

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

9.3B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 1, 2004

**SUBJECT:** CHANGE OF ZONE NO. 6860 / TENTATIVE PARCEL MAP NO. 31447 - EA39235 - James Hoopes - Third Supervisorial District - French Valley zoning area - 25 acres - 4 proposed lots and 1 remainder parcel - R-R and A-2-10 zoning - Schedule H - Located northerly of Pat Road, westerly of Leon Road, southerly of Scott Road and easterly of Briggs Road. / REQUEST: CZ 6860, proposes to change the zoning on the site from R-R and A-2-10 to R-A-5 / PM 31447, proposes to subdivide 25 acres into 4 parcels with a minimum lot size of 5 acres and one 5 acre remainder parcel with an existing single family residence.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY A UNANIMOUS VOTE RECOMMENDS TO THE BOARD OF SUPERVISORS:**

**ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39235**, 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. 6860**, from Heavy Agriculture – 10 Acre Minimum to Residential Agriculture – 5 Acre Minimum, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL of Tentative Parcel Map No. 31447**, 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:ar

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 6/1/04  
Departmental Concurrence

Dept's Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

16.8