



Agenda Item No. 5.10

Riverside County Planning Commission

Change of Zone No. 7032
Tentative Tract Map No. 32026



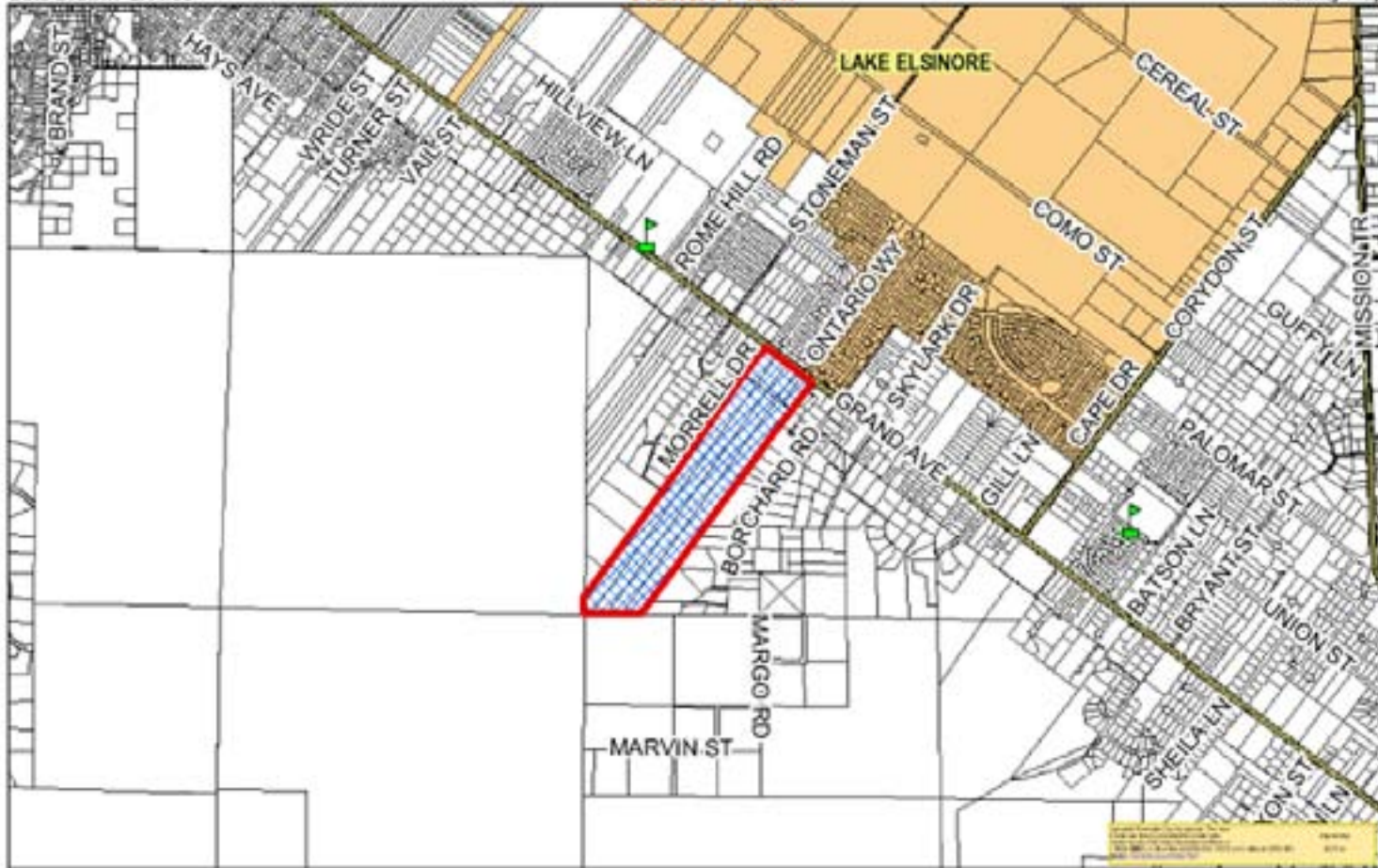
Vicinity Map

Supervisor Buster
District 1
Date Drawn: 2/11/08

CZ07032 TR32026 GPA00829

Planner: Bulmaro Canseco
Date: 4/02/08
Vicinity Map

VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: South Elsinore
Township/Range: T6SR4W
Section: 29

Assessors
Bk. Pg. 370-18 & 19
382-10
Thomas
Bros. Pg. 896 F5





Development Opportunities

Site's Foundation Component:

Community Development, Rural Community, and Rural

Surrounding Components:

North:

Community Development

South:

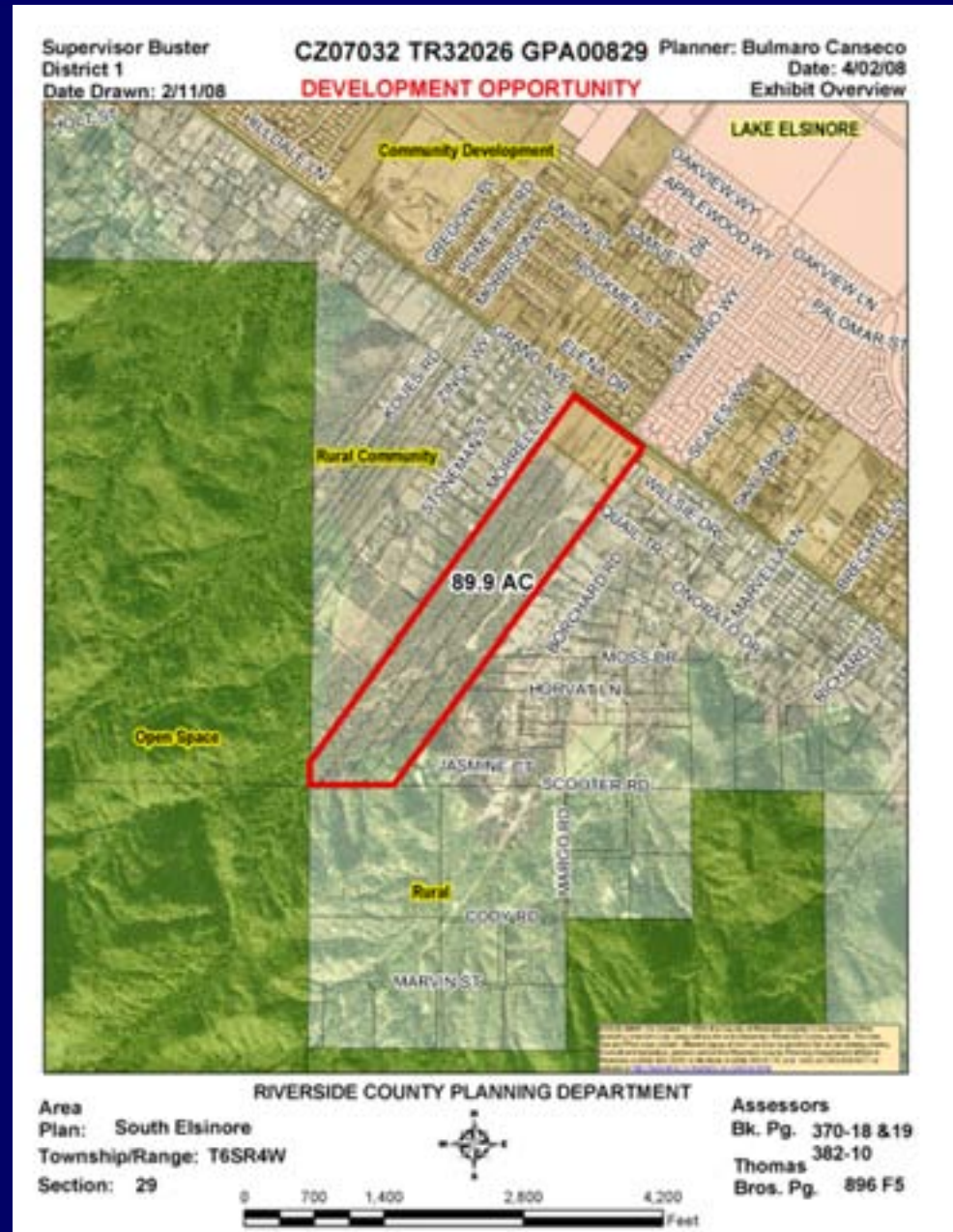
Rural and Open Space

East:

Community Development and Rural Community

West:

Rural Community





Zoning

Current Zoning:

One-Family Dwellings (R-1)

Proposed Zoning:

One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), and Open Area Combining Zone Residential Developments (R-5)

Surrounding Zoning:

North:

One-Family Dwellings (R-1)

South:

