

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

208 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 27, 2006

SUBJECT: CHANGE OF ZONE NO. 07171 / TENTATIVE TRACT MAP NO. 33323 – EA 40220 – Applicant: Lakshmana Koka – Engineer / Representative: Blaine A. Womer Civil Engineering - Third Supervisorial District – Little Lake Zoning District – San Jacinto Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Chambers Avenue, southerly of Morningside Court, easterly of Soboba Street and westerly of Lake Street – 5.00 Gross Acres - Zoning: Residential Agricultural 1 Acre Minimum (R-A-1) - **REQUEST:** The change of zone proposes to change the site's zoning from Residential Agricultural 1 Acre Minimum (R-A-1) to Residential Agriculture 30,000 Square-Foot Minimum (R-A-30,000). The Tentative Tract Map is a Schedule B map subdividing 5 acres into 5 residential lots with 30,000 square-foot minimum lot sizes.

RECOMMENDED MOTION:

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

ADOPTION of **MITIGATED NEGATIVE DECLARATION** for **ENVIROMENTAL ASSESSMENT NO. 40220**, based upon the findings incorporated in the initial study and the conclusion that the project will not have significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 07171**, from Residential Agricultural 1 Acre Minimum (R-A-1) to Residential Agricultural 30,000 Square-Foot Minimum (R-A-30,000) zone in accordance with Exhibit #2; and,

Robert C. Johnson
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 5/27/06

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

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

16.3

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 07171 / TENTATIVE TRACT MAP NO. 33323

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APPROVAL of **TENTATIVE TRACT MAP NO. 33323**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.