

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

412 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 14, 2004

SUBJECT: CHANGE OF ZONE NO. 6911 / TENTATIVE TRACT MAP NO. 30996 - EA38899
- Beazer Homes - Third Supervisorial District - French Valley zoning area - 25.67 acres - 74 residential lots and 5 open space lots - R-R zoning - Schedule A - Located northerly of Jean Nicholas Road, southerly of Pat Road, westerly of Winchester Road, and easterly of Elliot Road
- REQUEST: CZ 6911, proposes to change the zoning from R-R to R-1 / TR 30996, proposes to subdivide 25.67 acres into 74 single family residential lots, 1 detention basin and 4 open space lots for landscaping and natural space.

CONTROVERSIAL ISSUES: Flow of natural drainage pattern – Resolved through Conditions of Approval.

RECOMMENDED MOTION:

The Planning Department Recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 3-0 (Commissioner Porras absent, Commissioner Zuppardo recused herself) RECOMMENDS TO THE BOARD OF SUPERVISORS:

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 38899, 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. 6911, from Rural Residential to Single Family Residential 7,200 Square Foot Minimum in accordance and based upon the findings and conclusions incorporated in the Staff Report; and,


Robert C. Johnson
Planning Director

RCJ:ar

(Continued on attached page)

RECEIVED BY EXECUTIVE OFFICE

DATE 7/15/04

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.4

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6911 / TENTATIVE TRACT MAP NO. 30996 -

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APPROVAL of Tentative Tract Map No. 30996, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.