

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 10, 2004

SUBJECT: CHANGE OF ZONE NO. 6853 / TENTATIVE TRACT MAP NO. 31476 - EA39198
- Stratham Communities LLC - Eastvale Area Plan - Second Supervisorial District - 40.42 acres
- 153 proposed lots - A-2 and A-2-10 zoning - Schedule A - Located east of Hellman Avenue,
west of the Cucamonga Creek, and south of Schleisman Road - REQUEST: CZ6853, proposes
to change the zoning from A-2 and A-2-10 to R-1 / TR31476, proposes to subdivide 40.42 acres
into 153 single family residential lots.

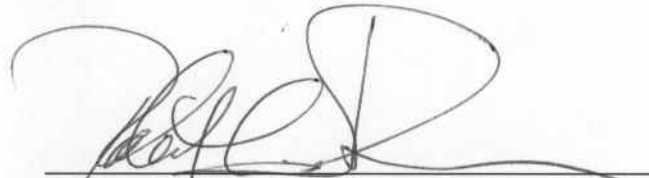
RECOMMENDED MOTION:

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. 39198, 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. 6853, from A-2 and A-2-10 to R-1 in accordance with Exhibit "A"; and,

APPROVAL OF TENTATIVE TRACT MAP NO. 31476, subject to the attached conditions of approval and based on the findings and conclusions incorporated in the staff report.


Robert C. Johnson
Planning Director

RCJ:ar

REVIEWED BY EXECUTIVE OFFICE

DATE 8/30/04

Departmental Concurrence

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

Prev. Agn. Ref.

District: Second

Agenda Number:

16.1