

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

864



FROM: TLMA – Planning Department

SUBMITTAL DATE:
November 09, 2007

SUBJECT: General Plan Amendment (GPA) for the South Valley Implementation Program (Quarterly Update)

RECOMMENDED MOTION: That the Board of Supervisor Receive and File this report on the preceding quarter's activities related to the General Plan Amendment for the South Valley Implementation Program.

Background: The Board of Supervisors initiated a General Plan Amendment (GPA) for the South Valley Implementation Program on June 26, 2007. This process is intended to amend the General Plan to incorporate prior studies and analysis of future area development to ensure desirable land use, transportation and community facilities to foster a sustainable, well planned and livable community in this rapidly developed portion of the County. As part of the Board action on the GPA, staff was directed to report back on a quarterly basis to discuss the progress on this effort.

Departmental Concurrence



Ron Goldman, Planning Director
Planning Department

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ *To be Determined	For Fiscal Year:	07-08

SOURCE OF FUNDS: 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: 
Alex Gann

County Executive Office Signature

- Policy
- Consent
- Policy
- Consent

Dept't Recomm.:
Per Exec. Ofc.:

South Valley Implementation Program GPA
Quarterly Update
Period July through September 2007

Actions to date:

On September 11, 2007 County staff met with area developers/landowners to provide detailed descriptions of the required activities and studies that will be needed to complete this project. The respective responsibilities of the area developers and the County were outlined in a draft work program distributed to all attendees (Attachment A). A follow-up meeting was scheduled to discuss refinements needed to the work plan, however this meeting was continued by the area developers to allow more time to solicit input from active and potential participants in the process.

Furthermore, over the past four months, Staff received a proposal from T&B Planning for preparation of the Draft Environmental Impact Report (DEIR) for the South Valley GPA. T&B estimated the DEIR would cost approximately 1.2 million dollars to prepare. Participants in the South Valley program would be required to fund the DEIR.

Several Specific Plans within the South Valley Implementation Area continue to be processed, all of which are expected to be conditioned to implement the programs developed as part of the South Valley Implementation Program and South Valley General Plan Amendment.

South Valley Implementation Program
 Supervisor Wilson's Office
 73-710 Fred Waring Drive
 Conference Room 115
 Palm Desert, CA 92260

September 11, 2007
 2:00 P.M.

Landowners Meeting

List of Invitees

Representatives	Organization
	Pardee
	Jernigan
	Pringle and Associates
	Santa Rosa (Alpine Bianco)
	CNH
	Buchanan Street (Alpine Berger)
	Van-Cal Projects (Panorama)
	Brookfield
	Royce
	SunCal (Solaire/77)
Gary Funes	Property in South Valley
John Powell	Peter Rabbit Farm
Duane Young	Oasis
Dan Martinez	Riverside County Executive Office
Katherine Lind	Riverside County- County Counsel
Mihn C. Tran	Riverside County- County Counsel
Michael Gialdini	Board of Supervisor
Commissioner Jim Porras	4th District Planning Commissioner
Barry Burnell	T& B Planning
Bob Roark	On Time Performance
Tina Grande/Gary Christmas	Riverside County Executive Office
Tony Carstens	TLMA- Administration
Kathy Gifford	TLMA- Administration
George Johnson	TLMA- Transportation
Juan Perez	TLMA- Transportation
Farah Khorashadi	TLMA- Transportation
Joaquin Tijerina	EDA- Administration Project Management
Colby Catldi	EDA- Administration Desert Region
Jerry Patton	College of the Desert

SOUTH VALLEY IMPLEMENTATION PROGRAM

DRAFT WORK PROGRAM

September 11, 2007

1. SCOPE & PURPOSE:

On June 26, 2007, the Riverside County Board of Supervisors initiated a General Plan Amendment for the South Valley Implementation Program for an area covering approximately 30 square miles, along Avenue 62 in the southern portion of the Coachella Valley (Attachment A). The Implementation Program was an outgrowth of the Board's previous direction on February 07, 2006, to develop a South Valley Implementation Program and Community Facilities Phasing and Funding Strategy. The goal of the South Valley Implementation Program is 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 Riverside County. This effort will be lead by the County of Riverside with funding provided by the South Valley Committee.

2. PROGRESS TO DATE:

Working cooperatively, county staff, community stakeholders and a coalition of property owners - the South Valley Committee (Committee), have met several milestones in the development of the Implementation Program:

1. The Committee has retained various consultants to assist in initial planning efforts: T&B Planning to prepare a land use proposal, Kimley-Horn to prepare a regional roadway phasing and implementation plan, and DPF, to identify and secure funding sources for construction and maintenance of required community facilities.
2. County staff has worked with the Committee's consultants and representatives as well as other stakeholders on monthly basis. In addition, county staff has held several public workshops before the Planning Commission to obtain further direction on the South Valley Implementation Program.
3. Recognizing the importance of existing communities in the South Valley Planning area, county staff has also met and worked with the Vista Santa Rosa community to develop a Land Use Concept Plan.
4. The County Economic Development Agency has developed a set of design guidelines for the Community of Vista Santa Rosa, and is in process of developing a set of design guidelines for the Communities of Thermal and Mecca to maintain and enhance character of existing communities.

3. OBJECTIVES:

To develop a well-planned community, the Board has directed that the following efforts should be initiated:

1. General Plan Amendment (GPA), including land use, circulation, housing, open space and safety elements, and an associated Environmental Impact Report to evaluate the impacts associated with the GPA. In addition to this, a special consideration shall be given to housing policies in the land use proposal.
2. Begin work to establish a Road and Bridge Benefit District for the Board's consideration.
3. Develop a Community Facilities and Phasing Nexus Study to identify funding sources for construction of necessary community facilities, in accordance with the Community Facilities and Services Guidelines. The Study should consider new funding programs, such as an amendment to the County's Development Impact Fee program (DIF), a supplemental Community Facilities Fee Program, formation of Community Facilities Districts and/or other existing funding sources to ensure construction and on-going maintenance of these facilities.
4. Prepare Design Guidelines for conditioning future discretionary development applications to ensure participation in necessary transportation and community facilities.
5. Funding shall be provided by the South valley Committee with in-kind support by County staff.

Further, the Board directed county staff to report back to the Board on a quarterly basis to discuss the progress on these work efforts.

4. COMMITTEE STRUCTURE:

Building and maintaining a strong constituency for this plan is critical to the program's success. Three separate committees are envisioned to ensure stakeholders' participation.

- 1) Participating landowners/developers
- 2) Technical Committee
- 3) Advisory committee: The involvement of stakeholders in this committee is important to meet the vision and objectives for this effort. The committee shall:
 - Be broad-based and include all segments of the community
 - Be limited to no more than 15 members
 - Collaborate regionally with Cities, County Agencies, Tribal Representatives, Community Council Representatives, and Special Districts.

5. WORK PROGRAM:

To meet these objectives in a cost-effective and timely manner, will require the close coordination between county staff (as lead), the Committee, and the Committee's consultants. These obligations are broken into two phases. The

first phase, to be completed by July 1, 2008, will set the framework for the land use, public facilities and financing of facilities in South Valley. The second phase, project development will be based on and in accordance with the policy decisions in phase 1.

The following is an outline of the roles and financial contributions of each party:

5a. Committee Obligations--Phase 1:

- Forward any outstanding fee payments (estimated at \$75,000) to county for county staff costs for the preparation of the Conceptual Land Use Plan.
- Contract with a consultant to prepare the GPA and EIR documents.
- Contract with a consultant to prepare a nexus study for RBBB establishment.
- Contract with a consultant for preparation of a nexus study for a Community Facilities Phasing and Funding program.

5b. Committee Obligations, Phase 2:

- Complete appropriate applications for Specific Plan and zoning proposals, and fund those applications as appropriate.
- Participate in the establishment of public facilities financing mechanisms.

5c. County Obligations, Phase 1:

- Meet monthly with the Committee's consultants and representatives (Roark) to gauge progress and compliance with County EIR standards and expectations.
- Provide adequate staff to oversee Plan development of the GPA and EIR.
- Provide timely traffic modeling support through comprehensive traffic model update.
- Transportation and Planning staff to provide guidance through periodic meetings to RBBB and Community Facilities nexus consultants.
- Work with appropriate County and other public facility agencies to establish RBBBs, CFDs, and other financing mechanisms to ensure public service delivery.
- Pursue reimbursements and credits to developers/landowners to the extent allowed by law in establishing RBBBs, CFDs and other financing mechanisms.
- Process project Development Agreements, as applicable.

5d. County Obligations, Phase 2:

- Provide adequate staff for the timely review of Specific Plan, zoning, development agreements and land development proposals.
- Ensure the application of adopted Design Guidelines, RBBB requirements, and other area fee programs.

5e. Joint Committee/County Obligations

- Public Outreach
- Long-term financing for infrastructure
- Complete Design Guidelines for the Communities of Thermal and Mecca.

6. **FURTHER CONCERNS:**

- Options/Limits/Approaches for non-participants
 - GPA 868 would have a land use component and a policy component.
 - Participants in the GPA effort will have a firm land use designation approved
 - Non-participants would retain their existing foundation and land use Designation
 - At the time a Non-participant wants to change the designation(s) they would apply for a GPA with a supplemental EIR.
 - They would need to adhere to all general plan application timing provisions. Foundation changes limited to 5-year increments. 7% agriculture conversion provisions have been exceeded and may not be allowed.
 - Non-participating properties will be required to participate in all infrastructure financing programs.
 - Non-participants would not have a seat at the table to discuss land use patterns or other planning directions.
 - During the development of GPA 868 no parallel foundation changes will be considered within the boundaries of the general plan amendment.