

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

821 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 19, 2006

SUBJECT: CHANGE OF ZONE NO. 7161 / TENTATIVE TRACT MAP NO. 30992 – EA38957
– Applicant: Koy Builders – Engineer / Representative: Medofer Engineering, Inc. - First
Supervisory District – Gavilan Hills Zoning District – Lake Mathews / Woodcrest Area Plan:
Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northeasterly of the intersection
at Juniper Road and Blue Sky Road – 98.56 Gross Acres - Zoning: Residential Agriculture - 5
Acre Minimum (R-A-5) - **REQUEST:** The change of zone is a proposal to amend the current
zoning classification of the subject property from Residential Agriculture 5 Acre Minimum (R-A-
5) to Residential Agriculture 2½ Acre Minimum (R-A-2½). The tentative tract map is a Schedule
C subdivision proposal of 69.98 gross acres into 18 lots with a minimum lot size of 2½ acres as
well 28.58 gross acres into two Multi-Habitat Species Conservation Plan (MSHCP)
Conservation lots.

RECOMMENDED MOTION:

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

ADOPTION of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38957**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7161**, from Residential Agriculture – 5 Acre Minimum (R-A-5) to Residential Agriculture – 2 ½ Acre Minimum (R-A-2½) in accordance with Exhibit "3"; based upon the findings and conclusions in the staff report; and

APPROVAL of **TENTATIVE TRACT MAP NO. 30992**, 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:aa

REVIEWED BY EXECUTIVE OFFICE

DATE 10/4/06 TMB

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: First

Agenda Number:

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