

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

321 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 16, 2004

SUBJECT: CHANGE OF ZONE NO. 6805 / TENTATIVE TRACT MAP NO. 31353 - EA 39048
- Temecula Creek Estates LLC - First Supervisorial District - Rancho California zoning area -
33.4 acres - 114 proposed lots - Schedule A - R-R zoning - Located northerly of Palomar Street,
southerly of Catt Road and westerly of Clinton Keith Road - REQUEST: CZ 6805, proposes to
change the zoning from R-R to R-1 / TR 31353, proposes to subdivide 33.4 acres into 114
single family residential lots ; 1 park lot; and 3 open space/drainage lots.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, BY A VOTE OF 4-1 (Commissioner Roth opposed)
RECOMMENDS TO THE BOARD OF SUPERVISORS:

ADOPTION of Mitigated Negative Declaration for Environmental Assessment No. 39048,
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. 6805, from R-R to R-1, in accordance with
Exhibit No. 2, and based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of Tentative Tract Map No. 31353, 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
James S. Pugh
DATE 4/27/04
Departmental Concurrence

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

Prev. Agn. Ref.

District: First

Agenda Number:

16.1