

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

824 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: May 5, 2003

SUBJECT: GENERAL PLAN AMENDMENT NO. 00635 / CHANGE OF ZONE NO. 06706 / TENTATIVE TRACT MAP NO. 30337 / TENTATIVE PARCEL MAP NO. 30401 - EA 38469 - Sierra Creek Investment Group - First Supervisorial District - Lake Mathews Zoning District - 134.75 Acres - Total proposed lots; 210 residential, 2 open space, 2 detention. - REQUEST: GPA 635, proposes to change the site's Riverside County Comprehensive General Plan designation from Rancho El Sobrante Community Policy Area to Areas not designated as Open space - CZ 6706, proposes to change the zone from R-A to R-1-15,000 on 14.6 acres of the subject property / TR30337 a Schedule "A" map proposes to subdivide 143.8 acres into 1 landscape lot, 1 park site, 2 lots for detention basins, and 210 single-family residential lots / PM 30401 a Schedule "I" Map proposes to subdivide 143.8 acres into 6 parcels of 20 acre minimum size (financing parcel map) - Located east and west of McAllister Street and north of Orangehaven Lane.

CONTROVERSIAL ISSUES: Protecting Knolls, identifying El Sobrante area parks, preserving mature oaks and other trees, maintaining adjacent views from the south, connecting to City of Riverside "greenbelt street".

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDS, BY A VOTE OF 5-0:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38469, based upon the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Ron Goldman, Interim Planning Director

RG:ar

(Continued On Attached Page)

CEO. RECOMMENDATION:

APPROVE

County Executive Office Signature

Department Recommendation: Policy Consent
Per Executive Office: Policy Consent

Prev. Agn. Ref.

Dist. First

AGENDA NO.

16.9

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 00635 / CHANGE OF ZONE NO. 06706 /
TENTATIVE TRACT MAP NO. 30337 / TENTATIVE PARCEL MAP NO. 30401 -

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APPROVAL of an EXCEPTION to ORDINANCE NO. 460, SECTION 3.8, for waiver of lot length to width ratio requirements for lots 10, 11, 51, and 52; and,

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 635, in accordance with Exhibit 2 based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6706, in accordance with Exhibit 6A and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of TENTATIVE TRACT MAP NO. 30337, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of TENTATIVE PARCEL MAP NO. 30401, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.