

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

108 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 26, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 31961 – EA40052 – Applicant: Standard Pacific Homes – Engineer / Representative: MDS Consulting - Second Supervisorial District – Prado - Mira Loma Zoning District - Eastvale Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Westerly of Archibald Avenue, easterly of Hellman Avenue, southerly of Chandler Street and northerly of River Road – 49.03 Gross Acres - Zoning: One-Family Dwelling (R-1) - **REQUEST:** Schedule A subdivision of 49.03 acres into 168 single family residential lots with a minimum lot size of 7,200 square feet and 5 open space lots for pedestrian access, water detention and drainage totaling 2.62 acres.

RECOMMENDED MOTION:

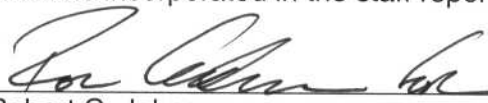
RECEIVE AND FILE the Notice of Decision for the above mentioned case acted upon by the Planning Commission on July 12, 2006.

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

ADOPTED MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 40052, based on the findings incorporated in the initial study and the conclusions that the project will not have a significant effect on the environment; and,

APPROVED of an exception to Ordinance 348, section 6.2e.(1) (front yard setback) to allow for variable front yard setback and side-facing garages as allowed by the Countywide Design Standards and Guidelines

APPROVED TENTATIVE TRACT MAP NO. 31961, 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 8/1/06 ymb

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

Prev. Agn. Ref.

District: Second

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

SEARCHED BY [unclear] 8/1/06

1.4