

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

717B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
October 15, 2007

**SUBJECT:** CHANGE OF ZONE NO. 7468 / TENTATIVE PARCEL MAP NO. 35207 – CEQA EXEMPT – Applicant: Maryann and Thomas Moyer – Engineer / Representative: A&A Surveying and Mapping - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Roberts Road, westerly of Chicago Avenue and northerly of Twin Lakes Drive – 2.5 Gross Acres - Zoning: Residential Agricultural - 2½ Acre Minimum (R-A-2½) - **REQUEST:** The Change of Zone proposes to change the project site's current zoning classification from Residential Agricultural - 2½ Acre Minimum (R-A-2½) to Residential Agricultural - 1 Acre Minimum (R-A-1). The Tentative Parcel Map is a Schedule H subdivision of 2.5 acres into 2 parcels with a minimum lot size of one gross acre. There are existing dwellings on parcels 1 and 2 which are to remain.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,

**THE PLANNING COMMISSION RECOMMENDED:**

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7468**, amending the zoning classification for the subject property from Residential Agricultural - 2½ Acre Minimum (R-A-2½) to Residential Agricultural - 1 Acre Minimum (R-A-1), in accordance with 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. 35207**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE *Tina Granda*  
Tina Granda  
Departmental Director

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

15.4