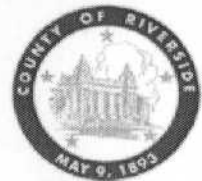


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

918 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 11, 2006

SUBJECT: CHANGE OF ZONE NO. 7141 / TENTATIVE TRACT MAP NO. 33302 – EA40113
– Applicant: Century American Development Corp. – Engineer / Representative: Pacific Coast Land Consultants - Fifth Supervisorial District - Nuevo Zoning Area – Lakeview / Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Northely of Sunset Avenue, southerly of Citrus Avenue and easterly of Dunlap Drive – 16.70 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The change of zone proposes to alter the current zoning classification on the project site from Rural Residential (R-R) to One Family Dwellings (R-1). The tentative tract map is a Schedule A subdivision of 16.70 gross acres into 54 single-family residential lots with a minimum net lot size of 7,200 square feet. The project proposed to construct a 19,320 square foot detention /water quality basin (lot55) that will be owned by the Riverside County Flood Control and Water Conservation District (RCFC & WCD) and maintained bye County Service Area No. 146A. The project will also construct 1 thirty-foot (30') wide drainage easement (lot 56) and two twenty-foot (20') wide drainage easements (lots 57 & 58).

RECOMMENDED MOTION:

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

ADOPTION of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40113**, 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. 07141** from Rural Residential (R-R) to One Family Dwellings (R-1), in accordance with Exhibit# A, and based upon the findings and conclusions incorporated in the staff report; and,

Robert C. Johnson
Planning Director

RCJ:aa

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE
Robert C. Johnson
DATE: 5/18/06

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

5008 MAY 18 PM 3:21
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

District: Fifth

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: CHANGE OF ZONE_NO. 7141 / TENTATIVE TRACT MAP NO. 33302

May 11, 2006

Page 2 of 2

APPROVAL of **TENTATIVE TRACT MAP NO. 33302**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.