

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

324B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 31, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 32065 MINOR CHANGE NO. 1 – CEQA EXEMPT – Applicant: Nuevo Partners LLC – 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 Rowley Lane, easterly of Hansen Avenue, southerly of Park Boulevard, and westerly of Jacinto Street – 64.5 Gross Acres - Zoning: Residential Agriculture-20,000 Square Foot Minimum (R-A-20,000) - **REQUEST:** Proposes to modify the Environmental Health Department's Conditions of Approval regarding required sewer facilities on the previously approved tentative map (August 9, 2005) by changing from sewer to septic and adjusting the minimum lot size from 20,000 sq. ft. to 21,780 sq. ft. This will result in a reduction of lots from 105 to 96. With these changes, the project is a Schedule B subdivision of 64.5 acres into 96 residential lots with a minimum lot size 21,780 sq. ft. and 2 detention basin lots.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on October 4th, 2006.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:

APPROVED TENTATIVE TRACT MAP NO. 32065 MINOR CHANGE NO. 1, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 11/11/06 rws

Departmental Concurrence

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

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Prev. Agn. Ref.

District: Fifth

Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

1.3