

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

807B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 30, 2003

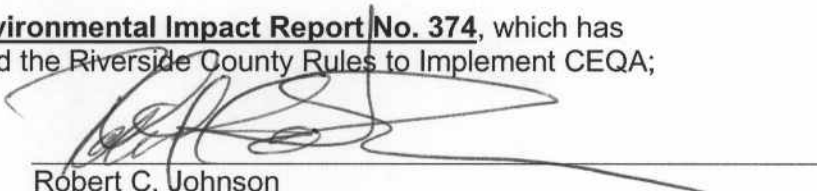
SUBJECT: GENERAL PLAN AMENDMENT NO. 617 / SPECIFIC PLAN NO. 293, AMENDMENT NO. 2 / CHANGE OF ZONE NO. 6673 / TENTATIVE TRACT MAP NO. 30266 - EA38611 - Sierra Linda Development Corp. - Third Supervisorial District - Harvest Valley/Winchester Area Plan - 126.75 acres - R-R Zoning - located north of Patton Road, west of Leon Road, south of Olive Avenue and east of Briggs Road - REQUEST: GPA617, proposes to amend 14.21 acres of the Riverside County Comprehensive General Plan from Areas not designated as Open Space to Adopted Specific Plan No. 293 / SP293A2, proposes to change Planning Area 15 by decreasing the DU's by 80 and decreasing the acreage by 12.02 acres; change Area 16 by adding 113 DU's; change Area 17 by decreasing the number of DU's by 65; change Area 18 from a 10 acre school site to 270 DU's on 15 acres; change Area 19 from a 5 acre park to a 10 acre school site; change Area 21 from 192 DU's to a 5 acre park site; change Area 22 by increasing the commercial acreage by 11.93 acres; and increasing the acreage for circulation and roads by 3.6 acres / CZ6673, proposes to change the zoning from R-R to SP / TR30266, proposes to subdivide 126.75 acres into 244 residential lots; 7 storm drain/pedestrian access and non vehicular easements; 2 multi family lots; 10 commercial lots; 1.5 acre park lot and 1.10 acre school lot.

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS TO THE BOARD OF SUPERVISORS:

CERTIFICATION of the Addendum to Environmental Impact Report No. 374, which has been completed with the EIR Guidelines and the Riverside County Rules to Implement CEQA;


Robert C. Johnson
Planning Director

RCJ:ar

REVIEWED BY EXECUTIVE OFFICE
Jenny S. Magallon
DATE 1/14/04

Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 617 / SPECIFIC PLAN NO. 293, AMENDMENT NO. 2 / CHANGE OF ZONE NO. 6673 / TENTATIVE TRACT MAP NO. 30266 -

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and,

TENTATIVE APPROVAL of General Plan Amendment No. 617, from "Areas not designated as Open Space" to SP293 in accordance with Exhibit 6A pending adoption of the General Plan Amendment by the Board of Supervisors; and,

TENTATIVE APPROVAL of Specific Plan No. 293, Amendment No. 2, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report, pending adoption of the Specific Plan Amendment by the Board of Supervisors; and,

TENTATIVE APPROVAL of Change of Zone No. 6673, from R-R to SP in accordance with Exhibit No. 2; and,

APPROVAL of Tentative Tract Map No. 30266, based upon the findings and conclusions incorporated in the staff report.