

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

802



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 15, 2006

SUBJECT: SUBJECT: COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 712/
CHANGE OF ZONE NO. 7027/ TENTATIVE TRACT MAP NO. 32693, AMENDED MAP NO. 5,
TENTATIVE TRACT MAP NO. 32694, AMENDED MAP NO. 5 - EIR00474 – Applicant: Michael
Lamelza – Engineer/Representative: Tetra Tech Inc – Fourth Supervisorial District – Lower
Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture
(AG) (10 Ac Min.) – Location: Southerly of Avenue 62, westerly of Harrison Street, and easterly
of Jackson Street – 558 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10)
and Controlled Development Areas – 20,000 sq. ft. Minimum (W-2) – REQUEST: The project
propose to amend the land use map of the Eastern Coachella Valley Area Plan from
“Agricultural” (AG) to “Medium Density Residential” (MDR) (2-5 DU/AC), “Rural Residential”
(RR) (5 Ac Min.), and “Public Facilities” (0.6 Floor Area Ratio); change the zoning classification
of the subject site from A-1-10 and W-2 to Single Family Dwellings (R-1) (7,200 Sq. Ft. Min.),
(R-1-5) (5 Ac Min.), (R-1-1) (1 Ac Min.), (R-1-20000) (20000 Sq. Ft. Min.), Planned Residential
(R-4) (3,500 Sq. Ft. Min.) and Open Area Combining Zone Residential Developments (R-5);
propose to divide 162 acres into 228 lots consisting of single family homes, open space, and
recreational amenities and to divide 396 acres into 547 lots consisting of single family homes,
open space, recreational amenities equestrian stables and an approximately 33 acres school
site. One to three acre lots are proposed around the perimeter of the project. 10,000 square-
foot, 7,200 square-foot, and 5,000 square-foot lots are proposed within the interior of the
project. The project also proposes a common polo and equestrian complex of approximately 9
acres surrounded by five- acre lots and pasture, which will be used for a recreational horse
stable.

BACKGROUND: Comprehensive General Plan Amendment No. 712/Change of Zone No.
7027/Tentative Tract Map Nos. 32693 and 32694, together with project EIR No. 474, were
heard and approved by the Planning Commission on July 12, 2006 by a vote of 3-1. The project

Robert C. Johnson
Planning Director

9/15/06

RCJ:mb

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE GMC 9/26/06

Policy

Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.4

The Honorable Board of Supervisors

RE: General Plan Amendment No. 712, Change of Zone No. 7027, Tentative Tract Map No. 32693, Tentative Tract Map No. 32694

Page 2 of 2

was continued from April 19, 2006 Planning Commission hearing to June 28, 2006. At the June 28, 2006 hearing, the commissioners closed the public hearing and tentatively approved all related projects, deferring final decisions until the July 12, 2006 in Perris allowing staff to prepare final findings and conditions of approval.

Since the Planning Commission's hearings, the applicant has submitted a Mitigation Monitoring Checklist, dated July 14, 2006, (hereafter "checklist") as required by the mitigation monitoring/reporting provisions of the California Environmental Quality Act (CEQA). Planning Department has reviewed this checklist and finds it acceptable. This checklist, together with the Draft Environmental Impact Report No. 474 documents and the Comments and Responses document dated June 2006 constitute the Final Environmental Impact Report No. 474. The Planning Department recommends that Final Environmental Impact Report No. 474 be certified as an objective and accurate statement which has been completed in compliance with CEQA and with the Riverside County CEQA rules and requirements.

RECOMMENDED MOTION:

The Planning Department recommended approval; and,

THE PLANNING COMMISSION RECOMMENDS BY 3-1 VOTE (COMMISSIONER ROTH VOTED NO and COMMISSIONER SNELL WAS ABSENT):

CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 474, which has been completed in compliance with EIR Guidelines and the Riverside County CEQA Implementing Procedures pending final certification by the Board of Supervisors; and,

TENTATIVE APPROVAL of COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 712, amending the Eastern Coachella Valley Area Plan land use designation from "Agriculture: Agriculture" to "Rural: Rural Residential", "Community Development: Medium Density Residential" and "Community Development: Public Facilities" in accordance with Exhibit 6B, and based on the findings and conclusion incorporated in the staff report, and the attached Planning Commission General Plan Amendment Resolution; pending final adoption of the General Plan Amendment resolution by the Board of Supervisors, and,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7027, from Light Agriculture – 10 Acre Minimum (A-1-10) and Controlled Development Areas – 20,000 Square Feet Minimum (W-2) to One-Family Dwellings (R-1, R-1-20,000, R-1-1, R-1-5), Planned Residential - 3,500 Square Feet Minimum (R-4), and Open Area Combining Zone Residential Developments (R-5), in accordance with Exhibit 4, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of TENTATIVE TRACT MAP NO. 32693, AMENDED MAP NO. 5 and TENTATIVE TRACT MAP NO. 32694, AMENDED MAP NO. 5, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.