



# **Agenda Item No. 5.11 and 5.12**

Riverside County Planning Commission

Specific Plan No. 293 Amendment No. 5

General Plan Amendment No. 1061

Change of Zone No. 7461

Tentative Tract Map No. 30976

Tentative Tract Map No. 30977

Tentative Tract Map No. 34677

Tentative Tract Map No. 33743



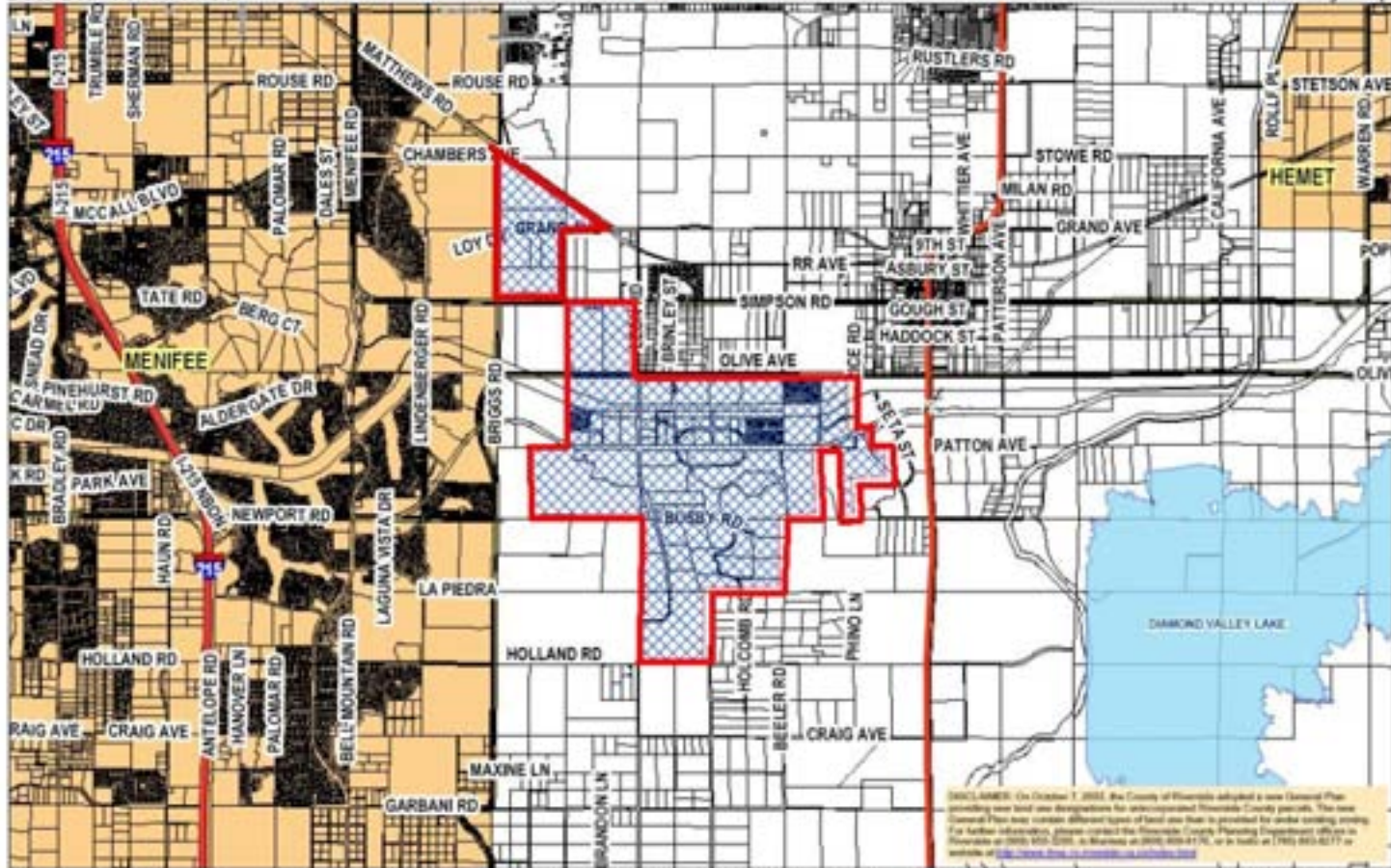
# Vicinity Map

Supervisor Stone  
 District 3  
 Date Drawn: 11/14/08

**CZ07461 TR30976 TR30977 TR34677 SP00293A5 GPA01061**

Planner: Russell Brady  
 Date: 12/3/08  
 Vicinity Map

**VICINITY MAP**



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan including new land use designations for unincorporated Riverside County parcels. The new General Plan also includes different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 953-2200. In business at (951) 953-9176, or in mobile at (760) 953-6277 or website at <http://www.riverside.ca.gov/planning>

Area: Winchester  
 Township/Range: T5SR2W, T6SR2W  
 Section : 19, 30, 31, 32, 33 & 5

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
 Bk. Pg. 466-34  
 Thomas  
 Bros. Pg. 869 C3





# Development Opportunities

## Site's Foundation Component:

Community Development, Open Space

## Surrounding Components:

### North:

Community Development

### South:

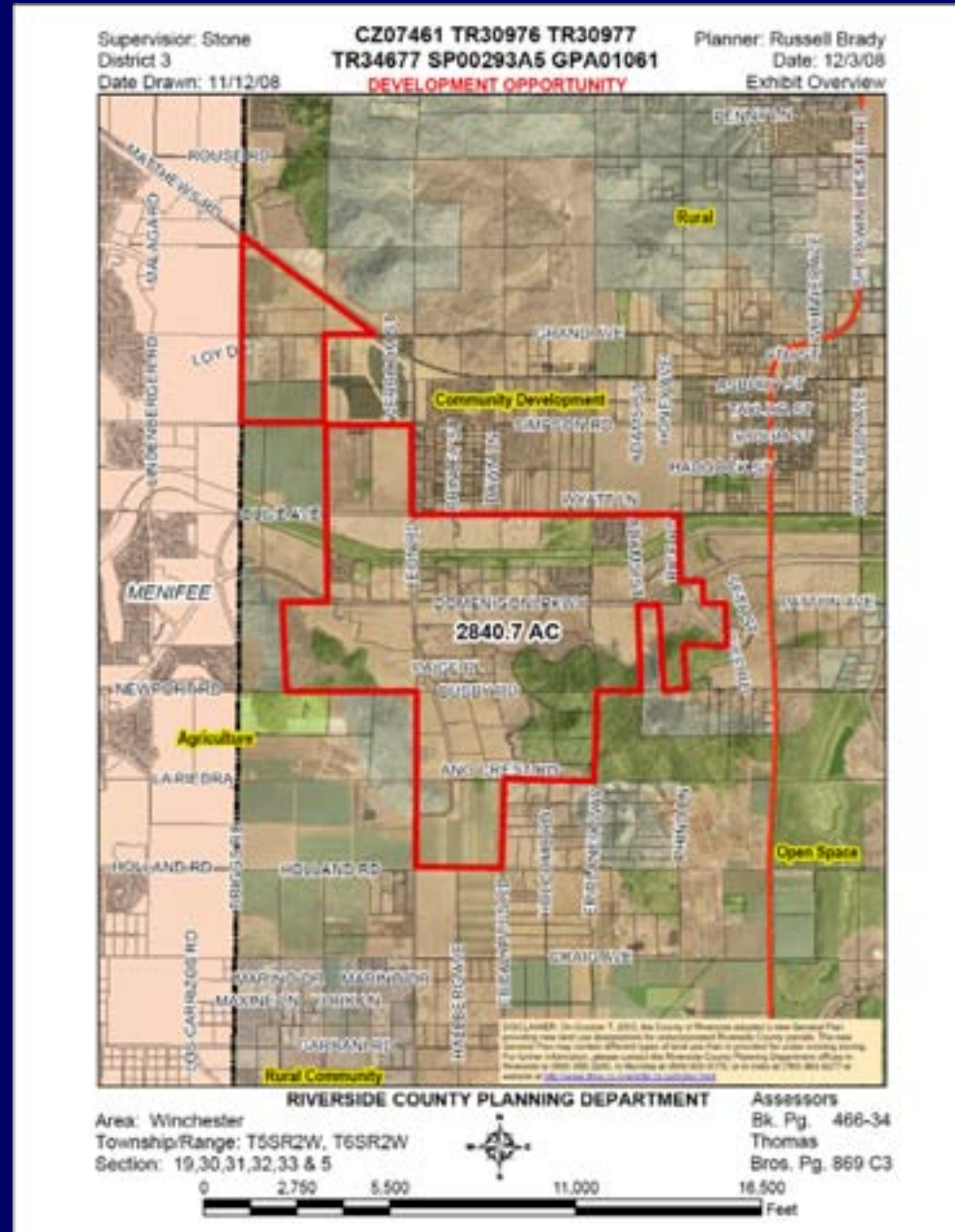
Community Development, Rural, Open Space

### East:

Community Development, Open Space

### West:

Community Development, Rural, Open Space





# General Plan

## Current General Plan:

Very Low Density Residential (VLDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), Commercial Retail (CR), Light Industrial (LI), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C)

## Surrounding Designations:

### North:

Very Low Density Residential (VLDR), Medium Density Residential (MDR), Public Facilities (PF), Light Industrial (LI)

