

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



*b268*

**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
February 7, 2006

**SUBJECT:** CHANGE OF ZONE NO. 6885 / TENTATIVE TRACT MAP NO. 31768 AND CHANGE OF ZONE NO. 6933 / TENTATIVE TRACT MAP NO. 31778 - EIR00469 – Applicant: Hillcrest Homes Inc. – Engineer / Representative: CL Williams Group LLC - Second Supervisorial District – Prado-Mira Loma Zoning District - Jurupa Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Bellegrave Avenue and easterly of Wineville Avenue – 61 Gross Acres and 41.32 Gross Acres - Zoning: Heavy Agriculture with a 20 acre minimum (A-2-20) - **REQUEST:** Change of Zone No. 6885 and Change of Zone No. 6933 proposes to change the zone from Heavy Agriculture - 20 Acre Minimum (A-2-20) and Heavy Agriculture - (A-2-10) to One-Family Residential (R-1) to be consistent with the General Plan designation of Medium Density Residential (MDR); and Tentative Tract Map No. 31768, a Schedule A subdivision of 61 acres into 189 residential lots with a minimum lot size of 7,200 square feet, a 6.32 acre school site, a 1.8 acre park site, one well site and 1.82 acres of open space;. and Tentative Tract Map No.31778 is a Schedule A subdivision of 41.32 acres into 128 residential lots with a minimum lot size of 7,200 sq. ft. and 2.5 acres of open space.

**RECOMMENDED MOTION:**

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

**TENTATIVE CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 469**, which has been completed in compliance with the CEQA guidelines; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6885**, from Heavy Agriculture – 10 acre minimum (A-2-10) to One Family Dwelling (R-1) in accordance with Exhibit 2, based on the

Robert C. Johnson  
Planning Director

RCJ:nl

REVIEWED BY EXECUTIVE OFFICE  
*Jane P. J. J. J.*  
DATE: *2/2/06*  
Departmental Concurrence

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

**Prev. Agn. Ref.** | **District:** Second | **Agenda Number:**

16.3

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6885 / TENTATIVE TRACT MAP NO. 31768 AND CHANGE OF  
ZONE NO. 6933 / TENTATIVE TRACT MAP NO. 31778

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findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 31768**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6933**, from Heavy Agriculture – 20 Acre Minimum (A-2-20) to One Family Dwelling (R-1) in accordance with Exhibit 2, based on the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 31778**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.