

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

812B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 21, 2006

SUBJECT: GENERAL PLAN AMENDMENT NO. 726 / CHANGE OF ZONE NO. 7070 / TENTATIVE TRACT MAP NO. 32934 – EA39861 – Applicant: Greg and Ruth Sponseller – Engineer / Representative: IW Consulting Engineer - Third Supervisorial District – Antelope Valley Zoning Area – Sun City / Menifee Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Glenhaven Place, easterly of Phoebe Road, and southerly of La Piedra Road – 9.85 Gross Acres - Zoning: Residential Agriculture - 1 Acre Minimum (R-A-1) - **REQUEST:** The General Plan Amendment proposes to change the existing Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum). The Change of Zone proposes to change the Residential Agriculture - 1 Acre Minimum (R-A-1) to Residential Agriculture (R-A), with a 20,000 sq. ft. minimum. The Tentative Tract Map proposes to subdivide 9.85 net acres into 15 residential lots with a minimum lot size of 20,000 sq. ft.

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 ray

Departmental Concurrence

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

5002 DEC 11 6W 5:30

OFFICE OF THE COUNTY CLERK
RECEIVED VIA E-MAIL

Prev. Agn. Ref.

District: Third

Agenda Number:

16 . 10

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 726 / CHANGE OF ZONE NO. 7070 / TENTATIVE TRACT MAP NO. 32934

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ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39861**, 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 **GENERAL PLAN AMENDMENT NO. 726**, from Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum), in accordance with Exhibit #5, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7070**, from the existing Residential Agriculture – One Acre Minimum (R-A-1) to Residential Agriculture (R-A), in accordance with Exhibit #2, based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP No. 32934** to subdivide 9.85 net acres into 15 residential lots with a minimum lot size of 20,000 sq. ft. subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.