

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 28, 2007

SUBJECT: CHANGE OF ZONE NO. 7008 / TENTATIVE TRACT MAP NO. 31409 – MITIGATED NEGATIVE DECLARATION – Applicant: Steven Walker Homes – Engineer / Representative: IW Consulting Engineers, Inc. - First Supervisorial District – Sedco/Wildomar Zoning Area – Elsinore Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5 - 8 Dwelling Units Per Acre) – Location: Southerly of Bundy Canyon Road and easterly of Monte Vista Drive – 19 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), General Residential (R-3), Open Area Combining Zone - Residential Developments (R-5), and Watercourse, Watershed & Conservation Areas (W-1). The Tentative Tract Map is a Schedule "A" subdivision of 19 gross acres into 16 lots. Lot 1 is for residential condominium purposes, Lots 2 – 14 (13 lots) are proposed as single-family residential lots with a minimum lot size of 7,200 sq. ft., Lot 15 is for a flood control channel, and Lot 16 will remain as permanent Open Space. The condominium component of this development proposes the sitting and construction of 113 detached town homes, a 14,060 square foot recreation area which includes a pool and restroom facilities, a paseo system that includes several water fountains with shaded seating amenities, a tot lot, a dual use detention basin, and a 0.5 gross acre pocket park. The proposed pocket park will be developed on Lot 77 of approved Tentative Tract Map No. 32024 as part of an off-site improvement agreement between the project proponent of TR31409 and the property owner of TR32024 (this Tentative Map was approved on April 4, 2006 by the Board of Supervisors). The project will improve a 0.7-acre flood control channel that parallels the southern portion of the project site. A total of 126 residential dwelling units are proposed as part of the proposed development.

REVIEWED BY EXECUTIVE OFFICE

DATE 3/5/07 ymg

Ron Goldman
Planning Director

RG:cv

Policy

Consent

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

RECEIVED
MAY 11 11:12

Prev. Agn. Ref.

District: First

Agenda Number:

15.3

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7008 / TENTATIVE TRACT MAP NO. 31409

February 28, 2007

Page 2 of 2

BACKGROUND:

On January 10, 2007, TR31409 and CZ7008 appeared before the Riverside County Planning Commission, this hearing body approved the proposed project with the following modifications: a) conditions of approval (COA) were added to certify that right-of-way (ROW) and site landscaping would be properly installed and maintained, b) a 1/2-half basketball court was added to further the amount of recreational amenities proposed by the project, and b) the Transportation Department COA were modified to accurately reflect the proposed project.

The commission's intent was to ensure that ROW and site landscaping would be properly planted per the Comprehensive Landscape Plan prepared for the Tentative Map; as such, they requested the following COA to be added: 90.PLANNING.21 thru 90.PLANNING.27, all of these COA deal with requirements for landscaping compliance per the Planning Commission's request, COA 90.PLANNING.3 was deleted as it was being replaced by the conditions noted above. The project was conditioned to add a 1/2-half basketball court within the proposed dual-use detention basin; as such, COA 100.PLANNING.2 was added to note this request. The following Transportation Department Conditions of Approval were modified to accurately reflect the required improvements as requested by the Transportation Department: 50.TRANS.5 was deleted and merge into 50.TRANS.3, 50.TRANS.2 was revised, and 80.TRANS.2 was revised. Furthermore, 10.EVERY.1 was revised to accurately reflect the correct number of exhibits being approved with the proposed project. All of these changes were discussed at the January 10, 2007 Planning Commission hearing and agreed upon by the applicant.

RECOMMENDED MOTION:

The Planning Department recommended approval; and,

THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39335**, 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. 7008**, from Rural Residential (R-R) to One-Family Dwellings (R-1), General Residential (R-3), Open Area Combining Zone - Residential Developments (R-5), and Watercourse, Watershed & Conservation Areas (W-1). In accordance with Exhibit #3; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31409**, subject to the attached conditions of approval, and based upon the findings and conclusion incorporated in the staff report.