

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

603 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: January 31, 2003

SUBJECT: CHANGE OF ZONE NO. 6631 / TENTATIVE TRACT MAP NO. 30288 - EA38431 - Corman-Leigh Communities - Second Supervisorial District - Rubidoux Zoning District - 56.9 acres - 80 lots - A-1 zoning - Schedule B - Located south of Jurupa Road, northerly of Limonite Avenue and east of Camino Real in the Jurupa Hills region of unincorporated Riverside County - REQUEST: CZ 6631, proposes to change the zoning on the 56.9 acre subject property from A-1 to R-A / TR 30288, proposes to subdivide 56.9 acres into 80 residential lots.

CONTROVERSIAL ISSUES: Opposition to original tract proposal - Resolved through current proposal of half-acre lots.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and, THE PLANNING COMMISSION, BY A VOTE OF 4-0 (Commissioner Porras was not present) Recommend:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38431**, 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,

APPROVAL of **CHANGE OF ZONE NO. 6631**, from A-1 to R-A in accordance with Exhibit No. 2; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 30288**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Aleta J. Laurence
Aleta J. Laurence, AICP, Planning Director

AJL:ar

REVIEWED BY EXECUTIVE OFFICE

DATE 2/14/03 RBQ

- Department Recommendation: Consent Policy
- Per Executive Office: Consent Policy

Prev. Agn. Ref.

Dist. Second/Second AGENDA NO.

16.3