

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

804B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
October 21, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 937– Foundation-Regular – Applicant: Indian Mesa LLC– Engineer/Representative: Dave Jeffers Consulting – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural: Rural Mountainous (RM) (10 Acre Minimum); Rural: Rural Residential (RR) (5 Acre Minimum); Rural Community: Very Low Density Residential (VLDR-RC) (1 Acre Minimum); and Rural Community: Low Density Residential (LDR-RC) (1/2 Acre Minimum) – Location: The site is located southerly of Cajalco Road, easterly of Gustin Road, and westerly of Wood Road – 372.56 acres - Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5); Residential Agriculture – 1 Acre Minimum (R-A-1); and Residential Agriculture - 1/2 Acre Minimum (R-A-1/2) - **REQUEST:** to amend the General Plan Foundation from Rural and Rural Community to Community Development and Open Space, and the land use designations from Very Low Density Residential (VLDR) with a 1 acre minimum lot size, Low Density Residential (LDR) with a 1/2 acre minimum lot size, Rural Residential (RR) with a 5 acre minimum lot size, and Rural Mountainous (RM) with a 10 acre minimum lot size to Low Density Residential (LDR) with a 1/2 acre minimum lot size, and Open Space-Recreation (OS-R) for an approximately 372.56-acre property – APN(s): 321-120-001, 321-120-002, 321-120-006, 321-120-007, 321-120-014, 321-120-015, 321-150-001, 321-150-002, and 321-150-003

REVIEWED BY EXECUTIVE OFFICE

DATE 11/30/09
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.

Ron Goldman
Planning Director

RG:mh
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(CONTINUED ON ATTACHED PAGE)

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

Prev. Agn. Ref.

District: First

Agenda Number:

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 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.