

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

614B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 7, 2004

SUBJECT: CHANGE OF ZONE NO. 6849 / TENTATIVE TRACT MAP NO. 31492 - EA 39182
- Richland Communities - Second Supervisorial District - Eastvale Area Plan - 47.6 acres - 175
proposed lots - A-2-10 zoning - Schedule A - Located on the east side of Archibald Road and
the north side of Schleisman Road - REQUEST: CZ 6849, proposes to change the zoning on
site from A-2-10 to R-1 / TR 31492, proposes to subdivide 47.6 acres into 175 residential lots
and 1 open space lot.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Snell absent)
RECOMMENDS:

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39182,
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. 6849, from A-2-10 to R-1 in accordance with
Exhibit No. 3, pending final adoption of the final zoning ordinance by the Board of Supervisors;
and,

APPROVAL of Tentative Tract Map No. 31492, 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
James J. Smith
DATE 10/26/04
Departmental Concurrence

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

Prev. Agn. Ref.

District: Second | Agenda Number:

16.2