

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

768B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 18, 2007

SUBJECT: SPECIFIC PLAN NO. 246, SUBSTANTIAL CONFORMANCE NO. 1 / TENTATIVE TRACT MAP NO. 33976 – NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED – Applicant: Laing-Sequoia Partners – Engineer / Representative: RBF Consulting Inc. - Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (M-D-R), Open Space: Conservation (C) and Recreation (R) and Rural Residential (R-R) – Location: Northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue and westerly of Foothill Road. – 63.4 Gross Acres - Zoning: Specific Plan (SP 246A1) - **REQUEST:** The Specific Plan Substantial Conformance proposes to increase the number of units permitted in Planning Area 9 from 103 to 110, and in Planning Area 12 increase the units count from 92 to 98. This will increase the total allocated units in both planning areas from 195 to 208. The Tentative Tract Map proposes a Schedule A subdivision of 63.4 acres into 15 residential lots with a minimum lot size of 1 acre for condominium purposes, the construction of 208 residential dwelling units, 8 open space lots, one 12.27 acre school site, two lots for water quality basins, and 2 additional lots for future residential development totaling 16.94 acres. The project is divided into 4 phases, the first phase includes lots 9, 10, 11, and 12 totaling 11.76 acres comprising of 78 dwelling units in P.A. 12; the second phase includes lots 2, 3, 4, 5, and 8 totaling 7.94 acres comprising 54 dwelling units in part of P.A. 9; the third phase includes lots 6, 7, 13, and 14 totaling 5.61 acres comprising 52 dwelling units in part of P.A. 9; the final phase includes lots 1 and 15 totaling 2.69 acres comprising 24 dwelling units in part of P.A. 9.

BACKGROUND:

This project was approved by the Planning Commission based on a finding that the project was exempt from CEQA. Further analysis finds that finding was incorrect. Instead, the Planning Department has now determined that pursuant to Section 15162 of the California Environmental Quality Act (CEQA), the project will have no new effects, and no new mitigation measures will

Ron Goldman
Planning Director

RG:vc

REVIEWED BY EXECUTIVE OFFICE

DATE 7/24/07
Tina Grande

Policy

Consent

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

1.4

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 246, SUBSTANTIAL CONFORMANCE NO. 1 / TENTATIVE TRACT
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be required, and that the project is within the scope of the project covered by the EIR or Negative Declaration and it adequately described this project for the purposes of CEQA, therefore no new environmental document will be required.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on June 13, 2007.

The Planning Department recommended approval; and,

THE PLANNING COMMISSION:

APPROVED SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. 246S1 based upon the findings and conclusions incorporated in the staff report; and,

APPROVED TENTATIVE TRACT NO. 33976 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.