

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

116 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
July 14, 2008

**SUBJECT:** CHANGE OF ZONE NO. 7586 / TENTATIVE TRACT MAP NO. 34747 – MITIGATED NEGATIVE DECLARATION – Applicant: Century Crowell Santa Rosa, LLC – Engineer / Representative: Hall & Foreman, Inc. - First Supervisorial District – Gavilan Hills Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) and Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Location: Southerly of El Toro Road and westerly of La Barranca Road. – 63.49 Gross Acres - Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) - **REQUEST:** The Change of Zone proposes to change the site's zoning classification from Residential Agriculture – 2 ½ Acre Minimum (R-A-2 ½) to Residential Agriculture – 5 Acre Minimum (R-A-5) in order to achieve consistency with the General Plan Land Use Designation. The Tentative Tract Map is a Schedule 'D' subdivision of 63.49 gross acres into 12 residential lots with a minimum lot size of five (5) gross. In addition, Street A and Los Becerros Road will be constructed and El Baquero Road and El Toro Road will be improved. An off-site access road shall be constructed from the westerly extension of Valle Pacifico Drive to the northerly extension of Piedras Road. Approximately 16 acres of the site will be graded to create custom pads, driveways, and roads.

**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41001**, 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,

Ron Goldman  
Planning Director

RG:nt

REVIEWED BY EXECUTIVE OFFICE

DATE: 7/17/08  
Tina Grande  
Departmental Conference

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

Prev. Agn. Ref.

District: First

Agenda Number:

16.4

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7586 / TENTATIVE TRACT MAP NO. 34747

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**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7586**, amending the zoning classification for the subject property from Residential Agricultural – 2 ½ Acre Minimum to Residential Agricultural – 5 Acre Minimum (R-A-5), in accordance with Exhibit# 3, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 34747**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.