

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
November 3, 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 Avenue, southerly of Buckeye Lane, easterly of Schultz Road and westerly of Blackburn Road - REQUEST: CZ 6662, 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:**

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

**DENIAL** of Change of Zone No. 6662, from R-R to R-1 and R-A, in accordance with Exhibit No. 2, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson  
Planning Director

RCJ:ar

REVIEWED BY EXECUTIVE OFFICE  
*Jeannette Wright*  
DATE 11/3/04  
Departmental Concurrence

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

Prev. Agn. Ref.

1.6 10.11.04

District: Third

Agenda Number:

16.4