

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

713B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 25, 2005

SUBJECT: GENERAL PLAN AMENDMENT NO. 679 / CHANGE OF ZONE NO. 6893 / SPECIFIC PLAN NO. 337 - EIR NO. 473 - Applicant: EMR Residential Properties, LLC., County of Riverside EDA - Engineer / Representative: JHA Consulting Inc. - Second Supervisorial District - Rubidoux Zoning District - Jurupa Area Plan - Location: North of 34th Street, south of the I-60 Freeway, east of Rubidoux Boulevard, and west of Santa Ana River - 278.45 Acres - Zoning: Light Agriculture (A-1), Limited Multiple-Family Dwellings (R-2A), Multiple Family Dwellings (R-2), One-Family Dwellings (R-1), Watercourse, and Watershed and Conservation Areas (W-1) - REQUEST: To amend the General Plan Land Use Designation of the subject site from Light Industrial, Medium High Density Residential, Recreation, Commercial Retail, water, and Very High Density Residential within the Jurupa Area Plan, to Medium, Medium-High, High, Very High Density Residential, and Commercial Retail. Change the zone of the subject property from Light Agriculture (A-1), Limited Multiple Family Dwellings (R-2A), One-Family Dwellings (R-1), Multiple Family Dwellings (R-2), Manufacturing Service Commercial (M-SC), General Commercial (C-1/C-P), and General Residential (R-3) to Specific Plan (SP). To master plan 278.45 acres in the Jurupa Redevelopment Area. The proposal includes 1,196 residential units, with housing types varying from clustered developments to 5,000 minimum square foot lots. The plan includes 17.5 acres of park, 20.4 acres of commercial property, 12 acres of school facilities and 25 acres for religious facilities.

Departmental Concurrence

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 3-0, (Commissioner Petty and Commissioner Porrás absent) RECOMMENDS:

CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 473, which has been completed in compliance with the EIR guidelines and the riverside County Rules to Implement

Michael Johnson for
Robert C. Johnson
Planning Director

RCJ:sn

REVIEWED BY EXECUTIVE OFFICE
James Wright
DATE 8/29/05

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

Prev. Agn. Ref.

District: Second | Agenda Number:

16.2

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 679 / CHANGE OF ZONE NO. 6893 / SPECIFIC
PLAN NO. 337

August 25, 2005

Page 2 of 2

CEQA; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 679**, from Light Industrial, Medium High Density Residential, Recreation, Commercial Retail, Water, and Very High Density Residential within the Jurupa Area Plan, to Medium, Medium-High, High, Very-High Density Residential, and Commercial Retail; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 689**, from Light Agriculture (A-1), Limited Multiple Family Dwellings (R-2A), One-Family Dwellings (R-1), Multiple Family Dwellings (R-2), Manufacturing Service Commercial (M-SC), General Commercial (C-1/C-P), and General Residential (R-3) to Specific Plan (SP); and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 337**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated into the staff report, and,

ADOPTION of **RESOLUTION RECOMMENDING ADOPTION** of General Plan Amendment No. 679 to the Board of Supervisors; and,

ADOPTION of **RESOLUTION RECOMMENDING ADOPTION** of Specific Plan No. 325 to the Board of Supervisors.