

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

136B



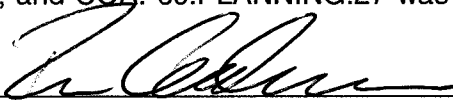
FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 13, 2007

SUBJECT: GENERAL PLAN AMENDMENT NO. 704 / CHANGE OF ZONE NO. 6995 / TENTATIVE TRACT MAP NO. 32539 – MITIGATED NEGATIVE DECLARATION – Applicant: Elsinore Ranch Partners, LLC – Engineer / Representative: Land Design Consultants, Inc - First Supervisorial District – Alberhill Zoning Area and Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) – Location: Southerly of Grand Avenue and easterly of Plumas Street – 19.1 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The General Plan Amendment proposes to amend the project site's current general plan land use designation from Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) to Community Development: Low Density Residential (CD-LDR) (½ Acre Minimum). The Change of Zone proposes to change the project site's zoning classification from Rural Residential (R-R) to One-Family Dwellings - 13,000 Square Feet Minimum (R-1-13,000). The Tentative Tract Map proposes a Schedule A subdivision of 19.12 gross acres into 29 Single-Family Residential Lots with a minimum lot size of 13,000 square feet (net) and two (2) Open Space Lots (2.01 net acres), which are being used as Debris and Detention Basins.

BACKGROUND:

On July 11, 2007, GPA704, CZ6995, and TR32539 appeared before the Riverside County Planning Commission, this hearing body approved the proposed project with the following modifications: a) the size of Lot 29 was increased to a minimum of 15,000 sq. ft. net, b) the layout of Lot 21 was modified to provide for a residential lot and a remainder parcel to ensure the logical development of the site, and c) conditions of approval (COA) were modified to accurately reflect the impacts on Oak trees located within the project site by the proposed project. As such, the Tentative Map was amended to increase the size of Lot 29 by redesigning Lots 26 – 29, COA 80.PLANNING.24 was added to ensure that the "Remainder Parcel" could be developed as discussed during the hearing, and COA: 60.PLANNING.27 was modified and



Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 8/27/07 Tm

Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: First

Agenda Number:

15.4

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 704 / CHANGE OF ZONE NO. 6995 / TENTATIVE TRACT MAP NO. 32539

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90.PLANNING.17 was added to address the impacts on Oak trees. COA 10.EVERY.1 was revised to accurately reflect the amended Tentative Map per the July 11, 2007 Planning Commission hearing. All of these changes were discussed at the July 11, 2007 Planning Commission hearing and agreed upon by the applicant.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39648**, based on the findings incorporated in the initial study and the conclusions that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 704**, amending the Land Use Designation from Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) to Community Development: Low Density Residential (CD-LDR) (½ Acre Minimum), 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. 6995**, from Rural Residential (R-R) to One-Family Dwellings – 13,000 Square Feet Minimum (R-1-13,000), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32539**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.