

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

210B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 19, 2007

SUBJECT: CHANGE OF ZONE NO. 7329 / TENTATIVE PARCEL MAP NO. 32833 – EA40399 – Applicant: McDonald Construction – Engineer / Representative: Aguirre & Associates - First Supervisorial District – Rancho California Zoning Area – Elsinore Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) – Location: Westerly of the intersection at Gruwell Street and Union Street and easterly of Sexton Street – 2.17 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes to change the project site's current zoning classification from Rural Residential (R-R) to One-Family Dwellings - 20,000 Square Feet Minimum (R-1-20,000). The Tentative Parcel Map is a schedule G subdivision of 2.17 gross acres into four (4) single family residential lots with a minimum parcel size of 20,000 square feet.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40399**, 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. 7329**, from Rural Residential (R-R) to One-Family Dwellings – 20,000 Square Feet Minimum (R-1-20,000), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 32833**, 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

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 1/23/07

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

16.3

3003 7M 53 6N 3:18
RECEIVED RIVERSIDE COUNTY