

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

508 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 15, 2004

SUBJECT: GENERAL PLAN AMENDMENT NO. 676, CHANGE OF ZONE NO. 6852, TENTATIVE TRACT MAP NO. 31674 - EA39193 - DJ Conner Inc. - Third Supervisorial District - Rancho California Zoning Area - 14.5 Acres - 6 proposed lots - R-R zoning - Schedule C - Located northerly of De Portola Road and easterly of Camino Del vino - REQUEST: GPA676, proposes to amend the Southwest Area Plan by changing the existing Agriculture Foundation land use designation to Rural Community Foundation, Estate Density Residential land use designation / CZ6852, proposes to change the existing R-R zoning to R-A-2 / TR31674, proposes to subdivide 14.5 acres into 6 single family residential units.

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. 39193, 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 GENERAL PLAN AMENDMENT NO. 676, from Agriculture (10 acre minimum) to Estate Density Residential (2 acre minimum) in accordance and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL OF CHANGE OF ZONE NO. 6852, from R-R to R-A-2 in accordance and based upon the findings and conclusions incorporated in the staff report; and,

Robert C. Johnson
Planning Director

RCJ:ck

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
DATE 8/12/04
Alvin S. Smith

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.3

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 676, CHANGE OF ZONE NO. 6852, TENTATIVE
TRACT MAP NO. 31674 -

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APPROVAL OF TENTATIVE TRACT MAP NO. 31674, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.