

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

601B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 20, 2007

SUBJECT: GENERAL PLAN AMENDMENT NO. 741 / CHANGE OF ZONE NO. 7137 / TENTATIVE TRACT MAP NO. 32291 – 40101 – Applicant: Victoria Homes, Inc. – Engineer / Representative: Nolte Associates, Inc. - Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum – Location: Northerly of Center Street, easterly of Oriole Avenue, and southerly of Main Street – 27.16 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) and One-Family Dwellings - 20,000 Square Foot Minimum (R-1-20,000) - **REQUEST:** The General Plan proposes to amend the site's land use designation from Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) to Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre). The Change of Zone proposes to change the site's zoning classification from Light Agriculture - 10 Acre Minimum (A-1-10) and One-Family Dwellings - 20,000 Square Foot Minimum (R-1-20,000) to One-Family Dwellings (R-1). The Tentative Tract Map is a Schedule A subdivision of 27.16 acres into 69 single family residential lots with a minimum lot size of approximately 8,000 square feet and an average lot size of approximately 12,000 square feet and three open space lots for an overall density of 2.54 dwelling units per acre. Phase I (lots 18-54) proposes to subdivide 13.2 acres into 37 single family residential lots and two open space lots for a paseo (lot A) and a detention basin (lot B). Phase II (lots 1-17 and 55-69) proposed to subdivide 13.96 acres into 32 single family residential lots and one open space lot (lot C). Phase II will not be recorded until a decision is made regarding the CETAP Corridor that is planned through this area.

RECOMMENDED MOTION:

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

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 2-12-2007

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

RECEIVED FEB 20 2007

Prev. Agn. Ref. | District: Fifth | Agenda Number:

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 741 / CHANGE OF ZONE NO. 7137 / TENTATIVE TRACT MAP NO. 32291

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ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40101**, 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 **GENERAL PLAN AMENDMENT NO. 741**, amending the Land Use Designation from Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) to Community Development: Medium Density Residential (CD-MDR) (2 – 5 Dwelling Units Per Acre), in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE No. 7137**, from Light Agriculture – 10 Acre Minimum (A-1-10) and One-Family Dwellings – 20,000 Square Foot Minimum (R-1-20,000) to One-Family Dwellings (R-1), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32291**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.