

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
March 11, 2004

**SUBJECT:** (FTA 2003-13) TENTATIVE TRACT MAP NO. 31025 - EA 39000 - Empire Land LLC - Second Supervisorial District - Temescal Canyon - SP00317, Planning Area 2 - 40 Acres - 35 single-family residential lots & 3 open space lots - Located west of Knabe Road, South of Weirick Road and north of Bedford Motorway - REQUEST: Tentative Tract Map No. 31025 proposes to subdivide 40 acres into 35 single-family residential lots & 3 open space lots.

**CONTROVERSIAL ISSUES:** None

**RECOMMENDED MOTION:**

**THE PLANNING DEPARTMENT RECOMMENDS:**

**CERTIFICATION of the ADDENDUM for ENVIRONMENTAL IMPACT REPORT NO. 427,** 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,

**TENTATIVE APPROVAL of TENTATIVE TRACT MAP NO. 31025,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

REVIEWED BY EXECUTIVE OFFICE  
*John W. Johnson*  
DATE 3/11/04  
Departmental Concurrence

Robert C. Johnson  
Planning Director

AC:nl

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

COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
MAY 11 2004

**Prev. Agn. Ref.**

**District: Second | Agenda Number:**

16.3

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16.4**

1:30 p.m. being the time set for public hearing on the application of Empire Land LLC for Fast Tract Tentative Tract Map 31025 – EA 39000 - which proposes a Schedule A map to subdivide 40 acres into 35 single-family residential lots with a minimum lot size of 11,034 and 3 open space lots, located in the El Cerrito/Glen Ivy, 2<sup>nd</sup> District, the Chairman called the matter for hearing.

Ron Goldman, Planning staff, recommended a one-week continuance.

Dorian Johnson, Corona Hills Empire Land, spoke in favor of the project.

On motion of Supervisor Tavaglione, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, March 16, 2004 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on March 9, 2004 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: March 9, 2004

Nancy Romero, Clerk to the Board of Supervisors, in

and for the County of Riverside, State of California.

By: *Nancy Romero* Deputy

AGENDA NO.

16.4

xc: Planning, Applicant, COB

(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