

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

807B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 17, 2013

REVIEWED BY EXECUTIVE OFFICE

DATE *Alex Gann*
Alex Gann

Departmental Concurrence

SUBJECT: TENTATIVE TRACT MAP NO. 30966, REVISED MAP NO. 1 – Intent to Adopt Mitigated Negative Declaration – Fourth/Fourth Supervisorial District – REQUEST: Subdivide 40.19 acres into 202 residential lots (Schedule A) as a Senior Citizen Planned Residential Development (PRD). The PRD consists of lot sizes ranging from approximately 3,500 square feet to 10,500 square feet with detached single-family residential units ranging in size from approximately 1,657 square feet to 1,903 square feet with a maximum height of 18 feet (single-story). The PRD also includes a 3,221 square foot community center building with a maximum height of 18 feet with a swimming pool, a detention basin/dog park, a drainage channel, and common area landscaping.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on December 4, 2013.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 5-0 VOTE:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42587**, 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,

Juan C. Perez
TLMA Director/Interim Planning Director

Initials: JCP:jo
(Continued on Attached Page)

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

Prev. Agn. Ref.

District: 4/4

Agenda Number:

1-2

APPROVED TENTATIVE TRACT MAP NO. 30966, REVISED MAP NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND: The project was approved by the Planning Commission on December 4, 2013. A Memo dated December 4, 2013 with attachments was provided to the commissioners at the hearing which included amended tentative tract map conditions, revised site plan, revised Street "D" cul-de-sac drawing, and two (2) public comment letters.

Per the amended tentative tract map conditions, condition of approval (COA) 80.Planning.3-Acoustical Study was deleted and COA 90.Planning.26-Wall/Berm was amended to delete reference to a "knee wall" requirement along the westerly block wall. Additionally, COA 80.Planning.7-Walls/Fencing Plot Plan was amended to delete reference to wood fencing.

The Memo also included a revised site plan and Street D cul-de-sac drawing. These site plan revisions depict a full cul-de-sac at the terminus of Street "D" instead of partial cul-de-sac depicted on earlier versions of the plans.

Per the two (2) public comment letters, one (1) resident was concerned about maintaining privacy since they reside in the adjoining Del Webb residential development and another resident was concerned about potential biological impacts.

The resident concerned about privacy left no immediate contact information and is approximately 300+ feet from the north property line in the adjoining Del Webb development. This resident's lot is buffered by an existing block wall/landscaping and the tract is for single-story units which address these concerns.

Per the potential biological impacts, our staff representative spoke directly with the resident and provided information about required nesting bird surveys prior to grading permit which addressed their concerns. No one who provided the above comments was present or spoke at the hearing.

Additionally, no other members of the public spoke in favor, in a neutral, or in objection to the tentative tract map at the hearing. The Planning Commission approved the project unanimously with the minor modifications as discussed above.