

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

958 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 9, 2007

SUBJECT: TENTATIVE TRACT MAP NO. 29328 – MITIGATED NEGATIVE DECLARATION – Applicant: Fiesta Development, Inc – Engineer / Representative: Psomas - Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley / Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre), Business Park (CD-BP) (0.25 - 0.60 Floor Area Ratio) – Location: Southerly of Watson Road, westerly of Branson Lane, northerly of Highway 74, and easterly of Pierson Road – 19.32 Gross Acres - Zoning: Specific Plan (SP No. 260 - Planning Area No. 46) - **REQUEST:** The Tentative Tract Map proposes a Schedule A subdivision of 19.32 acres into 74 single family residential lots with a minimum lot size of 7,200 square feet and one detention basin. The project also includes a 12 foot wide community trail located with the SH-74 right-of-way.

BACKGROUND:

As indicated in the staff report package, the General Plan exhibit (Exhibit 5) erroneously shows the subject property as Medium Density Residential and Business Park. The Board's approval of Specific Plan No. 260 Amendment No. 1 established Planning Area No. 46 as entirely Medium Density Residential. The County's Geographical Information System (GIS) has not yet been updated to reflect this fact. The update should be completed sometime after the anticipated Board action for this tentative tract map.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on July 11, 2007.

The Planning Department recommended Approval; and
THE PLANNING COMMISSION:

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 8/15/07
Tina Grande
Departmental Concurrence

- Policy
- Policy
- Consent
- Consent

COUNTY OF RIVERSIDE
01 AUG 12 11:31
OFFICE EXECUTIVE

01 AUG 12 03:18
RECEIVED RIVERSIDE COUNTY

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

1.3

The Honorable Board of Supervisors
RE: TENTATIVE TRACT MAP NO. 29328
August 9, 2007
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ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38503**, 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. 29328**, subject to the attached conditions of approval, and based upon the findings and conclusion incorporated in the staff report.