

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

962B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 1, 2007

SUBJECT: CHANGE OF ZONE NO. 7279 / TENTATIVE PARCEL MAP NO. 34226 – MITIGATED NEGATIVE DECLARATION – Applicant: TBG Partners, Inc – Engineer / Representative: Alatorre & Associates - Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Pine Tree Lane, southerly of Upper Valley Road, easterly of Bautista Road, and westerly of Pollwog Road – 5 Gross Acres - Zoning: Rural Residential - 5 Acre Minimum (R-R-5) - **REQUEST:** The Change of Zone proposes to change the existing zoning classification from Rural Residential - 5 Acre Minimum (R-R-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). The Tentative Parcel Map is a proposal for a Schedule H subdivision of 5.0 gross acres into two (2) parcels with a minimum lot size of 2.5 gross acres.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40649**, 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. 7279**, from Rural Residential – 5 Acre Minimum (R-R-5) to Residential Agricultural – 2 Acre Minimum (R-A-2), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 34226**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 8/1/07
Tina Grande
Departmental Concurrence

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

COUNTY OF RIVERSIDE
AUG 12 11:31 AM '07
CLERK OF EXECUTIVE

Prev. Agn. Ref. | District: Third | Agenda Number:

15.3