

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

540B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 22, 2004

SUBJECT: CHANGE OF ZONE NO. 6824 / TENTATIVE TRACT MAP NO. 31386 - EA39104 - John Laing Homes - Second Supervisorial District - Eastvale zoning district - 36.74 acres - 136 proposed lots - Schedule A - A-2-10; C-1 / C-P zoning - Located at the northwest corner of Hamner Avenue and Schliesman Road - REQUEST: CZ 6824, proposes to change the zoning on the subject site from A-2-10 and C-1/C-P to R-1; TR 31386, proposes to subdivide 36.74 acres into 136 single family residential lots.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS TO THE BOARD OF SUPERVISORS:

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39104, 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. 6824, from A-1-10 and C-1/C-P to R-1, in accordance with Exhibit No. 2 pending final adoption of the final zoning ordinance by the Board of Supervisors; and,

APPROVAL of Tentative Tract Map No. 31386, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 5/14/04
RCJ:al

[Signature]
Robert C. Johnson
Planning Director

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

Prev. Agn. Ref.

District: Second

Agenda Number:

16.3