

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

412 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 15, 2014

SUBJECT: GENERAL PLAN AMENDMENT NO. 1125 - Applicant: Cal Thermal Real Estate LLC – Engineer/Representative: Paul Quill – Fourth/Fourth Supervisorial District – Location: Northwest corner of 61st Avenue and Sundowner Avenue – REQUEST: The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element for the subject property from Agriculture: Agriculture (AG: AG) (10 acre minimum) land use designation to Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre).

RECOMMENDED MOTION: That the Board of Supervisors: Adopt an order initiating the above referenced General Plan Amendment (GPA) based on the attached report. The initiation of proceeding 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:

Summary

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.

(continued on next page)

Juan C. Perez
Juan C. Perez, TLMA Director/
Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

Tina Grande
BY Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit, and Ashley
Nays: None
Absent: None
Date: February 25, 2014
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
Kecia Harper-Ihem
Deputy

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

15-3

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Departmental Concurrence

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

FORM 11: General Plan Amendment No. 1125

DATE: January 15, 2014

PAGE: Page 2 of 2

BACKGROUND:

Summary (continued)

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 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.

The GPA initiation was heard at the January 15, 2014, Planning Commission meeting. The Planning Commission had no comments.

Impact on Citizens and Businesses

This action will initiate the County's review of the General Plan Amendment application, which will include an evaluation by Planning staff, the appropriate environmental review and consideration by the Planning Commission and Board of Supervisors during public hearings on the project.

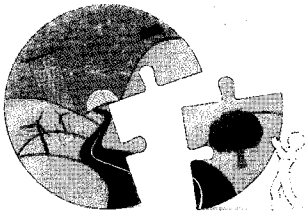
SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Director

412B

DATE: January 15, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 1125 (GPA1125)

(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****

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 · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth/Fourth
Project Planner: Paul Rull
Planning Commission: January 15, 2014

General Plan Amendment No. 1125
(Agricultural Amendment)
Applicant: Cal Thermal Real Estate LLC
Engineer/Representative: Paul Quill

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 Charissa Leach: None

Commissioner Ed Sloman: None

Commissioner John Petty: None

Commissioner Bill Sanchez: None

Commissioner Mickey Valdivia: None

Agenda Item No.: 2.2
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Paul Rull
Planning Commission: January 15, 2014

General Plan Amendment No. 1125
(Agricultural Amendment)
Applicant: Cal Thermal Real Estate LLC
Representative: Paul Quill Enterprises LLC

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1125 proposes to amend the Riverside County General Plan Land Use Element from Agriculture: Agriculture (AG: AG) (10 acre minimum) Land Use Designation to Community Development: Medium Density Residential (2-5 dwelling units per acre).

The proposed Amendment is located in the Eastern Coachella Valley Area Plan; more specifically, the project is located on the northwest corner of 61st Avenue and Sundowner Avenue.

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 [General Plan Technical Amendment and Entitlement/Policy Amendment][General Plan Foundation Component Amendment – Regular][General Plan Foundation Component Amendment - Extraordinary][Agriculture Foundation Component General Plan Amendment] GPA, under Section [2.4][2.5][2.6][2.7].

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 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. 1125 falls into the Agriculture Foundation Amendment category which involves an amendment to a property designated as Agriculture in the General Plan.

The Administration Element of the General Plan explains that findings must be made for the proposal that will be changing from Agriculture Foundation to a Community Development designation. The require findings for this section of the analysis are:

- 1) The amendment would contribute to the achievement of the purposes of the General Plan.
- 2) The amendment would not be detrimental to the purposes of the General Plan.

Additionally, the Agriculture foundation allows up to 7% of all the land within one of three designated areas (i. Palo Verde, Desert Center, and Eastern Desert Area Plans, ii. Eastern Coachella Valley and Western Coachella Valley Area Plans, iii. All other area plans) to be converted to another Foundation and Land Use Designations (LUDs) during a two and a half year cycle. In the event that the 7% threshold has been exceeded, an Agricultural Task Force would review the project.

The proposed Amendment is in the Eastern Coachella Land Use Plan which is part of the "Eastern Coachella Valley and Western Coachella Valley" designated area prescribed by the Administration Element. General Plan Amendment No. 1125 proposes to remove 80.8 acres from the Agriculture Foundation into the Community Development: Medium Density Residential. Pursuant to a County of Riverside GIS Analysis, 920.10 acres of property located within the Agriculture Foundation component has been removed and converted to another Foundation consistent with the Administration Element of the General Plan from October 1, 2003 to December 31, 2010. This amount is well below the 7% threshold during the first 2 ½ - year cycle and the County is currently within our fourth, 2 ½ - year, review cycle.

Therefore, the adoption of GPA No. 1125 will not result in the 7% threshold being exceeded, within the fourth Agriculture Foundation review cycle (2011 - 2013).

Consideration Analysis:

First Required Agriculture Finding: This proposal would change the Land Use designation from Agriculture to Community Development: Medium Density Residential; therefore, it must be established that this designation would contribute to the achievement of the purposes of the General Plan.

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 proposed General Plan Amendment would positively contribute towards the purposes of the General Plan by providing housing opportunities for a growing population. The creation of a variety of home types will contribute to the financial standing of the surrounding community by providing

housing opportunity for a local job base, and also improve the health and well being of its residents. This is consistent with General Plan Policy LU 22.4. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

Second Required Agriculture Finding: The Agricultural Foundation changes of the proposed Amendment must also not be detrimental to the purposes of the General Plan.

The intent of the Agricultural Foundation is to protect the Agricultural industry in the County. As previously mentioned, the General Plan uses a 7% threshold for the conversion of agriculture land to another designation. The proposed Amendment of converting 80.8 acres from agriculture to residential will not significantly alter or affect the overall agricultural identity of the County. Previous GIS analysis has revealed that between the years of 2003 and 2010, only 920.10 acres were converted, which was below the 7% threshold for the first 2 ½ year cycle, and therefore it is unlikely that the proposed General Plan Amendment of 23 acres will exceed the threshold. The proposed conversion is within the 7% conversion threshold as outlined in the Administration Element and is consistent with the purposes of the General Plan. The findings can be made that the proposed Amendment is not detrimental to the purposes of the General Plan.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. General Plan Land Use (Ex. #5): | Agriculture: Agriculture (AG: AG) (10 acre minimum) |
| 2. Proposed General Plan Land Use: | Community Development: Medium Density
Residential (2-5 dwelling units per acre) |
| 3. Existing Zoning (Ex. #2): | Light Agriculture-10 acre minimum (A-1-10) |
| 4. Surrounding Zoning (Ex. #2): | Light Agriculture-10 acre minimum (A-1-10), City of
La Quinta |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant, agriculture, large lot single-family
residences, small lot single-family residences |
| 7. Project Data: | Total Acreage: 80.8 gross acres |
-

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and request that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1125. 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 Agricultural Preserve;
 - b. A Policy Area;
 - c. A Zoning Overlay;
 - d. A Habitat Conservation Area;
 - e. A High Fire Area;

- f. A Historic Preservation District;
 - g. Tribal Land;
 - h. An Airport Influence Area;
 - i. A Flood Zone; or,
 - j. A Fault Zone.
3. The project site is located within:
- a. The Vista Santa Rosa Community Council;
 - b. A High Liquefaction Area;
 - c. High Paleontological Sensitivity Area;
 - d. Community Development Policy Overlay;
 - e. The City of La Quinta Sphere of Influence; and
 - f. Ord. No. 655 Mount Palomar Lighting Influence Area, Zone B (40.54 miles).
4. The subject site is currently designated as Assessor's Parcel Number 764-290-003.

XX:xx
Y:\Planning Case Files-Riverside office\GPA01125\GPIP\GPIP Staff Report.docx
Date Prepared: 10/20/08
Date Revised: 12/6/13

AGRICULTURE AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1125 Supervisory District: Fourth Existing Zoning: Limited Agriculture-10 acre minimum (A-1-10)

Area Plan: Eastern Coachella Valley
Acreage: 80.8 gross

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Agriculture
Existing General Plan Land Use Designation: Agriculture
Existing Policy Area(s) or Overlay(s): Community Development
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: Medium Density Residential (2-5 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	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A - 100 Year)		X	
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile		X	
Liquefaction Potential; Subsidence		X	
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	
Water / Sewer Issues		X	
City Sphere of Influence	X		City of La Quinta
Proposed Annexation/Incorporation Area		X	
Other Issues* (see below)		X	

