

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 19, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 30592M1 – CEQA EXEMPT – Applicant: Passco Real Estate Enterprise, Inc. – Engineer / Representative: Rick Engineering - First Supervisorial District – North Perris Area Zoning District – Mead Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Westerly of Interstate 215, woutherly of Rlder Street, and westerly of Patterson Avenue – 32.5 Gross Acres - Zoning: One Family Dwelling (R-1) - **REQUEST:** Delete condition of approval 50.TRANS.22 for right of way improvement.

BACKGROUND: Planning and Transportation Staff have determined that this condition is not required, as it is in excess to the conditioned improvements of three point for paved alternative ingress / egress.

50.TRANS.22 (OFF-SITE ACCESS) reads as follows:

“The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two paved access roads to paved and maintained road. Said access roads shall be constructed in accordance with County Standard No. 106, Section B (32’/60’) at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans. Said off-site access road shall be the southerly extension of Patterson Avenue to Walnut Street. Said off-site access road shall be the easterly extension of Walnut Street to Patterson Avenue.”

RECOMMENDED MOTION:

Robert C. Johnson
Planning Director

RCJ:aa

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 6/30/06 *AG*

Departmental Concurrence

Dep't Recomm.: Policy

Per Exec. Ofc.: Consent

Per Exec. Ofc.: Consent

3006 011A 33 VW 8: P3
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

District: First

Agenda Number:

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

1 . 5

The Honorable Board of Supervisors
RE: TENTATIVE TRACT MAP NO. 30592M1
June 19, 2006
Page 2 of 2

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 BY A VOTE OF 4-0 (Commissioner Porrás was absent)
RECOMMENDED:**

APPROVAL of **TENTATIVE TRACT MAP NO. 30592M1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.