

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

903 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 18, 2014

SUBJECT: GENERAL PLAN AMENDMENT NO. 1133 - Applicant: Joseph Rivani – Engineer/Representative: Anderson Consulting – Fourth/Fourth Supervisorial District – Location: Northerly of Varner Road, easterly of Calle Tosca, southerly of Calle Tosca, westerly of Cook Street – REQUEST: The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element Land Use Designation from Community Development: Commercial Retail, Medium High Density Residential, and High Density Residential to Community Development: Commercial Retail, Medium High Density Residential, High Density Residential, Very High Density Residential and Open Space: Recreation on 214.7 gross acres.

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.

Juan C. Perez, TLMA Director/
Interim Planning Director

pr

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

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: July 29, 2014
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: _____ District: 4/4 Agenda Number: _____

15-1

- 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. 1133

DATE: June 18, 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 June 18, 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

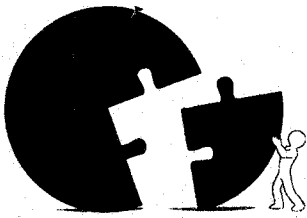
N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. **Planning Commission Staff Report**
- B. **Directors Report**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Director

963 B

DATE: June 18, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 1133 (GPA1133)

(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

***NOTE- PLEASE SCHEDULE FOR 7/29/14
BOARD OF SUPERVISORS MEETING**

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: Western Coachella Valley
Zoning District: Thousand Palms
Supervisorial District: Fourth/Fourth
Project Planner: Paul Rull
Planning Commission: June 18, 2014

General Plan Amendment No. 1133
(Entitlement/Policy Amendment)
Applicant: Joseph Rivani
Engineer/Representative: Anderson
Consulting

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.: 2.1
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth/Fourth
Project Planner: Paul Rull
Planning Commission: June 18, 2014

GENERAL PLAN AMENDMENT NO. 1133
(Entitlement/Policy Amendment)
Applicant: Joseph Rivani
Engineer/Representative: Anderson Consult.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1133 proposes to amend the Riverside County General Plan Land Use Element Land Use Designations from Community Development: Commercial Retail, Medium High Density Residential, and High Density Residential to Community Development: Commercial Retail, Medium High Density Residential, High Density Residential, Very High Density Residential and Open Space: Recreation on 214.7 gross acres.

The proposed Amendment is located in the Western Coachella Valley Area Plan; more specifically, the subject site consists of six properties located Northerly of Varner Road, easterly of Calle Tosca, southerly of Calle Tosca, and westerly of Cook Street.

BACKGROUND:

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

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

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

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

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

GENERAL PLAN AMENDMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment (GPA) it must be established that the proposal could possibly satisfy certain required findings. Under Article II of Riverside County Ordinance No. 348, there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1133 falls into the Entitlement/Policy category, because it is changing within the same Foundation Component (Community Development).

Article II Section 2.4.f.(2) of Ordinance No. 348 states a Planning Commission resolution recommending approval of a regular Entitlement/Policy Amendment and a Board of Supervisors resolution approving a regular Entitlement/Policy Amendment shall include findings, based on substantial evidence, that the proposed change does not involve a change in or conflict with the County's Vision, General Plan Principle, or Foundation Component designation, as well as contributing towards the achievement of the purposes of the General Plan, or at a minimum, would not be detrimental to them. Also, one additional finding from a list of five possible findings must be made. In the case of this project, the finding must also be made that an amendment is required because of special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Consideration Analysis:

First Required Finding: The first finding per the General Plan Appendix B 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.

1. The proposed change does not conflict with:

(a) The Riverside County Vision.

The proposed General Plan Amendment will provide for commercial and high density residential developments. The Vision for Riverside County states that housing and providing shelter is one of the most basic community needs and for leaders to accept the necessity to provide housing for the County's growing population. The proposed Amendment is consistent with the vision as it is providing housing and shelter to meet the needs of the County's growing population. The Land Use Element of the General Plan encourages a "balanced mixtures 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 County's vision also emphasizes the importance of employment as a basic individual need, and the value of growing a diversified job base with a wide range of income opportunities.

The proposed Amendment would positively contribute towards the purposes of the General Plan and County Vision by providing housing and employment opportunities for a growing population. The findings can be made that the proposed Amendment contributes to the County's vision, and does not change or conflict with general plan principles.

(b) 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.

According to commercial retail land use policies within the Western Coachella Valley Area Plan, commercial development shall not degrade visual qualities and emphasizes the importance of screening outdoor storage areas (WCVAP 10.1).

