

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

410 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 1, 2004

SUBJECT: GENERAL PLAN AMENDMENT NO. 658 / SPECIFIC PLAN NO. 152, AMENDMENT NO. 3 / CHANGE OF ZONE NO. 6777 - EA 38981 - Lennar Communities Inland - First Supervisorial District - Temescal Canyon Area - 48.2 acres - 325 proposed lots - R-R / SP zoning - Located south of De Palma Road and west of Horsethief Canyon Road, and east of Horsethief Canyon Creek - REQUEST: GPA 658, proposes to change the land use designation from MDR (in the Glen Eden Policy Area), VHDR and CR (in SP152) to VHDR, MDR, REC and CH all in SP152. / SP 152A3, proposes to create a gated community by increasing the size of PA22 and 23 (now 21.2 acres) and adding two new Planning Areas to the Specific Plan, (areas 24 and 25) the total project area is being increased in size by 27 acres for a total project area of 48.2 acres. / CZ 6777, proposes to change the land use designation from R-R to SP.

CONTROVERSIAL ISSUES:

Public Participation-This item has generated considerable community interest and concern; Environmental Issues, Density, zoning, loss of privacy, noise, block wall height limitation, potential increase to schools already impacted, increased traffic, traffic safety, new traffic signal, and recreation center.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY UNANIMOUS VOTE RECOMMENDS TO THE BOARD OF SUPERVISORS:

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 38981, 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 page)

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 10/1/04

Departmental Concurrence

- Policy
- Policy
- Consent
- Consent
- Dept't Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 658 / SPECIFIC PLAN NO. 152, AMENDMENT NO. 3 / CHANGE OF ZONE NO. 6777 -

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TENTATIVE APPROVAL of General Plan Amendment No. 658, from Medium Density Residential in the Glen Eden Policy Area, Very High Density Residential in SP152 and Commercial Retail in SP152 to Very High Density, Medium Density Residential, Recreation and Conservation Habitat all in SP152; and,

TENTATIVE APPROVAL of Specific Plan No. 152, Amendment No. 3, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of Change of Zone No. 6777, from R-R to SP.