

(Fast Track per Nancy Littlejohn 2-26-04)
Project: TENTATIVE TRACT MAP NO. 31025

Type of Case: Addendum for Environmental Impact Report No. 425

TO: Nancy Littlejohn

FROM: Aaron Cervantes, Planner I

TLMA

SCHEDULE FOR: Planning Commission – March 9, 2004

EA NO. 39000 – REQUIRES A 10 DAY NOTICE

EA NO. 39000

APPLICANT: Empire Land LLC

ZONING DISTRICT/AREA: El Cerrito/Glen Ivy

SUPERVISORIAL DISTRICT: Second District

LOCATION (2 Streets): West of Knabe Road, South of Weirick Road, East of Bedford Motorway

NO OF LOTS: 38

ACREAGE: 40

ZONE: Specific Plan

SCHEDULE: A

PROJECT: **Tentative Tract Map No. 31025** is a proposal to subdivide 40 acres into 35 single-family residential lots with a minimum lot size of 11,034, and 3 open space lots.

STAFF RECOMMENDATION:

The Planning Department recommended Approval; and THE PLANNING COMMISSION BY A VOTE OF 5-0 RECOMMENDS TO THE BOARD OF SUPERVISORS:

CERTIFICATION of the ADDENDUM for ENVIRONMENTAL IMPACT REPORT NO. 425,

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

APPROVAL of Tentative Tract Map No. 31025, based upon the findings and conclusions incorporated in the staff report.

 √ Attach one set of labels, including agency, pre-approved by plan techs (Riverside planners only).

Submit to Dorothy Bradberry