

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

409 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 19, 2004

SUBJECT: TENTATIVE PARCEL MAP NO. 31524/CHANGE OF ZONE NO. 6978 - EA39263
- Rudy Flores - Third Supervisorial District - Rancho California Zoning Area - 10 Acres - 2
proposed lots - A-1-10 zoning - Schedule H - located westerly of Mesa Road, southerly of
Robertson Way, easterly of Benton Road - REQUEST: CZ6978 proposes a change of zone
from A-1-10 to A-1-5 / PM31524 proposes to subdivide 10 acres into two 5-acre parcels.

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION:

The Planning Department recommended Approval; and
THE PLANNING COMMISSION, BY A VOTE OF 5-0 RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39263**, 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. 6978**, from Light Agriculture 10 acre minimum (A-1-10) to Light Agriculture 5 acre minimum (A-1-5), in accordance with Exhibit No. 3, and based upon the finding and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 31524**, subject to the attached conditions of approval, but **DENIAL** of the waiver of the Final Map, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:ck

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 12/16/04
Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.3