### South:

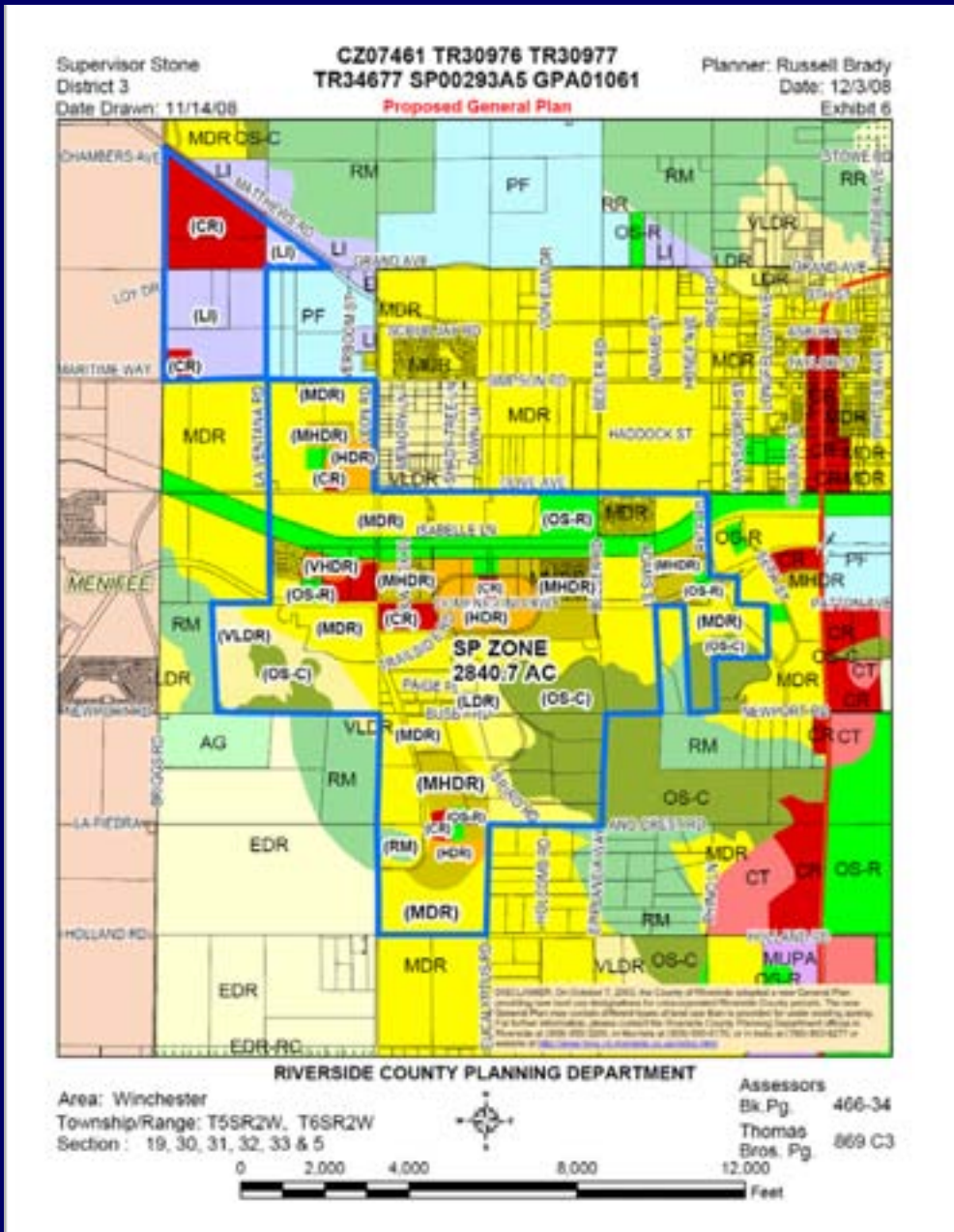
Medium Density Residential (MDR), Open Space – Conservation (OS-C), Rural Mountainous (RM)

### East:

Medium Density Residential (MDR), Open Space – Recreation (OS-R)

### West:

Medium Density Residential (MDR), Open Space – Recreation (OS-R), Rural Mountainous (RM), Agriculture (AG), Estate Density Residential (EDR)





# Zoning

## Current Zoning:

Specific Plan (SP 293), General Residential (R-3)

## Proposed Zoning:

Specific Plan (SP 293)

## Surrounding Zoning:

### North:

Rural Residential (R-R), One Family Dwelling (R-1)

### South:

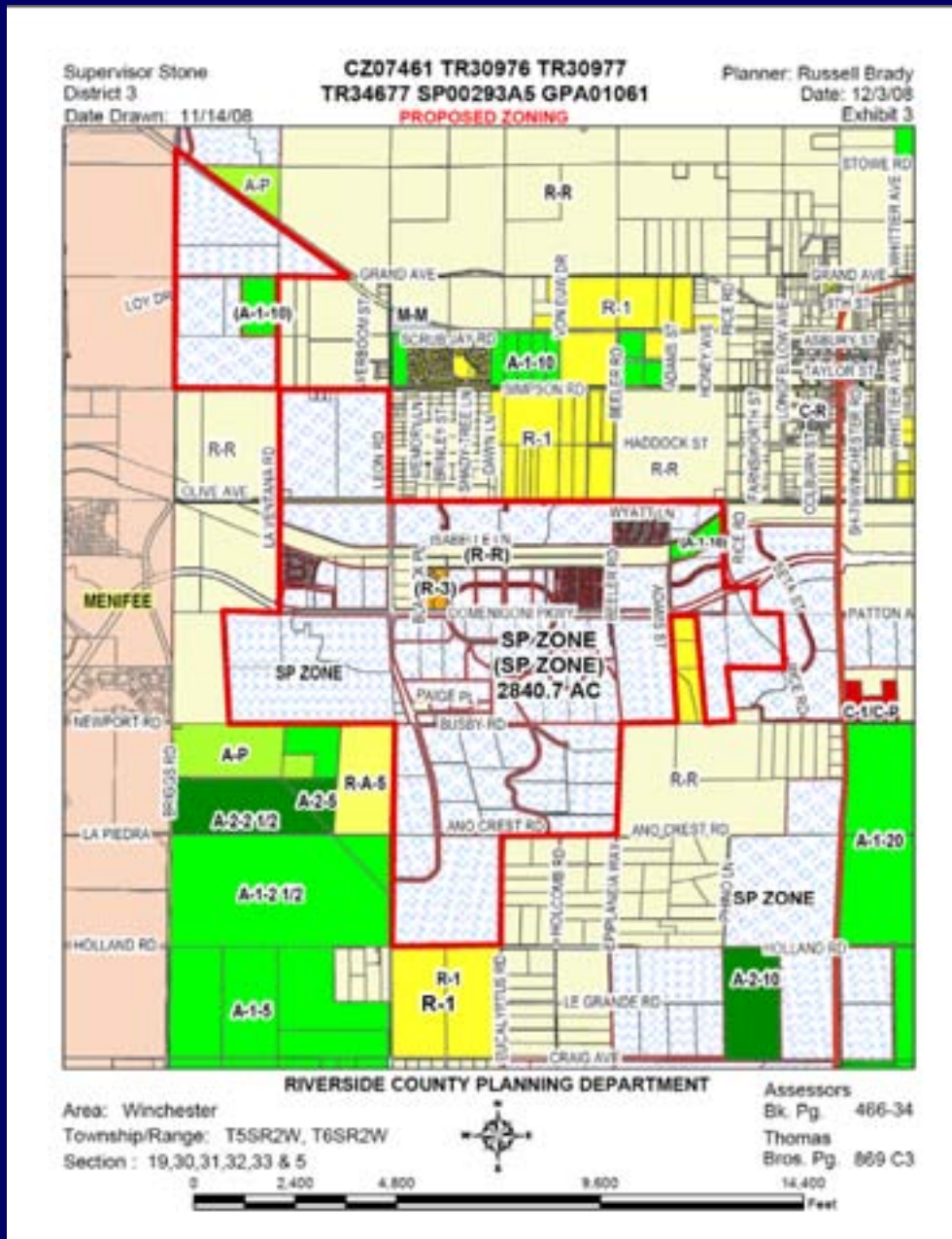
Rural Residential (R-R), One Family Dwelling (R-1)

### East:

Rural Residential (R-R), Specific Plan (SP 288)

### West:

Specific Plan (SP 301), Residential Agricultural five-acre minimum (R-A-5), Rural Residential (R-R), Light Agriculture 2 ½-acre minimum (A-1-2 ½), and Heavy Agriculture 2 ½-acre minimum (A-2-2 ½)





# Land Use

## Current Land Use:

Vacant Land

## Surrounding Land Uses:

### North:

Vacant Land, Single Family Residential

### South:

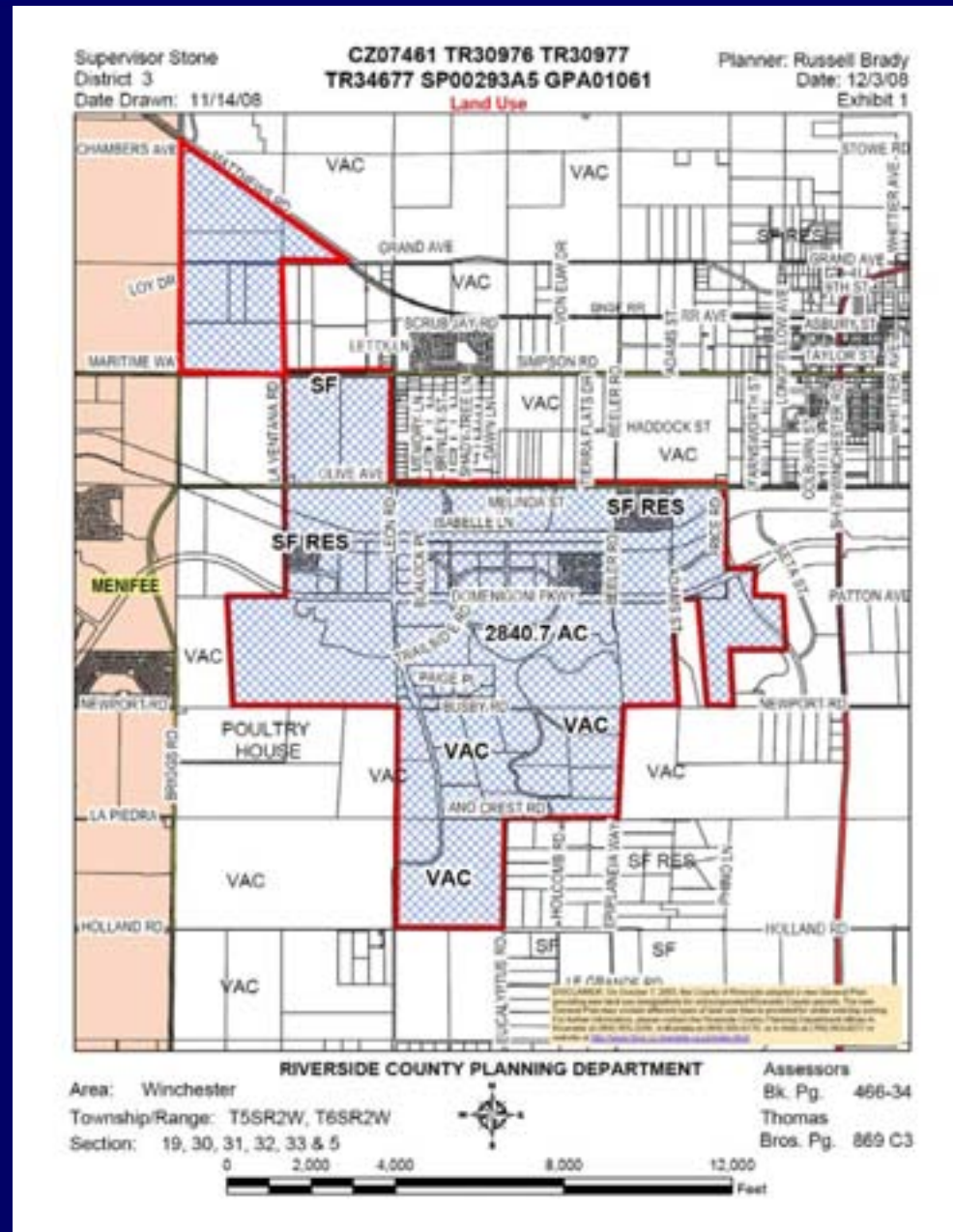
Vacant, Single Family Residential

### East:

Vacant

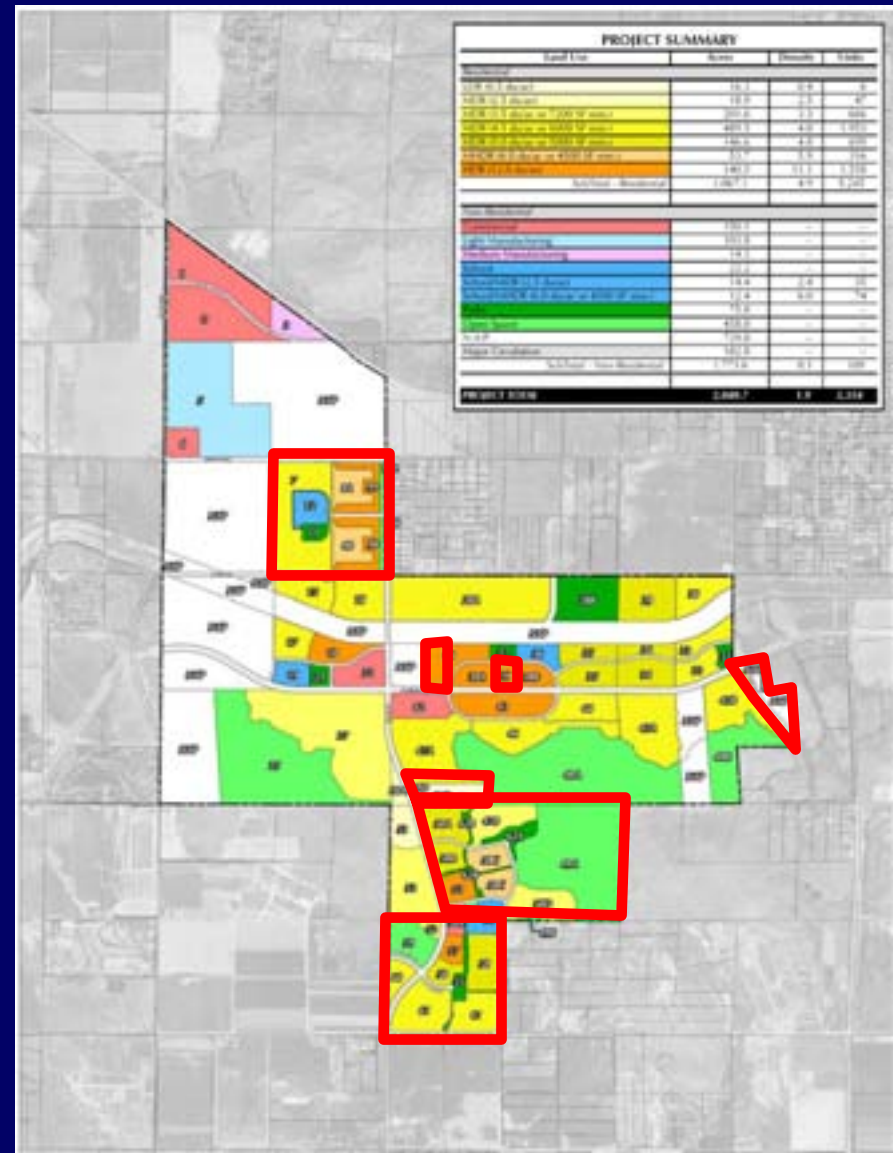
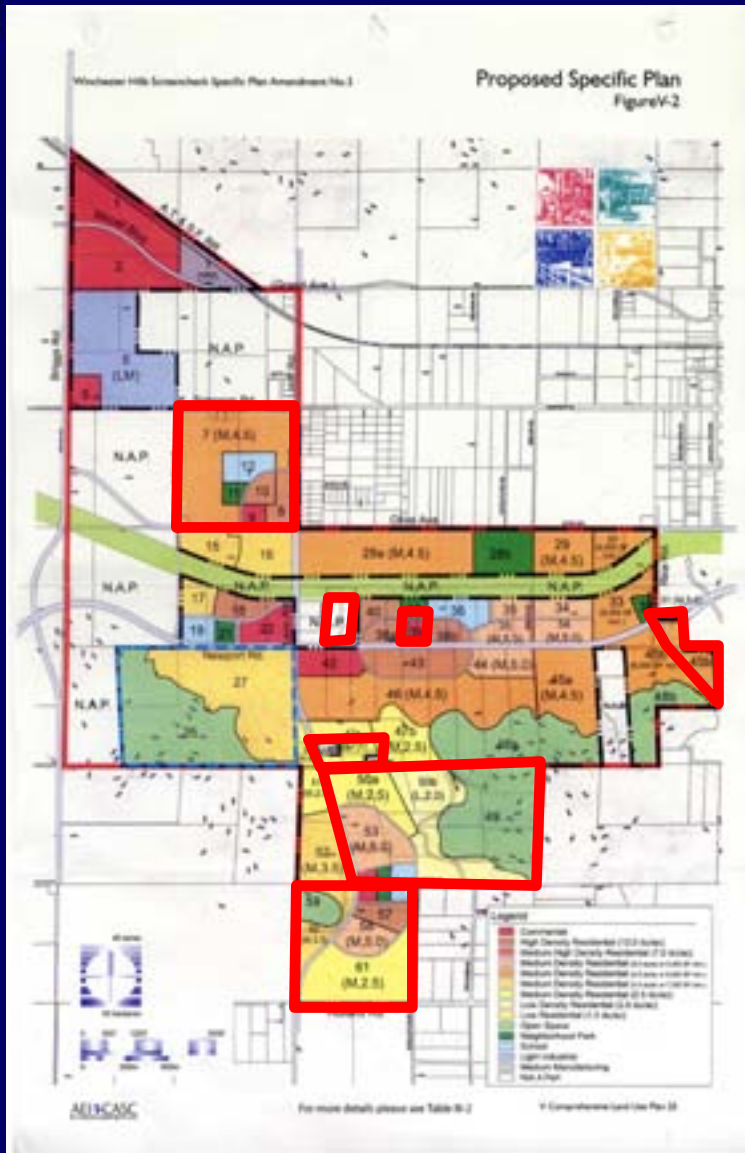
### West:

Vacant Land





# Specific Plan





# TR30976

## TR30976

- 53.39 acres
- 162 SFR lots
- 7,200 sq ft min
- 28 open space lots





# TR30977

## TR30977

-260.5 acres

-414 SFR lots

-4,500-7,000 sq ft min

-7.56 acre park





# TR34677

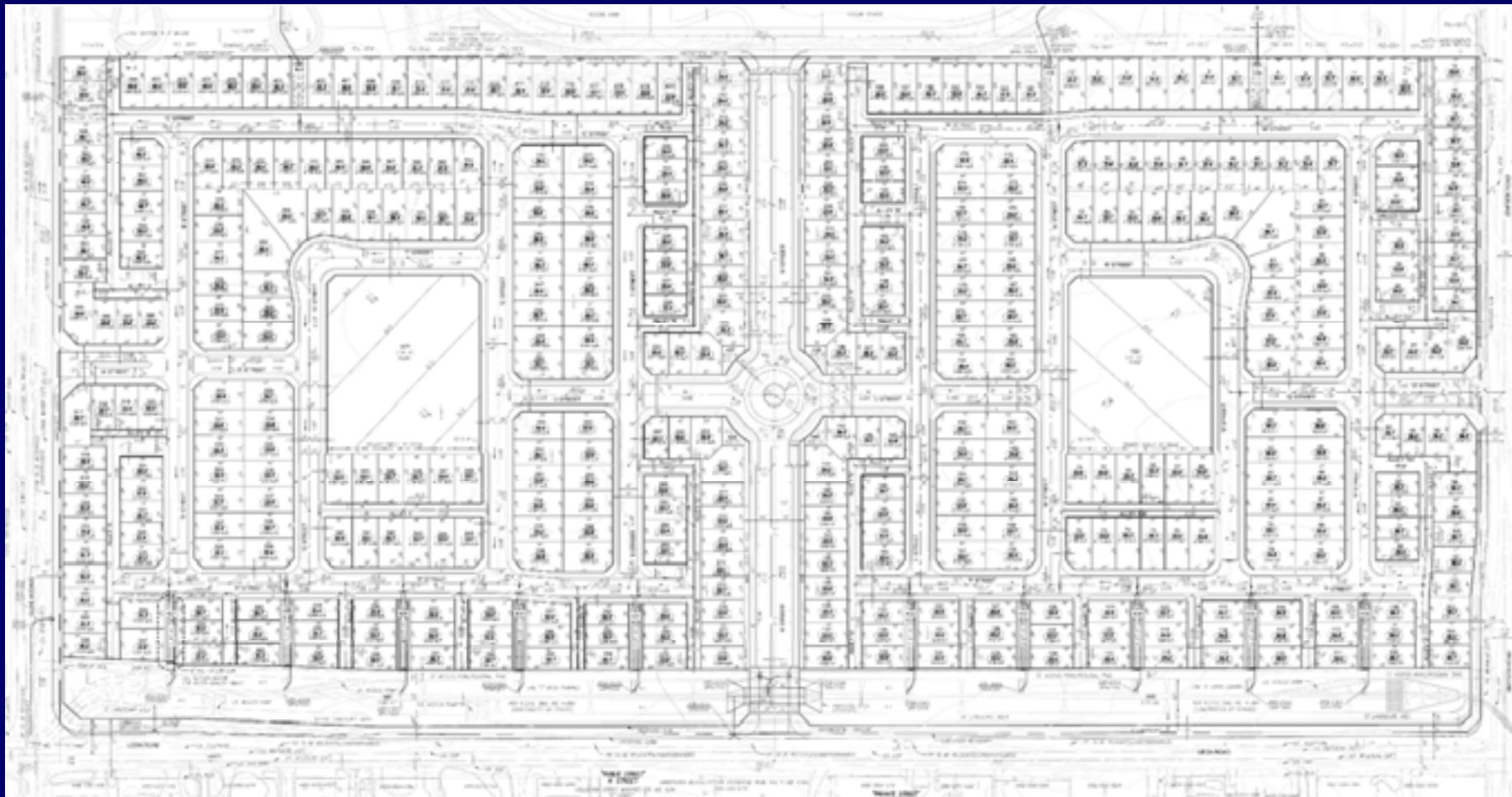
## TR34677

-73.22 acres

-420 SFR lots

-2,900-3,500 sq ft min

-two 2.0 acre parks





# TR34677 Elevations



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN 3 - COUNTRY COTTAGE  
MIN. 40' X 78' REAR LOADED





# TR34677 Elevations



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN 2 - BUNGALOW  
MIN. 44' X 90' FRONT LOADED