The proposed Amendment would allow future consideration of commercial retail development and be reviewed by future Conditional Use Permit or Plot Plan applications which would address all design issues and compatibility with surrounding development.

The proposed Amendment would continue the existing land use pattern along the I-10 freeway of commercial and residential land use designations with Commercial Retail along Varner Road and a variety of residential density within the site which is compatible with the surrounding existing land use designations.

The findings can be made that the proposed Amendment does not change or conflict with general plan principles.

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

The proposed land use designations are all within the same Community Development Foundation, and the proposal would be consistent with this Foundation.

Second Required Finding: The second General Plan Appendix B 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.

2. The proposed Amendment would achieve the purposes of the General Plan and would not be detrimental to the General Plan in that commercial retail and residential land use designations are potentially allowed within urban environments subject to required improvements and design standards. 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 service-commercial, industrial and residential uses. The proposed Amendment provides a variety of density residential uses and commercial development

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.

3. The appropriate additional finding for the proposed Amendment is: Special circumstances have emerged that were unanticipated in preparing the General Plan in that a proposed freeway interchange has been determined at the project's location on I-10 freeway. The proposed Amendment will provide land use designations that are compatible and best serve the new freeway interchange.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. General Plan Land Use (Ex. #6): | Community Development: Commercial Retail, Medium High Density Residential, and High Density Residential |
| 2. Proposed General Plan Land Use (Ex. #6): | Community Development: Commercial Retail, Medium High Density Residential, High Density Residential, Very High Density Residential and Open Space: Recreation |
| 3. Surrounding General Plan Land Use (Ex.#6): | Community Development: Commercial Retail, Medium Density Residential, Medium High Density Residential, Open Space: Recreation, Rural: Rural Residential, City of Palm Desert |
| 4. Existing Zoning (Ex. #2): | Scenic Highway Commercial, Multiple-Family Dwellings, General Residential, Mobile Home Subdivision and Mobile Home Parks |
| 5. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial, One-Family Dwelling, Planned Residential, Open Area Combining Zone Residential Developments, Mobile Home Subdivision and Mobile Home Parks, City of Palm Desert |
| 6. Existing Land Use (Ex. #1): | Vacant land, golf practice range |
| 7. Surrounding Land Use (Ex. #1): | Vacant land, golf course mobile homes, |
| 8. Project Data: | Total Acreage: 214.7 gross acres |
-

RECOMMENDATIONS:

Staff recommends that the appropriate findings per Article II of Riverside County Ordinance No. 348 can be made and that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1133. 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 (6/9/14), no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An earthquake fault zone;
 - b. A Specific Plan,
 - c. Tribal Land,
 - d. High Fire Area,
 - e. A General Plan Overlay Area,
 - f. A Historic Preservation District,
 - g. An Agriculture Preserve,
 - h. An Airport Influence Area, and
 - i. Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.

