

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

104B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 6, 2003

SUBJECT: CHANGE OF ZONE NO. 6778 / TENTATIVE TRACT MAP NO. 30905 - EA38993
- Stratham Communities, Inc. - Second Supervisorial District - Eastvale Area Plan - 20 Acres -
73 Lots - Schedule A - A-2-5 and A-2-10 Zoning - Located on the southern side of Chandler
Street and east of Hellman Avenue - REQUEST: CZ6778, proposes to change the zoning on
subject property from Heavy Agriculture 5 Acre Minimum and Heavy Agriculture 10 Acre
Minimum to R-1 One Family Dwelling / TR30905, proposes to divide 20 acres into 73 residential
lots with a minimum lot size of 7,200 square feet and 1 remainder parcel.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 38993,
based on the findings and mitigations incorporated in the initial study and the conclusion that the
project, as conditioned, will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of Change of Zone No. 6778, from A-2-5 and A-2-10 to R-1 in
accordance with Exhibit 2 pending final adoption of the final zoning ordinance by the Board of
Supervisors; and,

APPROVAL of Tentative Tract Map No. 30905, subject to the attached conditions of approval,
based on the findings and conclusions incorporated in the staff report.

CONTROVERSIAL ISSUES:

None.

Robert C. Johnson
Planning Director

RCJ:ar

REVIEWED BY EXECUTIVE OFFICE
Handwritten signature
DATE 11/19/03
Departmental Concurrence

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

Prev. Agn. Ref. | District: Second | Agenda Number: