

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

112B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
February 2, 2004

**SUBJECT:** CHANGE OF ZONE NO. 6823 / TENTATIVE TRACT MAP NO. 31479 - EA39102  
- HJK Consultants, Inc. - First Supervisorial District - Rancho California Zoning Area - 15.5  
Acres - 52 Lots - Schedule A - R-R Zoning - Located easterly of George Avenue, northerly of  
Clinton Keith Road, southerly of La Estrella Street, and westerly of Iodine Springs Road -  
REQUEST: CZ6823 proposes to change the zone from R-R to R-1 / TR31479, proposes to  
subdivide 15.5 acres into 52 lots, a 10,773 square foot detention basin lot and a 2,600 square  
foot drainage easement lot.

**CONTROVERSIAL ISSUES:**

Traffic impact, inadequate fire and sheriff services, and not enough parks – resolved through  
conditions of approval.

**RECOMMENDED MOTION:**

The Planning Department recommends Approval; and,  
THE PLANNING COMMISSION BY A VOTE OF 5-0 RECOMMENDS TO THE BOARD OF  
SUPERVISORS:

**ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39102,**  
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. 6823,** from R-R to R-1 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. 31479,** 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:ar

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
*James J. [Signature]*  
DATE 2/3/04

- Policy
- Consent
- Dep't Recomm.:
- Policy
- Consent
- Per Exec. Ofc.:

COUNTY OF RIVERSIDE  
OFFICE EXECUTIVE  
FEB -2 6 11:23  
FEB -1 6 11:18

**Prev. Agn. Ref.** | **District:** First | **Agenda Number:**

16.2