

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

810B



FROM: TLMA – Planning Department

SUBMITTAL DATE:  
May 7, 2009

**SUBJECT: GENERAL PLAN AMENDMENT NO. 934** – Foundation-Regular – Applicant: Wolfskill-Pedrorena Trust – Engineer/Representative: David Leonard - Fifth Supervisorial District - Hemet-San Jacinto Zoning District - San Jacinto Valley Area Plan: Agriculture (AG) (10 Ac. Min), Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), and Open Space: Rural (OS-RUR) (20 Ac. Min.) – Location: Northeasterly of Gilman Springs Road, southerly of Bridge Street, and westerly of Highway 79 - 89.37 Gross Acres - Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Agriculture (AG) and Open Space (OS) to Rural, Rural Community, and Community Development and to amend the land use designation of the subject site from Rural (OS-RUR) (20 Ac. Min) and Agriculture (AG) (10 Ac. Min.), to Rural Residential (RUR:RR) (5 Ac. Min.), Estate Density Residential (RC:EDR) (2 Ac. Min.), and Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) - APN(s): 430-050-019, 430-050-023, 430-050-024

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment as modified by staff from Agriculture to Community Development: Commercial Retail on APN: 430-050-023 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

Ron Goldman  
Planning Director

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REVIEWED BY EXECUTIVE OFFICE

DATE 5/19/09 TMY

Tina Grande  
Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

Dept's Recomm.:  
Per Exec. Ofc.:

APPROVED 5/19/09  
COUNTY OF RIVERSIDE

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.4

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