

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

323 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 11, 2007

SUBJECT: CHANGE OF ZONE NO. 7483 / TENTATIVE TRACT MAP NO. 33419 – MITIGATED NEGATIVE DECLARATION – Applicant: Artisan Communities – Engineer / Representative: Jagels Development, 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) – Location: Southerly of McLaughlin Road, easterly of Evans Road and westerly of Barnett Road – 46.9 Gross Acres - Zoning: One-Family Dwellings - 10,000 Square Foot Minimum (R-1-10,000) and One-Family Dwellings (R-1) - **REQUEST:** The Change of Zone is a proposal to change the existing Zoning Classification of One-Family Dwellings - 10,000 Square Foot Minimum (R-1-10,000) (for assessors parcel numbers 331-080-008, 331-108-018, 331-080-019, 331-080-020, and 331-080-021) to One-Family Dwellings (R-1). The Tentative Tract Map is a Schedule A subdivision of 46.9 acres into 160 residential lots, a 2.11 - acre park and a 0.81 - acre water quality basin. The applicant proposes to dedicate an area within the a park to the citrus heritage of the region through the landscaping design.

RECOMMENDED MOTION:

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

Ron Goldman

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 4/17/07 JMG

Departmental Comment

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

15.5

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7483 / TENTATIVE TRACT MAP NO. 33419

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Page 2 of 2

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40019**, 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. 7483**, from One-Family Dwellings - 10,000 Square Foot Minimum (R-1-10,000) to One-Family Dwellings (R-1), in accordance with Exhibit # 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33419**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.