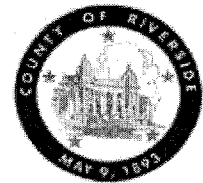


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

305B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 16, 2010

SUBJECT: GENERAL PLAN AMENDMENT NOS. 899, 902, 919, 929, 931, 937, 972, 1026
and 1031 - CEQA Exempt

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors decline to adopt an order initiating proceedings for General Plan Amendment Nos: 899, 902, 919, 929, 931, 937, 972, 1026 and 1031

DECLINE to ADOPT AN ORDER INITIATING PROCEEDINGS FOR GENERAL PLAN AMENDMENT NOS. 899, 902, 919, 929, 931, 937, 972, 1026 and 1031 based upon the findings included herein:

REVIEWED BY EXECUTIVE OFFICE

DATE

9/23/10
Tina Grande

Departmental Concurrence

Carolyn Syms Luha

Carolyn Syms Luha
Planning Director

Initials:
CSL:th

(continued on attached page)

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

Prev. Agn. Ref.

District: Varies

Agenda Number:

FINDINGS:

1. According to the General Plan, a Foundation General Plan Amendment must show "ample evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan." No substantial evidence of new conditions or circumstances that would justify the proposal was found during the review of the above mentioned general plan amendments.
2. The General Plan also provides that any modification proposed under a Foundation General Plan Amendment "does not conflict with the overall Riverside County Vision." The proposed modifications for the above mentioned general plan amendments were found to conflict with the overall Riverside County Vision and the established development patterns for their respective areas. The lack of roadway and utility infrastructure necessary to support the intensity of the development proposed does not support a change in conditions necessary to justify the General Plan Amendments.
3. Finally, the General Plan requires that any modification being proposed under a Foundation General Plan Amendment will not "create an internal inconsistency among the elements of the general plan." During the review process, It was determined that the above mentioned general plan amendments created internal inconsistencies amongst various elements of the general plan.

BACKGROUND: General Plan Amendments: 899, 902, 919, 929, 931, 937, 972, 1026 and 1031 appeared on the Board of Supervisor's agenda and oral testimony was presented as follows: January 27, 2009 as item 15.2 for GPA 899, May 19, 2009 as item 15.2 for GPA 902, June 2, 2009 as item 15.3 for GPA 919, June 22, 2010 as item 15.1 for GPA 929, January 12, 2010 as item 15.3 for GPA 931, August 10, 2010 as item 15.1 for GPA 937, April 21, 2009 as item 15.3 for GPA 972, March 24, 2009 as item 15.4 for GPA 1026 and on July 14, 2009 as item 15.1 for GPA 1031. The Planning Department made a presentation for each case and Planning Commission comments were reported to the Board of Supervisors. Various interested parties gave oral testimonies during the Board of Supervisor meetings. Following the presentation and oral testimony, the Board of Supervisors tentatively declined to adopt an order initiating proceedings to process General Plan Amendments 899, 902, 919, 929, 931, 937, 972, 1026 and 1031. The Planning Department and Office of County Counsel prepared the above findings based on review of each proposal and any oral testimony. The general plan amendments are being returned to the Board of Supervisors for final action. The Planning Department requests that the Board review the above findings and based thereon, decline to adopt an order initiating proceedings to process GPA's 899, 902, 919, 929, 931, 937, 972, 1026 and 1031. This decision by the Board will be final.