

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

411B



FROM: TLMA – Planning Department

SUBMITTAL DATE:  
November 17, 2009

**SUBJECT: ORDINANCE No. 348.4674 for ZONING MAP No. 38.142 and CHANGE OF ZONE No. 7345** – Environmental Impact Report - Applicant: Master Development Corporation – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) – Location: southerly of the San Bernardino County line (City of Chino), northerly of Prairie Smoke Road, easterly of Hellman Avenue, and westerly of the Cucamonga Creek. – 119.9 Gross Acres – Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) – **REQUEST:** The Change of Zone proposes to change the existing Zoning Classification from Heavy Agriculture – 10 Acre Minimum (A-2-10) to Specific Plan (SP), which will reflect the proposed project's land use designation and development standards. The– APN(s): 144-010-004, 144-010-009, 144-010-005, 144-010-008, and 144-010-013 – Related Cases: EIR498, GPA827, SP358 and Resolution No. 2009-171 Certifying the EIR and Adopting the SP.

**RECOMMENDED MOTION:**

**ADOPTION** of **ORDINANCE NO. 348.4674** for Change of Zone No. 7345 amending the zoning classification for the subject site as shown on Map No. 38.142 in accordance with the Board of Supervisor's previous actions.

Ron Goldman  
Planning Director

(CONTINUED ON ATTACHED PAGE)

**FINANCIAL DATA**

Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

**SOURCE OF FUNDS:** N/A

Positions To Be Deleted Per A-30 ☐

APPROVE

Requires 4/5 Vote ☐

**C.E.O. RECOMMENDATION:**

County Executive Office Signature

BY   
Tina Grande

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

Prev. Agn. Ref.: 6/30/09; Item No. 16.1 | District: Second | Agenda Number:

ATTACHMENTS FILED WITH  
THE CLERK OF THE BOARD

3.31 b

**BACKGROUND:**

On April 15, 2009, the Riverside County Planning Commission Tentatively Certified Environmental Impact Report No. 498; Tentatively Approved Specific Plan No. 358; Tentatively Approved General Plan Amendment No. 827 and Change of Zone No. 7345; and, Adopted a Resolution Recommending Adoption of Specific Plan No. 358.

The below listed recommendations were made on the Form 11 to the Board of Supervisor's on **June 30, 2009** as Agenda Item No. **16.1** and the following actions were taken:

**CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 498**, based on the findings incorporated in the EIR and the conclusion that the project will not have a significant effect on the environment;

**APPROVAL** of **SPECIFIC PLAN NO. 358**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

**APPROVAL** of **GENERAL PLAN AMENDMENT NO. 827** in accordance with Exhibit #6, based upon final adoption by the Board of Supervisors; and,

**APPROVAL** of **CHANGE OF ZONE NO. 7345** in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors.