

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

425B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 2, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 34713 – EA40801 – Applicant: Sheffield Community Inc. – Engineer / Representative: Albert A Webb Associated - First Supervisorial District – Mead Valley Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Avenue D, southerly of Markham Street, easterly of Cole Avenue and westerly of Alexander Street – 38.25 Gross Acres - Zoning: Light Agriculture-1 Acre Minimum (A-1-1) - **REQUEST:** Proposes a Schedule B subdivision of 38.25 gross acres into 33 single-family residential lots with a minimum lot size of one acre and four (4) open space lots. Open-space lot number 34 of 11,451 square feet will protect a sacred rock, open-space lot number 34 of 59,207 square feet will preserve the natural water course and open-space lot number 36 and 37 will serve as a bio-swale to be maintained by the Homeowner's Association. This project also includes a 14 foot community trail easement located on the western edge of the project boundary along Cole Avenue.

RECOMMENDED MOTION:

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

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

Robert C. Johnson
Planning Director

RCJ:cv

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICIAL

DATE 11/16/06 rcj

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

RECEIVED RIVERSIDE COUNTY
NOV 16 2006

Prev. Agn. Ref. District: First Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1.3

The Honorable Board of Supervisors
RE: TENTATIVE TRACT MAP NO. 34713
November 2, 2006
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ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40801**, 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 **TENTATIVE TRACT MAP NO. 34713**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.