

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

908 B



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FROM: TLMA - Planning Department

SUBMITTAL DATE:

July 7, 2006

**SUBJECT:** CHANGE OF ZONE NO. 7100 / TENTATIVE TRACT MAP NO. 33225 – EA39953  
– 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 westerly of Von Euw  
Road – 4.82 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The change of zone  
proposes to change the current zoning from Rural Residential (R-R) to One-Family Dwellings  
(R-1). The tentative tract map is a schedule A subdivision of 4.82 acres into 14 single family  
residential lots with a minimum lot size of 7,200 square feet.

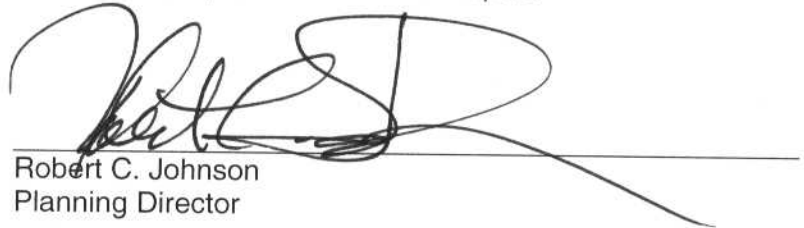
**RECOMMENDED MOTION:**

The Planning Department recommended approval; and,  
**THE PLANNING COMMISSION, BY A VOTE OF 5-0, RECOMMENDED TO THE BOARD OF  
SUPERVISORS;**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL  
ASSESSMENT NO. 39953**, 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. 7100** 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. 33225**, 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 7/24/06 RJC

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number: