

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



711 B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 30, 2008

SUBJECT: SPECIFIC PLAN NO. 198, SUBSTANTIAL CONFORMANCE NO. 1 / TENTATIVE TRACT MAP NO. 30851 / TENTATIVE TRACT MAP NO. 30852 – MITIGATED NEGATIVE DECLARATION – Applicant: Belle Meadows SP 198, LLC – Engineer / Representative: Keller Consulting - First Supervisorial District – Temescal Zoning Area and Gavilan Hills District – Lake Mathews / Woodcrest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum), Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), Open Space: Conservation (OS: C), Open Space: Recreation (OS: R), and Open Space: Water (OS: W) – Location: Southwesterly of Lake Mathews Drive, easterly of Stuart Drive, and westerly of Gavilan Springs Ranch Road.– 29.53 Gross Acres - Zoning: Residential Agriculture – 2 ½ Acre Minimum (R-A-2 ½), Specific Plan (SP198) Planning Areas: 1A, 1B, 1C, 2A, 2B, 4A, 4B, 5A, 5B, 6A, 6B, and 6C - **REQUEST:** Specific Plan No. 198, Substantial Conformance No.1 proposes to update 510 acres of the 580 total acres of the Specific Plan to current development standards, modify Planning Area boundaries, acreages, and reduce the total number of dwelling units from 328 to 294 dwelling units. The amount of open space within the project, including conserved areas, trails, and passive park, has been increased from 152 acres to 152.2 acres. Tentative Tract Map No. 30851 is a Schedule 'D' subdivision of 46.81 acres into eight (8) single family residential lots with a minimum size of five (5) gross acres, and one (1) open space lot consisting of 4.08 acres for an equestrian staging area. Tentative Tract Map No. 30852 is a Schedule 'B' subdivision of 363.87 acres into 249 residential lots with a minimum size of 1 gross acre, six (6) Open Space lots consisting of 58.54 acres, and four (4) detention basins consisting of 3.89 acres.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on September 3, 2008.

Ron Goldman
Planning Director

RG:vc

REVIEWED BY EXECUTIVE OFFICE

DATE 10/2/2008 MRS

Michael R Shetler

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

Prev. App. Ref.

District: First

Agenda Number:

1.3

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

The Honorable Board of Supervisors
RE: SPECIFIC PLAN NO. 198, SUBSTANTIAL CONFORMANCE NO. 1 / TENTATIVE
TRACT MAP NO. 30851 / TENTATIVE TRACT MAP NO. 30852
September 30, 2008
Page 2 of 2

The Planning Commission recommended Approval: and,
THE PLANNING COMMISSION:

ADOPTED MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 39293**, 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,

APPROVED of **SPECIFIC PLAN NO. 198 SUBSTANTIAL CONFORMANCE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVED of **TENTATIVE TRACT MAP NO. 30851**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVED of **TENTATIVE TRACT MAP NO. 30852**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;