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

502B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 19, 2007

SUBJECT: TENTATIVE TRACT MAP NO. 31582 MINOR CHANGE NO. 1 – NO NEW DOCUMENTATION REQUIRED – Applicant: Project Design Consultants – Engineer / Representative: Project Design Consultants - Third Supervisorial District – Winchester Zoning Area – Sun City / Menifee Valley Area Plan: Community Development: Business Park (CD-BP) (0.25-0.60 Floor Area Ratio) and Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Southerly of Simpson, northerly of Olive Avenue and easterly of Menifee Road – 41.33 Gross Acres - Zoning: Specific Plan (SP No. 158 - Planning Area Nos. 3, 4, 5, 6, and 7) - **REQUEST:** The Tentative Tract Map is a proposal to change the approved TR31582 to change the location of the water quality basin adjacent to lot 221 with the residential lot 225, placing lot 246 adjacent to 258, revising the lot lines in the western cul-de-sac of Street G and revising the configuration of the water quality basin in lot 272 and deleting lots 33 and 24 to increase the size of Lot U (Water Quality Basin).

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 of Negative Declaration and it adequately described this project for the purposes of CEQA, therefore no new environmental document will be required.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on September 5, 2007.

Damian Meins for
Assistant Planning Director

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE
DATE 10/9/07
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref. | **District:** Third | **Agenda Number:** 1.4

Form 11p (Rev 03/02/07) Y:\Planning Case Files-Riverside office\TR31582MA\TR31582M11 11A.doc

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

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

APPROVED TENTATIVE TRACT MAP NO. 31582 MINOR CHANGE NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.