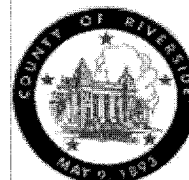


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

413B




FROM: TLMA – Planning Department

SUBMITTAL DATE:
November 24, 2009

SUBJECT: RESOLUTION NO. 2009-344 ADOPTING SPECIFIC PLAN NO. 293 AMENDMENT NO. 5– Mitigated Negative Declaration – Applicant: Rancon Group/Lisle 320/Ranchos Property, LTC – Engineer/Representative: Albert A. Webb Associates/ACD Engineering/T&B Planning Consultants – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Surrounded by multiple land use designations– Location: northerly of Holland Road, easterly of Briggs Road, southerly of McCall Boulevard, and westerly of Rice Road. – 2,840.7 Gross Acres – Zoning: Specific Plan (SP 293) – **REQUEST:** 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 Amendment. The Specific Plan Amendment proposes to increase the total allowed dwelling units within the Specific Plan, amend the land use designations within various Planning Areas of the Specific Plan, modify park construction requirements, and provide requirements for fair share participation in infrastructure improvements with other projects in the Specific Plan. – APN's: 466-340-020, et. al.

RECOMMENDED MOTION:

ADOPTION of RESOLUTION NO. 2009-344 Adopting Specific Plan Amendment No. 293A5 (Winchester Hills).



Ron Goldman
Planning Director
(CONTINUED ON ATTACHED PAGE)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30 <input type="checkbox"/>
APPROVE	Requires 4/5 Vote <input type="checkbox"/>

C.E.O. RECOMMENDATION:
BY 
Tina Grande
County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY  12/18/09
DATE
DAVID H.K. HUFF
CONCURRENCE

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

Prev. Agn. Ref.: June 16, 2009; Item 16.4 | **District:** Third | **Agenda Number:**

3.57 d

BACKGROUND:

On February 4, 2009, the Riverside County Planning Commission adopted a Mitigated Negative Declaration for Environmental Assessment No. No. 41176; Tentatively Approved General Plan Amendment No. 1061, the fifth amendment to Specific Plan No. 293, and Change of Zone No. 7461; and, Approved Tentative Tract Map No. 30976, 30977 and 34677; and adopted a resolution recommending adoption of the General Plan and Specific Plan Amendments.

The below listed recommendations were made on the Form 11 to the Board of Supervisor's on **June 16, 2009** as Agenda Item No. **16.4** and the following actions were taken:

ADOPTION of 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;

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;

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

APPROVAL of **TENTATIVE TRACT MAP NO. 30977**, 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. 34677**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**RESOLUTION NO. 2009-344
ADOPTING
AMENDMENT NO. 5 TO SPECIFIC PLAN NO. 293
(WINCHESTER HILLS)**

WHEREAS, pursuant to the provisions of Government Code Section 65450 et seq.; a public hearing was held before the Riverside County Board of Supervisors in Riverside, California on June 16, 2009, and before the Riverside County Planning Commission in Riverside, California on February 4, 2006, to consider Amendment No. 5 to Specific Plan No. 293 (Winchester Hills), which specific plan was previously adopted by the Board of Supervisors pursuant to Resolution No. 1997-093 (dated October 28, 1997) and thereafter amended pursuant to Resolution No. 2004-369 (dated September 28, 2004), and Resolution No. 2004-540 (dated December 21, 2004).

WHEREAS, all the provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementing procedures have been satisfied, and Environmental Assessment No. 41176 as a Mitigated Negative Declaration, prepared in connection with Amendment No. 5 to Specific Plan No. 293 and related cases (referred to alternatively herein as "the proposed amendment" or "the project"), is, when considered in conjunction with previously prepared Environmental Impact Report (EIR) No. 380 and the previous Addendums thereto, sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and implementing procedures and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on December 22, 2009, that:

Specific Plan No. 293 Amendment No. 5 proposes the following changes to the Specific Plan

- 1) Adjust boundaries for Planning Areas 7, 8, 9, 10, 11, and 12;

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* 12/22/09
DAVID HK HUFF DATE

- 1 2) Replace Planning Area 8, 9, and 10 with Planning Areas 8A, 8B, 9A, 9B, 10A, and
- 2 10B;
- 3 3) Reallocate dwelling units within Planning Areas 7, 8, and 9;
- 4 4) Designate Planning Area 9A and 9B as High Density Residential;
- 5 5) Designate Planning Areas 8A and 8B as Medium High Density Residential;
- 6 6) Designate Planning Areas 10A and 10B as Open Space;
- 7 7) Remove Planning Area 31 from the Specific Plan
- 8 8) Adjust boundaries for Planning Areas 46, 47, 50A, 50B, 53, and 54;
- 9 9) Reallocate dwelling units within Planning Areas 47, 50A, 50B, and 53;
- 10 10) Replace Planning Areas 47, 50A, 50B, and 54 with Planning Areas 47A, 47B,
- 11 47C, 50A, 50B, 50C, 50D, 54A, and 54B;
- 12 11) Designate Planning Area 47A as Medium Density Residential;
- 13 12) Designate Planning Area 47B as Medium Density Residential;
- 14 13) Remove Planning Area 47C from the Specific Plan
- 15 14) Designate Planning Area 50C as Medium High Density Residential;
- 16 15) Designate Planning Area 50D as Medium Density Residential;
- 17 16) Designate Planning Area 53 as High Density Residential;
- 18 17) Designate Planning Area 54B as open space;
- 19 18) Redesignate Planning Area 49 as Planning Areas 49A and 49B;
- 20 19) Create Planning Areas 62A and 62B and designate as Open Space;
- 21 20) Increase the total dwelling units for Planning Area 19 if a school does not develop
- 22 from 52 to 74 dwelling units;
- 23 21) Redesignate Planning Area 39 from Commercial to High Density Residential;
- 24 22) Expand Planning Area 40, thereby expanding the Specific Plan boundaries;
- 25 23) Contract Planning Area 45B, thereby contracting the Specific Plan boundaries;
- 26 24) Decrease the total Specific Plan dwelling units from 5,638 to 5,245 (5,690 to
- 27 5,324 with School Planning Areas' dwelling units);
- 28 25) Provide requirements for fair share participation in infrastructure improvements

1 with other projects in the Specific Plan;

2 26) Adjust park construction triggers in accordance with updated funding plans for
3 the parks.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

5 1. The proposed amendment would be consistent with the intent, design, and mitigation
6 approved for Specific Plan No. 293.

7 2. The proposed amendment would be consistent with the applicable policies of the
8 Riverside County General Plan.

9 3. The proposed amendment would not have a significant effect on the environment.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
11 considered Environmental Assessment No. 41176, EIR No. 380 and the previous Addendums
12 thereto, in evaluating the proposed Amendment No. 5 to Specific Plan No. 293 and related cases,
13 and that Environmental Assessment No. 41176 and EIR No. 380 and previous Addendums are
14 accurate and objective statements that comply with the California Environmental Quality Act and
15 reflect the County's independent judgment, and that Environmental Assessment No. 41176, EIR
16 No. 380 and previous Addendums are incorporated herein by reference in their entirety.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it adopts a Mitigated
18 Negative Declaration for Environmental Assessment No. 41176.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 5 to
20 Specific Plan No. 293, on file with the Clerk of the Board, including the final conditions of
21 approval and exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real
22 property described and shown in the plan, and said real property shall be developed substantially in
23 accordance with the plan, as amended, unless the plan is repealed or further amended by the
24 Board.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment
26 No. 5 to Specific Plan No. 293 shall be placed on file in the Office of the Clerk of the Board, in
27 the Office of the Planning Director, and in the Office of the Building and Safety Director, and that
28 no applications for subdivision maps, conditional use permits, or other development approvals

1 shall be accepted for the real property described and shown in the plan, as amended, unless such
2 applications are substantially in accordance therewith.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
4 documents upon which this decision is based are the Clerk of the Board of Supervisors and the
5 County Planning Department and that such documents are located at 4080 Lemon Street,
6 Riverside, California.

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28