

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

659A



**FROM:** County Counsel/Planning

**SUBMITTAL DATE:**  
October 22, 2015

**SUBJECT:** Ordinance No. 348.4815  
District 1

**RECOMMENDED MOTION:** That the Board of Supervisors:  
Adopt Ordinance No. 348.4815 amending the zoning in the Lake Mathews District shown on  
Map No. 36.058 Change of Zone Case No. 7816.

**BACKGROUND:**

**Summary**

Change of Zone Case No. 7816 (CZ 7816) changes the zoning from Light Agricultural -10 Acre Minimum (A-1-10) to One-Family Dwellings (R-1) on approximately 168 acres. The public hearing for CZ 7816 was held on June 30, 2015 as Agenda Item No. 16-1. At the conclusion of public testimony, the Board of Supervisors closed the public hearing, adopted a Mitigated Negative Declaration for Environmental Assessment No. 42652 and tentatively approved CZ 7816. Pursuant to Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.4815 will finalize the Board's tentative action on CZ 7816, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

Departmental Concurrence

  
\_\_\_\_\_  
Steve Weiss, AICP  
Planning Director

  
\_\_\_\_\_  
Gregory P. Priamos  
County Counsel

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 type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

<b>SOURCE OF FUNDS:</b>	<b>Budget Adjustment:</b>
	For Fiscal Year:

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.: 16-1, 06/30/15 | District: 1 | Agenda Number:

**2-14**

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

**FORM 11: Ordinance No. 348.4815**

District 1

**DATE:** October 22, 2015

**PAGE:** Page 2 of 2

On June 30, 2015, the Board also approved Tentative Tract Map No. 36475, a Schedule "A" subdivision of the 168 acre project site into 171 residential lots on 79.83 acres, two water quality/detention basins on 5.26 acres, four park sites on 3.78 acres, 21 open space lots on 50.56 acres, and 29.31 acres for in-site infrastructure development.

The property is located northerly of Lake Mathews, southerly of the Street A and westerly of Blackburn Road as show on the attached maps entitled "Vicinity/Policy Areas" and "Proposed Zoning."

**Impact on Citizens and Businesses**

The impacts of processing Change of Zone Case No. 7816 and adoption of this ordinance have been evaluated through the environmental review and public hearing process by staff, the Planning Commission and the Board of Supervisors. The opportunity for public review and comment was provided during the public hearings scheduled for this change of zone and any verbal or written testimony provided by the public was considered by the hearing body at that time. Today's action will finalize the Board's tentative action that was taken on June 30, 2015 pursuant to Agenda Item No. 16-1 and formally change the property's zoning classification.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

There is no fiscal impact to the County because the cost for processing Change of Zone Case No. 7816 has been borne by the applicant.

**Contract History and Price Reasonableness**

N/A

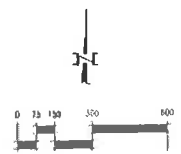
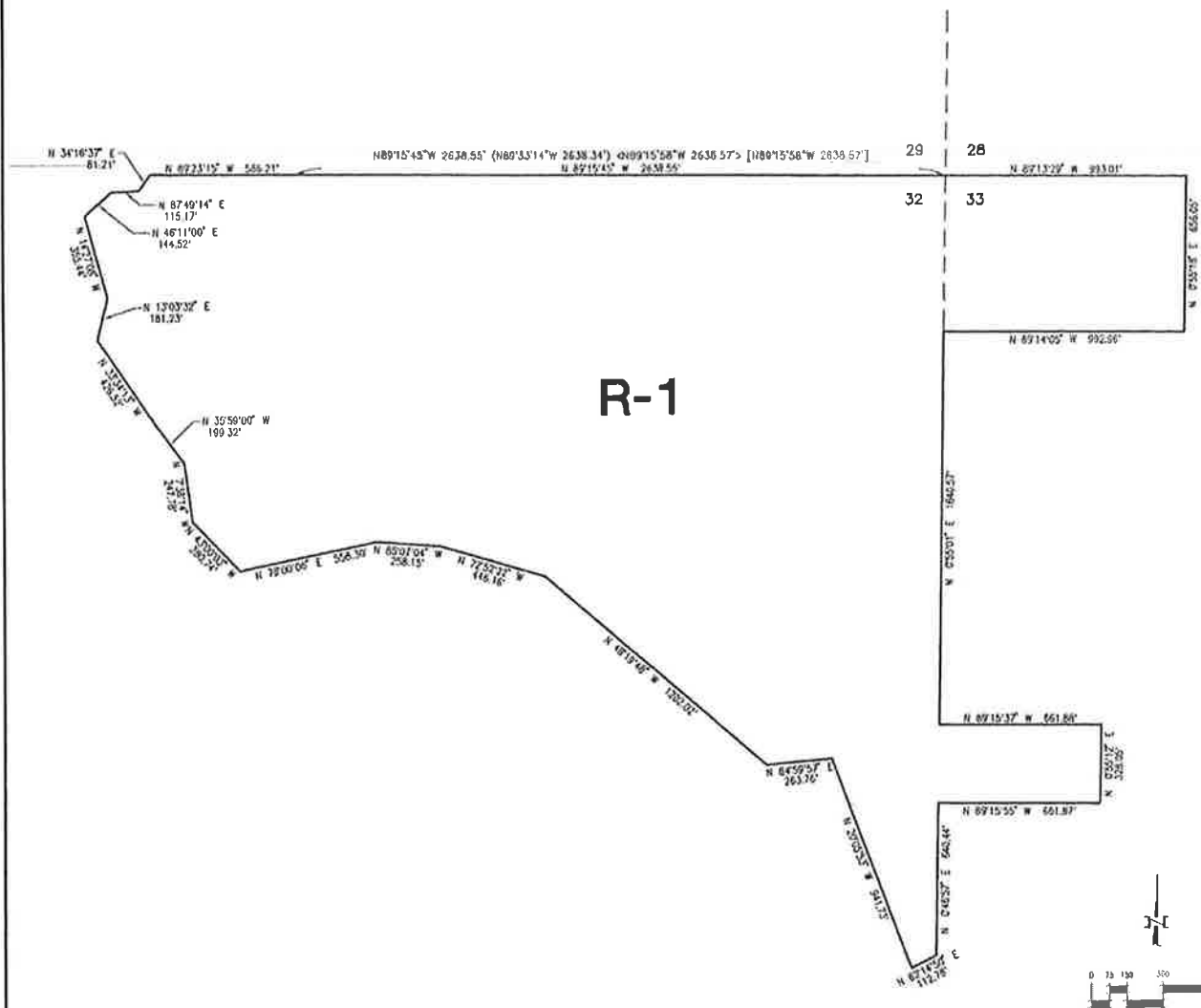
**ATTACHMENTS (if needed, in this order):**

- A. Ordinance No. 348.4815 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from June 30, 2015 Public Hearing

# Attachment A



SECTIONS 32 AND 33, T. 3 S. R. 5 W. S.B.B. & M.



**LEGEND**

R-1 ONE-FAMILY DWELLINGS  
 MAP NO. 36.058

**CHANGE OF OFFICIAL ZONING PLAN  
 LAKE MATHEWS DISTRICT**

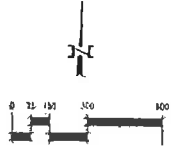
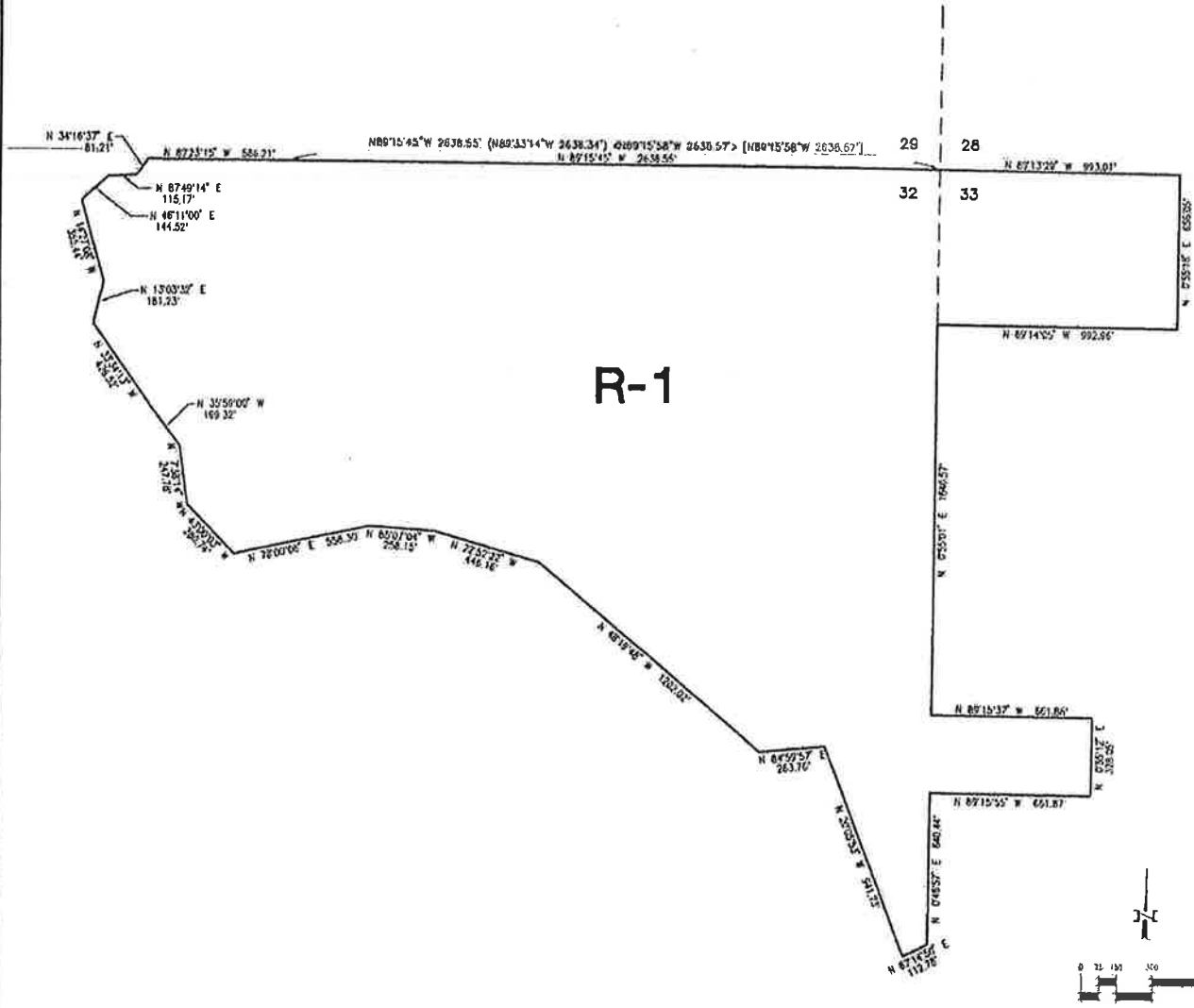
CHANGE OF ZONE CASE NO. 7816  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.4815

**APN.**

- 270-070-004
- 270-080-017
- 270-090-001
- 270-090-002

RIVERSIDE COUNTY BOARD OF SUPERVISORS

SECTIONS 32 AND 33, T. 3 S. R. 5 W. S.B.B. & M.



**LEGEND**

R-1 ONE-FAMILY DWELLINGS  
 MAP NO. 36.058

**CHANGE OF OFFICIAL ZONING PLAN  
 LAKE MATHEWS DISTRICT**

CHANGE OF ZONE CASE NO. 7816  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.4815

