

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 6, 2007

SUBJECT: GENERAL PLAN AMENDMENT NO. 729 / GENERAL PLAN AMENDMENT NO. 655 / CHANGE OF ZONE NO. 6764 / TENTATIVE TRACT MAP NO. 31194 – CERTIFY ENVIRONMENTAL IMPACT REPORT / NEGATIVE DECLARATION – Applicant: Hunsaker & Associates – Engineer / Representative: Hunsaker & Associates - Third Supervisorial District – Antelope Valley Zoning Area – Sun City / Menifee Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) and Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of Scott Road, easterly of Murrieta Road, southerly of Garbani Road and westerly of Interstate Highway 215 – 206.8 Gross Acres - Zoning: Residential Agriculture - 1 Acre Minimum (R-A-1), Residential Agriculture - 5 Acre Minimum (R-A-5), Light Agriculture - 1 Acre Minimum (A-1-1), and Light Agriculture - 10 Acre Minimum (A-1-10) - **REQUEST:** General Plan Amendment No. 729 proposes to amend the general plan circulation element to reduce Bradley Road from a Major (118 foot right of way) to a Secondary (100 foot right of way) between Craig Avenue and Garbani Road; reduce Garbani Road from a Major to a Collector (74 foot right of way) between Bradly Road and the new terminus east of Evans Road; realign and upgrade realigned Wickerd Road to a Major between Haun Road and Evans Road; reduce Garbani Road from an Urban Arterial (152 foot right of way) to a Secondary between Haun Road and Bradley Road; remove a portion of Wickerd Road between Evans Road and intersection of Wickerd Road and Ascot Way; and remove an unnamed road that travels at 45 degrees between Evans Road and Wickerd Road. General Plan Amendment No. 655 proposes to amend the General Plan as a technical correction to alleviate a mapping error between the two land use designation foundation components: Community Development Medium Density Residential (CD-MDR) and Rural – Rural Residential (R-RR) on the subject property. Land use boundaries designated on the Riverside County Integrated Project (RCIP) General Plan Land Use Map (2003) were delineated based on approximate measurements and did not use precise survey data. This General Plan Amendment proposes to technically correct the Rural Foundation Component/Community Development Foundation Component line on the property using more accurate technical information.(see figures 1-4).

Mark Bahys for

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 3/22/07 *MVG*

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

Prev. Agn. Ref.

District: Third

Agenda Number:

15.2

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 729 / GENERAL PLAN AMENDMENT NO. 655 /
CHANGE OF ZONE NO. 6764 / TENTATIVE TRACT MAP NO. 31194

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Change of Zone No. 6764 proposes to change the current zoning of Residential Agriculture – 1 Acre Minimum (R-A-1), Residential Agriculture – 5 Acre Minimum (R-A-5), Light Agriculture – 1 Acre Minimum (A-1-1), and Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwelling (R-1), Planned Residential (R-4) and Open Area Combining Zone – Residential Developments (R-5). Tentative Tract Map No. 31194 is a schedule “A” tract map that would subdivide 206.8-acres into 474 residential lots with a minimum lot size of 6,000 square feet and an average lot size of 8,439 square feet, 3 detention basin lots, 6 open space lots and 3 parks (7.4 acres).

RECOMMENDED MOTION:

The Planning Department recommended approval; and,

THE PLANNING COMMISSION RECOMMENDED:

CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 458**, which has been completed in compliance with the EIR Guidelines; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 729**, to amend the general plan circulation element to reduce Bradley Road from a Major (118 foot right of way) to a Secondary (100 foot right of way) between Craig Avenue and Garbani Road; reduce Garbani Road from a Major to a Collector (74 foot right of way) between Bradley Road and the new terminus east of Evans Road; realign and upgrade realigned Wickerd Road to a Major between Haun Road and Evans Road; reduce Garbani Road from an Urban Arterial (152 foot right of way) to a Secondary between Haun Road and Bradley Road; remove a portion of Wickerd Road between Evans Road and intersection of Wickerd Road and Ascot Way; and remove an unnamed road that travels at 45 degrees between Evans Road and Wickerd Road, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6764**, from Residential Agriculture – 1 Acre Minimum (R-A-1), Residential Agriculture – 5 Acre Minimum (R-A-5), Light Agriculture – 1 Acre Minimum (A-1-1), and Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwelling (R-1), Planned Residential (R-4) and Open Area Combining Zone – Residential Developments (R-5), in accordance with Exhibit #3, and based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31194**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41179**, 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. 655**, to amend the General Plan as a technical correction to alleviate a mapping error between the two land use designation foundation components: Community Development Medium Density Residential and Rural – Rural Residential on the subject property, based upon the findings and conclusions incorporated in the staff report.