

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



506 B

FROM: County Counsel/Planning

SUBMITTAL DATE:
April 14, 2016

SUBJECT: Ordinance No. 348.4832
District 3

RECOMMENDED MOTION: That the Board of Supervisors:
Adopt Ordinance No. 348.4832 amending the zoning in the Valle Vista District shown on Map No. 63.019 Change of Zone Case No. 7875.

BACKGROUND:

Summary

Change of Zone Case No. 7875 (CZ 7875) changes the zoning from Light Agricultural -5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P) on three parcels, totaling 3.34 acres. The public hearing for CZ 7875 was held on January 26, 2016 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. 41810 and tentatively approved CZ 7875. Pursuant to Section 4.1 of

Departmental Concurrence

Steve Weiss, AICP
Planning Director

Anita C. Willis for

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 type="checkbox"/> Policy <input checked="" 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:
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: 16-1, 01/26/16 | District: 3 | Agenda Number:

3-7

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

FORM 11: Ordinance No. 348.4832

District 3

DATE: April 14, 2016

PAGE: Page 2 of 2

Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.4832 will finalize the Board's tentative action on CZ 7875, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

On January 26, 2016, the Board also tentatively approved General Plan Amendment No. 983 amending the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amending its General Plan Land Use Designation from Conservation (C) to Commercial Retail (CR) (0.20-0.35 FAR).

On March 29, 2016, General Plan Amendment No. 983 received final approval with the Board's adoption of Resolution No. 2016-098 (the first cycle of General Plan Amendments for 2016).

The property is located northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue as shown 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. 7875 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 January 26, 2016 pursuant to Agenda Item No. 16-1 and formally change the property's zoning classification.

SUPPLEMENTAL:

Additional Fiscal Information

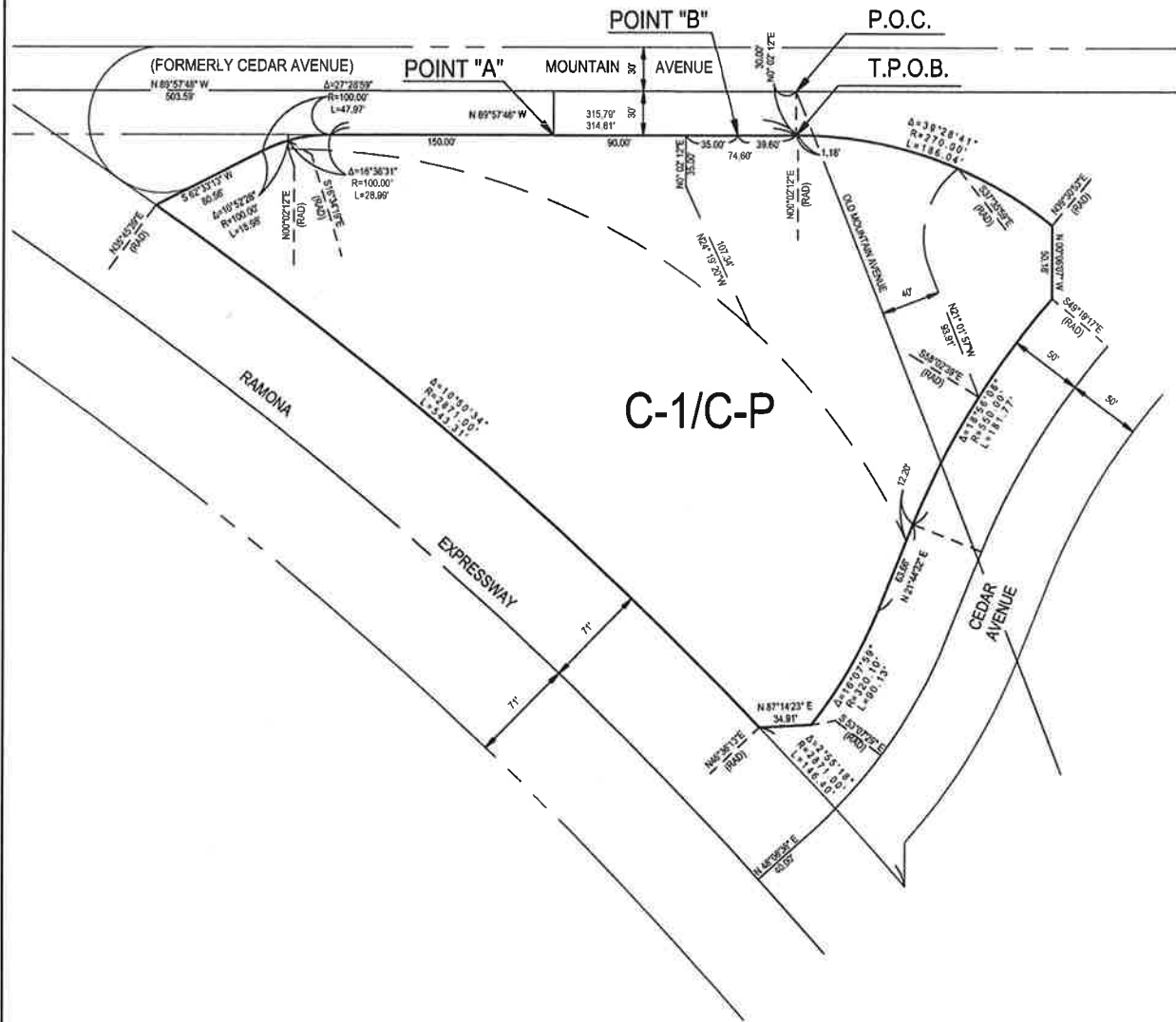
There is no fiscal impact to the County because the cost for processing Change of Zone Case No. 7875 has been borne by the applicant.

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

- A. Ordinance No. 348.4832 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from January 26, 2016 Public Hearing



LEGEND

C-1/C-P GENERAL COMMERCIAL

MAP NO. 63.019

CHANGE OF OFFICIAL ZONING PLAN

VALLE VISTA DISTRICT

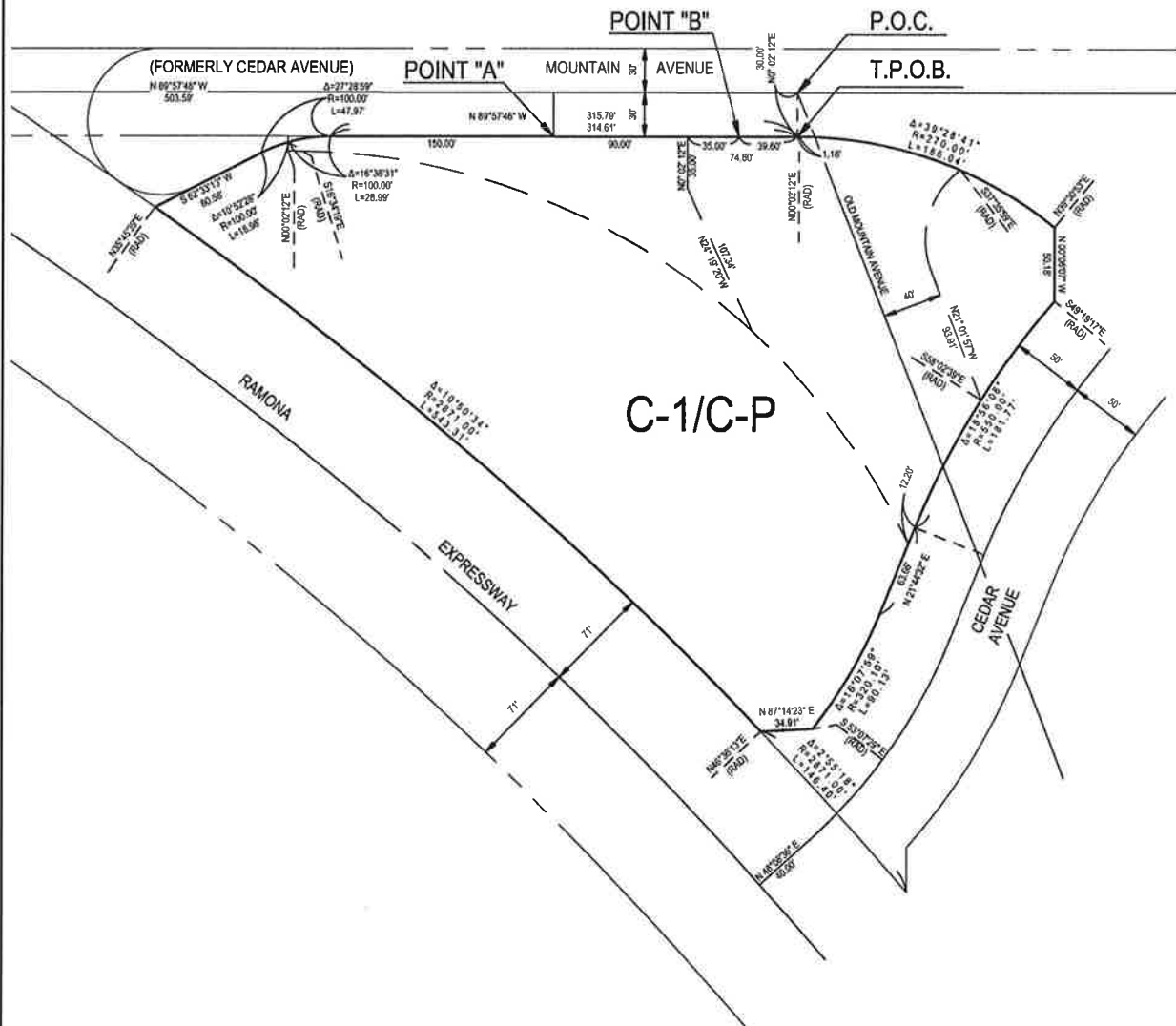
CHANGE OF ZONE CASE NO. 7875
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4832
DATE: _____



SCALE: 1" = 50'

A.P.N.
551-200-058,
551-200-061,
551-200-062

RIVERSIDE COUNTY BOARD OF SUPERVISORS



LEGEND

C-1/C-P	GENERAL COMMERCIAL
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MAP NO. 63.019

