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

113B

**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**
March 10, 2006

**SUBJECT:** TENTATIVE TRACT MAP NO. 32818 - 40001 – 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 Eucalyptus Road, easterly of Blalock Place, southerly of Olive Road – 24.84 - Zoning: Specific Plan (SP 293 PA 38a and 40) - **REQUEST:** Schedule "A" map proposing to subdivide 24.84 acres for 252 condominium units, 617 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 March 1, 2006.

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

**ADOPTED** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40001,** 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. 32818,** 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
DATE 3/21/06
Departmental Concurrence

Dep't Recomm.: ☑ Consent ☐ Policy
Per Exec. Ofc.: ☑ Consent ☐ Policy

**Prev. Agn. Ref.** | **District:** Third | **Agenda Number:** 1.4

**ATTACHMENTS FILED WITH THE CLERK OF THE BOARD**