

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

223 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 28, 2006

SUBJECT: SPECIFIC PLAN NO. 282 SUBSTANTIAL CONFORMANCE NO. 1 / CHANGE OF ZONE NO. 7204 / TENTATIVE TRACT MAP NO. 32025 – EA39396 – Applicants: Lennar Properties & Morrell Family Limited Partnership LTD – Engineers / Representatives: T&B Consultants & K&A Engineering - Third Supervisorial District – Sun City Zoning District – Sun City / Menifee Valley Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 Dwelling Units Per Acre), Medium Density Residential (CD_MDR) (2-5 Dwellings Units Per Acre) and Open Space: Recreation (OS-R) – Location: Southerly of Newport Road and easterly of Goetz Road – 130 Gross Acres - Zoning: Specific Plan (SP282 Canyon Cove) - **REQUEST:** The Specific Plan Substantial Conformance No. 1 proposes to eliminate the multi-family planning areas of Specific Plan No. 282, increase the acreage of the single-family planning areas and reduce the overall dwelling units in the Specific Plan. The change of zone proposes to change the Zoning Ordinance text for Planning Areas 3 and 4 for consistency with SP282S1 and TR3205. The tentative tract map proposes a Schedule A map that will subdivide 130 acres into 198 single-family dwelling units with lot sizes ranging from 5,500 to 6,500 square feet. The proposed development will be subdividing the entire area within the Canyon Cove Specific Plan (SP 282, Amendment No. 1)

Departmental Concurrence

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39396**, 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:aa

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 4/3/06

Policy
 Policy

Consent
 Consent

Dept't Rec. i.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

16.6

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 282 SUBSTANTIAL CONFORMANCE NO. 1 / CHANGE OF ZONE
NO. 7204 / TENTATIVE TRACT MAP NO. 32025

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APPROVAL of **SPECIFIC PLAN NO. 282 SUBSTANTIAL CONFORMANCE NO. 1**, based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7204**, based upon the findings and conclusions incorporated in the staff report, and;

APPROVAL of EXEMPTION of the length-to-width ratio required on Section 3.8 of Ordinance No. 460 for lots 42-49, 66-69 and 81;

APPROVAL of **TENTATIVE TRACT MAP NO. 32025**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.