

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

504B



**FROM:** TLMA/Planning Department

**SUBMITTAL DATE:** May 28, 2003

**SUBJECT: GENERAL PLAN AMENDMENT NO. 614, CHANGE OF ZONE NO. 6669 & TENTATIVE TRACT MAP NO. 30105 - EA 38596 - Austin Linsley - Third Supervisorial District - Antelope Valley Zoning Area - 33.06 Acres - General Residential (R-3) and One Family Dwellings (R-1) zoning - Easterly of Menifee Road, Southerly of La Piedra Road, Northerly of Garbani Road, and Westerly of Bell Mountain Road - REQUEST: The General Plan Amendment proposes to amend the Sun City/Menifee Valley Community Plan from Residential 7-10 Dwelling Units per Acre with Neighborhood Commercial to Residential 2-4 Dwelling Units per Acre; the Change of Zone proposes to change the zone from General Residential (R-3) to One Family Dwellings (R-1); and a Schedule A tract map proposing to subdivide 33.06 acres into 99 lots with a minimum lot size of 7,200 square feet, and two detention basins.**

**CONTROVERSIAL ISSUES:** None

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION, BY UNANIMOUS VOTE, RECOMMENDS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38596**, 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 **GENERAL PLAN AMENDMENT NO. 614**, from Residential 7-10 Dwelling Units per Acre with Neighborhood Commercial to Residential 2-4 Dwelling Units per Acre in accordance with Exhibit No. 6A, and based upon the findings and conclusions incorporated in the staff report; and,

Ron Goldman, Interim Planning Director  
(Continued on attached page)

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 6/28/03

RG:ah

- Policy
  - Policy
  - Consent
  - Consent
- Department Recommendation:  
Per Executive Office:

THE HONORABLE BOARD OF SUPERVISORS  
RE: GPA00614, CZ06669 & TR30105  
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**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6669**, from General Residential (R-3) to One Family Dwellings (R-1) in accordance with Exhibit No. 2, and based upon the findings and conclusions:

**APPROVAL** of **TENTATIVE TRACT MAP NO. 30105**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.