

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

917B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 23, 2003

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 637 / CHANGE OF ZONE NO. 6720 / TENTATIVE TRACT MAP NO. 30820 - EA38817 - Warmington Homes - Second Supervisorial District - Eastvale Area Plan - 20 Acres - 71 Single Family Residential Lots - A-2-5 Zoning - Schedule A - Located at the northeast corner of Orange Street and Sumner Avenue - REQUEST: GPA637, proposes to amend the Jurupa Community Plan from Agricultural/Development Reserve to Residential 2B on 20 acres / CZ6720, proposes to change the zoning on the property from Heavy Agriculture, 5 acre minimum lot size to One-family dwellings on 20 acres / TR30820, proposes to divide 20 acres into 71 Single Family Residential Lots.

**RECOMMENDED MOTION:**

The Planning Department Recommended Approval; and,  
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS TO THE BOARD OF SUPERVISORS:

**ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 38817,** based on the findings and mitigations incorporated in the initial study and the conclusion that the project, as conditioned, will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL of General Plan Amendment No. 637,** from Agricultural/Development Reserve to Residential 2B in accordance with Exhibit 6A pending the adoption of the general plan amendment resolution by the Board of Supervisors; and,

**TENTATIVE APPROVAL of Change of Zone No. 6720,** from A-2-5 to R-1 in accordance with Exhibit 2 pending final zoning ordinance by the Board of Supervisors; and,

Robert C. Johnson  
Planning Director

initials

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:

16.6

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 637 / CHANGE OF ZONE NO. 6720 / TENTATIVE  
TRACT MAP NO. 30820 -

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**APPROVAL of Tentative Tract Map No. 30820**, subject to the attached conditions of approval, based on the findings and conclusions incorporated in the staff report.

**CONTROVERSIAL ISSUES:** Off road right-of-way, flood control and maintenance – resolved through Conditions of Approval.