

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

331 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 17, 2005

SUBJECT: TENTATIVE TRACT MAP NO. 31141 / CHANGE OF ZONE NO. 6845 - EA NO. 39170 - Rancon Winchester Valley 40 LLC - Third Supervisorial District - Winchester Area Plan - 40.65 acres - 68 single-family residential lots - R-R & SP zoning - Schedule A - Located north of Crest Avenue, south of Patton Avenue, east of Adams Street and west of Winchester Road - REQUEST: TENTATIVE TRACT MAP NO. 31141 proposes to subdivide 40.65 acres into 68 single-family residential lots with 3 open space lots / CHANGE OF ZONE NO. 6845 proposes to change zone from R-R to R-1.

RECOMMENDED MOTION:

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

ADOPTION of **THE MITIGATED NEGATIVE DECLARATION TO ENVIRONMENTAL ASSESSMENT 39170**, which has been completed in compliance with the EIR guidelines and the Riverside County rules to implement CEQA; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE 6845**, that proposes to change the existing zoning from R-R to R-1 on the subject property in accordance with Exhibit No. 3; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31141**, 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:nw

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 2-22-05 RR

Dept's Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

16.3