

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

847 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 11, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 774, CHANGE OF ZONE NO. 7258, and TENTATIVE TRACT MAP NO. 33688- (Mitigated Negative Declaration) – Applicant: James Rapp – Engineer/Representative: David Jeffers Consulting Inc. - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Road, and westerly of Lawson Road – 42.9 Acres - Zoning: Residential Agriculture - 2 and 1/2 Acre Minimum (R-A-2 1/2) - REQUEST: The General Plan Amendment proposes to change the existing Land Use Designation from Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (LDR) (1/2 Acre Minimum). The Change of Zone proposes to change the current zoning from Residential Agriculture with a minimum lot size of 2 1/2 acres (R-A 2 1/2) to One-Family Dwellings with a minimum lot size of 12,000 sq. ft. (R-1-12,000). The Tentative Tract Map proposes a schedule A subdivision of 42.9 acres into 49 residential lots with a minimum lot size of 12,000 square feet. The project shall also include one (1) park lot totaling .7 gross acres, one (1) 220 square foot landscaped lot, one (1) lot for fire access, three (3) open space lots totaling 18.2 gross acres, and one (1) lot totaling 1.06 gross acres for the installation of a detention basin.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40576**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

Ron Goldman
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE 8/12/09
mb
Tina Grande
Departmental Conference

Policy
 Policy

Consent
 Consent

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

SEP 11 2009 9:25
COUNTY OF RIVERSIDE

Prev. Agn. Ref.

District: First

Agenda Number:

16.3

The Honorable Board of Supervisors

RE: Change of Zone No. 7258, General Plan Amendment No. 774, Tentative Tract
Map No. 33688

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TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 774** 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 upon the findings and conclusion incorporated in the staff report;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7258**, amending the zoning classification, for the subject property from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings – 12,000 square foot minimum lot size (R-1-12,000), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33688**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.