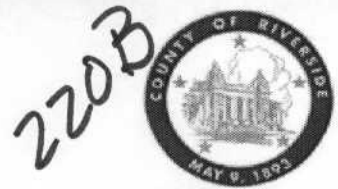


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 19, 2005

SUBJECT: GENERAL PLAN AMENDMENT NO. 719 / CHANGE OF ZONE NO. 7049 / TENTATIVE TRACT MAP NO. 33045 - EA39805 – Applicant: Mission Development, LLC – Representative: Mission Development, LLC - Fourth Supervisorial District – Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (A-AG) (10 Acre Minimum) – Location: Southerly of Avenue 54, easterly of Calhoun Street, and westerly of Van Buren Street in the Vista Santa Rosa Community – 113 Gross Acres – Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) and Light Agriculture - 20 Acre Minimum (A-1-20) - REQUEST: General Plan Amendment to amend the land use map of the Eastern Coachella Valley Area Plan from Agriculture to Medium Density Residential (2-5 Dwelling Units Acre). Change of Zone from Light Agriculture (A-1-10 / A-1-20) to One-Family Dwelling (R-1), Commercial Office (C-O), and Scenic Highway Commercial (C-P-S). The Schedule A tract map subdivision of 113 gross acres into 113 single-family residential lots and 157 planned residential development (PRD) units for a total of 270 dwellings, with separate common open space lots, a commercial office lot, and a commercial retail lot.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 4-0 VOTE (Commissioner Petty was 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. 39805**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence before the Planning Commission that the proposed project will have a potential adverse effect on wildlife resources; and,

Robert C. Johnson
Planning Director

RCJ:jo/sn

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 12/19/05
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.5

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 719 / CHANGE OF ZONE NO. 7049 / TENTATIVE TRACT MAP NO. 33045

December 19, 2005

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ADOPTION of a **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39805**, 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. 719**, from "Agriculture" to Medium Density Residential (2-5 Dwelling Units Per Acre), in accordance with Exhibit 6a, and subject to the attached Planning Commission resolution; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7049**, from Light Agriculture – 10 Acre Minimum (A-1-10) and Light Agriculture – 20 Acre Minimum (A-1-20) to One Family Dwelling (R-1), Commercial Office (C-O), and Scenic Highway Commercial (C-P-S), in accordance with Exhibit 2; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33045**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.