

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

903 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 28, 2003

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 661 / CHANGE OF ZONE NO. 6791 / TENTATIVE TRACT MAP NO. 30904 - EA39017 - Stratham Properties - Second Supervisorial District - Eastvale Area Plan - 10 Acres - 36 single family residential lots - A-2-5 zoning - Located east of Sumner Avenue, north of Citrus Street, south of Orange Street, and west of Cleveland Avenue - REQUEST: GPA661, proposes to change the subject sites land use designation per the Jurupa Community Plan from Agriculture/Development Reserve to Category 2B Residential / CZ6791, proposes to change the zoning designation from A-2-5 to R-1 / TR30904, proposes to subdivide 10 acres into 36 single family residential lots.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:

**ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39017,** 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,

**TENTATIVE APPROVAL of General Plan Amendment No. 661,** based upon the findings and conclusions incorporated in the staff report; and,

**TENTATIVE APPROVAL of Change of Zone No. 6791,** based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL of Tentative Tract Map No. 30904,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson  
Planning Director

RCJ:ar

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE 11-10-03  
Departmental Concurrence

Dep't Recomm.:  Policy  
Per Exec. Ofc.:  Policy  
 Consent  
 Consent

Prev. Agn. Ref.

District: Second | Agenda Number:

16.2

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 661 / CHANGE OF ZONE NO. 6791 / TENTATIVE

TRACT MAP NO. 30904 -

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**CONTROVERSIAL ISSUES:**

**Paleontological resource preservation, methane/ground cracking protection, burrowing owl presence/absence, and liquefaction prevention – resolved through conditions of approval.**