

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

804 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 1, 2007

SUBJECT: CHANGE OF ZONE NO. 07413 / TENTATIVE PARCEL MAP NO. 33244 - MITIGATED NEGATIVE DECLARATION - Applicant: Ron and Amy Williams - Engineer/Representative: Lloyd W. Watson - Fourth Supervisorial District - Chuckwalla Zoning Area - Western Coachella Valley Area Plan: Community Development : Estate Density Residential (EDR) (2 Acre Minimum) - Location: Northerly of Del Webb Boulevard, easterly of Washington Street, and southerly of Frances Way - 5.5 Acres - Zoning: Controlled Development Areas - 10 Acre Minimum (W-2-10) - REQUEST: The project proposes to change the zoning classification of the subject site from Controlled Development Area - 10 Acre Minimum (W-2-10) to One Family Dwellings - 2 Acre Minimum (R-1-2); a Schedule H land division of an existing 5.5 Gross Acre site into 2 residential parcels. Project grading consists of approximately 1,000 cubic yards of earth to be moved.

BACKGROUND:

Tentative Parcel Map No. 33244/ Change of Zone No. 07413 was heard and approved by the Planning Commission on January 24, 2007 without controversy.

RECOMMENDED MOTION: The Planning Commission recommended approval; and
THE PLANNING COMMISSION RECOMMENDS BY A 5-0 VOTE:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41042**, 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,

Ron Goldman
Planning Director

RG:rp

REVIEWED BY EXECUTIVE OFFICE

DATE 3/29/07

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

Prev. Agn. Ref.

District: Fourth | Agenda Number:

15.1

The Honorable Board of Supervisors
RE: Tentative Parcel Map No. 33244/ Change of Zone No. 07413
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TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7413**, from Controlled Development Areas – 10 Acre Minimum (W-2-10) to One Family Dwellings – 2 Acre Minimum (R-1-2), subject to attached Exhibit #3; based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 33244**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.