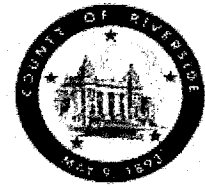


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



717 B

FROM: TLMA – Planning Department

SUBMITTAL DATE:
August 7, 2012

SUBJECT: GENERAL PLAN AMENDMENT NO. 1112 - Applicant: Sukut Development, Inc. – Engineer/Representative: Steve Sukut – Second/Second Supervisorial District – Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road – **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element for the subject property from Community Development: Light Industrial (CD: LI) (0.25 – 0.35 Floor Area Ratio) to Community Development: Highest Density Residential (CD: HHDR) (20 – 40 Dwelling Units per Acre).

RECOMMENDED MOTION:

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

BACKGROUND:

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

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director
(continued on next page)

CSL:pr
D.M.

REVIEWED BY EXECUTIVE OFFICE
 Departmental Conference
 DATE 8/20/12
 Tina Grande
 ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, 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: August 28, 2012
xc: Planning, Applicant

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

15.1

Prev. Agn. Ref.

District: 2/2

Agenda Number:

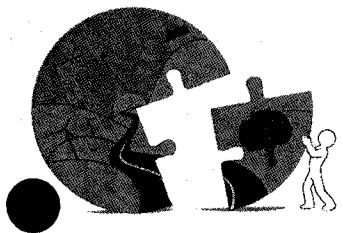
request.

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 applications, 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.

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.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

717B



Carolyn Syms Luna
Director

DATE: August 6, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *DM.*

SUBJECT: General Plan Amendment No. 01112 (GPA01112)
(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 |

****No public notification required****

PLEASE SCHEDULE FOR THE 8/28/12 BOARD AGENDA

Do not send these documents to the County Clerk for posting

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"



**PLANNING COMMISSION
4080 LEMON STREET, RIVERSIDE
MINUTE ORDER JULY 18, 2012**

I. AGENDA ITEM 2.1:

GENERAL PLAN AMENDMENT NO. 1112 – Applicant: Sukut Development, Inc. – Engineer/Representative: Steve Sukut – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.35 Floor Area Ratio) – Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road – 6.2 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) and Mineral Resources (M-R).

II. PROJECT DESCRIPTION:

The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Community Development: Light Industrial (CD: LI) (0.25 – 0.35 Floor Area Ratio) Land Used Designation to Community Development: Highest Density Residential (CD: HHDR) (20 – 40 Dwelling Units per Acre). (Legislative)

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Christian Hinojosa at (951) 955-0972 or email chinojos@rctlma.org.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

NO DECISION was made by the Planning Commission.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisorial District: Second/Second
Project Planner: Paul Rull
Planning Commission: July 18, 2012

General Plan Amendment No. 1112
(Entitlement/Policy Amendment)
Applicant: Sukut Development, Inc.
Engineer/Representative: Steve Sukut

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS TO THE BOARD OF SUPERVISORS

RECOMMENDATIONS:

The Planning Director recommended that the appropriate findings per the General Plan Administration Element can be made and the Planning Commission made the comments below. The Planning Director continues to recommend that the appropriate findings per the General Plan Administration Element can be made. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: Proximity of existing RV storage with new potential uses

Commissioner John Snell: Proximity to existing light industrial uses and uses to the north

Commissioner John Petty: Absent

Commissioner Jim Porras: None

Commissioner Jan Zuppardo: None

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisory District: Second/Second
Project Planner: Christian Hinojosa
Planning Commission: July 18, 2012

GENERAL PLAN AMENDMENT NO. 1112
(Entitlement/Policy Amendment)
Applicant: Sukut Development, Inc.
Engineer/Representative: Steve Sukut

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1112 proposes to amend the Riverside County General Plan Land Use Element from Community Development: Light Industrial (CD: LI) (0.25 – 0.35 Floor Area Ratio) Land Used Designation to Community Development: Highest Density Residential (CD: HHDR) (20 – 40 Dwelling Units per Acre).

The proposed Amendment is located in the Temescal Canyon Area Plan; more specifically, the project is located northerly of Cajalco Road and easterly of Temescal Canyon Road.

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 requested in the applications.

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 will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, 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:

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

GENERAL PLAN AMENDMENT NO. 1112

PC Staff Report: July 18, 2012

Page 2 of 5

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. 1112 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 two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

a. The proposed change does not involve a change in or conflict with:

- (1) The Riverside County Vision;
- (2) Any General Plan Principle; or
- (3) Any Foundation Component designation in the General Plan.

b. 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:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. 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.

g. 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 General Plan Amendment is consistent with the County Vision as it relates to one of the most basic individual needs and values of a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy.

(2) Any General Plan Principle.

The proposed General Plan meets the General Plan Principle of creating community centers with mixed or integrated commercial, residential, employment, parks, and civic, recreational and cultural uses.

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

Given the Foundation component of the proposed amendment would be within the same Foundation, the proposal would be consistent with the Community Development Foundation.

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 Land Use Element of the General Plan encourages a "balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments." The surrounding land use plan accommodates a variety of commercial, office and residential developments with residential, office and commercial uses. The proposed Amendment provides high density residential uses creating higher density housing opportunities near employment opportunities, reducing commute times for the El Cerrito residents and the surrounding communities. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

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 to "...shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities..." The Land Use Element of the General Plan acknowledges "...ongoing shortage of affordable housing and its negative impacts on our communities." This finding can be made for the proposed Amendment.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|---|
| 1. General Plan Land Use (Ex. #6): | Community Development: Light Industrial (CD: LI) (0.25 – 0.35 Floor Area Ratio) |
| 2. Proposed General Plan Land Use: | Community Development: Highest Density Residential (CD: HHDR) (20 – 40 Dwelling Units per Acre) |
| 3. Existing Zoning (Ex. #2): | Manufacturing – Service Commercial (M-SC) and Mineral Resources (M-R). |

- | | |
|-----------------------------------|---|
| 4. Surrounding Zoning (Ex. #2): | Residential Agricultural-2 1/2 Acre Minimum (R-A-2 1/2), Controlled Development Areas-10 Acre Minimum (W-2-10) and Mineral Resources (M-R) to the north, Manufacturing – Service Commercial (M-SC) to the south and Mineral Resources (M-R) to the east. The adjacent properties to the west are within the City of Corona. |
| 5. Existing Land Use (Ex. #1): | Vacant land |
| 6. Surrounding Land Use (Ex. #1): | Vacant land to the north, south and east and vacant land and commercial to the west. |
| 7. Project Data: | Total Acreage: 6.2 Gross |
-

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. 1112. 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 letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - b. The Stephen's Kangaroo Rat Fee Area (Ordinance No. 663.10);
 - c. An Agriculture Preserve;
 - d. A Policy Area;
 - e. An Airport Influence Area;
 - f. A High Fire area;
 - g. A County Fault Zone; or,
 - h. A Dam Inundation Area.
3. The project site is located within:
 - a. An WRCMSHCP Fee Area (Ordinance No. 810);
 - b. A Development Impact Fee Area (Ordinance No. 659);
 - c. The City of Corona Sphere of Influence;
 - d. WRCMSHCP Criteria Cell No. 2400, "Sub-Unit (SU3) Temescal Wash West";
 - e. A Flood Zone;
 - f. A County Service Area (Temescal #135 – Street Lighting);
 - g. A Circulation Element Right-Of-Way (Arterial 128' ROW);
 - h. The El Cerrito/Temescal Canyon Redevelopment Project Area;
 - i. A High Paleontological Potential (High A);
 - j. An Area Partially Very Low, Moderate and Very High Liquefaction Potential;
 - k. An Area Susceptible to Subsidence; and,
 - l. The boundaries of the Corona-Norco Unified School District.

GENERAL PLAN AMENDMENT NO. 1112

PC Staff Report: July 18, 2012

Page 5 of 5

4. The subject site is currently designated as Assessor's Parcel Numbers 279-231-054 and 279-231-075.

Y:\Planning Case Files-Riverside office\GPA01112\GPIP\PC\GPA001112.Initiation Staff Report.docx

ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1112 Supervisorial District: Second Existing Zoning: _____
Manufacturing – Service Commercial (M-SC) and Mineral Resources (M-R)

Area Plan: Temescal Canyon
Acreage: 6.2 Gross

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development (CD)

Existing General Plan Land Use Designation: Light Industrial (LI) (0.25 – 0.35 Floor Area Ratio)

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: Highest Density Residential (HHDR) (20 – 40 Dwelling Units per Acre)

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	
Western Riverside County MSHCP Cell	X		The project site is within Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Cell No. 2400, "Sub-Unit (SU3) Temescal Wash West". GPA01112 covers Lots 1 and 2 of PM23271. BGR070761 was issued on 1/17/2008. This permit aloud for "MASS GRADING INDUSTRIAL PM23271 LOTS 1-8." Given that, a grading permit has been issued for the property, post plan adoption; take has been issued for the site, and no further biological review is necessary for GPA01112.
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A - 100 Year)	X		Within areas of flooding sensitivity
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile	X		Within a 1/2 mile of Cajalco Canyon Fault
Liquefaction Potential; Subsidence	X		Very Low, Moderate and Very High
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	
Water / Sewer Issues		X	City of Corona Water and Sewer Service
City Sphere of Influence	X		City of Corona
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
<p>The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.</p>	X		<p>The proposed General Plan Amendment is consistent with the County Vision as it relates to one of the most basic individual needs and values of a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy.</p> <p>The proposed General Plan meets the General Plan Principle of creating community centers with mixed or integrated commercial, residential, employment, parks, and civic, recreational and cultural uses.</p> <p>Given the Foundation component of the proposed amendment would be within the same Foundation, the proposal would be consistent with the Community Development Foundation.</p>
<p>The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.</p>	X		<p>The Land Use Element of the General Plan encourages a "balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments." The surrounding land use plan accommodates a variety of commercial, office and residential developments with residential, office and commercial uses. The proposed Amendment provides high density residential uses creating higher density housing opportunities near employment opportunities, reducing commute times for the El Cerrito residents and the surrounding communities. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.</p>
<p>Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.</p>		X	
<p>A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.</p>		X	

<p>An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.</p>	<p>X</p>		<p>The appropriate additional finding for the proposed Amendment to "... shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities..." The Land Use Element of the General Plan acknowledges "... ongoing shortage of affordable housing and its negative impacts on our communities." This finding can be made for the proposed Amendment.</p>
<p>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.</p>		<p>X</p>	
<p>An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.</p>		<p>X</p>	

* 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

GPA01112

LAND USE

Supervisor Tavaglione
District 2

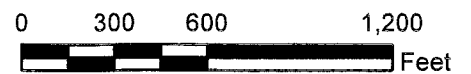
Date Drawn: 05/10/2012
Exhibit 1



Zoning District: El Cerrito
Township/Range: T4SR6W
Section: 16

Assessors Bk. Pg. 279-231
Thomas Bros. Pg. 774 A5
Edition 2011

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01112

VICINITY/POLICY AREAS

Supervisor Tavaglione
District 2

Date Drawn: 05/10/2012
Vicinity Map



Assessors Bk. Pg. 279-231
Thomas Bros. Pg. 774 A5
Edition 2011

Zoning District: El Cerrito
Township/Range: T4SR6W
Section: 16

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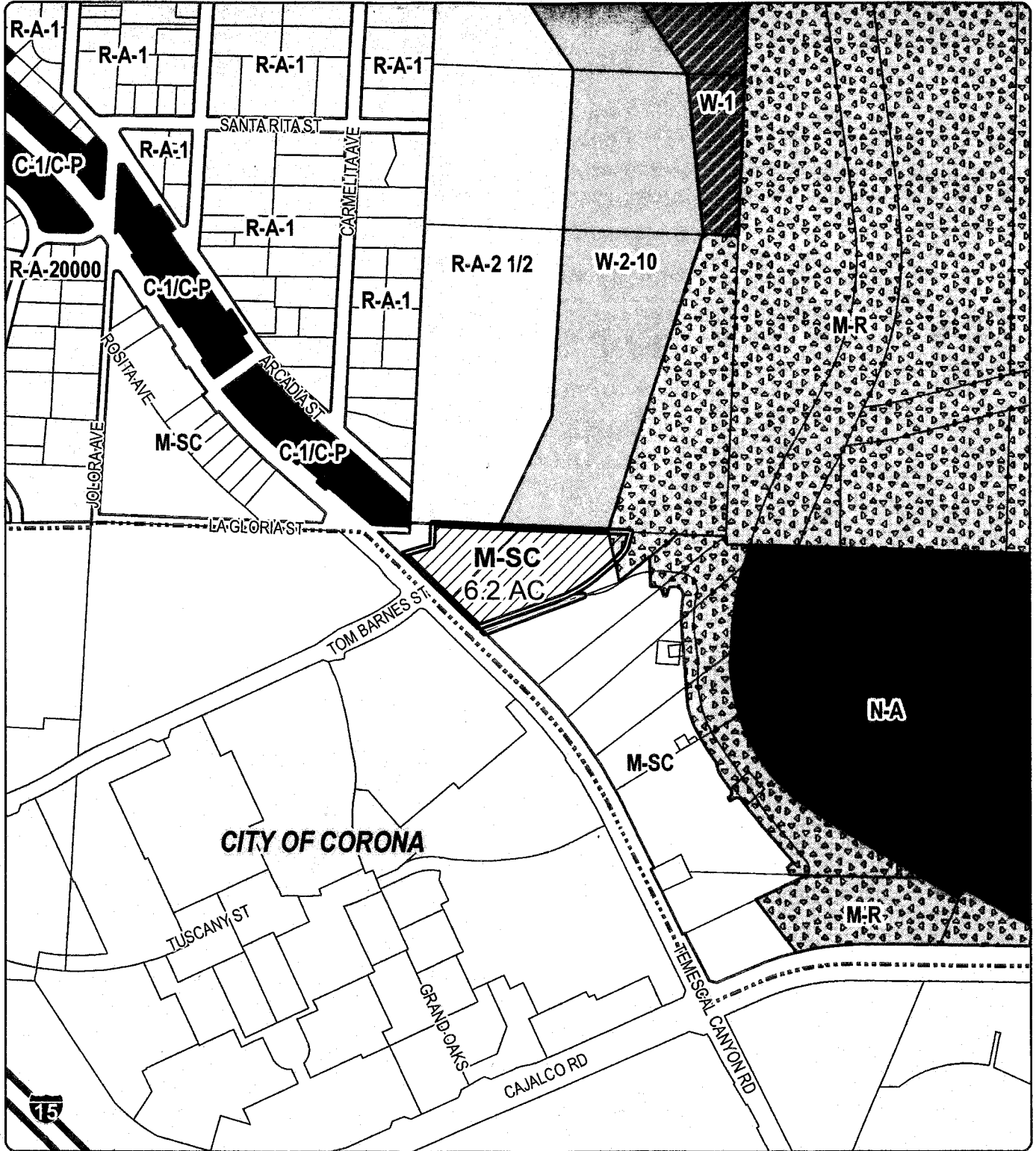
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01112

EXISTING ZONING

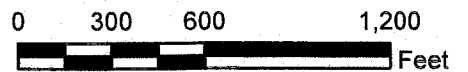
Supervisor Tavaglione
District 2

Date Drawn: 05/09/2012
Exhibit 2



Zoning District: El Cerrito
Township/Range: T4SR6W
Section: 16

Assessors Bk. Pg. 279-231
Thomas Bros. Pg. 774 A5
Edition 2011



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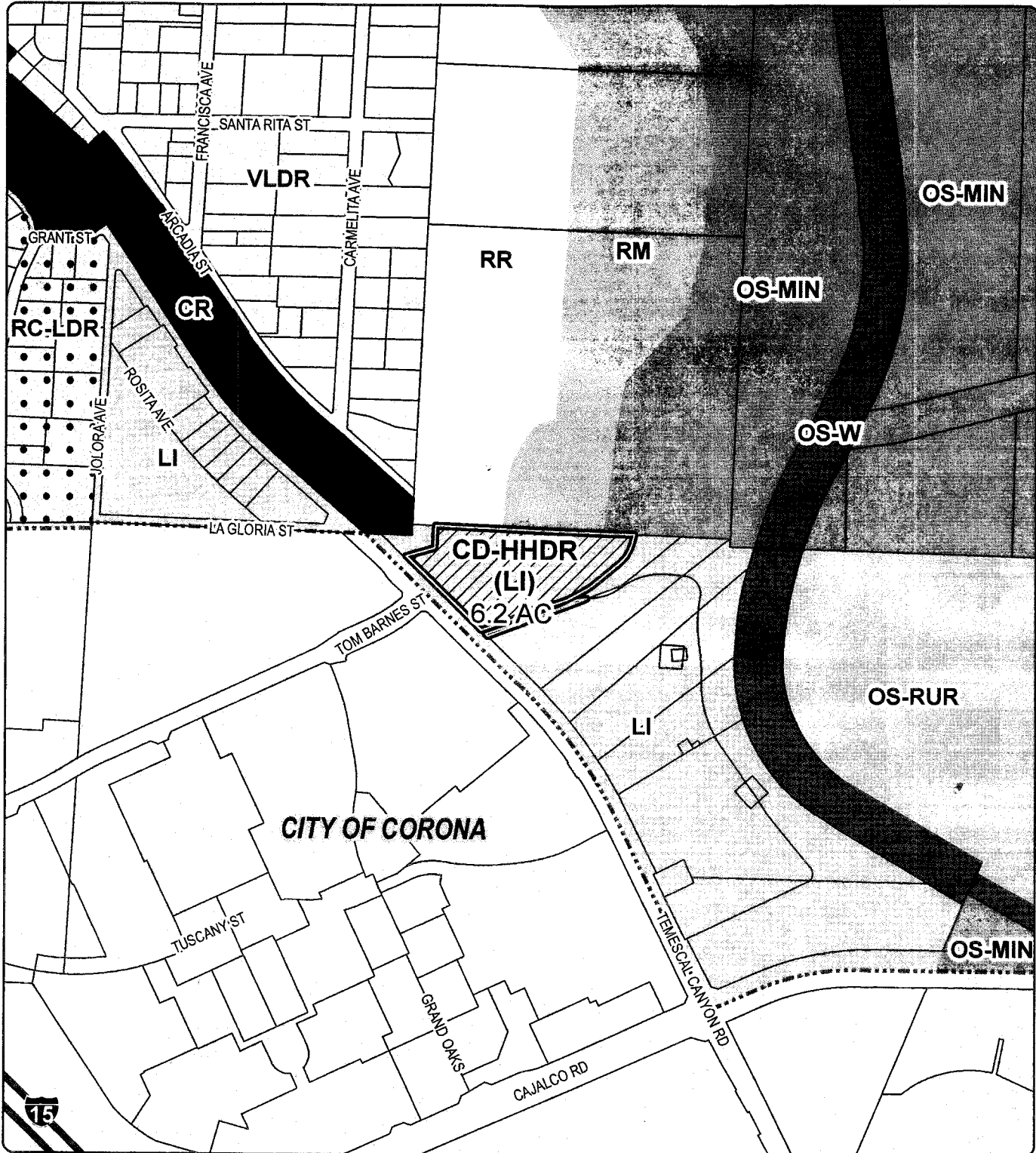
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01112

