

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

401B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 29, 2006

SUBJECT: CHANGE OF ZONE NO. 6924 / TENTATIVE TRACT MAP NO. 32078 – EA39406
– Applicant: Temecula Creek Estates, LLC – Engineer / Representative: HJK Consultants -
First Supervisorial District – Rancho California Zoning Area - Elsinore Area Plan: Community
Development: Medium Density Residential (CD-MDR) (2-5 Dwellings Units Per Acre) –
Location: Southwesterly of Palomar Street, southeasterly of Catt Road, and northwesterly of
Clinton Keith Road – 16.08 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The
change of zone proposes a change from Rural Residential (R-R) to One Family Dwelling (R-1)
and Open Area Combining Residential Development (R-5). The tentative tract map proposes a
Schedule A subdivision of 3 lots totaling 16.08 acres into 55 single family residential lots with a
minimum lot size of 7,200 square feet, and 1 open space lot.

BACKGROUND: The project appeared before the Planning Commission on December 21,
2005. At the public hearing, the Planning Commission, as part of their approval action, made
the following modifications to the Tentative Tract Map:

Condition 50.TRANS.12 was modified to include additional language and to reference an
Easement Agreement dated October 14, 2005.

Condition 100.PARKS.1 was modified to require the trail to be build prior to the issuance of the
30th Building Permit (BP) instead of 40th BP as previously recommended.

Condition 50.FLOODRI.8 was modified to require a ramp to the strong drain outfall area.

Several Planning and Parks Conditions were modified to permit a 14' wide community trail
within the Right-of-Way. The right-of-way section for Palomar Street was also modified to
accommodate the community trail.

Robert C. Johnson
Planning Director

RCJ:aa

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
Planning Dept
DATE 4/7/06

Departmental Concurrence

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

 Consent
 Consent

5008 458 10 4/11: 12
RECEIVED RIVERSIDE COUNTY

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6924 / TENTATIVE TRACT MAP NO. 32078

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Lot No. 21 was removed from the map; therefore, the conditions of approval were modified to note this change. An amended map (Exhibit P, Amended per Planning Commission Action dated 12/2/05) was provided in which former Lot No. 21 is now shown as a Basin per the Commission's direction.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDED:

ADOPTION of the **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39406**, 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. 6924**, from Rural Residential (R-R) to One Family Dwelling (R-1) and Open Area Combining Residential Development (R-5), in accordance with Exhibit #2, based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32078**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.