

708B
SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: TLMA - Planning Department

SUBMITTAL DATE: May 27, 2004

SUBJECT: GENERAL PLAN AMENDMENT NO. 696 (GPA00696) - Environmental Assessment No. 39542 - Riverside County Initiative - Third Supervisorial District - Sun City/Menifee Valley Area Plan - Romoland Zoning District - 4.44 acres - Located easterly of Interstate 215 and Encanto Drive, northerly of Rouse Road - REQUEST: Amend the Sun City/Menifee Valley Area Plan designation of the site from Medium Density Residential to Commercial Retail.

CONTROVERSIAL ISSUES: The landowner opposes the general plan amendment and is challenging the Board's denial of a proposed change of zone and tentative tract map in March 2004.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and, THE PLANNING COMMISSION, BY A VOTE OF 5-0, RECOMMENDS:

ADOPTION of a **De Minimis finding**, based on the determination that the proposed general plan amendment has no potential for an adverse effect on wildlife resources;

ADOPTION of a **NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39542**, based upon 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. 696 (GPA00696)**, in accordance with the exhibit entitled "GPA00696, EXHIBIT 6A", and based upon the

Robert C. Johnson, Planning Director

RCJ:JJGJG

(Continued on Attached Page)

Department Recommendation: Policy Consent
Per Executive Office: Policy Consent

CEO. RECOMMENDATION:

APPROVE

County Executive Office Signature

Prev. Agn. Ref.

Dist. THIRD

AGENDA NO.

16.6

RECEIVED RIVERSIDE COUNTY
MAY 28 11:13 AM '04
COUNTY OF RIVERSIDE
OFFICE OF THE COUNTY EXECUTIVE

The Honorable Board of Supervisors
RE: GENERAL PLAN AMENDMENT NO. 696 (GPA00696)
May 27, 2004
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findings and conclusions incorporated in the staff report, with the second sentence of Finding No. 9 amended to read as follows: "A single-family residential subdivision is located westerly of Interstate 215."