

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

405 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
December 1, 2011

**SUBJECT: CHANGE OF ZONE NO. 7761** – Intent to Adopt a Negative Declaration –Applicant: Diana Ryder – Fifth Supervisorial District – Location: Northerly of Ethanac Road, southerly of Spring Street, easterly of Theda Street and westerly of Highway 74 – 4.81 Gross Acres.  
**REQUEST:** The change of zone proposes to change the site's zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC).

**RECOMMENDED MOTION:**

**ADOPTION of a NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42459**, 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,

**DENIAL OF CHANGE OF ZONE NO. 7761**, changing the zoning classification on both properties from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC), in accordance with Exhibit #3; but,

**APPROVAL OF CHANGE OF ZONE NO. 7761**, changing the zoning classification for the northerly property only from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC), in accordance with Exhibit #4, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors.

*Carolyn Syms Luna*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:kh/dm *D.M.*

(Continued on next page)

REVIEWED BY EXECUTIVE OFFICE  
*Melanie R. Sheldahl*  
DATE *1/3/2012*

*Tina Grande*  
Departmental Concurrence

Dept't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: *FIFTH*

Agenda Number:

16.3

## **BACKGROUND**

The Riverside County Transportation Commission (RCTC) acquired 2 legal parcels totaling 3.45 acres of privately owned property for the State Highway 74 Expansion project. The subject properties supported a wood shop business and the business was relocated to its present site, comprised of 2 parcels, and permitted via Plot Plan No. 19133. Acquisition of the property by RCTC occurred with the property owners' consent and not through eminent domain in accordance with Policy MVAP 4.1 in the General Plan, and the existing commercial use was relocated in accordance with this policy.

The plot plan also allowed for the development of a 4,182 square foot single family dwelling and 1,640 square foot guest home. The property owner agreed to submit a zone change application to change the zoning classification from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) at the new location so the property could have the same zoning as the original property.

The applicant contended that, both the southerly and northerly parcels should be re-zoned to Manufacturing-Service Commercial (M-SC). However, because the southerly parcel does not have a Land Use Designation consistent with M-SC, changing the zoning on the southerly parcel would cause an inconsistency with the existing Rural Residential (R-R) Land Use Designation. The current Rural Residential (R-R) zone is appropriate for the existing residential uses. Therefore, staff supports changing the zoning to Manufacturing-Service Commercial (M-SC) on the northern portion of the property only even though the applicant requested all of the property to be re-zoned to M-SC.