

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

620 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
May 17, 2004

**SUBJECT:** CHANGE OF ZONE NO. 6843 / TENTATIVE TRACT MAP NO. 31383 - EA39133  
- Sake Engineers, Inc. - Third Supervisorial District - Antelope Valley Zoning Area - 80 acres -  
179 lots - Schedule A - R-1 - R-A-1 Zoning - Located on the northerly side of Garbani Road,  
southerly of Holland Road and on the easterly side of Haleblian Road - REQUEST: CZ 6843,  
proposes to change the zone on a portion of the site from R-A-1 to R-5 / TR 31383, proposes to  
subdivide 80 acres into 179 residential lots; one .8 acre detention basin; one 1.55 acre park;  
and 19.38 acres of open space and landscape areas.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Zuppardo did not  
participate) RECOMMENDS TO THE BOARD OF SUPERVISORS:**

**ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39133,**  
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 Change of Zone No. 6843,** from R-A-1 to R-5, in accordance with  
Exhibit No. 2, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL of Tentative Tract Map No. 31383, AS AMENDED BY THE PLANNING  
COMMISSION,** subject to the attached conditions of approval, and based upon the findings and  
conclusions incorporated in the staff report.

Robert C. Johnson  
Planning Director

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REVIEWED BY EXECUTIVE OFFICE

*James J. Smith*  
DATE 5/19/04

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.6