

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 23, 2005

SUBJECT: CHANGE OF ZONE NO. 6947 / TENTATIVE TRACT MAP NO. 32136 - EA39481 - Applicant: Wineville, LLC - Engineer/Representative: RBF Consulting - Second Supervisorial District - Prado-Mira Loma Zoning District - Eastvale Area Plan - Location: North of 68th Street, east of Interstate 15, west of Wineville Avenue and south of Limonite Avenue - 50.22 Acres - 168 Lots - Zoning: Heavy Agricultural - 10 Acre Minimum (A-2-10) - REQUEST: To change the current zoning designation from Heavy Agricultural ten-acre minimum (A-2-10) to One-Family Dwellings (R-1) and Manufacturing-Service Commercial (M-SC). Schedule A subdivision of 50.22 acres into 165 single-family residential lots and 3 open space lots for water detention.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39481**, 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. 6947** from Heavy Agricultural ten-acre minimum (A-2-10) to One-Family Dwellings (R-1) and Manufacturing-Service Commercial (M-SC), in accordance with Exhibit #1, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32136**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

David Mares For

Robert C. Johnson
Planning Director

RCJ:sn

REVIEWED BY EXECUTIVE OFFICE
Samuel S. S. S. S.
DATE 9/6/05

Departmental Concurrence

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

Prev. Agn. Ref.

District: Second

Agenda Number:

16.3