

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

923 B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
August 6, 2015

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1126, CHANGE OF ZONE NO. 7811, and TENTATIVE TRACT MAP NO. 36668-** Intent to adopt a Mitigated Negative Declaration – Applicant: Bixby Land Company, LLC – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) – Location: Southerly of Center Street, easterly of California Street, and westerly of Garfield Avenue – 65.2 acres – Zoning: Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) – REQUEST: The General Plan Amendment proposes to amend the current land use designation from Light Industrial (LI) to Medium Density Residential (MDR). The Change of Zone proposes to alter the zoning classification from Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to One Family Dwelling (R-1). The Tentative Tract Map proposes a Schedule “A” subdivision of 65.2 acres into 200 single family residential lots with a minimum lot size of 7,200 square feet, three water quality basins, two park sites, and eleven open space lots. Deposit based funds 100%.

Departmental Concurrence

*Steve Weiss*

Steve Weiss  
Planning Director

(Continued on next page)

*Juan Perez*

Juan Perez  
TLMA Agency Director

| FINANCIAL DATA                              | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost:             | POLICY/CONSENT<br>(per Exec. Office)  |
|---|----------------------|-------------------|-------------|---------------------------|---|
| COST  | \$                   | \$                | \$          | \$                        | Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/> |
| NET COUNTY COST                             | \$                   | \$                | \$          | \$                        |   |
| <b>SOURCE OF FUNDS:</b> Deposit based funds |                      |                   |             | <b>Budget Adjustment:</b> |   |
|   |                      |                   |             | For Fiscal Year:          |   |

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

APPROVE

BY: *Tina Grande*  
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.:

District: 2

Agenda Number:

**16-2**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: GENERAL PLAN AMENDMENT NO. 1126, CHANGE OF ZONE NO. 7811, AND TENTATIVE  
TRACT MAP NO. 36668**

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**RECOMMENDED MOTION:** The Planning Commission and Staff Recommend that the Board of Supervisors:

**ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42636** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1126**, to amend the Land Use Designation of the project site from Community Development: Light Industrial (CD:LI) to Community Development: Medium Density Residential (CD:MDR); in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7811**, to change the zoning of the project site from Manufacturing-Service Commercial (M-SC) and Industrial Park (IP) to One-Family Dwellings (R-1) in accordance with Exhibit #3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE TRACT MAP NO. 36668**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

**PROJECT BACKGROUND:**

The project was presented to the Planning Commission on July 29, 2015, and the Commission approved this project by a 5-0 vote.

The project site is located within the Sphere of Influence for the City of Riverside. On July 29, 2015, staff received a letter from the City of Riverside Community & Economic Development Department commenting on the proposed project. The letter identified that the proposed general plan amendment to Community Development: Medium Density Residential (CD:MDR) is consistent with the City of Riverside's Medium Density Residential (MDR) land use designation and the City is generally supportive of the project. The City of Riverside had two comments regarding the proposed project. The first comment pertained to sewer service provided by the City of Riverside and the necessary conditions to extend the existing sewer service. In addition, the City of Riverside requested that the project adhere to the City of Riverside Citywide Design & Sign guidelines.

A Condition of Approval has been added which requires the developer to satisfy all requirements to obtain sanitary sewer service with the appropriate purveyor as well as all other applicable agencies. To ensure design consistency, staff had worked with the project applicant and City of Riverside staff to ensure that the project is designed to be consistent with the Riverside Citywide Design & Sign guidelines. Particular attention was given to ensure that Basin "A", which is located along Center Street and California Street, was adequately landscaped to minimize the aesthetic impact.

**GENERAL PLAN AMENDMENT NO. 1126**, to amend the Land Use Designation of the project site from Community Development: Light Industrial (CD:LI) to Community Development: Medium Density Residential (CD:MDR).

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**CHANGE OF ZONE NO. 7811**, to change the zoning of the project site from Manufacturing-Service Commercial (M-SC) and Industrial Park (IP) to One-Family Dwellings (R-1).

**TENTATIVE TRACT MAP NO. 36668** proposes a schedule "A" subdivision of 65.2 acres into 200 residential lots, two (2) park sites, three (3) water quality basins, and eleven (11) open space lots intended for landscaping, recreational trails, and to accommodate two (2) existing well sites which are operated by the Riverside Highland Water Company. In addition, the project scope will also include right-of-way improvements abutting public roadways (Center Street, Garfield Avenue, California Avenue, and Spring Street).

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

**ATTACHMENTS:**

- A. Planning Commission Staff Report**
- B. Planning Commission Minutes**
- C. City of Riverside Planning Department letter dated July 29, 2015**