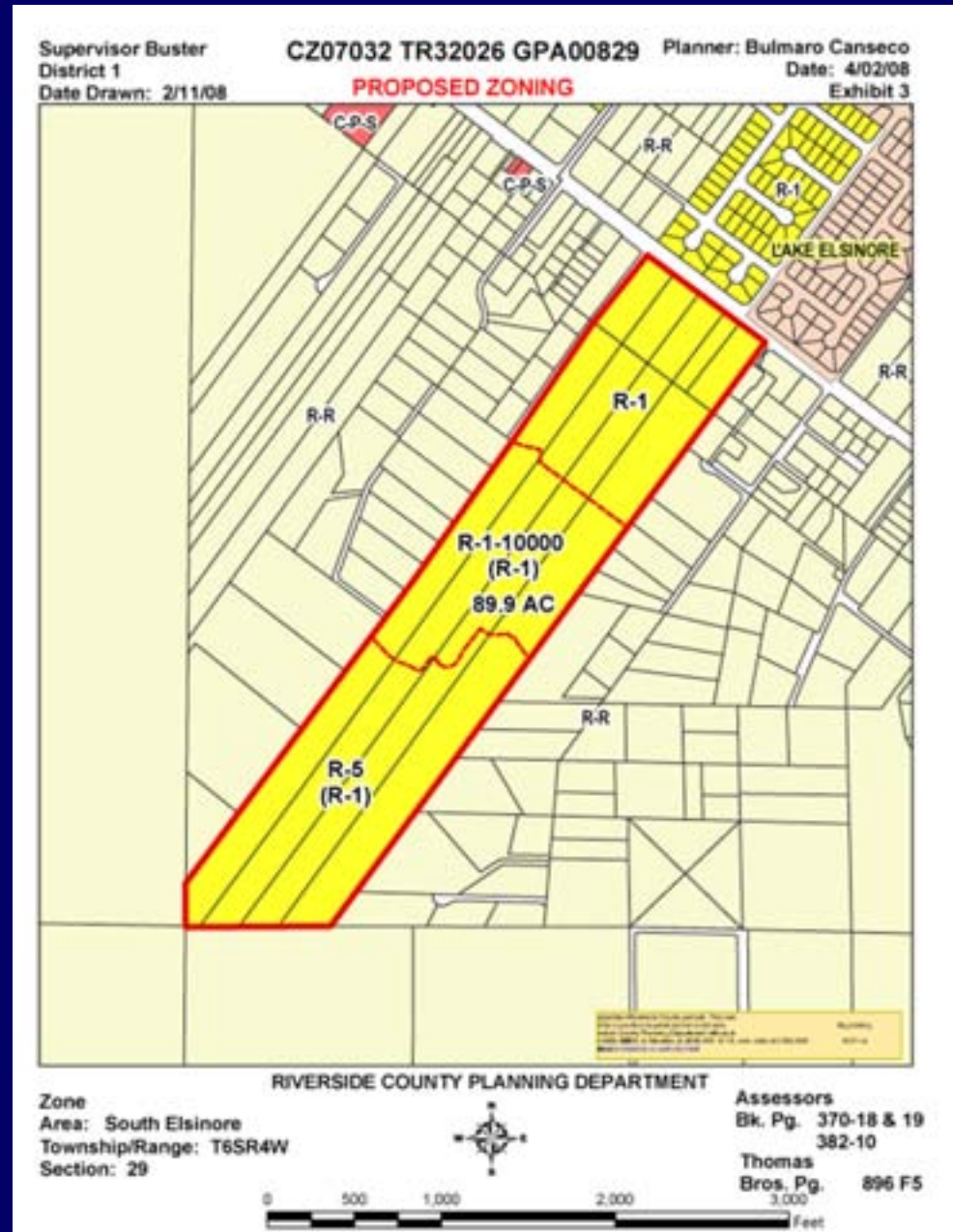
Rural Residential (R-R)

East:

Rural Residential (R-R)

West:

Rural Residential (R-R)





Land Use

Current Land Use:

Vacant Land

Surrounding Land Uses:

North:

Residential

South:

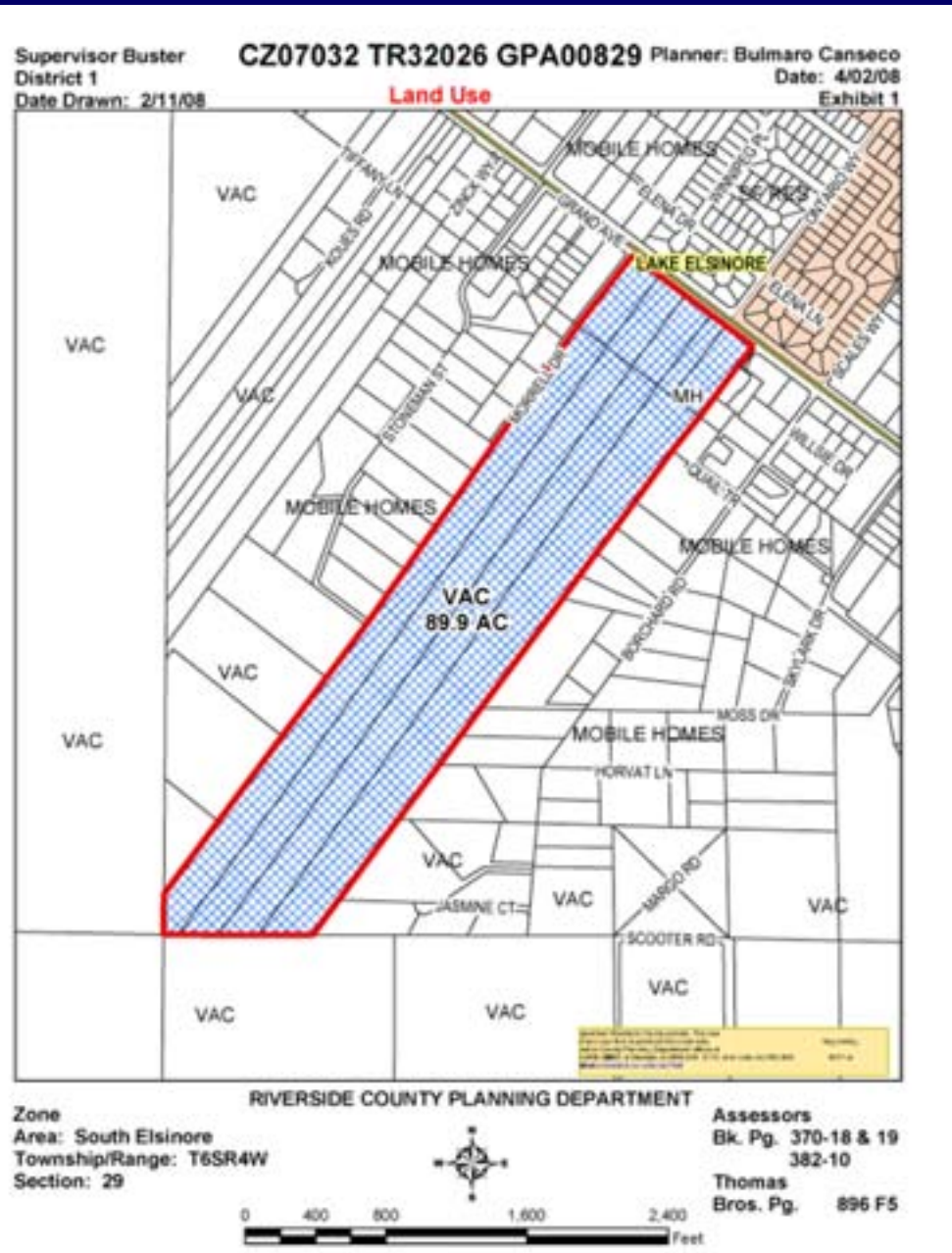
Vacant Land

East:

Residential

West:

Residential





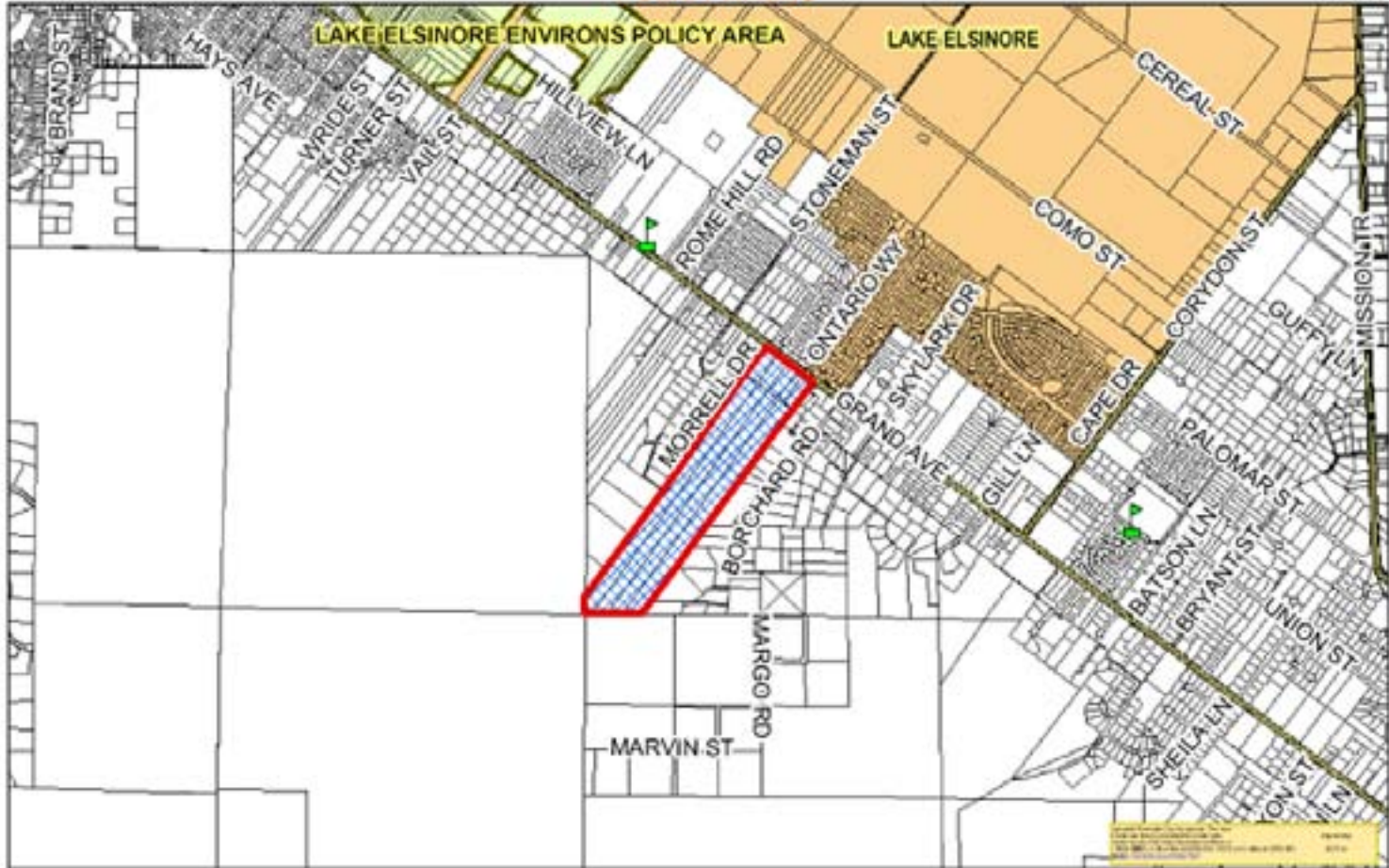
Policy Areas: None

Supervisor Buster
District 1
Date Drawn: 2/11/08

CZ07032 TR32026 GPA00829

Planner: Bulmaro Canseco
Date: 4/02/08
Exhibit 8

POLICY AREAS



Zone
Area: South Elsinore
Township/Range: T6SR4W
Section: 29

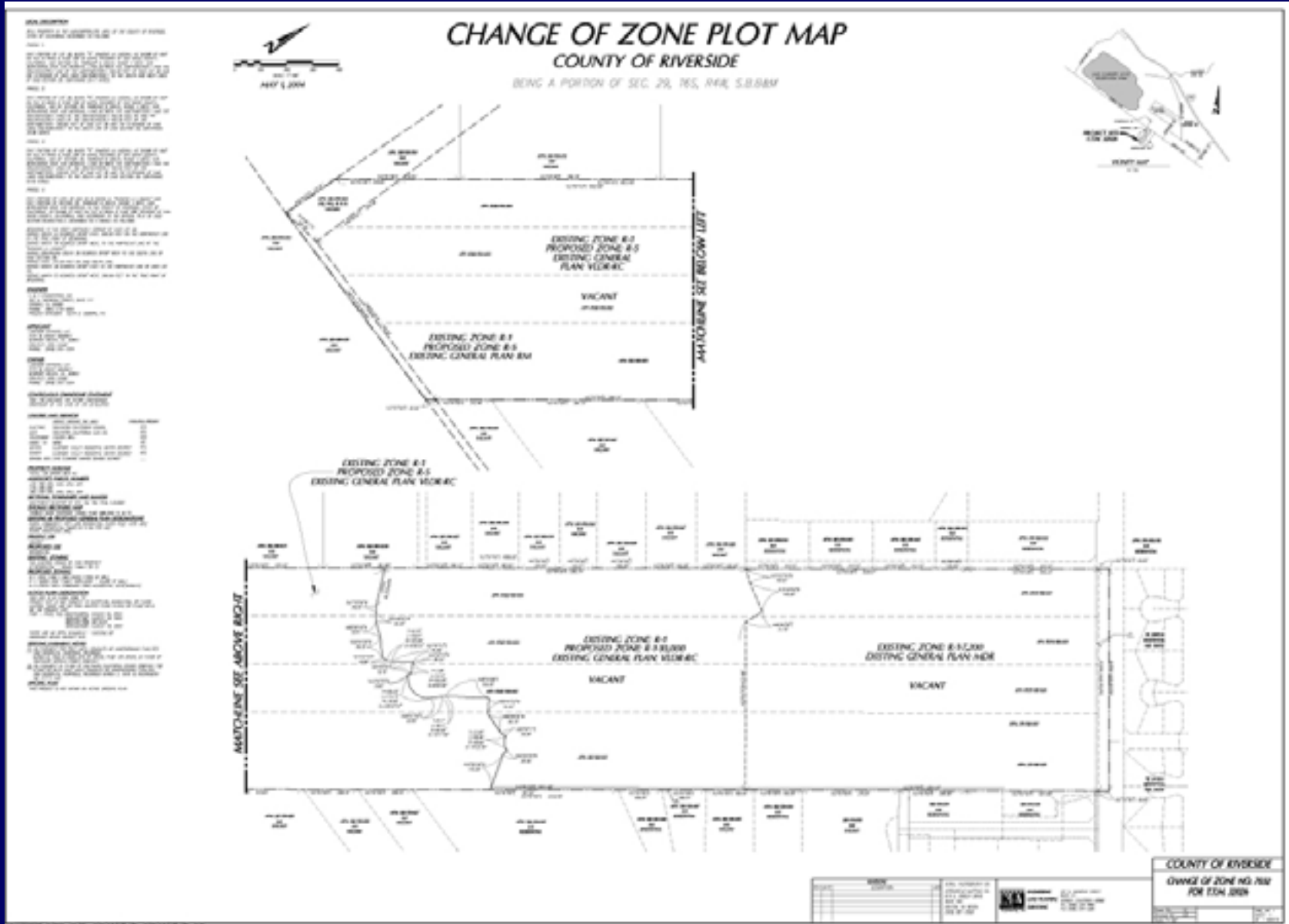
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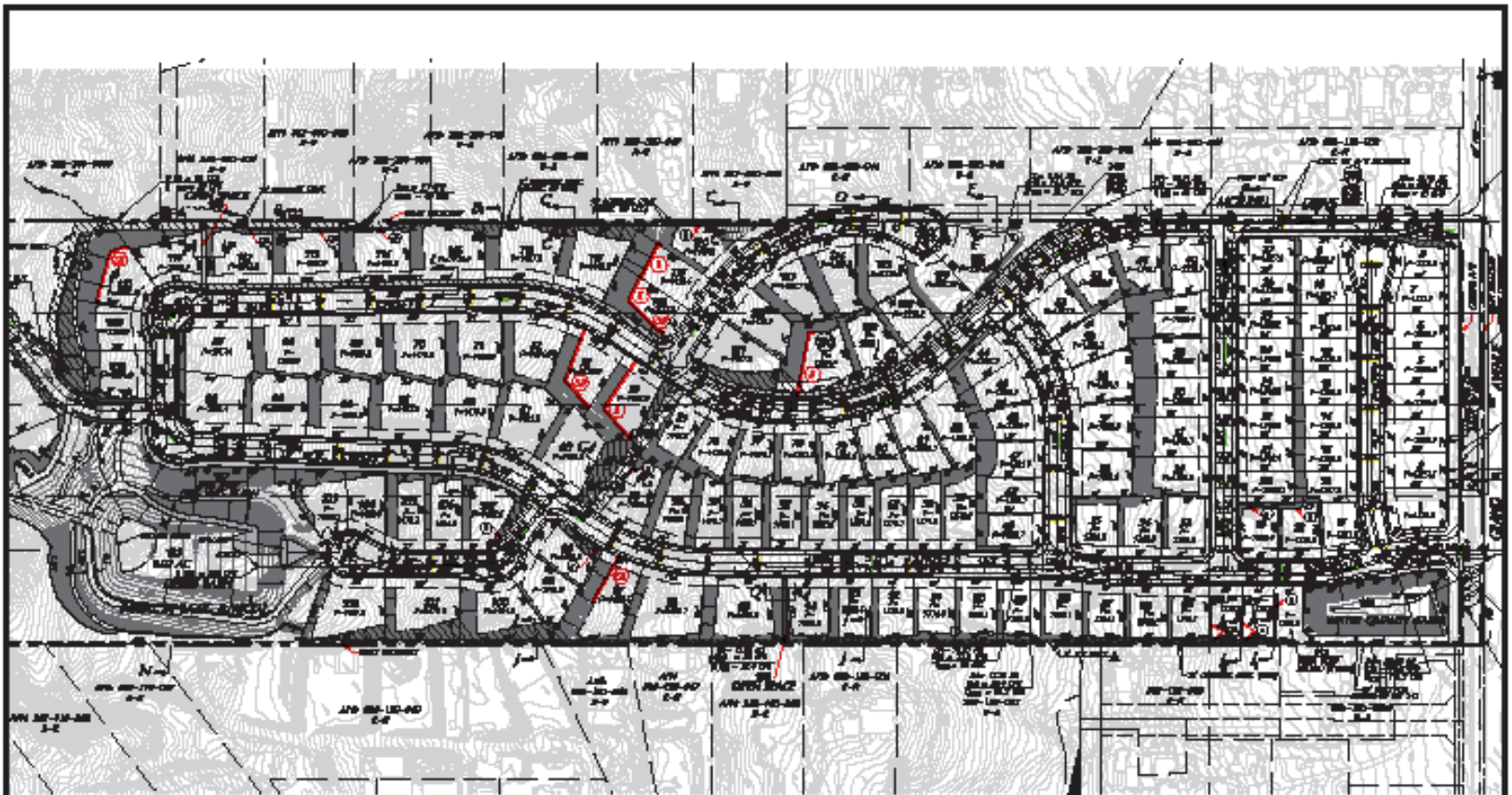


Change of Zone





Slope Exhibit



PAD MODIFICATION SUMMARY		
LOT #	PAD AREA	
	EXISTING PAD	AMENDED PAD
73	9,259	9,627
74	8,889	9,523
97	11,997	12,508
110	8,757	9,937
118	6,164	7,384
119	7,941	9,177
130	9,503	10,814

LEGEND

- RETAINING WALL
- ⊙ HEIGHT OF RETAINING WALL (FEET)



TTM 32026 AMENDED 4
PAD / SLOPE MODIFICATION
EXHIBIT



Recommendations

ADOPTION of the **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39748**, 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. 7032**, from One-Family Dwellings (R-1) to a combination of One-Family Dwellings (R-1), One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000), and Open Area Combining Zone Residential Developments (R-5) in accordance with Exhibit #3; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32026**, subject to the attached Conditions of Approval and based upon the findings and conclusions incorporated in the staff report.



