

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



103 B

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 19, 2006

**SUBJECT:** CHANGE OF ZONE NO. 7095 / TENTATIVE TRACT MAP NO. 31842 – EA39926 – Applicant: Tabletop Mountain Partners, LLC – Engineer / Representative: Adkan Engineers - First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Nandina Avenue, southerly of Mariposa Avenue, easterly of Washington Street and westerly of Frankland Lane – 73.13 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - **REQUEST:** The change of zone proposes to change the existing zoning from Light Agriculture - 10 Acre Minimum (A-1-10) to Light Agriculture - 1 Acre Minimum (A-1-1). The Tentative Tract Map is a Schedule B subdivision of 73.13 acres into 52 residential lots, one open space lot, and a 10 foot wide community trail along the westerly edge of the project site.

**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39926**, 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. 7095**, from Light Agriculture - 10 Acre Minimum (A-1-10) to Light Agriculture - 1 Acre Minimum (A-1-1), in accordance with Exhibit #2, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 31842**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman  
Interim Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 1/8/07 TMG

Departmental Concurrence

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

Prev. Agn. Ref. | District: First | Agenda Number:

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RECEIVED RIVERSIDE COUNTY

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