

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 17, 2004

SUBJECT: TENTATIVE TRACT MAP NO. 30885 - EA39034 - McMillin Morgan Hill LLC - Third Supervisorial District - Southwest Area Plan - 162 acres - 351 proposed lots; 1 Park Site; 1 Debris Basin; and 8 Open Space Lots - SP zoning - Schedule A - Located in the French Valley Area, south of State Highway 79, west of the realignment of Anza Road, and north and south of Morgan Hill Drive - REQUEST: TR 30885, proposes to subdivide 162 acres into 351 single family residential lots; 1 park site; 1 debris basin and 8 open space lots.

**CONTROVERSIAL ISSUES:**

Increased traffic, road improvements – RESOLVED THROUGH DISCUSSION.

**RECOMMENDED MOTION:**

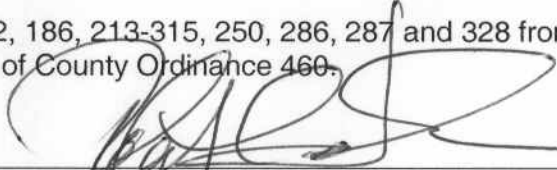
**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on June 2, 2004.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY UNANIMOUS VOTE:**

**CERTIFIED The Addendum to Environmental Impact Report No. 412**, originally prepared for the Specific Plan No. 313 pursuant to Environmental Assessment No. 37503, based on the findings incorporated in the initial study; and,

**APPROVED Tentative Tract Map No. 30885**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**APPROVED an Exception of lots 48-49, 56-62, 186, 213-315, 250, 286, 287 and 328** from the depth width ratio requirements of Section 3.8.C of County Ordinance 460.

  
Robert C. Johnson  
Planning Director

RCJ:ar

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

*Shirley S. Johnson*  
DATE 6/29/04

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

Prev. Agn. Ref.

District: Third

Agenda Number:

1.21