

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

114B



FROM: TLMA - Planning Department

SUBMITTAL DATE: 8/8/03

SUBJECT: TENTATIVE TRACT MAP NO. 30881 - EA38790 - James Jesse - Third Supervisorial District - Sun City/ Menifee Valley Area - 13.24 Acres - 38 Residential lots - R-1/R-2 Zoning - Schedule A - Located east of Valley Way and north of McCall Boulevard - REQUEST: To subdivide 13.24 acres into 38 residential lots with a minimum lot size of 7,200 square feet.


CONTROVERSIAL ISSUES: Road improvements, parks, drainage, increased traffic, single-story housing and 55+ community preference-resolved through conditions of approval.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision acted on by the Planning Commission on July 23, 2003.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 3-0 (Commissioner Streeter not participating and Commissioner Porras absent) **RECOMMENDS:**

ADOPTION of a De Minimis Finding as follows: An Initial Study has been prepared by the Riverside County Planning Department for the project described in Environmental Assessment No. 38790, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on the wildlife resources; and,



Robert C. Johnson, Planning Director

RCJ: AR

(Continued On Attached Pages)

REVIEWED BY EXECUTIVE OFFICE
James J. Payne
DATE 8/20/03

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

Prev. Agn. Ref.

Dist. Third

AGENDA NO.

1.3

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ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 38790, based on the findings and mitigations incorporated in the initial study and the conclusion that the project, as conditioned, will not have a significant effect on the environment; and,

APPROVAL of Tentative Tract Map No. 30881, subject to the attached conditions of approval, based on the findings and conclusions incorporated in the staff report.