

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

310B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 19, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 878, CHANGE OF ZONE NO. 7569, TENTATIVE PARCEL MAP NO. 30038 – (Mitigated Negative Declaration) – Applicant: Harold Tyler/ Patricia Beall – Engineer/Representative: Southland Engineering – Third Supervisorial District – Aguanga Zoning Area – Riverside Extended Mountain Area Plan (REMAP): Rural: Rural Residential (R:RR) (5 Acre Minimum), Rural and Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Northerly of State Highway 79, southerly of Los Alamos Road, and northwesterly of Italo Street, Sage Road intersects and divides the existing parcels north to south. – 21.34 Gross Acres – Zoning: Rural Residential – 5 Acre Minimum (R-R-5) – **REQUEST:** General Plan Amendment proposes to amend the project site's current Land Use Designation from Rural: Rural Mountainous (RM) (10 Acre Minimum) to Rural: Rural Residential (RM) (5 Acre Minimum). Change of Zone proposes to change the existing Rural Residential (R-R) zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5). Tentative Parcel Map proposes a schedule H subdivision of 23.20 Gross Acres into four (4) residential parcels with a minimum lot size of five (5) gross acres. 11.6 acres of open space will be dedicated to the Western Riverside Regional Conservation Authority (RCA) for conservation purposes. – APN(s): 583-020-014, 538-020-035 – Related Case(s): PAR 00571, HANS 601

RECOMMENDED MOTION:

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41557**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVED of **GENERAL PLAN AMENDMENT NO. 878**, from Rural Mountainous (RM) (10

Ron Goldman
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE 9/16/09 Mgy

Tina Grande
Departmental Conference

Policy



Policy



Consent



Consent



Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

16.2