

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

523B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 12, 2006

SUBJECT: CHANGE OF ZONE NO. 7130 / TENTATIVE TRACT MAP NO. 33300 – EA40080
– Applicant: Bella Glen, LLC – Engineer / Representative: ACD Engineering - Third
Supervisory District – Rancho California Zoning District – Southwest Area Plan: Rural
Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of
De Portola Road, southerly of Glen Oaks Road, easterly of Bella Vista, and westerly of Avenida
Bogota – 47.58 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The change of
zone request to change the existing zoning from Rural Residential (R-R) to Residential
Agriculture-2 Acre Minimum (R-A-2). The tentative tract map is a Schedule C subdivision of
47.58 gross acrs into 22 lots with a minimum lot size of 2 acres, and an overall density of 0.46
dwelling units/acre.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL
ASSESSMENT NO. 40080**, based on the findings and conclusions 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. 7130**, from Rural Residential (R-R) to
Residential Agriculture-2 Acre Minimum (R-A-2) in accordance with Exhibit 3 pending adoption
of the final zoning ordinance by the Board of Supervisors and based upon the findings and
conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33300**, 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 9/12/06
Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.9