

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

504B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 5, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 33498 – EA40237 – Applicant: Pulte Homes, Inc. – Engineer / Representative: Stantec, Inc. - Third Supervisorial District - Winchester Zoning Area – Harvest Valley / Winchester Area Plan: Community Development: Very High Density Residential (CD-VHDR) (14-20 Dwelling Units Per Acre) – Location: Northerly of Winchester Hill Drive, southerly of Salt Creek Channel, westerly of Leon Road, and easterly of Windy Ridge Lane – 14.90 Gross Acres - Zoning: Specific Plan (SP 293 PA 18) - **REQUEST:** Schedule A subdivision of 14.90 acres into 225 for sale condominium units in 10 two story and 18 three story buildings, 2 common open space areas and one water quality basin.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above mentioned case acted upon by the Planning Commission on May 31, 2006.

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40237**, based on the findings and conclusions incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33498**, 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

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

504B
MAY 31 2006
PLANNING COMMISSION

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1.7