

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



712B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 15, 2005

SUBJECT: GENERAL PLAN AMENDMENT NO. 714 / CHANGE OF ZONE NO. 7029 / TENTATIVE TRACT MAP NO. 32861 - EA39738 - Applicant: CCI / Airport 77, LLC - Engineer/Representative: P & D Consulting - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture (10 Acre Minimum) - Location: Northerly of Airport Boulevard, westerly of Jackson Street, and easterly of Oasis Street in the Vista Santa Rosa Community - 77 Gross Acres - Zoning: Light Agriculture - 20 Acre Minimum (A-1-20) - REQUEST: The General Plan Amendment to amend the land use map of the Eastern Coachella Valley Area Plan from Agriculture to Medium Density Residential (2-5 du/ac): Change of Zone from Light Agriculture (A-1-20 to One-Family Dwelling (R-1), Planned Residential (R-4), and Open Area Combining Zone - Residential Developments (R-5); Schedule A subdivision of 77 acres into 158 residential lots with separate common open space lots.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and
THE PLANNING COMMISSION BY A 4-0 VOTE (Commissioner Zuppardo absent) RECOMMENDS:

ADOPTION of a **De Minimis Finding as follows:** An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 39738**, so as to evaluate the potential for adverse environmental impact; potential adverse effect on wildlife resources; and,

Robert C. Johnson
Planning Director

RCJ:nl

REVIEWED BY EXECUTIVE OFFICE

[Handwritten signature]
DATE 11/21/05

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 714 / CHANGE OF ZONE NO. 7029 / TENTATIVE TRACT MAP NO. 32861 - EA39738 -

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ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39738**, 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,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 714**, from "Agriculture" to "Medium Density Residential" (2-5 du / ac), in accordance with Exhibit 5, and subject to the attached Planning Commission resolution; and,

DENIAL of **CHANGE OF ZONE NO. 7029**, from Light Agriculture (A-1-20) to One-Family Dwelling (R-1), in accordance with Exhibit 2; but,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7029**, from Light Agriculture (A-1-20) to Planned Residential (R-4) and Open Area Combining Zone – Residential Developments (R-5), in accordance with Exhibit 4; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32861**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.