

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

715B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 12, 2007

SUBJECT: GENERAL PLAN AMENDMENT NO. 775 / CHANGE OF ZONE NO. 7261 / TENTATIVE TRACT MAP NO. 33180 – MITIGATED NEGATIVE DECLARATION – Applicant: Myron Upton Trust – Engineer / Representative: DLPE - Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Central Avenue, easterly of Ramona Avenue, southerly of Nuevo Road and westerly of Rosary Avenue – 5.11 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The General Plan Amendment proposes to change the current land use designation of the project site from Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) to Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum). The Change of Zone proposes to change the current zoning classification of the project site from Scenic Highway Commercial (C-P-S) to Residential Agricultural (R-A). The Tentative Tract Map is a Schedule B subdivision of 5.11 gross acres into eight residential lots with a minimum lot size of 20,000 net square feet.

RECOMMENDED MOTION:

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

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 12/20/07
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.2

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 775 / CHANGE OF ZONE NO. 7261 / TENTATIVE
TRACT MAP NO. 33180

October 12, 2007

Page 2 of 2

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40593**, based on the findings incorporated in the initial study and the conclusion that the project, subject to the proposed mitigation measures, will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 775**, amending the Land Use Designation for the subject property from Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 Floor Area Ratio) to Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum), in accordance with Exhibit #5, and based on the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7261**, amending the zoning classification for the subject property from Scenic Commercial Highway (C-P-S) to Residential Agricultural (R-A), in accordance with Exhibit #2, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33180**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.