AGRICULTURE 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 amendment would contribute to the achievement of the purposes of the General Plan.</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 proposed General Plan Amendment would positively contribute towards the purposes of the General Plan by providing housing opportunities for a growing population. The creation of a variety of home types will contribute to the financial standing of the surrounding community by providing housing opportunity for a local job base, and also improve the health and well being of its residents. This is consistent with General Plan Policy LU 22.4. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.</p>
<p>The amendment would not be detrimental to the purposes of the General Plan.</p>	X		<p>The intent of the Agricultural Foundation is to protect the Agricultural industry in the County. As previously mentioned, the General Plan uses a 7% threshold for the conversion of agriculture land to another designation. The proposed Amendment of converting 80.8 acres from agriculture to residential will not significantly alter or affect the overall agricultural identity of the County. Previous GIS analysis has revealed that between the years of 2003 and 2010, only 920.10 acres were converted, which was below the 7% threshold for the first 2 ½ year cycle, and therefore it is unlikely that the proposed General Plan Amendment of 23 acres will exceed the threshold. The proposed conversion is within the 7% conversion threshold as outlined in the Administration Element and is consistent with the purposes of the General Plan. The findings can be made that the proposed Amendment is not detrimental to the purposes of the General Plan.</p>

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

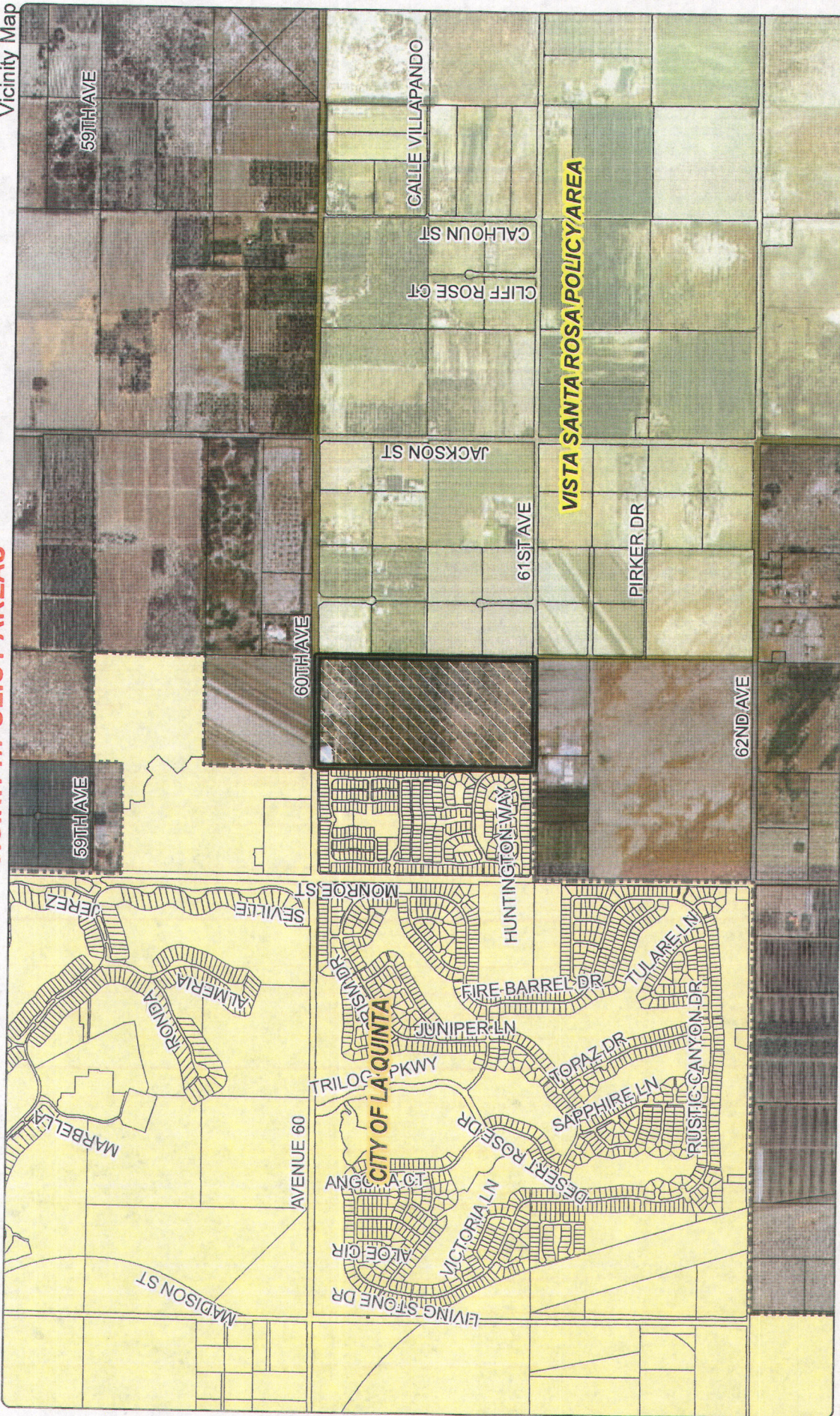
STAFF COMMENTS:

