

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

413 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 28, 2005

SUBJECT: TENTATIVE TRACT MAP NO. 33427 - CEQA Exempt - Applicant: Laing-Sequoia Partners LLC - Engineer / Representative: RBF Consulting - Fifth Supervisorial District - Nuevo Zoning Area - Lakeview / Nuevo Area Plan: Open Space: Conservation (OS-C), Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), and Community Development: Community Center (CD-CC) (5-40 Dwelling Units Per Acre / 0.10-0.30 Floor Area Ratio) - Location: Northerly of Nuevo Road, southerly of Orange Avenue, easterly of Foothill Avenue, and westerly of Antelope Road - 93.66 Gross Acres - Zoning: Specific Plan No. 246A1 (McCanna Hills), Planning Areas 45, 46, 47, and 48 - REQUEST: The Schedule A tract map subdivision of 93.66 gross acres into 291 single-family residential lots, 2 water quality basins, and 21 open space landscaping lots.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on October 26, 2005.

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

APPROVED TENTATIVE TRACT MAP NO. 33427, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 10/31/05

David Maus for
Robert C. Johnson
Planning Director

RCJ:sn

Policy Policy

Consent Consent

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

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

1.5