

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

601 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: September 22, 2003

SUBJECT: GENERAL PLAN AMENDMENT NO. 667, CHANGE OF ZONE NO. 6709, TENTATIVE TRACT MAP NO. 30554 - EA 38758 - Evans Unlimited, LLC - Antelope Valley Zoning Area - Third Supervisorial District - Easterly of Murrieta Road, southerly of Holland Road, northerly of Craig Avenue, and Westerly of Evans Road - REQUEST: The General Plan Amendment proposes to amend the Sun City/Meniffee Valley Community Plan from Residential One Acre Minimum to Residential 2-4 Dwelling Units per Acre; the Change of Zone proposes to change the zone from Rural Residential - One Acre Minimum (R-R-1) and Residential Agriculture - One Acre Minimum (R-A-1) to One Family Dwellings (R-1); and a Schedule A tract map proposing to subdivide 35.4 acres into 86 parcels, two detention basin lots, and one remainder parcel.

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. 38758**, 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. 667**, from Residential One Acre Minimum 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6709**, from Rural Residential - One Acre Minimum (R-R-1) and Residential Agriculture - One Acre Minimum (R-A-1) to One Family Dwellings in accordance with Exhibit No. 2, and based upon the findings and

Robert C. Johnson, Planning Director

RJ: ah
p.m.

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 10/14/03

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

Prev. Agn. Ref.

Dist. Third

AGENDA NO.

161

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 667, CHANGE OF ZONE NO. 6709,
TENTATIVE TRACT MAP NO. 30554

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conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 30554**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.