

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

422B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

SUBJECT: CHANGE OF ZONE NO. 7147 / TENTATIVE TRACT MAP NO. 32535 – EA40124 – Applicant: Temecula Creek Estates, LLC – Engineer / Representative: Pacific Coast Land Consultants, Inc - First Supervisorial District – Rancho California Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Northerly of Clinton Keith Road and westerly of Hidden Springs Road – 31.40 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes to change the project site's current zoning classification from Rural Residential (R-R) to One-Family Dwellings (R-1) and Open Area Combining Zone - Residential Developments (R-5). The Tentative Tract Map proposes a Schedule "A" subdivision of 31.40 gross acres into 84 single-family residential lots with a minimum lot size of 7,200 sq. ft., three (3) Water Quality Basin Lots totaling 1.04 acres, and three (3) Open Space Lots totaling 4.79 acres.

BACKGROUND:

On October 18, 2006, TR32535 and CZ7147 appeared before the Planning Commission, this hearing body approved the proposed project with the following minor modifications: a) parkway landscaping improvement including off-site right-of-way (ROW), b) wall and fence locations, and c) landscape maintenance mechanism. The first two (2) concerns were addressed through amended exhibits (Exhibit F and Exhibit L); the amended exhibits note the correct landscape and fencing improvements for the proposed project, subsequently Condition of Approval (COA) 10.EVERY.1 was revised to note the amended exhibits. Furthermore, to ensure that off-site parkway landscaping was installed as noted on the amended exhibits, COA 80.PLANNING.25 and 90.PLANNING.16 were added to address this concern. The third modification made by the Planning Commission refers to the maintenance mechanism for the proposed landscaping (ROW parkway and private side and rear yard slopes), to address this concern Exhibit M was prepared. Exhibit M clearly notes the maintenance entity that will be responsible for the maintenance of the proposed landscaping. COA 50.PLANNING.34 was added to require the

Robert C. Johnson
Planning Director

RCJ:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 11/16/06 *cv*

Departmental Concurrence

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

RECEIVED PLANNING DEPARTMENT
NOV 18 10 51 AM '06

Prev. Agn. Ref.

District: First

Agenda Number:

16.3

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7147 / TENTATIVE TRACT MAP NO. 32535

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project proponent to address landscape maintenance mechanism prior to Final Map Recordation based on Exhibit M. COA 10.EVERY.1 was further revised to include Exhibit M as one of the approved exhibits for TR32535.

RECOMMENDED MOTION:

The Planning Department recommended approval; and,

THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of the **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40124** 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. 7147** from Rural Residential (R-R) to One-Family Dwellings (R-1) and Open Area Combining Zone Residential Developments (R-5) in accordance with Exhibit #3, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32535**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
