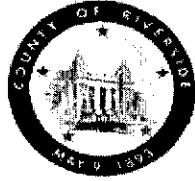


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

818B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 5, 2008

**SUBJECT:** TENTATIVE TRACT MAP NO. 32227 MINOR CHANGE NO. 1 – NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED – Applicant: Redhawk Valley II, LLC – Engineer / Representative: VSL Engineering - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) – Location: Southerly of Monte Verde Road and westerly of Rio Linda Road – 60.85 Gross Acres - Zoning: One-Family Dwellings (R-1) and Open Area Combining Zone - Residential Developments (R-5) - **REQUEST:** The Tentative Tract Map proposes to amend the lot/pad elevations primarily to avoid encroachment into existing 18 inches and 36 inches water mains and secondarily to achieve design requirements for vertical curves, design speed, and sight distance. The minor change will retain the same number of lots as approved with the initial tentative tract map, which proposed a Schedule A subdivision of 61.33 acres into 104 single family residential lots with a minimum lot size of 7,200 square feet, one 34,743 square foot park, two detention basins, 16 open space lots for enhanced parkways and natural open space, and one 9.5-acre remainder lot.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on May 28, 2008.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION:**

**APPROVED TENTATIVE TRACT MAP NO. 32227 MINOR CHANGE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 6/25/08

Tina Grande  
Departmental Concurrence

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

Prev. Agn. Ref. District: Third Agenda Number:

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

1.2