

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 21, 2006

SUBJECT: CHANGE OF ZONE NO. 7127 / TENTATIVE TRACT MAP NO. 30812 – EA38944
– Applicant: Ameridream Inc. – Engineer / Representative: Goodman and Associates - Third Supervisorial District – Antelope Valley Zoning Area – Sun City/Menifee Valley Area Plan: Community Development - Low Density Residential (CD - VLDR) – Location: Northerly of La Piedra Road, easterly of Murrieta Road, southerly of Newport Road and westerly of Evans Road - 29.53 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5) - **REQUEST:** The change of zone is proposing to change the existing Mobilehome Subdivision and Mobilehome Parks (R-T) zone to One Family Dwellings with a minimum lot size of 20,000 sq. ft. (R-1-20,000) and a Schedule B subdivision of 18.62 acres into 29 residential lots with a minimum lot size of 20,000 square feet.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38944**, 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE No. 7127**, from the existing Mobilhome Subdivisions and Mobilehome Parks (R-T) zone to One-Family Dwellings with a minimum lot size of 20,000 sq. ft. (R-1-20,000), in accordance with Exhibit #2, based on the findings and conclusions incorporated in the staff report;

Robert C. Johnson
Planning Director

RCJ:aa

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REVIEWED BY EXECUTIVE OFFICE

DATE AG 7/26/06

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16 . 13

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7127 / TENTATIVE TRACT MAP NO. 30812

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APPROVAL of **TENTATIVE TRACT MAP No. 30812** to subdivide 18.62 gross acres into 29 residential lots with a minimum lot size of 20,000 sq. ft. subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;