

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

302B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 18, 2005

SUBJECT: SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 3 - CEQA
EXEMPT - Fieldstone Winchester Valley - Third Supervisorial District - Winchester Zoning Area
- Harvest Valley / Winchester Area Plan - 32.7 Acres - 141 Lots - SP Zoning (CZ06013) -
Located south of Olive Avenue, east of Beeler Road, west of Adams Street, and north of the
Salt Creek Channel - REQUEST: To change a height restriction of 20' to allow for the
construction of optional bonus rooms within residential units permitted for Planning Area 29 of
Specific Plan No. 293A3.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the
Planning Commission on May 11, 2005.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, UNANIMOUSLY RECOMMENDS:

APPROVED SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 3, subject to the
attached conditions of approval, and based upon the findings and conclusions incorporated in
the staff report.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

Robert C. Johnson
DATE 7/11/05

Robert C. Johnson
Planning Director

RCJ:sn

(Continued On Attached Page)

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 3

May 18, 2005

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BACKGROUND:

Winchester Hills Specific Plan No. 293 was originally adopted on May 14, 1996. the third amendment to the specific plan was adopted on November 30, 2004. The project area for this substantial conformance proposal is located within Tentative Tract Map No. 30322, which was approved on April 13, 2004, within Specific Plan No. 293, Amendment No. 3. The substantial conformance pertains specifically to a section of Tentative Tract Map No. 30322 delineated as Planning Area 29.