

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

538 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 20, 2004

SUBJECT: CHANGE OF ZONE NO. 6739; TENTATIVE TRACT MAP NO. 30966, AMENDED MAP NO. 4 – EA38863 – Pine Mountain Investments, Inc. – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Avenue 40, westerly of Adams Street, and southerly of Manorgate Road – 40 Acres – C-P-S Zone / W-1 Zone - Schedule A - REQUEST: Change of zone from W-1 and C-P-S to R-4 and W-1 and a tentative tract map to divide 40 acres into 216 condominium lots with clubhouse and other recreational and drainage facilities, and, a request for an exception to requirements of Ordinance No. 460, Article XI – flood control and tract drainage.

CONTROVERSIAL ISSUES: Drainage issues were resolved through discussion and conditions of approval. Off-site access to Sun City Del Webb was withdrawn by the land divider due to opposition from nearby residents.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Snell absent)
RECOMMENDS:

ADOPTION of a **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. 38863**, 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

5/10/04
RCJ:jo

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 5/12/04

Departmental Concurrence

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.2

ADOPTION of a **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38863**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6739**, from the W-1 and C-P-S zone to the R-4 & W-1 zone in accordance with Exhibit No. 2, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of an **EXCEPTION REQUEST** to the provisions of Ordinance No. 460, Article XI – Flood Control and Tract Drainage, based on the Transportation Department's recommendations; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 30966, AMENDED MAP NO. 4**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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