

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

611 B




FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 16, 2006

SUBJECT: SPECIFIC PLAN NO. 123 SUBSTANTIAL CONFORMANCE NO. 9 / TENTATIVE TRACT MAP NO. 31661 – EA39751 – Applicant: De Anza Country Inc – Engineer / Representative: Robert M. Beers, P.E. - Second Supervisorial District – Glen Avon / Rubidoux Zoning District – Jurupa Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) - Low Density Residential (CD-LDR) (1/2 Acre Minimum) - Open Space: Rural (OS-RUR) (20 Acre Minimum) – Location: Southerly of Jurupa Road and easterly of Camino Real – 197.04 Gross Acres - Zoning: Specific Plan (S-P) - **REQUEST:** The Specific Plan proposes to transfer units from already approved Tract Map No. 29725 to Planning Areas 13A-2A, 13A2-B, 13A-3. The Tentative Tract Map is a clustered development subdividing 197.04 gross acres into 105 residential lots, with a minimum lot size of 8,000 square feet (net). The map includes two open space lots (Lots G and H totaling 121.5 Acres), and six lots for drainage purposes (Lots A through F). The proposed project is a part of the Mission De Anza Specific Plan (S-P 123). The clustered lot design maintains the overall density of 2 Dwelling Units Per Acre within the Community Development: Low Density Residential Designation.

RECOMMENDED MOTION:

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



Robert C. Johnson
Planning Director

RCJ:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 11/28/06 R107

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

Prev. Agn. Ref.

District: Second

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 123 SUBSTANTIAL CONFORMANCE NO. 9 / TENTATIVE TRACT
MAP NO. 31661

November 16, 2006

Page 2 of 2

ADOPTION of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39751**, based on the findings incorporated in the initial study and the conclusions that the project will not have a significant effect on the environment; and,

APPROVAL of **SPECIFIC PLAN NO. 123 SUBSTANTIAL CONFORMANCE NO. 9**, proposes to transfer units from already approved Tract Map No. 29725 to Planning Areas 13A-2A, 13A2-B, 13A-3; based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31661**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.