

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



3108

FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 8, 2005

SUBJECT: TENTATIVE TRACT MAP NO. 31687 - EA39303- Applicant/Representative: Southern California Land Management - Engineer: CSL Engineering, Inc. - Fifth Supervisorial District - Romoland Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) - Location: North of Mapes Road, west of Palomar Drive, and east of Trade Winds Drive - 40.17 Acres - 65 Residential Lots & 2 Open Space Lots - Zoning: Rural Residential (R-R) - REQUEST: Schedule B subdivision of 40.17 acres into 65 single-family residential lots with a minimum lot size of one half acre and two open space lots for drainage and flood control purposes, including a 1.25 gross acre detention basin.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by The Planning Commission on May 25, 2005.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39303**, 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. 31687, 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 OFFICER
Janet J. Day
DATE 7/13/05

Departmental Concurrence

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

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

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

1.6