

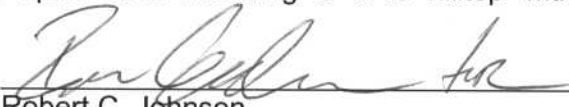
**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 1, 2006

SUBJECT: SPECIFIC PLAN NO. 251, AMENDMENT NO. 1 / CHANGE OF ZONE NO. 7181 / TENTATIVE TRACT MAP NO. 33687 – SUPPLEMENTAL EIR NO. 477 – Applicant: Laing-Sequoia Partners – Engineer / Representative: RBF Consulting Inc. - Fifth Supervisorial District – Nuevo Zoning Area – Lakeview / Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio); Open Space: Conservation (OS-C), Recreation (OS-R) – Location: Northerly of Nuevo Road, southerly of Sunset Avenue, bisected by Foothill Avenue, and is bordered to the north and west by the McCanna Hills Specific Plan Amendment No. 1 (SP 246A1) – 67.2 Gross Acres - Zoning: Specific Plan (SP251) - **REQUEST:** Specific Plan No. 251, Amendment No. 1 (Lake Nuevo Village) modifies the existing Lake Nuevo Village Specific Plan No. 251 to update land uses, design standards, guidelines, and zoning. The proposed master plan encompasses 67.2 acres in the Nuevo zoning area and includes a maximum of 315 single family residential units. Also included in the amended Specific Plan is 3.1 acres of park space, and 3.2 acres of open space. The proposed amendment to the Specific Plan eliminates 13.4 acres of commercial/mixed use from the original Lake Nuevo Specific Plan (251) and replaces it with residential uses. The maximum number of dwelling units proposed increases from 190 in the original plan, to 315 in the amended plan. Change of Zone No. 7181 proposes to develop zoning standards and design guidelines for the Specific Plan Amendment. Tentative Tract Map No. 33687 is a schedule A subdivision of 67.2 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., 5 water quality basins, 18 Open Space lots totaling 4.9 acres and three park lots totaling 5.44 acres. A community trail required by the General Plan spans the Nuevo Road frontage and park access trails are located throughout the project connecting interior parks as well as connecting with parks in the McCanna Hills Specific Plan Amendment No. 1 (246A1) area to the north and east. The map includes four proposed phases. The first phase is proposed to contain 103 residential lots, two detention/ water quality basins, and 4 open space lots. The second phase will contain 62 residential lots, one detention/ water quality basin, a 4.42 acre park site, and 7 open space lots including a 3.18 hilltop with rock


 Robert C. Johnson
 Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE

Departmental Concurrence

DATE 9/1/06 ywb

Policy
 Policy
 Consent
 Consent
 Dep't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

16.7

The Honorable Board of Supervisors
RE: SPECIFIC PLAN NO. 251, AMENDMENT NO. 1 / CHANGE OF ZONE NO. 7181 /
TENTATIVE TRACT MAP NO. 33687
September 1, 2006
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outcroppings. The third phase will contain 60 residential lots, one detention/ water quality site, 8 open space lots, and a park site. The last phase will contain 84 residential lots, one detention/ water quality basin, and one open space lot.

RECOMMENDED MOTION:

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

TENTATIVE CERTIFICATION of a **SUPLIMENTAL ENVIRONMENTAL IMPACT REPORT NO. 477**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA guidelines; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 251 AMENDMENT NO. 1**, 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. 7181**, from SP zoning for Specific Plan 251 to SP zoning for Specific Plan 251 Amendment No. 1; and,

APPROVAL of **TENTATIVE TRACT NO. 33687** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.