

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

678



**FROM:** County Counsel/Planning

**SUBMITTAL DATE:**  
October 22, 2015


**SUBJECT:** Ordinance No. 348.4810  
District 3

**RECOMMENDED MOTION:** That the Board of Supervisors:  
Adopt Ordinance No. 348.4810 amending the zoning in the Rancho California Area shown on  
Map No. 2.2378 Change of Zone Case No. 7822.

**BACKGROUND:**

**Summary**

Change of Zone Case No. 7822 (CZ 7822) changes the zoning from Light Agriculture 5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P) on approximately 5 acres. The public hearing for CZ 7822 was held on November 25, 2014 as Agenda Item No. 16-2. At the conclusion of public testimony, the Board of Supervisors closed the public hearing, adopted a Negative Declaration for Environmental Assessment No. 42679 and tentatively approved CZ 7822. Pursuant to Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.4810 will finalize the Board's tentative action on CZ 7822, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.


  
Steve Weiss, AICP  
Planning Director

  
Gregory P. Priamos  
County Counsel

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost:</b>	<b>POLICY/CONSENT (per Exec. Office)</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
<b>NET COUNTY COST</b>	\$ 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.: 16-2, 11/25/14 | District: 3 | Agenda Number:

2-5

Departmental Concurrence

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

**FORM 11: Ordinance No. 348.4810**

District 3

**DATE:** October 22, 2015

**PAGE:** Page 2 of 2

CZ 7822 is associated with GPA No. 945D1, which was considered concurrently at the public hearing November 25, 2014. There is no implementing project with CZ 7822.

The property is located in the Southwest Area Plan on the southeast corner of Auld Road and Dickson Path, westerly of Maddalena Road, North of Mazoe Street.

**Impact on Citizens and Businesses**

The impacts of processing Change of Zone Case No. 7822 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 November 25, 2014 pursuant to Agenda Item No. 16-2 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. 7822 has been borne by the applicant.

**Contract History and Price Reasonableness**

N/A

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

- A. Ordinance No. 348.4810 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from November 25, 2014 Public Hearing.

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



**2-5**

On motion of Supervisor Washington, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from County Counsel/Transportation & Land Management Agency/Planning regarding Adoption of Ordinance No. 348.4810, an Ordinance of the County of Riverside amending Ordinance No. 348 relating to Zoning (ZC 7822) in the Rancho California area, 3<sup>rd</sup> District, is continued to Tuesday, November 17, 2015 at 9:00 a.m.

Roll Call:

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
Nays: None  
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on November 3, 2015 of Supervisors Minutes.

(seal)

WITNESS my hand and the seal of the Board of Supervisors  
Dated: November 3, 2015  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By: *Kecia Harper-Ihem* Deputy

AGENDA NO.  
**2-5**

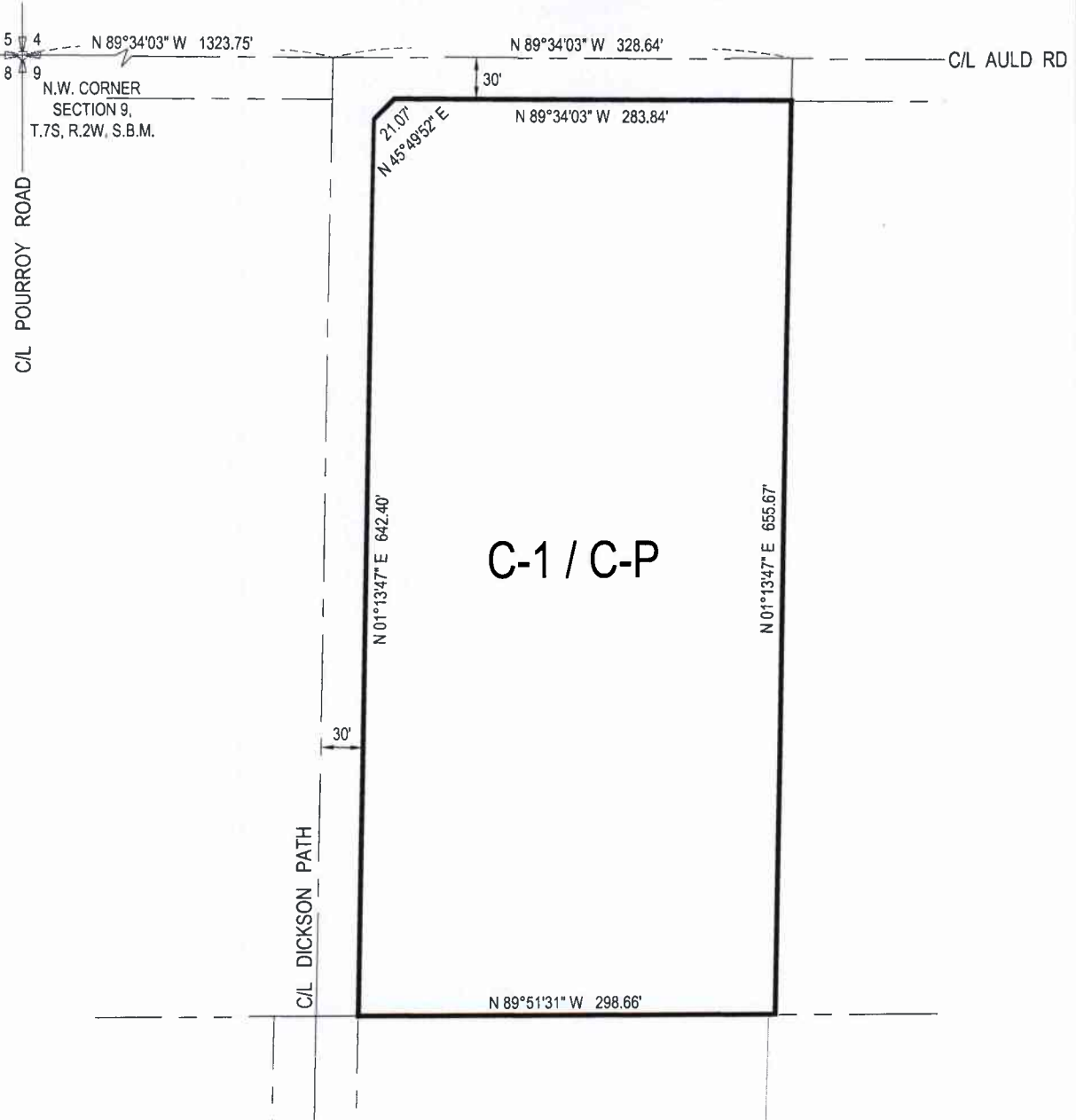
xc: Co.Co., Planning

*COB*

# Attachment A



RANCHO CALIFORNIA AREA  
SECTION 9, T. 7 S, R. 2 W, S. B. & M.



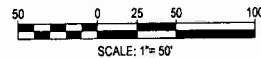
C-1 / C-P

LEGEND  
GENERAL COMMERCIAL

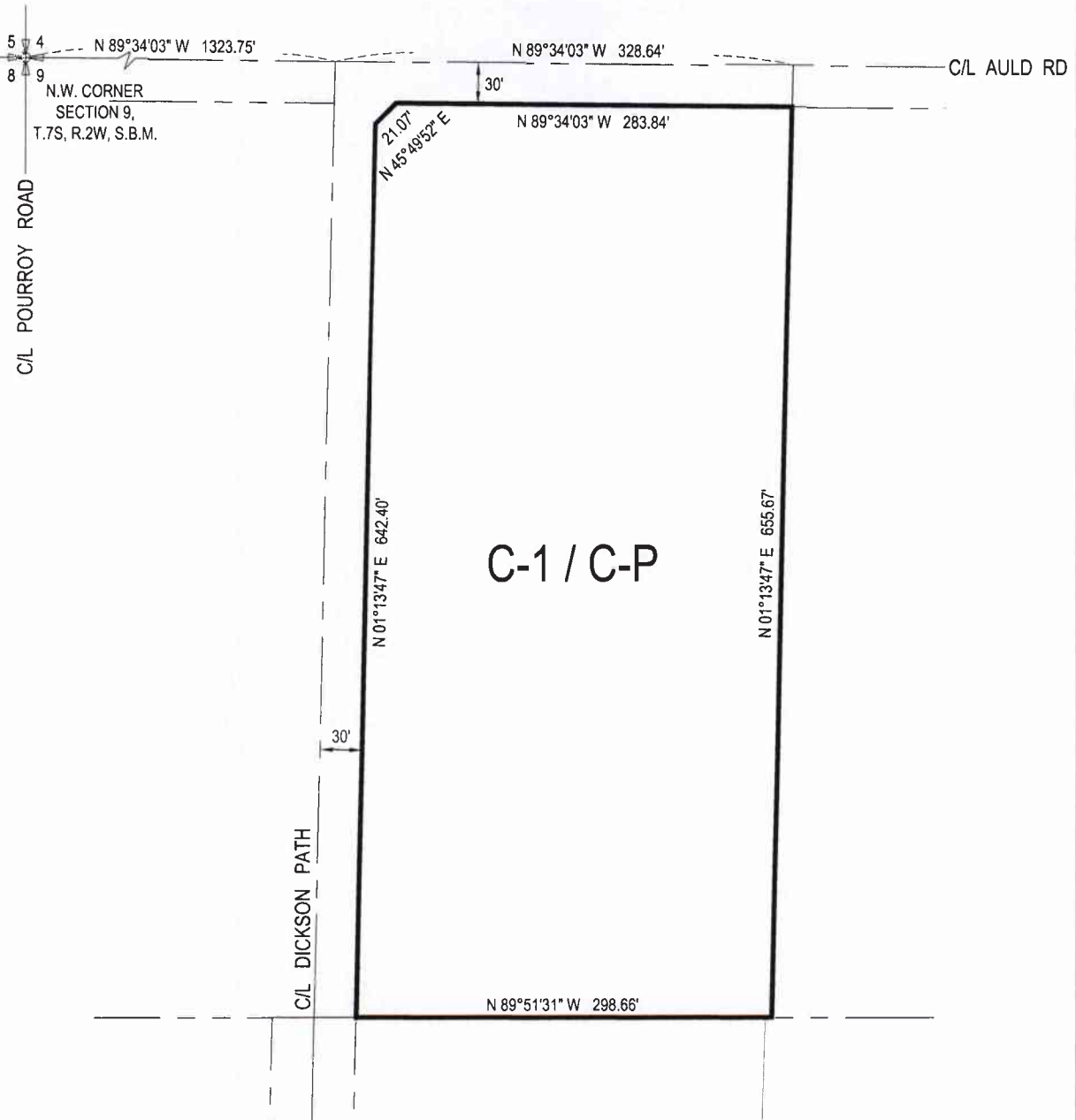
MAP NO. 2.2378  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 07822

ADOPTED BY ORDINANCE NO. 348.4810  
DATE: \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS



RANCHO CALIFORNIA AREA  
SECTION 9, T. 7 S, R. 2 W, S. B. & M.

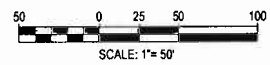


**LEGEND**  
C-1 / C-P GENERAL COMMERCIAL

MAP NO. 2.2378  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2, ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 07822

ADOPTED BY ORDINANCE NO. 348.4810  
 DATE: \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS



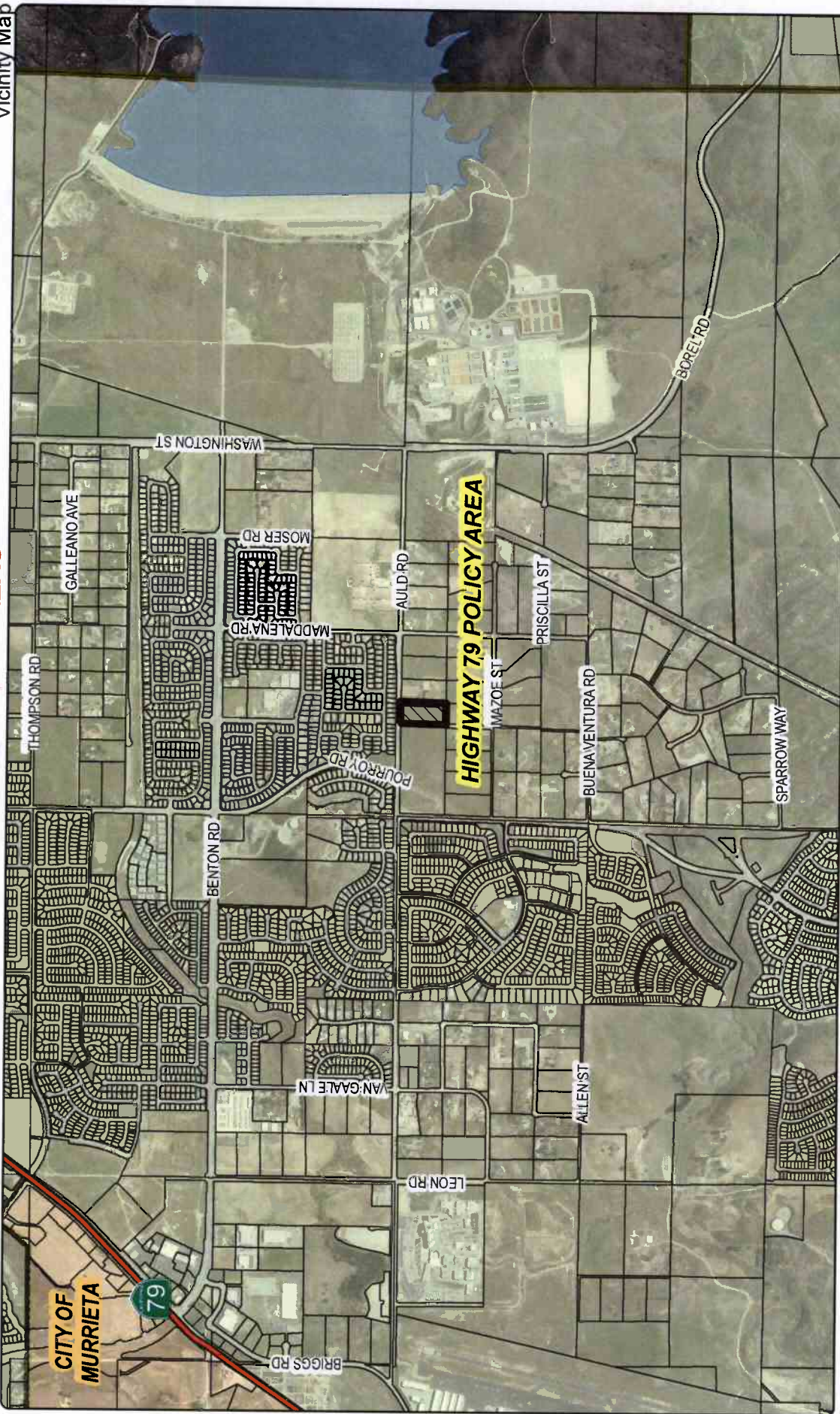
# Attachment B



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07822 GPA00945D1**  
**VICINITY/POLICY AREAS**

Supervisor Stone  
 District 3

Date Drawn: 05/30/2014  
 Vicinity Map



Zoning Area: Rancho California  
 Township/Range: T7SR2W  
 Section: 9

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 land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-9200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.rina.ca.gov/index.html>

