

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

872 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 28, 2006

SUBJECT: CHANGE OF ZONE NO. 6902 / TENTATIVE TRACT MAP NO. 31993 – EA39325
– Applicant: GMX Construction, Inc. – Engineer / Representative: GMX Construction, Inc. -
First Supervisorial District – Rancho California Zoning Area - Elsinore Area Plan: Community
Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) and
Medium High Density Residential (CD-MHDR) (5 - 8 Dweilling Units Per Acre) – Location:
Southeasterly corner of Mission Trail and Como Street – 13.5 Gross Acres - Zoning: Rural
Residential (R-R) - **REQUEST:** The change of zone proposes a change from Rural Residential
(R-R) to One Family Dwellings (R-1). The tentative tract map proposes a schedule A subdivision
to subdivide 3 lots totaling 13.15 acres into 25 single family residential lots with a minimum lot
size of 15,000 net square feet, and one lot to be used as a detention basin.

BACKGROUND: The applicant originally requested to change the project's site zoning
classification from Rural Residential (R-R) to One Family Dwellings with a minimum lot size of
18,000 gross acres (R-1-18,000); however, the Planning Commission recommended that for
clarification purposes, the project's site zoning designation shall be changed to One Family
Dwellings with a minimum lot size of 15,000 net acres (R-1-15,000). The exhibits for the
change of zone note such recommendation.

RECOMMENDED MOTION:

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

ADOPTION of the **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL
ASSESSMENT NO. 39325** 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,

Robert C. Johnson

Robert C. Johnson
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE
Submittal of 3/8/06
DATE 3/8/06

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: First

Agenda Number:

16.4

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6902 / TENTATIVE TRACT MAP NO. 31993

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TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 06902** from Rural Residential (R-R) to One Family Dwelling (R-1) in accordance with Exhibit #3, based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31993**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.