

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

701 B



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

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

*[Handwritten signature]*  
DATE 8/11/04

- Dept't Recomm.:  Policy
- Per Exec. Ofc.:  Policy
- Consent
- Consent

Prev. Agn. Ref.

District: Fourth

Agenda Number:

ATTACHMENTS FILED

16.1 a-c

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38975**, 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,

**DENIAL** of **CHANGE OF ZONE NO. 6775**, from R-A-2 ½ to R-1-10,000, in accordance with Exhibit No. 2; but,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6775**, from R-A-2 ½ and R-1-10,000 to R-10,000, R-1-20,000, and R-5, in accordance with Exhibit No. 4; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 31278, AMENDED MAP NO. 3**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 31279, AMENDED MAP NO. 4**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.