

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



ITEM
16.3
(ID # 4019)

MEETING DATE:

Tuesday, April 18, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1206 (Foundation) – APPLICANT: County of Riverside – Fifth Supervisorial District – ENGINEER: KTG Y – AREA PLAN: The Pass and Western Coachella Area Plans – Cabazon Policy Area and San Gorgonio Pass Wind Energy Policy Area – Pass and Desert Zoning District and Whitewater Zoning Area – ZONE: Rural Residential, - 2½ acre min., - 5 acre min. (R-R, -2½, -5), Scenic Highway Commercial (C-P-S), Controlled Development Area, – 2½ acre min., - 10 acre min. (W-2, -2½,-10), General Residential (R-3), One-Family Dwelling (R-1), and Manufacturing – Service Commercial (M-SC) – Location: Properties generally located southwest of the 10th St. and Millard Pass intersection, southwest of the Railroad Ave. and Apache Trail Intersection, north of Seminole Dr. directly east of Casino Morongo, and northwest of Rushmore Ave. and Penland Rd. intersection – PROJECT SIZE: approximately 470 Acres – REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1206 that proposes to amend the General Plan Foundation Component and accompanying land use designations of 209 parcels, totaling approximately 470 gross acres located generally in the Cabazon vicinity. GPA No. 1206 proposes to change the General Plan Foundation Component from Rural (R) and Rural Community (RC) to Community Development (CD), and amend the accompanying land use designations from Rural Residential (RR), Rural Mountain (RM) and Rural Desert (RD) to Mixed Use Area (MUA), Low Density Residential (LDR), Medium Density Residential (MDR), Estate Density Residential (EDR), and Light Industrial (LI). [\$1,040,360 Total Cost - 100% NCC]

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating the proceedings to allow further review.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: April 18, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

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RECOMMENDED MOTION: Staff recommends that the Board of Supervisors:

1. Adopt an order initiating proceedings for General Plan Amendment No. 1206, based on information provided by the TLMA-Planning Department, including comments received from the Planning Commission and General Plan Advisory Committee.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 139,360	\$ 160,000	\$ 1,040,360	\$ N/A
NET COUNTY COST	\$ 139,360	\$ 160,000	\$ 1,040,360	\$ N/A
SOURCE OF FUNDS: 100% NCC Department allocation, No additional general fund is requested.			Budget Adjustment: No	
			For Fiscal Year: 15/16-19/20	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

During the next few years, the Planning Department will undertake efforts to evaluate the land use patterns and policies that guide development near the Cabazon Community and propose amendments to the General Plan based on additional Community outreach efforts. The Cabazon Vicinity Study area is shown on Attachment A. The Cabazon Vicinity Study Area generally includes areas that may support community development land uses based on existing uses, parcel size, and surrounding land uses. Planning will also evaluate the area's zone, infrastructure capacity and design guidelines.

The proposed GPA No. 1206 is based on the preliminary discussions with community members and will require additional community outreach to further refine the land use plan and polices, including further discussions with the Morongo Band of Mission Indians Tribal Government and other stakeholders.

Foundation Component General Plan Amendment No. 1206

The County-Initiated General Plan Amendment No. 1206 (GPA No. 1206) is the first step in evaluating the land pattern and policies that guides development within the Cabazon Study Area. GPA No. 1206 proposes to amend the General Plan Foundation Component and accompanying land use designations of 209 parcels, totaling approximately 470 gross acres located generally in the Cabazon area. GPA No. 1206 proposes to change the General Plan Foundation Component from Rural (R) and Rural Community (RC) to Community Development (CD), and amend the accompanying land use designations from Rural Residential (RR), Rural Mountain (RM) and Rural Desert (RD) to Mixed Use Area (MUA), Low Density Residential (LDR), Medium Density Residential (MDR), Estate Density Residential (EDR), and Light Industrial (LI). The Transportation and Land Management Agency - Planning Department has proposed this Foundation Component General Plan Amendment during the application window for the 2016 General Plan Review Cycle.

GPA No. 1206 will involve different types of General Plan Amendment categories to adequately fold the Community's vision and goals into the General Plan. The categories include

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“Entitlement/Policy Amendment” and “Foundation Component Amendment” and may expand into other categories upon further analysis.

The proposed Foundation Component GPA No. 1206 land use map is shown on Attachment B and is a preliminary land use plan based on the initial survey of existing land uses, terrain, development opportunities and constraints, and circulation patterns. Further modifications to the proposed land use plan are anticipated as a result of input from the General Plan Advisory Committee (GPAC), Planning Commission and Board of Supervisors at the initiation stage; as well as modifications that may result from environmental analysis, future community outreach efforts and public hearings concerning the GPA.

General Plan Initiation Process

Prior to an application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the General Plan Initiation Process (GPIP) process. The GPIP process includes receiving comments on the proposed amendment from the GPAC and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation Component General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The GPIP process provides an opportunity for the Planning Department to hear comments related to the proposed project before embarking on the land use and environmental review process. At this time, the Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation Component General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

Justification for Foundation Component Amendment

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element and Article II, Section 2.5 of Ordinance No. 348, related to General Plan Regular Foundation Component Amendments, specific findings are required to approve a Foundation Component Amendment. These include findings that new conditions or circumstances exist that justify modifying the General Plan, that the modification does not conflict with the overall County Vision and that the modification would not create an internal inconsistency among the other General Plan Elements. The proposal for Foundation Component Amendments requires the County to provide information describing a new condition or circumstance that justifies modifying the General Plan.

The justification for the proposed Foundation General Plan Amendment to modify the General Plan is based on the following circumstances:

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Community outreach conducted after the preparation of the General Plan in 2008 revealed a desire within the communities for additional mixed use areas close to existing employment centers. Additionally, approximately 15 acres located near the project site is already within the Community Development Foundation and included in the 5th Cycle Housing Element Project. The 5th Cycle Housing Element includes new policies and objectives that encourage the creation of town centers that provide diverse housing and mixed use opportunities for the County's residents. GPA No. 1206 will create consistency with these town centers and further the goals and desires of the community. Additionally, GPA No. 1206 proposes to amend the area's Land Use Designation from Rural – Rural Residential (R-RR) to Community Development – Mixed Use Area (CD-MUA) to also support workforce housing and neighborhood servicing commercial and business opportunities. Finally, GPA No. 1206 identifies areas that are more suitable for Community Development and proposes land use designations that are consistent with the existing uses, development pattern and lot size of the areas.

General Plan Advisory Committee

This application was considered by the General Plan Advisory Committee (GPAC) during a public meeting on October 6, 2016, Agenda Item 3.2, and was recommended for initiation to the Planning Commission by a unanimous vote.

The GPAC supports workforce housing, especially within this area, and for updating land use designations to match existing uses and lot sizes as long as "paper lots" are not created, with the exception of the proposed CD-EDR area located in Area 4. The amendment to CD-EDR should not be considered at this time.

Planning Commission

This proposed Foundation Component General Plan Amendment was considered by the Planning Commission during a public meeting on December 7, 2016, Agenda Item 2.2, and the following comments were provided by the Planning Commissioners:

The Commission supports the Community Planning effort and recommends continued coordination with the Morongo Band of Mission Indians and expanding the list of stakeholders to include Mt. San Jacinto Community College, the Pass Transit and City of Banning. The General Plan Amendment would need to address infrastructure constraints to support future development opportunities. The community plan should provide examples of successful workforce housing projects. The proposed Foundation Component General Plan Amendment will be updated to reflect the recently approved General Plan Amendment No. 1122 Housing Element Update land use changes. The area recommended for CD-EDR will

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remain in the study area. The recommended land use designation may change after additional community outreach efforts and analysis.

Impact on Residents and Businesses

The project will continue to engage the community to elicit public participation and refine the General Plan land use goals and policies. Should the Board of Supervisors initiate this General Plan Amendment including the Foundation Component Amendment, an appropriate level of land use review and environmental analysis will be conducted in conjunction with the amendment.

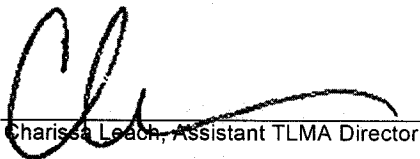
SUPPLEMENTAL:

Additional Fiscal Information

The total estimated cost is \$1,040,360 to complete the Community Planning process. The estimated cost includes the General Plan Amendment, Zone Consistency Program and environmental analysis. The project is anticipated to be completed by fiscal year 19/20 depending on availability of funds. The estimated budget required to complete the project for fiscal years 18/19 and 19/20 is \$741,000. The department used and will continue to use its general fund allocation. No additional general fund is requested.

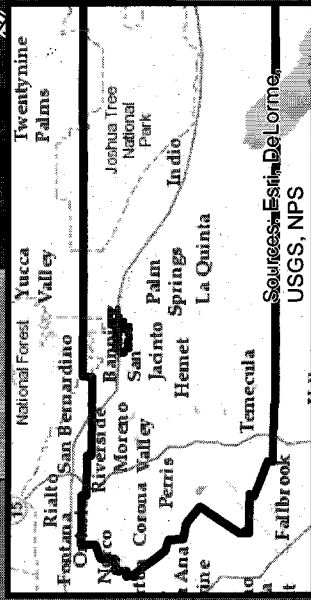
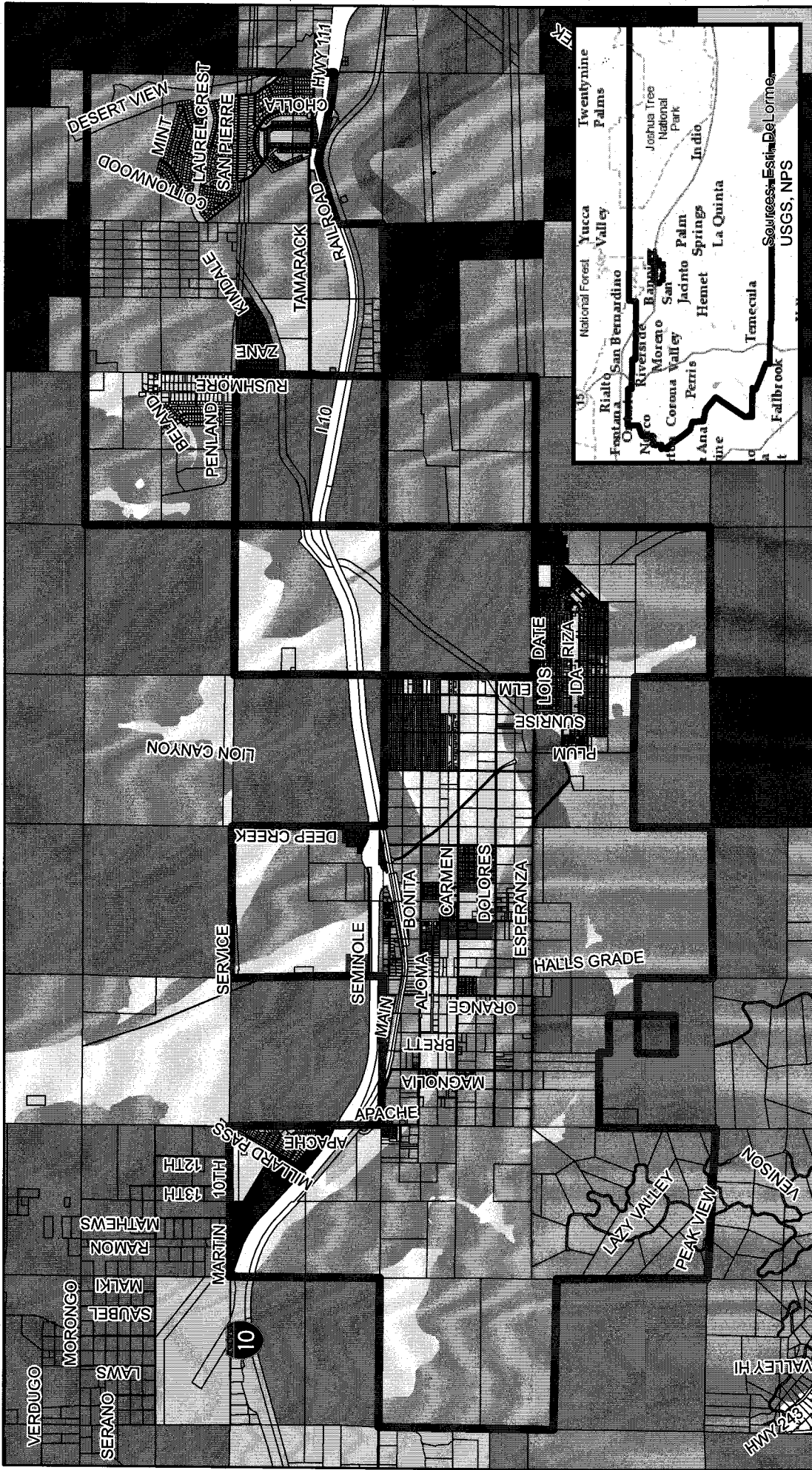
ATTACHMENTS:

- A. **Community of Cabazon Study Area**
- B. **Proposed Foundation Component General Plan Amendment No. 1206**
- C. **Planning Commission Report Package**
- D. **General Plan Advisory Committee Report Package**


Charissa Leach, Assistant TLMA Director

4/7/2017

Cabazon Study Area GPA No. 1206




Date: 4/3/2017

1:60,500

- Cabazon Study
- Rural Community - Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Highest Density Residential
- Commercial Retail
- Light Industrial
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Conservation
- Conservation Habitat
- Open Space Rural
- Water
- Indian Lands
- City
- Freeway

