

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

521 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 1, 2004

SUBJECT: CHANGE OF ZONE NO. 6945/TENTATIVE TRACT NO. 31837 - EA NO. 39469 - Temecula Creek Estates LLC - First Supervisorial District - Rancho California Zoning Area - 13.9 Acres - 44 proposed lots - RR zoning - Schedule A - located southerly of Catt Road, northerly of Palomar Road, westerly of Clinton Keith Road and easterly of Agape Road - REQUEST: CZ6945 proposes to change the zoning from RR to R-1/TR31837 proposes to subdivide 13.9 acres into 44 residential lots, one 9,129 sq. ft. park lot, and 1 open space lot.

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION:

The Planning Department recommended Approval; and
THE PLANNING COMMISSION, UNANIMOUSLY RECOMMENDS:

ADOPTION of MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39469, 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. 6945 from R-R to R-1, in accordance with Exhibit A, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of TENTATIVE TRACT MAP NO. 31837, 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:ck

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 10/19/04
Departmental Concurrence

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

Prev. Agn. Ref.

District: First

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD