

SUBMITTAL TO THE BOARD OF SUPERVISORS 7038
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: TLMA/Planning Department

SUBMITTAL DATE: April 7, 2003

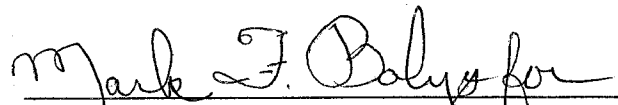
SUBJECT: TENTATIVE TRACT MAP NO. 25901, MINOR CHANGE NO. 1 - EA N/A - The Stratham Group - Fifth Supervisorial District - Romoland Zoning Area - 39.5 Gross Acres - One Family Dwellings (R-1) zoning - East of I-215, north of Highway 74, and more specifically north of Mapes Road, and between Sherman Road and Dawson Road, - REQUEST: The project, a Schedule "A" map, proposes to reduce the number of lots from 160 to 129 residential lots with a minimum lot size of 7,200 square feet, one detention basin, and two park sites totaling 6.4 acres consisting of a 2.4 acre park lot and a 4.0 acre park lot.

CONTROVERSIAL ISSUES: Some of the issues mentioned were inadequate landscaping, block walls, and zoning changes not consistent with surrounding property-resolved through conditions of approval. A petition with 108 signatures from surrounding property owners opposing Minor Change No. 1. It was submitted at the Planning Commission on March 19, 2003. These property owners opposed the project not being consistent with their rural life style, and putting an additional burden on the already inadequate public services, such as law enforcement, flood control, traffic control and school capacities.

FURTHER PLANNING CONSIDERATIONS:

In response to Planning Commission concerns at the March 19, 2003 meeting, the applicant has submitted an Amendment to Final Map exhibit. The map exhibit has several changes which includes the detention basin covering three residential lots, the letter lot designation for the detention basin and two parks lots, and the addition of block walls along the west half of southern boundary line of Lot "A."

RECOMMENDED MOTION:

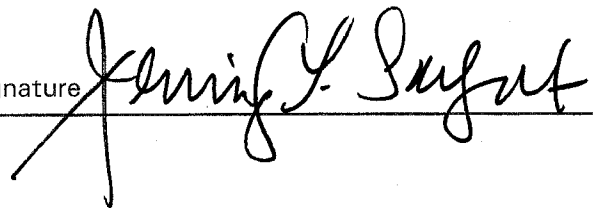


Ron Goldman, Interim Planning Director
(Continued on attached page)

C.E.O. RECOMMENDATION:

APPROVE

County Executive Officer Signature



RG:lm
Dm
 Policy
 Policy
 Consent
 Consent
Department Recommendation:
Per Executive Office:

THE HONORABLE BOARD OF SUPERVISORS
RE:TENTATIVE TRACT MAP NO. 25901,
MINOR CHANGE NO. 1.
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RECEIVE AND FILE the above referenced case acted on by the Planning Commission on March 19, 2003

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, BY UNANIMOUS VOTE (5-0):

APPROVED TENTATIVE TRACT MAP NO. 25901, MINOR CHANGE NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.