

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

902B



FROM: TLMA - Planning Department

SUBMITTAL DATE: October 28, 2003

SUBJECT: CHANGE OF ZONE NO. 6725/TENTATIVE PARCEL MAP NO. 30634 - EA NO. 38824-Paul & Wanda Doscher - CLE Engineering Inc -Third Supervisorial District - Rancho California Area - 20.79 gross acres-Rural Agricultural -10 Acre Minimum (R-A - 10) zone. The project site is located at the southeast corner of De Portola Road and Green Meadows Road. REQUEST: The project consists of a zone change on 20.79 acres from Residential-10 Acre Minimum (R-A-10) to Residential-5 Acre Minimum (R-A-5), and a Schedule H parcel map to subdivide 20.79 acres into 4 lots with a minimum lot size of 5 acres.

CONTROVERSIAL ISSUES: Zoning, well water availability, impact to road and interference with natural streams-resolved through discussion and conditions of approval.

RECOMMENDED MOTION: The Planning Department recommended Approval; and, THE PLANNING COMMISSION, by a vote of 4-1 (Commissioner Roth abstained), recommends:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38824**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6725** from R-A-10 to R-A-5, in accordance with Exhibit No. 2; based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 30634**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.


Robert C. Johnson, Planning Director

RCJ: lgm

REVIEWED BY EXECUTIVE OFFICE

DATE 11-10-03 BY RBH

- Department Recommendation: Policy
- Consent
- Per Executive Office: Policy
- Consent

Prev. Agn. Ref.

Dist. Third

AGENDA NO.

16.3