

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

524B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 11, 2006

SUBJECT: GENERAL PLAN AMENDMENT NO. 503 / CHANGE OF ZONE NO. 6473 / TENTATIVE TRACT MAP NO. 29098 – EA37747 – Applicant: J&A Investements – Engineer / Representative: David Jeffers Consulting, Inc. - Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 1/2 Acre Minimum), Leon/Keller Policy Area (1 Dwelling Unit Per 2 1/2 Acre Minimum) and Highway 79 Policy Area – Location: On the westerly side of Winchester Road, easterly of Leon Road, southerly of Scott Road, and northerly of Keller Road – 81.4 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The general plan amendment proposes to amend the Leon/Keller Policy Area in the Southwest Area Plan to exclude the site from the boundaries of the Policy Area, which designates a maximum residential density of one (1) dwelling unit per 2½ acres. The General Plan Amendment also proposes to amend the current Land Use Designation of 19.2 acres of the project site from Rural Community: Estate Density Residential (RC:EDR) (2-Acre Minimum) to Rural Community: Low Density Residential (RC:LDR) (½-Acre Minimum) , and 26.1 acres from Rural Community: Estate Density Residential (RC:EDR) to Rural Community: Very Low Density Residential (RC: VLDR) (1-Acre Minimum). The change of zone proposes to change the existing zone of 19.2 acres of the project site from Rural Residential (R-R) to Residential Agricultural (R-A), and 26.1 acres of the project site from Rural Residential (R-R) to Residential Agricultural with a 1½ –Acre Minimum (R-A-1½). The project also proposes to change the current zone of the remaining 34.4 acres of the project site from Rural Residential (R-R) to Open Area Combining Zone – Residential Developments (R-5). The tentative tract map proposes a Schedule B subdivision of 81.4 acres into 39 residential lots with a minimum lot size of 20,000 square feet, and an average density of 0.48 dwelling units/acre. The project also proposes four 543 square foot open space lots, one 1.3-acre detention basin, and a 34.4 acre MSHCP conservation area.

Departmental Concurrence

RECOMMENDED MOTION:

Robert C. Johnson
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE

DATE 9/13/06 TMB

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.8

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 503 / CHANGE OF ZONE NO. 6473 / TENTATIVE TRACT MAP NO. 29098

September 11, 2006

Page 2 of 2

The Planning Department recommend approval; and,
THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 37747**, 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 **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 503**, amending the Land Use Designation from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) land use designation to Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum), and removal of the project site from the Leon/Keller Policy Area; 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. 6473**, changing the current zone of Rural Residential (R-R) to Residential Agricultural (R-A), Residential Agricultural 1½-Acre Minimum (R-A-1½), and Open Area Combining Zone – Residential Developments (R-5), in accordance with Exhibit # 2, based upon the findings and conclusions incorporated in the staff report; and

APPROVAL of **TENTATIVE TRACT MAP NO. 29098**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.