

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

3098



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 23, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 30896 MINOR CHANGE NO. 1 – CEQA Exempt – Applicant: Adams-Streeter Civil Engineers – Engineer / Representative: Adams-Streeter Civil Engineers - Second Supervisorial District – Prado-Mira Loma Zoning District - Eastvale Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Northerly of Eastvale Parkway, southerly of Schleisman Road, and westerly of Archibald Avenue – 19.54 Gross Acres - Zoning: Heavy Agriculture, 10 Acre Minimum (A-2-10) - **REQUEST:** A minor change to the approved tentative tract 30896 which includes deletion of cul-de-sac "C" and the redesign of Lots 51 through 73. Lots 51 through 73 are resized and the number of total lots remains at 73.

BACKGROUND: Tentative Tract Map No. 30896 (TR30896) and Change of Zone No. 6737 (CZ6737) were approved by the Planning Commission on October 22, 2003. TR30896 was subsequently approved by the Board of Supervisors on December 2, 2003 and a mitigated negative declaration to Environmental Assessment No. 38858 (EA38858) was also adopted at that time. Final adoption of CZ6737 by the Board of Supervisors has not yet occurred.

CHANGE OF ZONE NO. 6737 is a proposal to change the zoning on the subject property from Heavy Agriculture, 10 acre minimum lot size (A-2-10) to One-Family Dwellings (R-1).

TENTATIVE TRACT MAP NO. 30896 was approved as a Schedule A subdivision of 19.54 acres into 73 single family residential lots with a minimum lot size of 7,200 square feet.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above mentioned case acted upon by the Planning Commission on April 26, 2006.

Robert C. Johnson
Planning Director

RCJ:aa

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE

JAF
Departmental
8/14/06

Dep't
Per

Exec.

Prev. Agn. Ref.

District: Second

Agenda Number:

The Honorable Board of Supervisors
RE: TENTATIVE TRACT MAP NO. 30896 MINOR CHANGE NO. 1
May 23, 2006
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The Planning Department recommended approval; and,
**THE PLANNING COMMISSION BY A VOTE OF 3-0 (COMMISSIONER PORRAS AND
COMMISSIONER ZUPPARDO WERE ABSENT) RECOMMENDED:**

APPROVAL of **TENTATIVE TRACT MAP NO. 30896, MINOR CHANGE NO 1.**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.