

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

710 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: July 15, 2003

SUBJECT: CHANGE OF ZONE NO. 6765, TENTATIVE TRACT MAP NO. 30948 - EA 38943 – Yianni Michaelides – Sake Engineers, Inc. – Winchester & Antelope Valley Zoning Areas – Third Supervisorial District – Southerly of Holland Road, easterly of Bell Mountain Road, and westerly of Melmore Lane – Light Agriculture – 5 Acre Minimum (A-1-5) and One Family Dwellings (R-1) Zones – REQUEST: The project is a request to change the zone from A-1-5 to R-1 on the residential portion of the development and from A-1-5 to Open Area Combining Zone-Residential Developments (R-5) on the open space area of the project; and a Schedule A tract map proposing to subdivide 79 acres into 190 residential lots, one recreational lot, and one detention basin.

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. 38943, 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. 6765, from Light Agriculture – 5 Acre Minimum (A-1-5) to One Family Dwellings (R-1) on the residential portion of the development and from A-1-5 to Open Area Combining Zone-Residential Developments (R-5) on the open space area of the project in accordance with Exhibit No. 2, and based upon the findings and conclusions incorporated in the staff report; and,

Robert C. Johnson, Planning Director

RG: ah

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
Samuel J. Sulejka
DATE 7/15/03

- Department Recommendation: Consent
- Per Executive Office: Consent
- Policy
- Policy

Prev. Agn. Ref.

Dist. Third

AGENDA NO.

16.3

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6765, TENTATIVE TRACT MAP NO. 30948

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APPROVAL of TENTATIVE TRACT MAP NO. 30948, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.