

Agenda Item No.: 4.1
Area Plan: Lakeview/Nuevo
Zoning District: Lakeview
Supervisory District: Fifth
Project Planner: Jeff Horn
Directors Hearing: July 13, 2009

TENTATIVE PARCEL MAP NO. 36127
CEQA EXEMPT: Section 15315
Applicant: Jeff Nelson
Engineer/Representative: Cal-Survey

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 36127 proposes a Schedule H subdivision of 2.18 gross acres into two (2) residential parcels with a minimum lot size of one (1) gross acre.

The project site is located in the Lakeview/Nuevo Area Plan, more specifically, northerly of Yucca Avenue, southerly Lakeview Avenue, easterly of Hansen Avenue, and westerly of 6th Street.

SUMMARY OF FINDINGS:

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|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Low Density Residential (RC: LDR) (1 acre minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Low Density Residential (RC: LDR) (1 acre minimum) to the north, east, south, and west. |
| 3. Existing Zoning: | Residential Agricultural (R-A) |
| 4. Surrounding Zoning: | Residential Agricultural (R-A) to the north, east, south, and west. |
| 5. Existing Land Use (Ex. #1): | Single Family Residence |
| 6. Surrounding Land Use (Ex. #1): | Single Family Residential |
| 7. Project Data: | Total Acreage: 2.18
Total Proposed Lots: 2
Proposed Min. Lot Size: 1 gross acre
Schedule: H |
| 7. Environmental Concerns: | Exempt per CEQA Section 15315 |

RECOMMENDATIONS:

APPROVAL of TENTATIVE PARCEL MAP NO. 36127, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Low Density Residential (RC: LDR) (1 acre minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural (R-A) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule 'H' map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.

4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project site is designated Rural Community: Low Density Residential (RC: LDR) (1 acre minimum) on the Lakeview/Nuevo Area Plan.
2. The proposed use, a subdivision of 2.18 gross acres into two (2) residential parcels with a minimum lot size of one (1) gross acre, is permitted use in the Residential Agricultural (R-A) designation.
3. The proposed use, a subdivision of 2.18 gross acres into two (2) residential parcels with a minimum lot size of one (1) gross acre, is a permitted use in the Rural Community: Low Density Residential (RC: LDR) (1 acre minimum) designation.
4. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC: LDR) (1 acre minimum).
5. The zoning for the subject site is Residential Agricultural (R-A).
6. The proposed use, a subdivision of 2.18 gross acres into two (2) residential parcels with a minimum lot size of one (1) gross acre, is consistent with the development standards set forth in the Residential Agricultural (R-A) zone.
7. The project site is surrounded by properties which are zoned Residential Agricultural (R-A).
8. Residential uses have been constructed and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. The proposed project meets the criteria for exemption pursuant to CEQA Section 15315 – Minor Land Divisions. The project meets the following conditions: Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exemptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is located within:
 - a. Community of Nuevo:
 - b. Lakeview/Nuevo Area Plan:
 - c. 5th Supervisorial District:
 - d. Rural Community Foundation Component;
 - e. Low Density Residential (LDR) General Plan Land Use Designation:
 - f. Rural Agricultural (R-A) Ordinance 348 Zoning Designation:
 - g. Lakeview/Nuevo Redevelopment area:
 - h. Nuview Union and Perris Union School Districts:
 - i. County Service Area #146: and
 - j. Lighting Ordinance 655 Zone B 35.73 Miles.
3. The project site is not located within:
 - a. Specific Plan:
 - b. WRCMSHCP Criteria Cell:
 - c. Agricultural Preserve:
 - e. Fault Zone: or a
 - h. High Fire Area.
4. The subject site is currently designated as Assessor's Parcel Number 426-140-025.
5. This project was filed with the Planning Department on October 14, 2008.
6. This project was reviewed by the Land Development Committee one time on the following dates November 20, 2008.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total 13,091.42

JH:jh

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Date Prepared: 6/11/09

Date Revised: 6/19/09