

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 29, 2008

SUBJECT: CHANGE OF ZONE NO. 6949, TENTATIVE TRACT MAP NO. 32277 – Adopted Negative Declaration – Applicant: Stonegate Development – Engineer / Representative: W. J. McKeever, Inc. - Third Supervisorial District – Winchester Zoning District – Sun City/Menifee Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) and Rural: Rural Residential (R: R-R) (5 – Acre Minimum) – Location: Westerly of Briggs Road, southerly of Holland Road, and northerly of Los Carrizos Road – 157.75 Gross Acres - Zoning: Light Agriculture (21/2 Acre Minimum) (A-1-21/2)/ Heavy Agriculture (21/2 Acre Minimum) (A-2-21/2)/ Heavy Agriculture (5 Acre Minimum) (A-2-5) - **REQUEST:** Proposes to change the subject property's existing Light Agriculture – 2½-acre minimum (A-1-2½), Heavy Agriculture – 2½-acre minimum (A-2-2½), and Heavy Agriculture – 5-acre minimum (A-2-5) zoning classifications to Planned Residential (R-4) and Light Agriculture – 5 acre minimum (A-1-5). The tentative tract map is a Schedule 'A' tract map to subdivide 158.75 acres into 359 residential lots ranging in size from 6,000 to 35,496 square feet on an abandoned, non-operating dairy farm and agricultural fields. Lots 332-339 (1/2-acre each) are proposed along the southern boundary to buffer properties to the south which are located in the Rural Community Foundation Component. Lots 340-359 (10,000 sq. ft. each) are proposed along the eastern edge to buffer the properties to the east which are zoned for light agriculture uses. Additionally, the development will include one (1) 10.22-net acre park, four (4) lots for water quality basins, fifteen (15) lots for landscaping, open space and drainage and a 12-foot multipurpose trail along Holland Road and Briggs Road.

REVIEWED BY EXECUTIVE OFFICE

DATE 9/2/08
Tina Grande
Departmental Concurrence

Ron Goldman
Planning Director

RG:db

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: Change of Zone No. 6949, Tentative Tract Map No. 32277

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RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39499**, 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. 6949**, amending the zoning classification for the subject property from Light Agriculture – 2½-Acre minimum (A-1-2½), Heavy Agriculture – 2½-Acre Minimum (A-2-2½), and Heavy Agriculture – 5-acre Minimum (A-2-5) to Planned Residential (R-4) and Light Agriculture – 5 Acre Minimum (A-1-5), in accordance with Exhibit# 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32277**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.