

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

511B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 22, 2008

SUBJECT: CHANGE OF ZONE NO. 7627 / TENTATIVE TRACT MAP NO. 35664 – MITIGATED NEGATIVE DECLARATION – Applicant: BJ Delzer French Valley LLC – Engineer / Representative: PHB & Associates - Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Pat Road, southerly of Ruft Road, and westerly of Pourroy Road – 2.54 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes to change the project site's current zoning classification from Rural Residential (R-R) to One-Family Dwellings - 13,000 Square Foot Minimum (R-1-13,000). The Tentative Tract Map is a Schedule A subdivision of 2.54 gross acres into five residential lots with a minimum lot size of 13,000 square feet. The Tract Map is to serve as a model home complex for Tentative Tract Map No. 34150, which is currently under review and located northwesterly of the project site.

RECOMMENDED MOTION:

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

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 6/4/08
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

15.3

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7627 / TENTATIVE TRACT MAP NO. 35664

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ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41473**, 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. 7627**, amending the zoning classification for the subject property from Rural Residential (R-R) to One-Family Dwellings - 13,000 Square Foot Minimum (R-1-13,000), 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. 35664**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.