

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

821 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 7, 2006

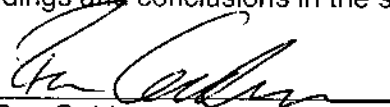
SUBJECT: CHANGE OF ZONE NO. 6910 / TENTATIVE TRACT MAP NO. 31818 – EA39349
– Applicant: Meritage Homes – Engineer / Representative: K & A Engineering, Inc. - First Supervisorial District – Alberhill Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) within the Glen Eden Policy Area (Maximum Density: 2.5 Dwelling Units Per Acre) – Location: Southerly of the extension of Bosley Lane on the eastside and westside of Mountain Road in the Glen Eden area – 160 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The change of zone proposes to amend the current zoning classification of the subject site from Rural Residential (R-R) to Planned Residential (R-4) and Open Area Combining Zone - Residential Development (R-5). The tentative tract map proposes a Schedule "A" subdivision to divide 160 acres into 311 residential lots, a 10.77-acre park, a 1.06-acre community use lot, 22 open space lots (60.4 acres) including 3 water quality basins and a water quality swale. The minimum lot size is 5,000 square feet and the proposed density is approximately 2 dwelling units per acre. The proposed project will include off-site grading and the improvement of Mountain Road.

RECOMMENDED MOTION:

The Planning Department recommended approval; and
THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39349**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6910**, from Rural Residential (R-R) to Planned Residential (R-4) and Open Area Combining Zone – Residential Development (R-5) , in accordance with Exhibit "3"; based upon the findings and conclusions in the staff report;



Ron Goldman
Interim Planning Director

MDH

REVIEWED BY EXECUTIVE OFFICE

DATE 12/12/06

Dept'l Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

12/12/06 10:31 AM

Prev. Agn. Ref. | District: First | Agenda Number:

16.3

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6910 / TENTATIVE TRACT MAP NO. 31818

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APPROVAL of **TENTATIVE TRACT MAP NO. 31818**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.