

FORM APPROVED COUNTY COUNSEL  
 BY: JAMES E. BROWN  
 DATE: 6/18/15

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

391A



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
 June 10, 2015

**SUBJECT: RESOLUTION 2015-113** AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – FIRST LAND USE CYCLE GENERAL PLAN AMENDMENTS AND SECOND CIRCULATION CYCLE GENERAL PLAN AMENDMENTS FOR 2015 (GPA Nos. 945D1, 856, 1125, 954 AND 1137). DISTRICT 1, 3, 4, and 5. Deposit Based Funds 100%.

**RECOMMENDED MOTION:** That the Board of Supervisors:

**ADOPT RESOLUTION NO. 2015-113** amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment Nos. 945D1, 856, 1125, 954 and 1137.

**BACKGROUND:**

**Summary**

The General Plan Amendments comprising the first Land Use and second Circulation cycle of 2015 were considered by the Board of Supervisors in public hearings on November 25, 2014 (GPA No. 945D1, agenda item, 16-4), March 10, 2015 (GPA No. 856, agenda item 16-4 and GPA 1125, agenda item 16-3), November 4, 2014 (GPA No. 954, agenda item, 16-2) and April 28, 2015 (GPA No. 1137, agenda item 16-1).

*Steve Weiss*  
 Steve Weiss, AICP  
 Planning Director  
 SW:lr

*Juan C. Perez*  
 Juan C. Perez  
 TLMA Director

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

**SOURCE OF FUNDS:** Deposit based funds. **Budget Adjustment:** N/A  
**For Fiscal Year:** N/A

**C.E.O. RECOMMENDATION:**

APPROVE  
 BY: *Tina Grande*  
 Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.: Item 16-3 and 16-4 3/10/15,  
 Item 16-2 11/25/14, Item 16-2 11/4/14, and  
 16-1 4/28/15

District: 1, 3, 4, 5 Agenda Number:

3-61

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: RESOLUTION 2015-113 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – FIRST  
LAND USE CYCLE GENERAL PLAN AMENDMENTS AND SECOND CIRCULATION CYCLE GENERAL  
PLAN AMENDMENTS FOR 2015 (GPA Nos. 945D1, 856, 1125, 954, AND 1137).**

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**BACKGROUND:**

**Summary (continued)**

**INDIVIDUAL AMENDMENTS**

**General Plan Amendment No. 945D1 (GPA No. 945D1) (Land Use)** in the Third Supervisorial District proposes to amend the Land Use Element by amending the Foundation Component and Land Use Designation in the Southwest Area Plan from Rural: Rural Residential (R:RR) (5 acre minimum) to Community Development: Commercial Retail (CD:CR) on an approximately 4.5 acre site located on the southeast corner Auld Road and Dickson Path, westerly of Maddalena Road, northerly of Mazoe Street in the Rancho California Zoning Area.

**General Plan Amendment No. 856 (GPA No. 856) (Land Use and Circulation)** in the Fifth Supervisorial District proposes to amend the Land Use Element by establishing a General Plan Land Use designation for APN 519-170-009 which is currently "undesignated" to Light Industrial (LI), and also proposes to modify Figure C-9, Scenic Highway, of the Riverside County General Plan Circulation Element, to reflect recent changes to Chapter 173, Section 263.3 of the California Streets and Highway Code, which removed the portion of State Highway Route 10 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San Bernardino and Riverside from the state scenic highway system for a 10.23 acre property. The property is located in the Pass Area Plan, northwesterly of Apache Trail and southeasterly of the Interstate 10 freeway in the Pass and Desert Zoning District.

**General Plan Amendment No. 1125 (GPA No. 1125) (Land Use)** in the Fourth Supervisorial District proposes a Foundation Component amendment that changes the subject site's Land Use Designation from Agriculture (AG:AG 10 acre minimum) to the Specific Plan land use designation Community Development-Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre), and Commercial Retail (CD:CR) on an approximately 80.9 acre site and updating Table 3 "Adopted Specific Plans in Eastern Coachella Valley Area Plan" of the Eastern Coachella Valley Area Plan. The proposed project is located in the Eastern Coachella Valley Area Plan, more specifically the project is located on the northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue, in the Lower Coachella Valley Zoning District.

**General Plan Amendment No. 954 (GPA No. 954) (Land Use)** in the Third Supervisorial District proposes to amend the Land Use Element by amending the Foundation Component and Land Use designations in the Southwest Area Plan from "Rural Community" (RC) to "Community Development" (CD) and to amend the General Plan Land Use designation from "Estate Density Residential" (EDR) (2 acre minimum lot size) to "Medium Density Residential (MDR) (2-5 D.U./Ac.), Medium High Density Residential (MHDR) (5-8 D.U./Ac.) on approximately 53.94 acres located northerly of Benton Road, easterly of Washington Street, southerly of Yates Road, westerly of Lake Skinner Recreational Area in the Rancho California Zoning Area.

**General Plan Amendment No. 1137 (GPA No. 1137) (Land Use)** in the First Supervisorial District proposes to amend the Land Use Element by changing the Land Use designations from Community Development: Light Industrial (CD:LI) and Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (MDR) (2-5 D.U./Ac.), and Open Space: Recreation (OS:REC) on approximately 12.3 acres northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, and westerly of Forest Boundary Parkway in the Glen Ivy Zoning Area.

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**Impact on Citizens and Businesses**

This project has been carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission on July 16, 2014 and Board of Supervisors on November 25, 2014 for GPA No. 945D1; the Planning Commission on December 3, 2014 and Board of Supervisors on March 10, 2015 for GPA No. 856 and GPA No. 1125; the Planning Commission on September 17, 2014 and the Board of Supervisors on November 4, 2014 for GPA No. 954; and the Planning Commission on February 18, 2015 and Board of Supervisors on April 28, 2015 for GPA No. 1137.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

- A. Resolution No. 2015-113