

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

601 B



REVIEWED BY EXECUTIVE OFFICE

DATE 10/14/11
Tina Grande

FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 27, 2011

SUBJECT: CHANGE OF ZONE NO. 7749/TENTATIVE TRACT MAP NO. 36280 - Intent to adopt a Mitigated Negative Declaration – Applicant: Edgar Forcier – Third Supervisorial District - Location: Northerly of Red Mountain Road, easterly of Ballinger Road, and westerly of Calle Piedras – **REQUEST:** The Change of Zone will change the site's zoning from R-A-20 to R-A-20 and R-A-10. The Tentative Map is a Schedule "D" subdivision of 30.77 gross acres into two residential lots, 10.7 gross acres and 20. 0 gross acres, respectively.

RECOMMENDED MOTION:

THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42255**, 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. 7749**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 36280**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Lurja
Planning Director

Initials: CSL:ar/dm
DM

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.2

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7749/TENTATIVE TRACT MAP NO. 36280

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BACKGROUND: At the September 16, 2011 Planning Commission, a concern was raised regarding the reason for processing this 2 parcel split as a tentative tract map. It was explained that because the owner of this property was involved in processing the underlying subdivision, it was necessary, in order to avoid violating the Subdivision Map Act and County Ord. No. 460, to convert this subdivision, which was originally submitted as a tentative parcel map, to a tentative tract map. This subdivision was subsequently conditioned as a Schedule "D" tract map.