

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

910 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 17, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1061, SPECIFIC PLAN NO. 293 AMENDMENT NO. 5, CHANGE OF ZONE NO. 7461, TENTATIVE TRACT MAP NO. 30976, TENTATIVE TRACT MAP NO. 30977, TENTATIVE TRACT MAP NO. 34677 – (Mitigated Negative Declaration) – Applicant: Rancon Group/Lisle 320/RanchosProperty, LTD – Engineer / Representative: Albert A. Webb Associates/ACD Engineering/ T&B Planning Consultants – Third Supervisorial District – Winchester Area – Winchester/Harvest Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre), High Density Residential (CD:HDR) (5-8 Dwelling Units Per Acre), Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio), Rural Community: Low Density Residential (RC:LDR) (1-2 Dwelling Units Per Acre), Open Space: Recreation (OS:R), Conservation (OS:C) – Location: The entire Specific Plan is located northerly of Holland Road, easterly of Briggs Road, southerly of McCall Boulevard, and westerly of Rice Road. Tentative Tract Map No. 30976 is located northerly of Ano Crest Road, westerly of Leon Road, and southerly of Busby Road. Tentative Tract Map No. 30977 is located northerly of Ano Crest Road, easterly of Leon Road, and southerly of Busby Road. Tentative Tract Map No. 34677 is located northerly of Olive Avenue, westerly of Leon Road, and southerly of Simpson Road – 2,840.7 Gross Acres – Zoning: Specific Plan (293) - **REQUEST:** The Specific Plan 293 Amendment No. 5 proposes the following changes; Adjust boundaries for Planning Areas 7, 8, 9, 10, 11, and 12; Replace Planning Area 8, 9, and 10 with Planning Areas 8A, 8B, 9A, 9B, 10A, and 10B; Reallocate dwelling units within Planning Areas 7, 8, and 9; Designate Planning Area 9A and 9B as High Density Residential; Designate Planning Areas 8A and 8B as Medium High Density Residential; Designate Planning Areas 10A and 10B as Open Space; Adjust boundaries for Planning Areas 46, 47, 50A, 50B, 53, and 54; Reallocate dwelling units within Planning Areas 47, 50A, 50B, and 53; Replace Planning Areas 47, 50A, 50B, and 54 with Planning Areas 47A, 47B, 47C, 50A, 50B, 50C, 50D, 54A, and 54B; Designate Planning Area 47A as Medium Density Residential; Designate Planning Area 47B as Medium Density Residential; Designate Planning Area 47C as Low Density Residential; Designate Planning

Ron Goldman
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGES)

REVIEWED BY EXECUTIVE OFFICE

DATE 3/10/09

Tina Grande
Departmental Concurrence

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

SEARCHED BY 5:21
INDEXED BY

Prev. Agn. Ref.

District: Third

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: Specific Plan No. 293, Amendment No. 5, General Plan Amendment No. 1061, Change of Zone No. 7461, Tentative Tract Map No. 30976, Tentative Tract Map No. 30977, Tentative Tract Map No. 34677

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Area 50C as Medium High Density Residential; Designate Planning Area 50D as Medium Density Residential; Designate Planning Area 53 as High Density Residential; Designate Planning Area 54B as open space; Redesignate Planning Area 49 as Planning Areas 49A and 49B; Create Planning Areas 62A and 62B and designate as Open Space; Increase the total dwelling units for Planning Area 19 if a school does not develop from 52 to 74 dwelling units; Redesignate Planning Area 39 from Commercial to High Density Residential; Expand Planning Area 40, thereby expanding the Specific Plan boundaries; Contract Planning Area 45B, thereby contracting the Specific Plan boundaries; Decrease the total Specific Plan dwelling units from 5,638 to 5,245 (5,690 to 5,324 with School Planning Areas' dwelling units); Provide requirements for fair share participation in infrastructure improvements with other projects in the Specific Plan; Adjust park construction triggers in accordance with updated funding plans for the parks. The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element to modify the boundaries of an established Specific Plan (SP293 – Winchester Hills). The Change of Zone proposes to modify the Specific Plan zoning ordinance in accordance with the proposed land use designation changes and modify the zoning classifications associated with the adjustment to the Specific Plan boundary changes. Tentative Tract Map No. 30976 is a schedule A subdivision of 53.39 acres into 162 single family residential lots with a minimum lot size of 7,200 square feet and 28 open space lots for drainage/water quality, paseos, expanded parkways, and fire access. Tentative Tract Map No. 30977 is a schedule A subdivision of 260.5 acres into 414 single family residential lots, one 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one 107.33-acre natural open space lot, and three remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 square feet, Planning Area 50A has 93 lots with a minimum lot size of 6,000 square feet, Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 square feet, and Planning Area 50C has 122 lots with a minimum lot size of 4,500 square feet. Tentative Tract Map No. 34677 is a Schedule A subdivision of 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 3,500 square feet, 220 alley-loaded single family residential lots with a minimum lot size of 2,900 square feet, one 2.0-acre park, one 2.1-acre park, 2 lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION:

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41176, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 1061 amending the Riverside County General Plan Land Use Element to modify the boundaries of an established Specific Plan (SP293) in accordance with Exhibit #6, based upon final adoption by the Board of Supervisors;

The Honorable Board of Supervisors

RE: Specific Plan No. 293, Amendment No. 5, General Plan Amendment No. 1061,
Change of Zone No. 7461, Tentative Tract Map No. 30976, Tentative Tract Map No.
30977, Tentative Tract Map No. 34677

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TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 293 AMENDMENT NO. 5** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7461** in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors;

APPROVED TENTATIVE TRACT MAP NO. 30976, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVED TENTATIVE TRACT MAP NO. 30977, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVED TENTATIVE TRACT MAP NO. 34677, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.