

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

453 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

December 11, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 33977 / TENTATIVE TRACT MAP NO. 33978 – CEQA Exempt – Applicant: Laing-Sequoia Partners – Engineer / Representative: RBF Consulting Inc - Fifth Supervisorial District – Perris Reservoir Zoning District and Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Open Space: Conservation (OS-C), Recreation (OS-R), Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue, and westerly of Foothill Road – 127.73 Gross Acres and 142 Gross Acres respectively - Zoning: (SP No. 246A1 - Planning Area Nos. 3B, 3C, 5A, 5B, 6, 8, 5A, 5B, and 10) - **REQUEST:** Tentative Tract Map 33977 is a Schedule A subdivision of 127.73 acres into 340 residential lots with a minimum lot size of 4,500 square feet, 8 open space lots to preserve natural rock outcroppings, and one park lot. The project comprises Planning Areas 1, 2A, 2, 3A, 3B, 3C, 4, 5A, 5B, 6, 8, and 10 of the McCanna Hills Specific Plan (246A1). The map includes four proposed phases. The first phase is proposed to contain 89 residential lots, one 9.6 acre park and one 24.48 acre open space lot. The open space lot is a large hill in the center of the Specific Plan that has been preserved as a natural open space with several rock outcroppings. The hill is surrounded by trails and roadways. The second phase will contain 99 residential lots. The third phase will contain 93 residential lots and a 1.19 acre park site/ pedestrian community connector. A portion of the open space on lot 351 continues onto lot 143 of Tentative Tract Map 33978 to the north. The final phase will contain 59 residential lots, and three open space lots to preserve natural rock outcroppings. The final phase is within the current proposed boundaries of the Mid County Parkway. Tentative Tract Map 33978 is a Schedule A subdivision of 51.15 acres into 139 residential lots with a minimum lot size of 6,000 sq. ft. and 7 open space lots. The project comprises Planning Areas 1, 2A, 2, 3A, and 4 of the McCanna Hills Specific Plan (246A1). The map includes three proposed phases. The first phase is proposed to contain 70 residential lots and one 9.49 acre open space lot. The open space lot in this phase is a large hillside slope that is fronted by a street to maximize visual benefits to the community. The second phase will contain 64 residential lots.

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 2/22/07

Departmental Concurrence

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

☐ Policy ☐ Policy

Prev. Agn. Ref.

District: Fifth

Agenda Number:

5001 FEB 51 10:51 AM
RECEIVED RIVERSIDE COUNTY

1.7

The Honorable Board of Supervisors

RE: TENTATIVE TRACT MAP NO. 33977 / TENTATIVE TRACT MAP NO. 33978

December 11, 2006

Page 2 of 2

The final phase will contain 5 residential lots, and one open space lot to preserve rock outcroppings. The final phase only contains 5 dwelling units because this phase is also within the current proposed boundaries of the Mid County Parkway.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on October 18, 2006.

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION:

APPROVED an **EXCEPTION** for **TENTATIVE TRACT MAP NO. 33977**, as per Section 3.1C. & D. of Ordinance No. 460, to Section 3.8.E. (**LOT DEPT TO WIDTH RATIO**) for Lot Nos. 44-47, 86, 114, and 135; and,

APPROVED an **EXCEPTION** for **TENTATIVE TRACT MAP NO. 33978**, as per Section 3.1.C. & D. of Ordinance No. 460, to Section 3.8.E. (**LOT DEPT TO WIDTH RATIO**) for Lot Nos. 13, 14, 17, 18, 54-64, 74-83, 97, 163-170, 175, 209-211, 244, 257, 311-316, 333, and 334.

APPROVED **TENTATIVE TRACT MAP NO. 33977**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVED **TENTATIVE TRACT MAP NO. 33978**, subject to the attached conditions of approval; and based upon the findings and conclusion incorporated in the staff report; and,