

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

535 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: June 24, 2003

SUBJECT: GENERAL PLAN AMENDMENT NO. 633 / CHANGE OF ZONE NO. 6704 / TENTATIVE TRACT MAP NO. 30576 - EA38756 - Stratham Homes - Second Supervisorial District - Eastvale Area Plan - 42 Acres - 174 single family residential lots - Schedule A - A-2-5 and A-2-10 Zoning - Located on the south side of Chandler Street and west of Archibald Avenue, and the southern terminus of Selby Street - REQUEST: GPA 633, is proposing to change the General Plan land use designation from Jurupa Community Plan AG/DEV.R to JCP Designation 2B. / CZ 6704, is proposing to change the zoning of the site from A-2-5 and A-2-10 to R-4. / TR 30576, is a Schedule A tract map to divide 42 acres into 174 single family residential lots at a minimum of 6,500 square feet.

CONTROVERSIAL ISSUES: Inadequate parking – resolved through discussion.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38756**, 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. 633**, from AG/DEV.R to Jurupa Community Plan Designation 2B, in accordance with Exhibit A, pending adoption of the general plan amendment resolution by the Board of



Ron Goldman, Interim Planning Director

RG:ar

REVIEWED BY EXECUTIVE OFFICE
Jenny J. Guff
DATE 6/24/03

Policy
 Policy

Consent
 Consent

Department Recommendation:
Per Executive Office:

COUNTY OF RIVERSIDE

03 JUN 22 10 48 AM '03

03 JUN 22 6M 1:00

Prev. Agn. Ref.

Dist. Second AGENDA NO.

16.3

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 633 / CHANGE OF ZONE NO. 6704 /

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Supervisors; and,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6704, from A-2-5 and A-2-10 to R-4, in accordance with Exhibit A, pending adoption of the final zoning ordinance by the Board of Supervisors; and,

APPROVAL of TENTATIVE TRACT MAP NO. 30576, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.