

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

640B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 2, 2007

SUBJECT: TENTATIVE TRACT MAP NO. 34587 – MITIGATED NEGATIVE DECLARATION – Applicant: Bella Oaks, LLC – Engineer / Representative: SDH & Associates, Inc - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northwesterly corner of Glen Oaks Road and Bella Vista Road – 43.3 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - **REQUEST:** The Tentative Tract Map is a Schedule D subdivision of 43.3 acres into 9 residential lots with a minimum lot size of five acres for an overall density of 0.20 dwelling units per acre.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission of February 21, 2007.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40721**, 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. 34587**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Mark Balysfor

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 2/6/07

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

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

1.8