

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

327B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

April 11, 2007

SUBJECT: CHANGE OF ZONE NO. 7145 / TENTATIVE TRACT MAP NO. 32813 – MITIGATED NEGATIVE DECLARATION – Applicant: Mike Doyle – Engineer / Representative: Southland Engineering - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) – Location: Northerly of Anza Road, easterly of Butterfield Stage Road, and westerly of Rio Linda Road – 20 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - **REQUEST:** The Change of Zone proposes to change the site's current zoning classification from Residential Agricultural - 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map is a Schedule A subdivision of 20 gross acres into 59 single family residential lots with a minimum lot size of 7,200 square feet and five open space lots for enhanced landscaping, a detention basin and a flood control channel.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40122**, 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. 7145**, from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1), in accordance with Exhibit # 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32813**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Mark Balyp for
Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 4/17/07 RWJ

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

15.4