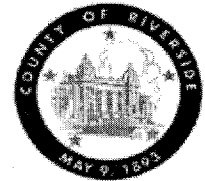


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

606 B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
October 6, 2009

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1078** – (Entitlement /Policy) - Applicant: Guy Ross – Engineer/Representative: Albert A Webb & Associates - Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) – Policy Areas/Overlays: Highway 79 Policy Area and Winchester policy Area - Location: Westerly of State Highway 79/Winchester Road, northerly side of 9<sup>th</sup> Street, easterly of Washington Avenue, and southerly of Grand Avenue – 2.21 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** Proposal to amend the project site's existing General Plan Land Use designation from Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) - APN: 463-021-002 - Related Cases: GPA00716

**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 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

Ron Goldman  
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:db  
RM

REVIEWED BY EXECUTIVE OFFICE

DATE 10/19/09  
Tina Grande  
Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

15.2

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.