

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

703B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
November 15, 2006

**SUBJECT:** SPECIFIC PLAN NO. 229, SUBSTANTIAL CONFORMANCE NO. 1 / CHANGE OF ZONE NO. 7301 / TENTATIVE TRACT MAP NOS. 31607 31608 31609 31610 31611 & 31612 – EA39157 – Applicant: Boulder Springs Land Company – Engineer / Representative: K & A Engineering, Inc - First Supervisorial District – Mead Valley Zoning District – Mathews / Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) - Open Space: Conservation (OS-C) - Recreation (OS-R) – Location: Southerly of Cajalco Road between Wood Road and Alexander Street – 108.43 Gross Acres - Zoning: Specific Plan (S-P) - **REQUEST:** The Specific Plan would reduce the total number of dwelling units provided within Planning Areas 7, 8, and 9. Planning Area 9 would be reduced from 244 to 224 dwelling units. Planning Areas 7 and 8 would increase from 412 to 415 dwelling units. Additionally, there would be 160.6 acres of open space and an 11.5-acre park in the central portion of the development. The Change of Zone is a Type 2 Change of Zone, which proposes text changes within the Specific Plan Zoning Ordinance of SP00229 to change the text within Part C, paragraph 2, deleting the last sentence, as it no longer applies to lot sizes within SP 229A1. Also, Planning Areas 8b, 13a, and 13c would be added, where appropriate, to Part D as planning areas dedicated to open space. The Tentative Tract Map No. 31607 is a Schedule B subdivision of 56.5 gross acres into seventy eight (78) residential lots (with a minimum lot size of 20,000 square feet net) and two (2) natural open space lots within Planning Area 9 for conservation. The proposal will include a trail system for equestrian, bike and pedestrian uses as part of a network of trails proposed for this map, TR31608, TR31609, TR31610, TR31611, and TR31612. The Tentative Tract Map No. 31608 is a Schedule B subdivision of 44.8 acres into sixty-eight (68) residential lots (with a minimum lot size of 20,000 square feet) and one (1) natural open space lot within Planning Area 9. The Tentative Tract Map No. 31609 is a Schedule B tract map proposal in Planning Area 9 of SP229A1. The proposal will subdivide 47.3 acres into seventy-two (72) residential lots (with a minimum lot size of 20,000 square feet net), and one (1) natural open space lot. The Tentative Tract Map No. 31610 is a Schedule A subdivision of 70.1 acres into one-hundred sixty five (165) residential lots (with a minimum lot

Robert C. Johnson  
Planning Director

RCJ:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 12/14/06 yug

Departmental Concurrence

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

500P DEC -18 BW 1:18

RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

District: First

Agenda Number:

16.5

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 229, SUBSTANTIAL CONFORMANCE NO. 1 / CHANGE OF ZONE NO. 7301 / TENTATIVE TRACT MAP NOS. 31607 31608 31609 31610 31611 & 31612

November 15, 2006

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size of 12,000 square feet net) and three (3) natural open space lots within Planning Area 9. The Tentative Tract Map No. 31611 is a Schedule A tract map proposed in Planning Area 8 of SP229A1. The proposal will subdivide ninety-eight (98) acres into one-hundred and eighty six (186) residential lots (with a minimum lot size of 12,000 square feet net) and seven (7) natural open space lots. The Tentative Tract Map No. 31612 is a proposal to subdivide 36.7 acres into sixty four (64) residential lots, with a minimum lot size of 12,000 square feet (net), a 9.7 acre park site, and two natural open space lots within Planning areas 8, 9, and 12 of Specific Plan No. 229 Amendment 1.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,

**THE PLANNING COMMISSION RECOMMENDED:**

ADOPTION of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39157**, 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,

APPROVAL of **SPECIFIC PLAN NO. 229, SUBSTANTIAL CONFORMANCE NO. 1**, 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. 7301**, in accordance specific plan zoning ordinance, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31607**, subject to the conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31608**, subject to the conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31609**, subject to the conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31610**, subject to the conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31611**, subject to the conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31612**, subject to the conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**GREATER LAKE MATHEWS RURAL TRAILS ASSOCIATION**  
**2995 Van Buren Blvd., A-13 - PMB #117**  
**Riverside, CA 92503**

Tax Exempt Organization 501(c)(4)  
FIN #31-1717410

December 26, 2006

Board of Supervisors  
County of Riverside, California  
4080 Lemon Street, 1st Floor  
P. O. Box 1147  
Riverside, CA 92502-1147

Re: Change of Zone 7301, Tentative Tracts 31607-31612  
Applicant: Boulder Springs Land Company

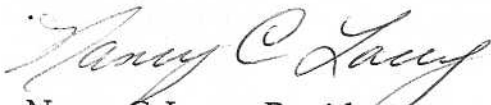
Dear Sirs:

The Greater Lake Mathews Rural Trails Association supports the proposed trails, staging area and park amenities for horseback riders and hikers in this project. This is one of the best trail proposals that we have seen in recent new development.

We first met with Mr. Christopher Bley regarding this project in March and April of this year. We have had subsequent conversations by telephone and have attended Mr. Bley's presentations to the Residents Association of Greater Lake Mathews. We sent a letter to the Planning Commission on March 9, 2006, outlining areas discussed. I subsequently testified in support of the trail proposal at a Planning Commission meeting. Mr. Bley has been very cooperative and responsive to our recommendations.

The trails in this project are an important addition to the future network of trails leading to Gavilan Hills and Harford Springs Reserve. The Parks District trails map shows a trail leading from the southwest corner of this project up to Gavilan Hills and Harford Springs Reserve. This will make it possible in the future for riders and hikers from Woodcrest, Mockingbird Canyon and Mead Valley to ride and hike to Gavilan Hills and the Reserve, and provide the same opportunity in reverse from the Gavilan Hills area.

Sincerely,



Nancy C. Lacey, President  
Greater Lake Mathews Rural Trails Association  
18605 Chickory Drive  
Riverside, CA 92504  
(951) 780-9008

cc: Christopher Bley, Boulder Springs Land Company  
Kim Tran, Project Planner

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OFFICE OF THE BOARD OF SUPERVISORS  
RECEIVED WIRESIDE COMMUNITY

2006-12-055974