

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



918B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 30, 2005

SUBJECT: TENTATIVE TRACT MAP NO. 31875 / VARIANCE NO. 01752 - EA39312 - Far West Industries - Second Supervisorial District - Glen Avon Zoning District - Jurupa Area Plan - 8.05 acres - 14 residential lots - R-A - Schedule A - Located south of Jurupa Road and east of Teasdale Avenue - REQUEST: TENTATIVE TRACT MAP NO. 31875 proposes to divide 8.05 acres into 14 residential lots. / VARIANCE NO. 01752 is a request to allow lots 5, 6, and 7 to be below the required 20,000 square foot minimum required by the Residential Agriculture (R-A) zone and Low Density Residential - Rural Community (LDR-RC) general plan designation.

RECOMMENDED MOTION:

RECEIVE AND FILE the notice of decision for the above referenced case acted on by the Planning Commission on March 16, 2005.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, BY A VOTE OF 4-0, (Commissioner Porras absent)

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39312**, 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,

APPROVED TENTATIVE TRACT MAP NO. 31875, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVED VARIANCE NO. 01752, based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:sn

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 4/13/05

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

Prev. Agn. Ref.

District: Second

Agenda Number:

1.4