

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

102 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 1, 2004

SUBJECT: CHANGE OF ZONE NO. 6909 / TENTATIVE TRACT MAP NO. 31803 - EA39346
- Van Ryn Investments - Second Supervisorial District - Eastvale Area Plan - 53.91 acres - 183
proposed lots and 1 park site - A-2-10 zoning - Schedule A - Located north of Schleisman Road,
south of Cloverdale, east of Hellman Avenue, and west of Archibald Avenue - REQUEST:
CZ6909, proposes to change the zoning on the site from A-2-10 to R-1 / TR31803, proposes to
subdivide 53.91 acres into 183 residential lots and 1 park site.

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. 39346,
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. 6909, from A-2-10 to R-1, in accordance with
Exhibit A; and,

APPROVAL of Tentative Tract Map No. 31803, 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 9/13/04

Robert C. Johnson
Planning Director

RCJ:ar

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

Prev. Agn. Ref.

District: Second

Agenda Number:

16.5