

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

615B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 9, 2008

SUBJECT: CHANGE OF ZONE NO. 7687 – Applicant: County of Riverside – Engineer / Representative: County of Riverside – First, Second, Third and Fifth Supervisorial District – Light Agriculture with Poultry (A-P) Area – Lakeview/Nuevo, Riverside Extended Mountain and Jurupa Area Plans: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) Medium Density Residential (CD:MDR) (2-5 Dwelling units Per Acre) and Agriculture: (AG) Agriculture (10 Acre Minimum)– Location: Located within the Winchester, Jurupa, Anza, Nuevo and Cahuilla Areas – 145.14 Gross Acres - Zoning: Light Agriculture with Poultry (A-P) - **REQUEST:** The Change of Zone is a proposal to change the existing Light Agriculture with Poultry (A-P) zoning classification to One Family Dwellings (R-1) for APN; 310-230-011, 012, & 026, to change the existing Light Agriculture with Poultry (A-P) zoning classification to Light Agriculture (10 Acre Minimum) (A-1-10) for APN's 575-120-010 and 572-310-001, and to change the existing Light Agriculture with Poultry (A-P) zoning classification to Manufacturing Service Commercial (MS-C) for APN 162-220-016.

RECOMMENDED MOTION:

TENTATIVE APPROVAL of **Change of Zone No. 7687**, in accordance with Exhibit No. 3 and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the change of zone for Site 3 is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action, and

IT WAS FURTHER ORDERED that remainder of the project be continued off calendar.

Ayes: Buster, Stone, Wilson, and Ashley
Nays: None
Absent: Tavaglione
Date: March 23, 2010
xc: Planning, Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.
**ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD**

District: First,
Second, Third &
Fifth

Agenda Number:

16.3

REVIEWED BY EXECUTIVE OFFICE
DATE 12/11/08
Tina Grande
Departmental Concurrence

Policy Policy
Consent Consent
Dep't Recomm.:
Per Exec. Ofc.:

BACKGROUND:

Conditional Use Permit was advertised per County Ordinance No. 348 and CEQA Guidelines for the September 30, 2009 Planning Commission Public Hearing. Due to a significant delay at the Office of Planning and Research for the state of California, the Notice of Completion for the Mitigated Declaration was not filed and received until September 14th. Therefore, in an abundance of caution, the Planning Commission continued the project to the October 28, 2009 public hearing in order to allow the public comment period to continue. The Planning Commission adopted the Mitigated Negative Declaration and approved the project on October 28, 2009. The project was set to be received and filed on the December 22, 2009 Board of Supervisors Consent Calendar without comment or public testimony. On December 21, 2009, the Friends of the Northern San Jacinto Valley filed an appeal to the Planning Commission's decision claiming that the environmental document and the CEQA process were not adequately followed. These issues were raised at the Planning Commission Hearings in September and October and the Planning Commission found that the project's impacts had been adequately covered and mitigated and that sufficient public notice was allowed for and followed.

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Doug Shackleton

Address: 4649 Brockton
(only if follow-up mail response requested)

City: Riverside Zip: 92506

Phone #: 951-784-7403

Date: 3-23-10 Agenda # 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

PULL A PARTIAL FOR APPEAL

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Bill Cramer

Address: _____
(only if follow-up mail response requested)

City: Hemet Zip: _____

Phone #: 951-319-1245

Date: 3-17-09 Agenda # 16.1 7687

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

AS

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: March 23, 2010
TO: The Honorable Board of Supervisors
FROM: Planning Department Staff
RE: **Item 16.3 - Change of Zone No. 7687**

To the Honorable Board of Supervisors,

The following letter was submitted to the Planning Department in reference to the item. The request is to remove Site #3 from the motion for continuance and tentative approve Site #3 (APN: 162-220-014 & 014) for a zone change from Light Agriculture with Poultry (A-P) and Controlled Development (W-2) to Manufacturing Service Commercial (MS-C).

Sincerely,

Adam B. Rush, Principal Planner

F:\A-P Zoning Project\Memo to the BOS re_A-P Zoning_re_162-020-014&016_Shackelton.doc

March 23, 2010

Board of Supervisors
COUNTY OF RIVERSIDE
4080 Lemon Street
Riverside, California 92501

**RE: AGENDA ITEM 16.3—REQUEST APPROVAL OF CHANGE OF ZONE
PARCELS 162-220-016 & 162-220-014 A-P TO M-SC**

Dear Members of the Board,

It is respectfully requested that my clients 2 parcels, identified above, be approved for M-SC zoning as originally recommended by the staff and the Planning Commission. This will bring the property into consistency with its General Plan designation of Light Industrial as required by law.

In addition we have filed, and are attempting to process CUP 3633 to legalize the uses on the property. We can not complete the processing of this CUP unless the zone is changed to M-SC as proposed under this zone change and this request.

This is not a poultry issue for my client's property, no further analysis or study is needed, the Zoning and General Plan are required to be consistent and therefore we ask that the Board approve this request.

Respectfully submitted,

SHACKELTON CONSULTING

Douglas R. Shackelton

Copy client—the Schoemans

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



16.1

1:30 p.m. being the time set for further public hearing on the County Initiative for Zone Change No. 7687 which proposes to change the existing zone from Light Agriculture with Poultry (A-P) to One Family Dwellings (R-1) for APN 310-230-011, 012 and 026, to change the existing zone from Light Agriculture with Poultry (A-P) to Light Agriculture (10 Acre Minimum) (A-1-10) for APNs 575-120-010 and 572-310-001, and to change the existing zone from Light Agriculture with Poultry (A-P) to Manufacturing Service Commercial (MS-C) for APN 162-220-016 located in the Lakeview/Nuevo, Riverside Extended Mountain and Jurupa Area Plans, 1st, 2nd, 3rd, and 5th Districts, the Chairman called the matter for hearing.

Adam Rush, Planning staff, presented matter.

Bill Cramer spoke in opposition.

Supervisor Ashley recommended delaying Site #2 for six months.

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, March 23, 2010 at 1:30 p.m.

I hereby certify that the foregoing is a full true and correct copy of an order made and entered on March 17, 2009 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: March 17, 2009

Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *Nancy Romero* Deputy

AGENDA NO.
16.1

xc: Planning⁽²⁾, COB

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

Agenda Item No.: 5.7
Area Plan: Lakeview/Nuevo, Riverside Extended Mountainous (REMAP), and Jurupa Area Plans
Zoning: Light Agriculture with Poultry (A-P)
Supervisory District: First, Second, Third, and Fifth Supervisorial
Project Planner: Adam B. Rush
Planning Commission: December 3, 2008

Change of Zone No. 7687
E.A. Number: 42076
Applicant: County of Riverside
Engineer/Rep.: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 07687 is a proposal to change the existing Light Agriculture with Poultry (A-P) zoning classification to One Family Dwellings (R-1) for APN 310-230-011, 012, & 026, to change the existing Light Agriculture with Poultry (A-P) zoning classification to Light Agriculture – 10 acre minimum - (A-1-10) for APN's 575-120-010 and 572-310-001, and to change the existing Light Agriculture with Poultry (A-P) zoning classification to Manufacturing Service Commercial (MS-C) for APN 162-220-016.

BACKGROUND:

On March 28, 2008, the Riverside County Board of Supervisors held a noticed public hearing for the applicant's appeal of the Conditional Use Permit No. 3570 and Change of Zone No. 7584, more commonly known as the "Jong's Chicken Ranch". These Change of Zone and Conditional Use Permit applications were submitted by Jong's Riverside, LLC in response to a Code Enforcement violation due to an unpermitted 37,200 square foot barn being operated as a poultry manure management and fertilizer processing facility. On April 8, 2008 the Board of Supervisors upheld the Planning Commission's denial of the facility based upon the facility's inconsistency with the underlying General Plan Land Use Designation of Public Facilities (PF) (<0.60) and Zoning Classification of Light Agriculture – one acre minimum (A-1-1), the threat to the public's health, safety and welfare and the continuing nuisance upon the existing residential community of Victoria Grove located just northerly of the unpermitted facility.

