



Tract Map, General Plan Amendment, Rezone Dauchy Tract Map

Community & Economic
Development Department

City Council
September 27, 2016

RiversideCa.gov

PROJECT PROPOSAL

1. Tract Map

- a. Subdivide two contiguous parcels into ten lots for future development of single family residences.

2. General Plan Amendment

- a. To Amend 0.27 acres from VLDR – Very Low Density Residential to HR – Hillside Residential.

3. Rezone

- a. To Rezone 0.27 acres from R-1-1/2 Acre to RC – Residential Conservation.



2

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AERIAL PHOTO/LOCATION



3



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EXISTING SITE PHOTOS

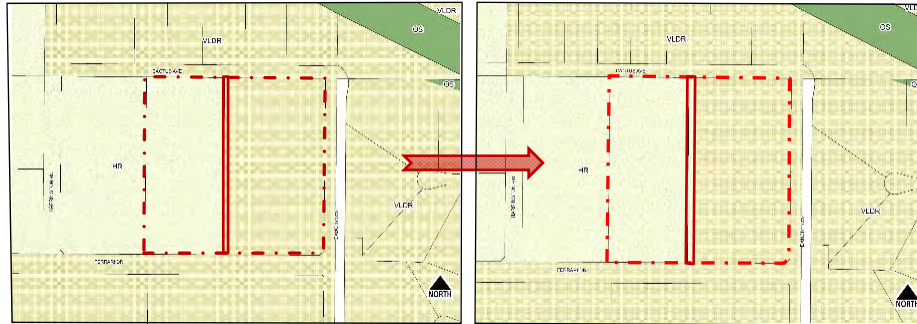


4



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EXISTING/PROPOSED GENERAL PLAN



General Plan Amendment – 0.27 acre from VLDR to HR



5

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EXISTING/PROPOSED ZONING



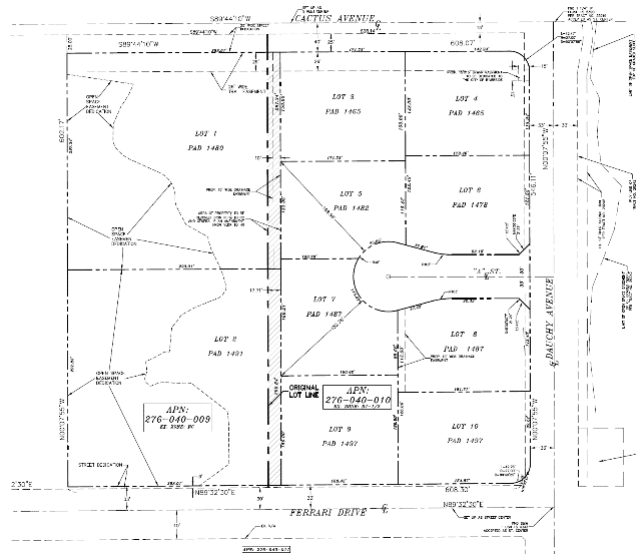
Rezone – 0.27 acre from R-1-1/2 acre to RC Zone



6

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TRACT MAP



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7

RECOMMENDATION

That the City Council:

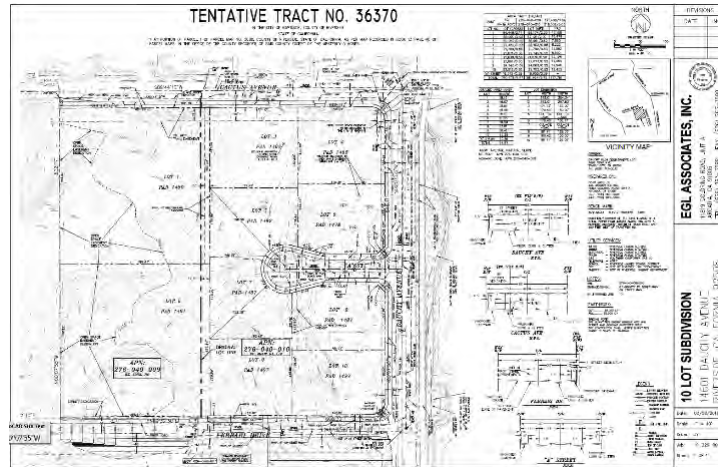
1. Determine the proposed project will not have a significant effect on the environment based upon the findings and mitigation measures set forth in the case record and adopt a Mitigated Negative Declaration;
2. Adopt the Mitigation Monitoring and Reporting Program, pursuant to Section 21081.6 of CEQA;
3. Approve Planning Cases P12-0601, P12-0697 and P12-0698 based on and subject to the Planning Commission findings and recommended conditions;
4. Introduce and subsequently adopt the Ordinance amending the Zoning; and
5. Adopt the Resolution to amend the General Plan Land Use Designation.



