

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

902B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
July 18, 2006

**SUBJECT:** CHANGE OF ZONE NO. 6907 / TENTATIVE TRACT MAP NO. 31857 – EA39343  
– Applicant: Trans Pacific Consultants – Engineer / Representative: Trans Pacific Consultants  
- Third Supervisorial District - Winchester Zoning District – Harvest Valley / Winchester Area  
Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per  
Acre) – Location: Southerly of Grand Avenue, northerly of Simpson Road and westerly of  
Beeler Road - 44 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The change of  
zone request 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 44 acres into 140  
single family residential lots with a minimum lot size of 7,200 square feet, one drainage lot, one  
open space lot for a paseo, and a 3.55-acre portion of a 5.57-acre joint park with Tentative Tract  
Map No. 31858.

**RECOMMENDED MOTION:**

The Planning Department recommended approval; and,  
**THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDED:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39343**, 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. 6907** from R-R to R-1 in accordance with Exhibit 2 pending adoption of the final zoning ordinance by the Board of Supervisors; and

**APPROVAL** of **TENTATIVE TRACT MAP NO. 31857**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson  
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE

DATE 7/29/06 RJG

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.9