

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 11/20/06 Rvw

Departmental Concurrence

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

RECEIVED RIVERSIDE COUNTY

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.

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16.2**

1:30 p.m. being the time set for public hearing on the application of De Anza Country, Inc. - Robert M. Beers, P.E. for Specific Plan No. 123 Substantial Conformance 9 to transfer units from already approved tract map 29725 to Planning Areas 13A-2A, 13A2-B, 13A-3, and for Tentative Tract 31661 to subdivide 197.04 gross acres into 105 residential lots, with a minimum lot size of 8,000 square feet, two open space lots, and six lots for drainage purposes, located in the Glen Avon/Rubidoux Zoning Area - Jurupa Area Plan, 2<sup>nd</sup> District, the Chairman called the matter for hearing.

Ron Goldman, Planning staff, presented the matter.

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, January 23, 2007 to allow the applicant to go back and work with the community and Chamber of Commerce who have expressed concerns over density.

1 I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 19, 2006 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: December 19, 2006  
Nancy Romero, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By: *Nancy Romero* Deputy

AGENDA NO.  
16.2

xc: Planning, Applicant, COB  
*ra*