

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

702 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 18, 2005

SUBJECT: CHANGE OF ZONE NO. 6758 / TENTATIVE TRACT MAP NO. 30611 - EA38922 - Applicant: Leonard Fowler - Engineer / Representative: Leonard Fowler - Third Supervisorial District - Rancho California Zoning Area - Riverside Extended Mountain Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) - Location: Westerly of Calle El Nino and northerly of Via La Luna - 40 Gross Acres - Zoning: Residential Agricultural - 10 Acre Minimum (R-A-10) - REQUEST: The Change of Zone proposes to change the zoning of the subject site from Residential Agricultural - 10 Acre Minimum (R-A-10) and Residential Agriculture - 5 Acre Minimum (R-A-5) to Residential Agricultural - 4 Acre Minimum (R-A-4) and Residential Agriculture - 5 Acre Minimum (R-A-5) zoning. The Schedule D tract map subdivision to subdivide two 20-acre parcels gross acres into four 5-acre residential lots and four 4-acre residential lots with a 3.19-acre Multi-Species Habitat Conservation Plan (MSHCP) conserved area. (Remainder Lot)

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38922**, based upon the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 11/17/05

Robert C. Johnson
Planning Director

RCJ:sn

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.6

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6758 / TENTATIVE TRACT MAP NO. 30611

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TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6758** from Residential Agricultural - 10 Acre Minimum (R-A-10) to Residential Agricultural - 4 Acre Minimum (R-A-4), in accordance with Exhibit #3; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 30611**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.