

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

801 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: April 29, 2003

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 640 / CHANGE OF ZONE NO. 6734 / TENTATIVE TRACT MAP NO. 30817 - EA 38822 - Van Daele Development Corp. - Eastvale Zoning Area - Second Supervisorial District - 73.98 Acres - 271 Lots - A-2-10 and A-2-5 Zoning - Schedule A - Located on the western side of Hamner Avenue, south of Schleisman Road - REQUEST: GPA 640, proposes to amend the Jurupa Community Plan from Agriculture/Development Reserve and Water Resources / Flooding to Residential 2B. / CZ 6734, proposes to change the zoning on the subject property from Heavy Agriculture and Watercourse, Watershed & Conservation Areas to One Family Dwelling. / TR 30817, proposes to divide the 73.98 acres into 271 single family residential lots with a minimum lot size of 7,200 square feet, and an average of 8,549 square feet.

**CONTROVERSIAL ISSUES: NONE**

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION RECOMMEND BY A VOTE OF 5-0:

**ADOPTION OF a De Minimis Finding as follows:** An Initial Study has been prepared by the Riverside County Planning Department for the project described in ENVIRONMENTAL ASSESSMENT NO. 38852, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

**ADOPTION OF a Mitigated Negative Declaration for Environmental Assessment**

Ron Goldman, Interim Planning Director

RG:ar

(Continued On Attached Page)

**CEO. RECOMMENDATION:**

**APPROVE**

County Executive Office Signature

Department Recommendation:  Consent  Policy  
Per Executive Office:  Consent  Policy

Prev. Agn. Ref.

Dist. Second

AGENDA NO.

16.5

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 640 / CHANGE OF ZONE NO. 6734 /

TENTATIVE TRACT MAP NO. 30817 -

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**No. 38852**, based on the findings and mitigations incorporated in the initial study and the conclusion that the project as conditioned, will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL OF General Plan Amendment No. 00640**, from Agricultural / Development Reserve and Water Resources / Flooding to Residential 2B/2-5 DU/AC in accordance with Exhibit 6A pending the adoption of the general plan amendment resolution by the Board of Supervisors; and,

**TENTATIVE APPROVAL OF Change of Zone No. 06734**, from A-2-10, A-2-5, and W-1 to R-1 in accordance with Exhibit 2 pending final adoption of the final zoning ordinance by the Board of Supervisors; and,

**APPROVAL OF Tentative Tract Map No. 30817**, subject to the attached conditions of approval, based on the findings and conclusions incorporated in the staff report; and,

**APPROVAL OF Exemption of lots** 24, 57, 58, 194, 195, 200, 206, 242, and 271 from the depth width ratio requirements of Section 3.8.C of County Ordinance 460.