

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

125B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:** 8/19/03

**SUBJECT:** CHANGE OF ZONE NO. 6728 / TENTATIVE TRACT MAP NO. 30725 - EA38834 - Pete Sherbenenko - First Supervisorial District - Lake Mathews - 10.22 acres - 13 single family residential lots - R-A-1 Zoning - Schedule B - Located south of Victoria Avenue, west of Lyon Avenue, and north of Morning Glory Court - REQUEST: CZ6728, proposes to change the zoning designation on the subject form R-A-1 to R-A / TR30725, proposes to subdivide 10.22 acres into 13 Single Family Residential lots with a 20,000 sq. ft. minimum lot size.

**CONTROVERSIAL ISSUES:** Archaeological/Paleontological resource preservation, liquefaction potential, appropriate conveyance of surface runoff, enhance landscaping and street lighting – resolved through discussion and modified conditions of approval.

**BACKGROUND:** The proposed project is an infill residential tentative map and change of zone proposed within the southerly sphere of influence of the City of Riverside.

**RECOMMENDED MOTION:**

The Planning Department Recommended Approval; and,  
THE PLANNING COMMISSION BY A VOTE OF 5-0 RECOMMENDS:

**ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 38834**, based upon the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Robert C. Johnson, Planning Director

RCJ: AR

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE

*[Handwritten signature]*  
DATE: 8/26/03

Policy

Policy

Consent

Consent

Department Recommendation:

Per Executive Office:

Prev. Agn. Ref.

Dist. First

AGENDA NO.

16.2

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6728 / TENTATIVE TRACT MAP NO. 30725 -

8/19/03

Page 2

**TENTATIVE APPROVAL of Change of Zone No. 6728**, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL of Tentative Tract Map No. 30725**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.