SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA 5048

REVIEWED BY EXECUTIVE OFFICE
DATE 7/2/2012 Tina Grande
Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 7, 2012

SUBJECT: CHANGE OF ZONE NO. 7179/TENTATIVE PARCEL MAP NO. 33262 - Intent to adopt a Mitigated Negative Declaration – Applicant: Trans-Pacific Consultants, Inc. – Third/Third Supervisorial District - Location: Northerly of Kess Road, southerly of Saddleback Road, easterly of Tripp Flats Road, and westerly of High Hill Road – **REQUEST:** The Change of Zone will change the site's zoning from R-A-20 to R-A-5. The Tentative Parcel Map is a Schedule "H" subdivision of 10.03 gross acres into two residential parcels with a 5 acre minimum parcel size.

RECOMMENDED MOTION:

THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40242,** 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. 7179, amending the zoning classification for the subject property from Rural Residential – 20 Acre Minimum to Residential Agricultural – 5 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. 33262, subject to the attached conditions of

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials: CSL:ar/dm

(Continued on next page)

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

Prev. Agn. Ref. | **District:** 3/3 | **Agenda Number:** 16.1

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

At the Planning Commission hearing, Planning staff recommended modification of 2 of the Conditions of Approval [50.PLANNING. 24 "EXISTING STRUCTURES (1)" and 90.PLANNING. 07 "EXISTING STRUCTURES (2)"] to reflect the fact that the applicant provided proof that the existing second residence on proposed Parcel 1 has a building permit. The Commission accepted staff's recommendations.

Subsequent to the Planning Commission's action, the project's Deposit Based Fee (DBF) balance dropped into a negative balance. On May 3, 2012, another supplemental deposit was made, and the project is now being processed forward to the Board of Supervisors for public hearing.