

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

616B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 5, 2004

SUBJECT: CHANGE OF ZONE NO. 6856 / TENTATIVE PARCEL MAP NO. 31340 - EA39211 - Arthur Nelson - Third Supervisorial District - Rancho California Zoning Area - 50.93 acres - 4 proposed lots - Schedule H - C/V-20 zoning - Located northerly of Calle Bella, southerly of Rancho California Road and westerly of Anza Road. - REQUEST: CZ 6856, proposes to change the zoning from C/V-20 to C/V-10; PM 31340, proposes to subdivide 50.93 acres into 4 parcels with a 10-acre minimum lot size.

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. 39211, 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. 6856, in accordance with Exhibit No. 2, and based upon the findings and conclusions incorporated in the staff report; and.

APPROVAL of Tentative Parcel Map No. 31340, 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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Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 5/18/04

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.7