

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

309



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**

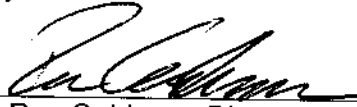
June 18, 2007

**SUBJECT:** General Plan Amendment for the South Valley Implementation Program (County Initiated)

**RECOMMENDED MOTION:** That the Board of Supervisors direct staff to:

1. Initiate a General Plan Amendment (GPA) for the South Valley Implementation Program (Attachment A) which may amend policies of the Eastern Coachella Valley Area Plan as they relate to the land use, circulation, housing, open space, and safety elements;
2. Conduct the required environmental assessment for the GPA, and an Environmental Impact Report (EIR) as appropriate;
3. Continue refining the draft land use (Attachment B) and circulation element (Attachment C) maps and policies developed as part of this implementation program;
4. Begin work to establish a Road and Bridge Benefit District for the South Valley Implementation Program and return to the Board for adoption consideration;
5. Identify, and refine as need be, funding sources for construction of the necessary community facilities to be provided in accordance with the Community Facilities and Services Guidelines (Attachment D) by:

(Continued on page 2)

  
Ron Goldman, Director  
Planning Department

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ *	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ *	Budget Adjustment:	No
	Annual Net County Cost:	\$ *To be Determined	For Fiscal Year:	07-08

<b>SOURCE OF FUNDS:</b> Land Owner/Developer Contributions and Contributions to other funds – General Fund	Positions To Be Deleted Per A-30:	<input type="checkbox"/>
	Requires 4/5 Vote:	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

**APPROVE**

BY:   
Tina Grande

County Executive Office Signature

Policy  
 Policy  
 Consent  
 Consent  
 Dept. Recomm.:  
 Per Exec. Ofc.:

- (a) Proposing an amendment to the Development Impact Fee program for the Eastern Coachella Valley Area Plan, and/or
  - (b) Developing a supplemental Community Facilities Fee Program for the South Valley Implementation Program for consideration by the Board;
6. Incorporate conditions of approval on future discretionary development applications (Attachment E) to ensure their participation in the provision of the necessary transportation and community facilities in the area;
  7. Work with area developers to explore, and as appropriate, form Community Facilities Districts (CFD), to finance timely provisions of necessary community facilities for the South Valley area in accordance with the Community Facilities and Services Guidelines; and
  8. Continue with stakeholder participation efforts and report back on a quarterly basis to discuss the progress of the aforementioned work effort.

### **BACKGROUND:**

The Eastern Coachella Valley Area Plan encompasses important agricultural lands in the county. However, agricultural lands in the Eastern Coachella Valley are giving way to more urban types of development. There are several large development proposals (an estimated 20,000 units in approximately a 30 square mile area) under consideration along Avenue 62. This area is now known as the South Valley Implementation Program Boundary. These development proposals have a potential to significantly alter the population, land use, and transportation projections of the General Plan.

Therefore, on February 07, 2006 the Board of Supervisors directed staff to develop a South Valley Implementation Program and Community Facilities Phasing and Funding Strategy. This program is intended to comprehensively study and ensure desirable land use, transportation and community facilities needs to foster a sustainable, well-planned and livable community in this newly developing area of the county.

### **TECHNICAL TEAM:**

To date, several actions have occurred to advance this Board Action into an effective Implementation Program. Under the direction of county staff, a coalition of property owners/developers called the South Valley Parkway Committee (Committee) has been formed to address the county's concerns regarding growth in this area.

A land use consultant, T&B Planning, has been hired by the Committee to assist county staff in preparing a land use proposal that provides a balance and mixture of land uses necessary to create a livable community in this area. The consultant is currently working with county staff in developing a draft land use map and land use policies. The Committee has hired a transportation consultant, Kimley-Horn, to prepare a regional roadway phasing and implementation plan that takes into consideration the future developments envisioned in the land use proposal for the South Valley Implementation Program. The consultant is currently operating under the guidance and direction of county staff to prepare a draft South Valley Traffic Study and Roadway Phasing Plan. Regarding future community facilities needs in this program boundary, county staff and the technical team are developing a draft comprehensive matrix that identifies sizing, siting and service standards. The Committee has hired a financial consultant – DPF, who is assisting county staff in identifying and securing funding sources for construction and maintenance of required community facilities in this area.

County staff has met with the technical team on a bi-weekly basis to develop the South Valley Implementation Program.

## **STAKEHOLDER PARTICIPATION:**

Since February 2006, county staff has met with a General Advisory Committee on a bi-weekly basis to ensure stakeholder participation in development of this program. This committee is represented by various interest groups including, but not limited to, incorporated cities, community councils, tribal councils, as well as other government entities (Attachment F). In addition, to receive more focused feedback, county staff has attended several meetings and conducted multiple presentations at various county, non-county and county-authorized entities in the Eastern Coachella Valley (Attachment G).

County staff has also conducted the following three Public Workshops before the Planning Commission:

1. On April 19, 2006, staff introduced the South Valley Parkway Implementation Program and Community Facilities Phasing and Funding Strategy during a ½ day workshop.
2. On October 18, 2006, staff discussed the progress of the South Valley Implementation Program during the morning session and provided a field-trip to understand regional context for land use decisions in the Eastern Coachella Valley during the afternoon session.
3. On April 18, 2007, staff shared preliminary findings of the land use, transportation and community facilities studies that were conducted as part of the South Valley Implementation Program.

## **VISTA SANTA ROSA LAND USE CONCEPT PLAN:**

Riverside County Planning staff has worked intensely with the community of Vista Santa Rosa (VSR) to develop a Land Use Concept Plan (Attachment G). The VSR Land Use Concept Plan suggests some significant changes in land use planning for the community, which are intended to provide additional opportunities for rural and equestrian lifestyles, and other important community objectives.

To date, due to close proximity of the South Valley Implementation Program and community of Vista Santa Rosa, consistent coordination has occurred in development of these programs. Therefore, the South Valley Implementation Program GPA will include the community of Vista Santa Rosa and amend the General Plan to reflect the proposed land use concept plan.

## **EASTERN COACHELLA VALLEY GPA:**

Parallel to the South Valley Implementation Program GPA, the county is in process of developing a county initiated GPA for the Eastern Coachella Valley (ECV) Area Plan. In addition to the land use, circulation, housing, open space, and safety element updates, the ECV GPA is intended to address significant regional issues related to storm water and market absorption. The ECV GPA is required to conduct an environmental assessment, and an Environmental Impact Report (EIR) as appropriate, which will take into consideration the assumptions of the South Valley Implementation Program in its cumulative impact analysis.

The technical team for the South Valley Implementation Program has developed adequate documents/findings to support a subsequent Board action, which will allow staff to begin work on a General Plan Amendment and conduct required environmental assessment for the South Valley Implementation Program. At this point in time, staff does not know exact cost to support and fund this work effort; however, anticipates a combination of the county and land owner/developer contributions to carry the work effort forward. It is also anticipated that county contributions will consist of the General Plan Funding included in the Fiscal Year 2007-2008 Budget.

In view of all the preceding information, staff recommends adoption of items 1 through 8 above related to the South Valley Implementation Program.