

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

505B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 19, 2006

SUBJECT: GENERAL PLAN AMENDMENT NO. 761 / CHANGE OF ZONE NO. 7059 / TENTATIVE TRACT MAP NO. 32909 – EA39825 – Applicant: D.R. Horton, Inc. – Engineer / Representative: PHB and Associates, Inc. - Second Supervisorial District – Prado-Mira Loma Zoning District - Eastvale Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Northely of Limonite Aveue, southerly of Bellegrave Avenue, easterly of Cleveland Avenue and westerly of Hamner Avenue – 40.0 Gross Acres - Zoning: Heavy Agriculture 10-Acre Minimum (A-2-10) - **REQUEST:** The general plan amendment proposes to change the current land use designation of the project site from Medium Density Residential (CD-MDR) to High Density Residential (CD-HDR) within the Community Development Foundation. The change of zone proposes to amend the current zoning classification of the subject property from Heavy Agriculture 10-Acre Minimum (A-2-10) to General Residential (R-3). The tentative tract map proposes a Schedule A subdivision of 40.0 gross acres into 181 detached condominium residential units and 201 attached triplex units, for a total of 382 residential dwelling units.

RECOMMENDED MOTION:

The Planning Department recommended approval; and,
THE PLANNING COMMISSION, BY A VOTE OF 4-0, (COMMISSIONER PORRAS ABSENT), RECOMMENDED:

ADOPTION of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39825**, 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,

Robert C. Johnson
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICER

DATE 6/29/06 JMY

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

3008 JUN 28 PM 3:18
RECEIVED RIVERSIDE COMPLA

Prev. Agn. Ref.

District: Second

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 761 / CHANGE OF ZONE NO. 7059 / TENTATIVE
TRACT MAP NO. 32909

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TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 761**, amending the designation on the site from Medium Density Residential (CD-MDR) to High Density Residential (CD-HDR), in accordance with Exhibit #5, and based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of the **RESOLUTION** recommending adoption of General Plan Amendment No. 761 to the Board of Supervisors; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7059**, from Heavy Agriculture (A-2-10) to General Residential (R-3), in accordance with Exhibit #3; based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32909**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.