

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

518B



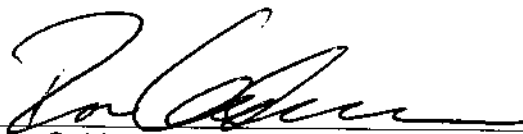
FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 27, 2007

SUBJECT: CHANGE OF ZONE NO. 7185 / TENTATIVE TRACT MAP NO. 33461 – CERTIFY EIR – Applicant: Pharris Mira Loma, LLC / Chris Warrick – Engineer / Representative: Pharris Mira Loma, LLC / Chris Warrick - Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) – Location: Northerly of Bellegrave Avenue, westerly of Etiwanda Avenue, easterly of Wineville Road, and southerly of Galena Street – 64.7 Gross Acres - Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) - **REQUEST:** The Change of zone proposes to amend the existing zoning classification from Heavy Agriculture - 10 Acre Minimum (A-2-10) to One-Family Dwellings (R-1) to be consistent with the General Plan designation of Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre). The Tentative Tract Map is Schedule A subdivision of 64.7 gross acres into 203 single-family residential lots with a minimum lot size of 7,200 square feet, with a 4.39 acre school site (Lot 204) that is a part of the school proposed within TR31768 for an 11 acre total school site, a 3.28 acre park (Lot 205) that is also part of a park proposed within TR31768 for a 5 acre total park site, and an additional 2.19 acres used as paseos, expanded parkways, and community trails (Lots A to L). The proposed map will be developed in conjunction with TR31768 and TR31778, which were approved by the Board on April 11, 2006.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:



Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 4/30/07 mg

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

Prev. Agn. Ref. [] District: Second Agenda Number:

15.4

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7185 / TENTATIVE TRACT MAP NO. 33461

April 27, 2007

Page 2 of 2

CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 484**, 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. 7185**, from Heavy Agriculture – 10 Acre Minimum (A-2-10) to One-Family Dwellings (R-1), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33461**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.