

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

429 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: August 28, 2003

**SUBJECT:** CHANGE OF ZONE NO. 6802/TENTATIVE TRACT MAP NO. 30757 EA NO. 39043 - HOVNANIAN/FORECAST HOMES, INC - Third Supervisorial District - Winchester Area - 39.56 gross acres - Light Agricultural with Poultry (A-P) and Heavy Agricultural-20 Acre Minimum (A-2-20) zones. The project site is located east of I-215, between Newport Road and Simpson Road, on the east side of Lindenberger Road. **REQUEST:** A change of zone from A-P and A-2-20 to One Family Dwellings (R-1) and Open Area Combining Zone-Residential Development (R-5), and proposed subdivision to divide 39.56 acres into 115 residential lots with a minimum lot size of 7,200 square feet, 7 open space lots, and one 25,840 square foot detention basin.


**CONTROVERSIAL ISSUES:** Land density, screening, and preservation of natural habitat, detention basin multi-use-resolved through conditions of approval.

**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39043**, 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 **CHANGE OF ZONE NO. 6802**, from Light Agricultural with Poultry (A-P) and Heavy Agricultural-20 Acre Minimum (A-2-20) to One Family Dwellings (R-1), and Open Area Combining Zone-Residential Development (R-5) in accordance with Exhibit #2; and,

  
Robert C. Johnson, Planning Director

RCJ:lgm

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE  
  
DATE 9/15/03

Policy  
 Policy

Consent  
 Consent

Department Recommendation:  
Per Executive Office:

Prev. Agn. Ref.

Dist. Third

AGENDA NO.

16.8

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6802/TENTATIVE TRACT MAP NO. 30757

August 28, 2003

Page 2 of 2

**APPROVAL** of **TENTATIVE TRACT MAP NO. 30757**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.