

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

514B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 31, 2006

SUBJECT: CHANGE OF ZONE NO. 7165 / TENTATIVE PARCEL MAP NO. 33537 – EA40201 – Applicant: Ken Betts – Engineer / Representative: Guntant Thakker - 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: Northerly of Benton Road, easterly of Green Meadow Road, and westerly of Vawter Ranch Road – 20.8 Gross Acres - Zoning: Residential Agriculture-10 Acre Minimum (R-A-10) - **REQUEST:** The Change of Zone No. 7165 proposes a change from Residential Agriculture 10 Acre Minimum (R-A-10) to Residential Agriculture 5 Acre Minimum (R-A-5). Parcel Map No. 33537 proposes a Schedule H subdivision of 20.8 acres into four residential lots and a 5-acre remainder parcel for open space. Two of the residential parcels have a minimum size of 5 acres, but 2 of the parcels were reduced in size from 5 acres to 2.5 acres and 2.7 acres, respectively, in order to provide for the open space parcel. The project includes a cul-de-sac, driveways, water storage tanks, and septic systems. The project will be served by well water.

RECOMMENDED MOTION:

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

REVIEWED BY EXECUTIVE OFFICE

DATE 11/20/06 [Signature]

Departmental Concurrence

Robert C. Johnson
Planning Director

RCJ:cv

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

16 . 2

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7165 / TENTATIVE PARCEL MAP NO. 33537

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ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40201**, 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. 7165**, from Residential Agriculture 10 Acre Minimum (R-A-10) to Residential Agriculture 5 Acre Minimum (R-A-5), in accordance with Exhibit #2, based on the recommendation of the Planning Commission; but,

APPROVAL of **CHANGE OF ZONE NO. 7165**, from Residential Agriculture 10 Acre Minimum (R-A-10) to Residential Agriculture 5 Acre Minimum (R-A-5), and Residential Agriculture 2 ½ Acre Minimum (R-A-2 ½), in accordance with Exhibit #4, based on the findings and conclusion **incorporated in the staff report**; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 33537**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.