

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

128 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 18, 2008

SUBJECT: CHANGE OF ZONE NO. 7656/ORDINANCE NO. 348.4601 – Applicant: Lewis Investment Company LLC – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: High Density Residential (CD-HDR) (8 - 14 Dwelling Units Per Acre) – Location: Westerly of Interstate 15, easterly of Hammer Avenue, and southerly of Limonite Avenue – 34.7 Gross Acres - Zoning: General Residential (R-3) - REQUEST: ADOPTION of Ordinance No. 348.4601 adopting SP zoning text and Planning Area boundaries map for Specific Plan No. 266, Substantial Conformance No. 4 (I-15 Corridor.)

RECOMMENDED MOTION:

ADOPTION of Ordinance No. 348.4601, adopting Specific Plan Zoning Ordinance Text and establishing Planning Area boundaries for properties within Specific Plan No. 266, Substantial Conformance No. 4 (I-15 Corridor).

BACKGROUND:

Public hearing concerning Specific Plan No. 266, Substantial Conformance No. 4 (I-15 Corridor) and Change of Zone No. 7656 were tentatively approved, and a finding that No Further Environmental Documentation was adopted by the Board of Supervisors on July 15, 2008.

Jerry Jolliffe
Ron Goldman
Planning Director

Jerry Jolliffe for
Deputy Planning Director

RG:ar

REVIEWED BY EXECUTIVE OFFICE

FORM APPROVED COUNTY COUNSEL
BY: MINH C. TRAN
DATE: 7/22/08
Date Approved: 7/22/08
Lina Grande
Deputy Director of Planning

Policy
 Policy

Consent
 Consent

Dept Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

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B. There are no building setbacks from a project's interior streets.
Building setbacks from exterior boundary lines shall be five feet
(5').

(3) Except as provided above, all other zoning requirements shall be the
same as those identified in Article VIII and Article XVIII of Ordinance No.
348.

Section 3. This ordinance shall take affect 30 days after its adoption.

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

By: _____
Chairman, Board of Supervisors

ATTEST:

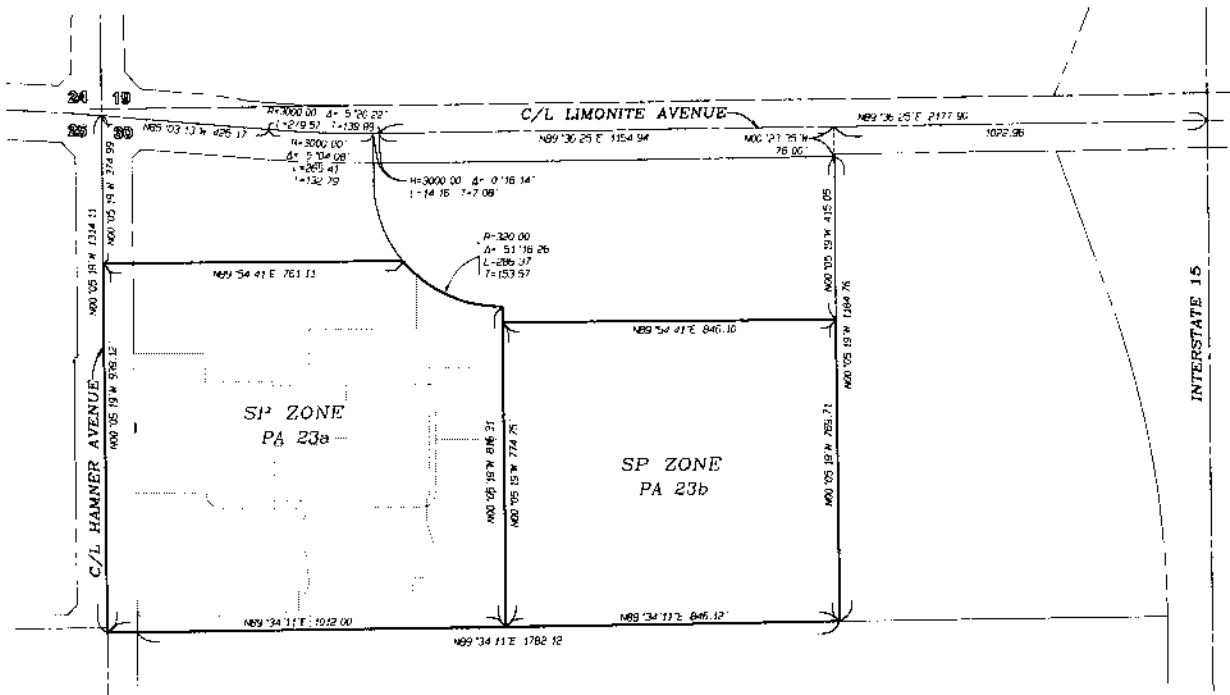
CLERK OF THE BOARD:

By: _____
Deputy

APPROVED AS TO FORM
July 18, 2008

By: 
MINH TRAN
Deputy County Counsel

SEC. 30, T.2S., R.6W. S.B.M.



LEGEND

SP ZONE

SPECIFIC PLAN (SP 266)

R 3

GENERAL RESIDENTIAL (SP 266)

MAP NO. 38.137
 CHANGE OF OFFICIAL ZONING PLAN
 PRADO - MIRA LOMA
 DISTRICT

CHANGE OF ZONE CASE NO. 07656
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4601
 ADOPTION DATE: JULY 29, 2008
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET
 0 200