

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

6413



FROM: TLMA - Planning Department

SUBMITTAL DATE:

February 27, 2007

SUBJECT: SPECIFIC PLAN NO. 239, SUBSTANTIAL CONFORMANCE NO. 1 / TENTATIVE TRACT MAP NO. 32372 – MITIGATED NEGATIVE DECLARATION – Applicant: Fiesta Development, Inc – Engineer / Representative: Van Dell and Associates, Inc - Fifth Supervisorial District – Nuevo Zoning Area and Perris Reservoir Zoning District – Lakeview/Nuevo Area Plan: Community Development: Very High Density Residential (CD-VHDR) (14 - 20 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5 - 8 Dwelling Units Per Acre), Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre), Community Center (CD-CC) (5 - 40 Dwelling Units Per Acre, 0.10 - 0.30 Floor Area Ratio), Open Space: Conservation (OS-C), and Recreation (OS-R) – Location: Southerly of Ramona Expressway, and northerly of Nuevo Road – SPSC 687 Acres and TR 305.80 Acres - Zoning: Specific Plan (SP No. 239 - All Planning Area) - **REQUEST:** The Specific Plan Substantial Conformance is a proposal to modify land uses and design standards pursuant to the adoption of the Western County MSHCP and the Riverside County CETAP. The Tentative Tract Map is a Schedule A proposal to subdivide 305.80 gross acres into 803 residential lots with a minimum lot size of 5,000 square feet. The Tentative Tract is being proposed within Planning Areas 4, 5, 13, 16, 22, and 26 of the Specific Plan. The project proposes two potential school sites within the Val-Verde Unified School District, one 17.8 acre community sports park, and one 21.2 acre open space parcel both maintained by CSA 146A, and 8 open space trails / landscape parcels totaling 18.3 acres to be maintained by the Home Owners Association.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on December 13, 2006.

The Planning Department recommended approval; and,

Mark Balys for

Ron Goldman
Planning Director

RG:cv

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 2/6/07 RUG

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

RECEIVED RIVERSIDE COUNTY
MAY 1 11 23 AM '07

Prev. Agn. Ref. | District: Fifth | Agenda Number:

1.9

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 239, SUBSTANTIAL CONFORMANCE NO. 1 / TENTATIVE TRACT
MAP NO. 32372

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THE PLANNING COMMISSION:

ADOPTED of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39713**, base on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED of **SUBSTANTIAL CONFORMANCE NO. 1** to **SPECIFIC PLAN NO. 239**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report, and,

APPROVED of an **EXCEPTION**, as per Section 3.1.C. & D. of Ordinance No. 460, to Section 3.8.E. (**LOT DEPTH TO WIDTH RATIO**) for Lot Nos. 14, 50-54, 57, 62-66, 85, 86, 147-156, 211-213, 256-264, 270, 354-366, 479-481, 483, 484, 490, 518-532, 539, 579, 587, 591-593, 669-672, 677, 678, 682, 683, and 763; and,

APPROVED of **TENTATIVE TRACT MAP NO. 32372**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.