

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

613B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 26, 2013

SUBJECT: SPECIFIC PLAN NO. 325, AMENDMENT NO. 1; CHANGE OF ZONE NO. 7779; TENTATIVE TRACT MAP NO. 36390, (FAST TRACK NO. 2013-05) – Addendum No.1 to EIR No. 433 – Applicant: CV Communities, LLC – Engineer/Representative: T&B Planning – First/First Supervisorial District – Lake Mathews Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum), Open Space: Conservation (OS: C), Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), El Sobrante Policy Area – Location: Southerly of Van Buren Boulevard and easterly of McAllister Street – 333.7 Gross Acres – Zoning: Specific Plan (SP00325) – **REQUEST:** The **Specific Plan Amendment** proposes to increase residential acreage from 98.4 acres to 135.5 acres, increase the total number of residential units from 295 to 345, increase the average residential lot size from approximately 10,237 square feet to approximately 12,976 square feet, increase the development intensity from 0.9 to 1.0 dwelling units per acre (du/ac), eliminate the 119.1-acre golf course and 3.5-acre golf course clubhouse land uses from the Land Use Plan, increase the area reserved for open space from 85.2 acres to 162.4 acres, increase the acreage designated for public parks from three parks on 2.5 acres to eight parks on 7.0 acres, provide approximately 6.6 miles of pedestrian trails and modify the internal circulation system to accommodate the modified land use plan. The **Change of Zone** proposes to modify the adopted Specific Plan Zoning Ordinance for SP325 and formalize all of the planning area boundaries within the Specific Plan. The **Tentative Map** is a Schedule A subdivision that would subdivide 333.7 acres into 343 single-family residential lots, 8 park lots, 3 water quality detention basin lots, and 43 open space lots.

Carolyn Syme Luna

Carolyn Syme Luna
Planning Director

Initials:
CSL:ms *Om*

REVIEWED BY EXECUTIVE OFFICE
DATE *8/29/13 ms*
Tina Grande
Departmental Concurrence

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

5018 266 -3 6M 5:52

Prev. Agn. Ref. **District: 1/1** **Agenda Number:**

16-1

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 325, AMENDMENT NO. 1, CHANGE OF ZONE NO. 7779,
TENTATIVE TRACT MAP NO. 36390, (FAST TRACK No. 2013-05)

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RECOMMENDED MOTION:

CONSIDERATION of **ADDENDUM NO.1** to **ENVIRONMENTAL IMPACT REPORT NO. 433**, based on the findings incorporated in the initial study and Addendum No. 3 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment; and,

APPROVAL of **SPECIFIC PLAN NO. 325, AMENDMENT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the resolution by the Board of Supervisors; and,

APPROVAL of **CHANGE OF ZONE NO. 7779**, formalizing the Planning Area Boundaries for all the Planning Areas of Specific Plan No. 325, the Citrus Heights Specific Plan in accordance with attached exhibit, and based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT NO. 36390**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

This project is being scheduled for a hearing and an adoption on the same day. This project has been granted Fast Track status and as such bypassed the Planning Commission. The project removes a previously planned golf course and increases the unit count by about 50 units. The revised version of the project also removes many units from more steep terrain and preserves more open space than the previous version of the project.