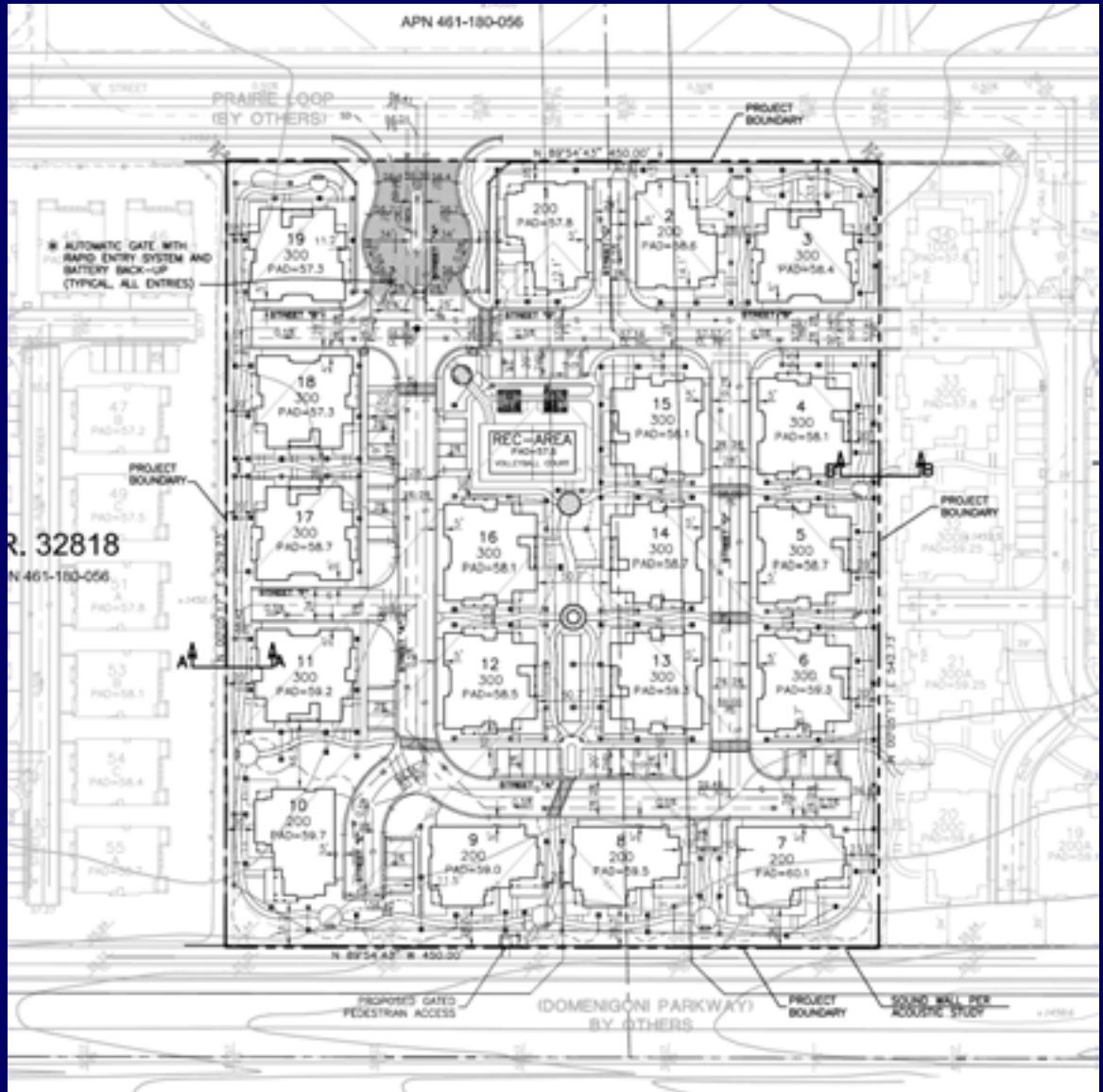




# TR33743

## TR33743

- 5.61 acres
- 57 attached condo units
- 19 buildings
- Recreation area





# Site Photo 1



Looking southeast from northwest corner of TR30976



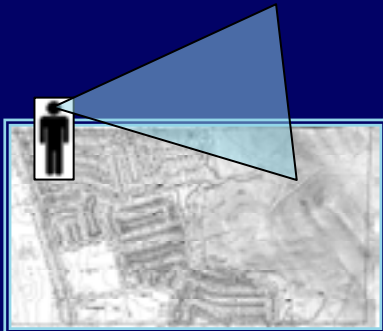
# Site Photo 2



Looking north from southwest corner of TR30976



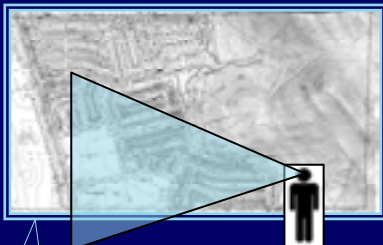
# Site Photo 3



Looking east from northwest corner of TR30977



# Site Photo 4



Looking west from southeast corner of TR30977



# Site Photo 5



Looking east from northwest corner of TR34677



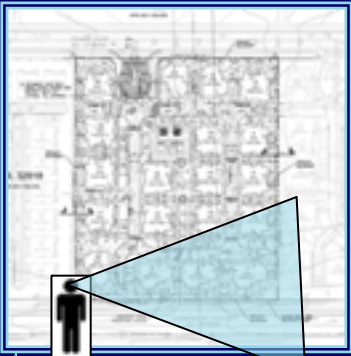
# Site Photo 6



Looking south from the northeast corner of TR34677



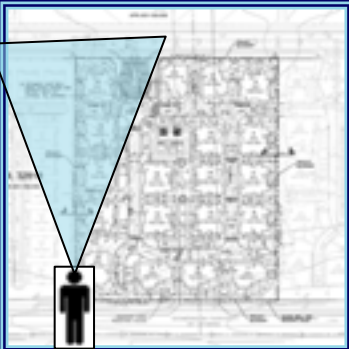
# Site Photo 7



Looking east from the southwest corner of TR33743



# Site Photo 8



Looking north from the southwest corner of TR33743



## Issues of Concern

- Planning Area 47C (Properties on Norma Lane)
- Vacation of Ano Crest
- Design Concept of TR34677



