

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

720 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 9, 2004

SUBJECT: CHANGE OF ZONE NO. 6754 / TENTATIVE TRACT MAP NO. 30913 - EA 38907
- Joda LP - Eastvale Area Plan - Second Supervisorial District - 104 proposed acres - 292
proposed lots - A-2-10 zoning - Schedule A - Located west of Archibald Avenue, northeast of
River Road. - REQUEST: CZ6754, proposes to change the zoning from A-2-10 to R-1 /
TR30913, proposes to subdivide 104 acres into 292 residential lots, 1 park site, 1 detention
basin and 2 remainder lots.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
**THE PLANNING COMMISSION BY A UNANIMOUS VOTE RECOMMENDS TO THE BOARD
OF SUPERVISORS:**

**ADOPTION OF A MITIGATED NEGATIVE DECLARATION for Environmental Assessment
No. 38907**, 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. 6754, from A-2-10 to R-1, in
accordance with Exhibit A; and,

APPROVAL OF TENTATIVE TRACT MAP NO. 30913, subject to the attached conditions of
approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL OF EXCEPTION OF LOTS 71, 115-119, and 218 from the depth width ratio
requirements of Section 3.8.C of County Ordinance 460.

Robert C. Johnson
Planning Director

RCJ:ar

Departmental Concurrence

REVIEWED IN PLANNING OFFICE
[Signature]
DATE 8/11/04

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

Prev. Agn. Ref.

District: Second | Agenda Number: