

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

408 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 24, 2004

SUBJECT: CHANGE OF ZONE NO. 6561/TENTATIVE TRACT MAP NO. 29972/ENVIRONMENTAL IMPACT REPORT NO. 435 (EIR NO. 435)/ADDENDUM TO EIR NO. 435/RESOLUTION NO. 2004-455 - SFU Investments - Third Supervisorial District - Winchester Area - Zoning A-1-2 1/2 and A-1-5 - Schedule A - 148.25 Acres - 362 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 362 single family lots, a 4.75 acre park, 3 detention basins, 2 open space lots, and 3 regional multipurpose trail 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

Robert C. Johnson
Planning Director

RCJ:ar

(Continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
John G. Johnson
DATE 12/7/04

Departmental Concurrence

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

Prev. Agn. Ref. October 5, 2004 | District: Third | Agenda Number:
Agenda Item 16.2

COUNTY OF RIVERSIDE
DEC - 1 11:13 AM '04
DEC - 2 3:22 PM '04

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6561/TENTATIVE TRACT MAP NO. 29972/ENVIRONMENTAL IMPACT REPORT NO. 435 (EIR NO. 435)/ADDENDUM TO EIR NO. 435/RESOLUTION NO. 2004-455 -

November 24, 2004

Page 2 of 2

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 year's hearings on the general plan.

FURTHER PLANNING CONSIDERATIONS:

NOVEMBER 24, 2004

On October 5, 2004, the Board of Supervisors held a public hearing for the first time on the proposed project. The major concern raised at this hearing was the project's compatibility with the adjacent rural community. As a result, the Board of Supervisors continued the hearing until today, December 14, 2004, and directed the Planning Department to present a project that fits more appropriately with the area. The Planning Department subsequently met with the applicant to discuss buffering and other design considerations, which would increase the project's compatibility with the surrounding area. Based on these discussions, the applicant has submitted a revised map for consideration by the Board of Supervisors (See Attached).

The revised map (Tentative Tract Map No. 29972, Amended No. 5) has incorporated a number of changes. First, the number of lots has been reduced from 386 to 363 lots. In addition, the Planning Department recommends that Lot No. 1 be converted to open space. This would reduce the total number of lots to 362. More importantly, it would provide a continuous buffer strip between the proposed development and adjacent residences on the west. These residents now access their properties via Pitman and Leeanne Lane. Second, the entire length of the proposed development along Garbani Road is now buffered by either open space, an elongated detention basin or a 4.75-acre park. (Under the revised map, the park site has been moved from the southeast corner of the site to the southwest corner.) Behind this buffer strip, larger lots (12,000 square feet or greater) now face onto Garbani Road, although some smaller lots do face onto the park site. These larger lots, in conjunction with the extensive buffering along Garbani Road, will provide a more rural appearance when viewed from Garbani Road and are more in keeping with the larger lots across the street from the site. The revised map also adds a 14-foot regional trail along the eastern edge of the site. This trail extends through the 28.55-acre open space area and ties into the established riding trails to the north of the site. In addition to the on-site trail, the revised map provides buffering along the eastern edge of the site through the use of open space, larger lots (12,000 square feet or greater) and a landscaped detention basin. With the conversion of Lot No. 1 to open space, the Planning Department would support the propose re-design.

In reviewing the amended map, the Department of Building and Safety has raised concerns about two interceptor drains that are co-located within proposed fire access lanes and potential flooding of eight lots should adjacent catch basins become clogged. The applicant is now working with the Department of Building and Safety and the Fire Department to resolve these technical issues.

To address potential environmental impacts associated with the tract map's new design, an addendum to EIR No. 435 has been prepared (See Attached). A revised resolution has also been prepared to adopt Change of Zone No. 6561, Tentative Tract Map No. 29972, make findings of over-riding considerations and certify EIR No. 435 and the addendum to EIR No. 435 (See Attached Draft Resolution No. 2004-455). At the time of this writing, review of the revised resolution had not been completed and so it is in draft form.