

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

525B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 8, 2006

SUBJECT: CHANGE OF ZONE NO. 7376 / TENTATIVE TRACT MAP NO. 32180 – EA39545
– Applicant: Roberts Family Limited Partnership – Engineer / Representative: CSL Engineering Inc. - First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Moss Road and easterly of Bush Avenue – 10.04 Gross Acres - Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) - **REQUEST:** The change of zone proposes to change the existing zoning classification from Light Agriculture-1Acre Minimum (A-1-1) to Residential Agriculture-1 Acre Minimum (R-A-1). The tentative tract map is a Schedule B subdivision of 10.04 gross acres into nine single family residential lots with a minimum lot size of one gross acre.

RECOMMENDED MOTION:

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

ADOPTION of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39545**, 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. 7376**, from Light Agriculture-1 Acre Minimum (A-1-1) to Residential Agriculture-1 Acre Minimum (R-A-1) in accordance with Exhibit 3; based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32180**, 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 9/10/06

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

District: First

Agenda Number:

16.2