The Board of Supervisors, in their upholding of the denial recommendation, directed Planning Department Staff to research the existing Poultry Ranch facilities located within the County of Riverside and recommend to the Board of Supervisors a variety of options to provide an orderly level of development review for the potential expansion of the existing Poultry Ranch facilities within the County of Riverside. This potential expansion of the County's development review authority is intended to prevent the unfettered expansion of Poultry Ranches within the Light Agriculture with Poultry (A-P) zone without the knowledge or oversight of Riverside County and provide an orderly review of Poultry Ranch expansion relative to the increased urbanization of Riverside County.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: Light Industrial (0.25 to 0.60 Floor Area Ratio-FAR), Medium Density Residential (2-5 d.u.'s/ac), and Agriculture: Agriculture (10 acre minimum) |
| 3. Existing Zoning: | Light Agriculture with Poultry (A-P) |
| 5. Existing Land Use: | Vacant Land/Outside Storage (APN 162-220-016) |

ABR 11/20

- | | |
|----------------------------|---|
| 7. Project Data: | Total Acreage: 145.14 |
| 7. Environmental Concerns: | Nothing Further Required per CEQA 15162 |

RECOMMENDATIONS:

TENTATIVE APPROVAL of **Change of Zone No. 7687**, in accordance with Exhibit No. 3 and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed Change of Zone is in conformance with the Community Development: Light Industrial (0.25 to 0.60 Floor Area Ratio-FAR), Medium Density Residential (2-5 d.u.'s/ac), and Agriculture: Agriculture (10 acre minimum) Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed Change of Zone is consistent with the underlying General Plan Land Use Designations as referenced above and the zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (0.25 to 0.60 Floor Area Ratio-FAR), Medium Density Residential (2-5 d.u.'s/ac), and Agriculture: Agriculture (10 acre minimum) on the Lakeview/Nuevo, Riverside Extended Mountainous (REMAP), and Jurupa Area Plans Area Plan.
2. The proposed Change of Zone is consistent with the Community Development: Light Industrial (0.25 to 0.60 Floor Area Ratio-FAR), Medium Density Residential (2-5 d.u.'s/ac), and Agriculture: Agriculture (10 acre minimum) land use designations.
3. The zoning for the subject sites are Light Agriculture with Poultry (A-P).
4. The proposed Change of Zone, from Light Agriculture with Poultry to the following; One Family Dwellings (R-1) for APN 310-230-011, 012, & 026, Light Agriculture – 10 acre minimum - (A-1-10) for APN's 575-120-010 and 572-310-001, and to Manufacturing Service Commercial (MS-C) for APN 162-220-016 zones; is consistent with the development standards set forth in the

5. The subject properties are currently void of any poultry ranch operations.
6. The subject properties (461-030-008, 575-120-010, 572-310-001 & 162-220-016) are not located within a Criteria Area of the Multi-Species Habitat Conservation Plan and therefore will not preclude the reserve design of the plan. The properties identified as: 310-230-011, 012, & 026 are located within a Criteria Cell Unit (Cell Number 2867); however, the proposed Change of Zone does not propose any development and/or any alteration to existing land forms and therefore will not preclude the reserve design of the Multi-Species Habitat Conservation Plan.
7. The County of Riverside adopted its General Plan and Certified an Environmental Impact Report (EIR) on October 7, 2003. As a result of the subsequent changes in land use, the underlying zoning classifications of the subject sites became conflicted with the 2003 General Plan. Therefore, the Change of Zone is required per the implementation of the Riverside County General Plan and it has been determined that no substantial impacts have been raised pursuant to this application. In accordance with CEQA Guidelines 15162, the proposed project would not have a significant effect on the environment and nothing further is required because all the potentially significant effects have been adequately analyzed in the General Plan EIR pursuant to applicable legal standards; and have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.]

It has been determined that:

- (1) No substantial changes are proposed in the project which will require major revisions of the Riverside County General Plan EIR.
- (2) No substantial changes have occurred with respect to the circumstances under which the project will require major revisions to the Riverside County General Plan EIR.
- (3) No new information that has the potential to reasonably impact the previous EIR has become known to the Lead Agency.

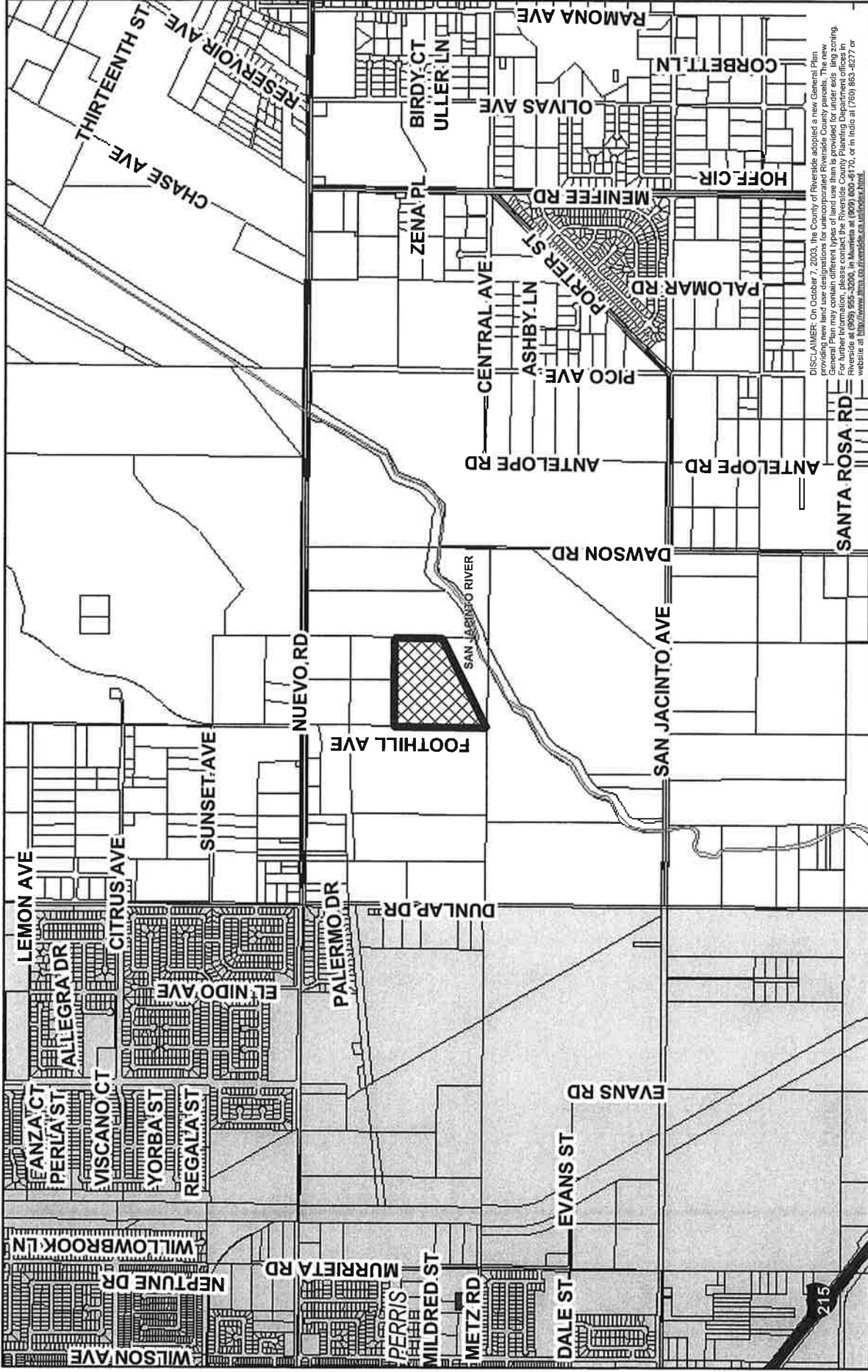
INFORMATIONAL ITEMS:

1. As of this writing, one (1) letter, from Mr. Douglas Shackleton has been received. This letter is dated September 17, 2008 and is reference to APN: 162-220-016 which is proposed to change to MS-C Zoning.
2. The project site is not located within:
 - a. A city of sphere of influence.
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is locate within:
 - a. The boundaries of the– Community Development: Light Industrial (0.25 to 0.60 Floor Area Ratio-FAR), Medium Density Residential (2-5 d.u.'s/ac), and Agriculture: Agriculture (10 acre minimum).
 - b. The Jurupa Area Recreation and Parks District and Valley Wide Parks and Recreation District
4. The subject site is currently designated as Assessor's Parcel 461-030-008, 310-230-011, 012, & 026, 575-120-010, 572-310-001, 162-220-016.

Supervisor Ashley
District 5
Date Drawn: 11/19/08

CZ07687-B VICINITY MAP

Planner: Adam Rush
Date: 12/03/08
VICINITY MAP



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 is effective for all parcels within the County of Riverside. For further information, please contact the Riverside County Planning Department at (951) 955-3200, in Murietta at (951) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.riverside.ca.gov/planning.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Nuevo
Township/Range: T4SR3W
Section: 27

Assessors
Bk. Pg. 310-23
Thomas
Bros. Pg. 808 D1

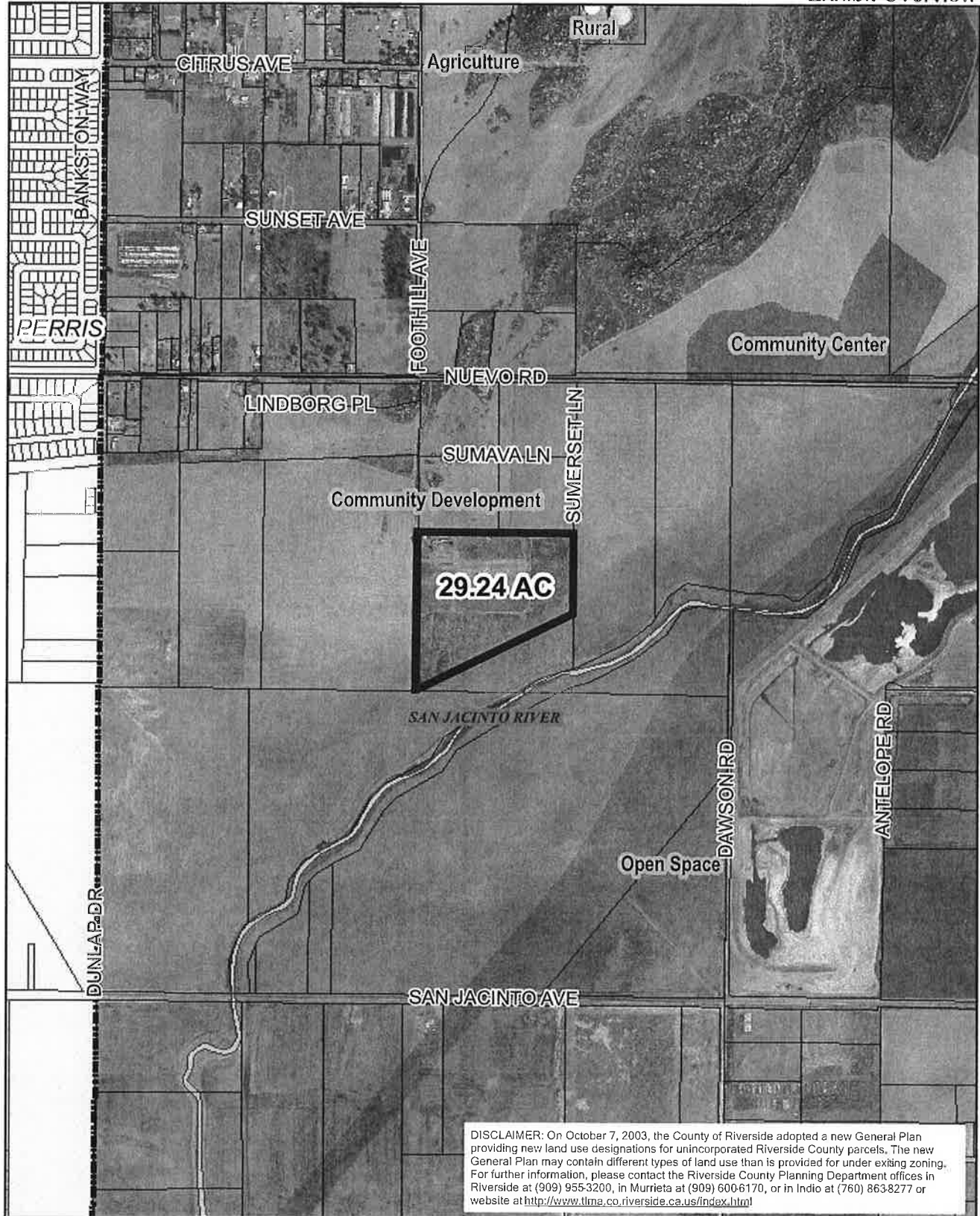


Supervisor: Ashley
District 5
Date Drawn: 11/19/08

CZ07687-B

Planner: Adam Rush
Date: 12/03/08
Exhibit Overview

DEVELOPMENT OPPORTUNITY



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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlmg.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Nuevo
Township/Range: T4SR3W
Section: 27



Assessors
Bk. Pg. 310-23
Thomas
Bros. Pg. 808 D1

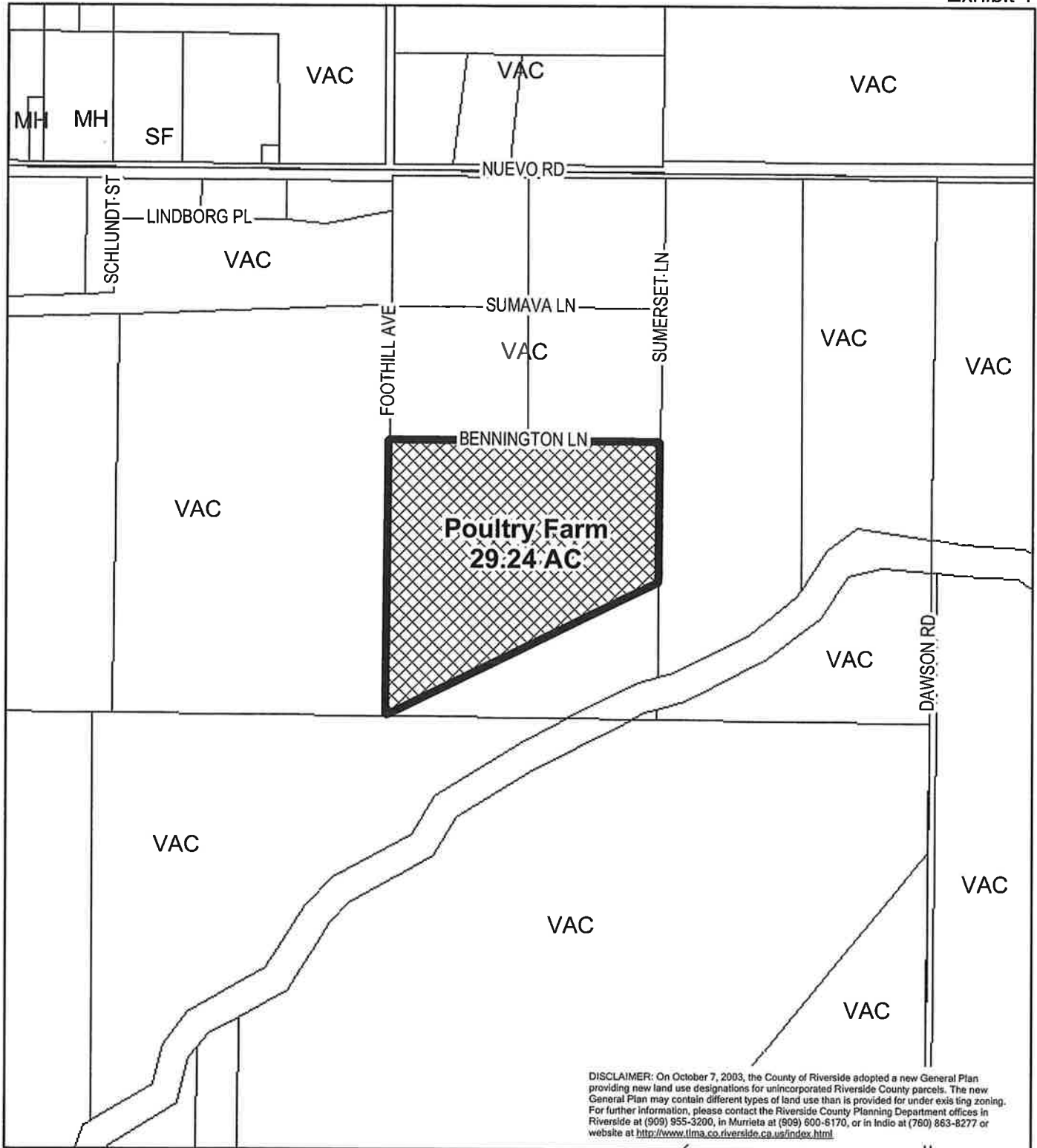


Supervisor: Ashley
District 5
Date Drawn: 11/19/08

CZO7687-B

Land Use

Planner: Adam Rush
Date: 12/03/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Nuevo
Township/Range: T4SR3W
Section: 27



Assessors
Bk. Pg. 310-23
Thomas
Bros. Pg. 808 D1

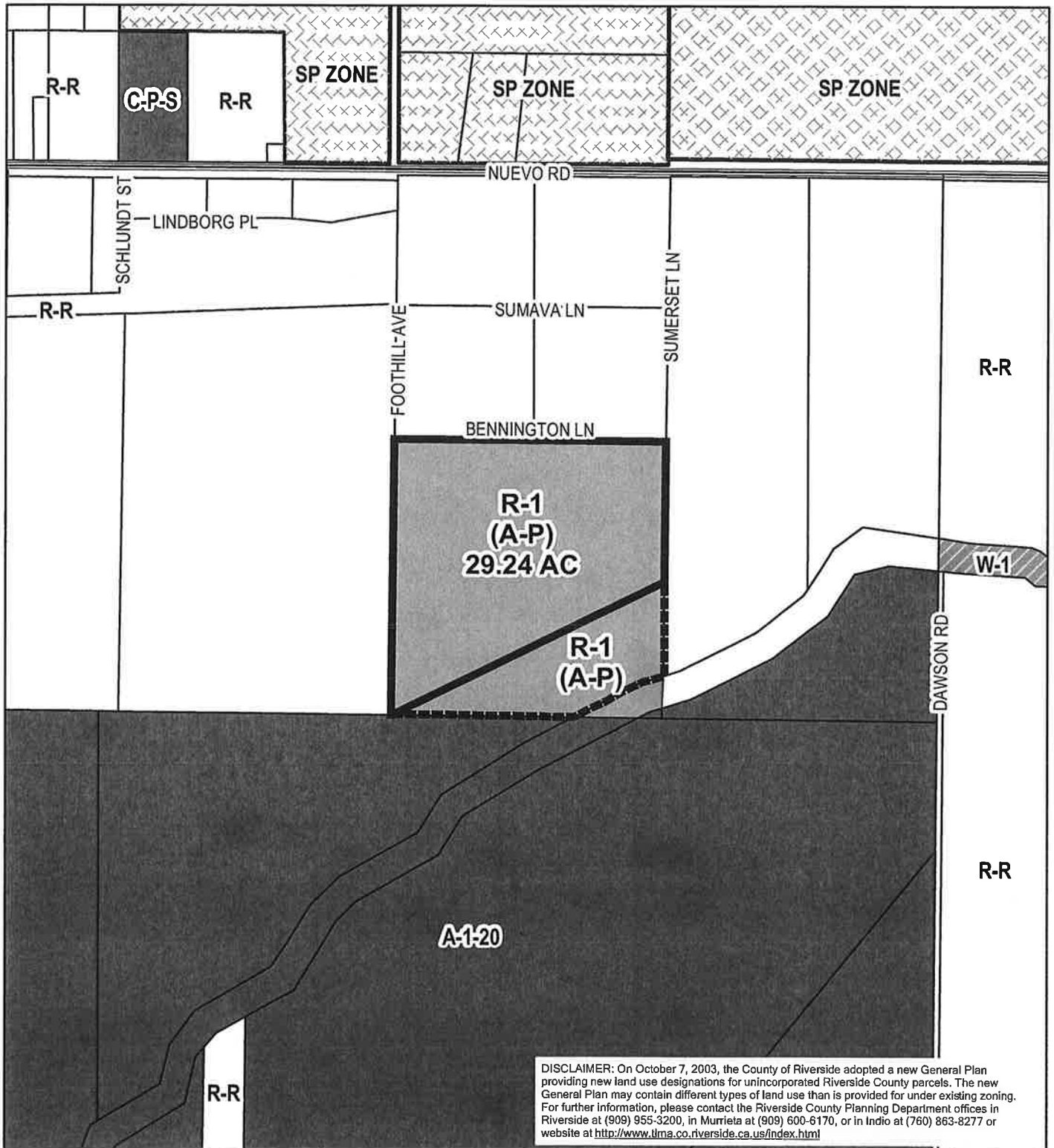


Supervisor: Ashley
District 5
Date Drawn: 11/19/08

CZ07687-B

RECOMMENDED ZONING

Planner: Adam Rush
Date: 12/03/08
Exhibit 7



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Nuevo
Township/Range: T4SR3W
Section: 27



Assessors
Bk. Pg. 310-23
Thomas
Bros. Pg. 808 D1

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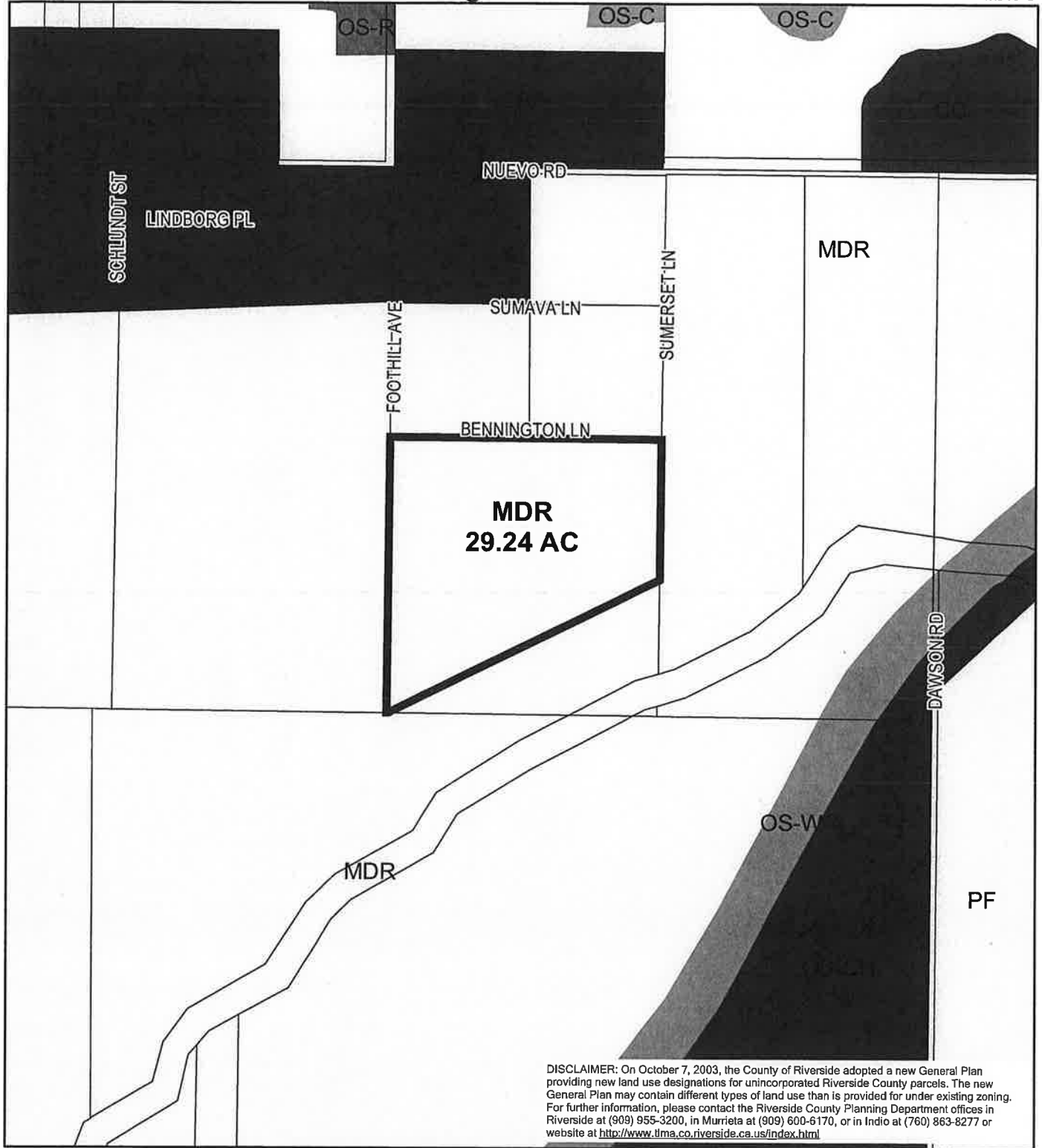


Supervisor: Ashley
District 5
Date Drawn: 11/19/08

CZ07687-B

Existing General Plan

Planner: Adam Rush
Date: 12/03/08
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Nuevo
Township/Range: T4SR3W
Section: 27



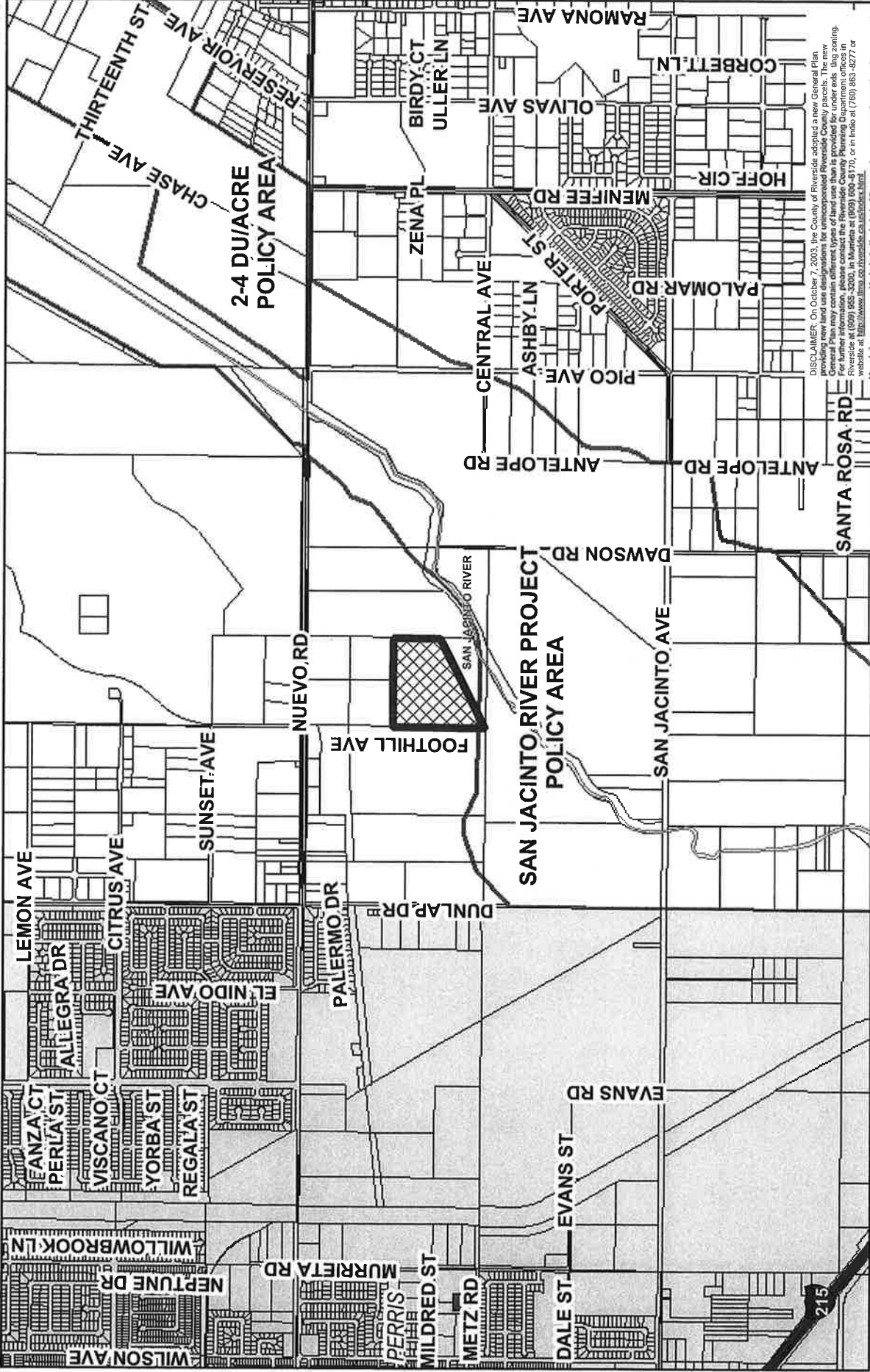
Assessors
Bk. Pg. 310-23
Thomas
Bros. Pg. 808 D1



