

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

806 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 17, 2007

SUBJECT: GENERAL PLAN AMENDMENT NO. 738 / CHANGE OF ZONE NO. 7359 / TENTATIVE TRACT MAP NO. 32726 – MITIGATED NEGATIVE DECLARATION – Applicant: Hacienda Properties, LLC – Engineer / Representative: O'Malley Engineering Corporation - First Supervisorial District – Sedco-Wildomar Zoning Area – Elsinore Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Grand Avenue and easterly of Nyiri Way – 4.14 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 Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum). The Change of Zone proposes to change the project site's current zoning classification from Rural Residential (R-R) to Residential Agricultural (R-A). The Tentative Tract Map is a Schedule B subdivision of 4.14 gross acres into seven (7) Residential Lots with a minimum lot size of 1/2 acre (gross).

BACKGROUND:

On September 19, 2007, TR32726-CZ7359-GPA738 appeared before the Riverside County Planning Commission, this hearing body approved the proposed project with the following modifications: a) all perimeter fencing, except along Grand Avenue, shall be a five (5') foot high view fence constructed out of tubular steel/wrought iron and shall be installed along the property line and b) the property line fencing between Lot 7 and APN 370-230-041 shall be constructed with a three (3') foot high retaining wall and a five (5') foot high screen wall on top of the retaining wall, which shall be constructed with three (3') feet of decorative block wall and two (2') feet of tubular steel/wrought iron fencing. As such, Condition of Approval (COA) 80.PLANNING.20 was updated to note the recommended changes. All of these changes were discussed at the September 19, 2007 Planning Commission hearing and agreed upon by the applicant.

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 11/10/07

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 738 / CHANGE OF ZONE NO. 7359 / TENTATIVE

TRACT MAP NO. 32726

October 17, 2007

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RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40060**, 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. 738**, amending the Land Use Designation for the subject property from Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum), in accordance with Exhibit #6, 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. 7359**, amending the zoning classification for the subject property from Rural Residential (R-R) to Residential Agricultural (R-A), in accordance with Exhibit #3, 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. 32726**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.