

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



FROM: MA - Planning Department

SUBMITTAL DATE:  
January 25, 2006

**SUBJECT:** TENTATIVE PARCEL MAP NO. 32971 – CEQA Exempt – Applicant: Emerald Meadows Ranch – Engineer / Representative: JHA Consultants - Second Supervisorial District - Rubidoux Zoning District - Jurupa Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio), Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units per Acre), Commerical Retail (C-R) (0.20-0.35 Floor Area Ratio), Very High Density Residential (CD-HDR) (14-20 Dwelling Units per Acre), and Open Space: Recreation (OS-R), and Water (OS-W) – Location: Northerly of 34<sup>th</sup> Street, southerly of the I-60 Freeway, easterly of Rubidoux Boulevard and westerly of Santa Ana River – 278.45 Gross acres - Zoning: Specific Plan (SP) (SP No. 337 - Emerald Meadows Ranch) - **REQUEST:** Schedule I subdivision of 278.45 acres into 6 lots with a minimum lot size twenty (20) acres.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on December 12, 2005.

The Planning Department recommended Approval; and,  
**THE PLANNING DIRECTOR:**

**APPROVED TENTATIVE PARCEL MAP NO. 32971**, 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:nl

REVIEWED BY EXECUTIVE OFFICE  
*Janey...*  
DATE 1/30/06

Departmental Concurrence

Policy

Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second | Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

1.5