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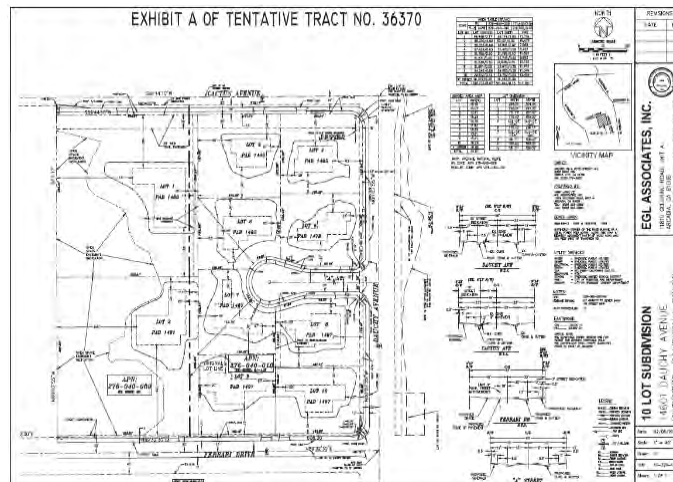
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TENTATIVE TRACT MAP REFERENCE



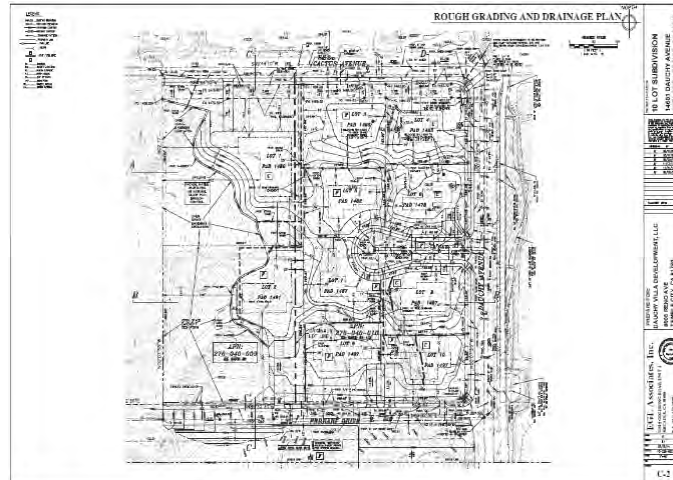
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TENTATIVE TRACT MAP REFERENCE



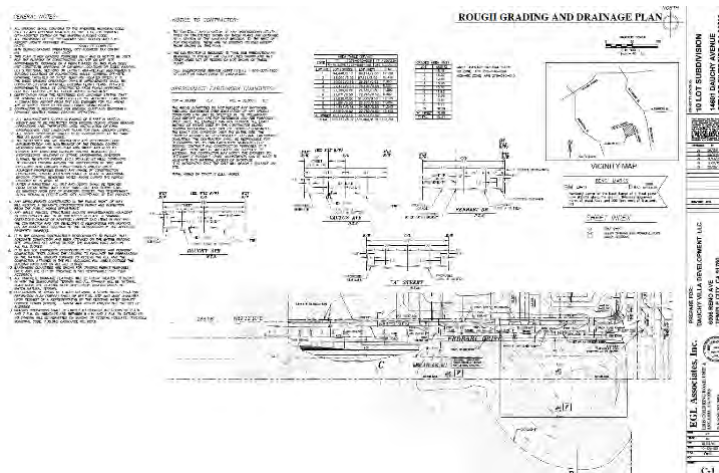
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PROPOSED GRADING REFERENCE



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PROPOSED GRADING REFERENCE



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