

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

403 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 25, 2006

SUBJECT: CHANGE OF ZONE NO. 7200 / TENTATIVE TRACT MAP NO. 34037 – EA40290 – Applicant: M. S. Land LLC – Engineer / Representative: Van Dell & Associates Inc. - Third Supervisorial District – Romoland Zoning Area – Sun City / Menifee Valley Area Plan: Community Development: Medium Density Residential (2-5 Dwelling Units Per Acre) – Location: Northerly of McLaughlin St., southerly of Ethanac Road, easterly of Wheat Street, and westerly of Byers Street – 33.75 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The change of zone requests to change the existing zoning from Rural Residential (R-R) to Planned Residential (R-4) zoning. The tentative tract map is a Schedule A subdivision and development of approximately 33.75 acre project site into 128 Single-Family Residential lots with a minimum lot size of 6,000 square feet. In addition, the development of this project will include a 2.12-acre neighborhood park, a 0.33-acre water quality basin and a 20-foot wide community trail along Wheat Street. Access to the site will be provided via two access points, one to the west of the project along Wheat Street and the other to the east of the site along Byers Street.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40290**, 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. 7200** from Rural Residential (R-R) to Planned Residential (R-4), in accordance with Exhibit #2 pending final adoption of the final zoning ordinance by the Board of Supervisors; based upon the findings and conclusion incorporated in the staff report; and,

David Mares for
Robert C. Johnson
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE

DATE 9/1/06 YUG

Departmental Concurrence

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

5008 2EB - 1 BW 1:28

PLANNING DEPARTMENT
COUNTY OF RIVERSIDE, CALIFORNIA

Prev. Agn. Ref.

District: Third

Agenda Number:

16.6

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7200 / TENTATIVE TRACT MAP NO. 34037

August 25, 2006

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APPROVAL of **TENTATIVE TRACT MAP NO. 34037**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.