

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

105 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 4, 2005

SUBJECT: TENTATIVE TRACT MAP NO. 32477 / CHANGE OF ZONE NO. 6996 - EA NO. 39649 - Ion Communities - First Supervisorial District - Woodcrest Zoning District - Lake Mathews/Woodcrest Area Plan - 69 Acres - 64 residential lots & one detention basin - A-1-10 zoning - Schedule B - Located westerly of Washington Street and southerly of Rabbitscamble Trail - REQUEST: TENTATIVE TRACT MAP NO. 32477 is a proposal to subdivide 69 acres into 65 lots (64 residential lots with a minimum lot size of one acre, and one detention basin). / CHANGE OF ZONE NO. 6996 proposes to change the existing zone of A-1-10 to R-A-1.

RECOMMENDED MOTION:

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39649**, 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,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 32477** and **CHANGE OF ZONE NO. 06996**, subject to the attached amended conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

REVIEWED BY EXECUTIVE OFFICE  
DATE 4/18/05  
Departmental Concurrence

  
Robert C. Johnson  
Planning Director

RCJ:sn

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

Prev. Agn. Ref.

District: First

Agenda Number:

16.1

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



**16.1**

1:30 p.m. being the time set for further public hearing on the application of Ion Communities for adoption of a mitigated negative declaration for environmental assessment 39649; Zone Change 6996 to change the zoning from A-1-10 to R-A-1; and, Tentative Tract Map 32477, Schedule B, to subdivide 69 acres into 65 lots (64 residential lots with a minimum lot size of one acre and one detention basin), located in the Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan, 1<sup>st</sup> District, the Chairman opened the matter for hearing.

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, June 28, 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 June 7, 2005 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: June 7, 2005

Nancy Romero, Clerk of the Board of Supervisors, in

and for the County of Riverside, State of California.

By: *Shirley Schlemmer* Deputy

AGENDA NO.

16.1

xc: Planning, Applicant, COB