

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

810B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 20, 2006

SUBJECT: CHANGE OF ZONE NO. 7136 / TENTATIVE TRACT MAP NO. 33423 – EA40098
– Applicant: Ion Communities – Engineer / Representative: CSL Engineering, Inc - Third
Supervisory District – Rancho California Zoning Area – Southwest Area Plan: Community
Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location:
Easterly of Washington Street and southerly of Brumfield Street – 46.15 Gross Acres - Zoning:
Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture - 2½ Acre Minimum (A-1-2½),
Residential Agriculture - 2½ Acre Minimum (R-A-2½), Rural Residential (R-R) - **REQUEST:**
The Change of Zone proposes to change the project site's existing zoning from Light Agriculture
- 10 Acre Minimum (A-1-10), Light Agriculture - 2½ Acre Minimum (A-1-2½), Residential
Agriculture - 2½ Acre Minimum (R-A-2½), and Rural Residential (R-R) to One-Family Dwellings
(R-1) and Open Area Combining Zone - Residential Developments (R-5). The Tentative Tract
Map is a Schedule A subdivision of 46.15 gross acres into 132 single family residential lots with
a minimum lot size of 7,200 square feet and 4 open space lots, ranging in size from 5.17 acres
to 0.35 acres, and totaling 8.8 acres.

RECOMMENDED MOTION:

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

Robert C. Johnson
Planning Director

RCJ:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 12/11/06 yly

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

5008 DEC 11 6N 5:38
CLERK BOARD OF SUPERVISORS
RECEIVED RIVERSIDE COUNTY

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7136 / TENTATIVE TRACT MAP NO. 33423

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ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40098**, 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. 7136**, from Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture - 2½ Acre Minimum (A-1-2½), Residential Agriculture - 2½ Acre Minimum (R-A-2½), and Rural Residential (R-R), to One-Family Dwellings (R-1) and Open Area Combining Zone - Residential Developments (R-5) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33423**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.