

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



ITEM: 20.1  
(ID # 17262)

MEETING DATE:

Tuesday, September 21, 2021

FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:  
GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO.  
210110 FOR THE THERMAL COMMUNITY PLAN – Fourth Supervisorial District – Eastern  
Coachella Valley Area Plan – REQUEST: Adopt an order initiating the proceedings for General  
Plan Amendment No. 210110 that proposes to perform community planning activities, including  
land use designation updates and policy development, for the unincorporated community of  
Thermal. District 4. [\$250,000 Total Cost - REAP Grant Funds]

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

1. **Adopt** an order initiating proceedings for **General Plan Amendment (GPA) No. 210110**, based on information provided by the Planning Department; and
2. **Direct** the **Planning Department** to prepare and process GPA No. 210110 for the Thermal Community Plan.

**ACTION:**Policy

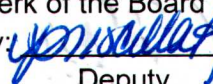
  
John Hildebrand, Planning Director 9/15/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: September 21, 2021  
xc: Planning

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 250,000	\$ 0	\$ 250,000	N/A
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	N/A
<b>SOURCE OF FUNDS:</b> REAP Grant Funds			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 21/22	

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

**BACKGROUND:**

**Summary**

Community planning efforts in the unincorporated areas of the County balances land use planning with other complimentary community components, such as housing, transportation, natural resources, infrastructure, the environment, character, needs, constraints and opportunities.

The Planning Department proposed to evaluate land use plan and policies that govern over and guide development within the unincorporated community of Thermal; and propose changes that will refine the area's land use plan and policies, in accordance to existing land use patterns, anticipated growth, community needs, environmental justice (EJ), and current and future infrastructure capacity. The main goals are to facilitate more housing, specifically affordable and special group housing, address infrastructures need, encourage economic development, promote environmental justice, and consider development constraints, circulation, and other unique aspects of the community, including addressing disparities and health and safety concerns.

In order to achieve the goals of the amendment, the following project components are anticipated:

- Robust Community Outreach;
- Creation of a new policy area, with focus on housing, development, infrastructure, EJ, promoting the downtown area and creating vibrant and diverse areas within the community;
- Updates to the land use plan, which may include Foundation Component changes;
- Update any other portion of the General Plan to create consistency and support the proposed community plan;
- Environmental review under CEQA; and
- Public hearing process.

**Impact on Residents and Businesses**

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The proposed community planning and land use efforts will include a community engagement component to help address relevant matters and guide the project. The proposed amendments will commence a process to establish policy that would support community needs and establish goals that would encourage development in an orderly manner, while minimizing impacts to residents and businesses.

**Additional Fiscal Information**

The initial cost is estimated at \$250,000, which will be expended this fiscal year but may extend into the 2022/2023 fiscal year and will fund community engagement activities, land use/policy plans, environmental review and documentation, and the public hearing process. The initial costs will be funded by REAP grant funding, but a budget adjustment may be needed in the future, contingent upon the final project scope and time to completion.

  
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Jason Farin, Principal Management Analyst      9/15/2021