

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

249B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
December 28, 2005

**SUBJECT:** CHANGE OF ZONE NO. 7078 / TENTATIVE PARCEL MAP NO. 33019 – EA39881 – Applicant: Edward and Judith Gorman – Engineer / Representative: Gunvant Thakker - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Rancho California Road, northwesterly of Vista del Monte Road, southwesterly of Calle Contento, and easterly of the City of Temecula – 5.75 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - **REQUEST:** The Change of Zone proposes to change the existing zoning from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2). A Schedule H parcel map subdivision of 5.75 acres into two residential parcels. Parcel 1 will have a proposed lot size of 2.8 gross acres and Parcel 2 will have a proposed lot size of 2.9 gross acres.

**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39881**, 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. 7078** from Residential Agricultural 5-Acre Minimum (R-A-5) to Residential Agricultural 2½-Acre Minimum (R-A-2½), in accordance with Exhibit #3, and based upon the findings and conclusions incorporated in the staff report; and,

Robert C. Johnson  
Planning Director

RCJ:sn

REVIEWED BY EXECUTIVE OFFICE

*Edward Gorman*  
DATE 1/15/06

Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

16.5

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7078 / TENTATIVE PARCEL MAP NO. 33019

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**APPROVAL** of **TENTATIVE PARCEL MAP NO. 33019**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.