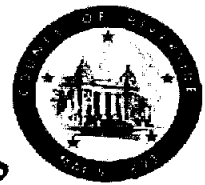


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



602B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 14, 2011

REVIEWED BY EXECUTIVE OFFICE

DATE

7/25/11 TML

Tina Grande

Departmental Concurrence

SUBJECT: SPECIFIC PLAN NO. 375 / GENERAL PLAN AMENDMENT NO. 910 / CHANGE OF ZONE NO. 7623 / ENVIRONMENTAL IMPACT REPORT NO. 514 - Applicant: Black Emerald LLC - Engineer/Representative: Innovative Land Concepts, Inc. - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CT), Public Facilities (PF), and Open Space - Water (OS-W) - Location: Easterly and westerly of Highway 86 South, northerly of the Imperial County line and southerly of 81st Avenue - 5,131 acres (3,938 in Riverside County)- Zoning: Watercourse (W-1), Watercourse - 20 Acre Minimum (W-1-20), Controlled Development (W-2), Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture - 20 Acre Minimum (A-1-20), Heavy Agriculture - 10 Acre Minimum (A-2-10) and Heavy Agriculture - 20 Acre Minimum (A-2-20) - **REQUEST:** The **Specific Plan** proposes to arrange 4,918 acres into 5 planning districts. Uses will include residential, business park, mixed use commercial, regional commercial, resort/tourism, and open space uses, and is currently proposing 16,655 residential units. The **General Plan Amendment** proposes to amend the Riverside County General Plan Land Use Element as it applies to the project site to eliminate the Land Use designations of Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CT), Public Facilities (PF), Indian Land, and Open Space - Water (OS-W) and would establish Business Park (BP), Commercial Retail (CR), Commercial Tourist (CT), Mixed Use (MU), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), Highest Density Residential (HHDR), Public Facility (PF), Open Space - Recreation (OS-R), Open Space - Conservation (OS-C), and Open Space- Water (OS-W) designations as reflected on the Specific Plan Land Use Plan. The **Change of Zone** proposes to redesignate the site from Light

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

(continued on attached page)

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.1

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 375 / GENERAL PLAN AMENDMENT NO. 910 / CHANGE OF ZONE NO. 7623 / ENVIRONMENTAL IMPACT REPORT NO. 514

Page 2 of 3

Agriculture with a 5, 10 and 20 Acre Minimum (A-1-5, A-1-10, A-1-20), Heavy Agriculture with a 10, and 20 Acre Minimum (A-2-10 and A-2-20), Controlled Development (W-2) to Specific Plan (SP). The **Environmental Impact Report** has analyzed the impacts of the project.

RECOMMENDED MOTION:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 514**, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; pending final adoption of the Resolution by the Board of Supervisors and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 910** amending the Land Use Designation for the subject property from Land Use: Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CD:CT), Open Space – Water (OS-W), and Public Facilities (PF) to Specific Plan as reflected by the land use diagram; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 375**, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7623**, amending the zoning classification for the subject property from Light Agriculture with a 10 and 20 Acre Minimum (A-1-10, A-1-20), Heavy Agriculture with a 10, and 20 Acre Minimum (A-2-10 and A-2-20), Controlled Development (W-2) to Specific Plan (SP) in accordance with the Zoning Exhibit; and to adopt a project specific Zoning Ordinance amendment to the text of Ordinance No. 348 based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors.

BACKGROUND:

The Project area currently consists of approximately 4,918 acres of land of which 3,938 acres (approximately 80 percent) is within Riverside County, and 980 acres (approximately 19 percent) is within Imperial County. Approximately 1,381 acres (approximately 28 percent) of the total Project area consists of land located under the jurisdiction of the Torres Martinez Desert Cahuilla Indians. The proposed GPA does not include any Land Use changes to the sovereign nation of the Torres-Martinez. While the Project will include all three jurisdictions, the total acreage under direct jurisdiction of Riverside County and proposed General Plan Amendment No. 910, not including the Torres-Martinez land or the land located in Imperial County, is 2,557 gross acres.

The portion of the Project controlled by the Torres-Martinez will be processed under the requirements of the Tribe and, as appropriate, will be subject to additional environmental review under the National Environmental Protection Act (NEPA) per 40 CFR 1501.5 because the Torres Martinez Desert Cahuilla Indians are designated a sovereign nation. If the Tribal portion of the project is approved by the Federal Government, all entitlements required for the portion of the Project in Imperial County will be processed at that time.