

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

901B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
May 5, 2014

SUBJECT: AMENDMENT OF FINAL TRACT MAP NO. 30322 – Applicant: Stone Star Riverside – Third/Third Supervisorial District – Location: Westerly of Rice Road, northerly of the Salt Creek Channel, southerly of Olive Ave. - REQUEST: The amendment of the final map affects the phase 1 final map (FSM30322-1) and proposes to delete conditions 100.Planning.2, 3 and 4 and modify the unit count trigger on condition 100.Planning.1 from 136 to 100 dwelling units.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on March 19, 2014.

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

(Continued on next page)

Departmental Concurrence

JCP:ms

Juan C. Perez, TLMA Director /
Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

1-2

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APPROVAL of **AMENDED FINAL TRACT MAP NO. 30322**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

Pursuant to Ordinance No. 460 Section 9.15 a recorded final map can be modified using an amended final map process. Tentative Tract Map No. 30322 was approved by the Board April 13, 2004 to subdivide 64.82 acres into 272 residential lots with a minimum lot size of 6,000 square feet and 10 open space lots. A Unit Phasing Map was approved which allows the single tract map to record in two phases. The first phase is 141 residential lots, the second phase (or phase F for 'final') is 131 residential lots. The first half is north of the Salt Creek Channel, the final phase is south of the channel. Attachment No. 1 shows the location of the tract as it relates to the SP, the Salt Creek Channel and the three parks in question (see text below).

The project is proposing to delete conditions 100.Planning.2, 3, and 4. These conditions require the construction of three parks. The project would no longer be required to build any parks; however, a new condition of approval was added to require the applicant to pay for conceptual park design of the Specific Plan that neighbors the project site (already conditioned for construction through a different map).

More specifically, the three conditions proposed for deletion require the construction of three parks. Two of these parks are not located near the proposed first phase of the map, the applicant does not own the land where these parks are located, and there is no development near the park sites at this time. The requirement to construct this park is also added to many other maps in the Specific Plan. The third park, Planning Area 28b, is adjacent to the first phase of TR30322. Planning Area 28b is proposed in the Specific Plan to be a 32.9 acre park. The park site was a lot on the neighboring map, Tentative Tract Map No. 30808, and construction is required in the conditions for that map as well. Planning staff is willing to support the proposed removal of these park construction requirements because:

- There are other projects within the Specific Plan that are required to construct these parks
- Two of the parks are not near the site
- The two non-adjacent parks have no development constructed anywhere near the parks
- The applicant does not own the land for the park sites
- The park for 28b, while adjacent, is too large to be the responsibility of the 141 lots proposed in TR30322-1
- The conditions added to the map do not reflect the Specific Plan conditions that should have been applied to the map
- There is a park already constructed about 410 yards from the proposed map, Winchester Park, under Valley Wide Recreation and Parks ownership featuring a gymnasium, several sports fields, a tot lot and picnic areas.

However, as a tradeoff for removing the requirement for any park construction, Planning staff is proposing that Condition of Approval 100.Planning.1 be revised. As written, the condition would require the park plans for all of PA28b to be approved by Valley Wide before the 136th building permit. There are only 141 residential lots on the map. So Staff is proposing to modify the condition to provide conceptual landscape plans for the park that can facilitate future construction. This will assure that the applicant is providing a fair share contribution to the development of the Specific Plan parks. In addition, this modification will not absolve the applicant of any required Quimby fees.

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The Planning Commission approved the project by a 5-0 vote.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS (if needed, in this order):

A. PLANNING COMMISSION STAFF REPORT