

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

943B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 14, 2008

SUBJECT: CHANGE OF ZONE NO. 7383 / TENTATIVE TRACT MAP NO. 34096 – MITIGATED NEGATIVE DECLARATION – Applicant: Vista Ranch Development – Engineer / Representative: Psomas - First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Nandina Avenue, westerly of Cyrus Lane, and easterly of Fairbreeze Court – 9.37 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - **REQUEST:** The Change of Zone proposes to change the current zoning classification for the subject property from Light Agriculture - 10 Acre Minimum (A-1-10) to Residential Agricultural - 1 Acre Minimum (R-A-1). The Tentative Tract Map is a Schedule B subdivision of 9.37 gross acres into nine (9) single family residential lots with a minimum lot size of one (1) gross acre.

RECOMMENDED MOTION:

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

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 2/20/08
Tina Glante
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: First

Agenda Number:

15.5

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7383 / TENTATIVE TRACT MAP NO. 34096

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ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40966**, based on the findings incorporated in the initial study and the conclusion that the project, subject to the proposed mitigation measures, will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7383**, amending the zoning classification for the subject property from Light Agriculture - 10 Acre Minimum (A-1-10) 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 TRACT MAP NO. 34096**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.