

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

918 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 31, 2003

**SUBJECT:** CHANGE OF ZONE NO. 6736 / TENTATIVE TRACT MAP NO. 30895 - EA38857  
- MBK Homes Ltd. - Second Supervisorial District - Prado-Mira Loma District - 10 Acres - 39  
proposed lots - Schedule A - A-2-5, SP Zoning - Located approximately 660 feet east of Sumner  
Road, west of Cleveland Avenue, south of Orange Street and north of Citrus Street -  
REQUEST: CZ6736, proposes to change the zoning on the property from Heavy Agriculture, 5  
acre minimum to One-Family Dwellings on 10 acres / TR30895, proposes to divide 10 acres into  
39 single family residential lots.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Porras absent)  
RECOMMENDS:

**ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 38857,**  
based on the findings and mitigations incorporated in the initial study and the conclusion that the  
project, as conditioned, will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL of Change of Zone No. 6736,** from A-2-5 to R-1 in accordance with  
Exhibit 2 pending final adoption of the final zoning ordinance by the Board of Supervisors; and,

**APPROVAL of Tentative Tract Map No. 30895,** subject to the attached conditions of approval,  
based on the findings and conclusions incorporated in the staff report.

**CONTROVERSIAL ISSUES:** None

Robert C. Johnson  
Planning Director

RCJ: ar

REVIEWED BY EXECUTIVE OFFICE

DATE 11-10-03 *RJL*  
Departmental Conference

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

Prev. Agn. Ref.

District: Second | Agenda Number:

16.1