

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

912B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 4, 2004

SUBJECT: GENERAL PLAN AMENDMENT NO. 585 / CHANGE OF ZONE NO. 6625 / TENTATIVE TRACT MAP NO. 30155 - EA38402 - Van Daele Development Corporation - First Supervisorial District - Rancho California Zoning Area - 75.88 acres - 225 residential lots; 10 detention / park / open space lots - R-R and C-P-S zoning - Schedule A - Located northerly of Catt Road, southerly of Boylan Springs Road, easterly of Interstate-15, and westerly of George Avenue - REQUEST: GPA 585, proposes to amend the Riverside County General Plan designation for that portion of the subject property that is designated as Community Center to Medium Density Residential; CZ 6625, proposes to change the zoning on the site from R-R and C-P-S to R-1; TR 30155, proposes to subdivide 75.88 acres into 225 single family residential lots, four detention / mitigation basins; four open space lots and two park lots.

CONTROVERSIAL ISSUES:

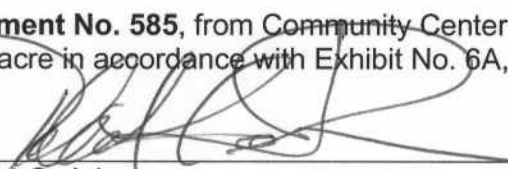
Highly congested traffic, road and bridge improvements, stop signs, and preservation of community lifestyle.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
**THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Snell absent)
RECOMMENDS TO THE BOARD OF SUPERVISORS:**

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 38402, 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. 585, from Community Center to Medium Density Residential 2-5 Dwelling Units per acre in accordance with Exhibit No. 6A, and


Robert C. Johnson
Planning Director

RCJ:ar

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 6/8/04

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

Prev. Agn. Ref.

District: First

Agenda Number:

16.6

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 585 / CHANGE OF ZONE NO. 6625 / TENTATIVE
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based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of Change of Zone No. 6625, from Rural Residential and Scenic Highway Commercial 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 an Exception as per section 3.1C & D of Ordinance No. 460, to Section 3.8.E (LOT DEPTH TO WIDTH RATIO) for Lot No.'s 1, 2, 3, 47, 69, 70, 186, 223 and 225; and,

APPROVAL of Tentative Tract Map No. 30155, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of Resolution recommending adoption of General Plan Amendment No. 585.