

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

527B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 28, 2004

SUBJECT: CHANGE OF ZONE NO. 6831 / TENTATIVE TRACT MAP NO. 31347 - EA39087
- Southern California Land Management - Third Supervisorial District - Sun City/Menifee Zoning District - 21.14 acres - 69 proposed lots - A-1-5 zoning - Schedule A - Located northerly of Scott Road, easterly of Briggs Road and westerly of El Centro Lane - REQUEST: CZ 6831, proposes to change the zoning on the site from A-1-5 to R-1; TR 31347, proposes to subdivide 21.14 acres into 69 residential lots and one (1) park site.

CONTROVERSIAL ISSUES:

Park Drainage- resolved through Project Design and Conditions of Approval.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 4-1 (Commissioner Roth opposed)
RECOMMENDS TO THE BOARD OF SUPERVISORS:

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39087, 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. 6831, from Light Agriculture – 5 acre Minimum (A-1-5) to One Family Dwellings (R-1) in accordance with Exhibit No. 2, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of Tentative Tract Map No. 31347, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

REVIEWED BY EXECUTIVE OFFICE

RCJ:ar

[Signature]
DATE 5/10/04

[Signature]
Robert C. Johnson
Planning Director

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.5