

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

421 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 21, 2004

**SUBJECT:** TENTATIVE TRACT MAP NO. 30988 - EA 39039 - Sheffield Homes - Third Supervisorial District - Southwest Area Plan - 80.25 acres - 115 Single Family Residential Lots; 1 Park Site; 1 School Site; 2 Detention Basins; and 1 Channel Lot - SP zoning - Schedule A - Located west of Washington Street, south of Abelia Street and north of Thompson Road - **REQUEST:** TR 30988, proposes to subdivide 80.25 acres into 115 single family residential lots; 1 park lot; 2 detention basins; and 1 school site.

**CONTROVERSIAL ISSUES:**

Biological Issues; Jurisdictional Delineation-has been adequately mitigated.

**RECOMMENDED MOTION:**

**Receive and File** the Notice of Decision for the above referenced case acted on by the Planning Commission on April 7, 2004.

The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION BY A VOTE OF 3-0 (Commissioner Roth opposed):

**CERTIFIED** the Addendum to Environmental Impact Report No. 374, originally prepared for the Specific Plan No. 286 pursuant to Environment Assessment No. 39039 based on the findings incorporated in the initial study; and,

**APPROVED** Tentative Tract Map No. 30988, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson  
Planning Director

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REVIEWED BY EXECUTIVE OFFICE  
DATE 5/5/04  
Departmental Concurrence

Dep't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

1.4