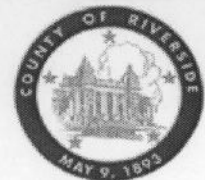


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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
- Per Exec. Ofc.: Consent
- Policy
- Policy

Prev. Agn. Ref. | District: First | Agenda Number: