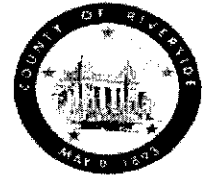


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**




FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 18, 2010

REVIEWED BY EXECUTIVE OFFICE
DATE 3-18-10
 Kathryn Field
 Departmental Concurrence

SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 453, GENERAL PLAN AMENDMENT NO. 662, CHANGE OF ZONE NO. 6730, SPECIFIC PLAN NO. 308, AMENDMENT NO. 1, TENTATIVE TRACT MAP NO. 31554 and Ordinance 810 Fee Credit Agreement between the County of Riverside and Lake Mathews Associates, LLC– Lake Mathews Associates, LLC. - Engineer/Rep: T & B Planning - First Supervisorial District - Lake Mathews Area Plan-Location-Gavilan Hills East, northerly of Santa Rosa Mine Road, southerly of Cajalco Road, easterly of Gavilian Road and westerly of Juniper Road, Gavilan Hills West, Northerly of Lake Mathews Drive, Southerly of Cajalco Road, Easterly of Zeno Street, and westerly of Gavilan Road. - 1,301.0 acres- SP Zone (SP308) **REQUEST: The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with proposed development. The General Plan Amendment proposes to incorporate 423.7 acres located to the east of the Harford Springs Reserve into Specific Plan No. 308 Amendment No. 1, by eliminating the existing land use designations and establishing Open Space Specific Plan on the site. The proposed amendment would also amend the description of Specific Plan No. 308 from "Gavilan Hills Golf Course" to "Gavilan Hills Estate". The Change of Zone proposes to reclassify the zoning on the site from "Residential Agricultural (2 Acre Minimum) (R-A-2)," "Residential Agricultural (5 Acre Minimum) (R-A-5)," and "Residential Agricultural (10 Acre Minimum) (R-A-10)," to "Adopted Specific Plan 308 (SP)" for the 423.7-acre area proposed to be added to the Gavilan Hills Specific Plan, and a Change of Zone to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP 308 boundaries. The Specific Plan proposes to modify the land use plan and to add 423.7 acres to the Specific Plan boundary. Specific Plan No. 308, Amendment No. 1 provides for 421 single-family residential units covering 537.8 acres (32 dwelling units with a 2-acre minimum lot size**



 Ron Goldman
 Planning Director

Initials:
RG:vc *[initials]*

(continued on attached page)

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

Prev. Agn. Ref.

District: First

Agenda Number:

16.1

The Honorable Board of Supervisors

RE: **ENVIRONMENTAL IMPACT REPORT NO. 453, GENERAL PLAN AMENDMENT NO. 662, CHANGE OF ZONE NO. 6730, SPECIFIC PLAN NO. 308, AMENDMENT NO. 1, TENTATIVE TRACT MAP NO. 31554 and Ordinance 810 Fee Credit Agreement between the County of Riverside and Lake Mathews Associates, LLC**

Page 2

and 369 units with a 1-acre minimum lot size), a 17.6-acre school site, 71.7 acres of land devoted to active and passive park uses and a parking lot for the adjacent Harford Springs Reserve, 223.7 acres of open space – rural land, 229.0 acres of open space – conservation, and 200 acres of land to be dedicated as a Biological Reserve (and is intended to be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve), and 20.7 acres devoted to on-site public roads on a total of 1,301.0 acres. The Tentative Tract Map proposes a Schedule B subdivision of 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size (46 lots with a two (2) acre minimum lot size and 374 lots with a one (1) acre minimum lot size), 18 open space lots totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot. Alternate A proposes 12 residential lots with a one (1) acre minimum lot size on the proposed 18.1 acre school site. Ordinance 810 Fee Credit Agreement is an agreement between the County of Riverside and the applicant, Lake Mathews Associates, LLC regarding WRMSHCP development impact fees - APNs: 287-220-001, 289-210-006, 289-210-007, 289-210-008, 289-210-009, 289-210-010, 287-210-034, 287-210-035, 287-210-036, 287-210-037, 287-210-038, 287-210-039, 287-210-040, 321-150-025, 321-150-026, 321-150-027, 321-160-050, 321-160-051 and 321-160-052 - Related Case: SP00308

RECOMMENDED MOTION:

TENTATIVE APPROVAL of Ordinance 810 Fee Credit Agreement between the County of Riverside and Lake Mathews Associates, LLC

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 453**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementation Procedure; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 662** from Specific Plan (SP00308), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum) to Specific Plan No. 308, Amendment No. 1 in the Lake Mathews/Woodcrest Area Plan in accordance with Exhibit #5;

APPROVAL of **SPECIFIC PLAN NO. 308, AMENDMENT NO. 1**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report;

APPROVAL of **CHANGE OF ZONE NO. 6730**, amending the zoning classification for the subject property from Residential Agricultural (2 Acre Minimum) (R-A-2), Residential Agricultural (5 Acre Minimum) (R-A-5), and Residential Agricultural (10 Acre Minimum) (R-A-10) to Specific Plan (SP Zone), in accordance with Exhibit #2; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31554**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report

The Honorable Board of Supervisors

RE: **ENVIRONMENTAL IMPACT REPORT NO. 453, GENERAL PLAN AMENDMENT NO. 662, CHANGE OF ZONE NO. 6730, SPECIFIC PLAN NO. 308, AMENDMENT NO. 1, TENTATIVE TRACT MAP NO. 31554 and Ordinance 810 Fee Credit Agreement between the County of Riverside and Lake Mathews Associates, LLC**

Page 3

BACKGROUND: The project was approved by the Planning Commission in two (2) separate stages. The Environmental Impact Report was tentatively certified, and the Specific Plan, General Plan Amendment, and Change of Zone were approved at the December 2, 2009 Planning Commission hearing. The Environmental Impact Report was tentatively certified and the Tentative Tract Map was approved at the February 3, 2010 Planning Commission hearing.