

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

423B



SUBMITTAL DATE:
March 23, 2010

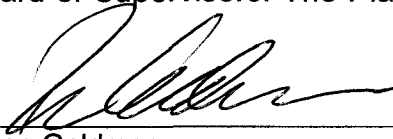
FROM: TLMA - Planning Department

SUBJECT:

GENERAL PLAN AMENDMENT NO. 943- Foundation-Regular - Applicant: Carl Rheingans - Engineer/Representative: Cozad & Fox, Inc. - Third Supervisorial District - Winchester Area Zoning District - Harvest Valley/Winchester Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum Lot Size) - Location: Easterly of Highway 79, westerly of Richmond Road, southerly of Stetson Avenue and northerly of Stowe Road - 56.84 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum Lot Size (A-1-10) - REQUEST: This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the general plan land use designation of the subject site from Estate Density Residential (RC:EDR) (2 Acre Minimum Lot Size) to Medium Density Residential (CD:MDR) (2-5 DU/AC) and Commercial Retail (CD:CR) (0.20-0.35 FAR) - APN: 465-060-004.

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.

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


Ron Goldman
Planning Director

Initials:
thg

Continued on attached page

REVIEWED BY EXECUTIVE OFFICE

DATE 3/25/10
Tina Grande

Departmental Concurrence

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

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.