

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

5268



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
July 30, 2004

**SUBJECT:** CHANGE OF ZONE NO. 6724 / TENTATIVE TRACT MAP NO. 30760 - EA38823  
- Saddleback Development, L.L.C. - First Supervisorial District - Lake Elsinore Area Plan - 148.3 acres - 285 proposed lots - R-R zoning - Schedule A - Located south of Interstate 15 and De Palma Road, west of Horsethief Canyon Road, south of the easterly extension of Beardsley Road and east of Glen Eden Road - REQUEST: CZ 6724, proposes to change the zone from R-R to R-4 / TR 30760, proposes to subdivide 148.3 acres into 285 single family residential lots; 9 MSHCP open space lots; a 5.71 acre park site and a .34 acre detention basin.

**RECOMMENDED MOTION:**

**THE PLANNING DEPARTMENT RECOMMENDS TO THE BOARD OF SUPERVISORS:**

**ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 38823**, 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 DENIAL OF CHANGE OF ZONE NO. 6724**, from R-R to R-4 as proposed by the applicant; but,

**TENTATIVE APPROVAL OF CHANGE OF ZONE NO. 6724**, from R-R to R-4 and R-5, in accordance with Exhibit #2 and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL OF TRACT MAP NO. 30760**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson  
Planning Director

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REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 8/3/04  
Departmental Concurrence

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

Prev. Agn. Ref.

District: First

Agenda Number:

16.2