

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

206 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
February 9, 2004

**SUBJECT:** CHANGE OF ZONE NO. 6653 / TENTATIVE TRACT MAP NO. 30297 - EA 38507  
- Wayne Kiley - First Supervisorial District - Rancho California Zoning District - 56 Acres - 142 proposed lots - R-R Zoning - Schedule A - Located at the base of the Santa Ana Mountains in the Rancho California Zoning Area, more specifically located at the south side of Grand Avenue, east of Gruwell Street, west of Penrose Street - REQUEST: CZ 6653, proposes to change the zoning on the subject property from R-R to R-1 on 56.84 acres / TR 30297, proposes to divide 56.84 acres into 142 single family residential lots, a 7,500 square foot tot lot and a 10 foot wide community/equestrian trail with two staging areas.

**CONTROVERSIAL ISSUES:**

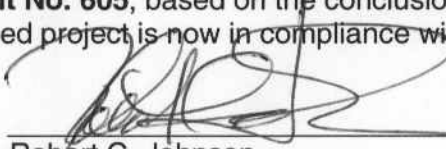
Aesthetics, Density, Hydrology and Erosion, Flood Control, Slopes and Falling Rocks, Hazards & Hazardous Materials, Public Services, Parks and Recreation, Trails, Transportation/Traffic, Increased Noise and Preservation of Natural Habitat, Access to Open Space Area -resolved through discussion.

**RECOMMENDED MOTION:**

The Planning Department recommended 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. 38507**, based on the findings and mitigations incorporated in the initial study and the conclusion that the project, as conditioned, will not have a significant effect on the environment; and,

**WITHDRAWAL of General Plan Amendment No. 605**, based on the conclusion that since the adoption of the new General Plan, the proposed project is now in compliance with the General

  
Robert C. Johnson  
Planning Director

RCJ:ar

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
  
DATE 2/17/04

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

COUNTY OF RIVERSIDE  
FEB 11 10 15: 32  
FEB 11 10 15: 32  
OFFICE EXECUTIVE  
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

District: First

Agenda Number:

16.1

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6653 / TENTATIVE TRACT MAP NO. 30297 -

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Plan; and,

**TENTATIVE APPROVAL** of Change of Zone No. 6653, from R-R to R-1 in accordance with Exhibit No. 2 pending final adoption of the final zoning ordinance by the Board of Supervisors; and,

**APPROVAL** of Tentative Tract Map No. 30297, subject to the attached conditions of approval, based on the findings and conclusions incorporated in the staff report.