

540B
SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



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:

16.1

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.3

1:30 p.m. being the time set for public hearing on the application of John Laing Homes for adoption of a mitigated negative declaration for environmental assessment no. 39104; Approval of Change of Zone 6824 to change the zoning from A-1-10 and C-1/C-P to R-1; and, Approval of Tract 31386, a Schedule A map to subdivide 36.74 acres into 136 single family residential lots, located in the Eastvale area, 2nd District, the Chairman called the matter for hearing.

Ron Goldman, Planning staff, requested a thirty day continuance to allow the Agricultural Preserve withdrawal to catch up to this.

On motion of Supervisor Tavaglione, seconded by Supervisor Wilson and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, June 22, 2004 at 1:30 p.m.

Roll Call:

Ayes: Buster, Tavaglione, Venable and Wilson
Noes: None
Absent: Ashley

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on May 18, 2004 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: May 18, 2004

Nancy Romero, Clerk to the Board of Supervisors, in

and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.

16.3

xc: Planning, Applicant, COB