Maintenance Plan

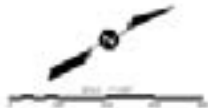
MAINTENANCE EXHIBIT



LEGEND:

- 100'
- 150'
- 200'
- 250' & 300'

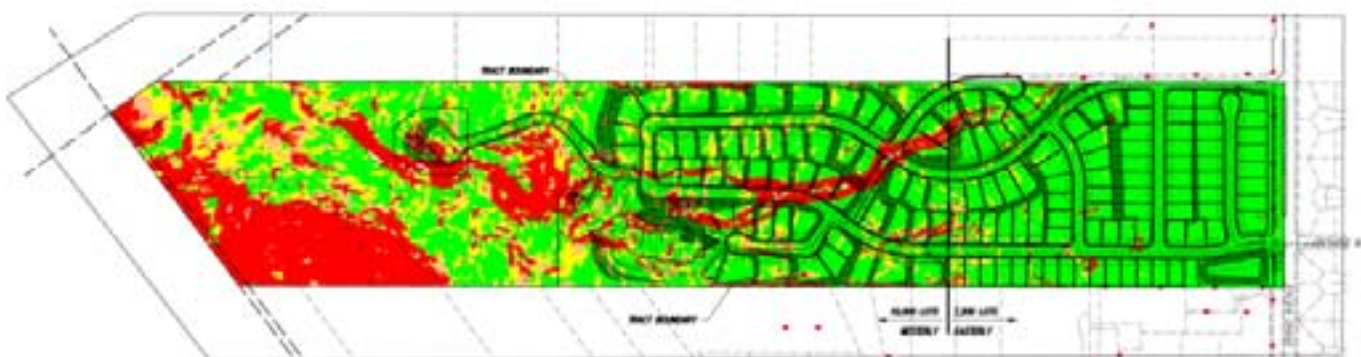
1" = 100' (SEE SCALE BAR FOR MORE INFORMATION)



RENTATIVE TRACT NO. 3306
AMENDMENT NO. 3
MAINTENANCE EXHIBIT



Slope Analysis



Legend

Existing Joint Use Zone (Percent)					
Color	Range (Slopes)	Area (Acres)	Area (Sq. Ft.)	Percent of Total	Percent of Zone
Green	0-20%	14,802	2,749,200	87.4%	87.4%
Yellow	20-30%	2,412	442,008	12.6%	12.6%
Red	30-40%	0	0	0%	0%
		17,214	3,191,208	100%	100%

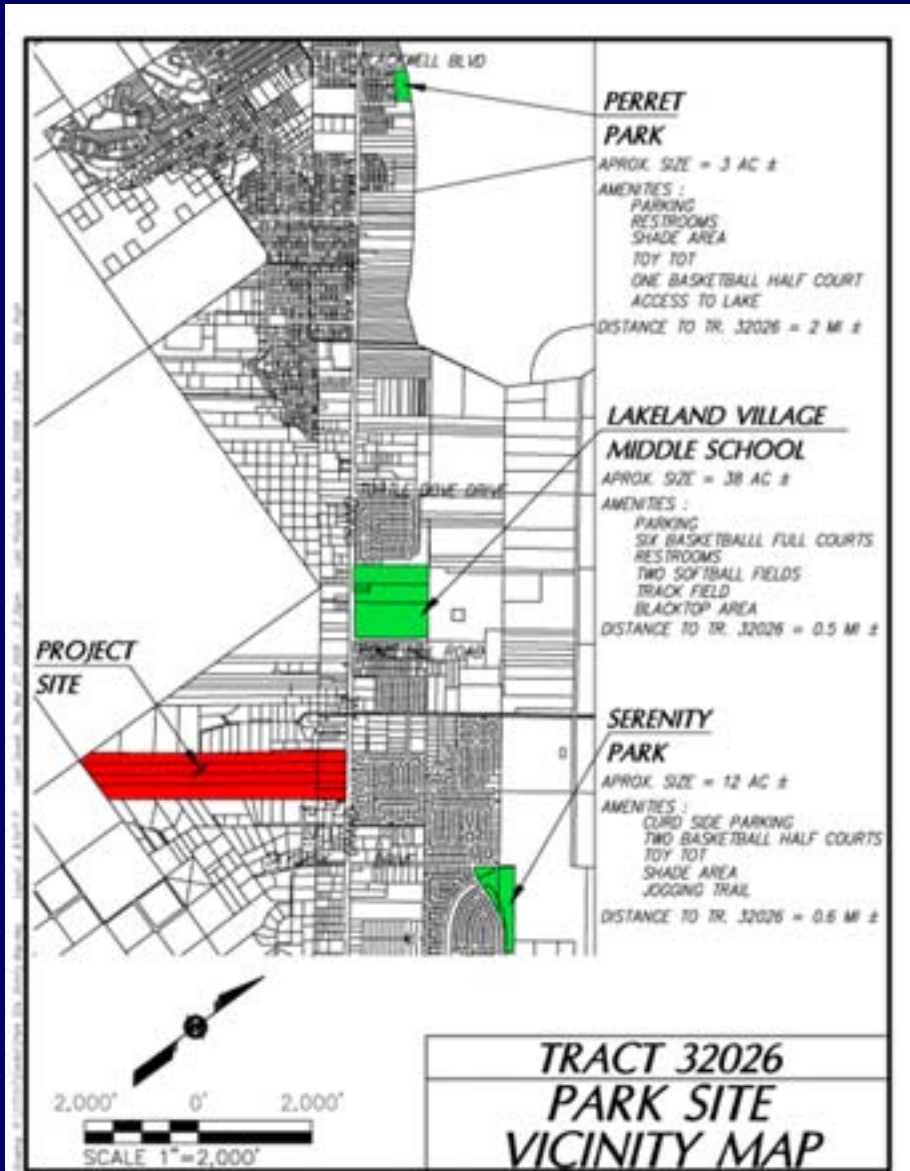
Existing Medium Density Residential Zone (Percent)					
Color	Range (Slopes)	Area (Acres)	Area (Sq. Ft.)	Percent of Total	Percent of Zone
Green	0-20%	14,802	2,749,200	87.4%	87.4%
Yellow	20-30%	2,412	442,008	12.6%	12.6%
Red	30-40%	0	0	0%	0%
		17,214	3,191,208	100%	100%

