

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

207B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 18, 2009

SUBJECT: CHANGE OF ZONE NO. 7026 / TENTATIVE TRACT MAP NO. 32531 – (Mitigated Negative Declaration) – Applicant: Michael Garcia – Engineer / Representative: RAMCAM Engineering - First Supervisorial District – Cajalco Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Easterly of Harley John Road and southerly of Twyla Jane Lane – 22.86 Gross Acres - Zoning: Residential Agricultural - 2½ Acre Minimum (R-A-2½) - **REQUEST:** The Change of Zone proposes to amend the current zoning classification of the subject properties from Residential Agricultural - 2½ Acre Minimum (R-A-2½) to Residential Agricultural - 2 Acre Minimum (R-A-2). The Tentative Tract Map is a Schedule B subdivision proposal of 22.86 acres into 11 single-family residential lots with a minimum lot size of two gross acres.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39735**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CHANGE OF ZONE NO. 7026**, from Residential Agricultural - 2½ Acre Minimum (R-A-2½) to Residential Agricultural - 2 Acre Minimum (R-A-2), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, and subject to adoption of a zoning ordinance; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32531**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

(CONTINUED ON ATTACH PAGE)

RG:db
[Handwritten initials]

REVIEWED BY EXECUTIVE OFFICE

DATE 11/24/09
Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

11/18/09 11:37:5

Prev. Agn. Ref. 11/20/07; Item 15.2 | District: First | Agenda Number:

16.1

BACKGROUND:

The proposed project was scheduled for the October 16, 2007 Board of Supervisors Public Hearing and continued to the November 20, 2007 Hearing due to public testimony from an adjacent property owner. The property owners to the south operate an organic citrus farm and testified as to their concerns regarding the proposed development. Some of the issues cited were land use compatibility, water quality and drainage, and the impact of the proposed development onto the adjacent farming activities. The project was then continued off calendar at the November 20, 2007 Public Hearing to further analyze and address these issues.

During the continuance, County Flood Control and Planning Department Staff along with the attendance of County Counsel met with the applicant on several occasions to discuss the public testimony and issues related to the adjacent farming activities. County Staff has determined that the project's mitigation measures, environmental assessment, and supplemental studies are sufficiently detailed to avoid and/or lessen to the greatest extent possible the impact of the proposed residential development onto the adjacent farming activities. Furthermore, planning staff evaluated the project's potential impact onto the disposition of the property owner's organic status and found that impacts to organic operations are not required by the CEQA Guidelines, nor is it possible to appropriately quantify this analysis.