

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 22, 2004

SUBJECT: CHANGE OF ZONE NO. 6561/TENTATIVE TRACT MAP NO. 29972/ENVIRONMENTAL IMPACT REPORT NO. 435 - SFU Investments - Third Supervisorial District - Winchester Area - Zoning A-1-2 1/2 and A-1-5 - Schedule A - 148.25 Acres - 377 Lots - Located northerly of Garbani Road, approximately 1.3 miles east of Interstate 215 and Antelope Road, south of Newport Road and west of Briggs Road - REQUEST: Change of Zone 6561 proposes to change the zone from A-1-2 1/2 and A-1-5 to R-1; Tentative Tract Map No. 29972 proposes to subdivide 148.25 acres into 377 single family lots.

CONTROVERSIAL ISSUES: The site is located in an area of large lot residential and agricultural land uses and so neighborhood compatibility is an issue of potential concern.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDS TO THE BOARD OF SUPERVISORS BY A VOTE OF FOUR TO ONE:

DENIAL of CHANGE OF ZONE NO. 6561; and

DENIAL of TENTATIVE TRACT MAP NO. 29972; and

The Planning Commission also recommended that the general plan designation on the site be changed from the Community Development Foundation Component of the General Plan with a land use designation of Medium Density Residential (2-5 dwelling units per acre) to the Rural Community Foundation Component of the General Plan with a land use designation of Estate Density Residential with a 2 acre minimum lot size. The Planning Commission previously recommended this designation on the site for adoption by the Board of Supervisors during last

Robert C. Johnson
Planning Director

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REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 9/24/04

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6561/TENTATIVE TRACT MAP NO. 29972/ENVIRONMENTAL
IMPACT REPORT NO. 435 -

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year's hearings on the general plan.

BACKGROUND:

The proposed project first appeared before the Planning Commission on May 5, 2004. At that time, local residents raised concerns about the compatibility of the proposed project with existing large lot residential development and about its impact on their rural lifestyles. The Planning Commission continued the hearing to May 19, 2004 to provide additional time to consider the comments and submittals received at the May 5th hearing. During this intervening period, County Staff met with the applicant to discuss redesigning the project. Based on this discussion, the applicant agreed to modify the project's design to add a five-acre park to the southeast corner of the site and to connect a planned regional trail along Garbani Road to the new park site. The proposed park would eliminate 23 lots and reduce the total number of lots from 400 to 386 lots. At the May 19th hearing, Planning Staff recommended approval of the proposed project and certification of Environmental Impact Report No. 435 subject to the above redesign and incorporation of appropriate conditions of approval. The Planning Commission considered the applicant's proposed redesign, but determined that the proposed development was not compatible with surrounding land uses even with the addition of a five-acre park, connecting trail and the elimination of 14 lots. The Planning Commission therefore denied the change of zone and tentative tract map.