

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

701B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
August 17, 2005

**SUBJECT:** TENTATIVE TRACT MAP NO. 33145 - EA39904 - Applicant: Sierra Linda Development - Engineer / Representative: Albert A. Webb Associates - Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan - Location: South of Newport Road, east of Leon Road, and north of Busby Road - 34.16 Acres - Zoning: Specific Plan (SP 293 Planning Area 43) - REQUEST: Schedule A subdivision of 34.16 acres into 2 lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas with a variety of recreational amenities.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by The Planning Commission on July 20, 2005.

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

**ADOPTED** a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39904, 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. 33145, 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

DATE *Spencer King*  
*8/24/05*

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

1 . 18