

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

321 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 8, 2007

SUBJECT: TENTATIVE TRACT MAP NO. 32984 – EA39885 – Applicant: Lennar Communities, Inc. – Engineer / Representative: Mayers and Associates Civil Engineering, Inc. – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Very High Density Residential (CD:VHDR) (14-20 Dwelling Units Per Acre), Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre), and Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Broken Bit Circle, southerly of De Palma Road and westerly of Horsethief Canyon Road – 31 Gross Acres - Zoning: Specific Plan (SP No. 152 Amendment No. 3, Planning Area No's. 22, 23, 24, and 25) - **REQUEST:** The Tentative Tract Map is a Schedule A subdivision to subdivide 31 gross acres into 85 single-family residential lots with a minimum lot size of 5,000 square feet, a 1.2 acre recreation area, a 6.21 acre conservation area, and 5 open space lots.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on November 8, 2006.

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

ADOPTED an **ADDENDUM TO ENVIRONMENTAL ASSESSMENT NO. 38981**, originally prepared for Specific Plan No. 152 Amendment No. 3, pursuant to Environmental Assessment No. 39885, and based on the findings incorporated in the initial study; and,

APPROVED **TENTATIVE TRACT MAP NO. 32984**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Interim Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 1/31/07

Departmental Concurrence

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

Prev. Agn. Ref.

District: First

Agenda Number: