

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

624B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 3, 2005

SUBJECT: TENTATIVE TRACT MAP NO. 32228 / CHANGE OF ZONE NO. 6985 - EA39612
- The J. Edwards Company - Third Supervisorial District - Romoland Zoning Area - 27.6 acres -
91 proposed lots - R-1-10,000 zoning - Schedule A - Located northerly of McLaughlin Road and
westerly of Byers Road - REQUEST: TR32228, proposes to subdivide 27.6 acres into 91
residential lots / CZ6985, proposes to change the zoning from R-1-10,000 to R-1.

RECOMMENDED MOTION:

The Planning Department recommended approval; and,
THE PLANNING COMMISSION BY A VOTE OF 5-0 RECOMMENDS TO THE BOARD OF SUPERVISORS:

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39612, 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. 6985, from R-1-10,000 to R-1, based upon the findings and conclusions in the staff report.

APPROVAL of Tentative Tract Map No. 32228, subject to the attached conditions of approval and based upon the findings and conclusions in the staff report.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 3-24-05 RK

Mark F. Balys for
Robert C. Johnson
Planning Director

RCJ:ar

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1