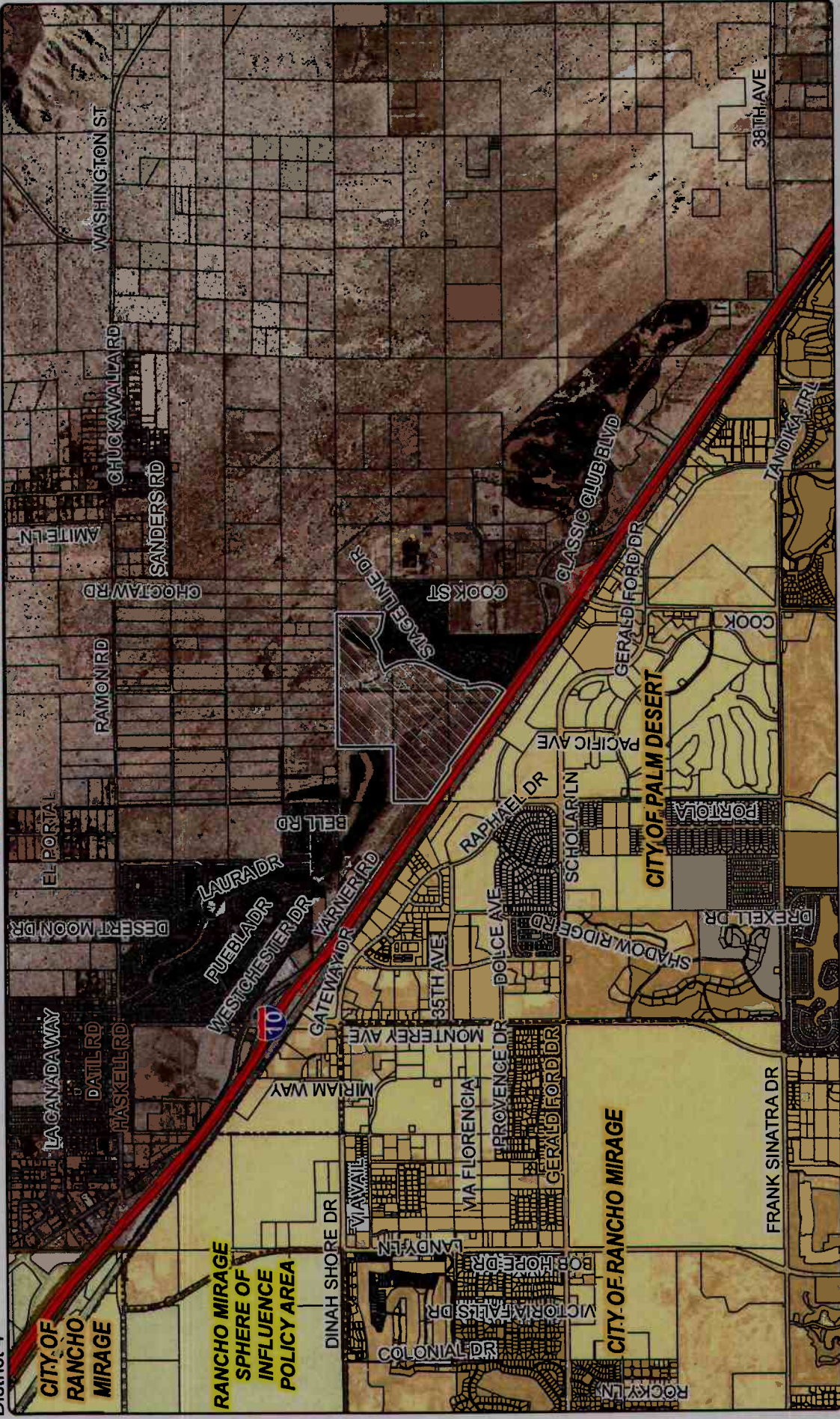
3. The project site is located within:
 - a. A Flood Sensitive Area,
 - b. Palms Springs Unified School District,
 - c. Thousand Palms Community Council boundary,
 - d. A Cathedral City sphere of influence, and
 - e. Zone B of Mt. Palomar Observatory Ordinance No. 655.

4. The subject site is currently designated as Assessor's Parcel Numbers 694-120-002, 694-120-010, 694-120-011, 694-050-001, 694-050-002, 694-050-003, 694-050-006, 694-050-011, 694-050-012

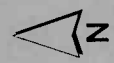
RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01133
VICINITY/POLICY AREAS

Date Drawn: 01/28/14
 Vicinity Map

Supervisor Benoit
 District 4



Assessors Bk. Pg. 694-05, 012
 Thomas Bros. Pg. 788 H5
 Edition 2009



Zoning District: Thousand Palms
 Township/Range: T4SR6E
 Section: 28

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 contains different types of land use than is provided for under existing zoning. For more 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.ltrpa.co.riverside.ca.us/index.html>

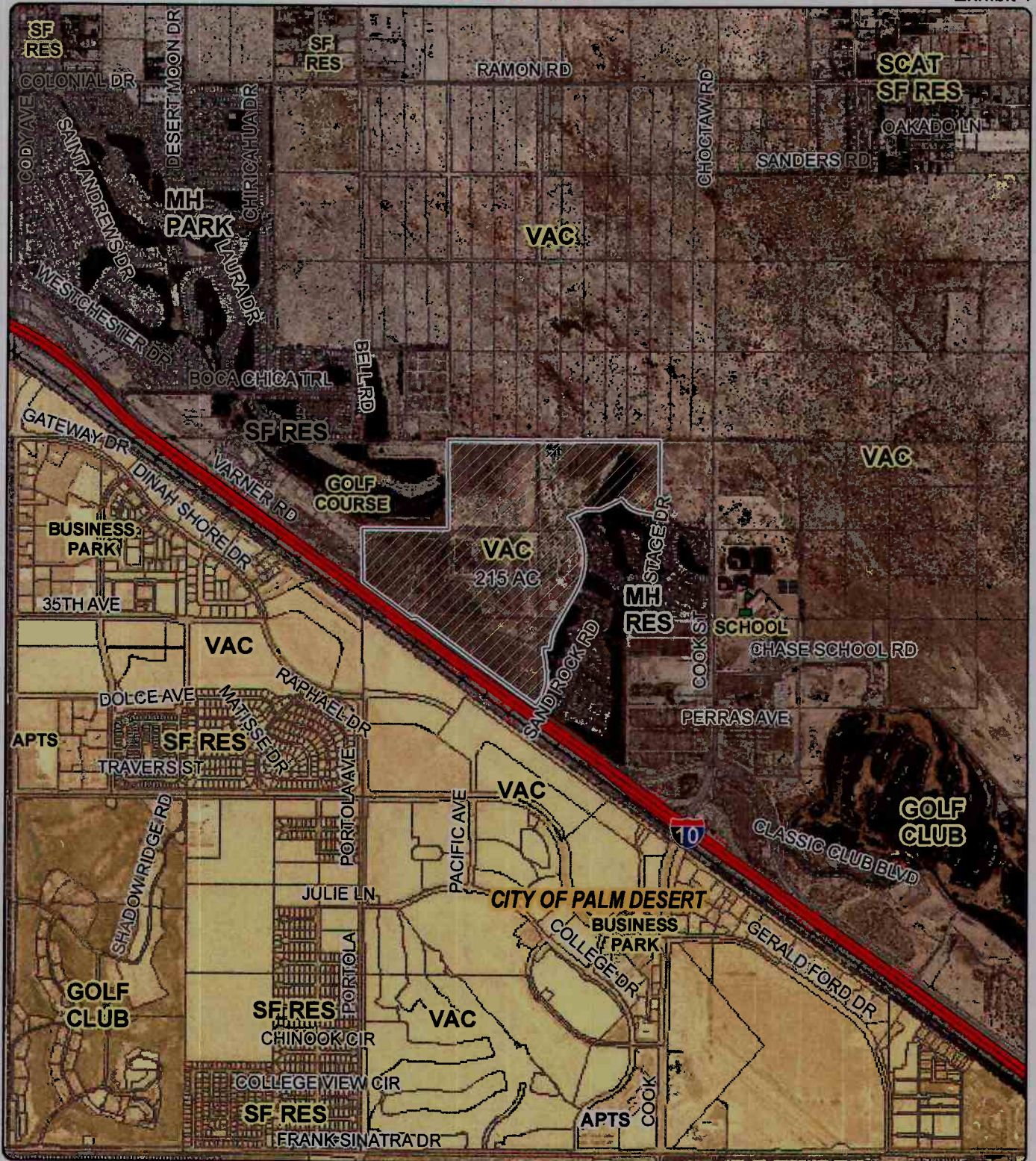
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01133

LAND USE

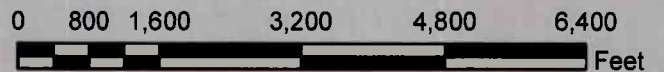
Supervisor Benoit
District 4

Date Drawn: 01/28/14
Exhibit 1



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 28

Assessors Bk. Pg. 694-05, 012
Thomas Bros. Pg. 788 H5
Edition 2009



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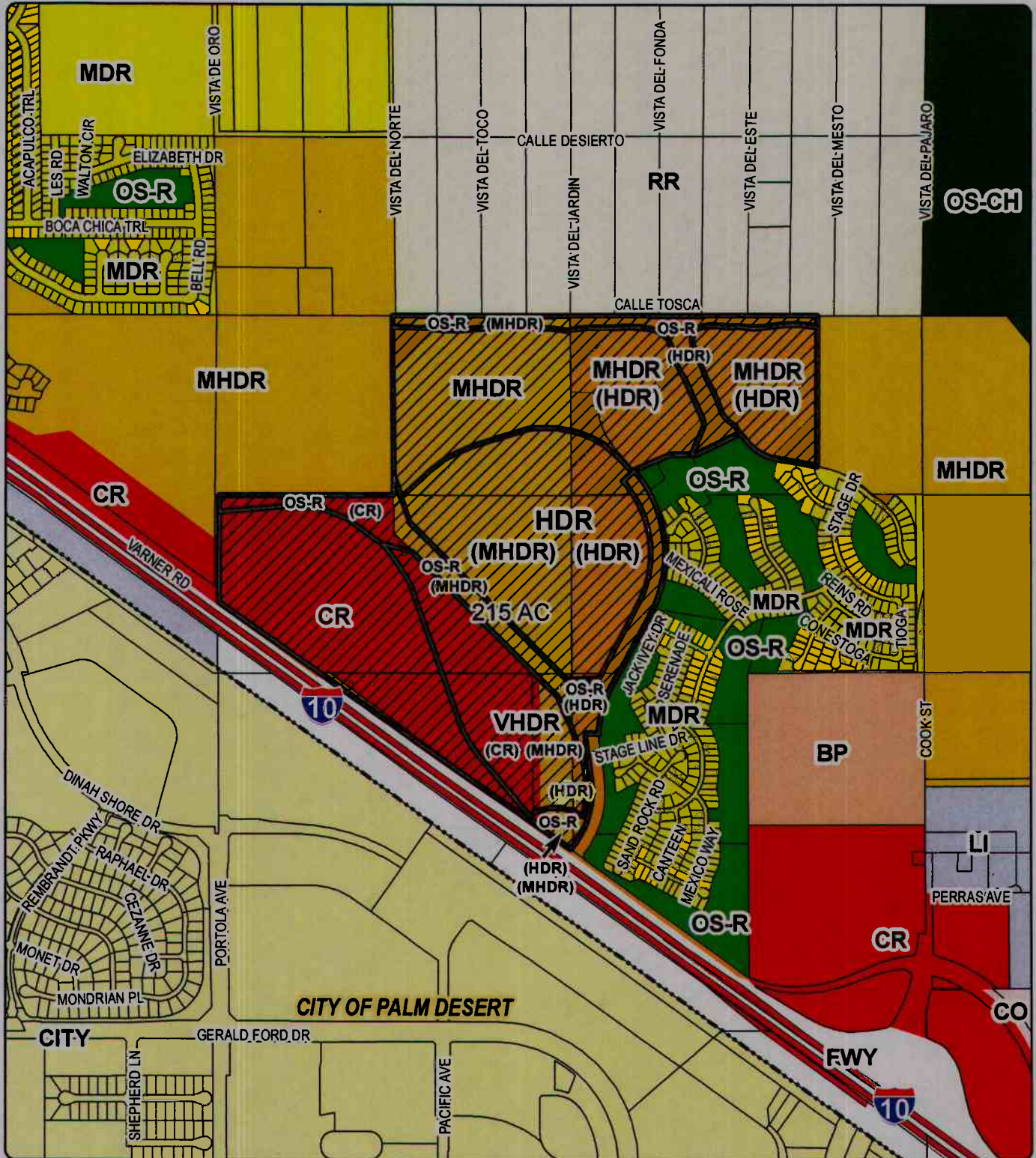
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01133

PROPOSED GENERAL PLAN

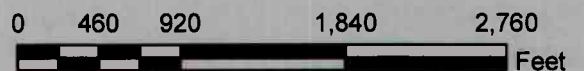
Supervisor Benoit
District 4

Date Drawn: 01/28/14
Exhibit 6



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 28

Assessors Bk. Pg. 694-05, 012
Thomas Bros. Pg. 788 H5
Edition 2009



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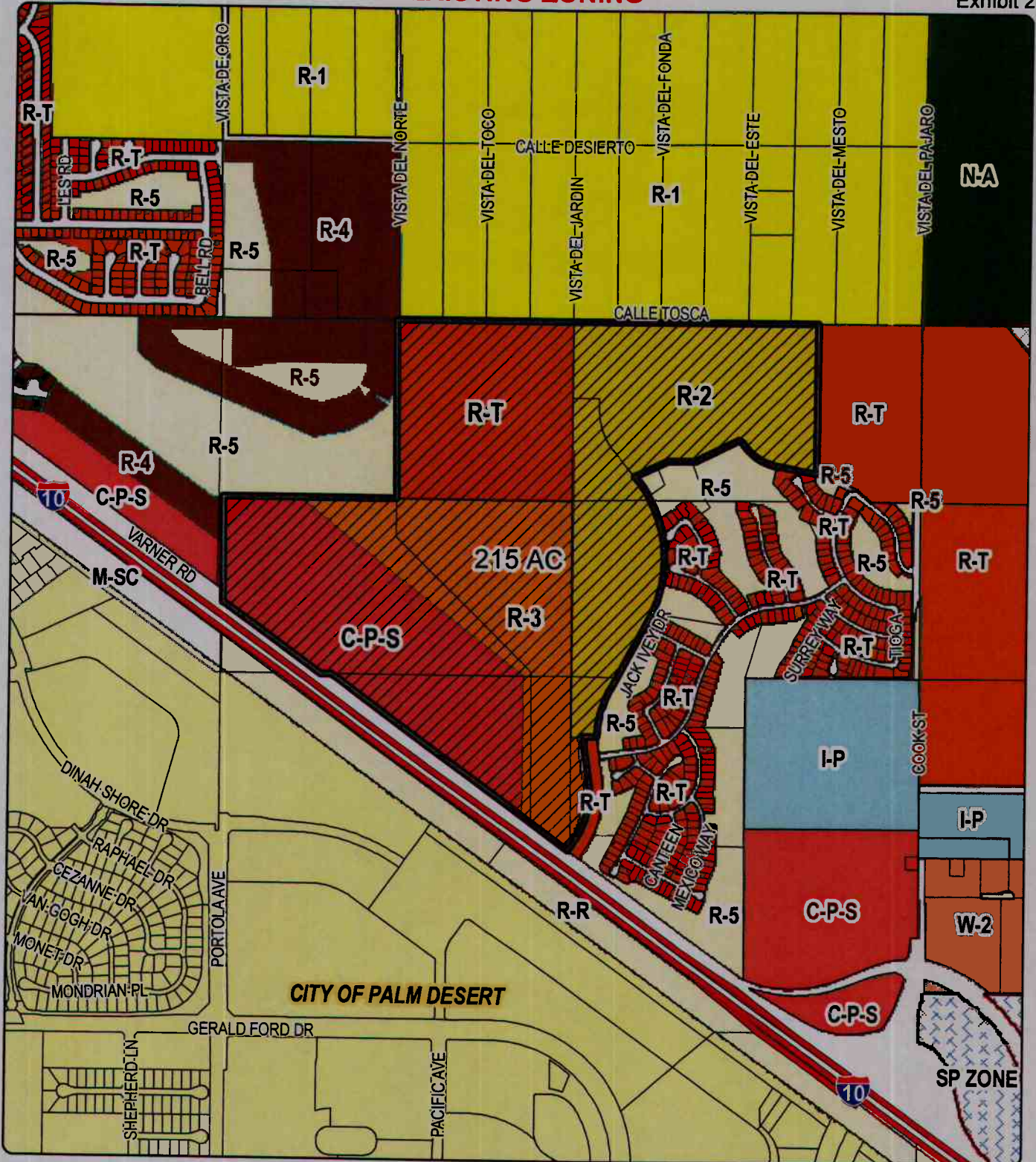
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01133

EXISTING ZONING

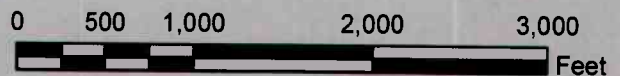
Supervisor Benoit
District 4

Date Drawn: 01/28/14
Exhibit 2



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 28

Assessors Bk. Pg. 694-05, 012
Thomas Bros. Pg. 788 H5
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.tma.co.riverside.ca.us/index.html>

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

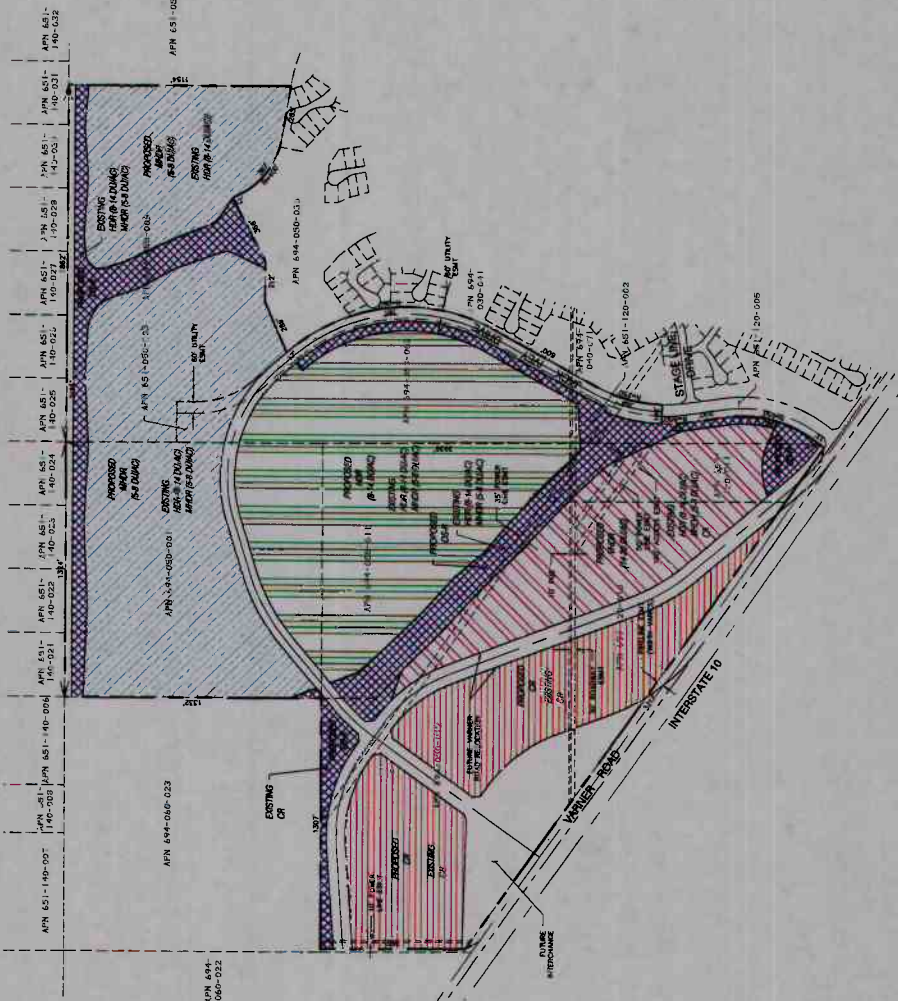
IVEY RANCH DRAFT SITE PLAN GENERAL PLAN AMENDMENT

NOVEMBER, 2013



LEGAL DESCRIPTION

A portion of Section 28, Township 4 North, Range 8 East, San Bernardino and San Diego Meridians, the unincorporated area of Riverside County, State of California, known as Parcel 3, is described as follows: The parcel is situated within the boundaries of the County of Riverside, State of California, and is located within the unincorporated area of Riverside County, State of California. The parcel is bounded on the north by the Riverside Freeway (Interstate 15), on the east by the County of Riverside, State of California, and on the south and west by the Riverside Freeway (Interstate 15). The parcel is approximately 1,000 feet wide and 1,000 feet deep. The parcel is currently used for agricultural purposes and is zoned as such. The parcel is owned by Thomas Brothers, Inc. The parcel is being offered for sale by Thomas Brothers, Inc. The parcel is being offered for sale in accordance with the terms and conditions set forth in the listing agreement between the seller and the buyer.



EXISTING LAND USE	ACRES (GROSS)	LOT SIZE (SQ FT)	DENSITY	UNITS	MAX. UNITS
MHR	78.7	4,000 - 6,500	5 TO 8	384	614
HR	71.2	MISC.	8 TO 14	570	997
CR	66.8				
TOTALS	214.7			953	1,610

PROPOSED LAND USE	ACRES (GROSS)	LOT SIZE (SQ FT)	DENSITY	UNITS	MAX. UNITS
MHR	81.3	4,000 - 6,500	5 TO 8	387	490
HR	46.8	MISC.	8 TO 14	389	650
OS-R	22.1	MISC.	14 TO 20	309	442
ROW	23.6				
CR	28.5				
TOTALS	214.7			1,005	1,813

GPA DESCRIPTION

THESE COORDINATES OF EXISTING COMMERCIAL, RETAIL, CR, MISC., AND PROPOSED OPEN SPACE RECREATION (OS-R) AND OPEN SPACE RECREATION (OS-R) AND OPEN SPACE RECREATION (OS-R) ARE PROVIDED FOR THE CONVICTION OF THE EXISTING AND PROPOSED LAND USES AND ARE TO BE USED IN CONJUNCTION WITH THE GENERAL PLAN AMENDMENT.

THOMAS BROTHERS COORDINATES
 PAGE 784, ONE SA, CA, H.S. BROOKS, 2012 EDITION

OWNER
 NEW FUND INVESTMENTS GROUP, LLC (A CALIFORNIA LIMITED LIABILITY COMPANY) IS THE OWNERSHIP AND MANAGER AND MANAGER, TRUSTEES OF THE TRUST AND THE TRUSTEE OF THE TRUST.

APPLICANT
 JAMES R. IVIE, INC.
 3470 MILLERS BLVD, SUITE 1000
 RANCHO MESA, CA 92703
 (714) 991-9755

PREPARED BY
 ANDERSON CONSULTING ENGINEERS, INC.
 3933 COLLETT AVENUE, SUITE 300
 SAN ANTONIO, TEXAS 78241
 (214) 343-7818

LEGEND

EXTENDING PARCEL LINE
 EXISTING RIGHT-OF-WAY
 EXISTING CENTERLINE
 EXISTING CENTERLINE
 PROPOSED PHASE BOUNDARY
 PROPOSED PHASE BOUNDARY
 NEW HIGH DENSITY RESIDENTIAL (HR)

NEW HIGH DENSITY RESIDENTIAL (HR)

NEW HIGH DENSITY RESIDENTIAL (HR)

COMMERCIAL RETAIL (CR)

OPEN SPACE RECREATION (OS-R)

GRAPHIC SCALE
 1" = 300' FT

0' 150' 300' 600' 900'

ANDERSON CONSULTING ENGINEERS, INC.

