

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

415B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
January 10, 2006

**SUBJECT: CHANGE OF ZONE NO. 7203 - EA40298** – Applicant: Daniel Messina – Engineer/Representative: Jim Irvin – Fourth Supervisorial District – Sky valley Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (RR) (5 Acres Minimum) – Location: Northerly of Clark Road, southerly of Dillon Road, easterly of Norman Road, and westerly of Prospect Road in the Sky Valley community – 10 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: To Change the Zone from Scenic Highway Commercial (C-P-S) to Rural-Residential - 5 Acre Minimum (R-R-5) or One-Family Dwellings – 5 Acre Minimum (R-1-5).

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION RECOMMENDS BY 5-0 VOTE:**

**ADOPTION of a De Minimis Finding as follows:** An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 40298**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

**ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40298**, 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,

**DENIAL of CHANGE OF ZONE NO. 7203**, from C-P-S to R-R-5 or R-1-5, as shown on Exhibit 3; but,

*Robert C. Johnson*  
Robert C. Johnson  
Planning Director

RCJ:mb

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 1/24/06

Policy

Consent

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

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

16.4

The Honorable Board of Supervisors  
RE: CHANGE OF ZONE NO. 7203  
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**APPROVAL** of **CHANGE OF ZONE NO. 7203**, from C-P-S to R-R-5 or R-1-5, in accordance with Exhibit 4, base upon the findings and conclusions incorporated in the Planning Commission minutes dated November 9, 2005.