

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

718 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 16, 2005

SUBJECT: CHANGE OF ZONE NO. 6974 - EA39565 - Andy Vargas - Fifth Supervisorial District - Homeland Zoning Area - Lakeview / Nuevo Area Plan - 3.47 Acres - 3 Lots - C-R Zoning - located southerly of Juniper Flats Road, easterly of Juniper Springs Road and westerly of Regency Road - REQUEST: CZ06974 proposes to change the zoning from C-R to R-A-1.

RECOMMENDED MOTION:

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

ADOPTION of a **NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39565**, 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. 6974**, from C-R to R-A-1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 6/8/05

[Signature]
Robert C. Johnson
Planning Director

RCJ:ck

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

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