

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

535B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 26, 2007

**SUBJECT:** CHANGE OF ZONE NO. 7164 / TENTATIVE TRACT MAP NO. 33648 – MITIGATED NEGATIVE DECLARATION – Applicant: Corman Leigh – Engineer / Representative: Frank Artiga - 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 Barnett Road and westerly of Interstate 215 – 14.81 Gross Acres - Zoning: One-Family Dwellings - 10,000 Square Foot Minimum (R-1-10,000) - **REQUEST:** The Change of Zone proposes to change the existing zoning classification from One-Family Dwellings - 10,000 Square Foot Minimum (R-1-10,000) to One-Family Dwellings (R-1). The Tentative Tract Map is a Schedule A subdivision of 14.81 gross acres into 56 single family residential lots, with a minimum lot size of 7,200 square feet and a density of 3.78 dwelling units per acre.

**RECOMMENDED MOTION:**

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

REVIEWED BY EXECUTIVE OFFICER

DATE 4/30/07

*Ron Goldman*  
Ron Goldman  
Planning Director

RG:cv

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

15.3

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7164 / TENTATIVE TRACT MAP NO. 33648

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**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40200**, 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. 7164**, 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. 33648**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in staff report.