

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

506 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:** April 4, 2003

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 627 / CHANGE OF ZONE NO. 6696 / TENTATIVE TRACT MAP NO. 30633 - EA 38719 - Western Pacific Housing - Second Supervisorial District - Prado-Mira Loma Zoning District - 87.25 Acres - 311 proposed lots - Schedule A - A-2-10 Zoning - Located north of Cloverdale Road, south of Bellgrave Avenue, west of Hamner Avenue and east of Sumner Avenue - REQUEST: GPA 627, proposes to amend the Jurupa Community Plan Land Use Allocation Map from Agriculture/Development Reserve to 2B (2-5 du/ac) on 79.65 acres and to Commerical on 7.6 acres / CZ 6696, proposes to change the zone from A-2-10 (Heavy Agriculture, 10 acre min. lot size) to R-4 (Planned Residential) on 79.65 acres and to C-P-S (Commerical Scenic Highway) on 7.6 acres / TR 30633, propoes to divide 87.25 acres into 310 single family residential lots with a min. lot size of 6,500 sq ft and 1 commercial lot.

**CONTROVERSIAL ISSUES:** None

**RECOMMENDED MOTION:**

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

**ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38719**, 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 GENERAL PLAN AMENDMENT NO. 627**, in accordance

Ron Goldman, Interim Planning Director

RG:ar

(Continued On Attached Pages)

**CEO. RECOMMENDATION:**

**APPROVE**

County Executive Office Signature

Policy

Policy

Consent

Consent

Department Recommendation:  Consent

Per Executive Office:  Consent

**Prev. Agn. Ref.**

**Dist. Second**

**AGENDA NO.**

16.1

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 627 / CHANGE OF ZONE NO. 6696 /  
TENTATIVE TRACT MAP NO. 30633 -

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with Exhibit 5; and,

**TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6696**, in accordance with Exhibit 2; and,

**APPROVAL of TENTATIVE TRACT MAP NO. 30633**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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



**16.7**

1:30 p.m. being the time set for public hearing on the application of Western Pacific Housing for adoption of a Mitigated Negative Declaration for Environmental Assessment 38719, for General Plan Amendment 627 to amend the Jurupa Community Plan Land Use Allocation Map from Agriculture/Development Reserve to 2B (2-5 du/ac) on 79.65 acres and to Commercial on 7.6 acres; Change of Zone 6696 to change the zoning from A-2-10 (Heavy Agriculture, 10 acre minimum lot size) to R-4 (Planned Residential) on 79.65 acres and to C-P-S (Commercial Scenic Highway) on 7.6 acres; and, for Tentative Tract Map 30633 which proposes a Schedule A map to subdivide 87.25 acres into 310 single family residential lots with a minimum lot size of 6,500 sq. ft. and 1 commercial lot, located in the Prado-Mira Loma District, 2<sup>nd</sup> District, the Chairman called the matter for hearing.

Supervisor Tavaglione requested a continuance for 30 days to allow the applicant to work with the developers on parks.

John Myhre, applicant, spoke in favor.

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, June 24, 2003 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on

\_\_\_\_\_ May 20, 2003 \_\_\_\_\_ of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: May 20, 2003

Nancy Romero, Clerk to the Board of Supervisors, in  
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.  
16.7

xc: Planning, Applicant, COB