

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

506 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: June 17, 2003

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 650 / CHANGE OF ZONE NO. 6752 / TENTATIVE TRACT MAP NO. 31063 - EA38891 - Distinguished Homes - Second Supervisorial District - Eastvale Area Plan - 11.78 acres - 47 single family residential lots - R-1 zoning - Schedule A - Located north of 58<sup>th</sup> Street, south of Bellgrave Avenue, and west of Cleveland Avenue - REQUEST: GPA650, proposes to amend the Jurupa Community Plan Land Use Allocation Map from Agriculture/Development Reserve to 2B (Residential 2-5 du/ac) on 11.78 acres / CZ6752, proposes to change the zone from A-2-10 to R-1 on 11.78 acres / TR31063, proposes to divide 11.78 acres into 47 single family residential lots with a minimum lot size of 7,200 sq. ft.

**CONTROVERSIAL ISSUES:** None

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION, BY A VOTE OF 4-0 (Commissioner Porras was absent) RECOMMEND:**

**ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38891**, based on the findings and mitigations incorporated in the initial study and the conclusions that the project, as conditioned, will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 650**, from Jurupa Community Plan (Agricultural/Development Reserve) to Jurupa Community Plan (2B: 2-5 du/ac) in accordance with Exhibit A pending final adoption of the general plan

Ron Goldman, Interim Planning Director

RG:ar

(Continued On Attached Page)

RECEIVED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 6/20/03

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

Prev. Agn. Ref.

Dist. Second

AGENDA NO.

16.2

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 650 / CHANGE OF ZONE NO. 6752 /  
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amendment resolution by the Board of Supervisors; and,

**TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6752**, from A-2-10 to R-1 in accordance with Exhibit A pending final adoption of the final zoning ordinance by the Board of Supervisors; and,

**APPROVAL of TENTATIVE TRACT MAP NO. 31063**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.