

**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

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

Prev. Agn. Ref. | District: Third | Agenda Number:

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

16.1