

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

918 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

January 20, 2005

SUBJECT: CHANGE OF ZONE NO. 6939 / TENTATIVE TRACT MAP NO. 32172 - EA NO. 39456 - Vista Grove Associates LLC - First Supervisorial District - Lake Mathews / Woodcrest Area Plan - 25.5 acres - A-1-10 Zoning - Schedule B - Located south of Nandina Avenue, east of Washington Street, north of Markham Street, west of Brown Street - REQUEST: Change of Zone No. 6939 proposes to change zone from A-1-10 to R-A-1 - Tentative Tract Map No. 32172 proposes to subdivide 25.5 acres into 22 single-family residential lots.

RECOMMENDED MOTION:

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

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39456, 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,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6939 from A-1-10 to R-A-1 in accordance with exhibit A, based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of TENTATIVE TRACT MAP NO. 32172, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 1/27/05

[Signature]

Robert C. Johnson
Planning Director

RCJ:nw

Policy

Consent

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

Prev. Agn. Ref.

District: First

Agenda Number: