

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

418B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 6, 2004

SUBJECT: SPECIFIC PLAN NO. 158, AMENDMENT NO. 5 / CHANGE OF ZONE NO. 6872 / TENTATIVE TRACT MAP NO. 31582 / DEVELOPMENT AGREEMENT NO. 20, AMENDMENT NO. 2 - EA39252 - Alexander Communities - Third Supervisorial District - Sun City/Winchester Area Plan - 89.96 acres - 271 lots - SP zoning - Schedule A - Located south of Simpson, north of Olive Avenue and east of Menifee Road - REQUEST: SP158A5, proposes to change 89.96 acres in the existing Planning Area 3-7 from Business Park to Medium Density Residential and to create two Planning Areas; 80.33 acres of PA 3-7 proposes MDR with a maximum of 273 dwelling units; Planning Area 3-10, is designated as a 4.8 acre community park. Amendment No. 5 also proposes a re-alignment of Menifee Road, which has been partially constructed through the project site and causes minor acreage changes to Planning Areas 5-2 and 3-9. Planning Area 5-2 will decrease in acreage from 94.0 to 89.5 acres and Planning Area 3-9 will increase from 97.0 to 101.5. / CZ6872, proposes to modify the existing SP zoning ordinance to reflect the proposed Specific Plan Amendment / TR31582, proposes to divide 89.96 acres into 271 single family residential lots, 21 open space lots and 2 park lots / DA20A2, proposes to remove the project area from the Development Agreement No. 20.

Departmental Concurrence

CONTROVERSIAL ISSUES:

Conversion of residential use to business – Resolved through Conditions of Approval.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION BY UNANIMOUS VOTE RECOMMENDS:

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39252, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Robert C. Johnson
Planning Director

RCJ:ar

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RECEIVED
COUNTY OF RIVERSIDE
DEC - 8 PM 1:01
OFFICE
EXECUTIVE

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 12/8/04

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.5

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 158, AMENDMENT NO. 5 / CHANGE OF ZONE NO. 6872 /
TENTATIVE TRACT MAP NO. 31582 / DEVELOPMENT AGREEMENT NO. 20, AMENDMENT
NO. 2 -

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TENTATIVE APPROVAL of Specific Plan No. 158, Amendment No. 5, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of Change of Zone No. 6872, that proposes to modify the existing zoning ordinance to reflect the Specific Plan amendment; and,

APPROVAL of Tentative Tract Map No. 31582, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

TENTATIVE APPROVAL of Development Agreement No. 20, Amendment No. 2, that proposes to remove the project site from the requirements of the Development Agreement.

BACKGROUND:

Specific Plan No. 158 and EIR 122 were originally approved in 1982. Since that time the Specific Plan has been amended on four occasions in 1986, 1988, 1991 and amendment no. 4 in 1996. At the time of this report approximately 60% of the allowable 5254 dwelling units have been constructed.