

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

510 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 14, 2005

SUBJECT: CHANGE OF ZONE NO. 6941 / TENTATIVE PARCEL MAP NO. 31303 - EA39459
- Applicant: Engineering Ventures - Engineer / Representative: Engineering Ventures - First Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) - Location: Northerly of Avenida Presa, southerly of Tenaja Road, westerly of Calle Viento, and easterly of Calle Roble - 18.01 Gross Acres - Zoning: Residential Agricultural - 20 Acre Minimum (R-A-20) - REQUEST: The Change of Zone is a proposal to change the existing Residential Agricultural - 20 acre minimum (R-A-20) to Residential Agricultural - 5 acre minimum (R-A-5) zoning for the subject site. The Schedule H parcel map proposes to subdivide 18.01 acres into two, 5 acre minimum residential lots.

RECOMMENDED MOTION:

The Planning Department recommends Approval; and,
THE PLANNING COMMISSION, UNANIMOUSLY RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39459**, 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. 6941** from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5), in accordance with Exhibit 3; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 31303**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

David Mares for
Robert C. Johnson
Planning Director

RCJ:sn

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 11/2/05

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref. | District: First | Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

16.1