

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

703B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 28, 2011

SUBJECT: CHANGE OF ZONE NO. 7680 / TENTATIVE PARCEL MAP NO. 36134 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Angelo Migliaccio – Engineer/Representative: D.M. "Max" Buchanan – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: Northerly of Pass View Drive, southerly of Newberry Street and westerly of Slope Drive – 3.7 Gross Acres – Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2½) – **REQUEST:** The Change of Zone proposes to amend the zoning classification for the subject property from Residential Agricultural – 2½ Acre Minimum (R-A-2½) to Residential Agricultural – 1 Acre Minimum (R-A-1). The Tentative Parcel Map is a Schedule 'H' subdivision of 3.7 gross acres into three residential parcels with a minimum lot size of 1 gross acre.

RECOMMENDED MOTION:

The Planning Department recommended Approval, and,
THE PLANNING COMMISSION RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42041**, 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. 7680**, amending the zoning classification for the subject property from Residential Agricultural – 2½ Acre Minimum (R-A-2½) to Residential Agricultural – 1 Acre Minimum (R-A-1) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE: 5/2/11
Tina Grande

Departmental Concurrence

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

16.2

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7680 / TENTATIVE PARCEL MAP NO. 36134

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APPROVAL of **TENTATIVE PARCEL MAP NO. 36134**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.