

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

430 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: September 8, 2003

**SUBJECT:** TENTATIVE TRACT MAP NO. 31175 EA 38946 - Temecula Creek Estates, LLC - HJK Consultants, Inc. - Rancho California Zoning Area - First Supervisorial District - Located on the northwesterly corner of Palomar Street and S. Pasadena Street - 15.3 Acres - One Family Dwellings (R-1) Zone - REQUEST: Schedule A subdivision of 15.3 acres into 61 single family lots with a 7200 square foot minimum and two (2) open space lots totaling 17,856 square feet - APN: 376-142-002, 376-142-003, 376-132-013

**RECOMMENDED MOTION::**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on August 20, 2003.

**The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION, UNANIMOUSLY RECOMMENDS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38946**, 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,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 31175**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

REVIEWED BY EXECUTIVE OFFICE

*James L. Dwyer*  
DATE 9/10/03

Robert C. Johnson, Planning Director

RCJ:gs

- Policy
- Policy
- Consent
- Consent
- Department Recommendation:
- Per Executive Office:

Prev. Agn. Ref.

Dist. First

AGENDA NO.

1.14