

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

701B



FROM: TLMA – Planning Department

SUBMITTAL DATE:

May 4, 2009

SUBJECT: GENERAL PLAN AMENDMENT No. 957 – Foundation-Regular – Applicant: Tricia Napolitano – Engineer/Representative: Alex Alatorre/Greg Burnett - Third Supervisorial District - Anza Zoning Area - REMAP Area Plan: Rural: Rural Residential (RUR: RR) (5 Acre Minimum) and Open Space: Rural (OS-RUR) (20 Ac. Min.) – Location: The site is located easterly of the northerly extension of Bautista Road and northerly of Upper Valley Road (i.e., the site lies at the northeast corner of the intersection of these two roads) in the Community of Anza - 511.53 Gross Acres - Zoning: Rural Residential - 5 Acre Minimum (R-R-5), Rural Residential -10 Acre Minimum (R-R-10), and Rural Residential - 20 Acre Minimum (R-R-20) - **REQUEST:** Propose to amend the the General Plan Foundation Component of the subject site from Rural to Rural Community and to amend the land use designation of the subject site from Rural Residential(RR) with a five acre minimum lot size to Estate Density Residential (EDR) with a 2 acre minimum lot size on approximately 258.17 acres of a 511.53 acre site. - APN(s): 573-040-001, 573-040-002, 573-050-001

REVIEWED BY EXECUTIVE OFFICE

DATE 5/11/09

Tina Grande
Departmental Concurrence

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for the above referenced general plan amendment based on the attached report. 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.

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 every GPA application and submit it to the Board of Supervisors. Prior to

Ron Goldman
Planning Director

RG:MH

Policy
 Policy

Consent
 Consent

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

MAY 13 11:13
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Prev. Agn. Ref.

District: Third

Agenda Number:

15.4

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.