

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



803B

REVIEWED BY EXECUTIVE OFFICE

DATE TMS 9/16/13
Tina Grande
Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 9, 2013

SUBJECT: SPECIFIC PLAN NO. 312, AMENDMENT NO. 1, CHANGE OF ZONE NO. 7769, TENTATIVE TRACT MAP NO. 36418, TENTATIVE TRACT MAP NO. 32289, MINOR CHANGE NO. 1 – Consider an Addendum to a Certified EIR – Applicant: Riverside Mitland 03, LLC- Third/Third Supervisorial District – French Valley and Rancho California Zoning Area – Southwest Area Plan: Community Development- Medium Density Residential (MDR), Parks (P), Open Space/Detention (OS-D), Elementary Schools, Open Space/ Expanded Parkways, and Commercial (C) as reflected on the Land Use Plan – Location: Easterly of Briggs Road, westerly of Highway 79 and Leon Road, southerly of Keller Road – 607.8 Gross Acres - Zoning: Specific Plan (SP) – **REQUEST:** The **Specific Plan Amendment** proposes to revise the Land Use Plan by reclassifying designations in some Planning Areas and reconfigure some Planning Area boundaries. Additionally, the Amendment proposes to rename all Planning Area Land Use Designations to be consistent with the current General Plan nomenclature and reduce the total unit count from 1,793 to 1,671. The **Change of Zone** proposes to modify the zoning standards for Planning Area 8, 15, 16, 18A, 19 and 20/21. In addition the Planning Area boundaries would be formalized. **Tentative Tract Map No. 36418** is a Schedule A subdivision of 10.06 gross acres into 50 residential lots, 1 utility lot, and 3 open space lots. **Tentative Tract Map No. 32289, Minor Change No. 1** proposes to combine lots 181-183, 184-197 and 214-216. There will be a total of 179 residential lots, 18 open space lots, and 2 detention basin lots on 81.87 gross acres after all lots are combined, 19 total lots are being combined.

Frank Coyle for

Carolyn Syms Luna
Planning Director

Initials:
CSL:ms

(continued on next page)

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

Prev. Agn. Ref.

District:

Agenda Number:

16-1

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 312 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7769,
TENTATIVE TRACT MAP NO. 36418, TENTATIVE TRACT MAP NO. 32289 MINOR
CHANGE NO. 1

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RECOMMENDED MOTION:

CONSIDERATION of **ADDENDUM NO. 2 to ENVIRONMENTAL IMPACT REPORT NO. 411**, based on the findings incorporated in the initial study and Addendum No. 2 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 and thus will not have a significant effect on the environment beyond those identified in the EIR; and,

APPROVAL of **SPECIFIC PLAN NO. 312, 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. 7769**, formalizing the Planning Area Boundaries for Planning Areas 1, 2a, 2b, 2c, 3a, 3b, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17a, 17b, 18a, 18b, and 19 of Specific Plan No. 312, in accordance with the attached exhibit, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT NO. 36418**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT NO. 32289 MINOR CHANGE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

On August 21, 2013, the Riverside County Planning Commission voted to recommend approval of this project 5-0.