

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

721 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 10, 2004

SUBJECT: CHANGE OF ZONE NO. 6901 / TENTATIVE TRACT MAP NO. 31622 - EA39324
- Lewis Operating Corp. - Eastvale Area Plan - Second Supervisorial District - 27 acres - 95 proposed lots - A-2-10 zoning - Schedule A - Located east of Cucamonga Creek, west of Archibald Avenue, and north of Schleisman Road - REQUEST: CZ6901, proposes to change the zoning from A-2-10 to R-1 / TR31622, proposes to subdivide 27 acres into 95 residential lots, 1 open space lot, 1 park site.

CONTROVERSIAL ISSUES:

Parks and Public Services – RESOLVED THROUGH CONDITIONS OF APPROVAL.

RECOMMENDED MOTION:

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

ADOPTION OF A MITIGATED NEGATIVE DECLARATION for Environmental Assessment No. 39324, 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. 6901, from A-2-10 to R-1 in accordance with Exhibit "A"; and,

APPROVAL OF TENTATIVE TRACT MAP NO. 31622, 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

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 8/16/04

Departmental Concurrence

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

COUNTY OF RIVERSIDE
04 AUG 12 PM 3:29
EXECUTIVE OFFICE

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

16.4