

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

310 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 5, 2006

**SUBJECT:** Change of Zone No. 7075 / Tentative Parcel Map No. 32521 – EA39869 – Applicant: Mark Irwin Park – Engineer / Representative: Temecula Engineering Consultants Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Linda Rosea Road and easterly of Calle Lagartija – 5.09 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The change of zone proposes to change the existing zoning from Rural Residential (R-R) to Residential Agriculture 2-Acre Minimum (R-A-2). The tentative parcel map is a Schedule H subdivision of 5.09 acres into 2 single family residential parcels with a minimum lot size of 2 acres. Proposed Parcel 1 is 2.56 gross acres in size, and Proposed Parcel 2 is 2.53 gross acres in size. The project site is currently vacant.

**RECOMMENDED MOTION:**

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

**ADOPTION** of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39869**, 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. 7075**, from Rural Residential (R-R) to Residential Agriculture 2-Acre Minimum (R-A-2), in accordance with Exhibit #2, based on the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE PACEL MAP NO. 32521**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson  
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE  
DATE 6/14/06  
Departmental Concurrence

Policy

Consent

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

3000 11/14/06 5:20

Prev. Agn. Ref.

District: Thrid

Agenda Number:

16.2