

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  
BY: MICHELLE CLACK  
DATE: 2/24/14

Departmental Concurrence

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

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

16 - 1

**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  
13 OF RIVERSIDE, STATE OF CALIFORNIA

14 By: \_\_\_\_\_  
Chairman, Board of Supervisors

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

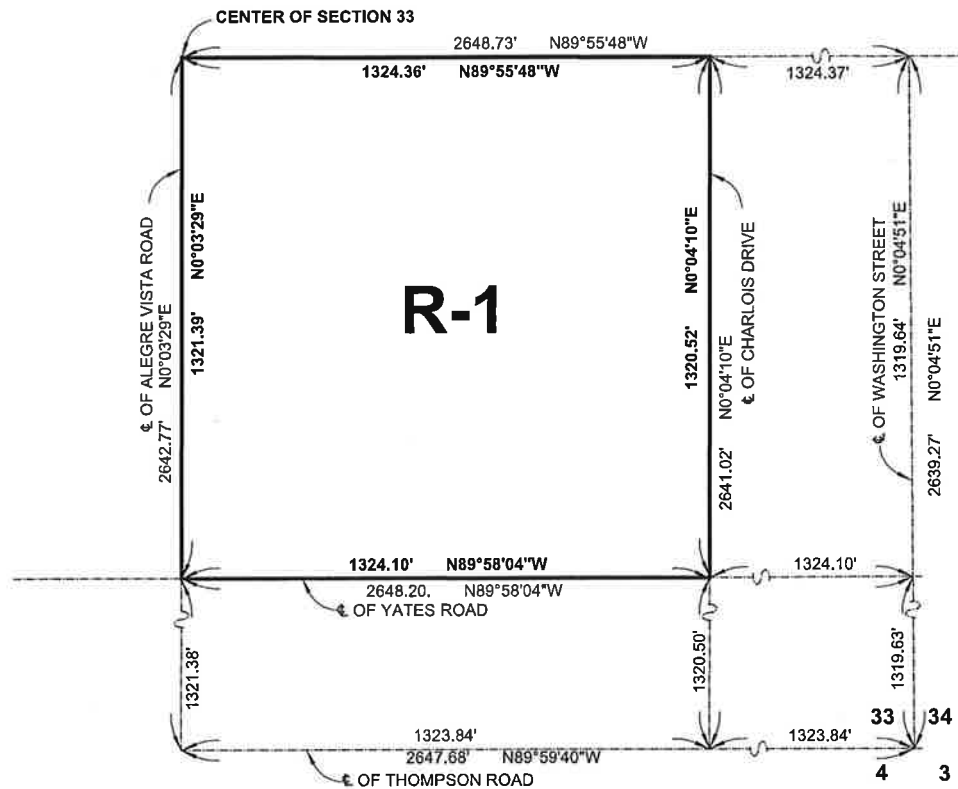
17  
18 By: \_\_\_\_\_  
19 Deputy

20  
21 (SEAL)

22 APPROVED AS TO FORM  
23 February 19, 2014

24  
25 By:   
26 MICHELLE CLACK  
27 Deputy County Counsel

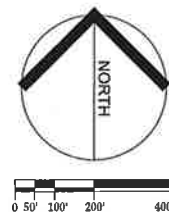
**RANCHO CALIFORNIA**  
SEC. 33, T6S, R2W, S. B. B. & M.



**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

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16-1**

10:30 a.m. being the time set for public hearing on the recommendation from Transportation & Land Management Agency/Planning regarding Public Hearing on Change of Zone No. 7794 / Tentative Tract Map No. 36437 – Recommendation of Adoption of a Mitigated Negative Declaration for Environmental Assessment No. 42561; Approval of Change of Zone No. 7794 to change the zoning from Residential Agriculture - 2 ½ Acre Minimum (R-A-2 ½) to One Family Dwellings (R-1); and Approval of Tentative Tract Map No. 36437, Schedule A, which proposes subdivision of 40.16 acres into 102 residential lots with a minimum lot size of 7,200 sq. ft., 1 water quality lot, and one park lot; and ADOPTION OF ORDINANCE NO. 348.4774, an Ordinance of the County of Riverside Amending Ordinance No. 348 relating to Zoning. The project is located westerly of Charlois Road and northerly of Yates Road, 3<sup>rd</sup>/3<sup>rd</sup> District, the Chairman called the matter for hearing.

Dave Mares, Principal Planner, Planning Department, presented the matter.

The following people spoke on the matter:

Paul Jacobs

Mike White

Sam Alhadeff

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, April 8, 2014 at 10:30 a.m.

Roll Call:

Ayes: Jeffries, Stone, Benoit and Ashley

Nays: None

Absent: Tavaglione

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on March 25, 2014 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: March 25, 2014

(seal)

Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By: 

Deputy

AGENDA NO.  
**16-1**

xc: Planning, Applicant, COB