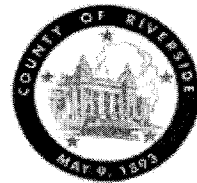


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

124 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 1, 2010


SUBJECT: CHANGE OF ZONE NO. 7713, TENTATIVE PARCEL MAP NO. 36183, AND VARIANCE NO. 1867 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Arturo De La Torre – Engineer/Representative: HP Engineering, Inc. – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) – Location: Southerly of 56th Street, easterly of Tomal Lane and westerly of Van Buren Boulevard. – 2.85 gross acres – Zoning: Light Agriculture – 4 Acre Minimum – (A-1-4) – **REQUEST:** The change of zone proposes to alter the zoning classification of the site from Light Agriculture – 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A). The Tentative Parcel Map is a Schedule G subdivision of 2.85 acres into four (4) single family residential parcels with a minimum lot size of 22,051 square feet and one (1) 25,051 square foot remainder parcel. The Variance proposes to allow a lot depth below the Residential Agricultural (R-A) zoning classification's minimum requirement of 150 feet for Parcels 1 through 4. Substandard lot depths range from 95.7 feet to 124.8 feet. - APN: 165-070-005.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42138** 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,

APPROVAL of a **CHANGE OF ZONE NO. 7713** based on attached conditions of approval, and



Greg Neal for Carolyn Syms-Luna
Deputy Planning Director Planning Director

Initials:
CSL:vc

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
DATE 9/2/10
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Second

Agenda Number:

16.2

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

The Honorable Board of Supervisors

Re: **CHANGE OF ZONE NO. 7713, TENTATIVE PARCEL MAP NO. 36183, AND VARIANCE NO. 1867**

Page 2 of 2

based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **VARIANCE NO. 1867**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36183** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.