

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

534 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 9, 2004

SUBJECT: CHANGE OF ZONE NO. 6846 / TENTATIVE TRACT MAP NO. 31142 - EA 39171
- Rancon Winchester Valley 76 - Third Supervisorial District - Winchester Area Plan - 76.6 acres
- 178 lots, 3 open space lots - SP zoning - Schedule A - Located north of Crest Avenue, south of
Patton Avenue, east of Leon Road and west of Winchester Road - REQUEST: CZ 6846,
proposes to modify the zoning for Planning Areas 45a and 48a of Specific Plan No. 293 to
reflect single family residential zoning -TR31142, proposes to subdivide 76.6 acres into 178
single family residential lots with 3 open space lots.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A UNANIMOUS VOTE RECOMMENDS:

CERTIFICATION of Addendum to Environmental Impact Report No. 380, originally prepared
for the Specific Plan No. 293 pursuant to Environmental Assessment No. 39171, based on the
findings incorporated in the initial study; and,

TENTATIVE APPROVAL of Change of Zone No. 6846, to modify the specific plan zoning
ordinance text to reflect single family residential zoning; and,

APPROVAL of Tentative Tract Map No. 31142, subject to the attached conditions of approval,
and based upon the findings and conclusions incorporated in the staff report.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 12/16/04

[Signature]

Robert C. Johnson
Planning Director

RCJ:ar

Policy

Consent

Dept't Recomm.:
Per Exec. Ofc.:

COUNTY OF RIVERSIDE
DEC 12 6 15: 06
DEC 12 6 11: 23
OFFICE
EXECUTIVE

Prev. Agn. Ref.

District: Third

Agenda Number:

16.2