

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



**FROM:** Transportation and Land  
Management Agency

**SUBMITTAL DATE:** March 6, 2003

**SUBJECT:** **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 618 - EIR NO. 441** –  
Riverside County Integrated Project (RCIP) General Plan - All Supervisorial  
Districts and Zoning Districts/Areas, PROPOSAL: Adoption of a new General  
Plan for all of the unincorporated areas of Riverside County; also, **AMENDMENT  
TO ORDINANCE NO. 348** to adopt a map defining new boundaries for zoning  
districts.

**RECOMMENDED MOTION:**

The Planning Commission recommends:

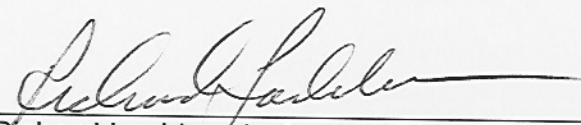
**TENTATIVE APPROVAL of COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 618** to adopt  
the Riverside County Integrated Project (RCIP) General Plan as amended in accordance with  
the document entitled "ATTACHMENT A: Planning Commission Recommended General Plan  
Text Changes" and in accordance with the Desert Center, Eastern Coachella Valley, Eastvale,  
Elsinore, Harvest Valley/Winchester, Highgrove, Jurupa, Lake Mathews/Woodcrest,  
Lakeview/Nuevo, Mead Valley, Palo Verde Valley, The Pass, Reche Canyon/Badlands,  
REMAP, San Jacinto Valley, Southwest Area, Sun City/Meniffee Valley, Temescal Canyon, and  
Western Coachella Valley Area Plans dated January 8, 2003, copies of which are electronically  
stored in the compact disc included herewith; and,

**TENTATIVE APPROVAL of an AMENDMENT TO ORDINANCE NO. 348** to adopt a map defining  
new boundaries for zoning districts.

The Planning Commission did not make a recommendation regarding EIR No. 441.

Attachments

(Continued on Page 2)

  
\_\_\_\_\_  
Richard Lashbrook, Agency Director

**CEO. RECOMMENDATION:**

**County Executive Office Signature**

Department Recommendation:  
Per Executive Office:

Policy  
 Consent

Policy  
 Consent

Prev. Agn. Ref.

Dist. All

AGENDA NO.

**16.2**

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**RECOMMENDED MOTION (Continued):**

The Director of the Transportation and Land Management Agency recommends:

**CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 441.** Pursuant to the California Environmental Quality Act, your Board cannot take action on the proposed General Plan without first or concurrently making an environmental determination. The Planning Department has determined that the proposed project will have significant impacts on the environment which will be only partially avoided or lessened by the mitigation measures specified in EIR No. 441.

The Director of the Transportation and Land Management Agency further recommends that your Board consider, in its deliberations, the additional and/or substitute policies included in the attached Staff Report and Recommendations and the Area Plan maps dated March 10, 2003.

**BACKGROUND:**

The Riverside County Board of Supervisors authorized the preparation of a new general plan for Riverside County in May 1999. California law requires each city and county jurisdiction in the state to prepare and periodically update a general plan to serve as a guide for public and private land development activities within its jurisdiction. The County last adopted a countywide general plan in 1984, and updated it numerous times since then by incorporating various community plans, site-specific amendments, and other policies and programs. Upon adoption, the new general plan would completely replace all documents currently constituting the general plan for Riverside County (Riverside County Comprehensive General Plan). The preparation of the new general plan was authorized as being one of the three major components of the Riverside County Integrated Project (RCIP). The other two components of the RCIP are a Multiple Species Habitat Conservation Plan for western Riverside County, and a transportation corridor plan (known as "CETAP" - Community and Environmental Transportation Acceptability Process). All three components of the RCIP are being developed together in a coordinated manner. The proposed new general plan is the first of the three RCIP components to have reached the stage of being ready for public hearings before the Board of Supervisors; however, the other components are progressing closely along with the new general plan and are expected to be presented to the Board of Supervisors later this year.

**Organization of this Report:**

This report package consists of this Form 11, the attached Staff Report and Recommendations, the proposed new general plan, which consists of four volumes, Final Environmental Impact Report No. 441, and letters and copies of e-mails received from the public in regard to the proposed new general plan.

This report package is organized as follows:

- 1) The proposed **general plan consists of four volumes**, all dated April 5, 2002:
  - a) **General Plan Public Hearing Draft**, which contains the Introduction, the **Vision Statement, and the Land Use, Circulation, Multipurpose Open Space, Safety, Noise, Housing, Air Quality, and Administration Elements**;
  - b) **General Plan Area Plans**, Volume No. 1, including the **Eastvale, Jurupa, Temescal Canyon, Elsinore, Southwest, Sun City/Menifee Valley, Lake Mathews/Woodcrest, Mead Valley, Highgrove, and Harvest Valley/Winchester Area Plans**;
  - c) **General Plan Area Plans**, Volume No. 2, including the **Reche Canyon/Badlands, Lakeview/Nuevo, San Jacinto Valley, The Pass, REMAP, Western Coachella Valley, Palo Verde Valley, Eastern Coachella Valley, and Desert Center Area Plans**; and,
  - d) **General Plan Technical Appendices**, including the Glossary, General Planning Principles, Public Opinion Survey, Summary of Community Workshops, Assumptions and Methodologies, Population and Employment Forecasts, Fiscal Analysis, Geotechnical Report, Noise Element Technical Data, Community Center guidelines, and Implementation Program.
- 2) The General Plan Environmental Impact Report (EIR) - EIR No. 441 - consisting of three volumes:
  - a) **General Plan Draft Program EIR**, dated August 2002;
  - b) **Existing Settings Report**, dated March 2000, and contained on a compact disc (CD) located in the inside of the front jacket of the General Plan Draft Program EIR; and
  - c) **General Plan Final Program EIR**, dated March 2003.
- 3) Binder No. 1 contains large-scale area plan land use designation maps, the Planning Commission Resolution with Attachment A, and Circulation Element information. This binder contains a set of full-size, parcel-specific area plan maps for:
  - a) recommendations to the Board of Supervisors adopted by the Riverside County Planning Commission on January 22, 2003, and
  - b) additional recommendations proposed by staff, prepared after the action taken by the Planning Commission. Each binder of the report package provided to the five members of the Board of Supervisors, has been tailored for each supervisorial

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district, to contain full-size, hard copy maps only for areas contained within each district, as well as a CD that contains all of the area plans in the county. This binder also contains endorsements and information regarding the proposed General Plan concept for the development of Community Centers.

- 4) Binders No. 2 through 19 contain copies of all correspondence received by the County in regard to the proposed new general plan. The correspondence in each binder is arranged by area plan, and as to whether it was received by the County on or prior to December 11, 2002, and thus becoming available for review by the Planning Commission prior to its closure of the public hearings regarding the area plan maps, or after December 11, 2002.