

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

209 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 30, 2006

SUBJECT: CHANGE OF ZONE NO. 7191 / TENTATIVE TRACT MAP NO. 33883 – EA40264
– Applicant: Trumark Companies – Engineer / Representative: MDS Consulting - Third Supervisorial District – Antelope Valley Zoning District – Sun City / Menifee Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre)
– Location: Northerly of Garbani Road, easterly of Bradley Road, westerly of Linda Lee Drive and southerly of Tupelo Road – 15.83 Gross Acres - Zoning: Residential Agriculture - 1 Acre Minimum (R-A-1) - **REQUEST:** The change of zone proposes to change the existing zoning classification from R-A-1 (Residential Agriculture 1 dwelling unit per acre) to R-1 (One-Family Dwellings). The tentative tract map is a schedule A subdivision of approximately 15.83 acres into 47 single-family residential lots ranging in size from 7,200 sq. ft. to 11,000 sq. ft. The proposed project will include a 0.58-acre detention basin, a 14 foot multi-purpose trail along the north side of Garbani Road, and enhanced landscaping.

RECOMMENDED MOTION:

The Planning Commission recommended approval; and,
THE PLANNING COMMISSION BY A VOTE OF 3-1, (COMMISSIONER ROTH OPPOSED AND COMMISSIONER ZUPPARDO DID NOT PARTICIPATE) RECOMMENDED TO THE BOARD OF SUPERVISORS;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40264**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment.

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7191**, from Residential Agriculture 1 Acre Minimum to One Family Dwellings, in accordance with Exhibit #2, and based upon the findings and conclusions incorporated in the staff report; and,

Robert C. Johnson

Robert C. Johnson
Planning Director

RCJ:aa

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 6/5/06 *David Mares*

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.3

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7191 / TENTATIVE TRACT MAP NO. 33883

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APPROVAL of **TENTATIVE TRACT MAP NO. 33883**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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