

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



701 B

**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
May 19, 2004

**SUBJECT:** CHANGE OF ZONE NO. 6798 / TENTATIVE TRACT MAP NO. 31264 - EA39035 - Robert E. Osborne - Third Supervisorial District - Little Lake Zoning District - 18.19 acres - 31 proposed lots - R-1-20,000; R-1-15,000; A-1-1 zoning - Schedule B - Located southerly of Mayberry Avenue, easterly of Lake Street, westerly of Pleasant Street, and northerly of Whittier Avenue - REQUEST: CZ 6798, proposes to change the zoning on the site from R-1-20,000; R-1-15,000; and A-1-1 to R-1-18,000 / TR 31264, proposes to subdivide 18.19 acres into 31 residential lots and one detention basin.

**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. 39035**, 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. 6798**, from One Family Dwellings – 20,000 Sq. Ft. minimum; One Family Dwellings – 15,000 Sq. Ft. minimum; and Light Agriculture – 1 acre minimum 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. 31264**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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Robert C. Johnson  
Planning Director

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REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 5/18/04

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.5