

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

309B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 10, 2004

SUBJECT: CHANGE OF ZONE NO. 6729 / TENTATIVE TRACT MAP NO. 30837 - EA38835
- The Garrett Group, Inc. - Third Supervisorial District - Rancho California zoning area - 98.13 acres - 320 proposed lots - A-1-5 & A-1-10 zoning - Schedule A - Located easterly of Washington Street and northerly of Yated Road - REQUEST: CZ 6729, proposes to change the zoning on the project site from A-1-5 & A-1-10 to R-1 / TR 30837, proposes to subdivide 98.13 acres into 320 residential lots, and a 6.3 acre park lot.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A UNANIMOUS VOTE RECOMMENDS TO THE BOARD OF SUPERVISORS:

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 38835, 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. 6729, from A-1-5 & A-1-10 to R-1, 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. 30837, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:ar

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 9/27/04

Departmental Concurrence

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

 Consent
 Consent

Prev. Agn. Ref.

District: Third

Agenda Number:

16.2