

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

826 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 15, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 32165 – EA39483 – Applicant: Nuevo Partners LLC – Engineer / Representative: David Jeffers Consulting, Inc. - Fifth Supervisorial District - Nuevo Zoning Area – Lakeview / Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly and adjacent to Montgomery Boulevard, southwesterly of Park Avenue, southeasterly of Gibson Avenue and bisected by 11th Street – 49.9 Gross Acres - Zoning: Residential Agriculture (R-A) - **REQUEST:** Schedule B subdivision of 49.9 acres into 76 residential lots with a minimum lot size of 20,000 square net feet, with 3 open space landscaping lots, and 2 detention basins (Lots 77 through 82).

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on December 21, 2005.

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

ADOPTED of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39483**, 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 of **TENTATIVE TRACT MAP NO. 32165**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

David Mares For
Robert C. Johnson
Planning Director

RCJ:sn

REVIEWED BY EXECUTIVE OFFICE
William J. Pugh
DATE 3/7/06

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

1.7