

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

112 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 14, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 32817 – EA39999 – Applicant: DR Horton Continental – Engineer / Representative: Stantec, Inc. - Third Supervisorial District - Winchester Zoning Area – Harvest Valley / Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 Dwellings Per Acre) – Location: Northerly of Newport Road, westerly of Beeler Road, easterly of Blalock Place, and southerly of Olive Road – 35.74 Gross Acres - Zoning: Specific Plan (SP 293 PA 38b) - **REQUEST:** Schedule A subdivision of 35.74 acres for 100 condominium units, 275 parking spaces, common open space areas with a variety of recreational amenities, and 3 remainder parcels for future school, park, and residential development.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on February 8, 2006.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39999**, 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. 32817, 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:aa

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 3/21/06

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1.3