

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

302B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
September 2, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1079 – Entitlement / Policy - Applicant: TSG Cherry Valley, LLP. – Engineer/Representative: Urban Environs – Fifth Supervisorial District – Cherry Valley zoning District – The Pass Area Plan – Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Northerly Cherry Valley Boulevard, easterly of Interstate-15 and westerly Vineland Street – 230.0 Gross Acres – Zoning: Controlled Development (W-2) – APN(s): 407-220-004, 407-220-007, 402-220-008, 407-220-009, 407-220-016, & 407-220-017. **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Community Development: Very Low Residential (CD: VLDR) (1 Acre Minimum) to Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio). That portion of the site designated as Rural: Rural Mountainous (R:RM) (10 Acre Minimum) will remain.

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating 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

Damian Meins, Assistant Planning Director for,

Ron Goldman
Planning Director

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RG:db
RG

REVIEWED BY EXECUTIVE OFFICE

DATE 9/2/09
Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.2

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.