

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

416 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 2, 2005

SUBJECT: TENTATIVE TRACT MAP NO. 29777 - EA38589 - Lohr and Associates - Third Supervisorial District - Romoland Zoning Area - Sun City / Menifee Valley Area Plan - 63.48 Acres - 173 Lots - Schedule A - R-1 Zoning - Located north of Rouse Road, south of Mc Laughlin Road, west of Antelope Road, and east of Dawson Road - REQUEST: to subdivide 63.48 acres into 173 single-family residential lots with a minimum lot size of 7,200 square feet, a 2.70-acre park, paseos and one 10.65-acre open space lot.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on March 30, 2005.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, UNANIMOUSLY RECOMMENDS:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38589**, 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. 29777, PER AN AMENDED FINAL MAP**, 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:sn

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 5/10/05

Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

1.3