

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

409 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 15, 2004

SUBJECT: TENTATIVE TRACT MAP NO. 31817 - EA 39315 - Phillips-Fisher Investments - Fifth Supervisorial District - Nuevo Zoning Area - 17.2 acres - 28 proposed lots and 1 detention basin - R-A zoning - Schedule B - Located northerly of Central Avenue, southerly of Nuevo Road and easterly of Menifee Road - REQUEST: TR 31817, proposes to subdivide 17.2 acres into 28 single family residential lots and 1 detention basin.

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 RECOMMENDS TO THE BOARD OF SUPERVISORS:

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39315, 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. 31817, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 10/14/04
Departmental Concurrence

[Signature]

Robert C. Johnson
Planning Director

RCJ:ar

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

1.4