Supervisor Ashley
District 5
Date Drawn: 11/19/08

CZ07687-B POLICY AREAS

Planner: Adam Rush
Date: 12/03/08
Exhibit 8



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new plan contains information for incorporated Riverside County parcels. The new General Plan contains information for unincorporated Riverside County parcels. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (951) 600-6170, or in Indio at (760) 853-8277 or website at <http://www.ltrm.co.riverside.ca.us/plnplan.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Nuevo
Township/Range: T4SR3W
Section: 27

Assessors
Bk. Pg. 310-23
Thomas
Bros. Pg. 808 D1

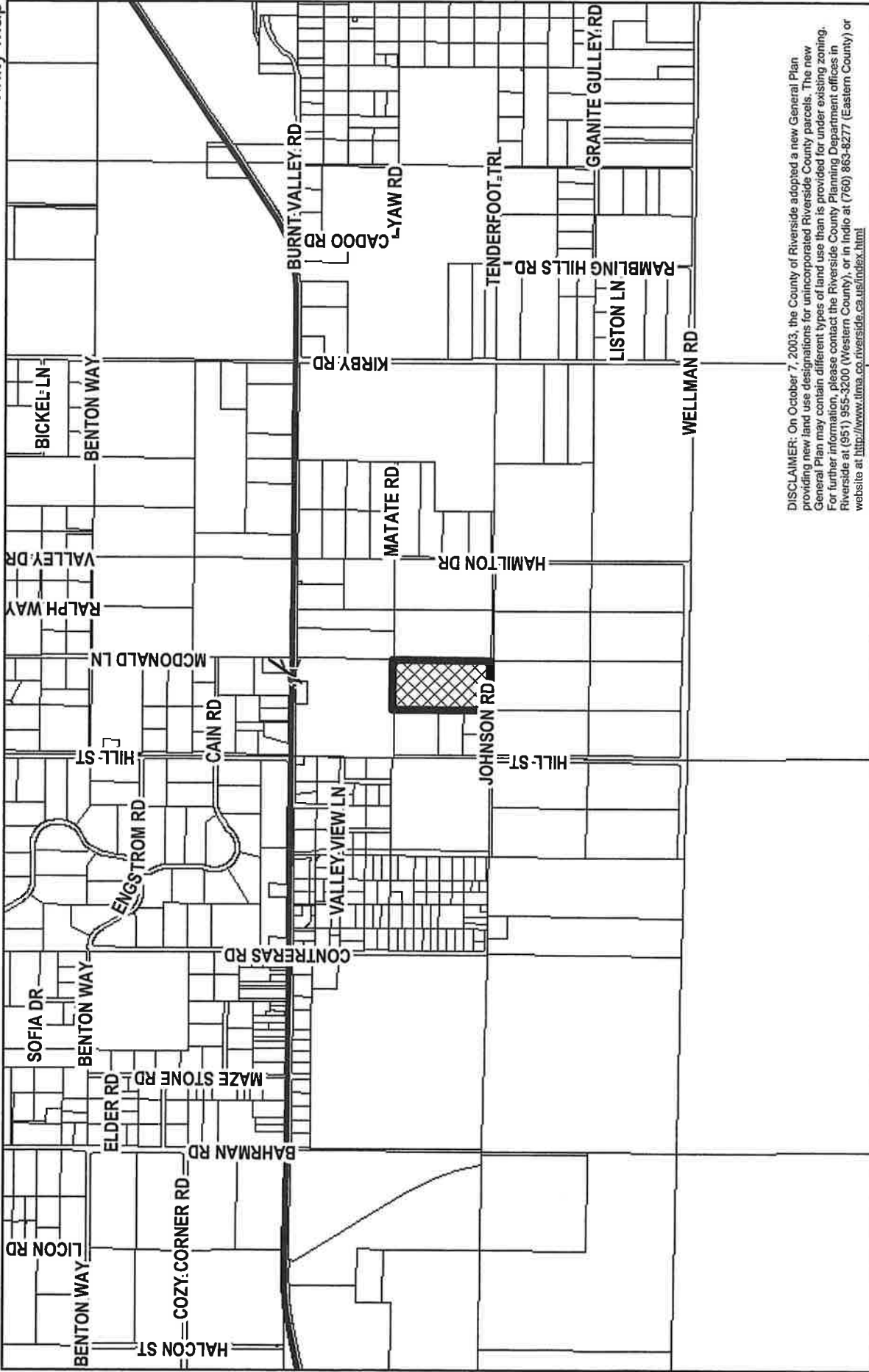


Supervisor Stone
District 3

Date Drawn: 11/21/08

CZ07687-C VICINITY MAP

Planner: Adam Rush
Date: 12/3/08
Vicinity Map



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 types 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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tmsa.co.riverside.ca.us/index.html>

Area: Anza
Township/Range: T7SR3E
Section : 22

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 575-12
Thomas 904
Bros. Pg. 934 A5



Supervisor: Stone
District 3
Date Drawn: 11/19/08

CZ07687-C

Planner: Adam Rush
Date: 12/03/08
Exhibit Overview

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Anza
Township/Range: T7SR3E
Section: 22



0 750 1,500 3,000 4,500

Assessors
Bk. Pg. 575-12
Thomas 904
Bros. Pg. 935 A5

Supervisor Stone
District 3
Date Drawn: 11/21/08

CZ07687-C

Land Use

Planner: Adam Rush
Date: 12/3/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 575-12
Thomas 904
Bros. Pg. 935 A5

