

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
July 10, 2006

**SUBJECT:** **SUBJECT:** GENERAL PLAN AMENDMENT NO. 767/CHANGE OF ZONE NO. 7241/ TENTATIVE TRACT MAP NO.34302 - EA40490 – Applicant: Stephan Schmidt – Engineer/Representative: Mission Development – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) – Location: The project is located northerly of Avenue 59, southerly of Avenue 58, westerly of Jackson Street, and easterly of Monroe Street – 32 Gross Acres – Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) – REQUEST: The project proposes to amend the Eastern Coachella Valley Area Plan from “Agriculture” to “Medium Density Residential” (MDR) (2-5 DU/AC); a change of zone from Light Agriculture – 20 Acre Minimum (A-1-20) to One-Family Dwellings (R-1) (7,200 Square Feet Minimum) and Open Area Combining Zone-Residential Development (R-5); a Schedule A subdivision to divide approximately 32 gross acres into 56 residential lots with a minimum lot size of approximately 7,200 square feet and maximum lot size of approximately 35,240 square feet. One-half acre lots are proposed around the perimeter of the project with 7,200 square-foot lots located within the interior of the project. The project also proposes a common area of approximately 4.88 net acres which will be used for a recreational horse stable

**BACKGROUND:** General Plan Amendment No. 767/Change of Zone No. 7241/Tentative Tract Map No. 34302 was heard and approved by the Planning Commission on June 28, 2006 by a vote of 5-0. The project was approved by the Vista Santa Rosa Community Council on June 27, 2006. Residents of Vista Santa Rosa spoke in favor of the project at the Planning Commission hearing.

**RECOMMENDED MOTION:** The Planning Department recommended approval; and,  
**THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:**

Robert C. Johnson  
Planning Director

RCJ:mb

REVIEWED BY EXECUTIVE OFFICE

DATE GMC 7/26/06

Departmental Concurrence

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.5

The Honorable Board of Supervisors  
RE: General Plan Amendment No. 767  
RE: Change of Zone No. 7241  
RE: Tentative Tract Map No. 34302  
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**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. 40490**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

**ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40490**, 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. 767**, amending the Land Use Designation from Agriculture (AG) to Medium Density Residential (MDR) (2-5 DU/AC), in accordance with Exhibit 5, and based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

**TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7241**, from Light Agriculture – 20 Acre Minimum (A-1-20) to One-Family Dwellings (R-1) (7,000 Square Feet Minimum) and Open Area Combining Zone-Residential Developments (R-5), subject to the attached Exhibit 2; 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. 34302**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report and Planning Commission GPA Resolution.