

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

201 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 7, 2004

**SUBJECT:** CHANGE OF ZONE NO. 6806 / TENTATIVE TRACT MAP NO. 31314 - EA 39054  
- Country Estates 19, LLC - Third Supervisorial District - Rancho California Zoning Area - 52.34  
acres - 19 proposed lots - R-R zoning - Schedule C - Located northerly of Vino Way, westerly of  
Anza Road, southerly of Buck Road and easterly of Calle Cabernet - REQUEST: CZ 6806,  
proposes to change the zoning from R-R to R-A-2; TR 31314, proposes to subdivide 52.34  
acres into 19 proposed lots.

**CONTROVERSIAL ISSUES:**

**RECOMMENDED MOTION:**

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

**ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39054,**  
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. 6806,** in accordance with Exhibit No. 2, and  
based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL of Tentative Tract Map No. 31314,** subject to the attached conditions of approval,  
and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson  
Planning Director

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REVIEWED BY EXECUTIVE OFFICE  
DATE 4/7/04

Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.3