**A.P.N.**

- 270-070-004
- 270-080-017
- 270-090-001
- 270-090-002

RIVERSIDE COUNTY BOARD OF SUPERVISORS

# Attachment B

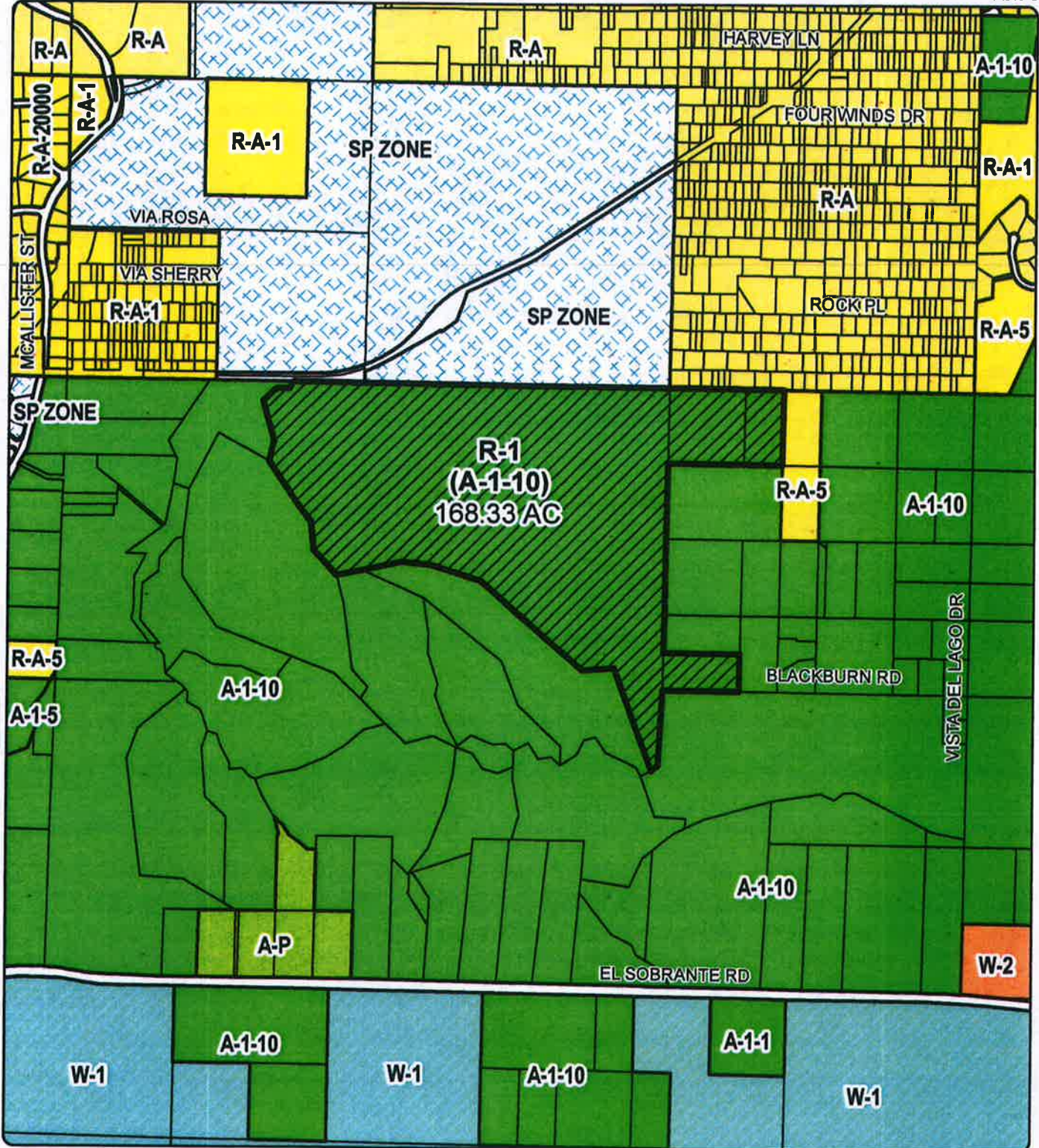


RIVERSIDE COUNTY PLANNING DEPARTMENT  
**CZ07816 GPA01132 TR36475**

Supervisor Jeffries  
 District 1

Date Drawn: 09/18/2014  
 Exhibit 3

**PROPOSED ZONING**



Zoning District: Lake Mathews

Author: Vinnie Nguyen



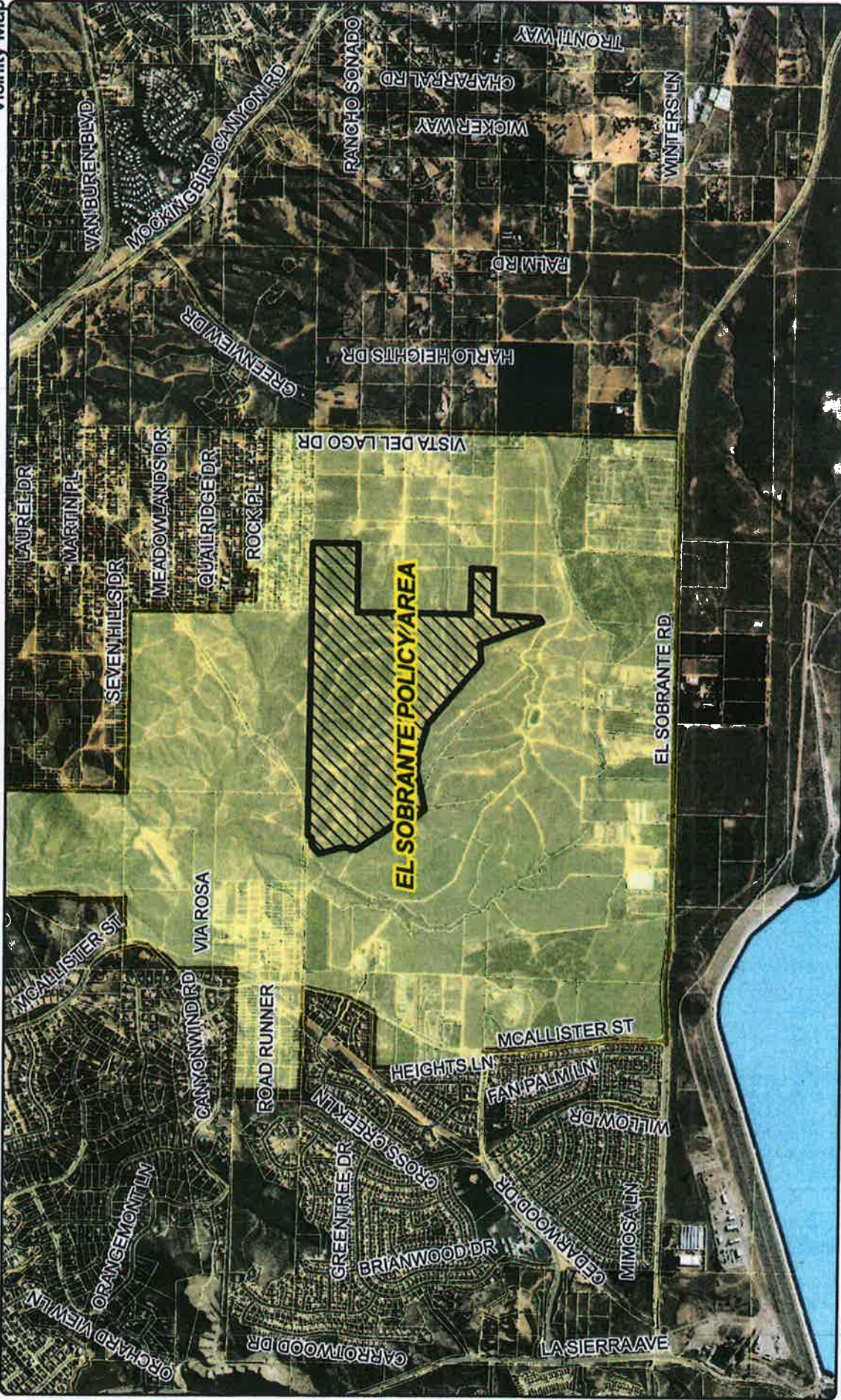
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)869-8277 (Eastern County) or Website <http://planning.rivcoba.com>



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07816 GPA01132 TR36475**  
**VICINITY/POLICY AREAS**

Supervisor Jeffries  
 District 1

Date Drawn: 09/18/2014  
 Vicinity Map



Zoning District: Lake Mathews

Author: Vinnie Nguyen

RECALCULATED: On October 7, 2005, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County. This map is a vicinity map for the County of Riverside and is not intended to be used for any other purpose. The County of Riverside is not responsible for any errors or omissions in this map. For more information, please contact the Planning Department Office at Riverside at (951)935-3300 (Riverside County) or in Palm Desert at (760)933-0377 (Riverside County or Website: <http://www.riverside.ca.gov>)