

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

901B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 13, 2006

**SUBJECT:** CHANGE OF ZONE NO. 6918 / TENTATIVE TRACT MAP NO. 31896 – EA39384  
– Applicant: R & H Wildomar 1, LLC – Engineer / Representative: Markham Development Management Group, 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: Westerly of Palomar Street and Washington Avenue, northerly of Murrieta City Limit, and easterly of Murrieta Creek – 46.73 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes to change the project site's current zoning classifications from Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R) to One-Family Dwellings (R-1) and Watercourse, Watershed and Conservation Areas (W-1). Tentative Tract Map is a Schedule "A" subdivision of 46.73 gross acres into 131 single-family residential lots with a minimum lot size of 7,200 square feet and a 6.65-acre Open Space Lot.

**BACKGROUND:**

On October 18, 2006, TR31896 and CZ6918 appeared before the Riverside County Planning Commission, this hearing body approved the proposed project with the following modifications: a) to the required sound walls along Palomar Street/Washington Avenue, b) to the proposed parkway landscape along Palomar Street/Washington Avenue, and c) to the proposed wall and fence locations along the project site's northern boundary. An amended Comprehensive Landscape Plan and Wall & Fence Plan were prepared to address these concerns. The amended exhibit, noted on Condition of Approval (COA) 10.EVERY.1 as EXHIBIT L-1 (Sheets 1 – 4) Amended No. 1 Dated 11/07/06, notes that eight (8') foot high block walls will be constructed along Palomar Street/Washington Avenue; however, these walls will be screened by a three (3') foot high berm that will slope up to the walls, thus the required sound walls will only be exposing five (5') feet of wall along Palomar Street/Washington Avenue. The sound walls will be constructed at the rear of Lots 1 – 10 and 117 – 120 along Palomar

Ron Goldman  
Interim Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 12/14/06 RAY

Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

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

2006 DEC 14 PM 3:28

RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

District: First

Agenda Number:

16.4

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6918 / TENTATIVE TRACT MAP NO. 31896

December 13, 2006

Page 2 of 2

Street/Washington Avenue. As such, COA 10.EVERY.1, 10.PLANNING.22, 80.PLANNING.32, 80.PLANNING.33, and 90.PLANNING.1 were modified to note the revised wall construction along Palomar Street/Washington Avenue.

To address concern C noted above, the Planning Commission requested that the Wall & Fence Plan be revised to note part view fencing along the northern property line of the proposed project. The amended Comprehensive Landscape Plan and Wall & Fence Plan note the required changes; therefore, COA 80.PLANNING.21 was modified to note this change. Furthermore, the Planning Commission requested that COA 60.PLANNING.10 and 80.PLANNING.34 be removed because 60.PLANNING.10 does not apply to the proposed project and 80.PLANNING.34 is a duplicate COA. These were the only modifications required by the Planning Commission and as such the Comprehensive Landscape Plan and Wall & Fence Plan have been amended to note these change and the Conditions of Approval have been revised to reflect these changes as well.

**RECOMMENDED MOTION:**

The Planning Department recommended approval; and,

**THE PLANNING COMMISSION RECOMMENDED:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39384**, based on the findings incorporated in the initial study and the conclusion that the project will not have as significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6918**, from Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R) to One-Family Dwellings (R-1) and Watercourse, Watershed and Conservation Areas (W-1), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 31896**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.