

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

924B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 24, 2006

SUBJECT: CHANGE OF ZONE NO. 7104 / TENTATIVE TRACT MAP NO. 29835 – EIR NO. 451 – Applicant: Ashby Financial – Engineer / Representative: VA Consulting, Inc. - Third Supervisorial District - Romoland Zoning Area – Sun City / Menifee Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre); Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of Chambers Avenue, westerly of Palmar Road, southerly of McLaughlin Road and easterly of Antelope Road. - 235 Gross Acres - Zoning: One Family Residential (R-1) - **REQUEST:** The environmental impact report evaluates the potentially significant environmental effects of the proposed project, identifies possible ways to minimize those significant effects and describes reasonable alternative to the project. The change of zone proposes to change the current zoning from One-Family Dwellings (R-1) to Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5). The tentative tract map is a Schedule A subdivision of 235 acres into 543 residential lots with a minimum lot size of 5,000 square feet, a 9.4 acre park, and a 71.6 acres of natural open space area.

Departmental Concurrence

RECOMMENDED MOTION:

The Planning Department recommended approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDED:

TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 451 which has been completed in compliance with the EIR Guidelines and the Riverside County Rules to Implement CEQA;

Robert C. Johnson
Planning Director

RCJ:aa

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE AG 7/26/06

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16 . 14

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7104 / TENTATIVE TRACT MAP NO. 29835

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TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7140 from R-1 (One-Family Dwellings) to R-4 (Planned Residential) and R-5 (Open Area Combining Zone – Residential Developments) in accordance with Exhibit 2B pending final adoption of the final zoning ordinance by the Board of Supervisors; and,

APPROVAL of TRACT MAP NO. 29835 subject to the attached conditions of approval, based on the findings and conclusions incorporated in the staff report.