

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

906B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 26, 2006

SUBJECT: CHANGE OF ZONE NO. 7068 / TENTATIVE TRACT MAP NO. 32546 – EA39650
– Applicant: Paz Construction – Engineer / Representative: Civil Trans - Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Southerly of 54th Street and easterly of Agate Street – 9.7 Gross Acres - Zoning: Light Agriculture-4 Acre Minimum (A-1-4) - **REQUEST:** The change of zone proposes to change the existing zoning from Light Agriculture - 4 Acre Minimum (A-1-4) to Light Agriculture (A-1). The tentative tract map is a Schedule A subdivision of 9.7 acres into a total of 15 residential units, with a minimum lot size of 1/2 Acre Gross. The map also includes a 10 foot wide trail along the southerly side to 54th Street that will connect to neighboring trail systems in the area.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39650**, 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. 7068**, from Light Agriculture – 4 Acre Minimum (A-1-4) to Light Agriculture (A-1) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32546**, 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

REVIEWED BY EXECUTIVE OFFICE
DATE 12/16/06 mjg

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

Prev. Agn. Ref.

District: Second

Agenda Number:

16 . 1