

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

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FROM: TLMA - Planning Department

SUBMITTAL DATE: July 23, 2003


SUBJECT: CHANGE OF ZONE NO. 6792 / TENTATIVE TRACT MAP NO. 31019, AMENDED NO. 1 - EA 39023 - La Paloma Homes, Inc. - Fourth Supervisorial District Bermuda Dunes Zoning District - 30 Acres - R-1, R-5 Zones - Southerly of Fred Waring Drive, westerly of Clinton Street, northerly of Sirocco Avenue - Schedule A - Change of zone to modify the existing R-5 zone to the R-1 zone on a 1.70 acre portion of a 30 acre site; and, divide 30 acres into 125 single-family residential lots with common retention basin / open space lots and off-site access north from the tract boundary to Fred Waring Drive.

CONTROVERSIAL ISSUES: Concerns over the length of streets, lot sizes, and increased size/usability of the retention basin/park site were brought up by the Planning Commission and were resolved by submittal of an amended map depicting narrower streets and street roundabouts to reduce traffic speed.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDS BY UNANIMOUS VOTE:

ADOPTION of DE MINIMIS FINDING AS FOLLOWS: An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 39023**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence before the Planning Commission that the proposed project will have a potential adverse effect on wildlife resources; and,


Robert C. Johnson, Planning Director

RCJ: AR.

REVIEWED BY EXECUTIVE OFFICE
Henry J. S. Suflet
DATE 7/28/03

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

Prev. Agn. Ref.

Dist. Fourth

AGENDA NO. 16.6

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6792 / TENTATIVE TRACT MAP NO. 31019, AMENDED
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ADOPTION of MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39023, based on the findings incorporated in the environmental assessment study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of CHANGE OF ZONE NO. 6792, in accordance with Exhibit No. 2; and,

APPROVAL of TENTATIVE TRACT MAP NO. 31019, AMENDED MAP NO. 1, subject to the attached conditions, and based on the findings and conclusions incorporated in the staff report.