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



b263

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
DATE: 2/27/06
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Second

Agenda Number:

16.8

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

February 7, 2006

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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.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.3

1:30 p.m. being the time set for public hearing on the application of Hillcrest Homes, Inc./CL Williams Group LLC for Change of Zone 6885 to change from Heavy Agriculture-10 acre minimum (A-2-10) to One Family Dwellings (R-1); Change of Zone 6933 to change from Heavy Agriculture-20 acre minimum (A-2-20) to One Family Dwelling (R-1); Tentative Tract Map 31768, a Schedule A map to subdivide 61 acres into 189 residential lots with a minimum lot size of 7200 sq. ft, 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 31778, a Schedule A map to subdivide 41.32 acres into 128 residential lots with a minimum lot size of 7200 sq. ft., and 2.5 acres of open space, located in the Prado-Mira Loma Zoning District – Jurupa Area Plan, 2nd District, the Chairman called the matter for hearing.

Ron Goldman, Planning, recommended a one week continuance.

The following individuals spoke in opposition:

Betty and Stephen Anderson.

On motion of Supervisor Tavaglione, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, March 21, 2006 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on March 14, 2006 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: March 14, 2006

Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: *Nancy Romero* Deputy

AGENDA NO.

16.3

xc: Planning, Applicant, COB
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