

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

508B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
September 27, 2007

**SUBJECT:** CHANGE OF ZONE NO. 7034 / TENTATIVE PARCEL MAP NO. 32907 – MITIGATED NEGATIVE DECLARATION – Applicant: Kelly Themm – Engineer / Representative: Edward Olson - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Glen Oaks Road, easterly of Kapalua Way, and westerly of Via Del Toronjo – 5.0 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - **REQUEST:** The Change of Zone proposes to change the project's current zoning classification from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). The Tentative Parcel Map is a Schedule H subdivision of 5.0 gross acres into two residential lots with a minimum lot size of 2 acres.

**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39750**, 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. 7034**, from Residential Agricultural – 5 Acre Minimum (R-A-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. 32907**, 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

Tina Grande  
Departmental Concurrence

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

15.3