

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

307B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
May 13, 2004

**SUBJECT:** CHANGE OF ZONE NO. 6763 / TENTATIVE PARCEL MAP NO. 30423 - EA38941 - Alma Mattson - First Supervisorial District - Rancho California Zoning Area - 20.76 acres - 4 parcels - Schedule H - R-A-20 zoning - Located southerly of Avenida Presa and easterly of Calle Roble - REQUEST: CZ 6763, proposes to change the zoning from R-A-20 to R-A-5; PM 30423, proposes to subdivide 20.76 acres into 4 parcels.

**CONTROVERSIAL ISSUES:**

Oak Tree Preservation and Oak Tree Replacement- 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. 38941,** 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. 6763,** from R-A-20 to R-A-5, 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. 30423,** 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  
VIEWED BY EXECUTIVE OFFICER  
DATE 7/1/04

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

Prev. Agn. Ref. | District: First | Agenda Number:

16.1