

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

521 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: April 14, 2003

**SUBJECT:** SPECIFIC PLAN NO. 00313, SUBSTANTIAL CONFORMANCE NO. 1 / CHANGE OF ZONE NO. 06710 - EA EXEMPT FROM CEQA - McMillin Morgan Hill LLC - Third Supervisorial District - Rancho California Zoning District - 478.3 Acres - Located east of El Chimisal Road, south of Nighthawk Pass, and westerly of Anza Road - REQUEST: SP00313S1, proposes to relocate the park in Planning Area 16 and to include a private recreational facility in Planning Area 23. The number of dwelling units in Planning Area 23 would be decreased from 25 lots to 20. The private recreational facility is conditioned to be constructed prior to the issuance of the 450<sup>th</sup> building permit within SP313. The change in the park location would cause Planning Area 14 to increase from 44.8 acres and 210 du to 46.7 acres and 212 du, Planning Area 18 would be reduced from 2.9 acres to 1.0 acre, and Planning Area 19 would change from 110 du to 108 du. / CZ06710, proposes to amend the implementing zoning ordinance text for Specific Plan No. 313 to reflect the revised land uses that are a part of the Substantial Conformance.

**CONTROVERSIAL ISSUES:**

Elimination of 5 - 22,000 sq. ft. lots; exception to Ordinance No. 460 required for 15-foot garage door setbacks for side entry garages.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and, THE PLANNING COMMISSION RECOMMEND, BY A VOTE OF 3-1 (Commissioner Roth opposed and Commissioner Porras was absent):

Ron Goldman, Interim Planning Director

RG:ar

(Continued On Attached Pages)

**CEO. RECOMMENDATION:**

**APPROVE**

County Executive Office Signature

COUNTY OF RIVERSIDE  
APR 12 10:10 AM  
EXECUTIVE OFFICE  
03 APR 12 6N 5:10  
RECEIVED

Prev. Agn. Ref.

Dist. Third

AGENDA NO.

16.6

Department Recommendation:  Policy  Consent  
Per Executive Office:  Policy  Consent

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 00313, SUBSTANTIAL CONFORMANCE NO. 1 / CHANGE  
OF ZONE NO. 06710 -

April 14, 2003

Page 2 of 3

**TENTATIVE APPROVAL of CHANGE OF ZONE NO. 06710**, in accordance with the zoning ordinance text approved by County Counsel, pending adoption of the final zoning ordinance text by the Board of Supervisors; and,

**APPROVAL of SPECIFIC PLAN NO. 00313, SUBSTANTIAL CONFORMANCE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.