

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

408 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 20, 2004

SUBJECT: CHANGE OF ZONE NO. 6808 / TENTATIVE TRACT MAP NO. 31329 - EA39055
- Warmington Homes - Third Supervisorial District - Rancho California Zoning Area - 15.94
acres - 54 proposed lots - R-R zoning - Schedule A - Located on then northerly side of
Temecula Creek Road, southerly of Highway 79 (south), easterly of Pacific Sunset Drive, and
westerly of Horizon View Street - REQUEST: CZ6808, proposes to change the zoning on the
site from R-R to R-1; TR31329, proposes to subdivide 15.94 acres into 54 residential lots and
one 19,104 square foot park area.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
**THE PLANNING COMMISSION BY UNANIMOUS VOTE RECOMMENDS TO THE BOARD
OF SUPERVISORS:**

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No.39055,
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. 6808, from R-R 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. 31329, subject to the attached conditions of approval,
and based upon the findings and conclusions incorporated in the staff report.



Robert C. Johnson
Planning Director

RCJ:ar

REVIEWED BY EXECUTIVE OFFICE

DATE 10/14/04

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD