

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

333B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
July 11, 2005

**SUBJECT:** CHANGE OF ZONE NO. 6886 / TENTATIVE PARCEL MAP NO. 31913 - EA39285 - Applicant: Allen Marcus - Engineer/Representative: Gunvant Thakkar - First Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Location: East of Calle Bandido, south of Avenida La Cresta and north of Hidden Meadows Circle - Zoning: Residential Agriculture-10 acre minimum (R-A-10) - REQUEST: Schedule H subdivision of 20 acres into 3 lots with a minimum of 5 acres per lot and a change of zone from R-A-10 to R-A-5.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Porras absent) RECOMMENDS TO THE BOARD OF SUPERVISORS:**

**ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 39285**, 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,

**APPROVAL OF CHANGE OF ZONE NO. 6886**, from R-A-10 (Residential Agriculture-10 acre min.) to R-A-5 (Residential Agriculture - 5 acre min.) subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL OF TENTATIVE PARCEL MAP NO. 31913**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson  
Planning Director

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Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
*Gunvant Thakkar*  
DATE 7/18/05

Policy  
 Policy

Consent  
 Consent

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

Prev. Agn. Ref.

District: First

Agenda Number:

16.2