Area: Anza
Township/Range: T7SR3E
Section: 22

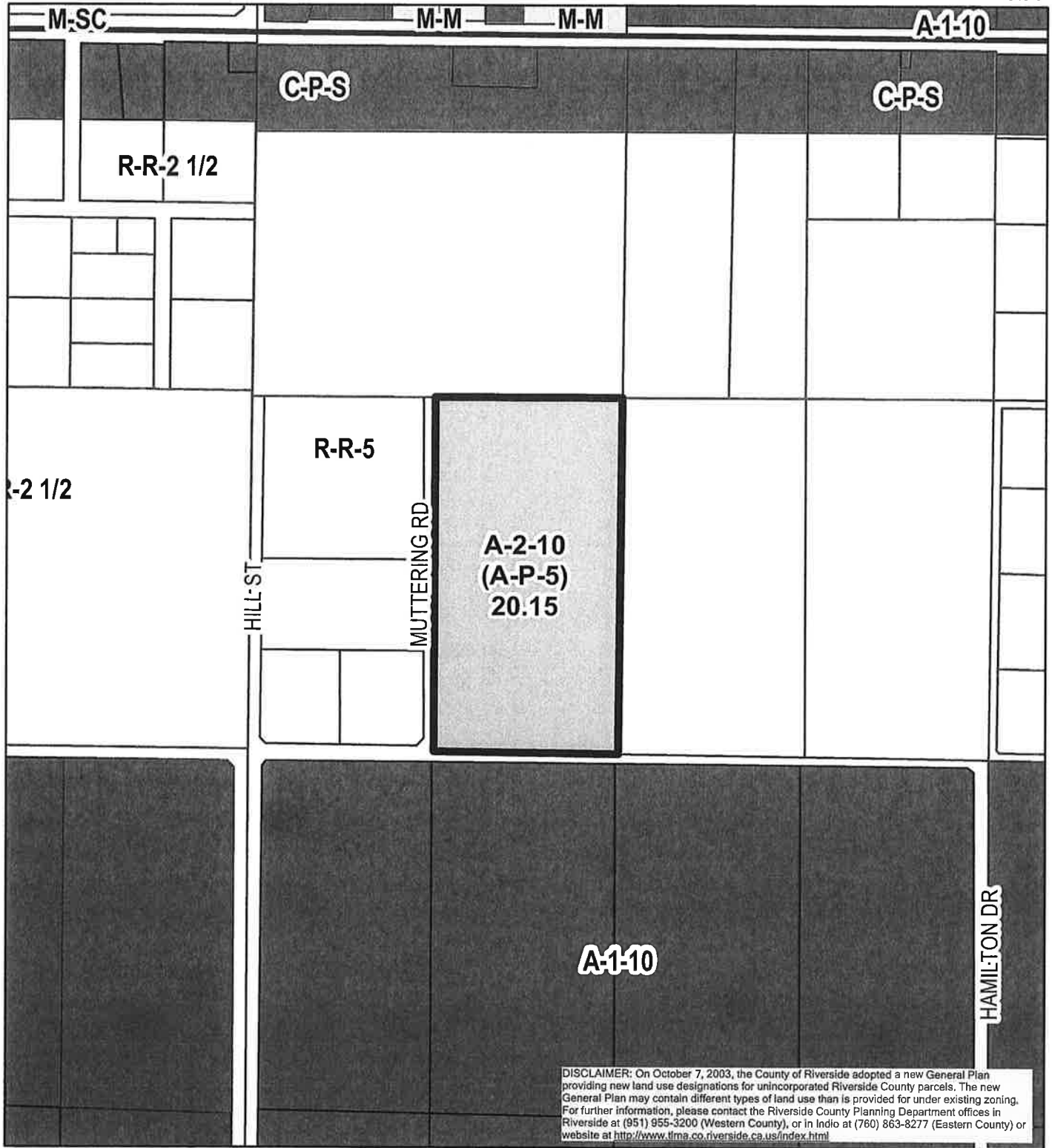


Supervisor Stone
District: 3
Date Drawn: 11/21/08

CZ07687-C

RECOMMENDED ZONING

Planner: Adam Rush
Date: 12/3/08
Exhibit 7



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Anza
Township/Range: T7SR3E
Section : 22



Assessors
Bk. Pg. 575-12
Thomas 904
Bros. Pg. 934 A5
2,790

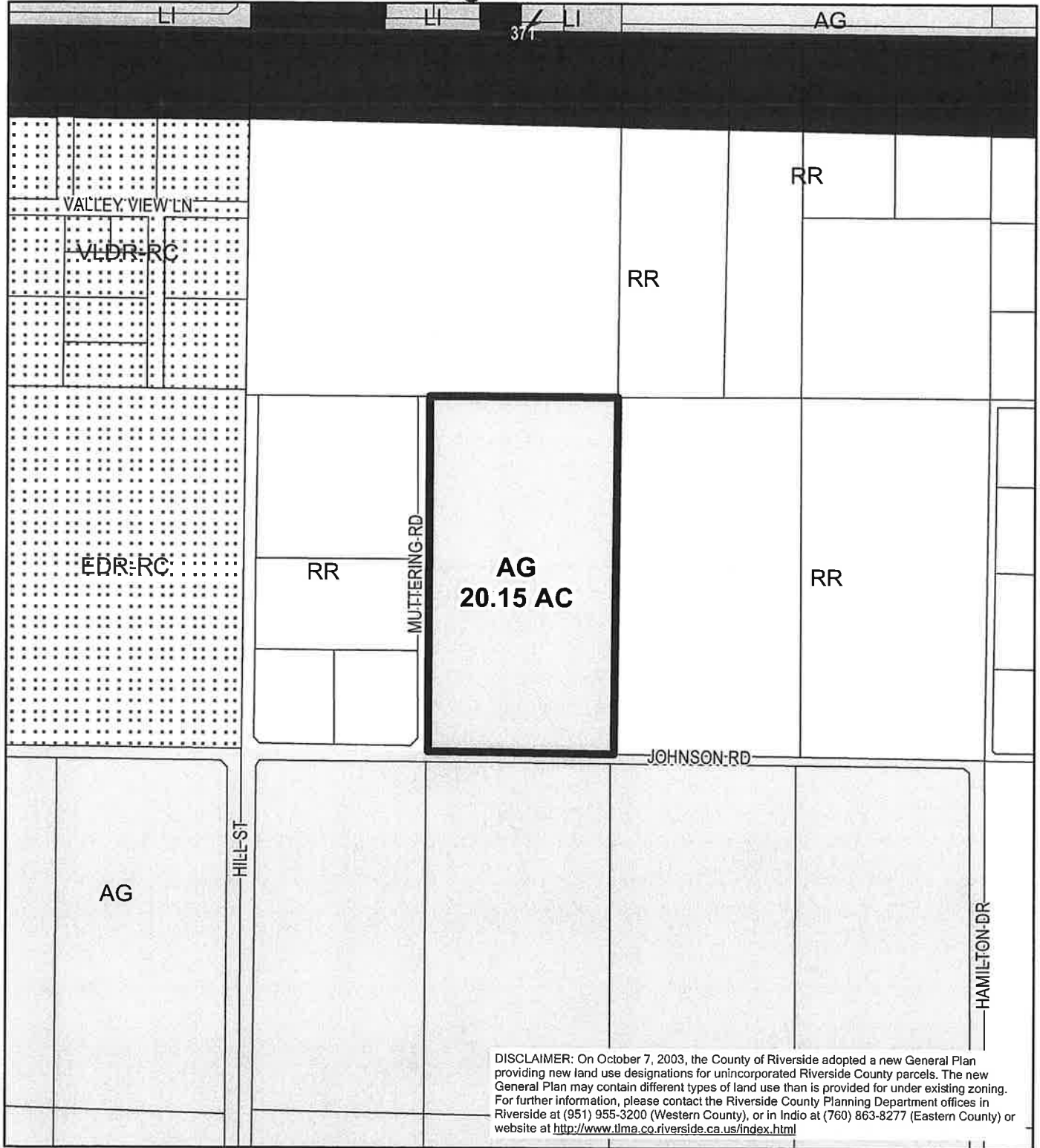


Supervisor Stone
District: 3
Date Drawn: 11/21/08

CZ07687-C

Existing General Plan

Planner: Adam Rush
Date: 12/3/08
Exhibit 5



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Anza
Township/Range: T7SR3E
Section : 22



