

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

441 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
July 16, 2004

SUBJECT: APPEAL of EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 28185 – Canty Engineering Group, Inc. – Lower Coachella Valley Zoning District - Fourth Supervisorial District - Westerly of Jackson Street, southerly of William Way and northerly of Airport Blvd. - 19.84 Acres - A-1-20 Zone – Schedule A - REQUEST: Fifth Extension of Time approved by the Planning Commission.

RECOMMENDED MOTION:

THE PLANNING DEPARTMENT RECOMMENDS:

**CONSIDERATION** of the above referenced appeal of the Planning Commission decision received by your Board on June 29, 2004.

THE PLANNING COMMISSION took the following action on June 2, 2004.

**APPROVED FIFTH EXTENSION OF TIME TO APRIL 23, 2005 for TENTATIVE TRACT MAP 28185.**

BACKGROUND:

Tentative Tract Map 28185 (TR28185) is located in the Vista Santa Rosa Policy Area of the Eastern Coachella Valley Area Plan, which plan was adopted as part of the Riverside County Integrated Project (RCIP) by your Board on October 7, 2003. TR28185 was originally approved on April 23, 1996 in conjunction with a change of zone (CZ06228) and general plan amendment (GPA391). The TR28185 proposes 36 single-family lots and a 4.3 acre lot reserved for future church or similar uses. This original approval, and all prior approvals of tract map extension of

Robert C. Johnson  
Planning Director

7/16/04  
RCJ:eo

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 7/22/04

Dep't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

time requests, was based upon the Riverside County Comprehensive General Plan. As indicated above, in 2003, the Comprehensive General Plan was replaced by the RCIP. The existing land use designation of the property by the RCIP is "Low Density Residential" (1/2 acre lot size) with policy area overlay. While the project proposes a total density within the land use designation, the policy area overlay makes the project design and improvements inconsistent with the RCIP. A review of the RCIP Vista Santa Rosa Policy Area requirements indicates, while densities up to three dwellings per acre may be proposed, TR28185 is located at a point where the overlay area requires an edge treatment of one-acre or larger rural lifestyle lot sizes. This edge treatment promotes a design policy that offers an opportunity to include larger lot buffers and recreational trails and similar treatments between the project and larger, agricultural or rural lots to the west and north of TR28185. Lot sizes to the north are five acres in size, and contain rural uses and light agriculture. To the west, a 20-acre lot exists being intensively farmed. Contrary to the overlay area policies along this edge boundary, TR28185 proposes 12,000 to 15,000 square foot lots, not the required one-acre lots.

The Vista Santa Rosa Policy Area also encourages multi-purpose recreational trails and the provision of potential linkages to trails within the county planned trail system. No trails are currently proposed by TR28185.

The Vista Santa Rosa Policy Area discourages walls, earthen berms and similar types of improvements along streets, such as Jackson Street, which may present barriers to a generally open, rural character view shed. TR28185 proposes masonry walls abutting Jackson Street and within the development which will likely block protected views.

At the time of the Planning Commission action in early June, the deeper analysis of the Vista Santa Rosa Policy Area requirements for this tract was not completed. Therefore, the commission's approval of the extension of time did not consider the implications of the required one-acre edge treatment, as well as other factors in the policy area overlay, required for development of land within TR28185. Planning Department staff completed this review afterward and, as a result, the Planning Director filed the appeal to bring this concern to the attention of your Board for your consideration.

The Planning Department's recommendation, given the additional analysis of the Vista Santa Rosa Policy Area, would be denial of the fifth extension of time request for TR28185. TR28185, as designed, is not consistent with the policy area, and will not implement the vision, programs and standards of the RCIP.