

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

602B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
February 19, 2009

**SUBJECT: CHANGE OF ZONE NO. 7531, TENTATIVE PARCEL MAP NO. 35118** – (mitigated Negative Declaration) – Applicant: Edward Cotta – Engineer / Representative: CLE Engineering - Third Supervisorial District – Rancho California Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Southerly of Capitol Street, easterly of Calle Alta and northerly of Linda Rosea – 10.59 Gross Acres – Zoning: Residential Agriculture (5 Acre Minimum) (R-A-5) - **REQUEST:** Change of Zone proposes to change the zoning classification from Residential Agricultural – 5 Acres Minimum (R-A-5) to Residential Agricultural – 2½ Acre Minimum (R-A-2½). The Tentative Parcel Map is a Schedule H subdivision of 10.59 gross acres into four (4) residential parcels with a minimum parcel size of 2.5 acres.

**RECOMMENDED MOTION:**

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

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41416**, 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,

**APPROVED CHANGE OF ZONE NO. 7531** proposing to change the site's zoning classification from Residential Agricultural – 5 Acres Minimum (R-A-5) to Residential Agricultural – 2½ Acres Minimum (R-A-2½) in accordance with Exhibit 3, based upon final adoption by the Board of Supervisors;

**APPROVED TENTATIVE PARCEL MAP NO. 35118**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman  
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 2/10/09  
Tina Grande  
Departmental Concurrence

Policy  Policy

Consent  Consent

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

03/11 5 31 38

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1