

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

332 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 16, 2005

SUBJECT: CHANGE OF ZONE NO. 6929 / TENTATIVE TRACT MAP NO. 32101 - EA39421
- Diamond Brothers Five Partnership - Third Supervisorial District - Sun City Area Plan - 69.32 acres - 197 residential lots and 5 open space lots - SP zoning - Schedule A - Located north of Garbani Road, south of Patton Avenue, west of Briggs Road, and east of Lindenberger Road. -
REQUEST: CZ 6929, proposes to modify the planning area boundaries to the current proposal / TR 32101, proposes to subdivide 69.32 acres into 197 single family residential lots with 5 open space lots for Planning Areas 4-1, 4-2, 4-4 of SP158.

RECOMMENDED MOTION:

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

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39421, 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. 6929, modifying the boundaries to accommodate the current proposal; and,

APPROVAL of Tentative Tract Map No. 32101, 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

DATE 2-22-05 RK
Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.5