

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

728 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 7, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 831/CHANGE OF ZONE NO. 7434/ TENTATIVE TRACT MAP NO. 34817/CONDITIONAL USE PERMIT NO. 3533 – MITIGATED NEGATIVE DECLARATION – Applicant: Peter Flax – Engineer/Representative: Fomoto Engineering – Fourth Supervisorial District – Chuckawalla Zoning Area – Western Coachella Valley Area Plan: Community Development: Estate Density Residential (CD:EDR) (2-acre minimum) – Location: Northerly of Frances Way and easterly of Washington Street – 40 Gross Acres – Zoning: Controlled Development Areas (W-2-10) – REQUEST: The project proposes to amend the Western Coachella Valley Area Plan from “Community Development: Estate Density Residential” (CD-EDR) (2 du/ac) to “Community Development: Low Density Residential” (CD-LDR) (1/2 Acre Minimum); a change of zone from W-2-10 to R-1-20,000 and R-5; the project proposes a Schedule B subdivision to divide approximately 40 gross acres into 16 residential lots with common recreational amenities including trails and open space; conditional use permit to construct and operate a commercial stable and riding academy with accessory administration/retail building, riding areas, pasture areas, and outdoor equestrian events on approximately 24 acres of the 40-acre site.

RECOMMENDED MOTION:

The Planning Department recommended approval; and,
THE PLANNING COMMISSION by a 4-0 VOTE (COMMISSIONER SNELL ABSENT) RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41099**, 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. 831**, amending the Land

David Mares
Ron Goldman
Planning Director

David Mares
Principal Planner

REVIEWED BY EXECUTIVE OFFICE

DATE: 1/5/08
Lina Grande

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

RCJ:mb

District: Fourth

Agenda Number:

15.1

The Honorable Board of Supervisors
RE: General Plan Amendment No. 831
RE: Change of Zone No. 7434
RE: Tentative Track Map No. 34817
RE: Conditional Use Permit No. 3533
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Use Designation from Community Development: Estate Density Residential (CD:EDR) (2 acre min) to Community Development: Low Density Residential (CD:LDR) (1/2 acre min), in accordance with Exhibit 6, 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,

DENIAL of **CHANGE OF ZONE NO. 7434**, from W-2-10 to R-1-20,000 and W-2, in accordance with Exhibit 3; but,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7434**, from W-2-10 to R-1-20,000 and R-5, in accordance with the attached 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. 34817**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3533**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND: General Plan Amendment No. 831/Change of Zone No. 7434/Tentative Tract Map No. 34817/Conditional Use Permit No. 3533 was heard and approved by the Planning Commission on November 7, 2007 by a vote of 4-0 (Commissioner Snell absent).

The project is within the Thousand Palms Conservation Area of the proposed Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP), as such, was analyzed by the Coachella Valley Conservation Commission (CVCC) at an Interim Project Review. According to the CVCC, the projects authorized disturbance constitutes 4% to 11% of the "Take" allocation within the Thousand Palms Conservation Area. At the time of the Planning Commission action on this project, no implementation policy had been established by the County for the "metering out" or determining the fair share allocation for each project within the conservation area. Planning Department staff is working to develop such policies anticipating the adoption of the CVMSHCP. This project is one of the first to confront this issue. Lacking adopted "take policy," the Planning Commission chose to make no recommendation on this aspect of this project.

The Transportation Department and Fire Department requested that the project proponent provide/acquire sufficient public off-site rights-of-way to provide for 24-foot wide decomposed granite (DG) secondary access road to a paved and maintained road per conditions of approval 90 .TRANS. 30 – Offsite Access. The applicant raised concern about the enormous cost that would be endured in constructing a secondary access roadway for over 1 mile prior to generating any capital from the project. The Planning Commission discussed the issue and made no change to the condition as recommended by the Transportation Department.