

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

222B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 9, 2005

SUBJECT: TENTATIVE TRACT MAP NO. 32049 - EA 39353 - Barratt American - Third Supervisorial District - Southwest Area Plan - 17.40 Acres - 4 proposed lots, 147 Condominium Units - Specific Plan Zone (SP284), Planning Areas 11 and 2A - Schedule A - Located south of Skyview Road and east of Winchester Road (SR-79). - REQUEST: TENTATIVE TRACT MAP NO. 32049 proposes to subdivide 17.40 acres into four lots for open space, drainage, and 147 condominium units.

RECOMMENDED MOTION:

RECEIVE & FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on January 26, 2005.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39353**, 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,

APPROVED TENTATIVE TRACT MAP NO. 32049, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 2/16/05

[Signature]
Robert C. Johnson
Planning Director

RCJ:nw

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

Prev. Agn. Ref.

District: Third

Agenda Number: