

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

905B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 25, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 28570 / UNIT PHASE MAP NO. 519 – EA Exempt – Applicant: Robert Road Investment Group – Engineer/Representative: Fuscoe Engineering – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 DU/AC) – Location: Northerly of Del Norte Way, easterly of Robert Road, and southerly of Avenue 30 – 30 Gross Acres – Zoning: One-Family Dwellings (R-1) (7,200 Sq. Ft. Min.) – REQUEST: The project proposes to divide Tentative Tract Map No. 28570 into Unit Phase No. 1 (containing 72 lots) with remainder (containing 26 lots and a retention basin lot), to provide for flood control improvements and to request an extension of the tentative map by 36 months if the land divider is required to spend \$178,000.00 or more to construct improvements outside the tract boundary.

BACKGROUND:

Tentative Tract Map No. 28570 was heard and approved by the Planning Commission on October 18, 2006 by a vote of 5-0. The Planning Commissioners requested that the proposed basin which is designed to hold 261 acre-feet of flood water at a proposed depth of 40 feet be redesigned as the current design is out of scale with the neighborhood. No one spoke in favor or in opposition to the project.

RECOMMENDED MOTION:

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

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY 5-0 VOTE:

Ron Goldman
Interim Planning Director

RG:mb

REVIEWED BY EXECUTIVE OFFICE

DATE 12-27-06 AG

Departmental Concurrence

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

300R DEC 58 AM 3:04
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref. | District: Fourth | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1.2

The Honorable Board of Supervisors
RE: Tentative Tract Map No. 28570
RE: Unit Phase Map No. 519
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APPROVAL of **TENTATIVE TRACT MAP NO. 28570, UNIT PHASE MAP NO. 1 (UPH00519)**
subject to the attached conditions of approval, and based upon the findings and conclusions
incorporated in the staff report.