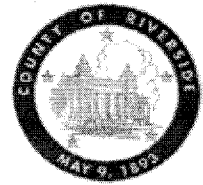


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

434 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 11, 2007

SUBJECT: CHANGE OF ZONE NO. 7360 / TENTATIVE PARCEL MAP NO. 34107 – MITIGATED NEGATIVE DECLARATION – Applicant: Joseph Serrantino & Cuc T. Tran – Engineer / Representative: CJ Consulting - First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountaneous (R-RM) (10 Acre Minimum) – Location: Northerly of Via Vaquero Road and easterly of Calle Le Paz – 20.71 Gross Acres - Zoning: Residential Agricultural - 20 Acre Minimum (R-A-20) - **REQUEST:** The Change of Zone proposes to change the project site's current zoning classification from Residential Agricultural - 20 Acre Minimum (R-A-20) to Residential Agricultural - 10 Acre Minimum (R-A-10). The Tentative Parcel Map is a Schedule H subdivision of 20.71 acres into 2 residential lots with a minimum lot size of 10 acres.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40913**, 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. 7360**, from Residential Agricultural - 20 Acre Minimum (R-A-20) to Residential Agricultural - 10 Acre Minimum (R-A-10), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 34107**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

Damian Meins for
Assistant Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE
DATE 10/01/07
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: First

Agenda Number:

15.1

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD