

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

912B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 31, 2007

SUBJECT: GENERAL PLAN AMENDMENT NO. 812 / CHANGE OF ZONE NO. 7129 / TENTATIVE TRACT MAP NO. 33228 – MITIGATED NEGATIVE DECLARATION – Applicant: Jason Merritt – Engineer / Representative: Ideal Development Solutions - Third Supervisorial District – Hemet-San Jacinto Zoning District – San Jacinto Valley Area Plan: Community Development: Low Density Residential (CD-LDR) (½ Acre Minimum) – Location: Northwesterly corner of East Newport Road and Girard Street – 73.89 Gross Acres - Zoning: Residential Agricultural - 2½ Acre Minimum (R-A-2½) - **REQUEST:** The General Plan Amendment is a proposal to amend the Circulation Element of the Riverside County General Plan by reducing the designation of approximately 1 mile of Newport Road between State Street and Girard Street from a Secondary Highway - 100 foot Right-Of-Way (ROW) to a Collector - 74 foot ROW and to reduce the designation of approximately 1.2 miles of Girard Street between Newport Road and Gibbel Road from a Secondary Highway - 100 foot ROW to a Collector - 74 foot ROW. The Change of Zone is a proposal to change the current zoning classification of the project site from Residential Agricultural - 2½ Acre Minimum (R-A-2½) to One-Family Dwellings - 20,000 Square Foot Minimum (R-1-20,000). The Tentative Tract Map is a Schedule B subdivision of 73.89 acres into 96 residential lots with 20,000 Square Feet Minimum, 2 detention basins (Lot A and Lot B), and 1 drainage channel.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40076**, 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,

Ron Goldman
Planning Director

RG:vc

REVIEWED BY EXECUTIVE OFFICE

DATE 6/12/07 BY Angela
Tina Grande

- Dep't Recomm.: Consent Policy
- Per Exec. Ofc.: Consent Policy

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

15.2

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 812 / CHANGE OF ZONE NO. 7129 / TENTATIVE
TRACT MAP NO. 33228

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TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 812**, to reduce the designation of approximately 1 mile of Newport Road between State Street and Girard Street from a Secondary Highway to a Collector, and to reduce the designation of approximately 1.2 miles of Girard Street between Newport Road and Gibbel Road from a Secondary Highway to a Collector; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7129**, from Residential Agricultural - 2½ Acre Minimum (R-A-2½) to One-Family Dwellings - 20,000 Square Foot Minimum (R-1-20,000), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33228**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.