

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

301 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 5, 2006

SUBJECT: CHANGE OF ZONE NO. 7031 / TENTATIVE TRACT MAP NO. 32027 – EA39744
– Applicant: Steve Dalby – Engineer / Representative: Sake Engineering - Third Supervisorial District - Winchester Zoning District – Harvest Valley / Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Northerly of Craig Road, southerly of Holland Road, easterly of Eucalyptus Road, and westerly of Holcomb Road – 25.7 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes to change the current zoning designation fro Rural Residential (R-R) to One-Family Dwellings (R-1). The Schedule A subdivision of 25.7 acres into 82 single-family residential lots and 4 open space lots for a 0.95 acre park and paseos.

RECOMMENDED MOTION:

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

ADOPTION of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39744**, 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. 7031** from Rural Residential (R-R) to One-Family Dwellings (R-1), in accordance with Exhibit #2, pending final adoption of the final zoning ordinance by the board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32027**, subject to the attached conditions of approval, and based upon the finings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:sn

REVIEWED BY EXECUTIVE OFFICE
Samuel J. Bryant
DATE 1/17/06
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.7