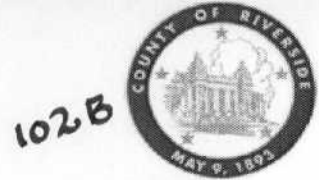


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 7, 2005

SUBJECT: GENERAL PLAN AMENDMENT NO. 744 – EIR No. 463 – Applicant: Bluestone Communities – Engineer / Representative: AEI-CASC - Third Supervisorial District – Antelope Valley Zoning Area – Sun City / Menifee Area Plan: Community Development: Business Park (CD-BP) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Scott road, Southerly of Garbani Road, westerly of Haleblian Road, and easterly of Antelope Road – 158.67 Gross Acres - Zoning: Industrial Park (I-P) - **REQUEST:** The General Plan Amendment proposes the deletion of a 1/4 mile segment of Wickerd Road within the boundaries of the Specific Plan, from Haleblian Road westerly 1/4 mile to westerly boundary of the Specific Plan project. Wickerd Road is designated as a Secondary Highway. The existing alignment of Wickerd Road would cross two drainage courses and the applicant has designed the internal circulation of the Specific Plan project to minimize impacts to these drainage courses, and proposes that Wickerd Road not cross the project. Wickerd Road would continue to serve residential uses east of the project site and future uses to the west.

CONTROVERSIAL ISSUES:

Testimony was received from residents in opposition due to the magnitude of the development upon their community due to the rural lifestyle already established in the area. Schools are already at its highest capacity. The residents that participated in the RCIP hearings as well as CTAP feel the conclusion at that time should remain and should not be compromised by the proposed project. The land taken by this project is zoned for light industrial which residents of the Sun City Menifee area would like to maintain as such. Commissioner Petty does not see a support core and on economical value, traffic issues are overwhelming, and Community Center not in its entirety is a problem. The project does not present a strong case for Community Center. Wrong project in the wrong location, the high density is not justified as it is proposed.

Robert C. Johnson
Planning Director

RCJ:sn

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 12/8/05

Departmental Concurrence

Dep't Recomm.:	<input checked="" type="checkbox"/> Policy
Per Exec. Ofc.:	<input checked="" type="checkbox"/> Policy
	<input type="checkbox"/> Consent
	<input type="checkbox"/> Consent

Prev. Agn. Ref. | **District:** Third | **Agenda Number:**

16.3

The Honorable Board of Supervisors
RE: GENERAL PLAN AMENDMENT NO. 744
December 7, 2005
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The project was denied by the Planning Commission on November 16, 2005. As such, the Specific Plan and Change of Zone were received and filed by the Board of Supervisors on December 6, 2005 and the General Plan Amendment shall be set for a public hearing before the Board of Supervisors.

RECOMMENDED MOTION:

The Planning Department recommended Denial; and,
THE PLANNING COMMISSION, BY A VOTE OF 3-2, (Commissioners Roth, Snell, and Petty in favor for Denial), (Commissioners Zuppardo and Porras oppose) RECOMMENDED:

DENIAL of GENERAL PLAN AMENDMENT NO. 744, for the deletion of a ¼ mile segment of Wickerd Road (Secondary Highway).