

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
November 3, 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:**

The Planning Department recommended Denial; and,  
**THE PLANNING COMMISSION BY UNANIMOUS VOTE RECOMMENDS TO THE BOARD OF SUPERVISORS:**

**DENIAL of 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,

**DENIAL of 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,

**DENIAL of 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  
Planning Director

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REVIEWED BY EXECUTIVE OFFICE

*Henry Baynt*  
DATE 11/3/04

Departmental Concurrence

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

Prev. Agn. Ref.

1.5 10.19.04

District: First

Agenda Number:

16.3