

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

8013



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 16, 2007

**SUBJECT:** TENTATIVE TRACT MAP NO. 32011 – MITIGATED NEGATIVE DECLARATION –  
Applicant: Warm Springs Investments – Engineer / Representative: Rich Valdez - Third  
Supervisory District – Rancho California Zoning Area – Southwest Area Plan: Community  
Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) –  
Location: Southerly of Auld Road, westerly of Pourroy Road, and northerly of High Vista Drive –  
12 Gross Acres - Zoning: Specific Plan (SP No. 238 - Planning Area No. 8) - **REQUEST:** The  
Tentative Tract Map is a Schedule A subdivision of 12.0 acres into thirty-three (33) single family  
residential lots with a minimum lot size of 7,200 square feet, one 2.1 acre park lot, and three  
open space lots for a water quality basin and enhanced landscaping.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the  
Planning Commission on October 3, 2007.

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

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT  
NO. 39478**, based on the findings incorporated in the initial study and the conclusion that the  
projects, subject to the proposed mitigation measures, will not have a significant effect on the  
environment; and

**APPROVED** **TENTATIVE TRACT MAP NO. 32011**, subject to the attached conditions of  
approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 11/16/07

Tina Grande  
Departmental Concurrence

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

1.7