## Recommendations

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41176**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 1061** amending the Riverside County General Plan Land Use Element to modify the boundaries of an established Specific Plan (SP293) in accordance with Exhibit #6, based upon final adoption by the Board of Supervisors;

**TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 293 AMENDMENT NO. 5** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7461** in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors;

**APPROVAL** of **TENTATIVE TRACT MAP NO. 30976**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

**APPROVAL** of **TENTATIVE TRACT MAP NO. 30977**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

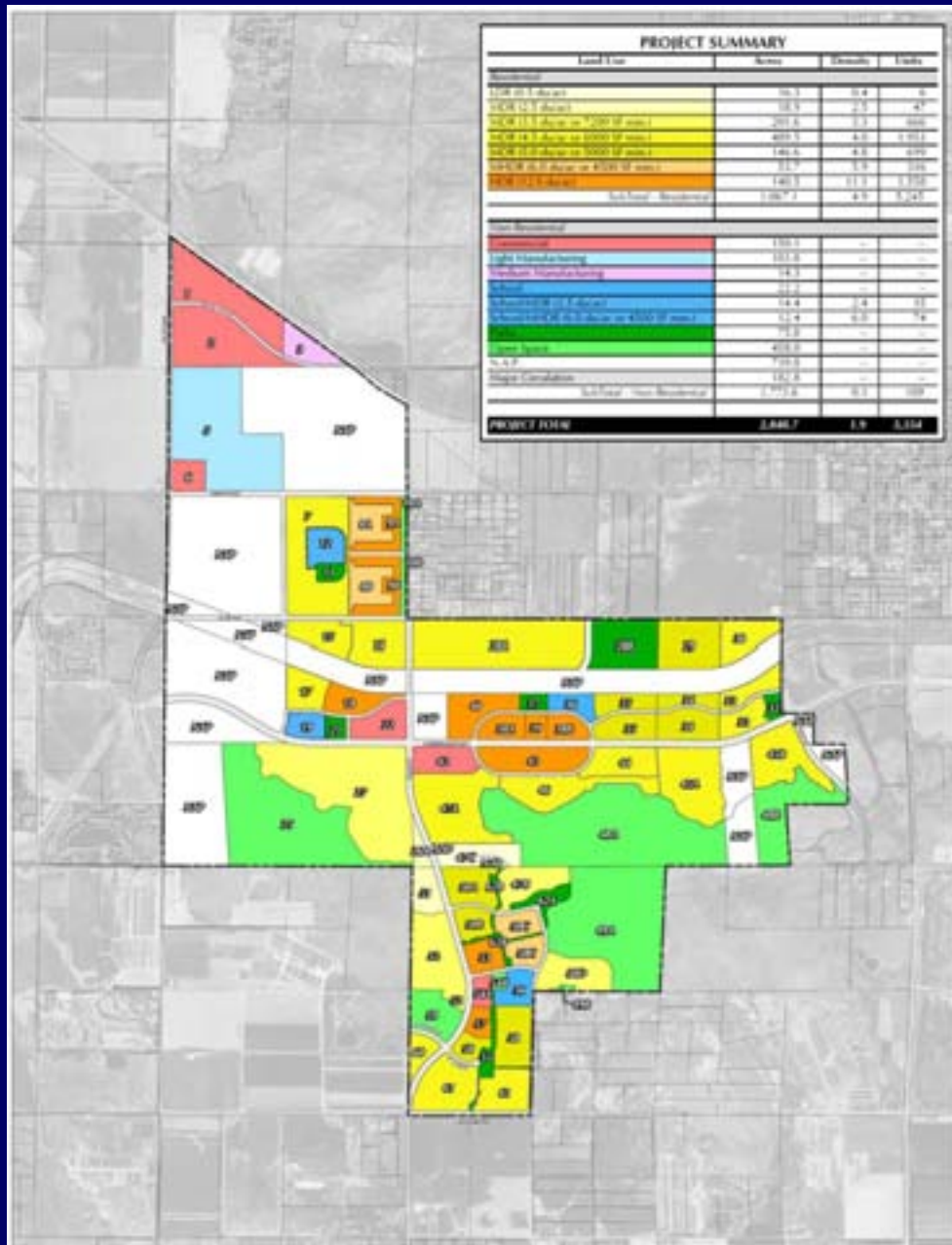
**APPROVAL** of **TENTATIVE TRACT MAP NO. 34677**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

**APPROVAL** of **TENTATIVE TRACT MAP NO. 33743**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and

**ADOPTION** of a **RESOLUTION** recommending adoption of the Specific Plan No. 293 Amendment No. 5 and General Plan Amendment No. 1061 to the Board of Supervisors.



# Specific Plan





# Site Photo





# Site Photo





# Site Photo

