

303B



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

FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 14, 2005

SUBJECT: CHANGE OF ZONE NO. 6851 / TENTATIVE TRACT MAP NO. 31406 - EA39191 - Alexander Communities - Prado-Mira Loma Zoning District - Eastvale Area Plan - Second Supervisorial District - 28.95 acres - 94 lots - Schedule A - A-2-10 Zoning - Located west of Archibald Avenue and northeast of River Road - REQUEST: CHANGE OF ZONE NO. 6851 proposes to change the current zoning designation from Heavy Agricultural ten-acre (A-2-10) to One-Family Dwellings (R-1). / TENTATIVE TRACT MAP NO. 31406 proposes to subdivide 28.95 acres into 93 single-family residential lots and one open space lot.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, UNANIMOUSLY RECOMMENDS:

ADOPTION of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39191**, 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. 6851**; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31406**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Departmental Concurrence

DATE 5/16/05

Robert C. Johnson
Planning Director

RCJ:sn

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

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

16.2