

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

811 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
September 19, 2006

**SUBJECT:** TENTATIVE TRACT MAP NO. 32064, MINOR CHANGE NO. 1 – EA40915 – Applicant: Tandis Homes – Engineer / Representative: David Jeffers Consulting, Inc. - Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Nuevo Road, southeasterly of Corso Alto Avenue and westerly of Hansen Avenue – 31.4 Gross Acres - Zoning: Residential Agriculture (R-A) - **REQUEST:** Proposes to modify the Environmental Health Department's Conditions of Approval regarding required sewer facilities, for an approved schedule 'B' subdivision of 31.4 gross acres into 43 residential lots with a minimum lot size of 21,780 square feet and one (1) drainage lot.

**BACKGROUND:** Tentative Tract Map No. 32064 was originally approved by the Riverside County Board of Supervisor's on August 9, 2005 with 48 lots and one detention/water quality basin located toward the northeastern portion of the project site. This project previously proposed to join a Community Facilities District (CFD) along with three additional subdivisions (TR32065, TR32165, and TR33898) to facilitate the construction of sewers for these projects. The subject of this minor change proposal is to modify these conditions of approval in order to develop individual septic systems for each lot within Tentative Tract No. 32064 and to reduce the number of lots from 48 to 43.

**RECOMMENDED MOTION:**

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

The Planning Department recommended approval; and,

**THE PLANNING COMMISSION:**

Robert C. Johnson  
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE

DATE 10/3/06 mgj

Departmental Concurrence

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

RECEIVED RIVERSIDE COUNTY  
OCT 1 - 3 6N P: 23

Prev. Agn. Ref.

District: Fifth

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

1 . 19

The Honorable Board of Supervisors

RE: TENTATIVE TRACT MAP NO. 32064, MINOR CHANGE NO. 1

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**ADOPTED MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40915**, based on the findings incorporated in the initial study and the conclusion that the project will not have significant effect on the environment; and,

**APPROVED TENTATIVE TRACT MAP NO. 32064, MINOR CHANGE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.