

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



403 B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 20, 2012

REVIEWED BY EXECUTIVE OFFICE

DATE 10/29/12
Tina Grande

Departmental Concurrence

CHANGE OF ZONE NO. 7307– Applicant: JBL Investments, Inc. –Third/Third Supervisorial District- Location: Northerly of Olive Road, easterly of Patterson Avenue, westerly of California Avenue, and southerly of Simpson Road – 118.8 Gross Acres- **REQUEST:** The zone change proposes to change the zoning classification for the subject property from Residential Agricultural (R-A), Residential Agricultural – 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to One Family Dwelling (R-1).

RECOMMENDED MOTION:

ADOPTION of **FINDINGS** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because **ENVIRONMENTAL IMPACT REPORT NO. 441** adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13, Section 21083.3, Subsection 1, and none of the conditions described in California Code of Regulations, Section 15162 exist; and,

APPROVAL of **CHANGE OF ZONE NO. 7307**, and based upon the findings and conclusions incorporated in the staff report in accordance with Exhibit No. 3, and pending final adoption of the zoning ordinance by the Board of Supervisors.

Carolyn Syme Luna
Carolyn Syme Luna
Planning Director

Initials:
MS

(continued on next page)

Policy Policy

Consent Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: 3/3

Agenda Number:

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7770, SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC
PLAN NO. 184, AMENDMENT NO. 2 and TENTATIVE TRACT MAP NO. 36376

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BACKGROUND:

The Zone Change was before the Planning Commission on September 19, 2012. They raised concerns with density proposed by the change and the proposed zoning's relevance to the subject property's underlying General Plan designation. The Commission questioned Riverside County Flood Control and Water Conservation District staff regarding their recommendation that the zone change be denied, and Transportation Department staff spoke regarding the potential for future Highway 79 re-alignment. The Commission also discussed the balance between a need to satisfy the legal requirements of zoning consistency and their discretionary powers.