

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

322 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 22, 2004

SUBJECT: CHANGE OF ZONE NO. 6822 / TENTATIVE TRACT MAP NO. 31580 - EA39101
- WL Homes LLC - Second Supervisorial District - Prado-Mira Loma zoning district - 31.44 acres
- 132 proposed lots - Schedule A - A-2-10 zoning - Located north of Cloverdale Road and east
of Harrison Avenue - REQUEST: CZ 6822, proposes to change the zoning on the subject site
from A-2-10 to R-1; TR 31580, proposes to subdivide 31.44 acres into 132 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. 39101,
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. 6822, from A-2-10 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. 31580, 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:ar

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
James St. James
DATE 4/22/04

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

Prev. Agn. Ref.

District: Second | Agenda Number:

16.3