

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

519B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 5, 2004

SUBJECT: CHANGE OF ZONE NO. 06944/TENTATIVE PARCEL MAP NO. 31712 - EA39466 - Leonardo G. Avina - Third Supervisorial District - Rancho California Zoning Area - 20.65 Acres - 4 proposed lots - Schedule H - located westerly of Spring Valley Road, southerly of Green Meadow Road, easterly of De Portola Road and northerly of Quail Drive - REQUEST: CZ06944 proposes a zone change from R-A-10 to R-A-5/ PM31712 proposes to subdivide 20.65 acres into four (4) parcels .

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION:

The Planning Department recommended Approval; and
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39466**, 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. 06944, from Residential Agricultural – 10 Acre Minimum (R-A-10) to Residential Agricultural – 5 Acre Minimum (R-A-5) in accordance with Exhibit No. 2, based upon the findings and conclusions incorporated in the staff report; and,

Robert C. Johnson
Planning Director

RCJ:ck

REVIEWED BY EXECUTIVE OFFICE
James J. Sargent
DATE 10/19/04

Departmental Concurrence

Policy

Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 06944/TENTATIVE PARCEL MAP NO. 31712 -

October 5, 2004

Page 2 of 2

APPROVAL of **TENTATIVE PARCEL MAP NO. 31712** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.