

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 16, 2011

SUBJECT: CHANGE OF ZONE NO. 7746/TENTATIVE PARCEL MAP NO. 36331 - Intent to adopt a Mitigated Negative Declaration – Applicant: Richard Dana – Third Supervisorial District - Location: Northerly of Cactus Valley Road, southerly of Vista Road, easterly of State Street and westerly of Charlene Way – **REQUEST:** The Change of Zone will change the site's zoning from A-1-10 to A-1-2. The Tentative Map is a Schedule "H" subdivision of 10.07 gross acres into three (3) residential parcels at a minimum of 3 acres per parcel.

RECOMMENDED MOTION:

THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42383**, 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. 7746**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36331**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials: CSL:ar/dm
D.M.

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REVIEWED BY EXECUTIVE OFFICE

DATE

12/22/11

Tina Grande

Departmental Concurrence

Policy

Consent

Dep't Recomm.:

Policy

Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7746/TENTATIVE PARCEL MAP NO. 36331

Page 2 of 2

BACKGROUND: At the November 16, 2011 Planning Commission, the applicant's representative requested the fire hydrant spacing be changed from being located within 250 feet of any portion of the lot frontage to being located at the driveway entrance off Charlene Way. The Commission concurred with the request and approved the project subject to modification of the appropriate conditions of approval. Two of the recommended Conditions of Approval (10.FIRE.1 and 50.FIRE.5) were changed by the Fire Department as a result.