

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

417 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 5, 2006

SUBJECT: CHANGE OF ZONE NO. 7019 / TENTATIVE PARCEL MAP NO. 32443 - EA39718
– Applicant: Kevin Wolf – Engineer / Representative: Aguilar and Sherkon - First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Communities: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Cactus Avenue and westerly of Dauchy Drive – 5.04 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) - **REQUEST:** The Change of Zone proposes to amend the existing zoning on the site from Light Agriculture - 5 Acre Minimum (A-1-5) to Residential Agriculture - 1 Acre Minimum and Watercourse Area (W-1) for the delineated arroyo. The Schedule B subdivision of 4.65 acres into 4 residential lots with a minimum lot size of 1 gross acre.

RECOMMENDED MOTION:

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

ADOPTION of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39718**, 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. 7019** from Light Agriculture – 5 Acre Minimum (A-1-5) to Residential Agriculture – 1 Acre Minimum (R-A-1) and Watercourse Area (W-1), in accordance with Exhibit #3, for the delineated arroyo; and

APPROVAL of **TENTATIVE PARCEL MAP NO. 32443**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Robert C. Johnson
Planning Director

RCJ:sn

REVIEWED BY-EXECUTIVE OFFICE
James P. ...
DATE 1/24/06

Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

16.6