

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 6, 2004

SUBJECT: CHANGE OF ZONE NO. 6775; TENTATIVE TRACT MAP NO. 31278, AMENDED MAP NO. 3; TENTATIVE TRACT MAP NO. 31279, AMENDED MAP NO. 4 – EA38975 – Calvin Cree – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 55, easterly of Jackson Street – 40 Acres – R-1-10,000 Zone / R-A-2½ Zone - Schedule A - REQUEST: Change of zone from R-1-10,000 and R-A-2½ to R-1-10,000, R-1-20,000, and R-5. A tentative tract map to divide 20 acres into 28 single-family residential lots with park/retention basins and well sites. A tentative tract map to divide 20 acres into 41 single-family residential lots with a park/retention basin site.

CONTROVERSIAL ISSUES: Compatibility with adjoining development, consistency with Vista Santa Rosa RCIP policies, local drainage, maintenance of parks/retention basins. These issues were resolved through discussion and conditions of approval.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Snell absent)
RECOMMENDS:

ADOPTION of a De Minimis Finding as follows: An Initial Study has been prepared by the Riverside County Planning Department for the project described in ENVIRONMENTAL ASSESSMENT NO. 38975, so as to evaluate the potential for adverse environmental impact; and, there is no evidence before the Planning Commission that the proposed project will have a potential adverse effect on wildlife resources; and,

Robert C. Johnson
Planning Director

7/13/04
RCJ:jo

REVIEWED BY EXECUTIVE OFFICE

[Handwritten signature]
DATE 8/11/04

Departmental Concurrence

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.1