

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

910B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
May 25, 2007

**SUBJECT:** CHANGE OF ZONE NO. 6834 / TENTATIVE TRACT MAP NO. 31545 – MITIGATED NEGATIVE DECLARATION – Applicant: R & D Land Investors, LLC – Engineer / Representative: Canty Psomas - Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley / Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) – Location: Southerly of Watson Road, easterly of Leon Road, westerly of Juniper Flats Road, and northerly of Oak Valley Drive – 17.2 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes to change the zoning designation on the subject property from Rural Residential (R-R) to One-Family Dwellings (R-1). The Tentative Tract Map is a Schedule A subdivision of 17.2 acres into 55 single family residential lots with a minimum lot size of 7,000 Square Feet, and two open space lots for a regional trail and water quality basin.

**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39130**, 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. 6834**, 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 **TENTATIVE TRACT MAP NO. 31545**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

  
\_\_\_\_\_  
Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 6/4/07 TMC  
Tina Grande

Policy  Policy  
Consent  Consent  
Dept's Recomm.: Per Exec. Ofc.:

Prev. Agn. Ref. | District: Fifth | Agenda Number:

15.4