

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

817B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 2, 2005

SUBJECT: SPECIFIC PLAN NO. 246 AMENDMENT NO. 1 / CHANGE OF ZONE NO. 6981 / TENTATIVE PARCEL MAP NO. 32438 / ADDENDUM TO EIR NO. 319 - EA39988 - Laing-Sequoia Partners, LLC - Fifth Supervisorial District - Nuevo Zoning Area - Lakeview/ Nuevo Area Plan - 1,108.60 Acres - 3,210 Lots - SP Zoning - Bounded by Ramona Expressway to the northeast, Walnut Avenue directly to the north, Orange Avenue and Dunlap Drive located to the west and , Nuevo Road to the south, and the future alignment of Anelope Road to the east - **REQUEST:** An amendment to the previously adopted Preissman Specific Plan No. 246. Proposing to establish new standards and guidelines for the development of 906.29 acres, comprised mostly of proposed residential and open space with supporting commercial, educational, and recreational uses. Furthermore, the Preissman Specific Plan No. 246, as amended, designates a maximum of 3,210 residential units to be developed on 575.1 acres, 57.2 acres for commercial retail, 43.5 acres for community parks, 61.4 for schools, 357.52 acres for open space, and a 1.2 acre proposed reservoir site. The Zone Change proposes to alter the current SP zoning classification to reflect the updated design standards of the McCanna Hills Specific Plan No. 246A1. The Tentative Parcel Map is a Schedule I subdivision of 906.29 gross acres into 30 parcels with a minimum lot size of 20 gross acres including the design of all grading and infrastructure improvement plans necessary to implement the Specific Plan Amendment.

Departmental Concurrence

CONTROVERSIAL ISSUES:

The traffic study limits the project to the construction of 300 dwelling units, when 300 units are constructed a new traffic study will be required. The project will participate in regional transportation funding.

Robert C. Johnson
Planning Director

RCJ:sn

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 6/16/05

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

16.3

RECOMMENDED MOTION:

**The Planning Department recommended approval; and,
THE PLANNING COMMISSION BY A VOTE OF 3-1, (Commissioner Roth opposed)
(Commissioner Porrás absent) RECOMMENDED:**

CERTIFICATION of ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 319, 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. 246A1, 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. 6981, in accordance with the Specific Plan Zoning Ordinance Text for SP No. 246A1; and,

APPROVAL of TENTATIVE PARCEL MAP NO. 32438, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report, and;

BACKGROUND:

The Pressman Specific Plan was adopted on December 27, 2004 and is comprised of 1,108.60 acres with 671 acres devoted to residential development, 49 acres for commercial/mixed use, 43 acres of parkland, 20 acres of schools, 282.6 acres of natural open space, and 43 acres for project circulation and roadway's. The Specific Plan as amended, will reduce the amount of residential acreage from 671 to 575.10, increase the amount of commercial/mixed use acreage from 49 to 57.2, increase the amount of active parkland from 43 to 43.5, and more than triple the amount of acreage dedicated for school use from 20 to 61.4. The project as amended will also increase the amount of passive open space from 282.6 acres to 357.52 acres, while also adding a 1.2-acre reservoir site located in the northeast portion of the project area. While the Preissman Specific Plan was adopted more than a decade ago, property conditions and the financial situations of the time presented difficulty in moving forward with the implementation of the Specific Plan as adopted. Recent efforts to develop the Specific Plan have resulted in the proposed amendment. The revised land uses, zoning, and develop standards more closely reflect eh current Riverside County General Plan and its Design Guidelines.