

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

322B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 24, 2005

SUBJECT: CHANGE OF ZONE NO. 6850 / TENTATIVE TRACT MAP NO. 31667 - EA39184 - Applicant: Trans-Pacific Consultants, Inc. - Engineer / Representative: Trans-Pacific Consultants, Inc. - First Supervisorial District - Rancho California Zoning Area - Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) - Location: Northwesterly corner of Grand Avenue and McVicar Street - 35.2 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: The Change of Zone proposes a change from Rural Residential (R-R) to Single Family Residential (R-1) to allow a minimum lot size of 7,200 square feet and to Open Area Combining Zone - Residential Developments (R-5) for the floodplain / open space area. The Schedule A tract map subdivision of subdividing two lots totaling 35.2 acres into 108 single family residential lots, 2 open space lots, and a park site.

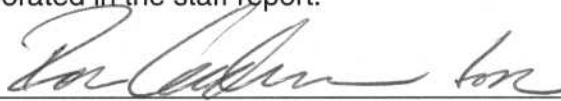
RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, BY A VOTE OF 4-0, (Chairman Zuppardo did not participate), RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39184**, based on 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. 6850** from Rural Residential (R-R) to One Family-Dwellings (R-1) and Open Area Combining Zone - Residential Development (R-5), in accordance with Exhibit #2; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31667**, subject to the conditions of approval and based upon the findings and conclusions incorporated in the staff report.


Robert C. Johnson
Planning Director

RCJ:sn

VIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 10/25/05

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: First

Agenda Number:

16.3