

SUBMITTAL TO THE BOARD OF SUPERVISORS 731 B
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: TLMA/Planning Department **SUBMITTAL DATE:** February 25, 2003

SUBJECT: TENTATIVE TRACT MAP NO. 29636 - EA NO. 37915 - Carter H. Omens-Third Supervisorial District - Antelope Valley Zoning Area - 76.87Acres – Residential –Agricultural-1 Acre Minimum (R-A-1) zoning -South of Craig Avenue, west of Murrieta Road, and east of Byers Street-REQUEST: The tentative tract map proposes to subdivide 76.87 acres into 72 residential lots with minimum lot size of 1.0 gross acres and four detention basin lots.

CONTROVERSIAL ISSUES: None

FURTHER PLANNING CONSIDERATIONS:

After the Planning Commission recommended approval on January 8, 2003 for Tentative Tract Map No. 29636, Amended No. 5, the Transportation Department request a change to the Planning Commission approved tentative map. The change was for Street "A" to be aligned with the street on the east side of Murrieta Road, which is indicated on the Amendment to Final Map exhibit. This change results in the following minor design changes: Street "A" becomes more curvilinear, and the dimensions of lots 24 through 29 lot are slightly changed. However, the number of lots remains the same and square footage of all lots are greater than .72 of a net acre and a minimum of 1.0 of a gross acre.

RECOMMENDED MOTION:

RECEIVE AND FILE the above referenced case acted on by the Planning Commission on January 8, 2003

The Planning Department recommended Approval; and,

Ron Goldman, Assistant Planning Director
(Continued on attached page)

C.E.O. RECOMMENDATION:

APPROVE

County Executive Officer Signature

AJL:dm

Policy *C.M.*
 Policy

Consent
 Consent

Department Recommendation:
Per Executive Office:

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COUNTY OF RIVERSIDE

THE HONORABLE BOARD OF SUPERVISORS
RE: **TENTATIVE TRACT MAP NO. 29636**
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THE PLANNING COMMISSION, BY A VOTE OF 4-0 (COMMISSION PORRAS NOT PRESENT):

ADOPTED a **Negative Declaration** for **Environmental Assessment No. 37915**, 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,

APPROVED **TENTATIVE TRACT MAP NO. 29636**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.