

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

928 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
July 25, 2007

**SUBJECT:** CHANGE OF ZONE NO. 7212 / TENTATIVE TRACT MAP NO. 33511 – MITIGATED NEGATIVE DECLARATION – Applicant: Menifee Farms, LLC – Engineer / Representative: TGA Development and Engineers - Third Supervisorial District – Antelope Valley Zoning Area – Sun City / Menifee Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) – Location: Northerly of Scott Road, southerly of Wickerd Road, easterly of Ascot Way and westerly of Howard Road – 27.30 Gross Acres - Zoning: Residential Agriculture 1-Acre Minimum (R-A-1) - **REQUEST:** The Change of Zone proposes to change the existing Residential Agriculture 1-Acre Minimum (R-A-1) zoning to One-Family Dwellings (R-1) zoning and Open Area Combining Zone Residential Developments (R-5) for the jurisdictional open area. The Tentative Tract Map is a Schedule "A" subdivision of 27.30 acres into 71 Single-Family Residential lots with a minimum lot size of 7,200 square feet, three (3) detention basins and a foot-path along an existing dry channel.

**BACKGROUND:**

Subsequent to the Planning Commission action, the Planning Department has determined it would be appropriate to recommend the establishment of a zoning classification of Open Area Combining Zone – Residential Developments (R-5) for the approximately 4.1 acre portion of the project site (Lot E) containing the watercourse and 100-year flood plain. Therefore, on that basis, Planning Staff is recommending Denial of the Zone Change in accordance with Exhibit 5 (Recommended Zoning). This recommendation has been incorporated into the formal recommendation below.

**RECOMMENDED MOTION:**

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

Ron Goldman  
Planning Director

RG:vc

REVIEWED BY EXECUTIVE OFFICE

DATE 8/1/07  
Tina Grande  
Departmental Concurrence

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

**Prev. Agn. Ref.** | **District:** Third | **Agenda Number:**

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7212 / TENTATIVE TRACT MAP NO. 33511

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**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40340** 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. 7212** from the existing Residential Agriculture 1-Acre Minimum (R-A-1) zoning to One-Family Dwellings (R-1) in accordance with Exhibit 2 and pending final adoption of the final zoning ordinance by the Board of Supervisors; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 33511** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

However, the Planning Department is now recommending a modification to the Planning Commission's action as follows:

**DENIAL** of **CHANGE OF ZONE NO. 7212**, from the Residential Agriculture – 1-Acre Minimum (R-A-1) zoning to One-Family Dwellings (R-1), in accordance with Exhibit 3; but,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7212**, from Residential Agriculture – 1-Acre Minimum (R-A-1) zoning to One-Family Dwellings (R-1) and Open Area Combining zone-Residential Developments (R-5), in accordance with Exhibit 4, subject to the final adoption of the final zoning ordinance by the Board of Supervisors.