

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

107B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 25, 2005

SUBJECT: CHANGE OF ZONE NO. 7013 - TENTATIVE TRACT MAP NO. 32690, AMENDED MAP NO. 2 – EA39705 – Steve McCarty – Cabazon Zoning District – Fifth Supervisorial District – easterly of Almond Street, westerly of Elm Street, southerly of Dolores Avenue and northerly of Esperanza Avenue – 5.1 Acres – W-2-5 Zone - Schedule B - REQUEST: CHANGE OF ZONE NO. 7013 from W-2-5 to R-1- 20,000 / TENTATIVE TRACT MAP NO 32690 is a proposal to subdivide 5.1 acres into eight single-family residential lots.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDS BY UNANIMOUS VOTE:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39705**, based on the findings incorporated in the environmental assessment and the conclusion that the proposed project will not have a significant effect on the environment; and,

DENIAL of **CHANGE OF ZONE NO. 7013** from **W-2-5** to **W-2** in accordance with Exhibit 2; but,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7013**, from **W-2-5** to **R-1-20,000** in accordance with Exhibit 4, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32690, AMENDED MAP NO. 2**, subject to the attached conditions and based upon the findings and conclusions incorporated in the staff report.

REVIEWED BY EXECUTIVE OFFICE

DATE

2/1/05

Robert C. Johnson
Planning Director

RCJ:vv
1/25/05

Departmental Concurrence

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

Prev. Agn. Ref.

District: Fifth

Agenda Number: