

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

504B



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*  
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Carolyn Syms Luna  
Planning Director  
(Continued on next page)

Initials: CSL:ar/dm

REVIEWED BY EXECUTIVE OFFICE

DATE 7/2/12  
Tina Grande

Departmental Concurrence

Policy

Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: 3/3

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

16.1

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7179/TENTATIVE TRACT MAP NO. 33262

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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.