

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

111B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 16, 2007

SUBJECT: GENERAL PLAN AMENDMENT NO. 786 / TENTATIVE PARCEL MAP NO. 34496 – MITIGATED NEGATIVE DECLARATION – Applicant: Rothbard Holdings, LLC – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Areas Subject to Indian Jurisdiction – Location: Northerly of Avenue 65, southerly of Avenue 64, easterly of Jackson Street, westerly of Van Buren Street – 40 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – Pursuant to Ordinance 348, Riverside County Land Use Ordinance and Ordinance No. 460, Riverside County Subdivision Ordinance; The project proposes to amend the General Plan land use designation from “Areas Subject to Indian Jurisdiction” to “Agriculture” with the application of an overlay entitled “Torres Martinez Fee Land”, as shown on the Exhibit 6 as amended; To divide approximately 40 acres into 4 lots of about equal acreage.

BACKGROUND: General Plan Amendment No. 786/Tentative Parcel Map No. 34496 was heard and approved by the Planning Commission on November 1, 2006 by a vote of 4-0. Transportation improvement conditions were modified at the Hearing. The project was approved by the Vista Santa Rosa Community Council on February 28, 2006. Residents of Vista Santa Rosa spoke in favor of the project at the Planning Commission hearing.

This project was approved by the Planning Commission in the last calendar year, but subsequently the California Fish and Game Code was amended and effective January 1, 2006 the ability for local jurisdictions to make De Minimus findings was deleted. Therefore, the Commission’s action to adopt a De Minimus finding was not brought forward in this Board Package recommendation and will not be indicated on Notice of Determination that will be posted subsequent to the Board’s receive and file action.

RECOMMENDED MOTION: The Planning Department recommended approval; and,
THE PLANNING COMMISSION RECOMMENDS BY A 4-0 VOTE (COMMISSIONER ROTH

Ron Goldman
Planning Director

RG:rp

REVIEWED BY EXECUTIVE OFFICER

DATE 4/23/07

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

The Honorable Board of Supervisors
RE: General Plan Amendment No. 786
RE: Tentative Parcel Map No. 34496
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ABSENT):

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40683**, 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. 786**, proposes to amend the General Plan land use designation from "Areas Subject to Indian Jurisdiction" to "Agriculture" with the application of an overlay entitled "Torres Martinez Fee Land", as shown on the Exhibit 6 as amended; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 34496**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report and Planning Commission GPA Resolution.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



15.2

1:30 p.m. being the time set for public hearing on application of Rothbard Holdings, LLC – Coachella Valley Engineers for General Plan Amendment No. 786 to amend the General Plan land use designation from Areas Subject to Indian Jurisdiction “to “Agriculture” with the application of an overlay entitled “Torres Martinez Fee Land” and for Tentative Parcel Map 34496, Schedule H, to divide 40 acres into 4 lots of about equal acreage, located in the Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan, 4th District, the Chairman called the matter for hearing.

Paul Clark, Planning staff, presented the matter.

David Turner, representing the applicant in favor, noted conditions were not changed as recommended by the Planning Commission.

Katherine Lind, Principal Deputy County Counsel, stated that if the matter is continued, the applicant can see the final wording on conditions.

On motion of Supervisor Wilson, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, April 24, 2007 at 1:30 p.m. to allow staff to come back with final conditions.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on April 17, 2007 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: April 17, 2007
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: Samuel Schlemmer Deputy

AGENDA NO.
15.2

xc: Planning, Applicant, COB