Existing Single-Family Residential Zone (Percent)					
Color	Range (Slopes)	Area (Acres)	Area (Sq. Ft.)	Percent of Total	Percent of Zone
Green	0-20%	14,802	2,749,200	87.4%	87.4%
Yellow	20-30%	2,412	442,008	12.6%	12.6%
Red	30-40%	0	0	0%	0%
		17,214	3,191,208	100%	100%

TRACT 32026
SLOPE ANALYSIS EXHIBIT



Parks in the Vicinity



Lakeland Village Middle School is a Closed Campus Facility

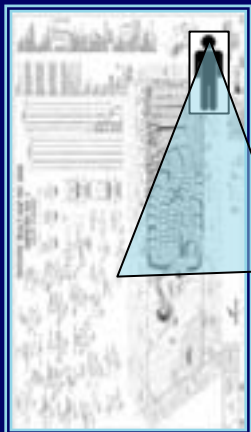


Aerial Photograph





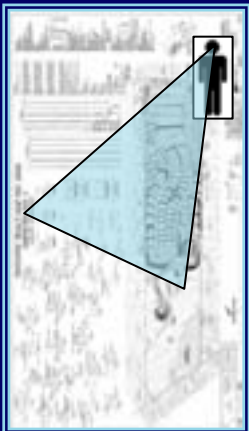
Site Photo 1



View looking southerly along the Project Site's eastern boundary



Site Photo 2



View looking southwesterly into the Project Site



Site Photo 3

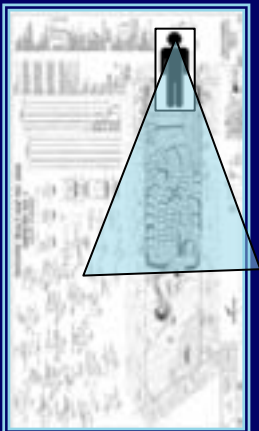


View looking westerly along Grand Avenue





Site Photo 4



View looking southerly into the Project Site



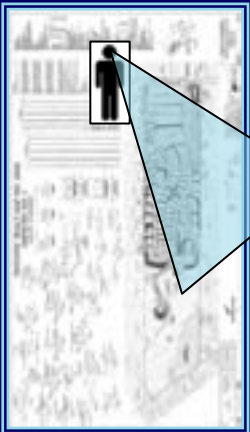
Site Photo 5



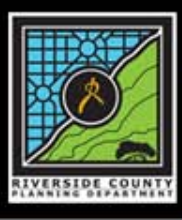
View looking easterly along Grand Avenue



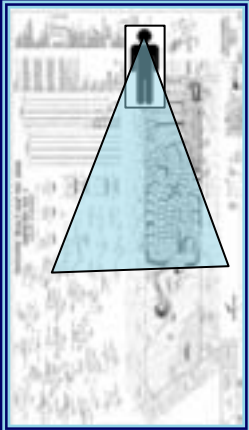
Site Photo 6



View looking southeasterly into the Project Site



Site Photo 7



View looking southerly along Morrell Drive