

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

822B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
September 19, 2006

**SUBJECT:** CHANGE OF ZONE NO. 7096 / TENTATIVE TRACT MAP NO. 32854 – EA39935 – Applicant: Michael Garcia – Engineer / Representative: RAMCAM Engineering - First Supervisorial District – Cajalco Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northeasterly of the intersection of Twyla Jane Lane and Harley John Road – 18.90 Gross Acres - Zoning: Residential Agriculture -2 1/2 Acre Minimum (R-A-2 1/2) - **REQUEST:** The change of zone proposes to amend the current zoning classification of the subject properties from Residential Agriculture 2½ Acre Minimum (R-A-2½) to Residential Agriculture 2 Acre Minimum (R-A-2). The tentative tract map is a Schedule B subdivision proposal of 18.90 acres into 9 single-family residential lots with a minimum lot size of two gross acres.

**RECOMMENDED MOTION:**

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

**ADOPTION** of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39935**, 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. 7096**, from Residential Agriculture – 2 ½ Acre Minimum (R-A-2½) to Residential Agriculture – 2 Acre Minimum (R-A-2), in accordance with Exhibit “3”; based upon the findings and conclusions in the staff report;

**APPROVAL** of **TENTATIVE TRACT MAP NO. 32854**, 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

VIEWED BY EXECUTIVE OFFICER

DATE 10/4/06 TMB

Policy  
 Policy

Consent  
 Consent

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

Prev. Agn. Ref.

District: First

Agenda Number:

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