

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

509B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 24, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1050, CHANGE OF ZONE NO. 7709, – Fast Track No. 2009-01 – (Mitigated Negative Declaration) – Applicant: Pinnacle Winchester, LP – Engineer/ Representative: JLC Engineering– Third Supervisorial District – Rancho California Zoning Area: Southwest Area Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) – Location: Southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road – 23.66 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST: The General Plan Amendment proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P). - APN: 476-010-015, 476-010-016, 476-010-017**

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41906**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **GENERAL PLAN AMENDMENT NO. 1050** based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CHANGE OF ZONE NO. 7709** based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

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RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 12/21/09
Tina Grande
Departmental Conference

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.3