

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

1068



FROM: TLMA - Planning Department

SUBMITTAL DATE:

July 28, 2006

SUBJECT: CHANGE OF ZONE NO. 7054 / TENTATIVE TRACT MAP NO. 32394 – EA39812
– Applicant: Stonegate Development I, LLC – Engineer / Representative: W.J. McKeever, Inc. -
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: Northerly of Simpson Road and westerly of Beeler Road – 39.88 Gross Acres -
Zoning: Rural Residential (R-R) - **REQUEST:** The change of zone proposes to change the
site's current zoning classification from Rural Residential (R-R) to One-Family Dwelling (R-1).
The tentative tract map is a Schedule A subdivision of 39.88 acres into 127 single family
residential lots with a minimum lot size of 7,200 square feet and 6 open space lots for enhanced
landscaped entrance, a park, and a 4:1 slope bottom channel.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39812**, 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. 7054**, from Rural Residential (R-R) 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 an exception to Ordinance 348, Section 6.2e.(1) (front yard setback) to allow for variable front yard setback and side-facing garages as allowed by the Countywide Design Standards and Guidelines; and,

Robert C. Johnson
Planning Director

RCJ:aa

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REVIEWED BY EXECUTIVE OFFICE

DATE 8/7/06 mg

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16 . 12

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7054 / TENTATIVE TRACT MAP NO. 32394

July 28, 2006

Page 2 of 2

APPROVAL of **TENTATIVE TRACT MAP NO. 32394**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.