

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

450B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 1, 2007

SUBJECT: TENTATIVE TRACT MAP NO. 32972 / TENTATIVE TRACT MAP NO. 32973 / TENTATIVE TRACT MAP NO. 33864 – Applicant: Emerald Meadows Ranch, Inc – Engineer / Representative: Hall & Foreman, Inc - Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio), High Density Residential (CD-HDR) (8 - 14 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5 - 8 Dwelling Units Per Acre), and Very High Density Residential (CD-VHDR) (14 - 20 Dwelling Units Per Acre) – Location: Northerly of 34th Street, westerly of the Santa Ana River, easterly of Rubidoux Boulevard, and southerly of Highway 60 – 224.1 Gross Acres - Zoning: Specific Plan (SP No. 337 - Emerald Meadows Ranch Planning Area Nos. 10, 13, & 14) - **REQUEST:** Tentative Tract Map No. 32972 is a Schedule A subdivision of 15.1 acres (SP No. 337 - Planning Area No. 10) into 69 residential lots with a 5,500 square foot minimum lot size and one open space lot. Tentative Tract Map No. 32973 is a Schedule A subdivision of 27.5 acres (SP No. 337 - Planning Area Nos. 13 & 14) into a 103 residential and 3 open space lots. A total of five (5) residential lots with a minimum size of 7,000 square feet and one 2,006 square foot open space lot are proposed into Planning Area No. 13, and 98 residential lots with a minimum size of 5,000 square feet and two (2) open space lots are proposed in Planning Area No. 14. Tentative Tract Map No. 33864 is a Schedule C subdivision of 168.2 acres of the Emerald Meadows Specific Plan No. 337 into sixteen (16) school, residential, and park sites, including thirteen (13) letter lots. This subdivision establishes Planning Area boundaries and affects 168.2 acres of the 278.45 identified by the Specific Plan No. 337. All existing residential lots, and Planning Area Nos. 1 & 17 are identified as Not A Part (NAP).

Departmental Concurrence

RECOMMENDED MOTION:

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 2/20/07

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref. District: Second Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1 . 5

The Honorable Board of Supervisors

RE: TENTATIVE TRACT MAP NO. 32972 / TENTATIVE TRACT MAP NO. 32973 /

TENTATIVE TRACT MAP NO. 33864

February 1, 2007

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RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on December 6, 2006.

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION:

APPROVED TENTATIVE TRACT MAP NO. 32972, subject to the attached conditions approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVED TENTATIVE TRACT MAP NO. 32973, subject to the attached conditions approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVED TENTATIVE TRACT MAP NO. 33864, subject to the attached conditions approval, and based upon the findings and conclusions incorporated in the staff report.