

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

424 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
September 28, 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 Area - 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 Acre Minimum) 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 lot for a detention basin, a 14 foot wide multi-purpose trail along the north side of Garbani Road, and enhanced landscaping.

**BACKGROUND:** This was originally scheduled to be heard on the August 29, 2006 Board Agenda but was taken off calendar per the request of the project applicant, Trumark Companies.

**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.

Robert C. Johnson  
Planning Director

RCJ:aa

(Continued On Attached Page)

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 11/16/06 mg

Policy

Consent

Dept't Recomm.:

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

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**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,

**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.