

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

403 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 26, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 31871 – EA39611 – Applicant: Rancho Bella Vista, LLC – Engineer / Representative: Rick Engineering Company - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units/Acre) / Open Space: Conservation (OS-C) – Location: Northerly of Promontory Parkway and westerly of Pourroy Road – 84.7 Gross Acres - Zoning: (SP No. 184A2, (Rancho Bella Vista) - Planning Area Nos. 7 & 8) - **REQUEST:** Proposes a Schedule A subdivision of 84.7 gross acres into 251 single family residential lots, which consists of 85 single-family residential lots with a minimum lot size of 4,500 square feet, 101 single family residential lots with a minimum of size of 5,000 square feet, and 65 single family lots with a minimum lots size of 6,000 square feet. The project also proposes one 25.5 acre passive park (Lot 252), one 3.5 acre active park (Lot 253), one 2.0-acre open space lot (Lot "A"), and a detention basin (Lot "B").

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on October 18, 2006.

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

Robert C. Johnson
Planning Director

RCJ:cv

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 11/13/06 meg

Policy

Consent

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

Prev. Agn. Ref. ATTACHMENTS FILED District: Third Agenda Number:

The Honorable Board of Supervisors
RE: TENTATIVE TRACT MAP NO. 31871
October 26, 2006
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ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39611**, 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. 31871**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.