

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



9053

FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 25, 2004

SUBJECT: CHANGE OF ZONE NO. 06828 / TENTATIVE TRACT MAP NO. 31455 - EA 39113 - Alexander Communities - Third District - Sun City/Menifee Area Plan - 38.21 Acres - 118 Lots - R-R Zoning - Schedule A - Located east of State Highway 215, north of Newport Road, south of Grand Avenue on the southwest corner of Lindenberger Road and Simpson Road - REQUEST: CZ 6828 proposes to change the zoning of the project site from R-R to R-1 / TR 31455 proposes to develop 118 single-family residential lots with a minimum lot size of 7,200 square feet with and average 9,404 square feet, and 1 pocket park lot totaling .39 acres, on 39.98 acres.

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION:

**The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, BY A VOTE OF 4-0(Commissioner Porras absent)
RECOMMENDS:**

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39113**, 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. 6828**, from R-R to R-1 in accordance with exhibit #2, based on the findings and conclusions in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31455**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:aa

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
Sandy S. Bryant
DATE 4/1/04
Departmental Concurrence

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

Prev. Agn. Ref.

District: THIRD

Agenda Number:

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