

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

209B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 17, 2007

SUBJECT: CHANGE OF ZONE NO. 7189 / TENTATIVE PARCEL MAP NO. 32981 – EA40263 – Applicant: Thomas J. Stanfill – Engineer / Representative: SB&O Inc - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Pauba Road, easterly of Via Lilia, and westerly of Valencia Way – 6.95 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5) - **REQUEST:** The Change of Zone proposes to change the existing zoning from Residential Agriculture - 5 Acre Minimum (R-A-5) to Residential Agriculture - 2 Acre Minimum (R-A-2). The Tentative Parcel Map is a Schedule H subdivision of 6.95 gross acres into three residential lots with a minimum lot size of 2.25 acres.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40263**, 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. 7189**, from Residential Agriculture – 5 Acre Minimum (R-A-5) to Residential Agriculture – 2 Acre Minimum (R-A-2), in accordance with Exhibit #2, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 32981**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Interim Planning Director

RG:cv

VIEWED BY EXECUTIVE OFFICE

DATE 1/23/07 JMY

Departmental Concurrence

Policy

Consent

Dep't Recomm.:

Policy

Consent

Per Exec. Ofc.:

3001 17M S3 5M 3:28

Prev. Agn. Ref.

District: Third

Agenda Number:

16 . 2