

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

410 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 30, 2014

SUBJECT: GENERAL PLAN AMENDMENT NO. 01123 – EA42617 – Applicant: Cornerstone Communities – Location: Northerly of Calistoga Drive, westerly of Promontory Parkway, and easterly of Borel Road
REQUEST: The General Plan Amendment proposes to do two different land use changes- 1) A Land Use change proposes to change the General Plan Land Use Designation for Parcel 957-320-007, a water tank site, from Restricted Light Industrial, and Open Space, as reflected on the Land Use Plan for Specific Plan No. 265, to Community Development: Public Facilities (CD:PF). 2) A second Land Use change proposes to change the General Plan Land Use Designations for Parcels 957-320-018, and 957-320-014 which were part of an EDA sponsored runway extension, from Industrial Park and Restricted Light Industrial, as reflected on the Land Use Plan for Specific Plan No. 265 to Community Development: Public Facilities (CD:PF)

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating 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.

Juan C. Perez
TLMA Director/ Interim Planning Director

JCP:ms

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Deposit Based Fees (by applicant)	Budget Adjustment: No
	For Fiscal Year: 13/14

C.E.O. RECOMMENDATION: 0

APPROVE

BY:
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

RECEIVED 10 11 03 12
COUNTY OF RIVERSIDE

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District:3/3

Agenda Number:

15-2

Departmental Concurrence

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

FORM 11: General Plan Amendment No. 1123

DATE: January 30, 2013

PAGE: Page 2 of 2

BACKGROUND:

Summary

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.

As a last note, the Staff Report for the GPIP that went to the Planning Commission indicated that the request was to include two Land Use changes, as stated above, and a circulation change. The applicant and staff have since agreed that the circulation change is no longer needed, and will be reflected in the Amendment to the Specific Plan. As a result, the project description, and the version of the project that the Planning Commission reviewed has changed. Because this change was minor in nature, because it would only reduce potential impacts, and because the end result is the same without the inclusion of the circulation change request, Planning Staff is not sending this GPIP back to the Planning Commission. At this time, the applicant is only requesting an initiation to the two land use changes.

Impact on Citizens and Businesses

This action will initiate the County's review of the General Plan Amendment application, which will include an evaluation by Planning staff, the appropriate environmental review and consideration by the Planning Commission and Board of Supervisors during public hearings on the project.

SUPPLEMENTAL:

Additional Fiscal Information

There will be no cost to the County for the processing of the application.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. **Planning Commission Staff Report**
- B. **Directors Report**

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