

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

502B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 18, 2012

SUBJECT: **TENTATIVE TRACT MAP NO. 30238** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Woodcrest Partnership, LLC – First Supervisorial District – Location: northerly of Mariposa Avenue, southerly of Ponderosa Lane and easterly of Suttles Drive – REQUEST: The Tentative Tract Map is a schedule "B" subdivision of 34.74 acres into 26 residential lots ranging in size from 1.0 to 3.6 acres, one 1.4-acre detention basin lot and three lettered lots totaling approximately 3 acres.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on May 23, 2012.

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40265, 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,

APPROVE TENTATIVE TRACT MAP NO. 30238, subject to the attached conditions of approval, and based upon the findings and conclusions in the staff report.

BACKGROUND: At the first Planning Commission hearing Commissioner Roth voiced concerns regarding a number of issues regarding the design of the tentative map. The Commission voted to continue the project and directed staff to arrange a meeting with the

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL: jldm *p.m.*

(continued on next page)

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

☒ Policy

☐ Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: 1/1

Agenda Number:

1.3

project's engineer, Commissioner Roth, and Planning Staff. At the meeting, discussion revolved primarily around the proposed lot sizes, the design and maintenance of drainage facilities, and the proposed lot lines relative to adjacent properties and the watercourse/floodplain bisecting the property. Subsequent to the meeting, a modified map was submitted addressing issues discussed at the meeting.

At the subsequent Commission hearing staff introduced that map and recommended two additional conditions of approval (50. Planning. 31 & 80. Planning. 18). At that hearing, the Commission approved the tentative map as recommended by staff.