

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

405 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 21, 2004

SUBJECT: TENTATIVE TRACT MAP NO. 31662 - EA 39287 - Shea Homes - First Supervisorial District - Temescal Canyon Area Plan - 26.1 acres - 1 proposed lot - SP zoning - Schedule A - Located west of Trilogy Parkway and south of Warm Springs Drive - REQUEST: TR31662, proposes to construct 86 condominium duplexes for a total of 172 units on one 26.1 acre parcel.

CONTROVERSIAL ISSUES:

At the prior Planning Commission hearings, concern was continually voiced in regard to the consistency of the abutting land uses and the privacy impacts the two may have on each other. Consistencies have been addressed by increasing the rear setback of the first ten (10) residences abutting the Citation development to twenty four (24) feet (previously 14 feet) and providing additional screening between the two areas, consisting of mature trees and other landscaping that will aid in screening the two developments and providing additional privacy. - 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 August 25, 2004.

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

CERTIFIED the Addendum to Environmental Impact Report No. 237, which has been completed in compliance with the EIR Guidelines and the Riverside County Rules to Implement CEQA; and,

Robert C. Johnson
Planning Director

RCJ:ar

(Continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
Jenny G. Bryant
DATE 9/29/04
Departmental Concurrence

- Policy
- Consent
- Dept's Recomm.:
- Policy
- Consent
- Per Exec. Ofc.:

Prev. Agn. Ref. | District: First | Agenda Number:

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The Honorable Board of Supervisors
RE: TENTATIVE TRACT MAP NO. 31662 -
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APPROVED Tentative Tract Map No. 31662, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.