

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

717B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 12, 2007

SUBJECT: GENERAL PLAN NO. 792 / CHANGE OF ZONE NO. 7300 / TENTATIVE TRACT MAP NO. 34537 / TENTATIVE TRACT MAP NO. 34536 / TENTATIVE PARCEL MAP NO. 34535 – MITIGATED NEGATIVE DECLARATION – Applicant: Frank Gorman – Engineer / Representative: G W Engineering - Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Parcel 1 and 2: Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units/Acre), Parcel 3: Community Development: Commercial Office (CD:CO) (0.35-1.0 Floor Area Ratio), Parcel 4: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) Remainder Parcel: Community Development: Commercial Tourist (CD:CT) (0.20-0.35 Floor Area Ratio). – Location: Northerly of Mayberry Avenue, southerly of Acacia Avenue, and easterly of Fairview Avenue. – 20 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** General Plan Amendment No. 792 is a proposal for a general plan amendment of a 3.56-acre parcel and 2.47-acre parcel from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units/Acre), a 1.74-acre parcel from Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Commercial Office (CD:CO) (0.35-1.0 Floor Area Ratio) and 7.99-acre parcel from Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) (0.20-0.35 Floor Area Ratio). Change of Zone No. 7300 is a proposal to change the zones of a 3.56-acre parcel and 2.47-acre parcel from Rural Residential (R-R) to Single-Family Residential (R-1); a 1.74-acre parcel from Rural Residential (R-R) to Commercial Office (C-O), a 7.99-acre parcel from Rural Residential (R-R) to Tourist Commercial (C-T) and a 4.24 acre parcel from Rural Residential (R-R) to Residential Agriculture - 1/2-Acre Minimum (R-A-1/2). Tentative Tract Map No. 34537 is a proposal for a Schedule "B" Subdivision of a 4.24-acre parcel into seven (7) single-family residential lots with 1/2 acre minimum lot size. Tentative Tract Map No. 34536 is a proposal for a Schedule "A" Subdivision of a 6.34-acre parcel into 23 residential lots with 7,200 SF minimum lot sizes. Tentative Parcel Map No. 34535 is a Schedule "H" subdivision of a 20.00-gross acre

Ron Goldman (Damian Meins)
Planning Director

RG:vc

REVIEWED BY EXECUTIVE OFFICE

DATE 7/12/07
Tina Grande

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

JUL 12 2007 15

Prev. Agn. Ref.

District: Third

Agenda Number:

15.11

The Honorable Board of Supervisors

RE: GENERAL PLAN NO. 792 / CHANGE OF ZONE NO. 7300 / TENTATIVE TRACT MAP NO. 34537 / TENTATIVE TRACT MAP NO. 34536 / TENTATIVE PARCEL MAP NO. 34535

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parcel into 4 parcels ranging in size from 1.39 gross acres to 4.24 gross acres, and one 7.99-acre remainder parcel.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40715** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 792** for a general plan amendment of a 3.56-acre parcel and 2.47-acre parcel from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units/Acre), a 1.74-acre parcel from Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Commercial Office (CD:CO) (0.35-1.0 Floor Area Ratio) and 7.99-acre parcel from Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) (0.20-0.35 Floor Area Ratio), in accordance with Exhibit #6, based upon the findings and conclusions incorporated in the staff report;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7300** to change the zone of a 3.56-acre parcel and 2.47-acre parcel from Rural Residential (R-R) to Single-Family Residential (R-1); a 1.74-acre parcel from Rural Residential (R-R) to Commercial Office (C-O), a 7.99-acre parcel from Rural Residential (R-R) to Tourist Commercial (C-T), and 4.24-acre parcel from Rural Residential (R-R) to Residential Agriculture – ½ Acre Minimum (R-A-1/2), in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors;

APPROVAL of **TENTATIVE TRACT MAP NO. 34537**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **TENTATIVE TRACT MAP NO. 34536**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and

APPROVAL of **TENTATIVE PARCEL MAP NO. 34535**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.