

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



602B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 27, 2008

SUBJECT: CHANGE OF ZONE NO. 7416 / VARIANCE NO. 1831 / TENTATIVE PARCEL MAP NO. 33115 – MITIGATED NEGATIVE DECLARATION – Applicant: Hans and Maria Ruitter – Engineer / Representative: IW Consulting Engineers, Inc. - First Supervisorial District – Cajalco Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Avenue E, southerly of Avenue D, easterly of Alder Avenue, and westerly of Birch Street – 5.39 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - **REQUEST:** The Change of Zone proposes to change a portion of the project site's current zoning classification, from Residential Agricultural - 1 Acre Minimum (R-A-1) and Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 1 Acre Minimum (R-A-1). The Variance is a request to allow for the lot widths of Parcel 3 and Parcel 4 to be less than the 100 foot width required by Ordinance No. 348 Article Vlb Section 6.52 (Required Lot Area and Dimensions). The Tentative Parcel Map is a Schedule H subdivision of 5.39 gross acres into four (4) 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 6/9/08

Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: First

Agenda Number:

15.2

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7416 / VARIANCE NO. 1831 / TENTATIVE PARCEL MAP NO. 33115

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ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40011**, 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. 7416**, amending the zoning classification for the subject property from Residential Agricultural - 1 Acre Minimum (R-A-1) and Residential Agricultural - 5 Acre Minimum (R-A-5) 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 **VARIANCE NO. 1831**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 33115**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.