

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 22, 2005

SUBJECT: CHANGE OF ZONE NO. 7201 / TENTATIVE PARCEL MAP NO. 33362 - EA40283 - Applicant: Leticia DeLara - Engineer / Representative: Feiro Engineering - Fourth Supervisorial District - Chuckwalla Zoning District - Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) - Location: Northerly of Avenue 38, southerly of Avenue 37, easterly of Adams Street, and westerly of Goodman Road -10 Gross Acres - Zoning: Controlled Development Areas - 10 Acre Minimum (W-2-10) - REQUEST: To change the zone from Controlled Development Areas - 10 Acre Minimum (W-2-10) to One-Family Dwellings (R-1) and a Schedule H subdivision of an approximately 10-acre parcel into four single-family residential parcels with a minimum parcel size of one acre gross.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:

ADOPTION of a De Minimis Finding as follows: An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 40283**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40283, 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,

Robert C. Johnson
Planning Director

RCJ:mb

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 1/4/05

Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.3

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7201, TENTATIVE PARCEL MAP NO: 33362

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TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7201**, from Controlled Development Areas - 10 Acre Minimum (W-2-10) 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 PARCEL MAP NO. 33362**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.