

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

308 B



FROM: TLMA - Planning Department

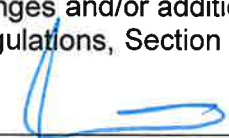
SUBMITTAL DATE:
July 22, 2014

SUBJECT: CHANGE OF ZONE NO. 7780 AND TENTATIVE TRACT MAP NO. 36430 – Consider Addendum to Adopted Mitigated Negative Declaration (MND) – Applicant: Strata Equity Group, LLC – Engineer/Representative: Albert A. Webb Associates – Third/Third Supervisorial District – Homeland and Winchester Zoning Areas – Harvest Valley / Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Open Space: Conservation (OS-C) – Location: Northerly of Chambers Avenue, southerly of McLaughlin Road, easterly of Briggs Road and westerly of Emperor Road – 180 Gross Acres - Zoning: Specific Plan (SP No. 260 (Menifee North) – Planning Areas 34, 38, 39, 40 and portion of 36) - REQUEST: The Change of Zone proposes to define the boundaries of Specific Plan No. 260 Planning Areas 34, 36, 38, 39 and 40. The Tentative Tract Map proposes to divide 180 acres into 340 residential lots, 1 park, 1 school site, and community trail.

THE PLANNING COMMISSION AND STAFF RECOMMENDED MOTION:

CONSIDER ADDENDUM to a MITIGATED NEGATIVE DECLARATION- ENVIRONMENTAL ASSESSMENT NO. 40275, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations, Section 15162 exist;

(CONTINUED ON NEXT PAGE)


 Juan C Perez
 TLMA Director/ Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ 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: N/A				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

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

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

16-2

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7780 and TENTATIVE TRACT MAP NO. 36430**

DATE: July 22, 2014

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APPROVE CHANGE OF ZONE NO. 7780, to formalize Planning Area boundaries of Specific Plan No. 260A2 for Planning Areas 34, 36, 38, 39 and 40, in accordance with the Final Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

ADOPT ORDINANCE NO. 348. 4786 amending the zoning in the Homeland and Winchester Area shown on Map No. 2.2363 Change of Zone No. 7780, attached hereto and incorporated herein by reference; and,

APPROVE TENTATIVE TRACT MAP NO. 36430, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

On July 16, 2014, the Riverside County Planning Commission voted to recommend approval of this project 5-0. In conjunction with the Pechanga Tribe, the design of the project was significantly modified to avoid cultural areas. Additionally, significant biological areas were also avoided through the design of the tract. The project is proposed in the southern portion of the Menifee North Specific Plan (Planning Areas 34, 36, 38, 39 and 40 of SP 260). Half of this Specific Plan was incorporated into the City of Menifee upon their incorporation. The proposed project was consistent with the existing Specific Plan and no Amendment was required. The site previously featured a map that was recorded in phases, most of the units in that area have been constructed. The last portions of the approved map never recorded and ultimately expired. This map proposes to finish up the remaining portions of the previous map as well as mapping over the southernmost portion of the Specific Plan.

As part of the Planning Commission hearing the City of Menifee sent a letter requesting a number of conditions be added to the project. The Commission elected to add a requirement for co-processing of Matthews Road and Briggs Road (because they share 1/2 widths in the City). The Commission elected not to add a requirement for City of Menifee encroachment permits for haul routes through the City (because the site balances, so there will be no hauling), or require encroachment permits for offsite improvements within the City (because the applicant will need to permit any activity within the City by the City, so encroachment permits would be redundant).

Impact on Citizens and Businesses

The project is consistent with the General Plan density for the site and is implementing the General Plan Vision of the area. The Zone Change is making the site consistent with the General Plan as well. All infrastructure in the area has been designed to accommodate the project density.

ATTACHMENTS:

- A. **Planning Commission Staff Report**
- B. **Ordinance No. 348.4786**