitlement/Policy Amendment)
Applicant: Hugo Ruiz
Engineer/Representative: Amir Engineering

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended an order initiating proceedings from "Indian Lands" (IND) ("Areas Subject to Indian Jurisdiction") to "Agriculture" (AG) (10 Ac. Min.) on approximately 40 acres of land due to the rural nature of the area and due to a possible future land division with two parcels. 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: None.

Commissioner John Snell: None.

Commissioner John Petty: None.

Commissioner Jim Porras: None.

Commissioner Jan Zappardo: None.

Agenda Item No.: 3.2
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Jay Olivas
Planning Commission: September 15, 2010

GENERAL PLAN AMENDMENT NO. 1102
Applicant: Hugo Ruiz
Engineer/Rep.: Amir Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan from "Indian Lands" (IND) or "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 parcels and this proposed general plan initiation or GPIP is a first step before a possible future tentative parcel map can be submitted.

The project is located within Torres Martinez tribal land within the community of Oasis near the northwest portion of the Salton Sea, and more specifically located, northerly of 72nd Avenue, westerly of Pierce Street, and easterly of Filmore 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. 1102 is considered an Entitlement/Policy GPA as described in Section 2.4 of that ordinance.

Proposed General Plan Amendment No. 1102 is a stand-alone case. The applicant proposes to modify existing "Indian Lands" or "Areas Subject to Indian Jurisdiction" on the General Plan to "Agriculture" (10 Acres Minimum). 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 parcels which consist of one 10.5 acre lot and one 30.5 acre lot. The 40 acre site contains a mobile home(s) with the majority of site being vacant with desert vegetation. Surrounding lots contain existing scattered single family homes, vacant properties, and field crops. The proposed GPIIP from "Indian Lands" to "Agriculture" would maintain the rural nature of the area with the possibility of two future rural lots of 10.5 acres and 30.5 acres. The "Agriculture" designation would be compatible with this extensive rural area with limited improvements and existing access along Avenue 72. Domestic water is available to the site, but sewer lines are not in the immediate vicinity. The site may use existing and future septic systems due to rural lot sizes.

In further support of this proposed general plan initiation, staff reviewed the Torres Martinez Land Use Plan. According to this plan, the subject parcel is designated "Residential (R)", which would not preclude the potential for future residential development with the proposed "Agriculture" land use designation since "Agriculture" land allows one dwelling per 10 acres. If the site is changed to "Agriculture" as a result of this general plan initiation with future implementing project such as a tentative parcel map, the site could be changed to residential with subsequent general plan amendment and be subject to Torres Martinez tribal review. Should GPA 1102 be initiated, any future implementing plans for development would be routed to the Torres Martinez Tribe for review and comment.

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

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Mobile home(s) and vacant land |
| 2. Surrounding Land Use (Ex. #1): | Crops, mobile homes, 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) or "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. 1102. 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:

GENERAL PLAN AMENDMENT NO. 1102

PC Staff Report: September 15, 2010

Page 3 of 3

1. As of this writing (8/19/10), 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. Redevelopment Area
 - c. 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 749-210-009.
5. This project was filed with the Planning Department on June 24, 2010.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total approximately \$5,000.00

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ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1102 Supervisorial District: Fourth Existing Zoning: A-1-10

Area Plan: Eastern Coachella Valley
Acreage: 40

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Indian Lands (IND)
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

Case: **ENTITLEMENT/POLICY FAST TRACK GPA 1102**

Printed: 8/4/2010 10:22:23 AM

File: V:\11_PLANNING Primary Folder\Planning Cases-Desert Office\GPA01102\GPA 1102 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	Local importance prime farmland
Airport Compatibility Zone		X	
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		Moderate
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues	X		Primary access from Avenue 72
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 a 30 acre lot and 10 acre lot.
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	

