

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

248B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 22, 2005

SUBJECT: CHANGE OF ZONE NO. 7012 / TENTATIVE TRACT MAP NO. 32362 – EA39701 – Applicant: West Pointe Homes – Engineer / Representative: KWC Engineers - Second Supervisorial District – Glen Avon Zoning District - Jurupa Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Southerly of Jurupa Road, and westerly of Van Buren Boulevard – 24.48 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Change of Zone proposes to change the current zoning of Scenic Highway Commercial (C-P-S) to Residential Agriculture (R-A) and Watercourse, Watershed and Conservation Areas (W-1). The Schedule B tract map subdivision of 24.48 gross acres into nineteen residential lots with a minimum lot size fo 20,000 square feet, and a conservation open space of 7.3 acres approximately.


RECOMMENDED MOTION:

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

APPROVAL of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39701**, 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. 7012** from Scenic Highway Commercial (C-P-S) to Residential Agriculture (R-A) and Watercourse, Watershed and Conservation Areas (W-1), in accordance with Exhibit #2; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32362**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.


Robert C. Johnson
Planning Director

REVIEWED BY EXECUTIVE OFFICE
DATE 1/5/06
Departmental Concurrence

RCJ:sn

- Policy
- Consent
- Dep't Recomm.:
- Consent
- Per Exec. Ofc.:
- Consent

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

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

16.4