

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

221 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 13, 2004

SUBJECT: CHANGE OF ZONE NO. 6733 / TENTATIVE TRACT MAP NO. 30902 - EA38848
- Danville Land Investments, LC / Woodside Homes - Third Supervisorial District - Antelope Valley Zoning Area - 40 Acres - 116 residential lots; 1 retention basin lot; 1 open space lot and 2 access lots - Schedule A - R-A-1 and R-A-5 Zoning - Located southerly of Holland Road, westerly of Sherman Road and easterly of Pleasant Valley Road - REQUEST: CZ6733, proposes to change the zone from R-A-1 and R-A-5 to R-1 / TR30902, proposes to subdivide 40 acres into 116 residential lots, 1 retention basin, 1 open space lot, and 2 access lots.

CONTROVERSIAL ISSUES:

Quality of rural life style to the area, potential right-of-way issues, increased traffic, buffering and archeological issues – resolved through discussion and Conditions of Approval.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 3-1 (Commissioner Roth, Voted No and Commissioner Porras absent) RECOMMENDS:

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 38848, 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. 6733, from R-A-1, and R-A-5 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. 30902, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

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REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 2/19/04

Departmental Concurrence

Dept's Recomm.: Policy
Per Exec. Ofc.: Policy

Prev. Agn. Ref. | District: Third | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

16.4