

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

672B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 14, 2004

SUBJECT: CHANGE OF ZONE NO. 6703 / TENTATIVE PARCEL MAP NO. 30283 - EA38755 - Avalon Consultants - First Supervisorial District - Rancho California Zoning Area - 40 acres - 4 lots and 1 remainder parcel - Schedule H - R-A-20 zoning - Located westerly of Calle Paramo, and bisected by Avenida Escala - REQUEST: CZ 6703, proposes to change the zone on the site from R-A-20 to R-A-5 / PM 30283, proposes to subdivide 40 acres into four 5-acre parcels with a 20.27 acre remainder parcel.

CONTROVERSIAL ISSUES:

Submittal of a slope analysis, oak tree preservation and biological resources – Resolved through Conditions of Approval.


RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY UNANIMOUS VOTE RECOMMENDS TO THE BOARD OF SUPERVISORS:

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 38755, 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,

APPROVAL of Change of Zone No. 6703, from R-A-20 to R-A-5, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of Tentative Parcel Map No. 30283, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.


Robert C. Johnson
Planning Director

RCJ:ar

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

Alma Taylor
DATE 5/20/04

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

Prev. Agn. Ref.

District: First

Agenda Number:

16.3