

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

822B



FROM: TLMA - Planning Department

SUBMITTAL DATE: May 5, 2003

SUBJECT: GENERAL PLAN AMENDMENT NO. 00588 / CHANGE OF ZONE NO. 06629 / TENTATIVE TRACT MAP NO. 30295 / TENTATIVE PARCEL MAP NO. 30360 - EA 38417 - Sierra Creek Investment Group - First Supervisorial District - Lake Mathews Zoning District - 111.66 Acres - Total proposed lots; 208 residential, 2 open space, 1 detention. - REQUEST: GPA 588, 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 6629, proposes to change the zone from R-A-1 and R-A to R-A and R-1-15,000 on 100 acres of the subject property / TR30295 a Schedule "A" map proposes to subdivide 112.3 acres into 2 landscape lot, 1 lot for detention basin, and 208 single-family residential lots / PM 30401 a Schedule "I" Map proposes to subdivide 112.3 acres into 5 parcels of 20 acre minimum size for financing purposes. - Located east of La Sierra Avenue at Dufferin Avenue.

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. 38417, 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.

16.10

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 00588 / CHANGE OF ZONE NO. 06629 /
TENTATIVE TRACT MAP NO. 30295 / TENTATIVE PARCEL MAP NO. 30360 -

May 5, 2003

Page 2 of 3

APPROVAL of an EXCEPTION to ORDINANCE NO. 460, SECTION 3.8, for waiver of lot length to width ratio requirements for lot 77; and,

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 588, in accordance with Exhibit 2 based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6629, in accordance with Exhibit 6A and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of TENTATIVE TRACT MAP NO. 30295, 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. 30360, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.