

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

308B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 29, 2007

SUBJECT: TENTATIVE TRACT MAP NO. 33732 – CERTIFY ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 463 – Applicant: Ralph Emerson – Engineer / Representative: AEI-CASC Consulting - Third Supervisorial District – Sun City Zoning District – Sun City / Menifee Valley Area Plan: Community Development: Business Park (CD-BP) (0.25 - 0.60 Floor Area Ratio) – Location: Easterly of Antelope Road, westerly of Haleblan Road, and southerly of Garbani Road, and northerly of Scott Road – 94.3 Gross Acres - Zoning: Specific Plan (SP No. 334 - Planning Area Nos. 1, 2, 7, 8, and 9) - **REQUEST:** The Tentative Tract Map is a schedule A subdivision of 94.3 acres into 296 single-family residential lots, one 13.97 acre park, 38 open space lots for additional landscaping, drainage easements/pedestrian access, detention basins and drainage channels. This proposal includes the development of the Paloma Wash and mass grading of the entire Specific Plan area.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on November 7, 2007.

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

CERTIFIED ADDENDUM NO. 1 to **ENVIRONMENTAL IMPACT REPORT NO. 463**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementing Procedures and,

APPROVED TENTATIVE TRACT MAP NO. 33732, 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 12/11/07
Tina Grande

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

RECEIVED RIVERSIDE COUNTY
TRK / R... SUPERVISORS

2007 DEC 11 PM 12:42