

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

805B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 10, 2005

SUBJECT: TENTATIVE TRACT MAP NO. 31632 - EA 39236 - SF 150 LLC - Third Supervisorial District - Winchester Area Plan - 55.59 acres - 186 single family lots, 9 open space lots and a Community Park - SP Zoning - Schedule A - Located north of Newport Road, south of Olive Avenue, east of Beeler Road and west of Rice Road - REQUEST: TR31632, proposes to subdivide 55.59 acres into 186 single family residential lots, 9 open space lots and a Community Park.

CONTROVERSIAL ISSUES:

Increased traffic congestion, road and intersection improvements – road access modifications on Newport Road – 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 November 3, 2004.

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

CERTIFIED the Addendum to EIR 380, originally prepared for the Specific Plan No. 293, pursuant to Environmental Assessment No. 39236 based on the findings incorporated in the initial study; and,

APPROVED Tentative Tract Map No. 31632, 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

REVIEWED BY EXECUTIVE OFFICE
Robert C. Johnson
DATE 1/13/05

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

1.2