

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 20, 2006

SUBJECT: CHANGE OF ZONE NO. 7168 / TENTATIVE PARCEL MAP NO. 32993 – EA40211 – Applicant: Esther Valenzuela – Engineer / Representative: Pacific Engineering – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Estate Density Residential (CD-EDR) – Location: Northerly of Youngs Way, southerly of Avenue 38, easterly of Dreams Lane and westerly of Jefferson Street – 9.8 Gross Acres – Zoning: Residential Agriculture (R-A-10) – REQUEST: Change of Zone from Residential Agriculture - 10 Acre Minimum (R-A-10) to Residential Agriculture - 2 Acre Minimum (R-A-2); Tentative Parcel Map is a Schedule H subdivision of approximately 10-acre parcel into four parcels with a minimum parcel size of approximately two acres net. The project also request an exemption to slightly exceed Ordinance 460 lot length to width ratio (4:1).

BACKGROUND:

Change of Zone No. 7168 and Tentative Parcel Map No. 32993 was heard and approved by the Planning Commission on April 19, 2006 by a vote of 4-0 (Commissioner Petty absent). At the hearing, the engineer representing the applicant objected to Environmental Health's Department condition of approval that all septic systems must be abandoned under this permit. The applicant stated that the nearest sewer line is located approximately 300 feet from the subject property and their intent is to continue the use of the septic system. The Health Department has asked the applicant to provide additional documentation in order to make a determination. At the time of writing this report, the applicant has not provided the required information to the Health department. Other issues were resolved through discussions.

RECOMMENDED MOTION:

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

Robert C. Johnson

Robert C. Johnson
Planning Director

RCJ:mb

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 7/12/06 4:05

Dep't Recomm.:	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Policy
Per Exec. Ofc.:	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Policy

Prev. Agn. Ref.

District: Fourth | Agenda Number:

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. 40211**, 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. 40211**, 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. 7168, from Residential Agriculture (R-A-10) to Residential Agriculture (R-A-2), subject to the attached Exhibit 3; and,

APPROVAL of TENTATIVE PARCEL NO. 32993, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.