

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 6, 2004

SUBJECT: CHANGE OF ZONE NO. 6867 / TENTATIVE PARCEL MAP NO. 32166 / PLOT PLAN NO. 19223 - EA 39442 - Wildomar Apartment Partner LLC - First Supervisorial District - Rancho California Zoning Area - 20.2 acres - thirty two (10-unit) buildings - IP zoning - Schedule H - Located northerly of Prielipp Road, westerly of Yamas Drive and easterly of Inland Valley Drive - REQUEST: CZ 6867, proposes to change the zoning from IP to R-3 / PM 32166, proposes to subdivide 20.6 acres into 2 parcels / PP 19223, proposes the development of 320 apartment units with five different floor plans and 32 separate buildings. The proposed development will provide 656 parking spaces, and include 281,497 square feet of landscaping consisting of common areas, exterior parkways, and interior parkways as well as a 3-acre detention basin.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced cases acted on by the Planning Commission on September 22, 2004.

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

DENIED Change of Zone No. 6867, from IP zone to R-3 in accordance with Exhibit No. 2, and based upon the findings and conclusions incorporated in the staff report; and,

DENIED Tentative Parcel Map No. 32166, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

DENIED Plot Plan No. 19223, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson

Robert C. Johnson
Planning Director

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REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 10/12/04
Departmental Concurrence

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

Prev. Agn. Ref.

District: First

Agenda Number:

OCT 15 6:15:32
PLANNING DEPARTMENT

1.5