

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



107B

REVIEWED BY EXECUTIVE OFFICE

DATE 6/25/13
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 12, 2013

SUBJECT: CHANGE OF ZONE NO. 7421/TENTATIVE PARCEL MAP NO. 33831 – Adopt Mitigated Negative Declaration – Applicant: David Robinson – Third/Third Supervisorial District – Location: Northerly of Vino Way, easterly of Avenida Arizona, and westerly of Santana Drive – REQUEST: The Change of Zone proposes to change the site’s zoning from Rural Residential to Residential Agricultural – 2 Acre Minimum; and the tentative parcel map is a Schedule H subdivision of 7.41 gross acres into 3 residential parcels ranging in size from 2.34 to 2.83 gross acres.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40692**, 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. 7421**, amending the zoning classification for the subject property from Rural Residential to Residential Agricultural – 2 Acre Minimum, in accordance with Exhibit #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. 33831**, 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

(continued on next page)

Initials:
CSL:dm G.M.

Policy
 Policy

Consent
 Consent

Dep't Recomm.:
Per Exec. Ofc.:

2013 JUN 25 10:53 AM
COUNTY OF RIVERSIDE
PLANNING DEPARTMENT

Prev. Agn. Ref.

District: 3rd/3rd

Agenda Number:

16-1

The Honorable Board of Supervisors

Re: **CHANGE OF ZONE NO. 7421/TENTATIVE PARCEL MAP NO. 33831**

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BACKGROUND: This project was heard by the Planning Commission on January 5, 2011. At that hearing, Planning Staff introduced into the record changes to two Transportation Dept. conditions (50. Trans. 1 and 50. Trans. 4.) The applicant/owner spoke in favor of the project, and there were no speakers in opposition to the project or in a neutral position. The Commission approved the project by a vote of 5-0.

Minor corrections were made to the Environmental Assessment to match up the environmental factors that would be potentially affected by this project, with the identified mitigation measures within the document for Hydrology and Water Quality.

Also, additional findings have been added to the staff report to address current state requirements relative to subdivisions within Very High Fire Hazard Areas or State Responsibility Areas.

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