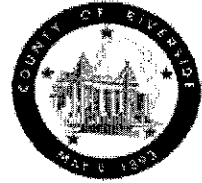


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

525B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 14, 2008

SUBJECT: CHANGE OF ZONE NO. 7513 / TENTATIVE PARCEL MAP NO. 35070 – MITIGATED NEGATIVE DECLARATION – Applicant: John Dimicele – Engineer / Representative: Trans Pacific Consultants - First Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) Santa Rosa Plateau / DeLuz Policy Area – Location: Northerly of Lodi Lane and easterly of Hombre Lane – 20.53 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - **REQUEST:** The Change of Zone proposes to change the zoning classification of the subject property from Residential Agricultural - 10 Acre Minimum (R-A-10) to Residential Agricultural - 5 Acre Minimum (R-A-5). The Tentative Parcel Map is a Schedule H subdivision of 20.53 gross acres into four (4) parcels with a minimum lot size of five (5) acres.

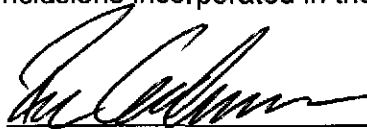
RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41367**, 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. 7513**, from Residential Agricultural-10 Acre Minimum (R-A-10) to Residential Agricultural-5 Acre Minimum (R-A-5), in accordance with Exhibit #2, based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 35070**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.


Ron Goldman
Planning Director

RG:nt

REVIEWED BY EXECUTIVE OFFICE

DATE 9/16/08
Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

16.4