

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

916B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

March 8, 2007

SUBJECT: CHANGE OF ZONE NO. 7448 / TENTATIVE PARCEL MAP NO. 33510 – MITIGATED NEGATIVE DECLARATION – Applicant: Stefan Lanthier – Engineer / Representative: Stefan Lanthier - Fifth Supervisorial District – Nuevo Zoning Area – Lakeview / Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Walnut Avenue, southerly of Rider Street, easterly of Evans Road, and westerly of El Nido Avenue – 48.84 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes a consistency zone change from Rural Residential (R-R) to One-Family Dwellings - 1 Acre Minimum (R-1-1). The Tentative Parcel Map is a Schedule H subdivision from 4.84 gross acres into 4 one-one acre parcels.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40222**, 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. 7448**, from Rural Residential (R-R) to One-Family Dwellings – ½ Acre Minimum (R-1-20,000), in accordance with Exhibit #3; but,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7448**, from Rural Residential (R-R) to One-Family Dwellings – 1 Acre Minimum (R-1-1), in accordance with Exhibit #4, based upon the findings and conclusions incorporated in the staff report; and,

Mark Balys for
Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 3-27-07 AG

Departmental Concurrence

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

500J NVB 5.1 VV 10: 03
RECEIVED RIVERSIDE COUNTY
EXECUTIVE

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.6

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7448 / TENTATIVE PARCEL MAP NO. 33510

March 8, 2007

Page 2 of 2

APPROVAL of **TENTATIVE PARCEL MAP NO. 33510**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.