

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA 308B



FROM: TLMA/Planning Department

SUBMITTAL DATE: March 20, 2003

SUBJECT: GENERAL PLAN AMENDMENT NO. 599, CHANGE OF ZONE NO. 6644, TENTATIVE TRACT MAP NO. 30064, AMENDED NO. 4 - EA 38473 - SDI Communities, LLC - Third Supervisorial District - Antelope Valley Zoning Area - 67.3 Net Acres Acres - Residential Agricultural - 1 acre minimum (R-A-1) zoning - North of Corson Avenue, south of Holland Road and east of Murrieta Road - REQUEST: Amend the Sun City\ Menifee Valley Community Plan from Residential - 1 acre minimum to 2 - 5 DU/Ac., to change the zoning from Residential Agricultural - 1 acre minimum (R-A-1) to One-Family Dwellings (R-1), and a Schedule A subdivision of 67.3 acres into 174 single family lots with a 7200 sq. ft. minimum, one 1.6 acre park and one 8.76 acre open space lot.

CONTROVERSIAL ISSUES: Land use and zoning.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, BY A VOTE OF 4-0 (COMMISSIONER PETTY WAS ABSENT),
RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38473**, 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. 599**, in accordance with Exhibit # 6A, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6644**, in accordance with Exhibit # 2, and based upon the findings and conclusions incorporated in the staff report; and,

Ron Goldman, Interim Planning Director
(Continued on attached page)

C.E.O. RECOMMENDATION:

APPROVE

County Executive Officer Signature

Policy
Policy
Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

THE HONORABLE BOARD OF SUPERVISORS
RE: GENERAL PLAN AMENDMENT NO. 599, CHANGE OF ZONE NO. 6644, TENTATIVE TRACT
MAP NO. 30064, AMENDED NO. 4
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APPROVAL of **TENTATIVE TRACT MAP NO. 30064**, subject to the attached conditions of approval,
and based upon the findings and conclusions incorporated in the staff report.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.7

1:30 p.m. being the time set for public hearing on the application of SDI Communities, LLC for General Plan Amendment 599 to amend the Sun City/Menifee Valley Community Plan from Residential – 1 acre minimum to 2-5 DU/AC; Change of Zone 6644 to change the zoning from Residential Agricultural – 1 acre minimum (R-A-1) to One-Family Dwelling (R-1); and Tentative Tract 30064, Amd. 4, for a Schedule A subdivision of 67.3 acres into 174 single family lots with a 7,200 square foot minimum, one 1.6-acre park and one 8.76-acre open space lot, and for adoption of a negative declaration for environmental assessment 38473, located in the Antelope Valley area, 3rd District, the Chairman called the matters for hearing.

Won Yoo, applicant, concurred to a one-week continuance.

On motion of supervisor Venable, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matters are continued to Tuesday, May 20, 2003 at 1: 30 p.m. to allow staff to meet with the applicants concerning Parks and Transportation issues.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on

May 13, 2003 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: May 13, 2003

Nancy Romero, Clerk to the Board of Supervisors, in
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.
16.7