

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

504B




FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 18, 2012

REVIEWED BY EXECUTIVE OFFICE
 DATE 11/7/12
 Tina Grande
 Departmental Concurrence

SUBJECT: SPECIFIC PLAN NO. 380, GENERAL PLAN AMENDMENT NO. 951, CHANGE OF ZONE NO. 7723 - Certify an Environmental Impact Report – Applicant: Hanna Marital Trust – Engineer/Representative: Jack Dimond – Third Supervisorial District – French Valley Community – Southwest Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) – Highway 79 Policy Area – Location: Northerly of Keller Road, easterly of Pourroy Road, on the southerly of foothills that are approximately ½ mile south of Scott Road and westerly of State Highway 79 – 201.1 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Specific Plan proposes eight (8) land use Planning Areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes up to 400,000 square feet of commercial retail uses and up to 200,000 square feet of commercial office uses on 13.9 acres, medium density residential uses (up to 73 dwelling units with a minimum lot size of 5,000 sq.ft.) low density residential uses (up to 22 dwelling units with ½ acre minimum lot sizes) on 36.4 acres, 21.6 acres for mixed use (up to an additional 225 housing units within a Continuing Care Retirement Community), 61.1 acres for open space conservation, and 20.2 acres for master plan roadways. The General Plan Amendment proposes to change the site's foundation component from Rural to Community Development, and amend the land use designation from Rural Residential (R:RR) to Community Development Specific Plan: (CD:SP) with Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Very Low Density Residential (CD:VLDR) as reflected in the Specific Plan Land Use Plan. The Change of Zone proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) zone and establish legal boundaries for each of the 8 Planning Areas. The Environmental Impact Report has analyzed the potential


 Carolyn Syms Luna
 Planning Director

Initials:
CSL:ms *D.M.*

(continued on attached page)

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

Prev. Agn. Ref.

District:
Third/Third

Agenda Number:

16.1

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 380 / GENERAL PLAN AMENDMENT NO. 951 / CHANGE OF ZONE NO. 7723 / ENVIRONMENTAL IMPACT REPORT NO. 525

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environmental impacts of the proposed project.

RECOMMENDED MOTION:

CERTIFICATION of the **ENVIRONMENTAL IMPACT REPORT NO. 525**, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

APPROVAL of **SPECIFIC PLAN NO. 380**, based on the findings and conclusions incorporated in the staff report, subject to the proposed conditions of approval; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 951** amending the Land Use Designation for the subject property to Specific Plan as reflected by the land use diagram; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

APPROVAL of **CHANGE OF ZONE NO. 7723**, amending the zoning classification for the subject property from Rural Residential (R-R) to Specific Plan (SP) in accordance with the Zoning Exhibit; and 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, pending Ordinance adoption by the Board of Supervisors.

BACKGROUND:

The project site (Specific Plan Area) is approximately 200 acres, is located in the French Valley community, and is in the Sphere of Influence of the City of Murrieta. The General Plan amendment was initiated by the Board of Supervisors on March 31, 2009. The initiation was from Rural: Rural Residential to Community Development: Specific Plan.

The Planning Commission, through two public hearings (April 18, 2012 and October 17, 2012) recommended approval of the project, by a vote of 3-1 (Roth opposed, Sanchez abstained).

The Commission requested that the following text be added to the zoning Ordinance for the Project:

- All structures in Planning Area No. 3 shall have a height limitation of 15' not including parapets or architectural projections; except,
- 45' structures are permitted only in the northeast corner of the Planning Area No. 3, and then only where the building is opposite a commercial use. In addition, any three story building shall be stepped so that the third story is significantly set back from the ground floor. No vertical planes shall be permitted.

Additionally, some minor condition of approval modifications are being proposed:

- Six conditions of approval (60. E. Health.1, and 60. EPD. 2., 3., 4., and 5.) will be reorganized so they can be properly implemented when placed on future projects.
- One Transportation condition was deleted as it did not apply (60.Trans.1)

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- 30. Planning. 11 added a maximum life to the Specific Plan. The Condition has been modified to clarify that the County would have to proactively begin revocation hearings should the life be exceeded. The permit cannot automatically expire.