

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

922B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 13, 2007

SUBJECT: CHANGE OF ZONE NO. 7380 / TENTATIVE PARCEL MAP NO. 33749 –
NEGATIVE DECLARATION – Applicant: Joseph Creel – Engineer / Representative: Sitetech,
Inc - First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area
Plan: Community Development: Rural Community: Very Low Density Residential (RC: VLDR) (1
Acre Minimum) – Location: Westerly of Gardner Avenue, southerly of Krameria Avenue, and
easterly of Washington Street. – 4.71 Gross Acres - Zoning: Light Agriculture - 5 acre minimum
(A-1-5) - **REQUEST:** The Change of Zone proposes to change the project site's zoning
classification from Light Agriculture - 5 acre minimum (A-1-5) to Residential Agricultural - 1 acre
minimum (R-A-1). The Tentative Parcel Map proposes a Schedule 'H' subdivision of 4.71 gross
acres into 4 parcels with a minimum lot size of one (1) gross acre. Parcel 1 is 1.14 acres, parcel
2 is 1.15 acres, parcel 3 is 1.32 acres, and parcel 4 is 1.24 acres. An existing house, garage,
storage building, and out building is currently located within Parcel 3 and shall remain.

RECOMMENDED MOTION:

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

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40737** 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. 7380**, from Light Agriculture - 5 acre minimum (A-1-5) to Residential Agricultural - 1 acre minimum (R-A-1), in accordance with Exhibit# 4, based upon the findings and conclusions incorporated in the staff report; and,

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 07/13/07
Tina Grande
Departmental Concurrence

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

COMMITTEE OF EVALUATION

JULY 13 2007

11:30 AM '07

RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

District: First

Agenda Number:

15.1

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7380 / TENTATIVE PARCEL MAP NO. 33749

July 13, 2007

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APPROVAL of **TENTATIVE PARCEL MAP NO. 33749**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.