

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

139 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 21, 2007

SUBJECT: CHANGE OF ZONE NO. 7042 / TENTATIVE TRACT MAP NO. 32778 – MITIGATED NEGATIVE DECLARATION – Applicant: John Salvatore – Engineer / Representative: Hunsaker & Associates - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) – Location: Southerly of Anza Road, easterly of Rio Linda Road, and northerly of the Pechanga Band of Luiseno Indian Reservation – 20.42 Gross Acres - Zoning: Residential Agricultural - 20 Acre Minimum (R-A-20) - **REQUEST:** The Change of Zone proposes to change the site's zoning classification from Residential Agricultural - 20 Acre Minimum (R-A-20) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule A subdivision of 20.42 acres into 44 single family residential lots with a minimum lot size of 7,211 square feet and five open space lots for drainage, water quality, and natural open space.

RECOMMENDED MOTION:

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

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 8/29/07 AG

Dep't Alex Gann re:nce

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

8/29/07 6:30

Prev. Agn. Ref.

District: Third

Agenda Number:

15.3

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7042 / TENTATIVE TRACT MAP NO. 32778

August 21, 2007

Page 2 of 2

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39781**, 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. 7042**, from Residential Agricultural - 20 Acre Minimum (R-A-20) to One-Family Dwellings (R-1), in accordance with Exhibit # 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32778**, subject to the attached conditons of approval, and based upon the findings and conclusions incorporated in the staff report.