

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

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

NOV 16 10 51 AM '06
RECEIVED RIVERSIDE COUNTY

The Honorable Board of Supervisors

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

November 13, 2006

Page 2 of 2

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.