

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

105B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 27, 2006

SUBJECT: GENERAL PLAN AMENDMENT NO. 728 / CHANGE OF ZONE NO. 7082 / TENTATIVE TRACT MAP NO. 32585 – EA39886 – Applicant: Classic Pacific – Engineer / Representative: Albert A. Webb Associates - First Supervisorial District – Lakeland Village Zoning District - Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) and Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of Grand Avenue and easterly of Dreycott Way – 46.70 Gross Acres - Zoning: One-Family Dwellings (R-1), General Residential (R-3) and General Commercial (C-1/C-P) - **REQUEST:** The general plan amendment proposes to amend the site's current general land use designation from Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) to Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre). The change of zone proposes to change the current zoning classification from General Residential (R-3) and General Commercial (C-1/C-P) to One-Family Dwellings (R-1). The tentative tract map is a Schedule A subdivision of 46.70 acres into 141 residential lots with a minimum lot size of 7,200 square feet, a 1.70 acre park site, a 0.38 acre water quality basin, and 3 Open Space lots. The proposed subdivision is to be developed in 3 phases.

Departmental Concurrence

RECOMMENDED MOTION:

The Planning Department recommended approval;

THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39886**, based on the findings and conclusions incorporated in the initial study and the conclusions that the project will not have a significant effect on the environment; and,

Robert C. Johnson
Planning Director

RCJ:aa

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 8/03/06 AG

- Dept's Recomm.: Consent
- Per Exec. Ofc.: Consent
- Policy
- Policy

SOUP VVIC -3 BWIS: 21
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref. | District: First | Agenda Number:

16.2

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 728 / CHANGE OF ZONE NO. 7082 / TENTATIVE TRACT MAP NO. 32585

July 27, 2006

Page 2 of 2

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 728**, amending the Land Use Designation from Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) to Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7082**, from General Residential (R-3) and General Commercial (C-1/C-P) to One-Family Dwellings (R-1) in accordance with Exhibit #3; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32585**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION of GENERAL PLAN AMENDMENT NO. 728**, to the Board of Supervisors.