

**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 Rec i.:
Per Exec. Ofc.:

5008 V6B -3 VW 3:32

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1

The Honorable Board of Supervisors

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

March 28, 2006

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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.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.6

1:30 p.m. being the time set for public hearing on the application of Lennar Properties and Morrell Family Limited Partnership, LTD/T&B Consultants & K&A Engineering, for Specific Plan No. 282 Substantial Conformance No. 1 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; Change of Zone 7204 to change the zoning ordinance text for Planning Areas 3 and 4 for consistency with SP 282S1 and Tentative Tract 32025; and, Tentative Tract Map 32025, a Schedule A subdivision to divide 130 gross acres into 198 single-family dwelling units with lot sizes ranging from 5,500 to 6,500 square feet, located in the Sun City Zoning District – Sun City/Menifee Area Plan, 3rd District, the Chairman called the matter for hearing.

Ron Goldman, Planning staff, presented the matter.

Barry Burnell, representing the applicant, spoke in favor.

Since no one else present wished to speak on the matter, the Chairman declared the hearing closed.

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, April 11, 2006.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on April 4, 2006 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: April 4, 2006
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: Sandra Schlemmer Deputy

AGENDA NO.

16.6

xc: Planning, Applicant, COB