

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

411 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 3, 2004

**SUBJECT:** COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 697 – EA39549 – Gilbert Zimmerman – Sky Valley Zoning District – Fourth Supervisorial District – North of Avenue 22, south of Kinsmith Road, east of Sky Ridge Road – 337 Acres – R-A-10, R-A-1¼ Zones -  
**REQUEST:** General Plan Amendment to change the boundary of the Hot Springs Policy Area of the Western Coachella Valley Area Plan to include 337 acres into the policy area.

**CONTROVERSIAL ISSUES:** Project issues include unknown impacts to water resources, potential significant changes in the rural character of the Sky Valley Community, maintaining the five-year certainty clause of the RCIP, and strong opposition from Sky Valley residents. Based on these issues, the Planning Commission has recommended denial of the general plan amendment.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Streeter absent)  
RECOMMENDS:

**DENIAL** of **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 697**, based upon the findings and conclusions indicated below.

**FINDINGS AND CONCLUSIONS:**

1. The proposed project is not in conformance with all elements of the Riverside County Integrated Project (RCIP) including the Administration Element and the Western Coachella Valley Area Plan.

Robert C. Johnson  
Planning Director

11-4-04  
RCJ:jo

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 12/6/04

Dep't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

COMMITTEE OF RIVERSIDE  
07 DEC -3 6N 1: 17  
OFFICE  
EXECUTIVE

16.6

The Honorable Board of Supervisors  
RE: Comprehensive General Plan Amendment No. 697  
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2. The project is not consistent with the public's health, safety, and general welfare.
3. The proposed project is not compatible with the present and future logical development of the area.
4. The project shall not be approved due to unknown impacts to water resources, potential significant changes in the rural character of the Sky Valley Community, and to maintain the five-year certainty clause of the Riverside County Integrated Project within the 337acre project area.