

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



326B

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 30, 2011

**SUBJECT: APPEAL OF THE PLANNING COMMISSION APPROVAL OF PLOT PLAN NO. 24752** – Intent to Adopt a Mitigated Negative Declaration – Appellant: Rural Communities United - Applicant: Trip Hord Associates – Engineer/Representative: Keller Consulting, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Residential (RR) (5 Acre Minimum) Land Use Designation and the Valle De Los Caballos Policy Area – Location: Northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road – 241.63 Gross Acres - Zoning: Residential Agricultural – 10 Acre Minimum (R-A-10) - REQUEST: The plot plan proposes grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey and other similar recreational activities. The project will be in addition to the primary use of the property as an equestrian facility. The grass fields will utilize approximately 63 acres. A vendor area, with two 4,800 square foot shade structures, will utilize an additional 1.1 acre area. In addition, the project proposes to host regional tournaments. The project also proposes field lighting and 1,930 parking spaces.

**RECOMMENDED MOTION:**

**CONTINUE THE APPEAL OF PLOT PLAN NO. 24752 WITHOUT DISCUSSION, TO OCTOBER 4, 2011,** to allow staff additional time to analyze and address the contents of the appeal of the Planning Commission decision.

Greg Neal, Deputy Director, for

Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc/dm

REVIEWED BY EXECUTIVE OFFICE

*9/30/11 mg*

DATE

Tina Grande

Departmental Concurrence

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED

16.2

**BACKGROUND**

On February 7, 2011, a Mitigated Negative Declaration was adopted and the plot plan was approved at Director's Hearing.

On February 16, 2011, an appeal of the Planning Director's decision was filed, requesting that an EIR be prepared.

On June 15, 2011, the Planning Commission denied the appeal and approved the project.

On June 23, 2011, an appeal of the Planning Commission's decision was filed with the Clerk of Board requesting that an EIR be prepared.

The project has been scheduled for hearing with the Board of Supervisors on July 12, 2011 to be in compliance with Ordinance No. 348, Section 18.30. E. 3. which requires a public hearing to be set before the Board of Supervisors not more than 30 days from the date of receipt of the appeal of the Planning Commission's action.

Staff is requesting additional time to complete a thorough review of the issues and concerns raised in the appeal document. It's Staff's intent to modify the Environmental Assessment to further address those issues and concerns. Once completed, it is Staff's intent to recirculate the CEQA documents and send the materials to the State Clearinghouse for a 30-day Public Review Period. Staff is requesting this item be continued to October 4, 2011 to allow adequate time to respond to any comments received during the review period, and present a recommendation to the Board.