

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

105B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
September 25, 2006

**SUBJECT:** CHANGE OF ZONE NO. 7109 / TENTATIVE TRACT MAP NO. 33263 – EA40003  
– Applicant: OF 10, LLC – Engineer / Representative: TPC, 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: Southerly of  
Simpson Road, westerly of Beeler Road, and northerly of Olive Road – 10.0 Gross Acres -  
Zoning: Rural Residential (R-R) - **REQUEST:** 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 10.0 acres into 30 single family residential lots with a minimum lot  
size of 7,200 square feet and two open space lots for water quality basin and a paseo.

**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40003**, 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. 7109**, from Rural Residential (R-R) to One Family Dwelling (R-1) in accordance with Exhibit 2, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 33263**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*Robert C. Johnson*  
Robert C. Johnson  
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE

DATE 10/23/06 RMG

Policy

Policy

Consent

Consent

Dep't Recd.

Per Exec. Ofc.

Prev. Agn. Ref.

District: Third

Agenda Number:

16.4