

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

902B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 1, 2005

SUBJECT: TENTATIVE TRACT MAP NO. 31098, AMENDED NO. 6 - EA39076 - McCall 71, LLC - Third Supervisorial District - Sun City Zoning District - Sun City / Menifee Valley Area Plan - 91.2 acres - 276 lots - R-1 zone- Schedule A - Located southerly of Rouse Road, westerly of Menifee Road, northerly of McCall Boulevard, and easterly of Palomar Road - REQUEST To subdivide 91.2 gross acres into 264 residential lots with a minimum lot size of 7,200 square feet; four channel lots, two park lots, and two drainage/trail easement lots with off-site grading to the south of the project site.

RECOMMENDED MOTION:

**RECEIVE AND FILE** the notice of decision for the above referenced case acted on by the Planning Commission on March 30, 2005.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION, UNANIMOUSLY RECOMMENDS:**

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39076**, 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,

**APPROVED TENTATIVE TRACT MAP NO. 31098**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 4/7/05

*[Signature]*

Robert C. Johnson  
Planning Director

RCJ:sn

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

Prev. Agn. Ref.

District: Third

Agenda Number: