

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 Goldman*  
for: Ron Goldman, Interim Planning Director

RG:nl

(Continued On Attached Pages)

CEO RECOMMENDATION:

**APPROVE**

County Executive Office Signature

*James G. Bryant*

Department Recommendation:  Policy  
Per Executive Office:  Policy  
 Consent  
 Consent

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.

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16.2**

1:30 p.m. being the time set for public hearing on the application of Empire Land LLC for Specific Plan No. 272, Amd. 1 to modify the existing land uses in Specific Plan No. 272, adopted by the Board 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; a 12-acre park and 12-acre school site; for Zone Change 6621 for a text change to the specific plan zoning ordinance in order to reflect the proposed Specific Plan Amendment; for Tentative Tract Map 30330, Schedule A, 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; and, for certification of the Addendum to Environmental Impact Report No. 351, located in the Quail Valley area, 3<sup>rd</sup> District, the Chairman called the matter for hearing.

Supervisor Venable requested a one-month continuance.

On motion of Supervisor Venable, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, April 29, 2003 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on \_\_\_\_\_  
April 1, 2003 \_\_\_\_\_ of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: April 1, 2003  
Nancy Romero, Clerk to the Board of Supervisors, in  
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.  
16.2

xc: Planning, Applicant, COB