

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

827B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
February 10, 2006

**SUBJECT:** TENTATIVE TRACT MAP NO. 31456 – EA40702 – Applicant: Stonegate Development LLC – Engineer / Representative: W J McKeever Inc. - Third Supervisorial District – Sun City Zoning District – Sun City / Menifee Area Plan: Rural: Rural Mountainous (RM) (10 Acre Minimum) – Location: Westerly of Valley Boulevard, and northerly of Milky Way in the Sun City community of Riverside County – 161.34 Gross Acres - Zoning: Residential Agriculture - 10 Acre Minimum (R-A-10) and One-Family Dwelling (R-1) - **REQUEST:** Schedule A subdivision of 161.34 acres into 177 residential lots with a minimum lot size 7,200 sq. ft. and an average lot size of 10,000 square feet. In addition the project includes a 2.60 acre detention basin and a 3.32 acre park.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on December 21, 2005.

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

**ADOPTED MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40702** 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. 31456**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*David Mauro for*  
Robert C. Johnson  
Planning Director

RCJ:nl

REVIEWED BY EXECUTIVE OFFICE  
*David Mauro*  
DATE 3/7/06

Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number: