

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

907 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 10, 2006

SUBJECT: CHANGE OF ZONE NO. 6908 / TENTATIVE TRACT MAP NO. 31858 – EA39344
– Applicant: Trans Pacific Consultants – Engineer / Representative: Trans Pacific Consultants
- Third Supervisorial 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 Grand Avenue, northerly of Simpson Road, and easterly of Beeler
Road – 58.1 Gross Acres - Zoning: Rural Residential (R-R) and Medium Manufacturing (M-M) -
REQUEST: The change of zone proposes to change the current zoning classification from
Rural Residential (R-R) Medium Manufacturing (M-M) to One-Family Dwellings (R-1). The
tentative tract map is a Schedule A subdivision of 58.1 acres for 185 single family residential
lots with a minimum lot size of 7,200 square feet and 10 open space lots for drainage and
paseos and a 2.02 acre portion of a 5.57-acre joint park with Tentative Tract Map No. 31857.

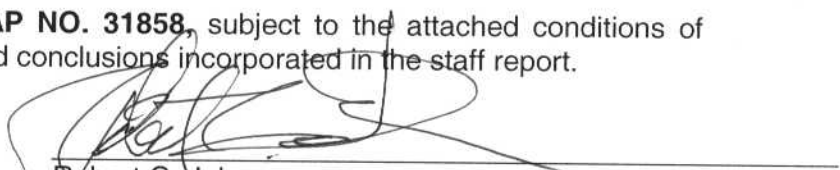
RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39344**, 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. 6908**, from Rural Residential (R-R) and Manufacturing – Medium (M-M) to One Family Dwelling (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. 31858**, 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 7/27/06 TMS

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

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