

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

603 B



FROM: TLMA/Planning Department

SUBMITTAL DATE: June 3, 2003

SUBJECT: **CHANGE OF ZONE NO. 6686 and TENTATIVE TRACT MAP NO. 30448 - EA 38679 - Temecula Creek Estates LLC - First Supervisorial District - Rancho California Zoning Area - 18.4 Acres - Rural Residential (R-R), One Family Dwellings (R-1) zoning - Southerly side of Highway 79 South, northerly of Temecula Creek Road, westerly of Anza Road - REQUEST: Change the zoning of 12.52 acres from R-R to R-1 and a Schedule A subdivision of 18.4 acres into 70 single family lots with a 7200 square foot minimum and a 6,870 square foot lot proposed as a future drainage easement.**

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, BY UNANIMOUS VOTE, RECOMMENDS:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38679, 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. 6686, in accordance with Exhibit No. 2, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of TENTATIVE TRACT MAP NO. 30448, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman, Interim Planning Director

REVIEWED BY EXECUTIVE OFFICE
John J. Muffat
DATE 7/8/03

RG:gs

Policy
 Policy

Consent
 Consent

Department Recommendation:
Per Executive Office:

Prev. Agn. ref.

Dist. First

AGENDA NO.

16.6