

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 28, 2004

SUBJECT: TENTATIVE TRACT MAP NO. 30592 - EA38909 - Stowe-Passco Development - First Supervisorial District - North Perris zoning area - 32.5 acres - 131 single-family residential lots; 1 park site; and 1 open space lot - Schedule A - R-R-1 zoning - Located on the west side of Interstate 215, south of Rider Street and west of Patterson Avenue - REQUEST: TR 30592, proposes to subdivide 32.5 acres into 131 single-family residential lots; 1 park site; and 1 open space lot.

CONTROVERSIAL ISSUES:

March Air Reserve Base over-flights and land use issues. Traffic, landscape, buffering, parks, zoning – 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 BY A UNANIMOUS VOTE:

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 38909, 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. 30592, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

REVIEWED BY EXECUTIVE OFFICE
DARC:ar 5/10/04

Departmental Concurrence

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

Prev. Agn. Ref.

District: First

Agenda Number:

1.15