

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

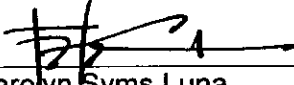
137A




FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 21, 2012

SUBJECT: FAST TRACK CHANGE OF ZONE NO. 7785 / TENTATIVE PARCEL MAP NO. 36456 (FTA-2012-01) – Fourth/Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum) and Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Hammond Road, southerly of Avenue 68, easterly of Johnson Street, and westerly of Grant Street – 25 Gross Acres – Zoning: Heavy Agriculture – 20 Acre Minimum (A-2-20) and Controlled Development Areas (W-2) – **REQUEST:** Change of Zone No. 7785 proposes to modify the zoning classification from Heavy Agriculture – 20 Acre Minimum (A-2-20) to Heavy Agriculture – 10 Acre Minimum (A-2-10) on an approximate 11.05 acre portion of a 25 gross acre site. Tentative Parcel Map No. 36456 (Schedule H) proposes to divide approximately 25 gross acres into two lots with Parcel 1 totaling 13.76 gross acres and Parcel 2 totaling 11.05 gross acres.


Carolyn Syms Luna
Planning Director

Frank Coyle for



Initials CSL:jo *B.M.*

(Continued on next page)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2013

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE
BY 
Tina Grande

County Executive Office Signature

- Dep't Recomm.: Policy
- Per Exec. Ofc.: Policy
- Consent
- Consent

Prev. Agn. Ref.

District: 4/4

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: FAST TRACK CHANGE OF ZONE NO. 7785 / TENTATIVE PARCEL MAP NO. 36456

November 21, 2012

Page 2 of 2

RECOMMENDED MOTION:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42520, 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,

ADOPT ORDINANCE NO. 348.4754 (CHANGE OF ZONE NO. 7785), from A-2-20 to A-2-10 on an approximate 11.05 acre portion of a 25 gross acre site in accordance with Exhibit 3, including final adoption of the zoning ordinance and map; and,

APPROVE TENTATIVE PARCEL MAP NO. 36456, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.