

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

823 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: February 26, 2003

SUBJECT: SPECIFIC PLAN NO. 272, AMENDMENT NO. 1 / CHANGE OF ZONE NO. 6621 / TENTATIVE TRACT MAP NO. 30330 - EA38390 - Empire Land LLC - Third Supervisorial District - Quail Valley Zoning Area - 276 acres - SP zoning - Schedule A - Located west of Goetz Road and north of Newport Road - REQUEST: SP00272A1, proposes to modify the existing land uses in Specific Plan No. 272, adopted by the Board of Supervisors on October 4, 1994. The proposed changes include: A reduction in the overall number of single family dwelling units from 775 to 447 DU's as well as 139-acres of natural open space located mainly in the western portion of the project site. The specific plan amendment also proposes a 12-acre park and 12-acre school site. / TR30330, proposes to subdivide 276-acres into 442 lots that include 10 open space lots, 1 school lot, 1 park site, 2 detention basin lots and 430 residential lots with 7,200 square foot minimum lot size. / CZ0662] proposes a text change to the specific plan zoning ordinance in order to reflect the proposed Specific Plan Amendment.

CONTROVERSIAL ISSUES: Setbacks

BACKGROUND: The applicant requested a continuance from the January 22, 2003 Planning Commission to the February 19, 2003 Planning Commission.

Specific Plan No. 272 was originally approved on October 4, 1994, and proposed 775 dwelling units on 275-acres with a 5,000 square foot min. lot size. The original specific plan also proposed a 10.65- acre school site, 5.0- acre park, and 87.01-acres of open space.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

R. James Jackson
for: Ron Goldman, Interim Planning Director

RG:nl

(Continued On Attached Pages)

CEO RECOMMENDATION:

APPROVE

County Executive Office Signature

James H. Bryant

Department Recommendation: Policy
Per Executive Office: Policy
 Consent
 Consent

Prev. Agn. Ref. 1/22/03 - Item 3.6

Dist. Third

AGENDA NO.

16.2

The Honorable Board of Supervisors
RE: SPECIFIC PLAN NO. 272, AMENDMENT NO. 1 / CHANGE OF ZONE NO. 6621 /
TENTATIVE TRACT MAP NO. 30330 -

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THE PLANNING COMMISSION RECOMMEND, BY A VOTE OF 4-0 (Commissioner Zuppardo recused herself)

CERTIFICATION of THE ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 351, which has been completed in compliance with the EIR Guidelines and the Riverside County Rules to Implement CEQA; and,

TENTATIVE APPROVAL of SPECIFIC PLAN NO. 272, AMENDMENT NO. 1, subject to the attached conditions of approval, and based the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6621, that proposes a text change only to the specific plan zoning ordinance; and,

APPROVAL of TENTATIVE TRACT MAP NO. 30330, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL for a WAIVER from SECTION 3.8 C of ORDINANCE 460 for lots identified on the February 26, 2003 letter from Nolte Engineering.