

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

737 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 30, 2005

SUBJECT: TENTATIVE TRACT MAP NO. 30972 - EA38851 - Applicant: Stonegate Development Co., LLC - Engineer / Representative: David Jeffers Consulting - Third and Fifth Supervisorial District - Homeland Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 dwelling units per acre) - Location: Southerly of McLaughlin Road, westerly of Sultranas Road, northerly of State Highway 74, and easterly of Emperor Road - 72.1 Gross Acres - Zoning: Specific Plan (SP 260 Planning Areas 35, 36, and 37) - REQUEST: Schedule A subdivision of 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet; three mini-park lots; a water quality / detention basin lot; and four open space lots.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on May 11, 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. 38851**, 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. 30972, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

David Marcus For
Robert C. Johnson
Planning Director

RCJ:sn

PLANNING OFFICE
DATE 9/6/05

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Third /
Fifth

Agenda Number: