

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

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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
Jeanette 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:

16.1

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,

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



16.4

1:30 p.m. being the time set for public hearing on the application of Allen Su – Markham Development Management Group, Inc.- EA 38855 - for General Plan Amendment No. 641 to change the SWAP land use designation from Residential – 21/2 Acre Minimum to 2-5 Dwelling Units per Acre; Zone Change 6735 to change the zone from Rural Residential (R-R) to One Family swellings (R-1); and, Tentative Tract 30599, a Schedule A subdivision of 582.93 acres into 179 single family lots with a 7200 square foot minimum, a 3.1 acre open space lot and 3 detention basins, located in the French Valley Area, 3rd District, the Chairman called the matter for hearing.

Ron Goldman, Planning staff, requested a continuance to January 13, 2004.

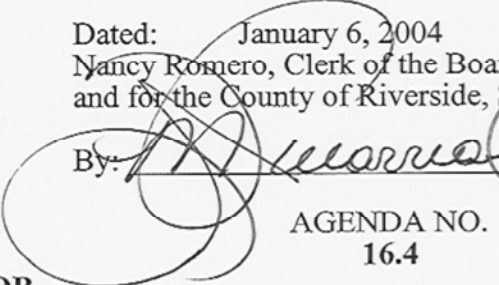
On motion of Supervisor Wilson, seconded by Supervisor Venable and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, January 13, 2004 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on
January 6, 2004 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: January 6, 2004

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

By:  Deputy

AGENDA NO.
16.4

xc: Planning, Applicant, COB