

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

704B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 10, 2007

SUBJECT: CHANGE OF ZONE NO. 7306 / TENTATIVE TRACT MAP NO.33324 – MITIGATED NEGATIVE DECLARATION – Applicant: Dos LLC – Engineer / Representative: Engineering Venture - First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (10 Acre Minimum) Santa Rosa Plateau / De Luz Policy Area (5 Acre Minimum) – Location: Northerly of Tenaja Road, southerly of Sierra Elena Road and easterly of Avenida La Cresta – 47.74 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes to change the sites current zoning from Rural Residential (R-R) to Residential Agriculture 5 Acre Minimum (R-A-5). The Tentative Tract Map is a schedule D subdivision of 47.5 acres into 8 lots no less than 5 acres each.

BACKGROUND: On June 13, 2007, TR33324 and CZ7306 appeared before the Riverside County Planning Commission, this hearing body approved the proposed project with a minor modification. The Planning Commission added condition of approval 90.PLANNING.13 to ensure that the existing Riparian Areas are protected from development. This modification was discussed at the June 13, 2007 Planning Commission hearing and agreed upon by the applicant.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40163**, 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,



Ron Goldman
Planning Director

RG:vc

REVIEWED BY EXECUTIVE OFFICE
DATE 7/10/07 TMJ
Tina Grande

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

Prev. Agn. Ref.

District: First

Agenda Number:

15.6

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7306 / TENTATIVE TRACT MAP NO.33324

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TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7306** from Rural Residential Zone (R-R) to Residential Agriculture 5 Acre Minimum (R-A-5), in accordance with Exhibit# 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33324** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.