

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

405 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

June 28, 2004

SUBJECT: TENTATIVE TRACT MAP NO. 31606 - EA39214 - Lewis Investment Company, LLC - Eastvale Area Plan - Second Supervisorial - 21.29 acres - 6 proposed lots - R-3; C-P-S zoning - Schedule A - Located on the eastern side of Hamner Avenue, south of Limonite Avenue, west of Interstate 15 - REQUEST: TR 31606, proposes to subdivide 21.29 acres into 6 condominium lots, which will contain 314 units varying between 2 and 3 stories per unit; 766 parking spaces; 628 of which will be in garages; 7 handicap accessible and 131 open stalls; project will also include 35, 440 square feet of recreation area, a pool, a wading pool and spa.

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on May 19, 2004.

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

CERTIFIED The Addendum to Environmental Impact Report No. 340, which has been completed in compliance with the EIR Guidelines and the Riverside County Rules to Implement CEQA; and,

APPROVED Tentative Tract Map No. 31606, 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 7/12/04

Departmental Concurrence

Dep't Recomm.:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Policy
Per Exec. Ofc.:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Policy

Prev. Agn. Ref.

District: Second

Agenda Number: