

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:** May 19, 2003

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 570 / CHANGE OF ZONE NO. 6595 / TENTATIVE TRACT MAP NO. 29677 - EIR 446 - Anthony Osterkamp - Second Supervisorial District - Eastvale Area Plan - A-2-5 and A-2-10 Zoning - 105.4 acres - 1 open space lot, and 426 single family residential lots - Located east of Hellman Avenue, south of Chandler Street, and west of Archibald Avenue - REQUEST: GPA 570, proposes to change the subject site's land use designation per the Jurupa Community Plan from Agriculture/Development Reserve to Category 2B Residential (2-5 DU/AC per RCIP). / CZ 6595, proposes to change the zoning designation from A-2-10 to R-4 on 68.2 acres of the project site; and from A-2-5 to R-4 on the 37.2 acre remainder. / TR 29677, proposes to subdivide 105.4 acres into 1 open space lot and 426 single family residential lots with a 6,500 square foot minimum lot size.

**CONTROVERSIAL ISSUES:** Loss of agricultural land, increased traffic, impact to air quality, the need for additional and/or improved recreational facilities, connected trails and maintenance – resolved through conditions of approval.

**RECOMMENDED MOTION:**

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

**CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 446**, which has been completed in compliance with the EIR Guidelines and the Riverside County Rules to Implement CEQA; based upon the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

  
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Ron Goldman, Interim Planning Director

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(Continued On Attached Page)

**CEO. RECOMMENDATION:**

**APPROVE**

County Executive Office Signature



Department Recommendation:  Policy  
Per Executive Office:  Policy  
 Consent  
 Consent

Prev. Agn. Ref.

Dist. Second

AGENDA NO.

**16.6**

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 570 / CHANGE OF ZONE NO. 6595 /  
TENTATIVE TRACT MAP NO. 29677 -

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**TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 570**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6595**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL of TENTATIVE TRACT MAP NO. 29677**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.