

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

915 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 18, 2005

SUBJECT: CHANGE OF ZONE NO. 6871 /TENTATIVE TRACT MAP NO. 31625 - EA39249 - Osborne Development Corp - Third Supervisorial District - San Jacinto Valley Area Map - 7.62 Acres - 25 proposed single family dwellings - A-1-10 zoning - Schedule A - located easterly of Meridian Street, southerly of Florida Avenue (S.R. 74) and northerly of Acacia Avenue - REQUEST: CZ6871 proposes to change the zoning designation from A-1-10 to R-1/TR31625 proposes to subdivide 7.62 acres into 25 One Family Dwelling units.

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION:

The Planning Department recommended Approval; and
THE PLANNING COMMISSION, BY A VOTE OF 4-0 (Commissioner Porras absent) RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39249**, 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. 6871** from A-1-10 to R-1 in accordance with exhibit A, and based upon the findings and conclusions incorporated in the staff report; and

APPROVAL of **TENTATIVE TRACT MAP NO. 31625**, subject to the attached amended conditions of approval, and based on the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:ck

Departmental Concurrence

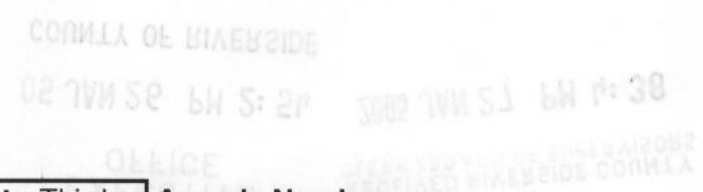
REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 1/27/05

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

Prev. Agn. Ref.

District: Third

Agenda Number:



16.1

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.3

1:30 p.m. being the time set for public hearing on the application of Osborne Development Corporation - Environmental Assessment No. 39249 - for Change of Zone 6871 to change the zoning from Light Agriculture, 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1), and Tentative Tract Map 31625, a Schedule A map which proposes to subdivide 7.62 acres into 25 One Family Dwelling units, located in the San Jacinto Valley Area Map, 3rd District, the Chairman called the matter for hearing.

Ron Goldman, Planning staff, presented the matter.

James Unland, representing the applicant, spoke in favor.

Supervisor Stone mentioned the possibility of a small neighborhood park, and asked whether there would be a homeowners' association.

Katherine Lind, Deputy County Counsel, noted that there is a condition attached to this application, 90.Planning.4 on Page 40, which states that they either pay fees and/or they dedicate land. Because no parks are shown on the plan, it will defer to the fee category.

Supervisor Stone asked the applicant if they could dedicate Lot 23 for one large recreation facility to serve the community.

Bob Johnson, Planning Director, recommended that the matter be continued two weeks for further review.

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, March 1, 2005 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 15, 2005 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: February 15, 2005

Nancy Romero, Clerk of the Board of Supervisors, in

and for the County of Riverside, State of California.

By: *Samuel Bonaf* Deputy

AGENDA NO.

16.3

xc: Planning, Applicant, COB
lu