

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

706 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 26, 2012

SUBJECT: RESOLUTION 2012 – 036 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – SECOND CYCLE OF GENERAL PLAN AMENDMENT FOR 2012 (GPA NO. 910); RESOLUTION 2012 – 040 CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 514 AND ADOPTING SPECIFIC PLAN NO. 375 (TRAVERTINE POINT); AND ORDINANCE NO. 348.4737 ADOPTING CHANGE OF ZONE NO. 7623.

RECOMMENDED MOTION:

ADOPTION of RESOLUTION NO. 2012 – 036 amending the Riverside County General Plan in accordance with the Board's previous actions taken on December 13, 2011 concerning General Plan Amendment (GPA) No. 910; and

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:ar

(continued on next page)

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|--|-------------------------------|--------|-------------------------|---|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$ N/A | In Current Year Budget: | N/A |
| | Current F.Y. Net County Cost: | \$ N/A | Budget Adjustment: | N/A |
| | Annual Net County Cost: | \$ N/A | For Fiscal Year: | 11/12 |
| SOURCE OF FUNDS: NOT APPLICABLE | | | | Positions To Be Deleted Per A-30 <input type="checkbox"/> |
| | | | | Requires 4/5 Vote <input type="checkbox"/> |

C.E.O. RECOMMENDATION:

APPROVE
BY *Tina Grande*

Tina Grande

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: *M. Feany* N. NORTH
DATE: 1/30/12

Departmental Concurrence

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref. 16.1/12-13-11 | **District:** 4/4 | **Agenda Number:**

3.27

The Honorable Board of Supervisors

RE: RESOLUTION 2012 – 036 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – SECOND CYCLE OF GENERAL PLAN AMENDMENT FOR 2012 (GPA NO. 910); RESOLUTION 2012 – 040 CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 514 AND ADOPTING SPECIFIC PLAN NO. 375 (TRAVERTINE POINT); AND ORDINANCE NO. 348.4737 ADOPTING CHANGE OF ZONE NO. 7623

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ADOPTION of **RESOLUTION NO. 2012 – 040** Certifying Environmental Impact Report No. 514 and Adopting Specific Plan No. 375 (Travertine Point) in accordance with the Board of Supervisors' previous actions on December 13, 2011; and

ADOPTION of **ORDINANCE NO. 348.4737** for Change of Zone No. 7623 amending the zoning classification for the subject property from Light 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) as shown on Map No. 41.086 and to incorporate the Specific Plan Zoning Ordinance text in accordance with Board's previous actions on December 13, 2011.

BACKGROUND:

Specific Plan No. 375, General Plan Amendment No. 910 and Change of Zone No. 7623 were processed concurrently before the Planning Commission and the Board of Supervisors and collectively comprise the Travertine Point project.

General Plan Amendment No. 910 proposes to amend the Land Use Element of the General Plan as it applies to the project site. General Plan Amendment No. 910 is comprised of several components. The first component is a Technical Amendment to clarify and eliminate a source of confusion with regard to the sovereign lands within the project. The second component is an Entitlement/Policy Amendment to amend the Land Use Map designations from Agriculture (AG), Community Development: Commercial Tourist (CT), Public Facilities (PF), and Open Space–Water (OS-W) to Specific Plan No. 375 – Travertine Point. The third component of General Plan Amendment No. 910 is an Agriculture Foundation Component amendment utilizing the County's 7% conversion allowed under the Administration Element of the General Plan. Specific Plan No. 375 is a Community Development Foundation Component Specific Plan which establishes Business Park (BP), Commercial Retail (CR), Commercial Tourist (CT), Mixed Use (MU), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Very High Density Residential (VHDR), Highest Density Residential (HDR), 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.

Specific Plan No. 375 (Travertine Point) is a 4,918 acre master planned community, located along the east and west sides of California State Route (SR-86S), and spanning three different jurisdictions, Riverside County, Imperial County and the sovereign Nation of the Torres Martinez Desert Cahuilla Indians. Overall, the entire project proposes the construction of 16,655 residential units on approximately 2,853 acres, and 5,029,500 square feet of non-residential development (retail, office, industrial, etc.) on approximately 668 acres (including mixed use acres), as well as parks, open space and public facilities. 3,938 acres is within Riverside County and 980 acres is within Imperial County. Approximately 1,410 acres of the total Specific Plan area consists of land located under the jurisdiction of the sovereign Nation of the Torres

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Martinez Desert Cahuilla Indians, 763 acres of which is in Riverside County and 647 acres in Imperial County. While the project includes all three jurisdictions, the total acreage under the direct jurisdiction of Riverside County and the subject of this requested Board action is approximately 3,175 acres.

On December 13, 2011, at the close of the public hearing, the Board of Supervisors tentatively certified Environmental Impact Report No. 514, tentatively approved Specific Plan No. 375, and tentatively approved Change of Zone No. 7263.

In response to late comment letters submitted at the December 13, 2011 Board of Supervisors' public hearing, the applicant submitted supplemental rebuttal information regarding affordability in support of the Board of Supervisors' findings certifying Environmental Impact Report ("EIR") No. 514, which has been independently peer-reviewed and validated by a third party consultant, Pacific Municipal Consultants ("PMC"). In addition, several typos and internal inconsistencies in the text of the Final EIR have been corrected in an Errata. None of the supplemental rebuttal information, or text revisions in the Final EIR reflected in the Errata, have changed any conclusions previously set forth in the Final EIR, which was tentatively certified by the Board of Supervisors on December 13, 2011.

The supplemental information submitted by the applicant, the peer-review memo by PMC, and the Errata to the Final EIR, are attached to this Form 11; additionally, the Errata is available on the Planning Department website for public review.