

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

405 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 5, 2007

SUBJECT: CHANGE OF ZONE NO. 6972 / TENTATIVE TRACT MAP NO. 32079 – EA39559
– Applicant: Speedy Development Corporation – Engineer / Representative: Cozad & Fox, Inc.
- Third Supervisorial District - Bautista Zoning Area – San Jacinto Valley Area Plan: Community
Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location:
Northerly of Acacia Avenue, southerly of Florida Avenue, and westerly of Grant Avenue – 15.03
Gross Acres - Zoning: Multiple Family Dwellings - 4,000 Square Foot Minimum (R-2-4000) -
REQUEST: The Change of Zone proposes to alter the current zoning of Multiple Family
Dwellings - 4,000 Square Foot Minimum (R-2-4000) to One-Family Dwelling (R-1). The
Tentative Tract map is a Schedule A subdivision of 15.03 acres into 23 residential lots with
7,200 Square Foot minimum, one detention basin, and one remainder parcel.

RECOMMENDED MOTION:

The Planning Department recommended approval; and,
**THE PLANNING COMMISSION BY A VOTE OF 3-0, (COMMISSIONER PORRAS AND
COMMISSIONER ZUPPARDO WERE ABSENT) RECOMMENDED:**

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL
ASSESSMENT NO. 39559**, 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. 6972** from Multiple Family Dwellings –
4,000 Square Foot Minimum (R-2-4,000) to One-Family Dwellings (R-1), in accordance with
Exhibit #2, based upon the findings and conclusions incorporated in the staff report; and,

Ron Goldman
Planning Director

RG:cv

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 2/8/07

Departmental Concurrence

- Policy
- Policy
- Consent
- Consent
- Dep't Recomm.:
- Per Exec. Ofc.:

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