CHANGE OF OFFICIAL ZONING PLAN

VALLE VISTA DISTRICT

CHANGE OF ZONE CASE NO. 7875
 AMENDING ORDINANCE NO. 348
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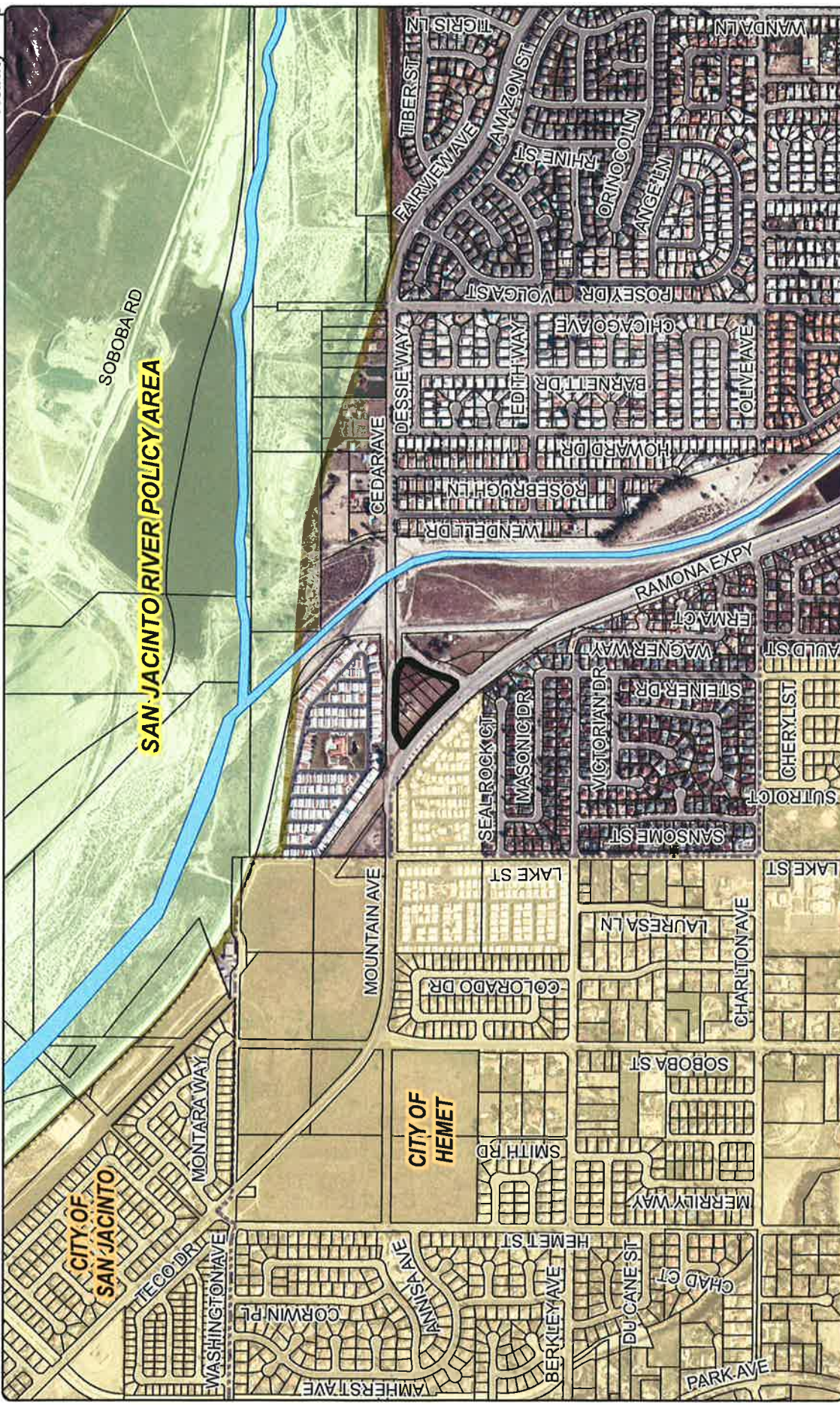
A.P.N.
 551-200-058,
 551-200-061,
 551-200-062

RIVERSIDE COUNTY BOARD OF SUPERVISORS

**RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07875 GPA00983
 VICINITY/POLICY AREAS**

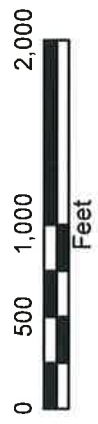
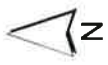
Supervisor Washington
 District 3

Date Drawn: 06/19/2015
 Vicinity Map



Zoning District: Valle Vista

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2014, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This map was prepared for informational purposes only and does not constitute a final decision. For further information, please contact the Riverside County Planning Department offices at Riverside at (951) 955-2100 (Western County) or at Fontana at (951) 955-2277 (Eastern County) or Web site: <http://www.co.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

