

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

104B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

July 14, 2006

SUBJECT: CHANGE OF ZONE NO. 7151 / TENTATIVE TRACT MAP NO. 33543 – EA40143
– Applicant: Newport Investments, Inc. – Engineer / Representative: Cauty Psomas - First Supervisorial District – Sedco-Wildomar Zoning Area - Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Southerly of Waite Street and westerly of Cherry Street – 2.37 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The change of zone proposes to change the current zoning classification from Rural Residential (R-R) to One-Family Dwellings (R-1). The tentative tract map is a Schedule A subdivision of 2.37 gross acre parcel into 10 single family residential lots with a minimum lot size of 7,200 sq. ft.

RECOMMENDED MOTION:

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

ADOPTION of the **MITITGATED NEGATVIE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40143**, 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. 7151**, from Rural Residential (R-R) to One-Family Dwellings (R-1), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33543**, 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

JATE 8/03/06 AG

- | | | | | |
|-----------------|--------------------------|---------|--------------------------|--------|
| Dep't Recomm.: | <input type="checkbox"/> | Consent | <input type="checkbox"/> | Policy |
| Per Exec. Ofc.: | <input type="checkbox"/> | Consent | <input type="checkbox"/> | Policy |

Prev. Agn. Ref.

District: First

Agenda Number:

16.6