

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 16, 2015

SUBJECT: GENERAL PLAN AMENDMENT NO. 928D1, CHANGE OF ZONE NO. 7863, and CONDITIONAL USE PERMIT NO. 3681– intent to adopt a Mitigated Negative Declaration – Applicant: Hennie Monteleone – Engineer/Representative: John Munroe - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Policy Areas/Overlays: Highway 79 Policy Area – Location: Northerly of Raven Court Road, southerly of Monteleone Meadows Drive, Easterly of I-215, westerly of Briggs Road – 9.09 Gross Acres – Zoning: Rural Residential (R-R). REQUEST: The General Plan Amendment proposes to change the General Plan from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) (2-5 D.U./Acre). The Change of Zone proposes a change from Rural Residential (R-R) to Scenic Highway Commercial (CPS). The conditional use permit is for the proposal to permit an existing weddings/receptions/special events facilities comprised of outside and enclosed areas, including a 17,425 sq. ft. pond, a 3,600 square foot caretakers unit, a 340 square foot gazebo, two outdoor BBQ structures, an outdoor bar, a 4,100 square foot reception center with storage and proposed kitchen, a 1,375 square foot restroom and changing facility, a 600 square foot restroom facility, a 280 square foot office trailer with no restroom facilities, four corrals and 104 parking spaces. Deposit Based Funds 100%.

Departmental Concurrence


Steve Weiss, AICP
Planning Director

(Continued on next page)


Juan Perez
TLMA Director

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


SOURCE OF FUNDS: Deposit based funds **Budget Adjustment:**
For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

BY:


Tina Grande

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

16-2

Planning Staff and Planning Commission recommend that the Board of Supervisors:

1. **ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42499**, 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,
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 928D1**, amending the General Plan Land Use designation for the subject property from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) as shown in Exhibit 7, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7863**, amending the zoning classification for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (CPS) as shown in Exhibit 3, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors and,
4. **APPROVE CONDITIONAL USE PERMIT NO. 3681**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The proposed project consists of three separate applications, a General Plan Amendment, a Change of Zone, and a Conditional Use Permit.

General Plan Amendment No. 928D1 proposes to change the General Plan from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) (2-5 D.U./Acre).

Change of Zone No. 7863 proposes to change from Rural Residential (R-R) to Scenic Highway Commercial (CPS).

Conditional Use Permit No. 3681 proposes to permit an existing weddings/receptions/special events facilities comprised of outside and enclosed areas, including a 17,425 sq. ft. pond, a 3,600 square foot caretakers unit, a 340 square foot gazebo, two outdoor BBQ structures, an outdoor bar, a 4,100 square foot reception center with storage and proposed kitchen, a 1,375.5 square foot restroom and changing facility, a 600 square foot restroom facility, a 280 square foot office trailer with no restroom facilities, four corrals and 104 parking spaces.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 928D1, CHANGE OF ZONE NO. 7863, and CONDITIONAL
USE PERMIT NO. 3681**

DATE: April 16, 2015

PAGE: Page 3 of 3

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS:

- A. Planning Commission Staff Report**
- B. Planning Commission Minutes**
- C. Planning Commission Memo**