

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

4203



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
July 29, 2005

**SUBJECT:** TENTATIVE TRACT MAP NO. 32064 - EA39434 - Applicant: Nuevo Holdings 31, LLC - Engineer / Representative: David Jeffers Consulting, Inc. - Fifth Supervisorial District - Nuevo Zoning Area - Lakeview / Nuevo Area Plan - Location: North of Nuevo Road, southeast of Corso Alto Avenue, and west of Hansen Avenue - 31.4 Acres - 48 Lots - Zoning: Residential Agriculture (R-A) - REQUEST: Schedule B subdivision of 31.4 gross acres into 48 single family residential parcels with a minimum lot size of 20,000 square feet net and one detention / water quality 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. 39434**, 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. 32064**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

*Robert C. Johnson*  
Robert C. Johnson  
Planning Director

RCJ:sn

REVIEWED BY EXECUTIVE OFFICE  
*Robert C. Johnson*  
DATE 8/1/05

Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD