

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,

David Mares For

Robert C. Johnson
Planning Director

RCJ:aa

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 6/5/06 *David Mares*

Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

16.4

The Honorable Board of Supervisors

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

May 30, 2006

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

2007 JUN 2 5:18:58

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.4

1:30 p.m. being the time set for further public hearing on the application of Trumark Companies/MDS Consulting, for Change of Zone 7191 to change the zoning from Residential Agriculture 1 Dwelling Unit Per Acre (R-A-1), to One Family Dwelling (R-1); and, Tentative Tract 33883, a Schedule A subdivision of 15.83 acres into 47 single-family residential lots/ranging in size from 7,200 square feet to 11,000 square feet, a detention basin, a trail and enhanced landscaping, located in the Antelope Valley Zoning District, 3rd District, the Chairman called the matters for hearing.

Ron Goldman, Planning staff, requested a thirty day continuance to allow applicant to submit a supplemental deposit.

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matters are taken off calendar until all fees are paid.

Roll Call:

Ayes: Buster, Stone, Wilson and Ashley
Nays: None
Absent: Tavaglione

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 25, 2006 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: July 25, 2006
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: *Nancy Romero* Deputy

AGENDA NO.
16.4

xc: Planning, Applicant, COB