Assessors Bk. Pg. 964-05-05  
 Thomas Bros. Pg. 929 E2  
 Edition 2014





RIVERSIDE COUNTY PLANNING DEPARTMENT

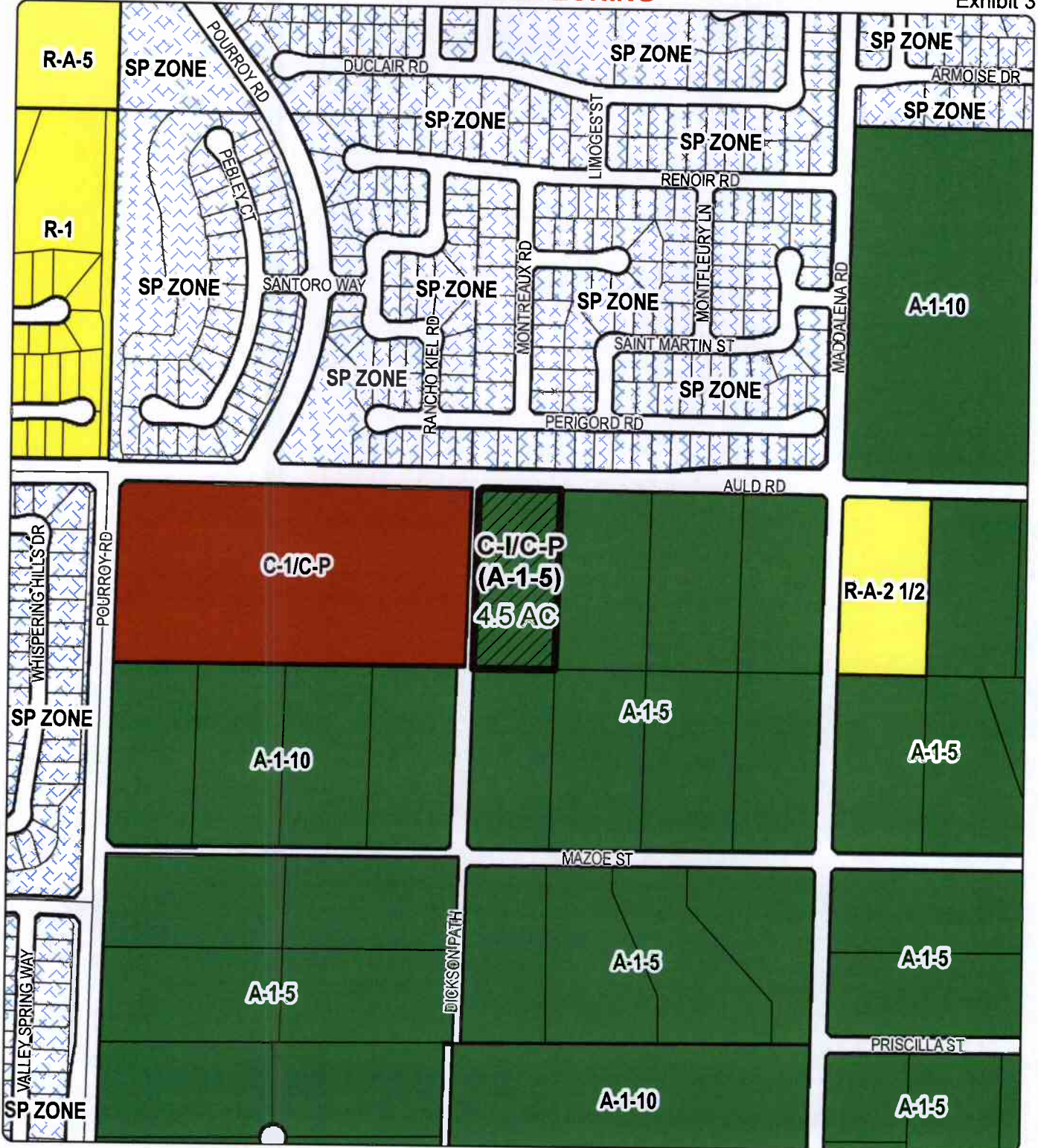
CZ07822 GPA00945D1

PROPOSED ZONING

Supervisor Stone  
District 3

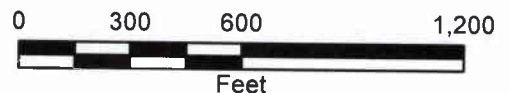
Date Drawn: 05/30/2014

Exhibit 3



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 9

Assessors Bk. Pg. 964-05-05  
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Edition 2014



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