

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

919B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
May 9, 2006

**SUBJECT:** CHANGE OF ZONE NO. 6865 / TENTATIVE TRACT MAP NO. 31099 – EA39241  
– Applicant: Beeler 64, LLC – Engineer / Representative: Trans Pacific Consultants - Third  
Supervisory District - Winchester Zoning Area – Harvest Valley / Winchester Area Plan:  
Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre)  
– Location: Southerly of Simpson Road, northerly of Olive Road, and westerly of Beeler Road –  
70.5 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The change of zone  
proposes to change the current zoning classification from Rural Residential (R-R) to One Family  
Dwellings (R-1). The tentative tract map is a schedule A subdivision of 70.5 acres into 207  
single family residential lots and 10 open space lots for park, paseo, and drainage areas. The  
tentative map also requires offsite flood control facilities as part of a Community Facilities  
District (CFD) consisting of channels and detention basins. These facilities are generally located  
at the base of the Double Butte hills, north of Grand Avenue, extending south to Simpson Road  
connecting to the project, and then connecting further south with Salt Creek.

**RECOMMENDED MOTION:**

The Planning Department recommended approval; and,  
**THE PLANNING COMMISSION, BY A VOTE OF 3-0, (COMMISSIONER PORRAS AND  
COMMISSIONER ZUPPARDO WERE ABSENT) RECOMMENDED:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL  
ASSESSMENT NO. 39241**, based on the findings incorporated in the initial study and the  
conclusions that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6865**, from R-R to R-1, in accordance  
with Exhibit #2, based on the findings and conclusions incorporated in the staff report; pending  
adoption of the final zoning ordinance by the Board of Supervisors; and,

Robert C. Johnson  
Planning Director

RCJ:aa

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE  
*Robert C. Johnson*  
DATE 5/18/06

Departmental Concurrence

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

500P MAY 18 5W 3:21  
RECEIVED RIVERSIDE COMMLA

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1