

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

716B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 5, 2013

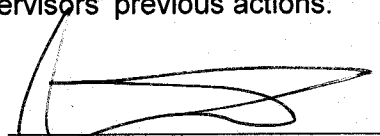
SUBJECT: Consideration of Addendum to EIR No. 376; Resolution No. 2013-279 Amending the Riverside County General Plan – Third Cycle of General Plan Amendments for 2013 (GPA No. 1110); Resolution No. 2013-273 Adopting Amendment No. 2 to Specific Plan No. 288 (Winchester Crossroads); and Ordinance No. 348.4772 - Third/Third. [\$155,000] Developer Funded 100%

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT RESOLUTION NO. 2013-279 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment No. 1110.

ADOPT RESOLUTION NO. 2013-273 Considering Addendum to EIR No. 376 and Adopting Amendment No. 2 to Specific Plan No. 288 (Winchester Crossroads); and,

ADOPT ORDINANCE NO. 348.4772 for Zoning Map No. 2.2356 and Change of Zone No. 7767 and amending Ordinance No. 348 to reflect the Specific Plan development standards and establish the revised Specific Plan boundary in accordance with the Board of Supervisors' previous actions.

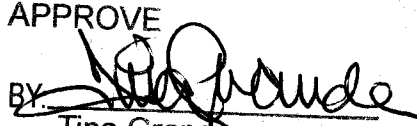


Juan Perez, TLMA Director/Interim
Planning Director

Initials:
JCP:ms

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 155,000	\$ 0	\$ 155,000	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Developer funded Deposit Based Fee				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY: Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Prev. Agn. Ref.: 16-1 on 12-10-13 | District: 3/3 | Agenda Number:

3-52

FORM APPROVED COUNTY COUNSEL
MICHELLE CLACK
DATE 12/9/13

Departmental Concurrence

- A-30
- 4/5 Vote
- Positions Added
- Change Order

BACKGROUND:
Summary (continued)

The General Plan Amendment comprising the third cycle of 2013 was considered by the Board of Supervisors in a public hearing on December 10, 2013 (GPA No. 1110, agenda item, 16-1).

Project Description

General Plan Amendment No. 1110 (GPA01110) in the Third Supervisorial District proposes to amend the General Plan Land Use Designation for 15 acres being added to Specific Plan No. 288A2 from Medium Density Residential (MDR) to a Specific Plan Land Use Designation of High Density Residential (HDR) and Medium High Density Residential (MHDR) within the Specific Plan as reflected by the Land Use Diagram for SP288A2.

Specific Plan No. 288 Amendment No. 2 (Winchester Crossroads) proposes to modify the approved Specific Plan by adding 15 acres gross to the total plan area, and revising- the classifications on the Land Use Plan, the circulation plan, the landscape plan, the grading and drainage plan, and the water and sewer circulation plan. The total density is proposed to increase from 791 residential units to a potential maximum of 920 residential units. An application for Amendment No. 1 was filled, but withdrawn; thus, this is the first amendment to the Specific Plan. For a more detailed breakdown of the proposed Amendment see the project description in the attached Addendum.

Change of Zone No. 7767 proposes to modify the Specific Plan boundary and revise the zoning ordinance for the Project and make revisions to the zoning ordinance for the site.

Impact on Citizens and Businesses

The Projects have no direct impact on citizens or businesses, as that these are private projects that benefit the land owners and investors involved in the projects.

SUPPLEMENTAL:

Additional Fiscal Information

Developer is funding Addendum. Current amount spent to date is approximately \$147,000 with a total cost expected to be \$155,000.

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

- A. **Resolution 2013-279**
- B. **Resolution 2013-273**
- C. **Ordinance No. 348.4772**
- D. **Exhibit "SP00288A2/GPA01110/CZ07767 Proposed General Plan, Exhibit No. 6 "**
- E. **Exhibit "A-2-1- SP288A2 SPECIFIC PLAN LAND USE PLAN"**