

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

955B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 3, 2007

SUBJECT: TENTATIVE TRACT MAP NO. 33598 – NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED – Applicant: Shea Homes Active Adult – Engineer / Representative: Stantec - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) – Location: Northerly of Cleveland National Forest, westerly of Triology Parkway, southerly of Augusta Drive – 1.46 Gross Acres - Zoning: Specific Plan (SP No. 221 - Planning Area No. 4) - **REQUEST:** The Tentative Tract Map proposes a Schedule A subdivision of 1.46 net acres into eleven (11) lots with a minimum lot size of 4,050 square feet model homes currently exist and were the model homes for Tentative Tract No. 29416-2.

BACKGROUND:

This project was approved by the Planning Commission based on a finding that the project was exempt from CEQA. Further analysis finds that finding was incorrect. Instead, the Planning Department has now determined that pursuant to Section 15162 of the California Environmental Quality Act (CEQA), the project will have no new effects, and no new mitigation measures will be required, and that the project is within the scope of the project covered by the earlier EIR or Negative Declaration and it adequately described this project for the purposes of CEQA, therefore no new environmental document will be required.

The Final Map was recorded for Tentative Tract No. 29416 on June 20, 2002 which did not include the model home lots. Since the recordation of the map Tentative Tract Map No. 29416 filed for one (1) extension of time August 29, 2003 which expired September 12, 2004. Due to the model home site never being recorded, a new Tentative Tract Map is required in order for the existing model lots to be able to record.

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 8/19/07

Tina Grande
Departmental Concurrence

- Policy
 - Consent
 - Policy
 - Consent
- Dept't Recomm.:
Per Exec. Ofc.:

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COMMITTEE OF RIVERSIDE
DISTRICT 13
OFFICE
EXECUTIVE

Prev. Agn. Ref.

District: First

Agenda Number:

1.8

The Honorable Board of Supervisors
RE: TENTATIVE TRACT MAP NO. 33598
August 3, 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 July 11, 2007.

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

APPROVED TENTATIVE TRACT MAP NO. 33598, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.