

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 Departmental Concurrence

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

STAMPED AREA

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.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



15.1

1:30 p.m. being the time set for public hearing on the application of Ron & Amy Williams – Lloyd W. Watson for Zone Change 7413 to change the zone from Controlled Development Area – 10 Acre Minimum (W-2-10) to One Family Dwellings – 2 Acre Minimum (R-1-2) and, for Tentative Parcel Map 33244, Schedule H, to divide 5.5 gross acre site into 2 residential parcels, located in the Chuckwalla Zoning Area – Western Coachella Valley Area Plan, 4th District, the Chairman called the matter for hearing.

Ron Goldman, Planning, presented the matter and noted Mr. Greene's letter requesting a continuance.

On motion of Supervisor Wilson, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, April 17, 2007.

Roll Call:

Ayes: Tavaglione, Stone and Wilson
Nays: None
Absent: Buster and Ashley

1 I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on April 10, 2007 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: April 10, 2007
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: *Nancy Romero* Deputy

AGENDA NO.
15.1

xc: Planning, Applicant, COB