

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

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.5

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.

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16.6**

1:30 p.m. being the time set for public hearing on the application of Capital Pacific Homes/VSL Engineering for Change of Zone 6854 to change the zoning from Rural Residential 2 ½ Acre Minimum (R-R-2 1/2) to One Family Dwellings (R-1); and, Tentative Tract 31700, a Schedule A subdivision of 20.7 gross acres into 64 residential lots, with a proposed minimum lot size of 7,200 square feet, a 6,990 square foot paseo and a 1 acre park, located in the Rancho California Zoning Area, 3<sup>rd</sup> District, the Chairman called the matters for hearing.

Ron Goldman, Planning staff, presented the matter.

Andy Domenigoni, neutral, expressed concern over CFD and traffic on Washington Street and Keller Road.

Farah Khorashadi, Transportation staff, addressed traffic condition and noted this project is in the 215 policy area, sub area D, with expanded local improvements and cumulative effects being considered.

Supervisor Stone asked staff to approach the developer about joining one of the two CFD's.

A representative from Capital Pacific Homes discussed their additional acquisition costs, which they've shared with Van Daele and Brookfield communities, in addition to the improvement costs, which he will provide to the Transportation Department.

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, August 29, 2006 at 1:30 p.m.

Roll Call:

Ayes: Buster, Stone, Wilson and Ashley  
Nays: None  
Absent: Tavaglione

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 25, 2006 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: July 25, 2006  
Nancy Romero, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By *Nancy Romero* Deputy

AGENDA NO.  
16.6

xc: Planning, Applicant, COB