

FORM APPROVED COUNTY COUNSEL
 BY: JAMES E. BRADY, JR.
 DATE: 6/1/15

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

714 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
 July 28, 2015

SUBJECT: CHANGE OF ZONE NO. 7846 AND ORDINANCE NO. 348.4808 – No new environmental documentation is required – Applicant: Claudette Poole – Engineer/Representative: Chance Bainum – First Supervisorial District – El Cariso Zoning District – Elsinore Area Plan – Rural: Rural Residential (R: RR) (5 Acre Minimum) – Location: Northerly of Calle De Los Pinos, southerly of Calle Cordoniz, easterly of El Cariso Road, and westerly of Highway 74 – 1 Gross Acre – REQUEST: The Change of Zone proposes to change the site's zoning from General Commercial (C-1/C-P) Zone to Residential Agricultural (R-A) Zone.

RECOMMENDED MOTION: That the Board of Supervisors:

- FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL IMPACT REPORT NO. 441 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,
- APPROVE CHANGE OF ZONE NO. 7846**, amending the zoning classification for the subject properties from General Commercial (C-1/C-P) Zone to Residential Agricultural (R-A) Zone, in

Departmental Concurrence

Steve Weiss
 Steve Weiss, AICP
 Planning Director

(Continued on next page)

Juan C. Perez
 Juan C. 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: _____ **Budget Adjustment:** _____
For Fiscal Year: _____

C.E.O. RECOMMENDATION:
 APPROVE
 BY: *Alex Gann*
 Alex Gann
 County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: _____ District: 1 Agenda Number: **16-1**

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

FORM 11: Change of Zone No. 7846, Ordinance No. 348.4808

DATE: July 28, 2015

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accordance with Exhibit #3 attached hereto and based upon the findings and conclusions incorporated in the staff report; and,

3. **ADOPT ORDINANCE NO. 348.4808** amending the zoning in the El Cariso District shown on Map No. 52.001 Change of Zone No. 7846 attached hereto and incorporated herein by reference.

BACKGROUND:

Summary

This Change of Zone request is to establish General Plan and Zoning consistency. The proposed R-A zone is consistent with the site's existing Rural Residential land use designation. The applicant intends to build a single family residential unit on APN 386-040-007.

The Change of Zone application originally included a single parcel, APN 386-040-007. The applicant requested the addition of the adjacent parcel that is also owned by the applicant to the project during the September 17, 2014, Planning Commission hearing. The Planning Commission recommended approval of the project with the inclusion of the adjacent parcel APN 386-030-008 by a vote of 5-0.

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 Hearing.

ATTACHMENTS:

- A. **Ordinance No. 348. 4808**
- B. **September 17, 2014 Memo to Planning Commission**
- C. **September 17, 2014 Planning Commission Agenda Item 4.7 Minutes**
- D. **September 17, 2014 Planning Commission Agenda Item 4.7 Staff Report**