Case: ENTITLEMENT/POLICY FAST TRACK GPA 1102

Printed: 8/4/2010 10:22:23 AM

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

Case: ENTITLEMENT/POLICY FAST TRACK GPA 1102

Printed: 8/4/2010 10:22:23 AM

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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
GPA01102
VICINITY/POLICY AREAS

Supervisor Benoit
District: 4

Date Drawn: 8/04/10
Vicinity Map



Zoning District: Lower Coachella Valley
Township/Range: T7SR8E
Section: 26

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

Assessors Bk. Pg. 749-21
Thomas Bros. Pg. 5652 A5
Edition 2009

0 600 1,200 2,400 3,600



Feet



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01102

LAND USE

Supervisor Benoit
District: 4

Date Drawn: 8/04/10
Exhibit 1



Zoning District: Lower Coachella Valley
Township/Range: T7SR8E
Section: 26



Assessors Bk. Pg. 749-21
Thomas Bros. Pg. 5652 A5
Edition 2009

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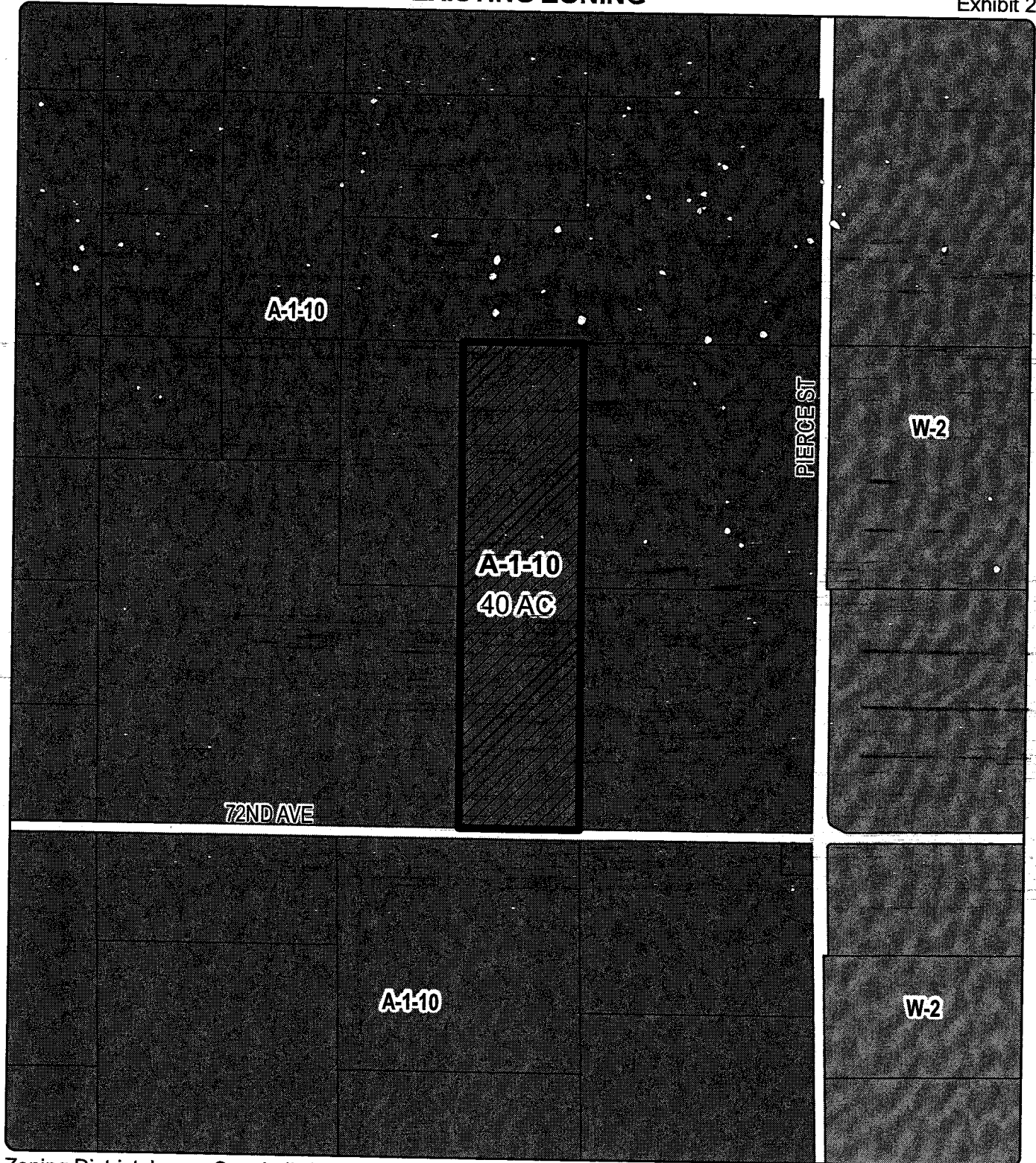
0 250 500 1,000 1,500 2,000
Feet

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Benoit
District: 4

GPA01102 EXISTING ZONING

Date Drawn: 8/04/10
Exhibit 2



Zoning District: Lower Coachella Valley
Township/Range: T7SR8E
Section: 26

Assessors Bk. Pg. 749-21
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Edition 2009



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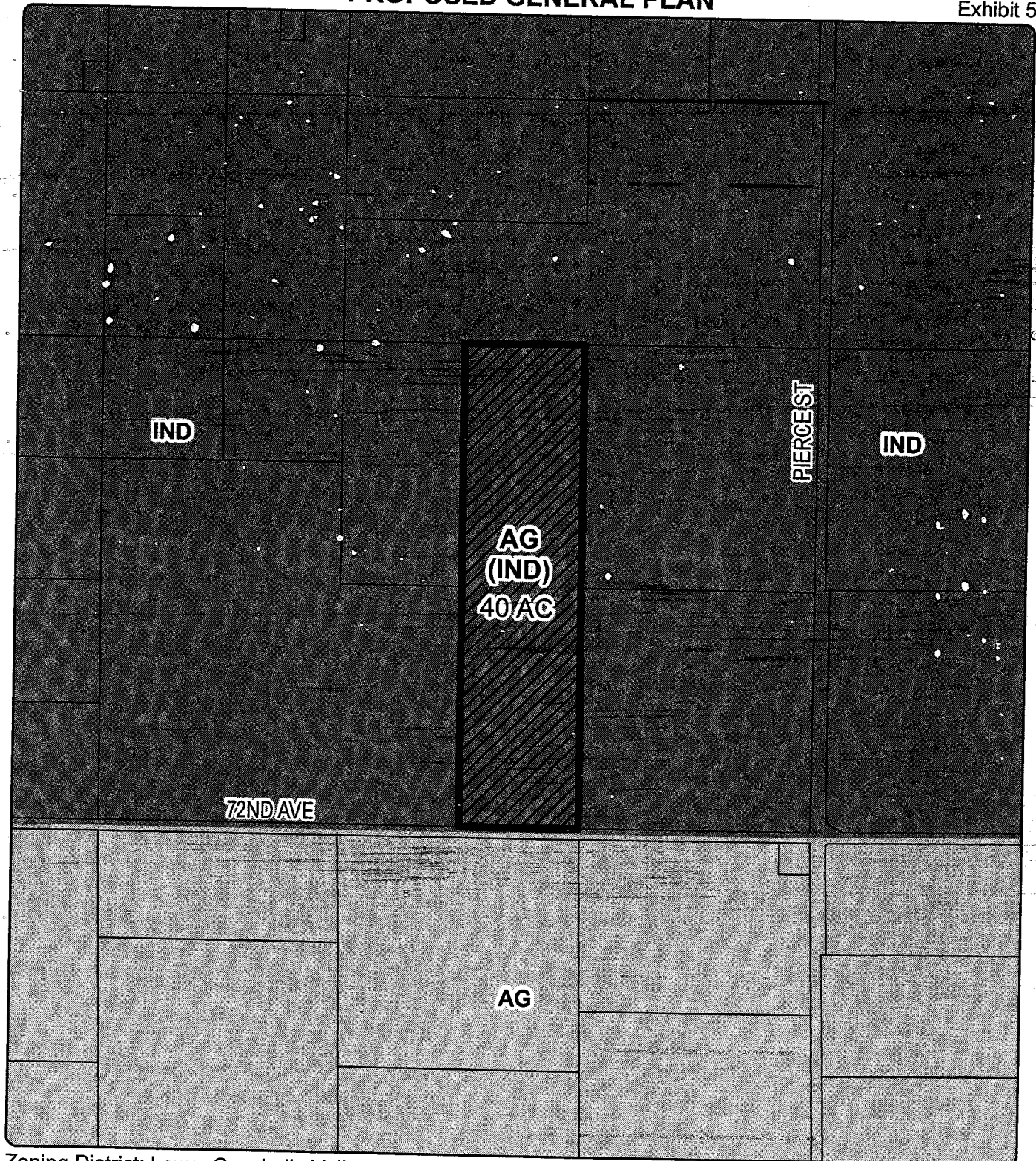
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01102

PROPOSED GENERAL PLAN

Supervisor Benoit
District: 4

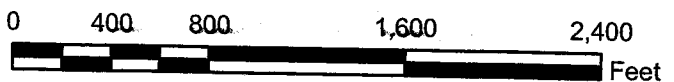
Date Drawn: 8/04/10
Exhibit 5

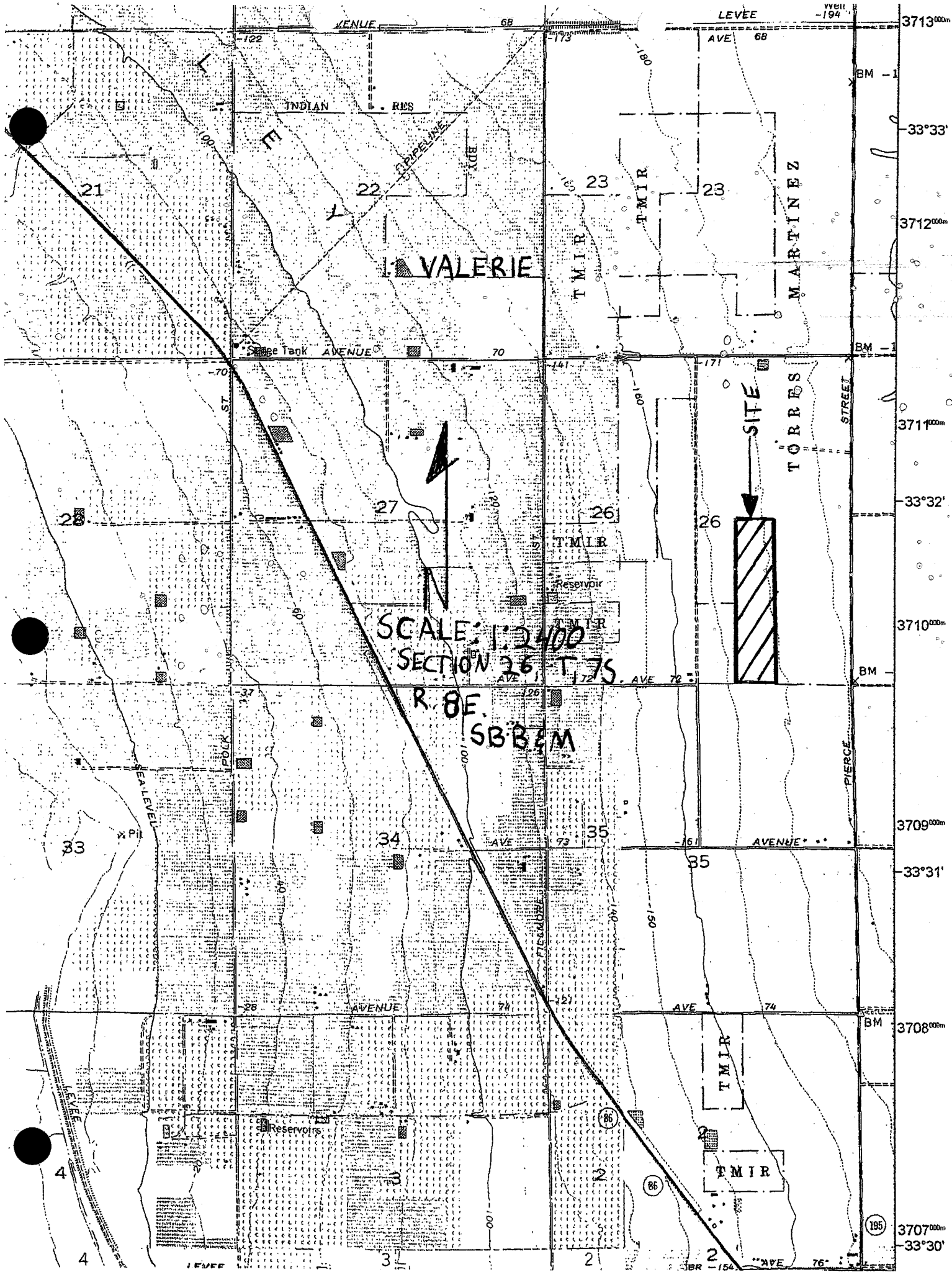


Zoning District: Lower Coachella Valley
Township/Range: T7SR8E
Section: 26

Assessors Bk. Pg. 749-21
Thomas Bros. Pg. 5652 A5
Edition 2009

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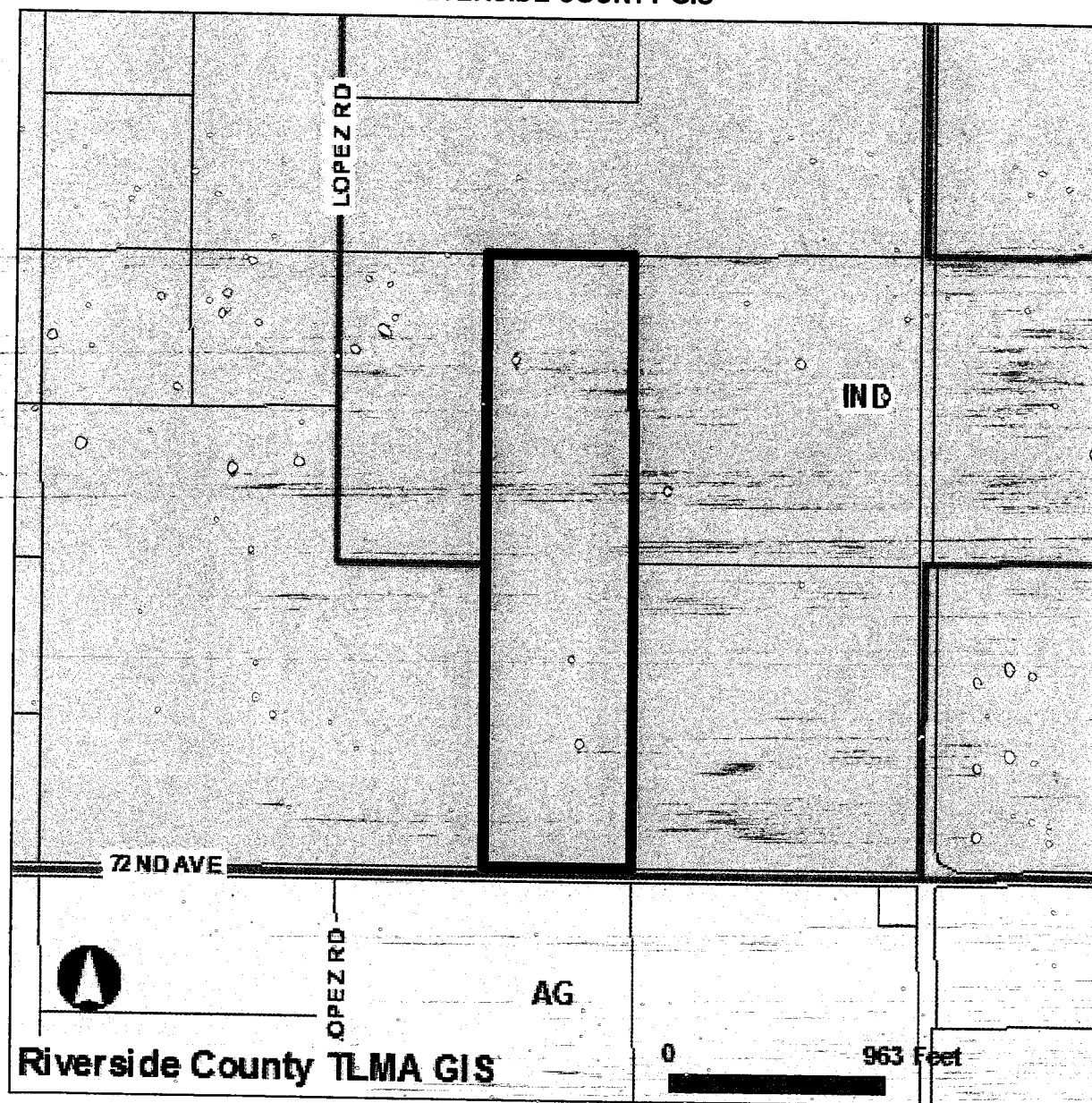


