

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

705 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: July 8, 2003

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 628 / CHANGE OF ZONE NO. 6698 / TENTATIVE TRACT MAP NO. 30480 - EA38724 - Regent Archibald LLC - Second Supervisorial District - Eastvale Area Plan - A-1 and A-2-10 Zoning - Schedule A - 109 Acres - 316 Single Family Residential Lots - Located south of Schleisman Road, north of Chandler Street, west of Archibald Avenue and east of Selby Avenue - REQUEST: GPA 628, proposes to change to General Plan land use designation from Jurupa Community Plan to JCP Designation 2B / CZ 6698, proposes to change the zoning of the site from A-1 and A-2-10 to R-1 and to R-5 / TR 30480, proposes to divide 109-acres into 316 single family residential lots, at a minimum of 7,200 square feet in accordance with the R-1 zone and a 8.1 acre park.

**CONTROVERSIAL ISSUES:**

At the time the Planning Commission considered this project it was conditioned to extend Eastvale Parkway westerly across Archibald Avenue into the project site. This alignment brings Eastvale Parkway across a 1.3-acre parcel (APN 134-140-013), owned by Michael D. Janes, which was not a part of this project. The Planning Commission considered that, under Section 3.2.J of Ordinance No. 460, if the applicant is unable to secure this property/right-of-way the County may need to institute eminent domain proceedings. The applicant has since provided evidence to show that the property has been purchased and the projects exhibits have been modified to include this formally not a part parcel in the final design. Therefore, this once controversial issue is now resolved.

**RECOMMENDED MOTION:** The Planning Department recommended Approval; and, THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Petty was not present) RECOMMEND:

REVIEWED BY EXECUTIVE OFFICE  
*Annex G. August*  
DATE 7/16/03

Ron Goldman, Interim Planning Director

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

RG:ar

Prev. Agn. Ref.

Dist. Second

AGENDA NO.

16.1

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 628 / CHANGE OF ZONE NO. 6698 /  
TENTATIVE TRACT MAP NO. 30480 -

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**ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38724**, 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. 628**, from AG/DEV.R and JCP 3A to Jurupa Community Plan Designation 2B, in accordance with Exhibit A, pending adoption of the general plan amendment resolution by the Board of Supervisors; and,

**TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6698**, from A-1 and A-2-10 to R-1 and R-5, in accordance with Exhibit A, pending adoption of the final zoning ordinance by the Board of Supervisors; and,

**APPROVAL of TENTATIVE TRACT MAP NO. 30480**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.