

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

340 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
July 13, 2005

**SUBJECT:** CHANGE OF ZONE NO. 6937 / TENTATIVE TRACT MAP NO. 31643 - EA39743  
- Applicant: Hillcrest Homes Inc. - Engineer/Representative: CL Williams Group LLC - Second  
Supervisory District - Eastvale Area Plan - Location: North of the extension of Brayton Avenue,  
south of Chandler Street, east of Hellman Avenue, and west of Archibald Avenue - Zoning:  
Heavy Agriculture with a ten-acre minimum (A-2-10) - REQUEST: Schedule A subdivision of  
115.4 acres into 158 single-family residential lots, 5 open space lots, 2 lots for a future park and  
school site and 1 remainder lot; also a zone change to the current subject site from Heavy  
Agriculture with a ten-acre min. (A-2-10) to One-Family Dwellings (R-1).

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY UNANIMOUS VOTE RECOMMENDS TO THE BOARD  
OF SUPERVISORS:**

**ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL  
ASSESSMENT NO. 39743**, based on 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 CHANGE OF ZONE NO. 6937**, from A-2-10 (Heavy Agriculture  
with a ten-acre min) to R-1 (One-Family Dwellings), in accordance with Exhibit No. 2, pending  
final adoption of the final zoning ordinance by the Board of Supervisors; and,

**APPROVAL OF TENTATIVE TRACT MAP NO. 31643**, subject to the attached conditions of  
approval, and based on the findings and conclusions incorporated in the staff report.

Robert C. Johnson  
Planning Director

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REVIEWED BY EXECUTIVE OFFICE  
*Janet G. Smith*  
DATE 7/18/05

Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

16.3