

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

513 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 09, 2003

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 00641, CHANGE OF ZONE NO. 06735, TENTATIVE TRACT MAP NO. 30599 EA 38855 - Allen Su - Markham Development Management Group, Inc. - French Valley Zoning Area - Third Supervisorial District - Westerly of Winchester Road (Highway 79), southerly of Pat Road, easterly of Elliot Road, and northerly of Jean Nicolas Road - 52.93 Acres - Rural Residential (R-R) Zone - REQUEST: General Plan Amendment to change the SWAP land use designation from Residential - 2 1/2 Acre Minimum to 2 - 5 Dwelling Units per Acre, a change of zone from Rural Residential (R-R) to One Family Dwellings (R-1), and a Schedule A subdivision of 52.93 acres into 179 single family lots with a 7200 square foot minimum, a 3.1 acre open space lot and 3 detention basins.

**CONTROVERSIAL ISSUES:** Biological, Land Use, and circulation - resolved through discussion and conditions of approval.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION, UNANIMOUSLY RECOMMENDS:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38855, 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. 641, based on the findings and conclusions in the staff report, and in accordance with Exhibit 6A; and,

TENTATIVE APPROVAL OF CHANGE OF ZONE NO. 6735, from R-R to R-1 and R-5, in accordance with Exhibit 2, and based on the findings and conclusions incorporated in the staff

Robert C. Johnson  
Planning Director

RCJ:gs

REVIEWED BY EXECUTIVE OFFICE  
*James G. Smith*  
DATE 12/17/03  
Departmental Concurrence

Dep't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

16.4

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 00641, CHANGE OF ZONE NO. 06735,

TENTATIVE TRACT MAP NO. 30599

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report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 30599**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,