

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

303B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 22, 2005

SUBJECT: CHANGE OF ZONE NO. 7056 / TENTATIVE TRACT MAP NO. 32124 - EA39468 - American Pacific Homes - Second Supervisorial District - Jurupa Area Plan - Rubidoux Zoning District - 14.8 Acres - 26 Lots - Schedule B - C-1 / C-P & A-1 Zoning - Located west of Armstrong road and east of 34th Street - REQUEST: To change the existing zone of C-1 / C-P and A-1, to R-A. To subdivide a total of 14.8 acres into a total of twenty six residential units, with a minimum lot size of 1/2 acre.

RECOMMENDED MOTION:

**The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 3-0 (Commissioner Porras absent,
Commissioner Snell did not participate due to conflict of interest) RECOMMENDED:**

**ADOPTION of MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL
ASSESSMENT NO. 39468** based upon 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. 07056 from C-1 / C-P and A-1 to R-A in accordance with Exhibit C, pending adoption of the final ordinance and change of zone by the Board of Supervisors; and,

APPROVAL of TENTATIVE TRACT MAP NO. 32124, 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:sn

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 7/11/05

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Second

Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**