

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



FROM: TLMA - Planning Department

SUBMITTAL DATE: 10/16/03


SUBJECT: SPECIFIC PLAN NO. 286, AMENDMENT NO. 4 / CHANGE OF ZONE NO. 6718 / TENTATIVE TRACT MAP NO. 30069 - EA38546 - Brookfield Land Company - Third Supervisorial District - Southwest Area Plan - 317 acres - 633 single family residential lots - SP zoning - Schedule A - Located north of Thompson Road, west of Washington Street, east of Pourroy Road, and easterly of Winchester Road - REQUEST: SP286A4, proposes to reconfigure and redefine the boundaries of Planning Areas 2B, 2C, 2D, 10B, 13B, 14A, 14B, 15, 16, 17, 18, 19, 20, 21, 22, and 25 / CZ6718, proposes to redefine the legal boundaries for Planning Areas 10B, 13B, 14B, 15, 16, 19, 20, 21A, 21B, and 25 within SP 286 and revise the zoning ordinance text accordingly/ TR30069, proposes a Schedule "A" tract map to subdivide 317 acres into 633 single family residential lots (minimum lot size of 7,200 square feet) and 28 open space lots.

CONTROVERSIAL ISSUES: Hydrology

RECOMMENDED MOTION:

The Planning Department Recommended Approval; and,
THE PLANNING COMMISSION, BY A VOTE OF 4-1 (Commissioner Roth opposed)
RECOMMENDS:

CERTIFICATION of THE ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 374, which has been completed in compliance with the EIR Guidelines and the Riverside County Rules to Implement CEQA; and,



Robert C. Johnson, Planning Director

RCJ: AR

(Continued On Attached Pages)

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 10/17/03

Policy

Consent

Department Recommendation: Consent
Per Executive Office: Consent

Prev. Agn. Ref.

Dist. Third

AGENDA NO.

16.2

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 286, AMENDMENT NO. 4 / CHANGE OF ZONE NO. 6718 /
TENTATIVE TRACT MAP NO. 30069 -

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TENTATIVE APPROVAL of SPECIFIC PLAN NO. 286, AMENDMENT NO. 4, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report, pending adoption of the Specific Plan Amendment by the Board of Supervisors, and;

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6718, as a complete and accurate legal description of Planning Areas 10B, 13B, 14A, 14B, 15, 16, 19, 20, 21A, 21B, and 25 of Specific Plan No. 286 (Winchester 1800), pending adoption of the final zoning map and zoning ordinance text by the Board of Supervisors, and;

APPROVAL of TENTATIVE TRACT MAP NO. 30069, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.