

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

801 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 27, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 831 / CHANGE OF ZONE NO. 7434 / TENTATIVE TRACT MAP NO. 34817 / CONDITIONAL USE PERMIT NO. 3533 – EA41099 – 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.

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 March 19, 2008, by a vote of 5-0.

On February 26, 2008, your Board heard this matter and referred it back to the Planning Commission for further review and recommendations, directing staff to return this matter to the Board of Supervisors not later than May 20, 2008. On the same date, your Board also adopted by separate action a “Riverside County Allocation of Take Policy” for the CVMSHCP under Board Policy Number A-61 (Policy A-61).

The project is within the Thousand Palms Conservation Area of the proposed Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP) and, as such, was analyzed by the

Ron Goldman
Planning Director

RG: jd
03-27-08

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 4/14/08 BY Tina Grande

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

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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Coachella Valley Conservation Commission (CVCC) at an Interim Project Review. Staff met with the applicant on March 6, 2008, to negotiate "Take" area under Item No. 7 of Policy A-61. Based upon arrangements with the CVCC, Staff negotiated a new Site Disturbance Plan (Exhibit "H") that allows approximately 18 acres of site disturbance from an original request of 24 acres. Exhibit "H" was considered, along with conditions of approval related to the CVMSHCP, and approved by the Planning Commission on March 19, 2008.

RECOMMENDED MOTION: The Planning Department recommended approval; and,
THE PLANNING COMMISSION by a 5-0 VOTE 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 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.