

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

419 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
August 25, 2006

**SUBJECT:** CHANGE OF ZONE NO. 06912 / TENTATIVE PARCEL MAP NO. 31312 – EA39354 – Applicant: Stephen Snow – Engineer / Representative: CLE Engineering - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum), Rural Residential (R-RR) (5 Acre Minimum) – Location: Easterly of De Portola Road, northerly of Green Meadow Road, southerly of Intrepid Road – 20.92 Gross Acres - Zoning: Residential Agriculture - 10 Acre Minimum (R-A-10) - **REQUEST:** The change of zone proposes to change the existing zoning from Residential Agriculture - 10 Acre Minimum (R-A-10) to Residential Agriculture - 5 Acre Minimum (R-A-5). The tentative parcel map is a Schedule H subdivision of 20.92 acres into four 5 acre residential lots.

**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39354**, based on the findings incorporated in the initial study and the conclusions that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6912** from Residential Agriculture – 10 Acre Minimum (R-A-10) to Residential Agriculture – 5 Acre Minimum (R-A-5), in accordance with Exhibit #2, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 31312**, 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

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICER

DATE 9/5/06 mlb

- Dep't Recomm.:  Consent
- Per Exec. Ofc.:  Consent
- Policy
- Policy

SEP 26 -2 6W 3-08  
RECEIVED VIA COUNTY COMPLEX

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

16.4

From: Thomas Hu, Owner of Parcel no. 915440046  
Address: 2092 S. Vicentia Ave., Corona, Ca 92882

Subject: Response to Public Hearing Notice regarding zone change No 6912 from R-A-10 to R-A-5

Dear sir,

As one of property owner in Rancho California area listed above, I totally agree to change it to R-A-5.

The reason I vote yes to the above change is as follows:

1. 20 years ago when I acquired my parcel in area we are talking about re-zoning, it was a five "acre minimum" property. Later on every parcel were changed to 10 acres minimum city without any properties owner's agreement. You are just changing back to what it was before.
2. There is no environmental impact. Five acre is still a very big land for just one resident. We need to protect environment? Yes. But we don't want the area too rural the and look too poor.
3. I suggest not only one parcel changed to R-A-5, but every parcel in that area changed to R-A-5.

Thanks

Thomas Hu



Sep 20, 2006