

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

906B



FROM: TLMA – Planning Department

SUBMITTAL DATE:  
January 28, 2010

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1017** – Foundation-Regular – Applicant: Henry C. Cox II – Engineer/Representative: Robert Beers - Second Supervisorial District - Rubidoux and Pedley Zoning District - Jurupa Area Plan: Open Space Recreation (OS-R), Medium Density Residential (MDR) (2-5 du/acre), High Density Residential (HDR) (8-14 du/acre), and Commercial Retail (CR) – Location: **GPA 1017-A** is located northerly of the Santa Ana River, easterly of Camino Real, southerly of Limonite Avenue and Peralta Place, and westerly of Riverview Drive; and **GPA 1017-B** is located northerly of Limonite Avenue, southeasterly of Lakeside Drive, and westerly of El Palomino Drive - Zoning: Open Area Combining Zone Residential Developments (R-5), One Family Dwelling with a minimum 80 foot frontage (R-1-80), Watercourse, Watershed & Conservation Areas (W-1), General Commercial (C-1/C-P), and General Residential (R-3) - **REQUEST: General Plan Amendment 1017-A** (the Jurupa Hills Golf Course project) proposes to change the land use designation from Open Space Recreation (OS-R) and Medium Density Residential (MDR) (2-5 du/ac) to Open Space Recreation (OS-R), and High Density Residential (HDR) (8-14 du/ac) for an approximately 117.36-acre property. - **REQUEST: General Plan Amendment 1017-B** (the El Palomino Drive/Mission De Anza Specific Plan No. 123 project) proposes to change the land use designations within Specific Plan No. 123 from Open Space Recreation (OS-R), Commercial Retail (CR) (0.20-0.35 FAR), and High Density Residential (HDR) (8-14 du/ac) to Open Space Recreation (OS-R), Commercial Retail (CR) (0.20-0.35 FAR), High Density Residential (HDR) (8-14 du/ac), and Open Space Water (OS-W) for an approximately 16.11-acre property- APN(s): 185-170-018, 185-170-020, 185-170-021, 185-170-022, 185-170-032, 185-181-013, 185-203-005, 185-210-009, 185-210-010, 185-210-026, 185-210-027, 186-200-009, 186-212-018, 186-212-019, 186-212-020, 186-260-006, 186-260-008, 186-260-009, 166-430-034, 166-430-037, 166-620-027, 166-430-032, 166-640-032, 166-640-035.

REVIEWED BY EXECUTIVE OFFICE  
DATE 2/2/10  
Tina Grande  
Departmental Concurrence

Ron Goldman  
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:rfh

Policy  
 Policy

Consent  
 Consent

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

Prev. Agn. Ref. ATTACHMENTS FILED WITH District: Second Agenda Number:

THE CLERK OF THE BOARD

15.1

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1017-A, as shown in Exhibit 6, entitled "GPA01017-A, Proposed General Plan," based on the attached report. The Planning Director further recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1017-B, as modified by staff, and as shown in Exhibit 6B, entitled "GPA01017-B, Staff's Proposed General Plan," also 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:**

Following the Planning Commission meeting on October 28, 2009, the applicant met with concerned neighbors to discuss GPA01017-A. As a result of these discussions, the applicant has modified the proposal presented to the Planning Commission from Very High Density Residential allowing 14 to 20 dwelling units per acre to High Density Residential (HDR) allowing 8-14 dwelling units per acre. In addition to reducing potential densities from those initially proposed, the applicant has shifted the areas designated for residential development. The area proposed for High Density Residential has been consolidated to approximately 40 acres, and homes now backing onto existing fairways would see these fairways preserved rather than developed as previously proposed. The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the revised request.

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.