

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

103 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 27, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 31098, MINOR CHANGE NO. 1 – CEQA Exempt – Applicant: Trans Pacific Consultants, Inc. – Engineer / Representative: Trans Pacific Consultants - Third Supervisorial District – Sun City Zoning District – Sun City / Menifee Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Northerly of McCall Road, southerly of Rouse Road, easterly of Palomar Road, and westerly of Menifee Road – 91.2 Gross Acres - Zoning: One Family Dwelling (R-1) - **REQUEST:** Schedule A subdivision of 91.2 gross acres into 264 lots with a minimum lot size of 7,200 square feet, 4 channel lots, 2 park lots and 7 paseos. The minor change will reverse the direction of the houses faced along Rouse, Junipero and Palmar Roads to face the interior roads. In addition, there will be newly proposed decorative block walls and enhanced landscaping along Rouse, Junipero, and Palomar Roads.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above mentioned case acted upon by the Planning Commission on May 3, 2006.

The Planning Department recommended approval; and,
THE PLANNING COMMISSION, BY A VOTE OF 4-0 (COMMISSIONER PETTY ABSENT):

APPROVED TENTATIVE TRACT MAP NO. 31098, MINOR CHANGE NO. 1, 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

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICER

DATE 8/03/06 AG

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

Prev. Agn. Ref. District: Third Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

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