

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

304B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 20, 2004

SUBJECT: CHANGE OF ZONE NO. 6868 / TENTATIVE TRACT MAP NO. 31724 - EA39244
- Cal Prop. - Third Supervisorial District - Antelope Valley Zoning Area - 39.13 acres - 128
proposed lots - I-P zoning - Schedule A - Located on the northerly side of Garbani Road,
easterly of Sherman Road, westerly of Haun Road, and southerly of Craig Road - REQUEST:
CZ6868, proposes to change the zoning from I-P to R-1 / TR31724, proposes to subdivide
39.13 acres into 128 residential lots; 1 park site and 1 detention basin.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
**THE PLANNING COMMISSION BY A VOTE OF 3-2 (Commissioner Roth and Porras
opposed) RECOMMENDS TO THE BOARD OF SUPERVISORS:**

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39244,
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. 6868, from I-P 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. 31724, subject to the attached conditions of approval,
and based upon the findings and conclusions incorporated in the staff report.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

[Signature]
DATE 9/27/04

[Signature]

Robert C. Johnson
Planning Director

RCJ:ar

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

 Consent
 Consent

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

16.2