

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

104 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: July 8, 2003

SUBJECT: GENERAL PLAN AMENDMENT NO. 644 / CHANGE OF ZONE NO. 6738 / TENTATIVE TRACT MAP NO. 30825 - EA38862 - Hillcrest Homes - Second Supervisorial District - Eastvale Area Plan - A-2-10 Zoning - 27.08 acres - 35 single family residential lots - Located south of Chandler Street, southeast of the intersection of Archibald Avenue and Prado Park Road - REQUEST: GPA644, proposes to change the subject site's land use designation per the Jurupa Community Plan from Agricultura/Develop. Reserve to Category 3A / CZ6738, proposes to change the zoning designation from A-2-10 to R-A / TR 30825, proposes to subdivide 27.08 acres into 35 single family residential lots with a 20,000 square foot minimum lot size.

CONTROVERSIAL ISSUES:

Manufactured slopes near flood plain, grading, irrigation and planting of compatible native vegetation and maintenance of 100-year flood plain. Conveyance of project-specific surface water flows, ownership, and provision of regional multipurpose and bike trails, archaeological/paleontological resource preservation, and onsite liquefaction potential. Resolved through amended conditions of approval.

RECOMMENDED MOTION:

The Planning Department Recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Porras not participating) RECOMMENDS:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38862, based upon the findings incorporated in the initial study and

Ron Goldman, Interim Planning Director

REVIEWED BY EXECUTIVE OFFICE
James S. Dugan
DATE 7/16/03

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

RG:ar

Prev. Agn. Ref.

Dist. Second

AGENDA NO.

16.2

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 644 / CHANGE OF ZONE NO. 6738 /

TENTATIVE TRACT MAP NO. 30825 -

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the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 644, 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. 6738, 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. 30825, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.