

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

404 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 14, 2005

SUBJECT: TENTATIVE TRACT MAP NO. 32458 - EA39637 - Applicant: Osborne Development - Engineer/Representative: James Unland & Associates - Third Supervisorial District - Little Lake Zoning District - San Jacinto Valley Area Plan - Zoning: One-Family Dwelling-20,000 square foot min. (R-1-20,000) and One-Family Dwelling-15,000 square foot min. (R-1-15,000) - Location: South of Mayberry Avenue, west of Lake Street, and north of Whittier Avenue - REQUEST: Schedule B subdivision of 16.64 acres into 25 residential lots and 1 detention basin.

CONTROVERSIAL ISSUES:

Condition added on 10 Planning 1 with regards to earthquake requirements prior to building permit, single story only, Horse trails outside the right of way.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on June 22, 2005.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Porras absent):

ADOPTED A MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 39637, based upon 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. 32458, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

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REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 7/28/05

Departmental Concurrence

Policy

Consent

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

ATTACHMENTS FILED

Prev. Agn. Ref. WITH THE CLERK OF THE BOARD Agenda Number:

1.7