

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

803 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: July 8, 2003

SUBJECT: GENERAL PLAN AMENDMENT NO. 604 / CHANGE OF ZONE NO. 6652 / TENTATIVE TRACT MAP NO. 30349 - EA38505 - Song Oh - Third Supervisorial District - French Valley Area - 40.19 acres - Light Agricultural - 2 1/2 Acre Minimum (A-1 - 2 1/2) zoning - The project site is located east of I-215, south of Scott Road, at the terminus of Broken Arrow Circle and Menifee Road. / REQUEST: GPA 604, proposes to amend the Sun City Menifee Valley Community Plan's Land Use Allocation Map's designation from Residential 2 1/2 Acre Minimum to Residential 2-4 Dwelling Units Per Acre / CZ 6652, proposes to change the zoning from Light Agricultural , 2 1/2 Acre Minimum to One Family Dwellings (R-1) / TR 30349, proposes to subdivide 40.19 gross acres into 146 Residential lots with a minimum lot size of 7,200 square feet and a 21,251 square foot detention basin.

CONTROVERSIAL ISSUES: Land use compatibility, noise, and traffic flow, were concerns mentioned in petitions signed by 16 property owners. The Planning Commission brought the need to buffer the proposed lots from the existing 1- acre minimum lots in the "J-Bar" Ranch Subdivision, which will be resolved through adding a condition.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, BY A VOTE OF 4-0 (Commissioner Snell absent),
RECOMMENDS:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38505, based on the findings incorporated in the initial study and

Ron Goldman, Interim Planning Director

RG:ar

REVIEWED BY EXECUTIVE OFFICE
James S. [Signature]
DATE 7/23/03

Policy

Consent

Department Recommendation: Consent
Per Executive Office: Consent

Prev. Agn. Ref.

Dist. Third

AGENDA NO.

16.3

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 604 / CHANGE OF ZONE NO. 6652 /

TENTATIVE TRACT MAP NO. 30349 -

July 8, 2003

Page 2

the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of an exception to Ordinance 460; section 3.8c; length to width ration for lots 9, 10, and 15; and,

APPROVAL of GENERAL PLAN AMENDMENT NO. 604, to change the Sun City Menifee Valley Community Plan's Land Use Designation from 2 ½ Acre Minimum to 2-4 Residential Dwelling Units Per Acre on 40.19 gross acres, in accordance with Exhibit No. 6A; and,

APPROVAL of CHANGE OF ZONE NO. 6652, from Light Agricultural – 2 ½ Acre Minimum to One Family Dwellings in accordance with Exhibit No. 2; and,

APPROVAL of TENTATIVE TRACT MAP NO. 30349, subject to the approved conditions of approval and all approvals, based upon the findings and conclusions incorporated in the staff report.