

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

320B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 24, 2007

SUBJECT: TENTATIVE TRACT MAP NO. 32049 MINOR CHANGE NO. 1 – EA39353 – Applicant: Barratt American – Engineer / Representative: Stantec Engineering - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Very High Density Residential (CD-VHDR) (14-20 Dwelling Units Per Acre) – Location: Southerly of Skyview Road and easterly of Winchester Road – 17.40 Gross Acres - Zoning: Specific Plan (SP No. 284 - Planning Area Nos. 11 and 12A) - **REQUEST:** The Tentative Tract Map proposes a Minor Change proposal to modify conditions of approval to reduce the required side yard setback for all yards that abut Planning Area 12B (Meadows) from 15 feet to a minimum of 8.8 feet.

BACKGROUND:

Tentative Tract Map No. 32049 was a Schedule "A" map proposing to subdivide 17.4 acres into four lots for open space, drainage, and 147 condominium units. This project was approved by the Riverside County Board of Supervisors on March 1, 2005. Environmental Assessment No. 39353 analyzed the environmental impacts of the proposed development and was adopted by the Board of Supervisors on March 1, 2005. The Riverside County Planning Department has determined that the proposed project would not have a significant effect on the environment and nothing further is required because all potentially significant effects have been adequately analyzed in a earlier Mitigated Negative Declaration pursuant to applicable legal standards; and have been avoided or mitigated pursuant to that earlier Mitigated Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

Ron Goldman
Interim Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 1/31/07 AM

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

1.5

The Honorable Board of Supervisors
RE: TENTATIVE TRACT MAP NO. 32049 MINOR CHANGE NO. 1
January 24, 2007
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RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on November 8, 2006.

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

APPROVED TENTATIVE TRACT MAP NO. 32049 MINOR CHANGE NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.