

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 16, 2004

SUBJECT: APPEAL of TENTATIVE TRACT MAP NO. 31987, AMENDED MAP NO. 5 – EA39378 – La Paloma Homes, Inc. – Bermuda Dunes Zoning District – Fourth Supervisorial District – Westerly of Clinton Street, southerly of Fred Waring Drive, and northerly of Alberta Avenue – 19 Acres – R-1 - Schedule A - REQUEST: Tentative tract map to divide 19 acres into 73 single-family residential lots with common detention basin lot.

CONTROVERSIAL ISSUES: The Planning Director appealed this matter to allow the Board of Supervisors an opportunity to reconsider modifications made by the Planning Commission to the conditions addressing dual air-cooling systems, evaporative "swamp" coolers in addition to refrigerated air conditioners, within tract dwellings. The requirement for evaporative "swamp" coolers has been recommended to be optional by the Planning Commission. The Planning Commission also discussed a preservation plan for the historic Swingle Ranch House, and street design and access issues and improvements, and these concerns were resolved through tract conditions and tract map design.

RECOMMENDED MOTION:

The Planning Department recommends Approval; and,
THE PLANNING COMMISSION BY UNANIMOUS VOTE RECOMMENDED:

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. 39378**, 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

9/14/04
RCJ:jo

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 9/16/04

Departmental Concurrence

Dept Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39378**, 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,

APPROVAL of **TENTATIVE TRACT MAP NO. 31987, AMENDED MAP NO. 5**, subject to conditions, and based upon the findings and conclusions incorporated in the staff report;

AND the Planning Department recommends that the Board of Supervisors,

CONSIDER MODIFICATION of Condition of Approval 80 PLANNING 10 to read:

Prior to issuance of building permits for EACH residential dwelling, plans submitted to the Department of Building and Safety shall include evaporative ("swamp" or equivalent) coolers in addition to refrigerated air conditioners as interior air-cooling equipment.

The TLMA Land Use Division and/or Planning Department shall require the building permit applicant to submit written certification from a state licensed professional that the plans submitted to plan check in the Department of Building and Safety comply with the above requirement for dual air-cooling systems. The Planning Department may also require review by county staff of building plans to verify compliance with this condition of approval.

NOTE: Reference Countywide Design Standards & Guidelines (1-13-04), p. 15.

AND CONSIDER MODIFICATION of Condition of Approval 90 PLANNING 13 to read:

Prior to final building inspection approval of EACH residential dwelling, evaporative ("swamp" or equivalent) coolers are required to be installed in addition to refrigerated air conditioners as interior air-cooling equipment.

The TLMA Land Use Division and/or Planning Department shall require the building permit holder to submit written certification from a state licensed professional that the above requirement for dual air-cooling systems have been installed according to plans approved by the Department of Building and Safety. The Planning Department may also require inspection by county staff to verify compliance with this condition of approval.

NOTE: Reference Countywide Design Standards & Guidelines (1-13-04), p. 15.