

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

802B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 14, 2004

SUBJECT: CHANGE OF ZONE NO. 6897/ TENTATIVE TRACT MAP NO. 31831 - EA39294 - Spectrum Communities - Third Supervisorial District - Antelope Valley Zoning Area - 29.9 Acres - 103 proposed lots - I-P zoning - Schedule A - located northerly of Garbani road, westerly of Sherman Road, and southerly of Tupelo - REQUEST: CZ6897 proposes to change the zone from I-P to R-1 / TR31831 proposes to subdivide 29.9 acres into 103 residential lots with a 1.0 acre park.

CONTROVERSIAL ISSUES: NONE

RECOMMENDED MOTION:

The Planning Department recommended Approval; and
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:

ADOPTION OF A MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39294, 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. 06897, from Industrial Park (I-P) to One Family Dwellings (R-1), in accordance with Exhibit 2, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of TENTATIVE TRACT MAP NO. 31831, subject to the attached amended conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:ck

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

[Handwritten signature]
DATE 11/2/04

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.4