

814B

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 15, 2007

SUBJECT: CHANGE OF ZONE NO. 6926 / TENTATIVE TRACT MAP NO. 31597 – MITIGATED NEGATIVE DECLARATION – Applicant: Highpointe Communities, Inc – Engineer / Representative: Engineering Solutions - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) – Location: Northerly of Anza Road, southerly of Redhawk Parkway, and westerly of El Chimisal Road – 93.5 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes to change the site's current zoning designation from Rural Residential (R-R) to One Family Dwellings (R-1) and Open Area Combining Zone - Residential Developments (R-5). The Tentative Tract Map is a Schedule A subdivision of 93.5 acres into 215 single family residential lots with a minimum lot size of 7,200 square feet, one 1.7 - acre park, four detention / filtration basins, one sewer lift station, 2 open space lots for a flood control channel, and 9 open space lots for paseos, drainage, and natural open space.

RECOMMENDED MOTION:

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

Mark Balys for
Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 3/22/07

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

Prev. Agn. Ref.

District: Third

Agenda Number:

15.4

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6926 / TENTATIVE TRACT MAP NO. 31597

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ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39415**, 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. 6926**, from Rural Residential (R-R) to One Family Dwellings (R-1) and Open Area Combining Zone – Residential Development (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. 31597**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.