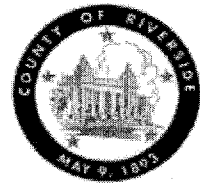


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

441 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 30, 2010

REVIEWED BY EXECUTIVE OFFICE

DATE 6/30/10
Tina Grande

Departmental Concurrence


SUBJECT: GENERAL PLAN AMENDMENT NO. 1055, CHANGE OF ZONE NO. 7663, TENTATIVE PARCEL MAP NO. 35683 – (Mitigated Negative Declaration) – Applicant: Paul Normandie – Engineer/Representative: Ventura Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – Location: Northerly of Voyager Road, southerly of Intrepid road, and easterly of De Portola. – 20.00 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The General Plan Amendment proposes to amend the existing land use designation from Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to Rural: Rural Residential (R: RR) (5 Acre Minimum). The change of zone proposes to change the zoning classification from Rural Residential (R-R) to Residential Agricultural - 5 Acre Minimum (R-A-5). The parcel map proposes a Schedule H subdivision of 20.00 acres into four (4) residential parcels with a minimum parcel size of five (5) acres – APN: 915-440-006

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41965**, 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. 1055**, from Rural Mountainous (RM) (10 Acre Minimum) to Rural Residential (RR) (5 Acre Minimum), subject to resolution adoption by


Ron Goldman
Planning Director

Initials:
RG:vc

(continued on attached page)

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

Prev. Agn. Ref. 1-5-10 item 16.2

District: Third

Agenda Number:

16.3

The Honorable Board of Supervisors

Re: General Plan Amendment No. 1055, Change of Zone No. 7663, Tentative Parcel Map No. 35683

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the Board of Supervisors;

APPROVAL of CHANGE OF ZONE NO. 7663, from Rural Residential (R-R) zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5) zoning classification zone, subject to Ordinance adoption by the Board of Supervisors; and,

APPROVAL of TENTATIVE PARCEL MAP NO. 35683, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The proposed project was scheduled for a public hearing before the Riverside County Board of Supervisors and was continued by the Board of Supervisors on September 24, 2009, October 20, 2009 and December 1, 2009 due to outstanding community concerns regarding “excessive grading proposed both on and off-site as it relates to the project, concerns over drainage discharge from the project site as a result of construction related activities, concerns regarding access to and from the project site, and concerns regarding the increased density proposed by the project relative to the General Plan Amendment application. On January 5, 2010, the Board of Supervisors allowed public testimony from the project applicant and adjacent neighbors, evaluated the project’s impacts compared to the proposed mitigation measures as identified within the Environmental Assessment (EA 41965) and determined that the proposed project has the potential to negatively impact the surround community, the immediate environment in which the project resides and cause a serious constraint upon the access, drainage, and quality of life of the community in which the project is being proposed. Based upon these factors, the Board of Supervisors tentatively denied the proposed project.

Since the Board of Supervisors decision to tentatively deny the project, the applicant has since addressed these concerns with the adjacent property owners and a compromise has been met to mitigate these issues. The applicant will provide a Letter of Credit (LOC) in the amount of \$10,000 for road improvements surrounding the proposed project to mitigate all on and off-site grading, drainage and discharge issues related to the project. Given these improvements will be provided, the negative impacts related to the community and the environment would be mitigated.