

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

617B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 5, 2004

SUBJECT: TENTATIVE TRACT MAP NO. 31301 / VARIANCE NO. 1753 - EA39029 - Far West Industries - Second Supervisorial District - Jurupa Area Plan - 18.50 acres - 31 single family residential lots - A-1 zoning - Schedule B - Located south of Jurupa Road and west of Tryolite Road - REQUEST: TR 31301, proposes to subdivide 18.50 acres into 31 single family residential lots / VAR 1753, proposes to waive the minimum lot requirement of 20,000 square feet as set forth in the A-1 zone for 17 single family residential lots within Tentative Tract Map No. 31301.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on April 21, 2004.

**The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Porras absent):**

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 39029, 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,

APPROVED Tentative Tract Map No. 31301, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVED Variance No. 1753, in accordance with Exhibit A.

Robert C. Johnson
Planning Director

RCJ:ar

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICER
Stacy J. Pugh
DATE 5/18/04

Dept's Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Second

Agenda Number:

1.4a+b