

"Revised"

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 16, 2008

SUBJECT: SPECIFIC PLAN NO. 260 AMENDMENT NO. 2 / CHANGE OF ZONE NO. 7195 / TENTATIVE TRACT MAP NO. 34118 / TENTATIVE TRACT MAP NO. 34600 – MITIGATED NEGATIVE DECLARATION – Applicant: MR-27 – Engineer / Representative: Albert A. Webb Associates & Hunsaker & Associates - Fifth Supervisorial District – Homeland, Romoland, 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 Specific Plan is located southerly of Alicante Drive, easterly of Trumble Road, northerly of Grand Avenue, and westerly of Juniper Flats Road. The Tentative Tract Map No. 34118 is located northerly of Ethanac Road/State Highway-74 and westerly of Palomar Road. The Tentative Tract Map No. 34600 is located northerly of Ethanac Road/State Highway-74, westerly of Briggs Road, easterly of Malone Avenue, and southerly of Watson Road. – 1604.6 Gross Acres - Zoning: Specific Plan (SP No. 260) - **REQUEST:** Pursuant to Ordinance 348, Riverside County Land Use Ordinance and Ordinance No. 460, Riverside County Subdivision Ordinance; Specific Plan No. 260 Amendment No. 2 proposes to: 1) divide and re-designate Planning Area 7 from Business Park to Medium High Density Residential (Planning Area 7A) and High Density Residential (Garden Courts – Planning Area 7B); 2) re-designate Planning Area 10 from Low Density Residential to Community Park; 3) combine Planning Area 48 (Community Center) into Planning Area 20 (Community Park) to become Community Park / Center, and re-designate Planning Area 23 into High Density Residential (Planning Area 23A – Garden Courts) and Commercial (Planning Area 23B); 4) increasing the maximum number of dwelling units by 312 from 2,503 to 2,815 by shifting land uses from commercial land uses to residential land uses; and 5) minor modifications to various planning area boundaries. Change of Zone No. 7195 proposes to modify the Specific Plan zoning ordinance in accordance with the proposed land use designation changes. Tentative Tract Map No. 34118 proposes a Schedule A subdivision of 27.58 acres into 85 single-family residential

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.2

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 260 AMENDMENT NO. 2 / CHANGE OF ZONE NO. 7195 /
TENTATIVE TRACT MAP NO. 34118 / TENTATIVE TRACT MAP NO. 34600

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lots with a minimum lot size of 4,000 square feet, 82 garden court condominium units on one common lot, 1 clubhouse, 1 pool, and 2 parks for an overall density of 6.24 dwelling units per acre. Tentative Tract Map No. 34600 proposes to subdivide 18.3 acres into 151 condominium units on one common lot, one recreational center and one pool for an overall density of 8.36 dwelling units per acre.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40275**, based on the findings incorporated in the initial study and the conclusion that the project, subject to the proposed mitigation measures, will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 260 AMENDMENT NO. 2**, 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. 7195**;

APPROVAL of **TENTATIVE TRACT MAP NO. 34118**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 34600**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.