

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

822B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 13, 2009

SUBJECT: CHANGE OF ZONE NO. 7459, TENTATIVE TRACT MAP NO. 34097- (Mitigated Negative Declaration) – Applicant: Vista Ranch Development, LLC – 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 Markham Street, southerly of Nandina Avenue, and easterly of Roosevelt Avenue– 40.90 Gross Acres - Zoning: Light Agriculture (A-1-10) - **REQUEST:** The Change of Zone requests to change the zoning classification of the site from Light Agriculture – 10 Acre Minimum (A-1-10) to Residential Agriculture – 1 Acre Minimum (R-A-1). The Tentative Tract Map is a Schedule B subdivision of 40.90 acres into 39 residential parcels with a minimum lot size of one (1) gross acre. Lots range in size from 1.0 to 1.4 gross acres.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41174**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **CHANGE OF ZONE NO. 7459**, amending the zoning classification for the subject property from Light Agriculture – 10 Acre Minimum (A-1-10) to Residential Agriculture – 1 Acre minimum (R-A-1), in accordance with Exhibit# 3, based upon the findings and conclusions incorporated in the staff report; and, pending final Ordinance Adoption by the Board of Supervisors.

APPROVAL of **TENTATIVE TRACT MAP NO. 34097**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 7/22/09

Tina Grande
Departmental Concurrence

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

Stamp: 8/11/09 10:28

Prev. Agn. Ref.

District: First

Agenda Number:

16.2