

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

202 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 6, 2007

SUBJECT: GENERAL PLAN AMENDMENT NO. 787/CHANGE OF ZONE NO. 7291/ TENTATIVE TRACT MAP NO. 34556 – MITIGATED NEGATIVE DECLARATION – Applicant: Richard Soltysiak – Engineer/Representative: Trans Pacific Consultants – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (A:AG) (10-acre minimum) – Location: northeast corner of Van Buren Avenue and Avenue 60 – 164 Gross Acres – Zoning: Light Agriculture (A-1-20) – REQUEST: The project proposes a general plan amendment to change the site's general plan land use designation from "Agriculture: Agriculture" (A:AG) (10-acre minimum) to "Community Development: Medium Density Residential" (CD:MDR) (2-5 du/ac), to change the zoning from A-1-20 to R-1 and a tentative tract map to divide 164 acres into 301 lots consisting of single family homes, recreational amenities including 3 ½ miles of trails and approximately 62 acres of common open space which include a date grove on the perimeter of the residential lots.

BACKGROUND: General Plan Amendment No. 787/Change of Zone No. 7291/Tentative Tract Map No. 34556 was heard and approved by the Planning Commission on June 27, 2007 by a vote of 5-0.

The proposed project is located within the boundaries of the proposed South Valley Implementation Program (SVIP) and/or its area of benefit. SVIP is a planning study to establish a comprehensive approach towards the provision of a full range of community facilities, to be phased in as the Eastern Coachella Valley transitions from agricultural uses to urban development. The project is located in the Vista Santa Rosa Area.

Potential significant impacts to existing public facilities and services, such as but not limited to street and circulation, fire protection, recreation and storm water control, are likely as a direct and cumulative result of the project and other development proposals. Funding mechanisms for public facilities and service are required in order to mitigate these impacts. New development will fund all needed new community facilities impacted within the SVIP boundary.

Ron Goldman

Ron Goldman
Planning Director

RCJ:mb

Departmental Concurrence

Alex Gann

REVIEWED BY EXECUTIVE OFFICE
DATE 9/04/07 AG

Policy

Consent

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

SEARCHED [unclear] INDEXED [unclear]

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.2

The Honorable Board of Supervisors
RE: General Plan Amendment No. 787
RE: Change of Zone No. 7291
RE: Tentative Parcel Map No. 34556
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RECOMMENDED MOTION: The Planning Department recommended approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40684**, 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. 787**, amending the Land Use Designation from Agriculture: Agriculture (A:AG) to Community Development: Medium Density Residential (CD: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. 7291**, from Light Agriculture (A-1-20) to One-Family Dwellings (R-1), 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. 34556**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.