

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

822B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 10, 2006

**SUBJECT:** SPECIFIC PLAN NO. 317 AMENDMENT NO. 1 / CHANGE OF ZONE NO. 6948 / TENTATIVE PARCEL MAP NO. 32492 / TENTATIVE TRACT MAP NO. 34477 – ADDENDUM TO EIR425 / EA39482 – Applicant: Corona Hills, LLC – Engineer / Representative: T&B Planning Consultants – First and Second Supervisorial Districts – Glen Ivy Zoning Area and El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Estate Density Residential (CD-EDR) (2 Acre Minimum), Low Density Residential (CD-LDR) (1/2 Acre Minimum), Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Open Space: Recreation (OS-R), Conservation (OS-C) – Location: Northerly of Wild Rose Specific Plan (SP176), southerly of the City of Corona, easterly of Cleveland National Forest, and westerly of I-15 freeway – 1044.2 Gross Acres - Zoning: (SP No. 317 - Planning Area Nos. 1-13) - **REQUEST:** The Specific Plan proposes to relocate Planning Area 11, re-designate Planning Area 1 from Community Development: Estate Density Residential (CD-EDR) to Community Development: Commercial Office (CD-CO), create Planning Area 14 for a maximum of five medium density residential lots, increase the Open Space acreage from 545.66 acres to 570.8 acres, add 12.2 acres to the project boundaries (as a result of a boundary analysis), and reduce to total number of dwelling units from 545 to 527. The Change of Zone proposes to amend the existing Specific Plan zoning ordinance text to modify the zoning classification for Planning Area 1 and to establish a zone for Planning Area 14. The Change of Zone will also legally define all Planning Area boundaries. The Tentative Parcel Map is a Schedule E subdivision of 17.5 gross acres into 4 parcels for conveyance purposes. The Tentative Parcel Map is located within Planning Area 1 of the Specific Plan and only includes APN 282-100-017. The Tentative Tract Map is a Schedule A subdivision of 6.75 gross acres into five residential lots with a minimum lot size of 7,200 Square Feet, a 0.36-acre tot lot, and three open space lots. The Tentative Tract Map is located within Planning Areas 12 and 14 of the Specific Plan and only includes APN 282-150-017.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 12/12/06

Ron Goldman  
Interim Planning Director

RG:cv

Policy  
 Policy

Consent  
 Consent

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

2006 DEC 15 PM 1:31  
OFFICE OF THE CLERK OF SUPERVISORS  
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

District: 1st 2nd

Agenda Number:

16.1

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 317 AMENDMENT NO. 1 / CHANGE OF ZONE NO. 6948 /  
TENTATIVE PARCEL MAP NO. 32492 / TENTATIVE TRACT MAP NO. 34477

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**RECOMMENDED MOTION:**

The Planning Department recommended approval; and.

**THE PLANNING COMMISSION RECOMMENDED:**

**TENTATIVE CERTIFICATION** of **ADDENDUM TO EIR 425**, the EIR that was originally prepared for Specific Plan No. 317, pursuant to Environmental Assessment No. 39482, based upon the findings incorporated in the initial study; and,

**TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 317 AMENDMENT NO. 1**, subject to the attached conditions of approval, and based on the findings and conclusion incorporated in the staff report; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6948**, to amend the Specific Plan Zoning Ordinance Text and legally define all Planning Areas, based upon the findings and conclusion incorporated in the staff report; and,

**TENTATIVE APPROVAL** of **TENTATIVE PARCEL MAP NO. 32492**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporate in the staff report; and,

**TETATIVE APPROVAL** of **TENTATIVE TRACT MAP NO. 34477**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.