

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

117 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:** March 20, 2003

**SUBJECT:** SPECIFIC PLAN NO. 172, AMENDMENT NO. 2 / CHANGE OF ZONE NO. 6674 - EA 38600 - County of Riverside - First Supervisorial District - Rancho California Zoning Area - REQUEST: SP172A2, proposes to repeal Specific Plan No. 172 (Walker Basin) and all amendments thereto; and revise the Southwest Area Plan's land use designations on 385 acres as follows: from SP 172 (approx. 4 dwelling units/acre) to 5 Acre Minimum (.2 dwelling units/acre) within the residential component, and from SP 172 to Recreational Open Space Corridor within the existing golf course area of Specific Plan 172, Amendment No. 1 / CZ 6674, proposes to rezone the project site from SP to R-A-5 (Residential Agriculture, 5 Acre Minimum) within the residential component of the project and from SP to R-5 (Open Area Combining Zone) within the existing golf course area - Located north of Sandia Creek Drive, south of De Luz Road, east of Carancho Road and west of Rancho California Road.

**CONTROVERSIAL ISSUES:** Repealing an adopted specific plan.

**BACKGROUND:**

On July 24, 2002, Riverside County Planning Commission (PC) denied Tentative Tract Map No. 29369 and Specific Plan No. 172, Substantial Conformance No. 1. At the same time, the PC approved a County initiated proposal for the same site, Specific Plan No. 172, Amendment No. 2, to render SP 172 null and void. If Specific Plan No. 172, Amendment No. 2 were approved, the applicant could seek a maximum of 77 residential lots and 5- acre minimum parcel size through submittal and approval of future parcel map or tract map applications.

On September 24, 2002, the Board of Supervisors denied the appeal filed by Rancho California Country Club for Tentative Tract Map No. 29369 and Specific Plan No. 172, Substantial Conformance No. 1. However, the Board continued Specific Plan No. 172,

Ron Goldman, Interim Planning Director

RG:ar

(Continued On Attached Page)

**CEO. RECOMMENDATION:**

**APPROVE**

County Executive Office Signature

Department Recommendation:  Policy  
 Consent  
Per Executive Office:  Policy  
 Consent

Prev. Agn. Ref. BOS: 9/24/02 16.2

Dist. First

AGENDA NO.

16.1

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 172, AMENDMENT NO. 2 / CHANGE OF ZONE NO. 6674 -

March 20, 2003

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**Amendment No. 2 for six months to provide the applicant's development team one further opportunity to bring forward a credible, land-use compatible alternative which would have fewer environmental impacts and require less intensive support infrastructure than the denied project.**

On March 7, 2003, approximately two weeks prior to the six-month deadline, the applicant's representative submitted materials to apply for a specific plan amendment, a tract map, and a change of zone for the Walker Basin site. However, since not all filing requirements have been met as of this writing, the applications have been deemed incomplete and not yet eligible for processing. More specifically, the applicant has not submitted the correct number of exhibit prints for the change of zone application and tentative tract map. Furthermore, the appropriate fees have not been submitted in order to complete case intake.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION RECOMMENDS, BY A VOTE OF 5-0:

**TENTATIVE APPROVAL of SPECIFIC PLAN NO. 172, AMENDED NO. 2**, to repeal Specific Plan 172 as previously amended, in accordance with Exhibit 8, based upon the findings and conclusions incorporated in the staff report; and,

**TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6674**, from SP to R-5 and R-A-5, in accordance with Exhibit 9, based upon the findings and conclusions incorporated in the staff report.

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

544 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: August 8, 2002

**SUBJECT:** SPECIFIC PLAN NO. 172, AMENDMENT NO. 2 / CHANGE OF ZONE NO. 6674 - EA NO. 38600 - County of Riverside - First Supervisorial District - Rancho California zoning area - 77 proposed residential lots - Schedule D - Located south of Rancho California Road, and east of De Luz Road and Carrancho Road - REQUEST: SP172A2 proposes to repeal the Specific Plan approval on the Walker Basin site, revising the land use designations within the Southwest Area Community Plan from SP172 (approx. 4 dwelling units/acre) to 5 Acre Minimum (.2 dwelling units/acre) within the residential component of the project; and from SP172 (golf course) to Recreational Open Space Corridor within the existing golf course area. Approval of this proposal would render the specific plan null and void. CZ6674 proposes to rezone the project site from SP to R-A-5 within the residential component of the project and from SP to R-5 within the existing golf course area.

**CONTROVERSIAL ISSUES:** None

**RECOMMENDED MOTION:**

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

**APPROVAL** of SPECIFIC PLAN 172, AMENDMENT NO. 2, which will repeal Specific Plan 172 and all previous amendments thereto in their entirety based upon findings and conclusions incorporated in this staff report; and,

**APPROVAL** of CHANGE OF ZONE NO. 6674, from SP to R-A-5 and R-5 in accordance with Exhibit 9, and based upon the findings and conclusions incorporated in this staff report.

Aleta J. Laurence, AICP, Planning Director

AJL:ar

REVIEWED BY EXECUTIVE OFFICE  
DATE 8/22/02

- Department Recommendation:  Policy
- Per Executive Office:  Policy
- Consent
- Consent

Prev. Agn. Ref.

Dist. First/First

AGENDA NO.

16.1