

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

809 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 27, 2006

SUBJECT: GENERAL PLAN AMENDMENT NO. 688 / CHANGE OF ZONE NO. 6921 / TENTATIVE TRACT MAP NO. 31503 – EA39391 – Applicant: Loring Ranch – Engineer / Representative: Steve Tancredi - Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Estate Density Residential (CD-EDR) (2 Acre Minimum) and Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Location: Southerly of Wallace Street, northerly of Loring Ranch Road and easterly of Crestmore Road – 44 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) Planned Residential (R-4) - **REQUEST:** The General Plan Amendment proposes to modify the existing general plan land use for the subject property from Community Development: Estate Density Residential (CD-EDR) and Medium Density Residential (CD-MDR) to Community Development: Medium Density Residential (CD-MDR) and Community Development: Public Facilities (CD-PF) in accordance with Exhibit #6. The Change of Zone proposes to change the zoning on the subject property from Manufacturing-Service Commercial (M-SC) and Planned Residential (R-4) to Planned Residential (R-4) and Manufacturing-Service Commercial (M-SC) in accordance with Exhibit #3. The Tentative Tract Map is a Schedule A subdivision of 44.0 gross acres into 85 residential lots. Lots 86 to 90 are indicated as remainder lots, though will be developed as aircraft hangars in conjunction with the Flabob Airport expansion. Also proposed is a 29,338 sq. ft. park, shown as Lot A on the Tentative Map.

RECOMMENDED MOTION:

Robert C. Johnson
Planning Director

RCJ:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 12/11/06 RJC

Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

5008 DEC 11 64 5: 30
OFFICE OF THE CLERK OF SUPERVISORS
COUNTY OF RIVERSIDE, CALIFORNIA

Prev. Agn. Ref.

District: Second

Agenda Number:

16.9

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 688 / CHANGE OF ZONE NO. 6921 / TENTATIVE

TRACT MAP NO. 31503

November 27, 2006

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ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39391**, 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 **GENERAL PLAN AMENDMENT NO. 688**, from Community Development: Estate Density Residential (CD-EDR) and Medium Density Residential (CD-MDR) to Community Development: Public Facilities (CD-PF) and Medium Density Residential (CD-MDR) in accordance with Exhibit 6, pending adoption of the final GPA Resolution by the Board of Supervisors; based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6921**, from Manufacturing – Service Commercial (M-SC) and Planned Residential (R-4) to Planned Residential (R-4) and Manufacturing – Service Commercial (M-SC), in accordance with Exhibit 3, pending adoption of the final zoning ordinance by the Board of Supervisors; based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31503**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.