

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

518 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

April 14, 2006

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 689 / CHANGE OF ZONE NO. 6928 / TENTATIVE TRACT MAP NO. 31820 – EA39419 – Applicant: Heritage Discount Homes, LLC – Engineer / Representative: ACD Engineering - Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley / Winchester Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) – Location: Westerly of Leon Road, northerly of SH-74 and southerly of Western View Drive – 4.92 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The general plan amendment proposes to change the land use designation for the project site from Community Development: Commercial Retail (CR) to Community Development: Medium Density Residential (MDR). The change of zone proposes to change the current zoning designation from Scenic Highway Commercial (C-P-S) to One Family Dwellings (R-1). The tentative tract map is a Schedule A subdivision of 4.92 acres for 17 single family residential lots with a minimum lot size of 7,200 square feet and one 6,526 square foot open space lot for water detention.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,

**THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDED:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39419**, 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 **GENERAL PLAN AMENDMENT NO. 689**, from Community Development: Commercial Retail to Community Development: Medium Density Residential; in accordance with Exhibit 5, based on the findings and conclusions incorporated in the staff report; and,

Robert C. Johnson  
Planning Director

RCJ:aa

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE

*[Handwritten signature]*  
DATE 4/19/06

Departmental Concurrence

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

3008 FEB 20 AM 1:34  
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

District: Fifth

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 689 / CHANGE OF ZONE NO. 6928 / TENTATIVE  
TRACT MAP NO. 31820

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**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6928** from Scenic Commercial Highway (C-P-S) to One Family Dwellings (R-1), in accordance with Exhibit 2, based on the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 31820**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.