

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

532B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 23, 2006

SUBJECT: CHANGE OF ZONE 6854 / TENTATIVE TRACT MAP NO. 31700 – EA39203 – Applicant: Capital Pacific Homes – Engineer / Representative: VSL Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) and Highway 79 Policy Area – Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 20.7 Gross Acres - Zoning: Rural Residential 2 1/2 Acre Minimum (R-R-2 1/2) - **REQUEST:** The change of zone proposes to change the existing zoning from Rural Residential 2 1/2 Acre Minimum (R-R- 2 1/2) to One Family Dwellings (R-1). The tentative tract map is a Schedule A subdivision of 20.7 gross acres into 64 residential lots, with a proposed minimum lot size of 7,200 square feet. In addition, the project also proposes a 6,990 square foot paseo and a 1 acre park.

BACKGROUND: Tentative Tract Map No. 31700 was originally approved at the June 22, 2005 Planning Commission hearing. Based on the September 13, 2005 Board of Supervisors public hearing, the Board recommended that the proposed project be revised in order to provide more substantial park space.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39203**, 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
Planning Director

RCJ:aa

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 6/30/06 AG

Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.6

The Honorable Board of Supervisors

RE: CHANGE OF ZONE 6854 / TENTATIVE TRACT MAP NO. 31700

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TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6854**, from Rural Residential 2 ½ Acre Minimum (R-R-2½) to One Family Dwellings (R-1) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31700**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.