

**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

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICER
James S. Wright
DATE 8/1/05

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

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

16.1

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.4

9:00 a.m. being the time set for public hearing on the application of Capital Pacific Homes – Environmental Assessment No. 39203 - for Change of Zone 6854 which proposes a Schedule “A” map to change the zoning from Rural Residential 2 ½-Acre Minimum (R-R-2 ½) to One Family Dwelling (R-1), and for Tentative Tract Map 31700 to subdivide 20.9 acres into 66 residential units with a minimum lot size of 7,200 square feet, located in the Rancho California Zoning Area – Southwest Area Plan, 3rd District, the Chairman called the matter for hearing.

Keith Gardner, Planning Department, presented the matter.

Brian Nevel, representing the applicant, spoke in favor.

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, September 13, 2005 at 1:30 p.m.

Roll Call:

Ayes: Buster, Tavaglione, Stone and Ashley

Nays: None

Absent: Wilson

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 23, 2005 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: August 23, 2005

Nancy Romero, Clerk of the Board of Supervisors, in

and for the County of Riverside, State of California.

By: *Jane S. Blum* Deputy

AGENDA NO.

16.4

Xc: Planning, Applicant, COB
rlr