

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

613 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 19, 2003

**SUBJECT:** CHANGE OF ZONE NO. 6821 / TENTATIVE TRACT MAP NO. 31496 / TENTATIVE PARCEL MAP NO. 31560 - EA39100 - Diversified Pacific Development - Second Supervisorial District - Prado-Mira Loma Zoning District - 79 acres - 3 lots - A-2-20 zoning - Schedule I - Located north of 65<sup>th</sup> Street, south of Oakdale Street, west of Interstate 15 and east of Hamner Avenue - REQUEST: CZ6821, proposes to change the zoning from A-1 to R-1 / TR31496, proposes to divide 79 acres into 310 single family residential lots with a 7,200 square foot minimum lot size. / PM31560, proposes to divide 79 acres into 3 parcels of 20 acre minimum lot size.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION BY A VOTE OF 5-0 RECOMMENDS:

**ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39100,** 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. 6821,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**TENTATIVE APPROVAL of Tentative Tract Map No. 31496,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**TENTATIVE APPROVAL of Tentative Parcel Map No. 31560,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff

Robert C. Johnson  
Planning Director

RCJ:ar

REVIEWED BY EXECUTIVE OFFICER  
DATE 12/29/03

Departmental Concurrence

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

Prev. Agn. Ref.

District: Second | Agenda Number:

16.2

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6821 / TENTATIVE TRACT MAP NO. 31496 / TENTATIVE  
PARCEL MAP NO. 31560 -

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report.

**CONTROVERSIAL ISSUES:**

Burrowing Owl and Delhi Sands Fly mitigation, ground shaking, methane control and organics removal, highway noise, and emergency roadway access – resolved through Conditions of Approval.