

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

425B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 20, 2005

SUBJECT: CHANGE OF ZONE NO. 6854 / TENTATIVE TRACT MAP NO. 31700 - EA39203 -
Applicant: Capital Pacific Homes - Engineer / Representative: VSL Engineering - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Location: Southerly of Keller Road, westerly of Washington Street and easterly of Coventry Lane - 20.9 Acres - 66 Lots - Zoning: Rural Residential - 2 1/2 Acre Minimum (R-R-2 1/2) - **REQUEST:** A change of zone from Rural Residential 2 1/2-Acre Minimum (R-R-2 1/2) to One Family Dwellings (R-1). Schedule A subdivision of 20.9 acres into 66 residential units with a minimum lot size fo 7,200 square feet.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 4-0, (Commissioner Porras absent) RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39203**, based on the findings incorporated in the initial study and the conclusion that he project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6854** from rural Residential – 2 ½ Acre Minimum to R-1 (One Family Dwellings); and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31700**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

Mark F. Balys for
Robert C. Johnson
Planning Director

RCJ:sn

REVIEWED BY EXECUTIVE OFFICER
[Signature]
DATE 8/1/05

Departmental Concurrence

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

Prev. Agn. Ref. | **District:** Third | **Agenda Number:**

16.4