

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

2103



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
August 15, 2006

**SUBJECT:** TENTATIVE TRACT MAP NO. 31100 – EA39229 – Applicant: La Ventana Partners 77, LLC – Engineer / Representative: Webb & Associates - Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Open Space: Recreation (OS\_R) and Community Development: Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre), Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Southerly of Simpson Road, northerly of Olive Avenue, westerly of Leon Road, and easterly of La Ventanna Road – 77.86 Gross Acres - Zoning: Specific Plan (SP 293 PAs 7, 11, 12) - **REQUEST:** A Schedule A subdivision of 77.86 acres into 243 single family residential lots with a minimum lot size of 6,000 sq. ft., 2 lots for water detention basins, 4 open space lots for a paseo system, one 5 acre lot for a park, two remainder lots, and one 14.43 acre lot for a school.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above mentioned case acted upon by the Planning Commission on July 26, 2006.

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

**ADOPTED MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39229**, 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,

**APPROVED TENTATIVE TRACT MAP NO. 31100**, 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

Policy  
 Policy

Consent  
 Consent  
Consent  
 Consent

Dep't Recomm.:  
Per Exec. Ofc.:

DATE 9/19/06 RMB

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

1.5