IVEY RANCH
DRAFT SITE PLAN
GENERAL PLAN AMENDMENT

**CASE #: GPA1133
 DATED: 11/26/13
 PLANNER: P.RULL**

ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1113 Supervisorial District: Fourth Existing Zoning: Scenic Highway Commercial, Multiple-Family Dwellings, General Residential, Mobile Home Subdivision and Mobile Home Parks

Area Plan: Western Coachella Valley
Acreage: 214.7 Acres

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development (CD)

Existing General Plan Land Use Designation: MHDR, HDR, CR

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) and Open Space (OS)

Proposed General Plan Land Use Designation: MHDR, HDR, VHDR, CR, and R

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): N/A

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	Within fee area, but not within conservation land
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A - 100 Year)	X		Within flooding sensitivity
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 off of Varner Road, with a backbone street through Jack Ivey Drive. A new I-10 freeway interchange has been scheduled and located at the project site
Water / Sewer Issues		X	
City Sphere of Influence	X		Cathedral City
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>	<p>X</p>		<p>The proposed General Plan Amendment will provide for commercial and high density residential developments. The Vision for Riverside County states that housing and providing shelter is one of the most basic community needs and for leaders to accept the necessity to provide housing for the County's growing population. The proposed Amendment is consistent with the vision as it is providing housing and shelter to meet the needs of the County's growing population. The Land Use Element of the General Plan encourages a "balanced mixtures 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 County's vision also emphasizes the importance of employment as a basic individual need, and the value of growing a diversified job base with a wide range of income opportunities.</p> <p>The proposed Amendment would positively contribute towards the purposes of the General Plan and County Vision by providing housing and employment opportunities for a growing population. The findings can be made that the proposed Amendment contributes to the County's vision, and does not change or conflict with general plan principles.</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>According to commercial retail land use policies within the Western Coachella Valley Area Plan, commercial development shall not degrade visual qualities and emphasizes the importance of screening outdoor storage areas (WCVAP 10.1).</p>

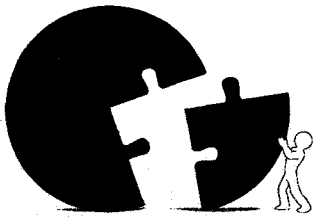
<p>The proposed Amendment would allow future consideration of commercial retail development and be reviewed by future Conditional Use Permit or Plot Plan applications which would address all design issues and compatibility with surrounding development.</p> <p>The proposed Amendment would continue the existing land use pattern along the I-10 freeway of commercial and residential land use designations with Commercial Retail along Varner Road and a variety of residential density within the site which is compatible with the surrounding existing land use designations.</p> <p>The findings can be made that the proposed Amendment does not change or conflict with general plan principles.</p> <p>The proposed land use designations are all within the same Community Development Foundation, and the proposal would be consistent with this Foundation.</p>		
<p>The proposed Amendment would achieve the purposes of the General Plan and would not be detrimental to the General Plan in that commercial retail and residential land use designations are potentially allowed within urban environments subject to required improvements and design standards. 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 service-commercial, industrial and residential uses. The proposed Amendment provides a variety of density residential uses and commercial development</p> <p>The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.</p>	<p>X</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>

<p>Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.</p>	<p>X</p>		<p>The appropriate additional finding for the proposed Amendment is: Special circumstances have emerged that were unanticipated in preparing the General Plan in that a proposed freeway interchange has been determined at the project's location on I-10 freeway. The proposed Amendment will provide land use designations that are compatible and best serve the new freeway interchange.</p>
<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>		<p>X</p>	
<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>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



Juan C. Perez
Interim Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: June 18, 2014
TO: Riverside County Planning Commission
FROM: Planning Staff
RE: June 18, 2014 Planning Commission meeting for Agenda Item 2-1 General Plan Amendment No.1133,

1. Staff revised staff report General Plan Amendment findings to correctly reference Article II of Riverside County Ordinance No. 348.

Riverside Office • 4080 Lemon Street, 12th Floor
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(951) 955-3200 • Fax (951) 955-3157

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Palm Desert, California 92211
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**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: Rob Bernheimer

Address: 45025 Manito Dr. suite 3
(only if follow-up mail response requested)

City: Indian Wells **Zip:** 92240

Phone #: 760 360 7666

Date: 7/29/14 **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

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Power Point Presentations/Printed Material:

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SPEAKER'S NAME: JEFF ANDERSON

Address: 12526 HIGH BLUFF DRIVE # 300
(only if follow-up mail response requested)

City: SAN DIEGO **zip:** 92130

Phone #: (858) 925-7918

Date: 7/29/14 **Agenda #** 15.1

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