Agenda Item No.: 2.2
Area Plan: The Pass
Supervisorial District: Fifth
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission Hearing: December 7, 2016

General Plan Amendment No. 1206
Property Owners: Various
Representative: County of Riverside


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION:

The County-Initiated General Plan Amendment No. 1206 (GPA No. 1206) proposes to amend the Foundation Component and accompanying land use designations of approximately 470 gross acres (209 parcels) generally located within the vicinity of San Geronio Pass as shown on Attachment A attached hereto and made a part hereof. The amendment focuses on four areas within the region and proposes changing the Foundation Component of all of the areas to Community Development (CD) with different land use designations depending on current land and surrounding uses:

Area 1: This area is located adjacent to existing factory stores, single family residential units and the Morongo Band of Mission Indians Reservation. The project proposes to amend this area's Land Use Designation from Rural – Residential (R-RR) to Community Development – Mixed Use Area (CD-MUA) to support workforce housing and other neighborhood commercial and business opportunities. Additional community outreach and coordination with the Tribal Government will be necessary to define the uses as well as develop implementing policies for this MUA.

Area 2: This area is located south of Interstate 10 and includes a surface mining operation that has been in production since the late 1960's. Multiple reclassification efforts have left a sliver of an incongruous Land Use Designation. The proposed Land Use Designation will correct this mapping anomaly and reflect the current light industrial land use. The project proposes to amend this area's designation from Rural – Rural Residential (R-RR) to Community Development -Light industrial (CD-LI).

Area 3: This area is located directly east of the Morongo Band of Mission Indians Reservation where the Morongo Casino and Resort is located. Additionally, approximately 15 acres located near the project site is already within the Community Development Foundation and included in the 5th Cycle Housing Element Project as an area that can support Highest Density Residential (HHDR) development. GPA No. 1206 proposes to amend the area's Land Use Designation from Rural – Rural Residential (R-RR) to Community Development – Mixed Use Area (CD-MUA) to also support workforce housing and neighborhood servicing commercial and business opportunities. Additional community outreach and coordination with the Tribal Government will be necessary to define the uses as well as develop implementing policies for this MUA.

Area 4: This area is located near an area designated as Community Development: Medium Density Residential (CD-MDR) and Public Facility (CD-PF). It is located adjacent to properties within the Morongo Band of Mission Indians Reservation. The project proposes to amend the Land Use Designation from Rural- Rural Residential (R-RR) and Rural- Rural Desert (R-RD) to Community Development – Medium Density Residential (CD-MDR), Community Development –Low Density Residential (CD-LDR), and Community Development –Estate Density Residential (CD-EDR) to reflect the current lot sizes and adjacent Land Use Designations.

LOCATION:

The project is comprised of approximately 470 gross acres (209 parcels) generally located within the vicinity of San Geronio Pass as shown on Attachment A. The first area is northerly of the existing factory outlet stores, west of Millard Pass Road, and south of 10th Street. The second area is just south of I-10 abutting the Freeway ROW, east of the City of Banning, west of Apache Trail and extends south from the freeway at an average distance of 600 feet. The third area is a triangular area north of Seminole Drive and east of Millard Canyon Road and is bounded by the flood plain boundary to the east. The fourth area is located northeast and southwest of the Rushmore Avenue and Penland Road intersection and is bounded by the flood plain and rural mountainous approximately 0.6 miles to the west and 0.5 miles to the east.

PROJECT APN(s): 209 parcels (refer to Attachment B)

BACKGROUND:

The County of Riverside Planning Department proposes GPA No. 1206 to evaluate the land use patterns and policies that guide development near the Cabazon Community and proposes to amend them based on future Community outreach efforts. The Cabazon Vicinity Study Area generally includes four areas that may support community development land uses based on existing uses, parcel size, and surrounding land uses.

The proposed GPA No. 1206 is based on the preliminary discussions with community members and will require additional community outreach to further refine the land use plan and polices, including further discussions with the Morongo Band of Mission Indians Tribal Government and other stakeholders. The results of the Cabazon Vicinity Study will involve different types of General Plan Amendment categories in order to adequately fold the Community's visions and goals into the General Plan, including "Foundation Component Amendment" and "Entitlement/Policy Amendment", and may expand into other categories upon further analysis.

GENERAL PLAN INITIATION PROCESS (GPIP)

General Plan Regular Foundation Component Amendments are required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed amendment, the amendment will then go through the land use review process including applicable environmental review, Tribal consultation and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved, and the Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT:

Pursuant to Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation (GPIP) process and restates the requirement to provide new

circumstances or conditions as consideration for a Foundation Component General Plan Amendment.

The justification for the proposed Foundation General Plan Amendment to modify the General Plan is based on the circumstances enumerated below.

Community outreach conducted after the preparation of the General Plan in 2008 revealed a desire within the communities for additional mixed use areas close to existing employment centers. Additionally, approximately 15 acres located near the project site is already within the Community Development Foundation and included in the 5th Cycle Housing Element Project. The 5th Cycle Housing Element includes new policies and objectives that encourage the creation of town centers that provide diverse housing and mixed use opportunities for the County's residents. GPA No. 1206 will create consistency with these town centers and further the goals and desires of the community. Additionally, GPA No. 1206 proposes to amend the area's Land Use Designation from Rural – Rural Residential (R-RR) to Community Development – Mixed Use Area (CD-MUA) to also support workforce housing and neighborhood servicing commercial and business opportunities. Finally, GPA No. 1206 identifies areas that are more suitable for Community Development and proposes land use designations that are consistent with the existing uses, development pattern and lot size of the areas.

GENERAL PLAN ADVISORY COMMITTEE ACTION:

This application was considered by the GPAC during a public meeting on October 6, 2016 and was recommended for initiation to the Planning Commission by a unanimous vote. The GPAC supports workforce housing, especially within this area, and for updating land use designations to match existing uses and lot sizes as long as "paper lots" are not created, with the exception of the proposed CD-EDR area located in Area 4. The amendment to CD-EDR should not be considered at this time.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Rural (R) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Rural Residential (RR), Rural Desert (RD) |
| 4. Proposed General Plan Designation: | Mixed Use Area (MUA), Light Industrial (LI), Estate Density Residential (EDR), Low Density Residential (LDR), Medium Density Residential (MDR) |
| 5. Surrounding General Plan Designations: | North – Morongo Tribal Lands, Rural-Rural Mountainous (R-RM), & Community Density - Commercial Retail (CR);
South and West: Community Density - Commercial Retail (CR), Rural – Rural Desert (R-RD), & Morongo Tribal Lands; and
East: Community Development – Medium Density Residential (MDR), Community Development – Light Industrial (CD-LI), Open Space – Rural (OS-RUR), & Morongo Tribal Lands |
| 6. Existing Zoning Classification: | Controlled Development Area (W-2), Rural Residential (R-R), One Family Dwellings (R-1), General Residential (R-3) |

- | | |
|--|---|
| 7. Surrounding Zoning Classifications: | North, South, and West: Controlled Development Area (W-2), Scenic Highway Commercial (C-P-S), & R-R (Rural Residential); and
East: Controlled Development Area (W-2), Manufacturing – Service Commercial (M-SC), & R-R (Rural Residential) |
| 8. Existing Land Use: | Vacant, Surface Mining, Single Vacant, Surface Mining, Single Family Residences Family Residences |
| 9. Surrounding Land Uses: | Residential, Commercial Factory Stores, Surface Mining, and Vacant Land |
| 10. Project Size (Gross Acres): | 470 |

RECOMMENDATION:

The Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1206 based on the information provided in the staff report and discussions during the GPAC meeting, and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. 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.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
 - a. MSHCP criteria cell or conservation boundary; or
 - b. City Sphere of Influence; or
 - c. Agricultural preserve; or
 - d. Dam inundation area
3. The project site is located within:
 - a. Banning Municipal airport influence area; and
 - b. A special flood hazard area partially bounds project area; and
 - c. County Service Area 85 – Cabazon; and
 - d. A ½ mile of San Andreas Fault and zone
 - e. Moderate Liquefaction area; and
 - f. Susceptible subsidence area; and
 - g. Within a half-mile of a fault line
 - h. Moderate, High, and Very High fire hazard areas; and
 - i. State Responsibility Area for fire protection service; and
 - j. Local Farmland Importance, Urban built-up land, and other lands; and
 - k. Low Paleontological Sensitivity

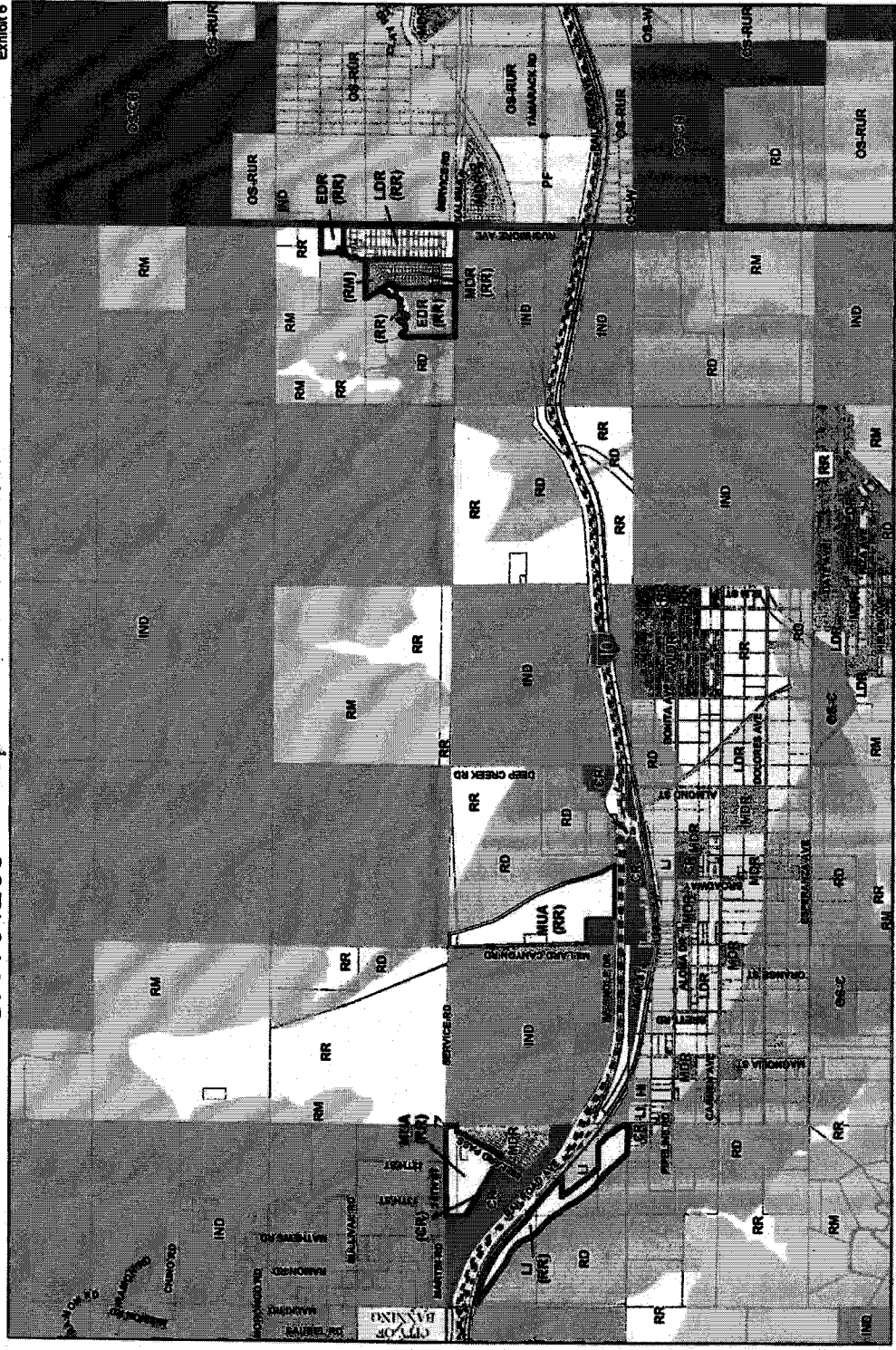


PLANNING DEPARTMENT

Supervisor: Ashley
District: 5

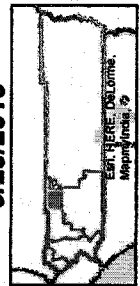
Cabazon Vicinity GPA 01206 : Proposed General Plan

Exhibit 6



	Rail Roads
	Highways
	Parcels
	GPA 01206 Proposed
	Supervisor's District
	Area Plans
	Other

9/29/2016



Map prepared by the Planning Department, Maricopa County, Arizona. The County of Maricopa makes no warranty or representation, and shall not be held responsible for any errors or omissions in this map. Any use of this map shall be subject to the accuracy and completeness of the information contained on the map, and the responsibility of the user.

Zoning District: Pass & Desert, Cabazon
Zoning Area: Whitewater



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GPA 1206 - Cabazon

APN	ACRE	Existing LUD	Proposed LUD
519110016	19.54	R-RR	CD-MUA
519110032	2.99	R-RR	CD-MUA
519110038	37.93	R-RR	CD-MUA
519110015	21.38	R-RR	CD-LI
519110011	0.84	R-RR	CD-LI
519170005	2.89	R-RR	CD-LI
519170007	22.33	R-RR	CD-LI
519170011	21	R-RR	CD-LI
519180013	0.61	R-RR	CD-MUA
519180018	68.39	R-RR	CD-MUA
519180018	21.12	R-RR	CD-MUA
519180018	12.91	R-RR	CD-MUA
519180019	5	R-RR	CD-MUA
523040002	0.21	R-RR	CD-LDR
523040003	0.19	R-RR	CD-LDR
523040005	1.85	R-RR	CD-LDR
523040007	0.45	R-RR	CD-LDR
523040008	0.23	R-RR	CD-LDR
523040011	0.19	R-RR	CD-LDR
523040015	2.59	R-RR	CD-LDR
523040017	0.2	R-RR	CD-LDR
523040018	1.01	R-RR	CD-LDR
523040020	0.88	R-RR	CD-LDR
523040022	0.67	R-RR	CD-LDR
523040023	0.16	R-RR	CD-LDR
523040024	0.42	R-RR	CD-LDR
523040025	0.92	R-RR	CD-LDR
523040026	0.15	R-RR	CD-LDR
523040027	0.2	R-RR	CD-LDR
523040028	0.36	R-RR	CD-LDR
523040029	2.53	R-RR	CD-LDR
523040030	0.09	R-RR	CD-LDR
523040031	1.1	R-RR	CD-LDR
523040032	0.8	R-RR	CD-LDR
523050002	5.56	R-RR	CD-EDR
523050002	18.9	R-RD	CD-EDR
523050003	7.63	R-RD	CD-EDR

523050004	1.26	R-RD	CD-EDR
523050005	16.3	R-RD	CD-EDR
523050005	1.18	R-RR	CD-EDR
523050008	4.86	R-RD	CD-EDR
523062001	0.34	R-RR	CD-MDR
523062002	0.28	R-RR	CD-MDR
523062003	0.17	R-RR	CD-MDR
523062004	0.47	R-RR	CD-MDR
523071001	0.25	R-RR	CD-MDR
523071002	0.31	R-RR	CD-MDR
523071003	0.25	R-RR	CD-MDR
523071004	0.25	R-RR	CD-MDR
523072001	0.25	R-RR	CD-MDR
523072002	0.25	R-RR	CD-MDR
523072003	0.25	R-RR	CD-MDR
523072004	0.34	R-RR	CD-MDR
523072005	0.25	R-RR	CD-MDR
523072006	0.24	R-RR	CD-MDR
523072007	0.32	R-RR	CD-MDR
523072008	0.32	R-RR	CD-MDR
523072009	0.26	R-RR	CD-MDR
523072010	0.26	R-RR	CD-MDR
523072011	0.26	R-RR	CD-MDR
523073001	0.26	R-RR	CD-MDR
523073002	0.26	R-RR	CD-MDR
523073003	0.26	R-RR	CD-MDR
523073004	0.3	R-RR	CD-MDR
523073005	0.36	R-RR	CD-MDR
523091001	0.92	R-RR	CD-LDR
523091002	0.91	R-RR	CD-LDR
523091003	0.91	R-RR	CD-LDR
523091004	0.99	R-RR	CD-LDR
523091005	1.03	R-RR	CD-LDR
523092010	0.25	R-RR	CD-MDR
523092011	0.25	R-RR	CD-MDR
523092012	0.25	R-RR	CD-MDR
523092013	0.25	R-RR	CD-MDR
523092014	0.25	R-RR	CD-MDR
523092015	0.25	R-RR	CD-MDR

523092016	0.25	R-RR	CD-MDR
523092017	0.25	R-RR	CD-MDR
523092018	0.25	R-RR	CD-MDR
523093001	0.25	R-RR	CD-MDR
523093002	0.25	R-RR	CD-MDR
523093003	0.25	R-RR	CD-MDR
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523093005	0.25	R-RR	CD-MDR
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523093007	0.25	R-RR	CD-MDR
523093008	0.25	R-RR	CD-MDR
523093009	0.25	R-RR	CD-MDR
523093010	0.25	R-RR	CD-MDR
523093011	0.25	R-RR	CD-MDR
523093012	0.25	R-RR	CD-MDR
523093013	0.25	R-RR	CD-MDR
523093014	0.25	R-RR	CD-MDR
523093015	0.25	R-RR	CD-MDR
523093016	0.26	R-RR	CD-MDR
523093017	0.25	R-RR	CD-MDR
523093018	0.25	R-RR	CD-MDR
523094001	0.26	R-RR	CD-MDR
523094002	0.26	R-RR	CD-MDR
523094003	0.26	R-RR	CD-MDR
523094004	0.26	R-RR	CD-MDR
523094005	0.26	R-RR	CD-MDR
523094006	0.26	R-RR	CD-MDR
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RIVERSIDE COUNTY
PLANNING DEPARTMENT

GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

October 6, 2016

Foundation GPA No.: 1206
Supervisory District: Fifth
Area Plan: The Pass
Zoning Area/District: Pass and Desert District Whitewater Area
Property Owner(s): Various
Project Representative(s): County of Riverside

PROJECT DESCRIPTION:

Planning Department proposes to evaluate the land use patterns and policies that guide development near the Cabazon Community; specifically areas that are adjacent to community development land uses. The Cabazon Vicinity Study Area generally includes four areas that may support community development land uses based on existing uses, parcel size, and surrounding land uses.

The County is proposing General Plan Foundation Amendment No. 1206 to change the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) and Rural Desert (RD) to Mixed Use Area (MUA), Light Industrial (LI), Estate Density Residential (EDR), Low Density Residential (LDR), and Medium Density Residential (MDR) on 209 parcels, totaling 470 gross acres.

LOCATION:

The first area is northerly of the existing factory outlet stores, west of Millard Pass Road, and south of Morongo lands. The second area is just south of I-10 abutting the Freeway ROW, east of the City of Banning, west of Apache Trail exit and extends south from the freeway at an average distance of 600 feet. The third area is a triangular area north of Seminole Drive and east of Millard Canyon Road and is bounded by the flood plain boundary to the east, excluding a 12 acre square section previously designated Community Development (CD). The fourth area surrounds Rushmore Ave on either side northerly of Service Road approximately .66 miles and is bounded by the flood plain and rural mountainous approximately .6 miles to the west and .5 miles to the east, as well as east of existing public facilities on either side of Tamarack Road north of I-10. See attached Figure 1 below.

PROJECT APN(s): 209 parcels

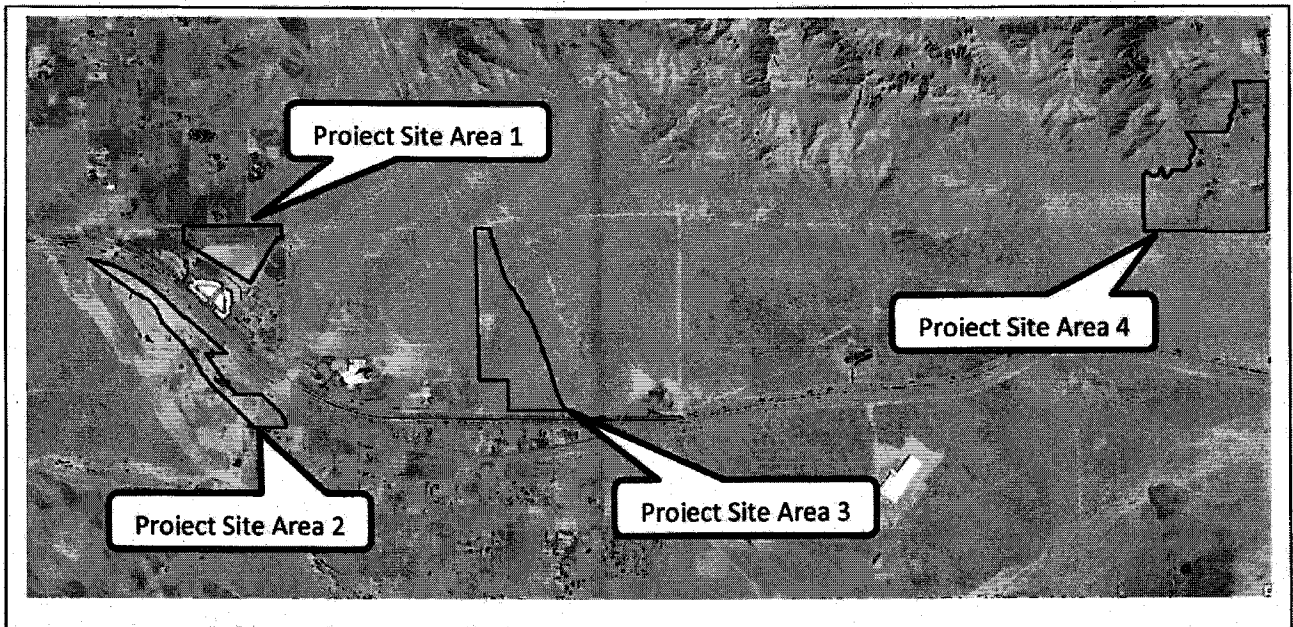


Figure 1: Project Location Map

PROJECT DETAILS:

If initiated by the Board, GPA No. 1206 proposes to amend the Foundation Component and accompanying Land Use Designations of approximately 470 gross acres (209 parcels) generally located within the vicinity of San Geronio Pass. The amendment focuses on four areas within the region and proposes changing the Foundation Component of all of the areas to Community Development (CD) with different Land Use Designations depending on current land and surrounding uses.

Area 1: This area is located adjacent to the existing factory stores, single family residential units and the Morongo Band of Mission Indians Reservation. The project proposes to amend this area's Land Use Designation from Rural – Residential (R-RR) to Community Development – Mixed Use Area (CD-MUA) to support workforce housing and other neighborhood commercial and business opportunities. Additional community outreach and coordination with the Tribal Government will be necessary to define the uses as well as develop implementing policies for this MUA.

Area 2: This area is located south of Interstate-10 and includes a surface mining operation that has been in production since the late 1960's. Multiple reclassification efforts have left a sliver of an incongruous Land Use Designation. The proposed Land Use Designation will correct this mapping anomaly and reflect the current light industrial land use. The project proposes to amend this area's designation from Rural – Rural Residential (R-RR) to Community Development -Light industrial (CD-LI).

Area 3: This area is located directly east of the Morongo Band of Mission Indians Reservation where the Morongo Casino and Resort is located. Additionally, approximately 15 acres located at the southwest corner of this parcel is already within the Community Development foundation and included in the 5th Cycle Housing Element Project as an area that is can support Highest Density Residential (HHDR) development. The project proposes to amend the area's Land Use

Designation from Rural – Rural Residential (R-RR) to Community Development – Mixed Use Area (CD-MUA) to also support workforce housing and neighborhood servicing commercial and business opportunities. Additional community outreach and coordination with the Tribal Government will be necessary to define the uses as well as develop implementing policies for this MUA.

Area 4: This area is located near an area designated as Community Development: Medium Density Residential (CD-MDR) and Public Facility (CD-PF). It is located adjacent to properties within the Morongo Band of Mission Indians Reservation. The project proposes to amend the Land Use Designation from Rural- Rural Residential (R-RR) and Rural- Rural Desert (R-RD) to Community Development – Medium Density Residential (CD-MDR), Community Development – Low Density Residential (CD-LDR), and Community Development –Estate Density Residential (CD-EDR) to reflect the current lot sizes and adjacent Land Use Designations.

Findings:

The justification of the proposed Foundation General Plan Amendment to modify the General Plan is based on the following circumstances:

The project identifies areas that are more suitable for Community Development and proposes to amend the Foundation Component and accompanying Land Use Designations to be consistent with the existing uses, development pattern and lot size of a given area in the Cabazon Vicinity. The project also proposes Mixed Use Areas to ensure that workforce housing and other services are available to support a growing community. It is also important to note that the area south of I-10 is also included the 5th Cycle Housing Element Cycle to provide opportunities for new housing and community development.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	470 acres
Number of Parcels:	209 (see attached list of APNs)
Sphere of Influence:	No
Policy Area:	Yes - Cabazon Policy Area
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural (R)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designations:	Rural Residential (RR), Rural Desert (RD)
Proposed General Plan Land Use Designations:	Mixed Use Area (MUA), Light Industrial (LI), Estate Density Residential (EDR), Low Density Residential (LDR), Medium Density Residential (MDR)
Surrounding General Plan Land Use	

General Plan Advisory Committee GPIIP Report
 Foundation General Plan Amendment No.: 1206

Area 1 North:	Morongo Tribal Lands
Area 1 East:	CD-MDR and Morongo Tribal Lands
Area 1 South:	Community Development-Commercial Retail
Area 1 West:	Community Development-Commercial Retail
Area 2 North:	Community Development-Commercial Retail
Area 2 East:	LI
Area 2 South:	Rural – Rural Desert (R-RD)
Area 2 West:	Rural – Rural Desert (R-RD)
Area 3 North:	Morongo Tribal Lands
Area 3 East:	Rural – Rural Desert (R-RD)
Area 3 South:	Community Development-Commercial Retail
Area 3 West:	Morongo Tribal Lands
Area 4 North:	Morongo Tribal Lands and Rural-Rural Mountainous (R-RM)
Area 4 East:	Open Space –Rural (OS-RUR)
Area 4 South:	Morongo Tribal Lands
Area 4 West:	Rural – Rural Desert (R-RD)
Existing Zoning Classification:	Controlled Development Area (W-2), Rural Residential (R-R), One Family Dwellings (R-1), General Residential (R-3)
Change of Zone Required:	Yes
Surrounding Zoning Classification	
Area 1 North:	Controlled Development Area (W-2),
Area 1 East:	Controlled Development Area (W-2),
Area 1 South:	Scenic Highway Commercial (C-P-S)
Area 1 West:	Controlled Development Area (W-2), Scenic Highway Commercial (C-P-S)
Area 2 North:	Scenic Highway Commercial (C-P-S)
Area 2 East:	Manufacturing – Service Commercial (M-SC)
Area 2 South:	Controlled Development Area (W-2),
Area 2 West:	Controlled Development Area (W-2),
Area 3 North:	Controlled Development Area (W-2),
Area 3 East:	Controlled Development Area (W-2),
Area 3 South:	Scenic Highway Commercial (C-P-S)
Area 3 West:	Controlled Development Area (W-2),
Area 4 North:	Rural Residential (R-R)
Area 4 East:	Rural Residential (R-R)
Area 4 South:	Rural Residential (R-R)

Area 4 West:	Rural Residential (R-R)
Existing Development and Use:	Vacant, Surface Mining, Single Family Residences
Surrounding Development and Use	
Area 1 North:	Single Family Residences, Vacant
Area 1 East:	Single Family Residences, Vacant
Area 1 South:	Commercial Factory stores
Area 1 West:	Commercial Factory Stores
Area 2 North:	Commercial Factory Stores
Area 2 East:	Surface Mining Offices
Area 2 South:	Surface Mining
Area 2 West:	Surface Mining
Area 3 North:	Vacant
Area 3 East:	Vacant
Area 3 South:	Freeway, Single Family Residences, Commercial Retail
Area 3 West:	Vacant
Area 4 North:	Vacant
Area 4 East:	Vacant
Area 4 South:	Vacant, Single Family residences
Area 4 West:	Vacant

Environmental Information:

WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	Yes – Area 2 is in Banning Municipal
Agricultural Preserve:	No
Farmland Importance:	Yes – Local importance, Grazing Land, Urban-Built Up Lands, Other Lands
Fire Hazard Area:	Yes – Area 1,2,3 Moderate and High, Area 4 Moderate and Very High
Fire Responsibility Area:	State Responsibility Area
Special Flood Hazard Area:	No – Area 1; Yes – Part of Area 2, Areas 3 & 4 partially bounded by Flood Boundaries
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Line:	Yes – San Andreas

General Plan Advisory Committee GPIP Report
Foundation General Plan Amendment No.: 1206

Fault Zone:	Yes – San Andreas
Paleontological Sensitivity:	Low Potential

Utility Information:

Water Service:	No / Yes – Discussion SGPWA & DWA
Sewer Service:	No / Yes – Discussion

GPA 1206 - Cabazon

APN	ACRE	Existing LUD	Proposed LUD
519110016	19.54	R-RR	CD-MUA
519110032	2.99	R-RR	CD-MUA
519110038	37.93	R-RR	CD-MUA
519110015	21.38	R-RR	CD-LI
519110011	0.84	R-RR	CD-LI
519170005	2.89	R-RR	CD-LI
519170007	22.33	R-RR	CD-LI
519170011	21	R-RR	CD-LI
519180013	0.61	R-RR	CD-MUA
519180018	68.39	R-RR	CD-MUA
519180018	21.12	R-RR	CD-MUA
519180018	12.91	R-RR	CD-MUA
519180019	5	R-RR	CD-MUA
523040002	0.21	R-RR	CD-LDR
523040003	0.19	R-RR	CD-LDR
523040005	1.85	R-RR	CD-LDR
523040007	0.45	R-RR	CD-LDR
523040008	0.23	R-RR	CD-LDR
523040011	0.19	R-RR	CD-LDR
523040015	2.59	R-RR	CD-LDR
523040017	0.2	R-RR	CD-LDR
523040018	1.01	R-RR	CD-LDR
523040020	0.88	R-RR	CD-LDR
523040022	0.67	R-RR	CD-LDR
523040023	0.16	R-RR	CD-LDR
523040024	0.42	R-RR	CD-LDR
523040025	0.92	R-RR	CD-LDR
523040026	0.15	R-RR	CD-LDR
523040027	0.2	R-RR	CD-LDR
523040028	0.36	R-RR	CD-LDR
523040029	2.53	R-RR	CD-LDR
523040030	0.09	R-RR	CD-LDR
523040031	1.1	R-RR	CD-LDR
523040032	0.8	R-RR	CD-LDR
523050002	5.56	R-RR	CD-EDR
523050002	18.9	R-RD	CD-EDR
523050003	7.63	R-RD	CD-EDR

523050004	1.26	R-RD	CD-EDR
523050005	16.3	R-RD	CD-EDR
523050005	1.18	R-RR	CD-EDR
523050008	4.86	R-RD	CD-EDR
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523061002	0.26	R-RR	CD-MDR
523061003	0.33	R-RR	CD-MDR
523061016	0.28	R-RR	CD-MDR
523061009	0.46	R-RM	CD-MDR
523061008	0.69	R-RM	CD-MDR
523061012	0.31	R-RR	CD-MDR
523061013	0.31	R-RR	CD-MDR
523061005	0.27	R-RR	CD-MDR
523061007	0.64	R-RM	CD-MDR
523061006	0.43	R-RR	CD-MDR
523061017	0.84	R-RM	CD-MDR
523061001	0.96	R-RR	CD-MDR
523061004	0.25	R-RR	CD-MDR
523101003	0.42	R-RR	CD-MDR
523061015	0.31	R-RR	CD-MDR
523061014	0.31	R-RR	CD-MDR
523101002	0.51	R-RR	CD-MDR

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



April 14, 2017

VIA ELECTRONIC MAIL

The Hon. John Tavaglione, Chair
Riverside County Board of Supervisors
4080 Lemon St.
Riverside CA 92501

RE: Items 16.1-16.3, General Plan Initiation Proceedings, April 18, 2017

Dear Chairman Tavaglione and Members of the Board:

Endangered Habitats League (EHL) appreciates the opportunity to submit written testimony on the General Plan Initiation Proceedings. We were honored to serve on the General Plan Advisory Committee (GPAC) which reviewed these proposals. Proposals that do not have compelling planning merit and that do not reflect significant changes in circumstances should not move forward to full environmental review.

General comments

Prior to your consideration of initiating environmental review, EHL urges the Planning Department to provide: 1) the basic information necessary to determine whether the more intensive proposed uses are justified, and 2) guidelines to assess whether the proposals – individually or collectively – move the County in the right planning direction.

Basic and necessary information includes the *housing capacity* present but unbuilt in the County and Cities' General Plans. Prior information indicates that there is a huge *overcapacity* of housing that argues against all but the most strategic increases. Other missing information includes the cumulative traffic implications of the proposed General Plan amendments. We urge you to request such information.

Factors in assessing proposals should include whether the jobs-housing balance is improved or worsened, whether the greater intensity of use will be served by transit now or realistically in the future, whether vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory, proximity of infrastructure and services, whether the new development will be subject to high fire hazard, and whether it conflicts with the MSHCP or otherwise impacts intact natural lands. We hope that the Planning Department will offer its professional guidance. If not, your Board should independently formulate *guiding principles* for GPA initiation. A piecemeal approach is not adequate.

EHL's recommendations are based upon presence of a planning rationale, jobs-housing balance, transit availability, vehicle miles traveled and GHG emissions, the folly of putting more and more homes in the path of wildfire, and biological considerations. In some cases, we have identified missing information or suggested modifications. We hope that your Board will take a hard look at the County's future and chart a more sustainable path for the County's present and future citizens than simply perpetuating current trends.

Also, the staff reports for these items are brief and inappropriately defer to the applicants for the requisite findings, rather than providing independent staff analysis.

Specific comments

16.1 GENERAL PLAN AMENDMENT NO. 1208 – APPLICANT: County of Riverside – Elsinore Area Plan – South Elsinore Zoning Area – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) and Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) and Conservation (C) to Medium Density Residential (MDR), Estate Density Residential (EDR), Mixed Use Area (MUA), and Commercial Retail (CR) on 176 parcels, totaling 109 gross acres

Support initiation

This County-initiated proposal would continue intensification of uses in Elsinore consistent with a prior GPA. It would convert 109 acres of Rural Community to Community Development including Mixed Use nodes. More efficient use of peri-urban locations near infrastructure and services is a good approach to accommodating growth, if it becomes a substitute for continued sprawl.

16.2 GENERAL PLAN AMENDMENT NO. 1174 – Temescal Canyon Area Plan – West Corona Zoning Area – Zone: One-Family Dwellings (R1) – LOCATION: Generally located south of the 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – PROJECT SIZE: 82 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres

Oppose initiation

While eventual redesignation from the current recreational use may well be appropriate, much more work with the community should precede such change. In any case, we recommend a joint approval process with the City of Corona.

16.3 GENERAL PLAN AMENDMENT NO. 1206 – APPLICANT: County of Riverside – The Pass Area Plan — **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) and Rural Desert (RD), to Mixed Use Area (MUA), Light Industrial (LI), Estate Density Residential (EDR), Low Density Residential (LDR), and Medium Density Residential (MDR) on 209 parcels, totaling 470 gross acres

Support initiation if modified

This County-initiated proposal for the Pass area would convert 470 acres of Rural to Community Development/Mixed Use. Staff believes that adding higher density residential in Areas 1 and 3 will supply workforce housing to existing extensive commercial uses. While an acceptable case has been made for intensification in these locations, such a case cannot be made for Area 4. Rather, Area 4 would perpetuate medium and low-density estate housing. At a minimum, *EHL concurs with GPAC that the EDR (estate) component be removed from Area 4.*

Thank you for considering our views.

Yours truly,



Dan Silver
Executive Director

Aparicio, Ashley

From: Dan Silver <dsilverla@me.com>
Sent: Friday, April 14, 2017 9:49 AM
To: Tavaglione, John; Jeffries, Kevin; Ashley, Marion; District3; District4 Supervisor John J Benoit; COB
Cc: Johnson, George; Perez, Juan; Leach, Charissa; Scott Hildebrandt; Bowie, Desiree; Clack, Shellie; Field, John; Magee, Robert; Pradetto, Joe; Balderrama, Olivia
Subject: Items 16.1-16.3, General Plan Initiation Proceedings, April 18, 2017
Attachments: EHL-BoS-GPIPs-Items16.1-16.3-4.18.17.pdf

VIA ELECTRONIC MAIL

April 14, 2017

The Hon John Tavaglione, Chair
Riverside County Board of Supervisors
4080 Lemon St
Riverside CA 92501

RE: Items 16.1-16.3, General Plan Initiation Proceedings, April 18, 2017

Dear Chairman Tavaglione and Members of the Board:

Endangered Habitats League appreciates the opportunity to submit the enclosed written testimony.

Thank you for your consideration

Sincerely,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org



OFFICE OF
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1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

April 6, 2017

THE PRESS ENTERPRISE
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P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC MEETING: GPA 1206

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We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Wednesday, April 5, 2017 10:35 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 1206

Received for publication on 4/11. Proof with cost to follow.

Nick Eller

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On Wed, Apr 5, 2017 at 10:32 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Another Notice of Public Meeting, for publication on Tuesday, April 11, 2017. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>

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(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on April 6, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC MEETING

GPA 1206

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide confirmation of posting.

Board Agenda Date: April 18, 2017 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: April 6, 2017
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, April 5, 2017 10:41 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: GPA 1206

received and will be posted

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Wednesday, April 05, 2017 10:33 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenname@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: GPA 1206

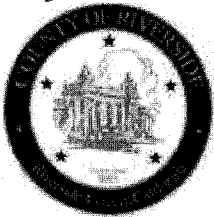
Another Notice of Public Meeting, for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Fax (951) 955-1071
Mail Stop# 1010

ccgil@rivco.org

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County of Riverside California

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTY-INITIATED GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE PASS AND WESTERN COACHELLA AREA – CABAZON AND SAN GORGONIO PASS – DESERT AND WHITEWATER AREA, FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public meeting will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 18, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider a County-Initiated proceedings, on **General Plan Amendment No. 1206**, which proposes to amend the General Plan Foundation Component from Rural (R) and Rural Community (RC) to Community Development (CD), and to amend the land use from Rural Residential (RR), Rural Mountain (RM) and Rural Desert (RD) to Mixed Use Area (MUA), Low Density Residential (LDR), Medium Density Residential (MDR), Estate Density Residential (EDR), and Light Industrial (LI), on 209 parcels, totaling approximately 470 gross acres located in the Cabazon vicinity ("the project"). The project is generally located southwest of the 10th St. and Millard Pass Intersection, southwest of the Railroad Ave. and Apache Trl. Intersection, north of Seminole Dr. directly east of Casino Morongo, and northwest of Rushmore Ave. and Penland Rd., Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1206**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PHAYVANH NANTHAVONGDOUANGSY, PROJECT PLANNER, AT (951) 955-6573 OR EMAIL pnanthav@rivco.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public meeting, or may appear and be heard at the time and place noted above. All written comments received prior to the public meeting will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public meeting. Be advised that as a result of the public meeting and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063 or email at LWagner@rivco.org, 72 hours prior to the meeting.

Dated: April 6, 2017

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant



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EMAIL legals@pe.com

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NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTY-INITIATED GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE PASS AND WESTERN COACHELLA AREA - CABAZON AND SAN GORGONIO PASS - DESERT AND WHITEWATER AREA, FIFTH SUPERVISORIAL DISTRICT

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Dated: April 6, 2017
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

4/11