

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

806 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: July 24, 2003

**SUBJECT: CHANGE OF ZONE NO. 6697, TENTATIVE TRACT MAP NO. 30656 - EA 38721 - Main Street Capital Partners, LLC - Rancho California Zoning Area - First Supervisorial District - Northerly of Clinton Keith Road, southerly of La Estrella Street, and easterly of Smith Ranch Road - Rural Residential (R-R) Zone - REQUEST: The project proposes a zone change from Rural Residential (R-R) to One Family Dwellings (R-1); and a Schedule A tract map proposing to subdivide 26 gross acres into 84 lots, one open space lot, and one detention basin lot.**

**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. 38721, 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,

APPROVAL of an EXCEPTION, as per Section 3.1.C & D. of Ordinance No. 460, to Section 3.8.E (LOT DEPTH TO WIDTH RATIO) for Lot Nos. 75 through 81; and,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6697, from Rural Residential to One Family Dwellings 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. 30656, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson, Planning Director

RG: ah  
D.M.

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 8/5/03

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

Prev. Agn. Ref.

Dist. First

AGENDA NO.

16.4