

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

430B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 13, 2006

SUBJECT: CHANGE OF ZONE NO. 7113 / TENTATIVE TRACT MAP NO. 32627 - EA40015
- Applicant: Highpointe Communities, Inc - Engineer / Representative: David Jeffers Consulting, Inc - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) - Location: Southerly of Monte Verde Road and westerly of El Chimisal Road, along Anza Road - 66.7 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes to change the current zone for the subject property from Rural Residential (R-R) to 47.7 acres of One-Family Dwellings (R-1), and 19.3 acres of Open Area Combining Zone - Residential Developments (R-5). The Tentative Tract Map is a Schedule A subdivision of 66.7 gross acres into 119 single family residential lots, with a minimum lot size of 8,000 square feet and an overall density of 1.8 dwelling units per acre, one 3.3-acre lot for a detention basin, one 5.7-acre site with a 1.9 acre pad for a park, one 13,030 square foot linear park lot, and 5 natural open space lots.

RECOMMENDED MOTION:

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

Robert C. Johnson
Planning Director

RCJ:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 11/16/06

Departmental Concurrence

☒ Policy

☐ Consent

Dep't Recomm.:

☒ Policy

☐ Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

16.4

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7113 / TENTATIVE TRACT MAP NO. 32627

November 13, 2006

Page 2 of 2

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40015**, 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. 7113**, from Rural Residential (R-R) to One-Family Dwellings (R-1) and Open Area Combining Zone-Residential Developments (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. 32627**, 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



16.1

1:30 p.m. being the time set for further public hearing on the application of Highpointe Communities, Inc., for Zone Change 7113, to change zone from Rural Residential (R-R) to One-Family Dwellings (R-1) and Open Area Combining Zone-Residential Developments (R-5), and for Tentative Tract 32627, a Schedule A subdivision of 66.7 acres into 119 lots, one 3.3 acre lot for a detention basin, one 5.7 acre site with a 1.9 acre pad for a park, one 13,030 square foot linear park lot, and 5 natural open space lots, located in the Rancho California Zoning Area – Southwest Area Plan, 3rd District, the Chairman called the matter for hearing.

Ron Goldman, Planning staff, recommended continuance to January 23, 2007.

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, January 23, 2007 at 1:30 p.m. for further hearing.

1 I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 12, 2006 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: December 12, 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.
16.1

xc: Planning, Applicant, COB
NR