

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

711B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 8, 2004

SUBJECT: TENTATIVE TRACT MAP NO. 28206 - EA 36974 - Banyon Realty Group - Sun City/Menifee Area - Third Supervisorial District - 79.82 Acres - 277 Lots - Schedule A - R-1 Zoning - Located east of State Highway 215, south of Holland Road, on the northwest corner of Garbani Road and Palomer Road - REQUEST: To develop 277 single-family residential lots averaging 8,402 square feet, 4 open space lots totaling 30,126 square feet, and 3 detention basins on 79.82 acres.

CONTROVERSIAL ISSUES: Increased traffic, flooding, pocket parks, buffering and lighting - Resolved through Conditions of Approval.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by The Planning Commission on February 25, 2004.

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

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 36974, 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. 28206, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:aa

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REVIEWED BY EXECUTIVE OFFICE
DATE 3/23/04
Departmental Concurrence

Dept's Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

1.2