

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

116 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 4, 2007

**SUBJECT:** CHANGE OF ZONE NO. 7436 / TENTATIVE TRACT MAP NO. 33303 – MITIGATED NEGATIVE DECLARATION – Applicant: Capital Pacific Homes – Engineer / Representative: ACD Engineering - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) – Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 9.7 Gross Acres - Zoning: Winchester 1800 Specific Plan (SP No. 286A4 - Planning Area No. 4) and Residential Agriculture - 2½ Acre Minimum (R-A-2½) - **REQUEST:** The Change of Zone proposes to change the zoning classification for APN 476-010-033 from Residential Agriculture - 2½ Acre Minimum (R-A-2½) to One Family Dwellings (R-1). The Tentative Tract Map is a Schedule A subdivision of 9.7 acres into 24 single family residential homes with a minimum lot size of 7,200 square feet.

**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40326**, 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. 7436**, from Residential Agriculture - 2½ Acre Minimum (R-A-2½) to One Family Dwellings (R-1), in accordance with Exhibit #3, based upon the findings and conclusion incorporated in the staff report.

**APPROVAL** of **TENTATIVE TRACT MAP NO. 33303**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*Mark Baley for*  
Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 4/5/07

Policy

Consent

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

4/5/07 2:58:15

Prev. Agn. Ref.

District: Third

Agenda Number:

15.3