

8028



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

FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 22, 2008

SUBJECT: TENTATIVE TRACT MAP NO. 34420, CHANGE OF ZONE NO. 7477 – (Mitigated Negative Declaration) – Applicant: D.R. Horton – Engineer / Representative: Fuscoe Engineering - Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units Per Acre) – Location: Westerly of Interstate 15, easterly of Hamner Avenue, and southerly of Cantu-Galleano Ranch Road – 12.45 Gross Acres - Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) - **REQUEST:** The Change of Zone proposes to change the project site's existing Zoning Classification from Heavy Agriculture – 10 Acre Minimum (A-2-10) to General Residential (R-3) for consistency purposes. The Tentative Tract Map is a schedule 'A' subdivision of 12.45 gross acres into 1 lot consisting of 111 two-story detached condominium units, ranging from 1,586 sq. ft. to 1,791 sq. ft. The proposal also includes a recreation area which consists of a pool and tot-lot, and 284 parking spaces.

RECOMMENDED MOTION:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40833**, 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,

APPROVE CHANGE OF ZONE NO. 7477, from Heavy Agriculture – 10 Acre Minimum (A-2-10) to General Residential (R-3), in accordance with Exhibit #3, based on the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 10/06/08 AG

for Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Second

Agenda Number:

16.1

The Honorable Board of Supervisors

RE: **TENTATIVE TRACT MAP NO. 34420, CHANGE OF ZONE NO. 7477**

September 22, 2008

Page 2 of 2

APPROVE TENTATIVE TRACT MAP NO. 34420, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.