

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

914 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 8, 2005

SUBJECT: SPECIFIC PLAN NO. 301, AMENDMENT NO. 2 / CHANGE OF ZONE NO. 7166 – CEQA Exempt – Applicant: Minor Ranch, LLC – Engineer / Representative: T & B Planning Consultants – Third and Fifth Supervisorial District – Homeland and Winchester Zoning District – Homeland and Winchester Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre), Open Space: Recreation (OS-R), Open Space: Conservation (OS-C) and Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of SF-74, northerly of Simpson Road, easterly of Menifee Road, and westerly of Briggs Road – 496.4 Specific Plan Amendment Acreage - Zoning: Specific Plan (SP's 301 and 260), One Family Dwellings (R-1), Rural Residential (R-R), and Industrial Park (I-P) - **REQUEST:** The Specific Plan proposes to redesignate Planning Area (PA) 11 (golf course and clubhouse) and Planning Area 12 (Medium High Density Residential) as open space / meadows including a club house and senior residential development with detached and attached homes as well as redesignating PA 3 (Community Commercial) as Very High Density Residential for 292 attached condominium units. The amendment proposes a total increase of 296 dwelling units in the Specific Plan, due primarily to the conversion of PA3 from Commercial to Very High Density residential land use. Planning Areas 1, 2, 6, 7A, and 7B (located within approved Tentative Tract Map No. 31811) are proposed to be reduced a total of 58 units and Planning Areas 12A and 12B (previously Planning Area 12) increased by 62 units to 744 and 123 units respectively. The Change of Zone proposes to update the Specific Plan zoning ordinance in conformance with the amendment to the Specific Plan.

RECOMMENDED MOTION:

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

Robert C. Johnson
Planning Director

RCJ:sn

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 12/8/05

Departmental Concurrence

Dep't Recomm.:	<input checked="" type="checkbox"/> Policy
Per Exec. Ofc.:	<input checked="" type="checkbox"/> Policy
	<input type="checkbox"/> Consent
	<input type="checkbox"/> Consent

Prev. Agn. Ref.

District: Third and Fifth

Agenda Number:

16.7

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 301, AMENDMENT NO. 2 / CHANGE OF ZONE NO. 7166

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ADOPTION of a **RESOLUTION RECOMMENDING ADOPTION** of **SPECIFIC PLAN NO. 301 AMENDMENT NO. 2;**

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 301 AMENDMENT NO. 2** 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. 7166** to update the Specific Plan zoning ordinance to be in conformance with the amendment to the Specific Plan.

✈ **REVISED**