

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

807B



FROM: TLMA - Planning Department

SUBMITTAL DATE: October 6, 2003

SUBJECT: CHANGE OF ZONE NO. 06796 and TENTATIVE TRACT MAP NO. 31331 EA39030 - Colorado Pacific Communities - HJK Consultants, Inc. - Rancho California Zoning Area - First Supervisorial District - Northerly of Catt Road, easterly of Palomar Road and westerly of Interstate 15 - 20.1 Acres - Rural Residential (R-R) Zone - REQUEST: Zone change from Rural Residential (R-R) to One Family Dwellings (R-1) and a Schedule A subdivision of 20.1 acres into 78 lots with a 7200 square foot minimum and one 17,488 square foot open space lot.-APN:376-410-006

CONTROVERSIAL ISSUES: Drainage and Park space: resolved through project design and conditions of approval.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39030**, 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. 6796**, 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. 31331**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson, Planning Director

RCJ:gs

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 10/29/03

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

Prev. Agn. Ref.

Dist. First

AGENDA NO.

16.9