

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

701 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 6, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 33307 – EA40047 – Applicant: Brenson Communities – Engineer / Representative: Trip Hord Associates - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Southwesterly of Yates Road and Pourroy Road – 12.88 Gross Acres - Zoning: Winchester 1800 Specific Plan (SP286A4, PA23) - **REQUEST:** Schedule A subdivision of 12.88 acres into 41 single family residential lots with a minimum lot size of 7,200 square feet, an average lot size of 7,952 square feet, and an average density of 3.18 dwelling units/acre. The project also proposes one 19,346 square foot detention 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:

ADOPTED MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40047, 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. 33307, 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 7/12/06

Departmental Concurrence

- Dep't Recomm.: Consent
- Per Exec. Ofc.: Consent
- Policy
- Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

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