

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

916B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 25, 2004

SUBJECT: CHANGE OF ZONE NO. 6895 / TENTATIVE PARCEL MAP NO. 30799 - EA38861 - Eugene Bianchi - First Supervisorial District - Rancho California Zoning Area - 20.08 acres - 2 proposed lots - R-R zoning - Schedule H - Located easterly of Vista Del Mar, southerly of Carancho Road, northerly of Buena Vista Road and westerly of Los Gatos Road - REQUEST: CZ 6895, proposes to change the zoning from R-R to R-A-5 / PM 30799, proposes to subdivide 20.08 acres into 2 parcels with a minimum lot size of 8.0 gross acres.

CONTROVERSIAL ISSUES:

Fencing on County Road Right-of-way and gravel road - Resolved through discussion.

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. 38861, 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. 6895, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of Tentative Parcel Map No. 30799, 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
[Signature]
DATE 6/8/04

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

Prev. Agn. Ref.

District: First

Agenda Number:

16.4