

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

306B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 7, 2012

CHANGE OF ZONE NO. 7770 / SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC PLAN NO. 184, AMENDMENT NO. 2 / TENTATIVE TRACT MAP NO. 36376 – Applicant: Lennar Homes of California – Third/Third Supervisorial District – Location: Southerly of Auld Road and westerly of Pourroy Road – 143.1 Gross Acres – **REQUEST:** The Change of Zone proposes a Zoning Ordinance text amendment for SP00184A2 to establish additional unpermitted uses and modify development standards, as well as to create a final Zoning Map establishing a legal description boundary of the SP and each of the planning areas. The Substantial Conformance proposes to update data regarding previously constructed Phases I and II, move Butterfield Stage Road to be full width onsite, revise P.A. 8 from a previous 28.3 acre Passive and Active Park to a 24.8 acre Biological Preserve (P.A. 8B) and a 3.5 acre Active Park (P.A. 8A), change lot sizes and percentages of lot sizes, update lot counts and project density, and update and add Figures. The Tentative Tract Map is a Schedule 'A' subdivision of 143.1 gross acres into 446 single family lots ranging in size from 4,500 to 6,000 square feet and 28 lettered lots ranging in size from 1,427 to 1,067,220 square feet and a 6.1 acre park all within Phase III of the adopted SP's P.A.'s 1, 2, 4, 5, 6A, 6B and 6C.

RECOMMENDED MOTION:

THE PLANNING COMMISSION RECOMMENDS:

CONSIDER the **ADDENDUM WITH SUBSEQUENT ENVIRONMENTAL IMPACT REPORT NO. 401**, which has been completed in compliance with the provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementation procedures

Frank Coyle for Carolyn Syms Luna
TLMA Deputy Director

Initials:
CSL:ch/dm

(continued on next page)

REVIEWED BY EXECUTIVE OFFICE
DATE 6/11/12 TMG
Tina Grande

Departmental Concurrence

Policy Policy

Consent Consent

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

Prev. Agn. Ref.

District: 3/3

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

16.2

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7770, SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC PLAN NO. 184, AMENDMENT NO. 2 and TENTATIVE TRACT MAP NO. 36376

Page 2 of 2

prior to making a decision on the project; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7770**, to adopt a project specific Zoning Ordinance amendment to the text of Ordinance No. 348, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC PLAN NO. 184, AMENDMENT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of an **EXCEPTION** to the **LOT DEPTH TO WIDTH RATIO** set forth in Section 3.8.C of Ordinance No. 460 for Lot Nos. 49, 64, 66, 72, 229, 236, 237, 287, 390, 391, 408-410, 413-416 and 424, pursuant to Section 3.1.C. of Ordinance No. 460 and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 36376**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.