

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

801B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 20, 2006

SUBJECT: CHANGE OF ZONE NO. 6952 / TENTATIVE TRACT MAP NO. 32272 – EA39506
– Applicant: Washington LLC – Engineer / Representative: The Thompson Co., Inc. - Third
Supervisory District – Rancho California Zoning Area - Southwest Area Plan: Community
Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre): Highway
79 Policy Area – Location: Northerly of Thompson Road, easterly of Washington Street, and
southerly of Yates Road - 12 Gross Acres - Zoning: Light Agriculture 5-Acre Minimum (A-1-5) -
REQUEST: The change of zone proposes to change the existing zoning from A-1-5 (Light
Agriculture 5-Acre Minimum) to R-1 (One Family Dwellings). The tentative tract map is a
Schedule A subdivision of 12 acres into 42 single-family dwelling units with 7,200 square foot
minimum lot sizes and one detention basin.

RECOMMENDED MOTION:

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

ADOPTION of a **NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39506**, 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. 6952** from Light Agriculture 5-Acre Minimum to One Family Dwellings, in accordance with Exhibit #3 and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32272, AMENDED NO. 5**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:aa

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 5/4/06 BY [Signature]

Policy
 Policy

Consent
 Consent

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

3006 WVA -2 6W 3: 11
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1