PROPOSED GENERAL PLAN

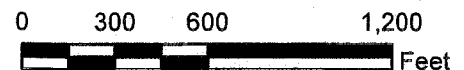
Supervisor Tavaglione
District 2

Date Drawn: 05.09/2012
Exhibit 6

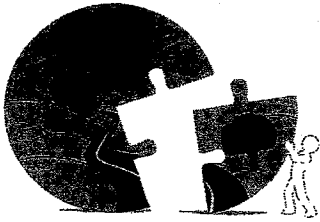


Zoning District: El Cerrito
Township/Range: T4SR6W
Section: 16

Assessors Bk. Pg. 279-231
Thomas Bros. Pg. 774 A5
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Set ID# CC006355

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: GPA01112 DATE SUBMITTED: 4-19-12

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Sukut Development Inc. E-Mail: SSUKUT@SUKUT.COM

Mailing Address: 4010 W. Chavelier Ave
Santa Ana Ca. 92704
City State ZIP

Daytime Phone No: (714) 540-5351 Fax No: (714) 545-2438

Engineer/Representative's Name: Steve Sukut E-Mail: _____

Mailing Address: Same as App.
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Property Owner's Name: Chavelier Real Properties E-Mail: SSUKUT@SUKUT.COM

Mailing Address: 4010 W. Chavelier Ave.
Santa Ana Ca. 92704
City State ZIP

Daytime Phone No: (714) 540-5351 Fax No: (714) 545-2438

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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.

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.

Steven C. Sukut
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.

Steven C. Sukut
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): APN- 279-231-054 & APN- 279-231-075

Section: 16 Township: 4 South Range: 6 West

Approximate Gross Acreage: 6 AC

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Cajalco Road, South of Tom Barnes, East of Temescal, West of Temescal Wash.

Thomas Brothers map, edition year, page number, and coordinates: 2006 - P. 774, A-5

Existing Zoning Classification(s): Light Industrial

Existing Land Use Designation(s): _____

Proposal (describe the details of the proposed general plan amendment):
Change (LI) Light Industrial to (HTDR) - Highest Density Residential

Related cases filed in conjunction with this request:
Parcel Map - 23271, BGR-030194, BGR-070761, BWL-070264

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		
Gas Company		
Telephone Company		
Water Company/District		
Sewer District		

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) _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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) *John L. Dulek* Date 4-17-12

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):

EXISTING DESIGNATION(S): (LI) Light Industrial

PROPOSED DESIGNATION(S): (HTDR) Highest Density Residential

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

Applicant proposes to amend The General Plan
From Light Industrial to Multi-Family - Rental
Apartments.

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): _____

Applicant wants to change use because it is a nice transition between Light Industrial and Rural Residential. Also this use fits the property and surrounding area well.

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: N/A _____
(Please name)

Proposed Boundary Adjustment (Please describe clearly): _____

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): N/A _____

Road Segment(s) _____

Existing Designation: _____

Proposed Designation: _____

Applicant/Eng-Rep:

Steve Sukut
Sukut Development, Inc.
4010 West Chandler Avenue
Santa Ana, CA 92704

Owner:

Chandler Real Properties
4010 West Chandler Avenue
Santa Ana, CA 92704

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Laurie Taylor

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 8/28/12 **Agenda #** 15.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.