

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

602 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 5, 2004

SUBJECT: TENTATIVE TRACT MAP NO. 31695 - EA 39212 - Van Daele Communities LLC - First Supervisorial District - Lake Mathews Area Plan - 111 acres - 99 proposed lots - Schedule A - SP zoning - Located east of La Sierra Avenue and north of Blackburn Road - REQUEST: TR 31695, proposes to subdivide 111 acres into 99 single-family residential lots and 3 open space lots.

CONTROVERSIAL ISSUES:

Walls, slopes, trails, landscaping, obstruction of views, preservation of natural habitat, flooding, and drainage - 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 April 21, 2004.

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

CERTIFIED the Addendum for Environmental Impact Report No. 347, 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. 31695, 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:ar

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

Anthony J. Hubert
DATE 5/13/04

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

Prev. Agn. Ref.

District: First

Agenda Number:

1.2