

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

308B



FROM: County Counsel/Planning

SUBMITTAL DATE:
December 15, 2015

SUBJECT: Ordinance No. 348.4819
District 3


RECOMMENDED MOTION: That the Board of Supervisors:
Adopt Ordinance No. 348.4819 amending the zoning in the Rancho California Area shown on
Map No. 2.2383 Change of Zone Case No. 7739.

BACKGROUND:


Summary

Change of Zone Case No. 7739 (CZ 7739) changes the zoning from Light Agricultural - 5 Acre Minimum (A-1-5) to Planned Residential (R-4) on approximately 53.94 gross acres. The public hearing for CZ 7739 was held on November 4, 2014 as Agenda Item No. 16-2. At the conclusion of public testimony, the Board of Supervisors closed the public hearing, adopted a Mitigated Negative Declaration for Environmental Assessment No. 41782 and tentatively approved CZ 7739. Pursuant to Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts.

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	

SOURCE OF FUNDS:	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION: APPROVE

BY: 
Stephanie Persi

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: 16-2, 11/04/14 | District: 3 | Agenda Number:

2-4

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Ordinance No. 348.4819

District 3

DATE: December 15, 2015

PAGE: Page 2 of 2

Adoption of Ordinance No. 348.4819 will finalize the Board's tentative action on CZ 7739, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

CZ 7739 is associated with General Plan Amendment No. 954, which was considered concurrently at the public hearing on November 4, 2014. There was no implementing project with CZ 7739.

The property is located north of Benton Road, south of Yates Road, east of Washington Street and west of the Lake Skinner Recreation Area.

Impact on Citizens and Businesses

The impacts of processing Change of Zone Case No. 7739 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 4, 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. 7739 has been borne by the applicant.

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

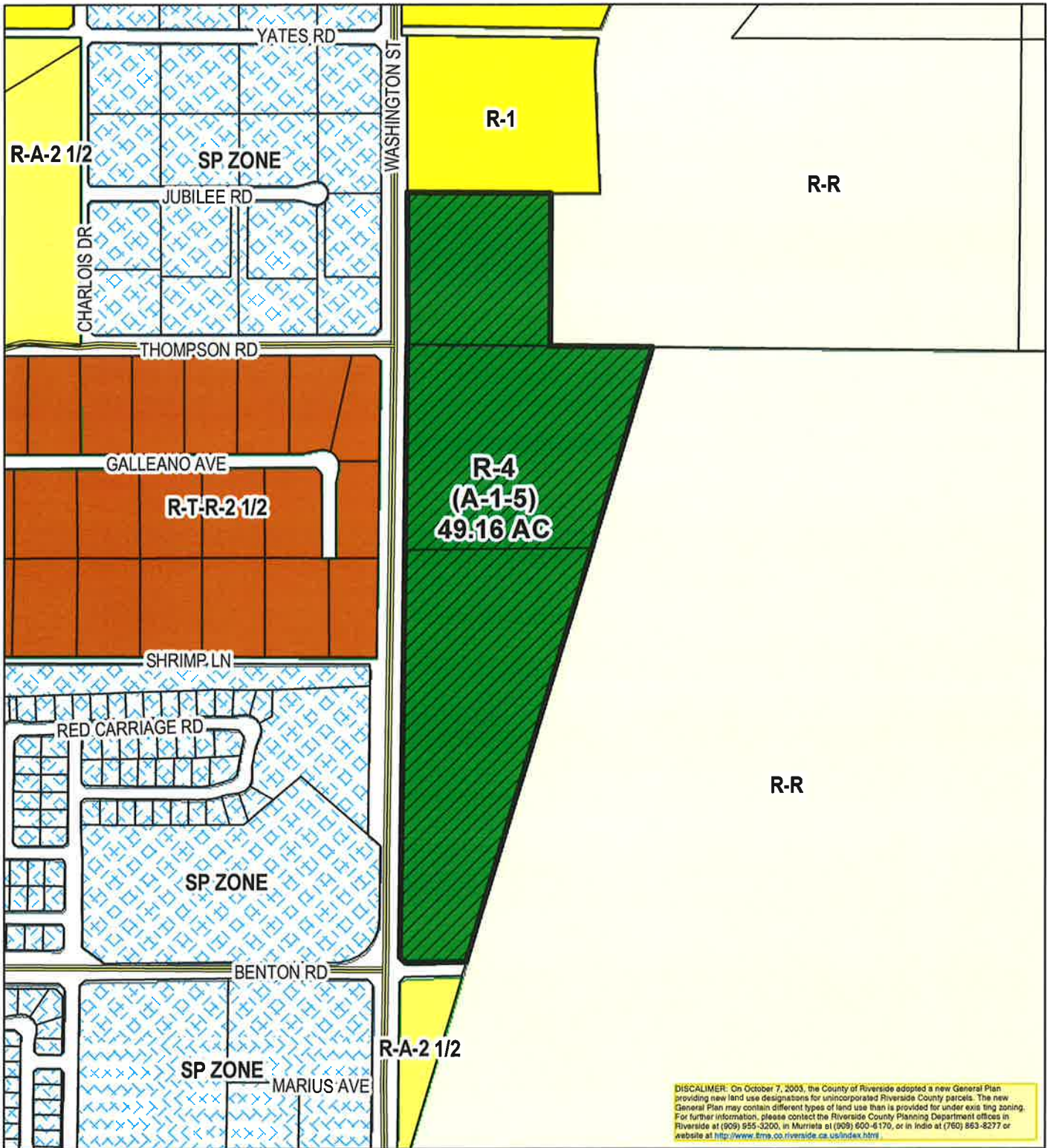
- A. Ordinance No. 348.4819
- B. Vicinity/Policy Areas Map
- C. Proposed Zoning Map

Supervisor Stone
District 3
Date Drawn: 2/26/08

CZ07739 GPA00954

PROPOSED ZONING

Planner: Amy Aldana
Date: 3/06/08
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Rancho California
Township/Range: T6SR2W
Section: 3 & 4



Assessors
Bk. Pg. 472-21
Thomas 964-03
Bros. Pg. 899 G7

1 ORDINANCE NO. 348.4819

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
8 2.2383, Change of Zone Case No. 7739" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10
11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: _____
14 Chairman, Board of Supervisors

15 ATTEST:
16 KECIA HARPER-IHEM
17 Clerk of the Board

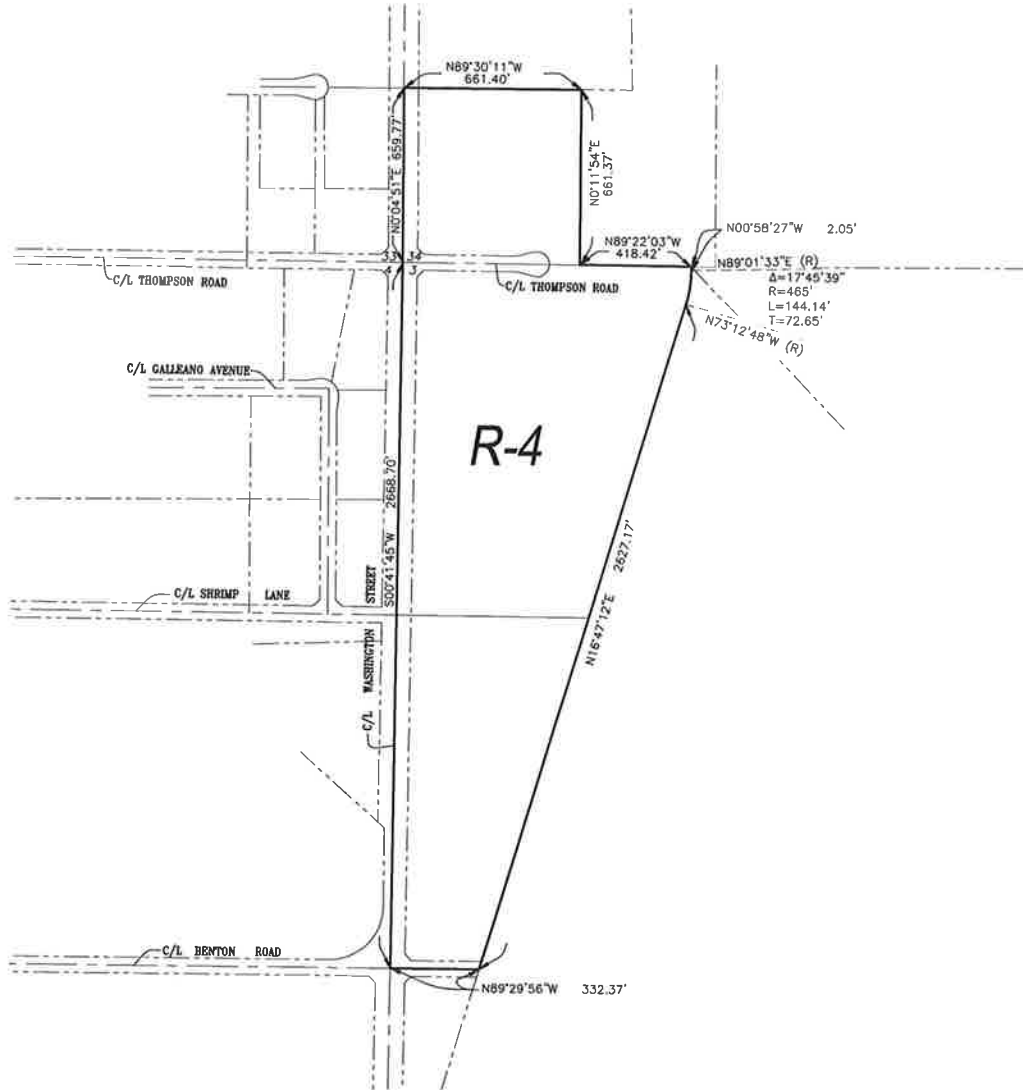
18
19 By: _____

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 December 17, 2015

25 
26 By: _____
27 MICHELLE CLACK
28 Deputy County Counsel

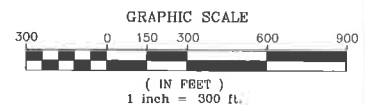
RANCHO CALIFORNIA AREA
 SEC. 34 T 6 S, R 2 W S. B. & M.
 SEC. 3 T 7 S, R 2 W S. B. & M.



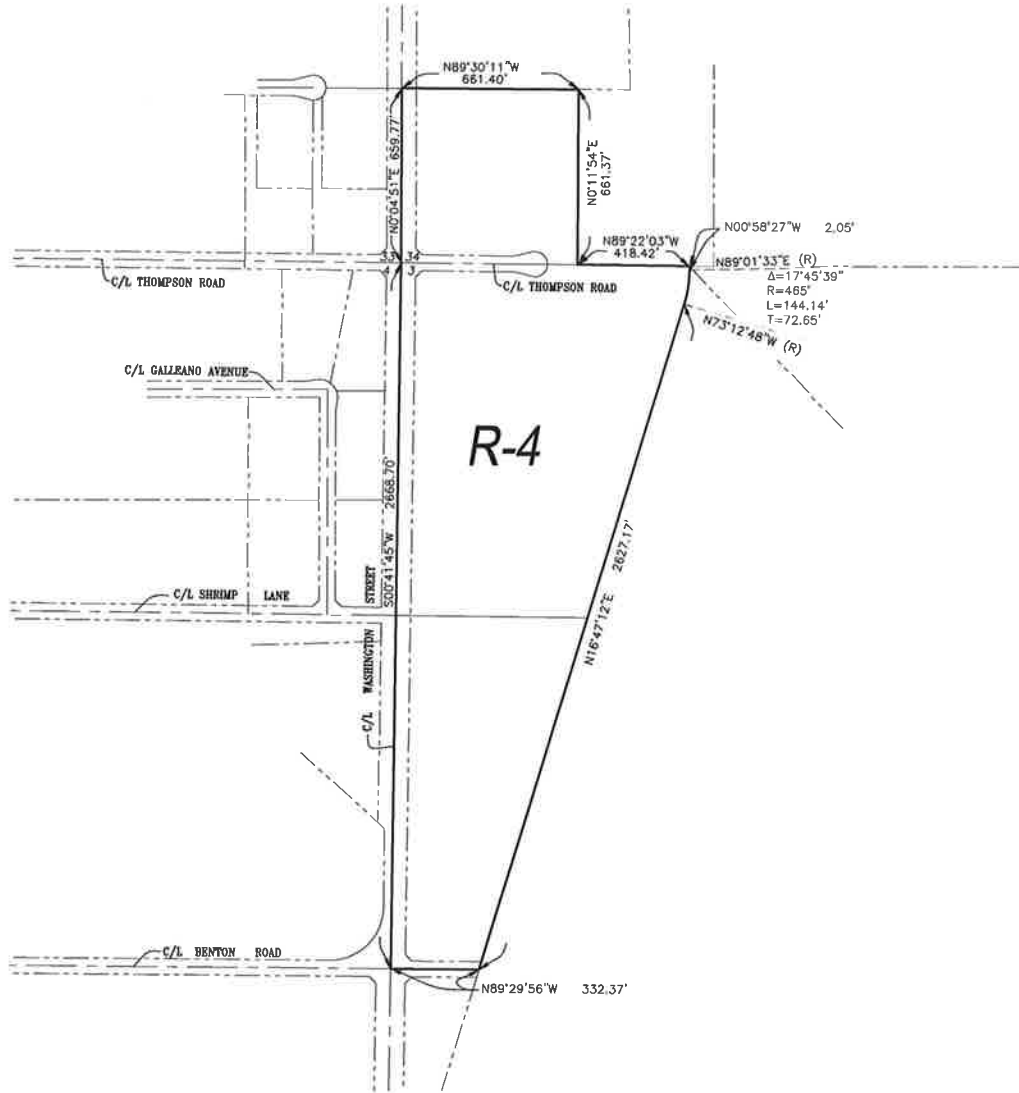
LEGEND
R-4 PLANNED RESIDENTIAL

MAP NO. 2.2383
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 , ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7739
 ADOPTED BY ORDINANCE NO. 348.4819

RIVERSIDE COUNTY BOARD OF SUPERVISORS



RANCHO CALIFORNIA AREA
 SEC. 34 T 6 S, R 2 W S. B. & M.
 SEC. 3 T 7 S, R 2 W S. B. & M.



LEGEND
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