PIERCE ST

LOPEZ RD

72ND AVE

RIVERSIDE COUNTY GIS



Selected parcel(s):
749-210-009

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

749-210-009-0

OWNER NAME / ADDRESS

JUAN DELGADO
GRACIELA DELGADO
PEDRO DELGADO
GUADALUPE DELGADO
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
P O BOX 150
THERMAL CA. 92274

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 40 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 5652 GRID: A5, A6

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
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

TORRES-MARTINEZ TRIBAL LANDS

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN BENOIT, DISTRICT 4

TOWNSHIP/RANGE

T7SR8E SEC 26

ELEVATION RANGE

-172/-176 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.
IND

AREA PLAN (RCIP)

EASTERN COACHELLA VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

A-1-10

ZONING DISTRICTS AND ZONING AREAS

LOWER COACHELLA VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

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)

EASTERN 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.

ROAD BOOK PAGE
234

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
ACTIVE

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT
COACHELLA VALLEY UNIFIED

COMMUNITIES
OASIS

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
THERMAL #125 -
STREET LIGHTING

LIGHTING (ORD. 655)
ZONE B, 44.62 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
045605

FARMLAND
LOCAL IMPORTANCE
PRIME FARMLAND

058-044

- CITRUS PEST CONTROL 2
- COACHELLA VAL JT BLO HIGH
- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER
- COACHELLA VALLEY UNIFIED SCHOOL
- COACHELLA VALLEY WATER DISTRICT
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 125 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVWD JMP DIST 1 DEBT SV
- CVWD STORM WTR UNIT
- DESERT COMMUNITY COLLEGE
- GENERAL
- GENERAL PURPOSE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SO COACHELLA VALLEY CSD
- 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

Case #	Description	Status
BEL060607	ELECTRIC TO WELL ONLY	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHW060341	NOT AVAILABLE	APPLIED
EHW060277	NOT AVAILABLE	APPLIED

PLANNING PERMITS

REPORT PRINTED ON...Thu Jun 24 13:51:57 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: 6PA01102

DATE SUBMITTED: 6/24/10

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: HUGO RUIZ

E-Mail: hruiz@sunpacific.com

Mailing Address: 8504 EXODUS LANE

BAKERSFIELD

Street
CA 93312

City

State

ZIP

Daytime Phone No: (661) 979-8183

Fax No: ()

