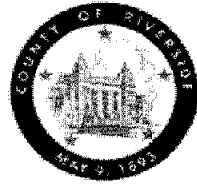


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

8308



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
March 25, 2008

**SUBJECT:** CHANGE OF ZONE NO. 7426 / TENTATIVE TRACT MAP NO. 34042 – MITIGATED NEGATIVE DECLARATION – Applicant: Armstrong & Brooks Consulting – Engineer / Representative: Sam Nelson - Third Supervisorial District – Tule Peak Zoning Area – Riverside Extended Mountain Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of Ramsey Road, easterly of Chapman Road, southerly of Marlis Lane and westerly of Mare Drive – 97.29 Gross Acres - Zoning: Rural Residential - 10 Acre Minimum (R-R-10) - **REQUEST:** The Change of Zone proposes to change the project site's current zoning classification from Rural Residential - 10 Acre Minimum (R-R-10) to Residential Agriculture - 5 Acre Minimum (R-A-5). The Tentative Tract Map is a Schedule D subdivision of 97.29 gross acres into 19 residential lots with a minimum lot size of 5 gross acres.

**RECOMMENDED MOTION:**

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

Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 4/16/08  
Tina Grande  
Departmental Conference

Policy  
 Policy

Consent  
 Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

15.5

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7426 / TENTATIVE TRACT MAP NO. 34042

March 25, 2008

Page 2 of 3

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40431**, based on the findings incorporated in the initial study and the conclusion that the project, subject to the proposed mitigation measures, will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7426**, amending the zoning classification fro the subject property from Rural Residential - 10 Acre Minimum (R-R-10) 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; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 34042**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;