

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

526 B



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

RCJ:ar

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
Jenny Johnson
DATE 8/3/04

Policy

Consent

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

Prev. Agn. Ref.

District: First

Agenda Number:

16.2