

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

503B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 22, 2012

REVIEWED BY EXECUTIVE OFFICE

DATE 11/6/12  
Tina Grande

Departmental Concurrence

**SUBJECT: CHANGE OF ZONE NO. 7788** - Applicant: Dedrick Phillips – Location: Northerly of Hodges Lane, easterly of Regency Road, westerly of Juniper Springs Rd and southerly of Juniper Flats Road – Zoning: Commercial Retail (C-R) - **REQUEST:** The Change of Zone proposes to amend the zoning classification for the subject property from Commercial Retail (C-R) to Residential Agricultural – 1 Acre Minimum (R-A-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 Regulations, Section 15162 exist; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7788**, amending the zoning classification for the subject property from Commercial Retail to Residential Agricultural – 1 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,

**BACKGROUND:**

On October 17, 2012, the Riverside County Planning Commission voted to recommend to the Board of Supervisors approval of this project (Vote 5-0).

*Carolyn Syms Luna*  
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Carolyn Syms Luna  
Planning Director

Initials:  
CSL:pr

*D.M.*

Policy

Consent

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

Prev. Agn. Ref.

District: 5/5

Agenda Number:

16.2