

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

124 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 24, 2005

SUBJECT: CHANGE OF ZONE NO. 6827 / TENTATIVE TRACT MAP NO. 31538 - EA39111
- Empire Land LLC - Third Supervisorial District - Winchester Zoning Area - 74 acres - 234
single family lots and 23 open space lots - R-R zoning - Schedule A - Located northerly of Olive
Avenue, southerly of Simpson Road, easterly of Winchester Road, and westerly of Patterson
Road - REQUEST: CZ 6827, proposes to change the existing zoning from R-R to R-1 /
TR 31538, proposes to subdivide 74 acres into 234 single family residential lots and include 23
open space lots for landscaping, parkways, and detention basins.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
**THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Porras absent)
RECOMMENDS TO THE BOARD OF SUPERVISORS:**

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39111,
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. 6827, from R-R to R-1, in accordance and
based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of Tentative Tract Map No. 31538, 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

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 2/1/05

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.2