

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

323 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 8, 2004

**SUBJECT:** CHANGE OF ZONE NO. 6797 / TENTATIVE TRACT MAP NO. 30785 - EA 38871 - Hillcrest Homes - 2nd Supervisorial District - Prado-Mira Loma Zoning Area - 12.93 acres - 40 proposes lots - SP zoning - Schedule A - Located at the southwest corner of Citrus Street and Sumner Avenue, east of Harrison Avenue - REQUEST: CZ 6797, proposes to amend Ordinance 348.3794 to define development standards for Eastvale Specific Plan No. 300 - TR 30785, proposes to subdivide 12.93 acres into 40 residential lots and 2 open space lots.

**CONTROVERSIAL ISSUES:**

Grading access to parks and multipurpose trails.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION BY A VOTE OF 5-0 RECOMMENDS:

**CERTIFICATION of an Addendum to Environmental Impact Report No. 392**, which has been completed in compliance with the EIR Guidelines and the Riverside County Rules to Implement CEQA; and,

**TENTATIVE APPROVAL of Change of Zone No. 6797**, to amend Ordinance 348.3794 to define development standards for the Eastvale Specific Plan No. 300, Planning Areas 16 & 17C, pending adoption of the final zoning ordinance by the Board of Supervisors; and,

**APPROVAL of Tentative Tract Map No. 30785**, 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

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 5/18/04

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

Prev. Agn. Ref.

District: Second

Agenda Number:

16.4