

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

123 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
March 24, 2004

**SUBJECT:** CHANGE OF ZONE NO. 06787 / TENTATIVE PARCEL MAP NO. 31068 - EA 39009 - Audrey & Ronald Perry - 1st Supervisorial District - Lake Mathews/Woodcrest Area Plan - 2.28 Acres - 2 Lots - R-A-2 1/2 Zoning - Schedule H - Located north of Roberts Road, west of Chicago Avenue and east of Pauls Lane - REQUEST: CZ6787, proposes to change the existing zone from R-A-2 1/2 to R-A-1 / PM31068 proposes to subdivide 2.28 acres in the woodcrest District, into 2 single family residential parcels, both Parcels will be 1-acre minimum in size. A single Family residence currently exists on the westerly half of the project site. The proposal does not include any new developments at this time.

**CONTROVERSIAL ISSUES:** None

**RECOMMENDED MOTION:**

The Planning Department Recommended Approval; and,  
THE PLANNING COMMISSION, BY A VOTE OF 5-0, UNANIMOUSLY RECOMMEND TO THE BOARD OF SUPERVISORS:

**ADOPTION of a De Minimis Finding as follows:** An initial study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 39009**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

**ADOPTION of a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39009**, 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,

Robert C. Johnson  
Planning Director

RCJ:aa

(Continued On Attached Page)

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

*[Handwritten signature]*  
DATE 4/18/04

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

COUNTY OF RIVERSIDE  
MAY 15 10 51 AM '04  
MAY 15 10 51 AM '04  
DEPT. OF PLANNING

Prev. Agn. Ref.

District: THIRD  
FIRST

Agenda Number:

16.1

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 06787 / TENTATIVE PARCEL MAP NO. 31068 -

March 24, 2004

Page 2 of 2

**APPROVAL** of **CHANGE OF ZONE NO. 06787** from R-A-2 ½ to R-A-1 in accordance with Exhibit No. 2; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 31068**, subject to the attached conditions of approval and based upon the finding and conclusions incorporated in the staff report.