

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

702B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 24, 2006

**SUBJECT:** CHANGE OF ZONE NO. 7273 – CEQA Exempt – Applicant: Nuevo Partners, LLC – Engineer / Representative: David Jeffers Consulting, Inc. - Fifth Supervisorial District - Nuevo Zoning Area – Lakeview / Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Montgomery Avenue, southerly of Park Boulevard, easterly of North Drive, and westerly of Hansen Avenue – 49.9 Gross Acres - Zoning: Residential Agriculture (R-A) and Rural Residential (R-R) - **REQUEST:** To alter the current zoning classification on the north eastern corner of the project site from Rural Residential (R-R) to Rural Agricultural (R-A) to correspond with the existing Residential Agriculture (R-A) zoning on the remaining 47.3 acres of the project site.

**BACKGROUND:** This proposed change of zone is required to implement Tentative Tract Map No. 32165, which was approved at the Planning Commission on December 21, 2005. Tentative Tract Map No. 32165 was conditioned to obtain the change of zone (50.PLANNING.31).

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,

**THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:**

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7273** from Rural Residential (R-R) to Residential Agriculture (R-A), in accordance with Exhibit # 2, based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson  
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 5/8/06

Departmental Concurrence

Policy  
 Policy  
 Policy

Consent  
 Consent  
 Consent

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

3002.11A-1 6/13/06  
RECEIVED BY PLANNING COMMISSION

Prev. Agn. Ref.

District: Fifth

Agenda Number:

16.3