

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

805b



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
September 12, 2005

**SUBJECT:** CHANGE OF ZONE NO. 7079 / TENTATIVE TRACT MAP NO. 32491 - EA39882 - Applicant: D.R. Horton - Engineer/ Representative: Adams Streeter - Second Supervisorial District - Prado-Mira Loma Zoning District - Eastvale Area Plan: Community Development: Medium Density Residential (CD-MDR) ( 2-5 Dwellings Units Per Acre) - Location: Northerly of Schleisman Road, easterly of Hellman Avenue and westerly fo Archiblad Avenue - 54.60 Gross Acres - Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) - REQUEST: Change of zone to alter 54.60 acres zoned Heavy Agriculture 10-Acre Minimum (A-2-10) to One-Family Dwelling (R-1). Schedule A subdivision of 54.60 gross acres into 174 single family residential lots with a minimum lot size of 7,200 square feet, 2 water mitigation lots and four open space lots.

**RECOMMENDED MOTION:**

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

**ADOPTION** of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39882**, 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. 7079** from Heavy Agriculture 10-Acre Minimum (A-2-10) to One Family Dwelling (R-1); and,

**APPROVAL** of an **EXCEPTION**, as per Section 3.1 C & D. of Ordinance No. 460, to Section 3.8.E. **LOT DEPTH TO WIDTH RATIO**) for Lot Nos. 59, 91 and 92; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 32491**, 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:sn

REVIEWED BY EXECUTIVE OFFICE  
*Adams Streeter*  
DATE 9/16/05

Departmental Concurrence

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

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

16.1