

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

424 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: August 25, 2003

SUBJECT: GENERAL PLAN AMENDMENT NO. 631, CHANGE OF ZONE NO. 6701 AND TENTATIVE TRACT MAP NO. 30734 – EA38749 – Century American Development Corporation – HJK Consultants & Associates – Rancho California Zoning Area – First Supervisorial District – Northerly of Clinton Keith Road, easterly of Smith Ranch Road, and southerly of Loring Road – Rural Residential (R-R) Zone – Request: The General Plan Amendment is a proposal to amend the Southwest Area Community Plan from Restricted Light Industrial (RLI) to Residential 2-4 Dwelling Units per Acre. The change of zone is a proposal to change the zone from Rural Residential (R-R) to One Family Dwellings (R-1). The Schedule A tract map proposes to subdivide 38.34 acres into 102 lots, five detention basin lots, two open space lots, and one emergency access lot.

CONTROVERSIAL ISSUES: The project was amended by the Planning Commission to include an emergency access gate onto Clinton Keith Road. In addition, the interior street crossing the open space area was eliminated to preserve oak trees and to develop a trail.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, BY UNANIMOUS VOTE, RECOMMENDS:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38749, 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,

Robert C. Johnson, Planning Director

RCJ: ah

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 9/10/03

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

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Prev. Agn. Ref.

Dist. First

AGENDA NO.

16.7

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 631, CHANGE OF ZONE NO. 6701,
TENTATIVE TRACT MAP NO. 30734

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TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 631, from Restricted Light Industrial to Residential 2-4 Dwelling Units per Acre in accordance with Exhibit No. 6A, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6701, from Rural Residential to One Family Dwellings in accordance with Exhibit No. 2, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of TENTATIVE TRACT MAP NO. 30734, AMENDED PER PLANNING COMMISSION, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,