

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

419 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 26, 2007

SUBJECT: TENTATIVE TRACT MAP NO. 33569 – MITIGATED NEGATIVE DECLARATION – Applicant: SM Realty & Development, LLC – Engineer / Representative: Psomas - Second Supervisorial District – Glen Avon Zoning Area – Jurupa Area Plan: Community Development: Medium Density Residential (CD:MDR) – Location: Northerly of the Mission Bell Elementary School, southerly of Ben Nevis Boulevard and easterly of Conning Street. – 3.19 Gross Acres - Zoning: General Residential (R-3) - **REQUEST:** The Tentative Tract Map is a Schedule A subdivision of 3.19 gross acres into 13 single family residential lots with a minimum lot size of 7,200 sq. ft. and a 16' wide regional trail along Ben Nevis Boulevard.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on May 30, 2007

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION:

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40348, 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. 33569, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

[Signature]
Ron Goldman (Jenny Jolliffe)
Planning Director

RG:vc

REVIEWED BY EXECUTIVE OFFICE

DATE Alex Hann 6-29-07
ATex Gann

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

33569 TRACT MAP NO 0-21

Prev. Agn. Ref.

District: Second

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1.3