

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



905B

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
Robert C. Johnson
DATE 4/1/04
Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: THIRD

Agenda Number:

16.3