

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

602 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
February 21, 2007

**SUBJECT:** TENTATIVE TRACT MAP NO. 29326 – MITIGATED NEGATIVE DECLARATION –  
Applicant: Fiesta Development – Engineer / Representative: Canty Psomas - Fifth  
Supervisory District – Homeland Zoning Area – Harvest Valley / Winchester Area Plan;  
Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per  
Acre) – Location: Southerly of Watson Road, easterly of Sultanas Road, and westerly of  
Pierson Road – 19.1 Gross Acres - Zoning: Specific Plan (SP No. 260 Planning Area 41) -  
**REQUEST:** The Tentative Tract map is a Schedule A subdivision of 19.1 acres into 54 single  
family residential lots, and one open space lot for a storm drain easement and trail.

**BACKGROUND:**

This project was originally heard at Planning Commission on May 17, 2006 and July 12, 2006  
where it was recommended for denial to the Board of Supervisors based on incompatibility with  
existing surrounding land uses. On October 3, 2006 the Board of Supervisors recommended  
the project be redesigned and sent back to the Planning Commission for consideration. Since  
then the project has been redesigned and all county departments recommending approval.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the  
Planning Commission on December 13, 2006.

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

*Mark J. Balys*  
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Ron Goldman  
Planning Director

RG:cv

VIEWED BY EXECUTIVE OFFICE

DATE 2/27/07 BY [signature]

Departmental Concurrence

Policy

Consent

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

RECEIVED RIVERSIDE COUNTY  
FEB 21 10 25 AM '07  
PLANNING DEPARTMENT

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

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

1.4

The Honorable Board of Supervisors  
RE: TENTATIVE TRACT MAP NO. 29326  
February 21, 2007  
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**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38511**, 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. 29326**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.