

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

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FROM: TLMA - Planning Department

SUBMITTAL DATE: May 15, 2003

SUBJECT: SPECIFIC PLAN NO. 00213, SUBSTANTIAL CONFORMANCE NO. 5 - EA
EXEMPT FROM CEQA - Pulte Home Corporation - Third Supervisorial District -
Southwest Area - SP zoning - Located north of Murrieta Hot Springs Road, east of
Calistoga Drive, and west of Willow Avenue.

REQUEST: To revise Condition 30.PLANNING.8 of the Specific Plan. Condition 30.PLANNING.8 currently requires the park in Planning Area 5 of the Specific Plan to be constructed and fully operational prior to the issuance of the 250th building permit within Planning Areas 6, 7, 7A and 8. The substantial conformance would raise the park trigger of the 250th building permit to the 315th building permit. Additionally, Planning Staff is adding two conditions of approval to the substantial conformance application in order to clarify the responsibilities of parks and recreation fees on residential projects. One condition requires proof of an agreement to pay the fees by the developer to County Service Area No. 143 prior to map recordation. The other condition requires proof that the parks and recreation fees be paid prior to building permit final inspection. These conditions would apply to future residential projects, as well as undeveloped residential projects within the specific plan.

CONTROVERSIAL ISSUES: NONE

RECOMMENDED MOTION:

THE PLANNING DEPARTMENT RECOMMENDS:

APPROVAL of SPECIFIC PLAN NO. 213, SUBSTANTIAL CONFORMANCE NO. 5,
based upon the findings and conclusions incorporated in the staff report.

Ron Goldman, Interim Planning Director

RG:ar

CEO. RECOMMENDATION:

APPROVE

County Executive Office Signature

Department Recommendation: Policy Consent
Per Executive Office: Policy Consent

Prev. Agn. Ref.

Dist. Third

AGENDA NO.

3.41