Engineer/Representative's Name: AMIR FAYAZRAD

E-Mail: amirengr@aol.com

Mailing Address: 160 LURING DRIVE SUITE A

PALM SPRINGS

Street
CA 92262

City

State

ZIP

Daytime Phone No: (760) 318-7424

Fax No: (760) 318-7410

Property Owner's Name: HUGO RUIZ

E-Mail: hruiz@sunpacific.com

Mailing Address: 8504 EXODUS LANE

BAKERSFIELD

Street
CA 93312

City

State

ZIP

Daytime Phone No: (661) 979-8183

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.

HUGO RUIZ

Noemi Ruiz
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

X Pedro Delgado

PRINTED NAME OF PROPERTY OWNER(S)

Pedro Delgado

SIGNATURE OF PROPERTY OWNER(S)

Maria G. Delgado

PRINTED NAME OF PROPERTY OWNER(S)

Maria G. Delgado

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): 749-210-009

Section: 26 Township: 7 SOUTH Range: 8 EAST

Approximate Gross Acreage: 40.49 AC

General location (nearby or cross streets): North of AVE. 71, South of AVE. 72, East of PIERCE, West of FILLMORE

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2006, PAGE 5652, GRID A5

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

Existing Land Use Designation(s): INDIAN LAND

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

PARCEL MAP, BREAKING THE 40.49 AC TO TWO PARCELS. PARCEL 1 WILL BE
30.49AC, PARCEL 2 WILL BE 10 AC. - EASTERN COACHELLA VALLEY PLAN
FROM INDIAN LANDS TO AGRICULTURE; AGRICULTURE.

Related cases filed in conjunction with this request:

N/A

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 type="checkbox"/>	<input type="checkbox"/>
Gas Company	SOUTHERN CALIFORNIA GAS COMPANY	<input type="checkbox"/>	<input type="checkbox"/>
Telephone Company	VERIZON COMMUNICATIONS	<input type="checkbox"/>	<input type="checkbox"/>
Water Company/District	PRIVATE WELL	<input type="checkbox"/>	<input type="checkbox"/>
Sewer District	PRIVATE SEPTIC SYSTEM	<input 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 ☒

Record

First A

RECORDING REQUESTED BY
FIRST AMERICAN TITLE
AND WHEN RECORDED MAIL TO:
JUAN DELGADO
GRACIELA DELGADO
PEDRO DELGADO

NO COR FILED

469637

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

DEC 23 1997

Recorded in Office Records
of Riverside County, California

Recorder

Page 2

A.P.N.: 749-210-009 TRA #: 058-044

Order No.: 2077192

Space Above This Line for Recorder's Use Only

Escrow No.: 2-24165

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$
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 [] and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
JUAN DELGADO AND GRACIELA DELGADO, HUSBAND AND WIFE, AND PEDRO DELGADO, A MARRIED
MAN AS HIS SOLE AND SEPARATE PROPERTY

hereby GRANT(S) to JUAN DELGADO and GRACIELA DELGADO, Husband and Wife and PEDRO DELGADO
and GUADALUPE DELGADO, husband and wife ALL AS JOINT TENANTS

the following described property in the City of [] County of Riverside State of California;

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF
OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH,
RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN.

Dated: December 16, 1997

Juan Delgado
Juan Delgado

Pedro Delgado
Pedro Delgado

Graciela Delgado
Graciela Delgado

GRANT DEED CONTINUED ON NEXT PAGE

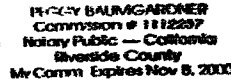
Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

35

JUAN DELGADO, GRACIELA DELGADO AND PEDRO DELGADO

personally

991 Baungardner



33

before me, the undersigned, a Notary Public in and for said County

personality

official seal.

Title or Type of Document MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

Date of Document:

Other Signer(s) than Named Above: