

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

430B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 13, 2006

**SUBJECT:** CHANGE OF ZONE NO. 7113 / TENTATIVE TRACT MAP NO. 32627 – EA40015  
– Applicant: Highpointe Communities, Inc – Engineer / Representative: David Jeffers Consulting, Inc - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Southerly of Monte Verde Road and westerly of El Chimisal Road, along Anza Road – 66.7 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes to change the current zone for the subject property from Rural Residential (R-R) to 47.7 acres of One-Family Dwellings (R-1), and 19.3 acres of Open Area Combining Zone - Residential Developments (R-5). The Tentative Tract Map is a Schedule A subdivision of 66.7 gross acres into 119 single family residential lots, with a minimum lot size of 8,000 square feet and an overall density of 1.8 dwelling units per acre, one 3.3-acre lot for a detention basin, one 5.7-acre site with a 1.9 acre pad for a park, one 13,030 square foot linear park lot, and 5 natural open space lots.

**RECOMMENDED MOTION:**

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

Robert C. Johnson  
Planning Director

RCJ:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 11/16/06 *rcj*

Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7113 / TENTATIVE TRACT MAP NO. 32627

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**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40015**, 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. 7113**, from Rural Residential (R-R) to One-Family Dwellings (R-1) and Open Area Combining Zone-Residential Developments (R-5) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 32627**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.