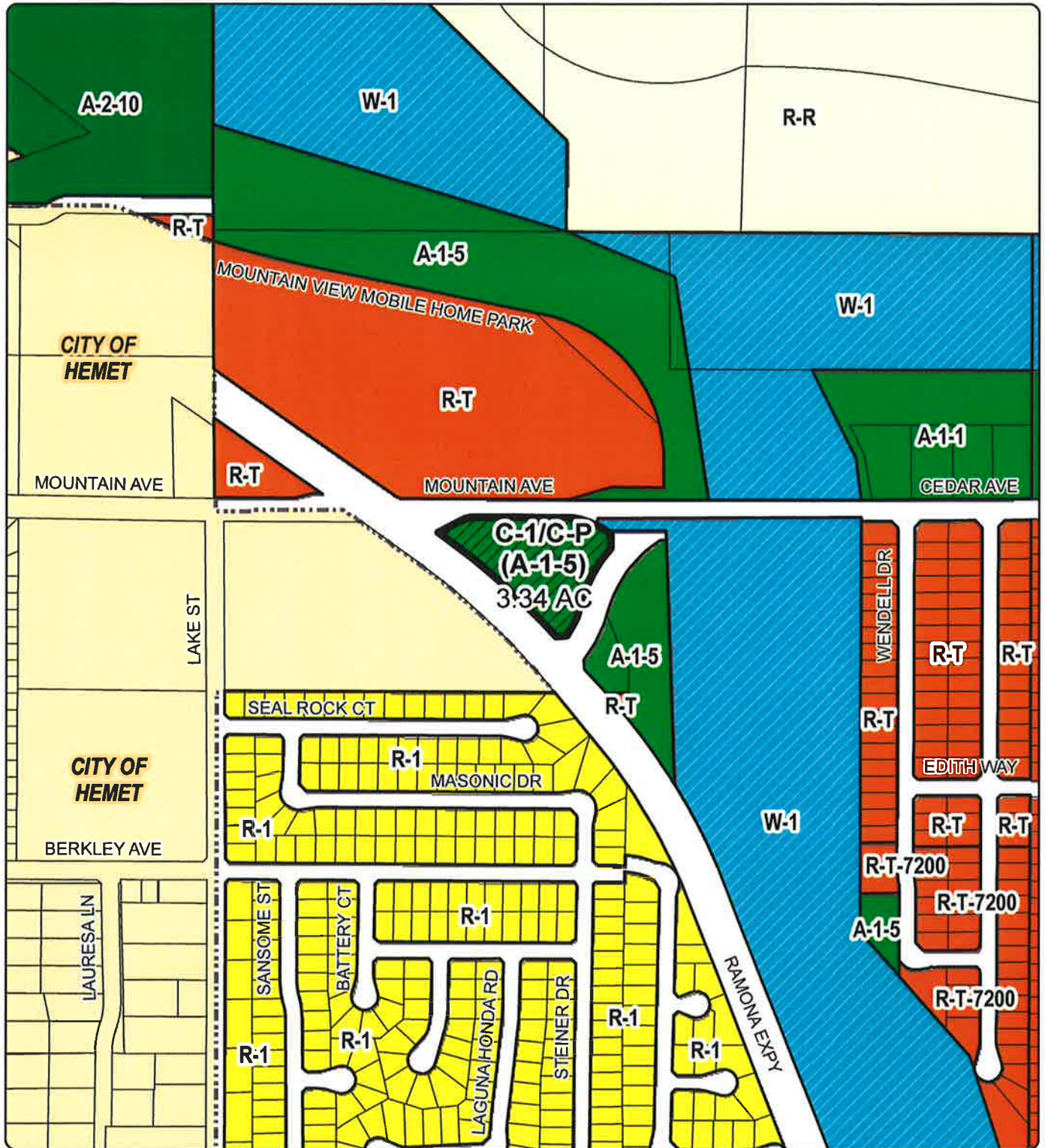
CZ07875 GPA00983

PROPOSED ZONING

Supervisor Washington
District 3

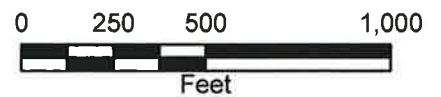
Date Drawn: 06/19/2015

Exhibit 3



Zoning District: Valle Vista

Author: Vinnie Nguyen



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