

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
September 20, 2004

SUBJECT: CHANGE OF ZONE NO. 6662 - EA 38564 - Dennis Washburn - Third Supervisorial District - Bautista Zoning Area - 141.73 Acres - 15 proposed lots - R-R zoning - Located northerly of Florida Ave., southerly of Buckeye Lane, easterly of Schultz Road and westerly of Blackburn Road - REQUEST: CZ6662 proposes to change the zoning from R-R to R-1 and R-A.

**CONTROVERSIAL ISSUES:**

The Planning Department and Flood Control District expressed concerns to the applicant about proceeding with the zone change without a subdivision application. However, both departments agreed to move the application forward because the requested zone change represents consistency zoning for the property. The future application for a subdivision shall require another initial study and further review of the environmental issues associated with this site.

Zone change, hydrology, preservation of agricultural resources, environmental impact, slopes, traffic, erosion, and electrical services – UNRESOLVED.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE:**

The Planning Department recommended Denial; and,  
**THE PLANNING COMMISSION BY A VOTE OF 3-0, (Commissioner Streeter opposed and Commissioner Porras absent):**

**DENIED** Change of Zone No. 6662, subject to the attached Land Development Committee comments, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson  
Planning Director

RCJ:ck

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 9/29/04  
Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

1.6