

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

702B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 5, 2007

SUBJECT: SPECIFIC PLAN NO. 260 AMENDMENT NO. 1 / CHANGE OF ZONE NO. 6786 / TENTATIVE TRACT MAP NO. 29322 – MITIGATED NEGATIVE DECLARATION – Applicant: Ashby Financial Company Inc. – Engineer / Representative: Canty-Psomas - Fifth Supervisorial District – Homeland and Winchester Zoning Areas – Harvest Valley / Winchester Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio), Business Park (CD-BP) (0.25 - 0.60 Floor Area Ratio), Medium High Density Residential (CD-MHDR) (5 - 8 Dwelling Units Per Acre), Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre), and Open Space: Recreation (OS-R) – Location: The entire Specific Plan is located southerly of Alicante Drive, easterly of Trumble Road, northerly of Grand Avenue, and westerly of Juniper Flats Road. The Amendment areas are generally located southerly of Watson Road, northerly of McLaughlin Road, easterly of Menifee Road, and westerly of Leon Road. The Tentative Tract Map is located southerly of Watson Road, northerly of SH-74, easterly of Briggs Road, and westerly of Sultanas Road – 1638.3 Gross Acres - Zoning: Specific Plan (SP No. 260) - **REQUEST:** The Specific Plan proposes to: 1) Change the land use designation for Planning Area(PA)s 26 and 28 from Business Park to Medium Density Residential 2) Change the land use designation for PA 42 from a School site to Medium Density Residential 3) Incorporate PA 47 area into PA 42 and delete PA 47 4) Change the land use designation for PA 32 from Medium Density Residential to Medium High Density Residential 5) Divide PA 33 into PAs 33A, 33B, 33C, and 33D and designate them Medium High Density Residential, Drainage Basin, Open Space, and Community Park, respectively 6) Modify Planning Area acreage sizes and boundaries in accordance with proposed land use changes and due to updated parcel information. The Change of Zone proposes to modify the Specific Plan zoning ordinance in accordance with the proposed land use designation changes. The Tentative Tract Map is a Schedule A subdivision of 43.4 acres into 202 single family residential lots with a minimum lot size of 6,000 square feet and 4 open space lots for water detention / quality purposes, a 14 foot wide regional trail, and expanded exterior parkway landscaping within proposed planning areas 26 and 28 in the Specific Plan No. 260.

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 3/10/07

- Policy
- Policy
- Consent
- Consent
- Dept's Recomm.:
- Per Exec. Ofc.:

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

15.1

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 260 AMENDMENT NO. 1 / CHANGE OF ZONE NO. 6786 /

TENTATIVE TRACT MAP NO. 29322

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RECOMMENDED MOTION:

The Planning Department recommended approval; and,

THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38625**, 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,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 260 AMENDMENT 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. 6786**, amending the adopted SP Zoning Ordinance for Specific Plan No. 260, by modifying the zoning text for Planning Area Nos. 17, 19, 24, 25, 26, 28, 32, 41, 42, and 46, adding Planning Area Nos. 33A, 33B, 33C, and 33D, and deleting Planning Area Nos. 33, and 47; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 29322**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.