

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

901B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 14, 2013

SUBJECT: CHANGE OF ZONE NO. 7679/TENTATIVE PARCEL MAP NO. 35543 - Intent to Adopt a Mitigated Negative Declaration – Applicant: Spencer Freeman – Fifth/First Supervisorial District – Location: Northerly of Mazie Avenue, on the southerly side of River Road, and easterly of Highway 74 – **REQUEST:** The Change of Zone proposes to change the site's zoning from Rural Residential (R-R) to Residential Agricultural – 1 Acre Minimum (R-A-1). The Tentative Parcel Map is a Schedule "H" subdivision of 3.72 acres into three (3) residential parcels ranging in size from 1.01 acres to 1.22 acres.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42036**, 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. 7679**, amending the zoning classification for the subject property from R-R to R-A-1, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 35543**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Symts Luna

Carolyn Symts Luna
Planning Director

(Continued on next page)

Initials:
CSL:da
C.M.

Dep't Recomm.: ☐ Consent ☒ Policy
Per Exec. Ofc.: ☐ Consent ☒ Policy

Prev. Agn. Ref.

District: 5/1

Agenda Number:

The Honorable Board of Supervisors

Re: CHANGE OF ZONE 7679/TENTATIVE PARCEL MAP NO. 35543

Page 2 of 2

BACKGROUND:

At the November 7, 2012 Planning Commission, staff introduced into the record by memo, a letter dated October 11, 2012 from Soboba Cultural Resource Department along with a response letter dated October 22, 2012 from County Planning Staff. In addition, the Planning Commission modified two conditions (60.FLOOD RI.1 and 80.FLOOD RI.1), which changed the term "should" to "shall". The Planning Commission recommended approval of the project by a vote of 5-0.