

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

512B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 19, 2014

SUBJECT: CHANGE OF ZONE NO. 7794 and TENTATIVE TRACT MAP NO. 36437 – Adopt a Mitigated Negative Declaration - Applicant: CV Communities – Third/Third Supervisorial District – Location: Westerly of Charlois Road northerly of Yates Road. REQUEST: The Change of Zone proposes to change the zoning on the site from Residential Agriculture – 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings (R-1). The Tentative Tract Map is a Schedule A subdivision of 40.16 acres into 102 residential lots with a minimum lot size 7,200 sq. ft., 1 water quality lot, and one park lot.

THE PLANNING COMMISSION AND STAFF RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42561**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **CHANGE OF ZONE NO. 7794**, subject to the adoption of the Ordinance, and based upon the findings and conclusions incorporated in the staff report;

(Continued on next page)

Juan C Perez
TLMA Director/ Interim Planning
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY:
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
DATE 2/24/14
BY: MICHELLE CLACK

Departmental Concurrence

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

16 - 1

2014 FEB 19 3:02 PM

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7794 and TENTATIVE TRACT MAP NO. 36437**

DATE: February 20, 2014

PAGE: Page 2 of 2

(Continued from previous page)

APPROVAL of **TENTATIVE TRACT MAP NO. 36437**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of **ORDINANCE NO. 348. 4774** amending the zoning in the Rancho California Area shown on Map No. 2.2357 Change of Zone No. 7794, attached hereto and incorporated herein by reference.

BACKGROUND:

Summary

On February 19, 2014, the Riverside County Planning Commission voted to recommend approval of this project 5-0.

Impact on Citizens and Businesses

The project is consistent with the General Plan density for the site and is implementing the General Plan Vision of the area. The Zone Change is making the site consistent with the General Plan as well. All infrastructure in the area has been designed to accommodate the project density.

ATTACHMENTS:

- A. Planning Commission Staff Report**
- B. Ordinance No. 348.4774**

1 ORDINANCE NO. 348.4774

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING
4

5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
7 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as
8 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
9 2.2357, Change of Zone Case No. 7794" which map is made a part of this ordinance.

10 Section 2. This ordinance shall take effect 30 days after its adoption.

11
12 BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

13
14 By: _____
Chairman, Board of Supervisors

15 ATTEST: Kecia Harper-Ihem
16 Clerk of the Board

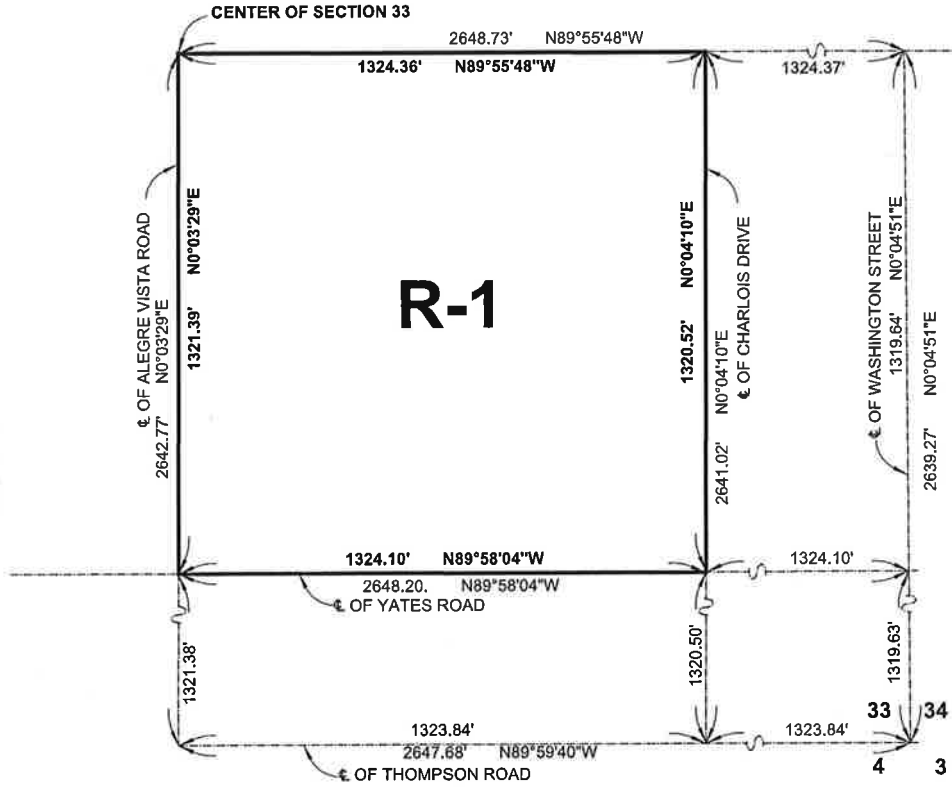
17
18 By: _____
19 Deputy

20 (SEAL)

21
22 APPROVED AS TO FORM
23 February 19, 2014

24
25 By: 
26 MICHELLE CLACK
27 Deputy County Counsel

RANCHO CALIFORNIA
 SEC. 33, T6S, R2W, S. B. B. & M.



LEGEND

R-1 ONE-FAMILY DWELLINGS



MAP NO. 2.2357
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO 348
 CHANGE OF ZONE CASE NO. 07794
 ADOPTED BY ORDINANCE NO. 348.4774
 MARCH 25, 2014
 RIVERSIDE COUNTY BOARD OF SUPERVISORS