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
GPA01125 / SP385 / CZ7814 / TR36590
VICINITY/POLICY AREAS

Supervisor Benoit
 District 4

Date Drawn: 12/04/13
 Vicinity Map



Zoning District:: Lower Coachella Valley
 Township/Range: T6SR7E
 Section: 35

Assessors Bk. Pg. 764-29
 Thomas Bros. Pg. 5590 F2
 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.ira.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

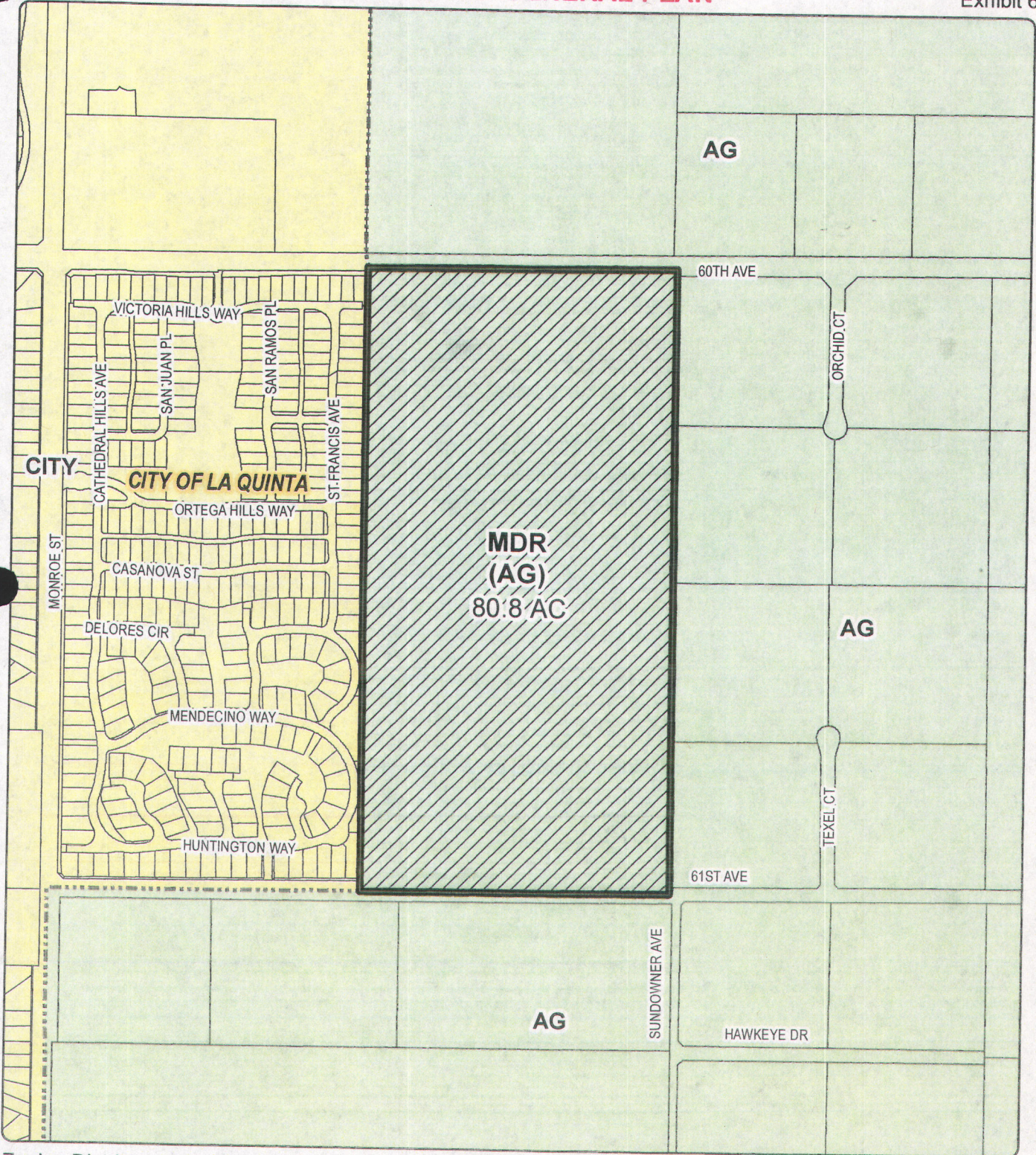
GPA01125 / SP385 / CZ7814 / TR36590

Date Drawn: 12/04/13

Exhibit 6

Supervisor Benoit
District 4

PROPOSED GENERAL PLAN



Zoning District: Lower Coachella Valley

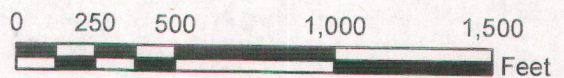
Township/Range: T6SR7E

Section: 35

Assessors Bk. Pg. 764-29

Thomas Bros. Pg. 5590 F2

Edition 2009



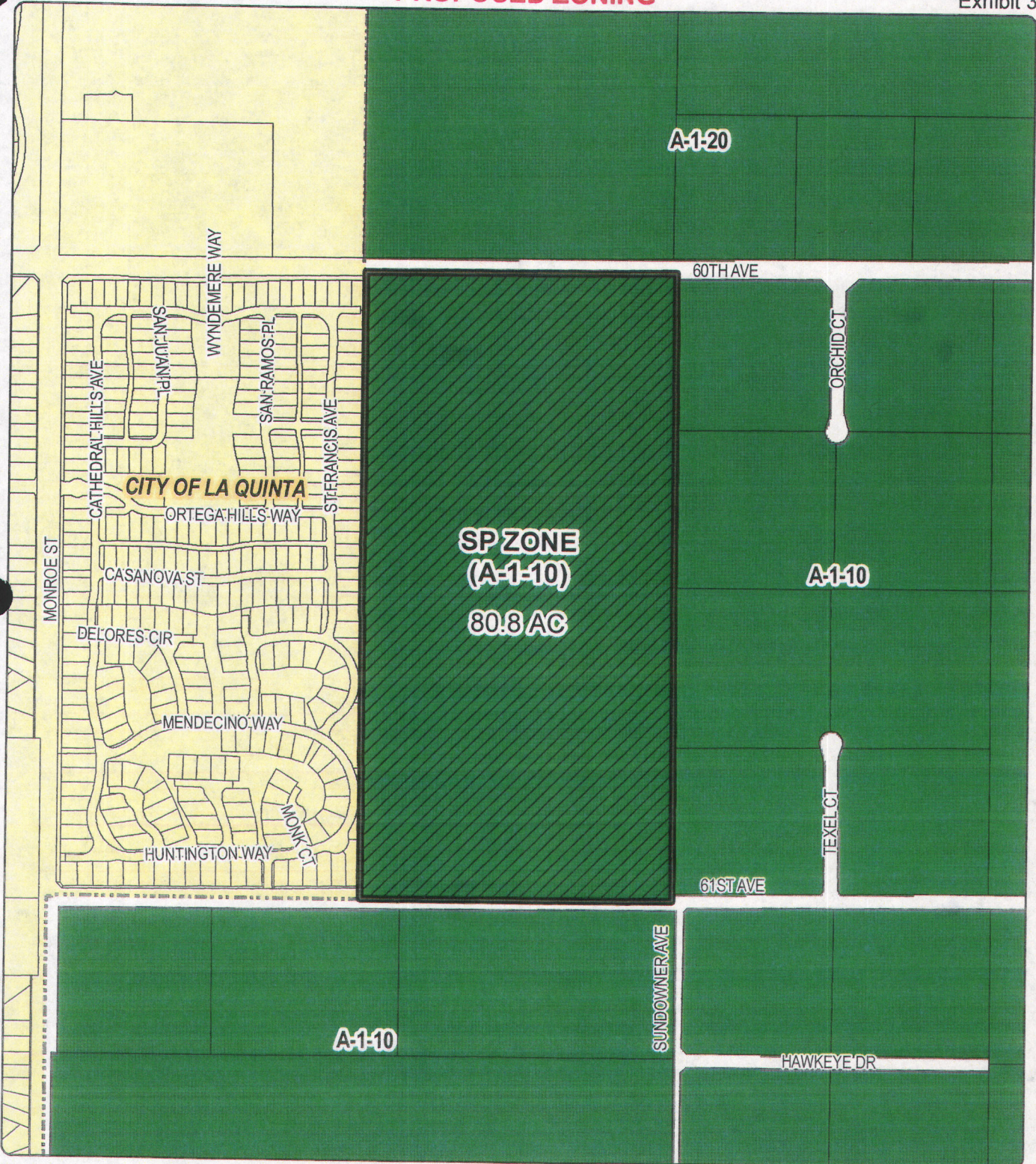
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RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01125 / SP385 / CZ7814 / TR36590

Supervisor Benoit
 District 4

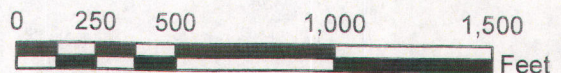
Date Drawn: 12/04/13
 Exhibit 3

PROPOSED ZONING



Zoning District: Lower Coachella Valley
 Township/Range: T6SR7E
 Section: 35

Assessors Bk. Pg. 764-29
 Thomas Bros. Pg. 5590 F2
 Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT
 GPA01125 / SP385 / CZ7814 / TR36590

Supervisor Benoit
 District 4

Date Drawn: 12/04/13

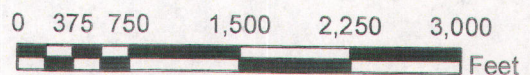
Exhibit 1

LAND USE



Zoning District: Lower Coachella Valley
 Township/Range: T6SR7E
 Section: 35

Assessors Bk. Pg. 764-29
 Thomas Bros. Pg. 5590 F2
 Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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: 2013 GPA 01125 DATE SUBMITTED: September 10, 2013

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: 40 CAL THERMAN REAL ESTATE, LLC Sabal Financial Group LP E-Mail: jim.stockhausen@sabalfin.com

Mailing Address: 4675 MacArthur Court, Suite 1550
Newport Beach, CA 92660
Street
City State ZIP

Daytime Phone No: (949) 255-2462 Fax No: (949) 255-2462

Engineer/Representative's Name: Paul Quill, Quill Enterprises LLC E-Mail: paul@quillenterprises.net

Mailing Address: 51245 Avenida Rubio
La Quinta, CA 92253
Street
City State ZIP

Daytime Phone No: (760) 771-8050 Fax No: (760) 771-8050

Property Owner's Name: 40 CAL THERMAN REAL ESTATE, LLC MKA Real Estate Qualified Fund 1 LLC E-Mail: jim.stockhausen@sabalfin.com

Mailing Address: 4675 MacArthur Court, Suite 1550,
Newport Beach, CA 92660
Street
City State ZIP

Daytime Phone No: (949) 255-2462 Fax No: (949) 255-2462

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.

Jim Stockhausen

PRINTED NAME OF APPLICANT

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.

Jim Stockhausen

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

N/A

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): 4 760-290-003

Section: 35 Township: 6 Range: 7E SBBM

Approximate Gross Acreage: 80

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Avenue 61, South of Avenue 60, East of Monroe Street, West of Jackson.

Thomas Brothers map, edition year, page number, and coordinates: _____

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

Existing Land Use Designation(s): AG

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

General Plan Amendment is to convert approximately 80 acres +/- from the Ag Foundation to the Development Foundation taking the zoning from A 1-10 to SP. The property is within the Vista Santa Rosa Community of unincorporated Riverside County. The conversion is well within the 7% allowed by the RCIP for annual conversion of Ag land to development.

Related cases filed in conjunction with this request:

Tract 36590 will be filed later as will a Change of Zone Application however no case numbers have been assigned to these and the GPA application is being opened to create a case file primarily for deposits.

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		
Gas Company	Southern California Gas	X	
Telephone Company	Verizon	X	
Water Company/District	CvWD	X	
Sewer District	Cvwd	X	

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) 1350 feet

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) 1350 feet

Cal Thermal Real Estate LLC
4675 MacArthur Court, Ste 1500
Newport Beach CA 92660

Quill Enterprises LLC
Attn: Paul Quill
51245 Avenida Rubio
La Quinta CA 92253

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For Questions Only
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
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Paul Quinn

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

City: La Quinta **Zip:** CA 92253

Phone #: (760) 834-5505

Date: 2/25 **Agenda #:** 15-3

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.

Questions Only
 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:

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

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SPEAKER'S NAME: Paul Jacobs

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

City: Temecula **Zip:** _____

Phone #: _____

Date: 2/25/14 **Agenda #** 15-3

PLEASE STATE YOUR POSITION BELOW:

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

_____ **Support** **Oppose** _____ **Neutral**

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I give my 3 minutes to: _____

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**Riverside County Board of Supervisors
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SPEAKER'S NAME: GARRY GRANT

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

City: _____ **Zip:** _____

Phone #: _____

Date: FEBRUARY 14th **Agenda #** 15-3

PLEASE STATE YOUR POSITION BELOW:

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

_____ **Support** _____ **Oppose** _____ **Neutral**

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ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD