



FROM: TLMA - Planning Department

SUBMITTAL DATE: February 27, 2003

**SUBJECT:** SPECIFIC PLAN NO. 247, AMENDMENT NO. 1 / CHANGE OF ZONE NO. 6707 / TENTATIVE TRACT MAP NO. 30422 - EA38703 - Menifee East Investments - Third Supervisorial District - Winchester/Antelope Zoning District - 399 Acres - 992 Dwelling Units - SP Zoning - Schedule A - Located north of Holland Road, south of Newport Road, east of Menifee Road, and west of Briggs Road - REQUEST: SP247A1, proposes to amend the current specific plan by incorporating a 14.3-acre commercial site, 9.8-acres of parks, 52.2-acres of lakes/greenbelt, 20.7-acres of open space, 9.8-acre school site, 11.7-acre multi-family/ day care and 228-acres of single residential dwelling units ranging from 6,000 square feet. / CZ6707, would modify the zoning ordinance for the specific plan to reflect the current proposal. / TR30422, proposes to subdivide 399-acres into 992 residential dwelling units with 492-DU's having 6,000 square foot minimum lot sizes, 273 DU's having 6,500 square foot minimum lot sizes, 205 DU's having 7,200 square foot minimum lot sizes and 22 DU's having 10,000 square foot minimum lot size. In addition to the residential component the proposed tract map includes 166 multiple -family dwelling units, 12.9 acre school site, 1.9 acre day care site, 9.8 acres of parks, 52.2 acres of lakes/greenbelt, 19.3 acres of landscaping, 20.7 acres of natural open space, 14.3 acres of commercial, and 39.9 acres of roadways.

**CONTROVERSIAL ISSUES:** Water supply for the proposed lake.

**BACKGROUND:** The applicant requested a continuance at the January 22, 2003 Planning Commission to the February 19, 2003 Planning Commission. At the January 22, 2003 hearing, concerns were raised in regards to water availability. At the time of the EIR Addendum distribution the Eastern Municipal Water District "Water Supply Assessment" was not included for review, which describes the necessary information for the availability of water supply for the project site. The "Water Supply Assessment" has

*R. James Sajolse*  
for: Ron Goldman, Interim Planning Director

RG:nl

(Continued On Attached Pages)

CEO RECOMMENDATION:

**APPROVE**

County Executive Office Signature

*Jennifer S. [Signature]*

Department Recommendation:  Policy  
Per Executive Office:  Policy  
 Consent  
 Consent

Prev. Agn. Ref.

Dist. Third

AGENDA NO.

16.3

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 247, AMENDMENT NO. 1 / CHANGE OF ZONE NO. 6707 /  
TENTATIVE TRACT MAP NO. 30422 -

February 27, 2003

Page 2 of 3

been included in the EIR. SP347, was originally approved on June 13, 1995 by the Board of Supervisors for 1, 283 dwelling units on 250-acres, 10-acre school site, 1.9-acre day care, 11.5-acre of parks, 45.7-acres of drainage/meadow, 6.9-acres of landscaping, 30-acres of open space, 14.2-acres of commercial and 29-acres of roads.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION RECOMMEND, BY A VOTE OF 4-0 (Commissioner Roth opposed):

**CERTIFICATION of THE ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 327**, which has been completed in compliance with the EIR Guidelines and the Riverside County Rules to Implement CEQA; and,

**TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6707**, that proposes a text change to the specific plan zoning ordinance; and,

**TENTATIVE APPROVAL of SPECIFIC PLAN 247, AMENDMENT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL of TENTATIVE TRACT MAP NO. 30422**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.