

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

362 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 6, 2008

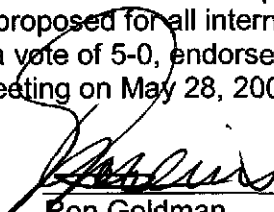
SUBJECT: GENERAL PLAN AMENDMENT NO. 764/CHANGE OF ZONE NO. 7209/
TENTATIVE TRACT MAP NO. 33559 – EA40321 – Applicant: Family Development –
Engineer/Representative: Nolte Engineering – Fourth Supervisorial District – Lower Coachella
Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (A-AG) (10
acre minimum) – Location: northerly of Avenue 54, southerly of Avenue 53, easterly of Monroe
Street, and westerly of Jackson Street – 97 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 "Rural
Community: Low Density Residential" (RC-LDR) (1/2 acre minimum); to change the zoning from
Light Agriculture (A-1-20) to One-Family Dwellings (R-1-20,000), Residential Agriculture (R-A-
2), and Open Area Combining Zone Residential Developments (R-5); and a tentative tract map
to divide 97 acres into 70 lots consisting of single family homes, trails, retention basins, and
equestrian facilities.

BACKGROUND: General Plan Amendment No. 764/Change of Zone No. 7209/Tentative Tract
Map No. 33559 was heard and approved by a vote of 4-0 by the Planning Commission on July
9, 2008 (Commissioner Snell absent).

Rural design elements, including building height limitations to 30 feet maximum, interior fencing,
and landscaping have been incorporated into the design and conditions of the final project. Staff
has also requested the provision of trails through the project to conform to the Vista Santa Rosa
Design Guidelines and Countywide Designs Standards and Guidelines.

The project proponent requested relief from the rolled curve requirements per the Vista Santa
Rosa Guidelines. Instead, wedged curb is proposed for all internal streets within the project. The
Vista Santa Rosa Community Council, by a vote of 5-0, endorses the use of wedge curb instead
of rolled curb at the Community Council meeting on May 28, 2008. Wedged curb will provide for

Damian Meins for
Assistant Planning Director


Ron Goldman
Planning Director

RG:mb

REVIEWED BY EXECUTIVE OFFICE

DATE 8/25/08
Tina Glante
Departmental Concurrence

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.1

The Honorable Board of Supervisors
RE: General Plan Amendment No. 764
RE: Change of Zone No. 7209
RE: Tentative Tract Map No. 33559
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improved hydrology lessening the need for additional retention basins within the project site.

Additional discussion regarding project hydrology led to the Planning Commission recommending minor modification to several Transportation Department conditions.

The Planning Commission recommends that Monroe Street shall be addressed with a dominate treatment of Vista Santa Rosa (VSR) icons, including date palms and recommended that Date Palm trees shall be planted along Monroe Street at 40 feet on center at a minimum height of 20 feet. In addition, logical transitions and imaginative thematic groupings of other VSR design icons in other project locations should be required for consistency with the intent and purpose of the VSR Design Guidelines.

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. 40321** 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,

DENIAL of **GENERAL PLAN AMENDMENT NO. 764**, amending the Eastern Coachella Valley Area Plan land use designation from "Agriculture: Agriculture" (A-AG) to "Community Development: Low Density Residential" (CD-LDR) (1/2 acre minimum); but,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 764**, amending the Eastern Coachella Valley Area Plan land use designation from "Agriculture: Agriculture" (A-AG) to "Rural Community: Low Density Residential" (RC-LDR) (1/2 acre minimum) in accordance with Exhibit 7 and the attached Planning Commission General Plan Amendment Resolution; and,

DENIAL of **CHANGE OF ZONE NO. 7209** from Light Agriculture (A-1-20) to One-Family Dwelling (R-1) and Open Area Combining Zone-Residential Developments (R-5); but,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7209**, from Light Agriculture (A-1-20) to One-Family Dwelling, 20,000 square-foot Minimum Lot Size (R-1-20,000), Residential Agricultural, 2 Acre Minimum Lot Size (R-A-2) and Open Area Combining Zone-Residential Developments (R-5), in accordance with Exhibit 4, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33559**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.