Assessors
Bk.Pg. 575-12
Thomas 904
Bros. Pg. 934 A5



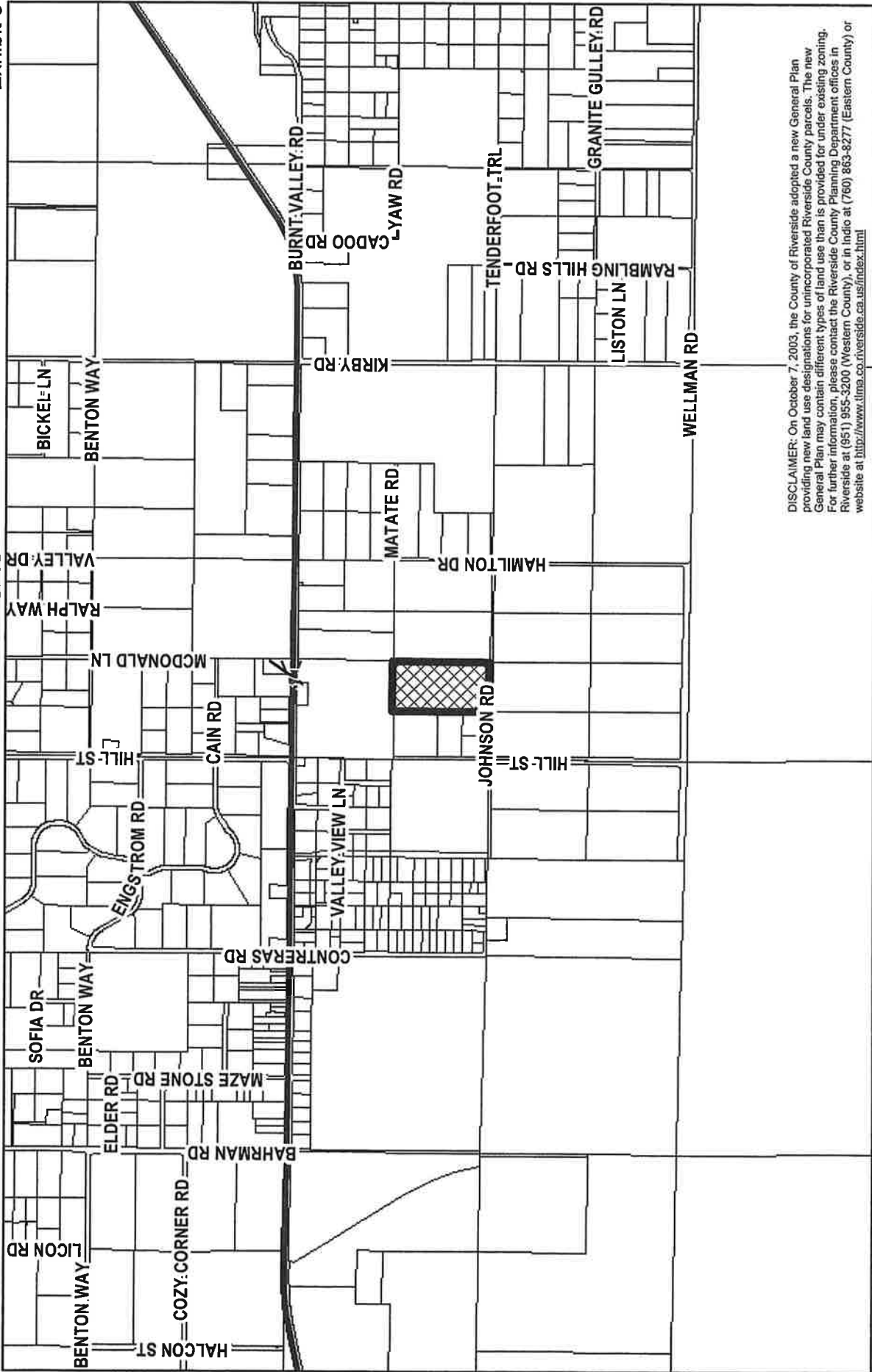
Supervisor Stone
District 3

Date Drawn: 11/21/08

CZ07687-C

POLICY AREAS

Planner: Adam Rush
Date: 12/3/08
Exhibit 8



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 types 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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tmap.co.riverside.ca.us/index.html>

Area: Anza
Township/Range: T7SR3E
Section : 22

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 575-12
Thomas 904
Bros. Pg. 934 A5



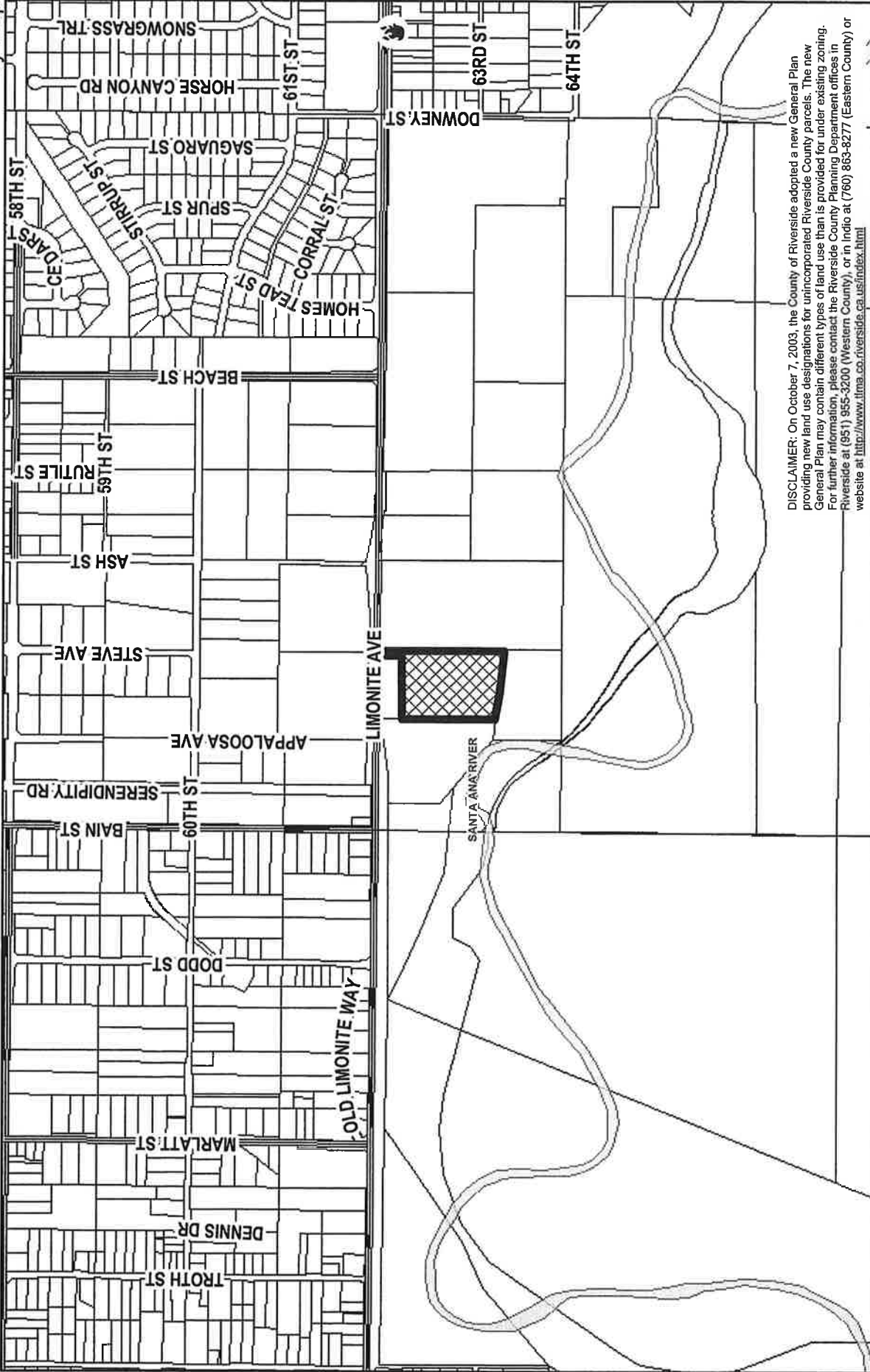
Supervisor Tavaglione
District 2

Date Drawn: 11/21/08

CZ07687D

VICINITY MAP

Planner: Adam Rush
Date: 12/3/08
Vicinity Map



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 types 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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrb.ca.riverside.ca.us/index.html>

District: Pedley
Township/Range: T2SR6W
Section : 27

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk. Pg. 162-22
Thomas
Bros. Pg. 684 B5

Supervisor: Tavaglione
District 2
Date Drawn: 11/21/08

CZ07687-D

Planner: Adam Rush
Date: 12/3/08
Exhibit Overview

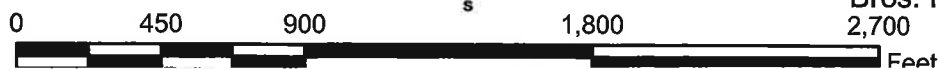
DEVELOPMENT OPPORTUNITY



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 types 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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
Township/Range: T2SR6W
Section: 27



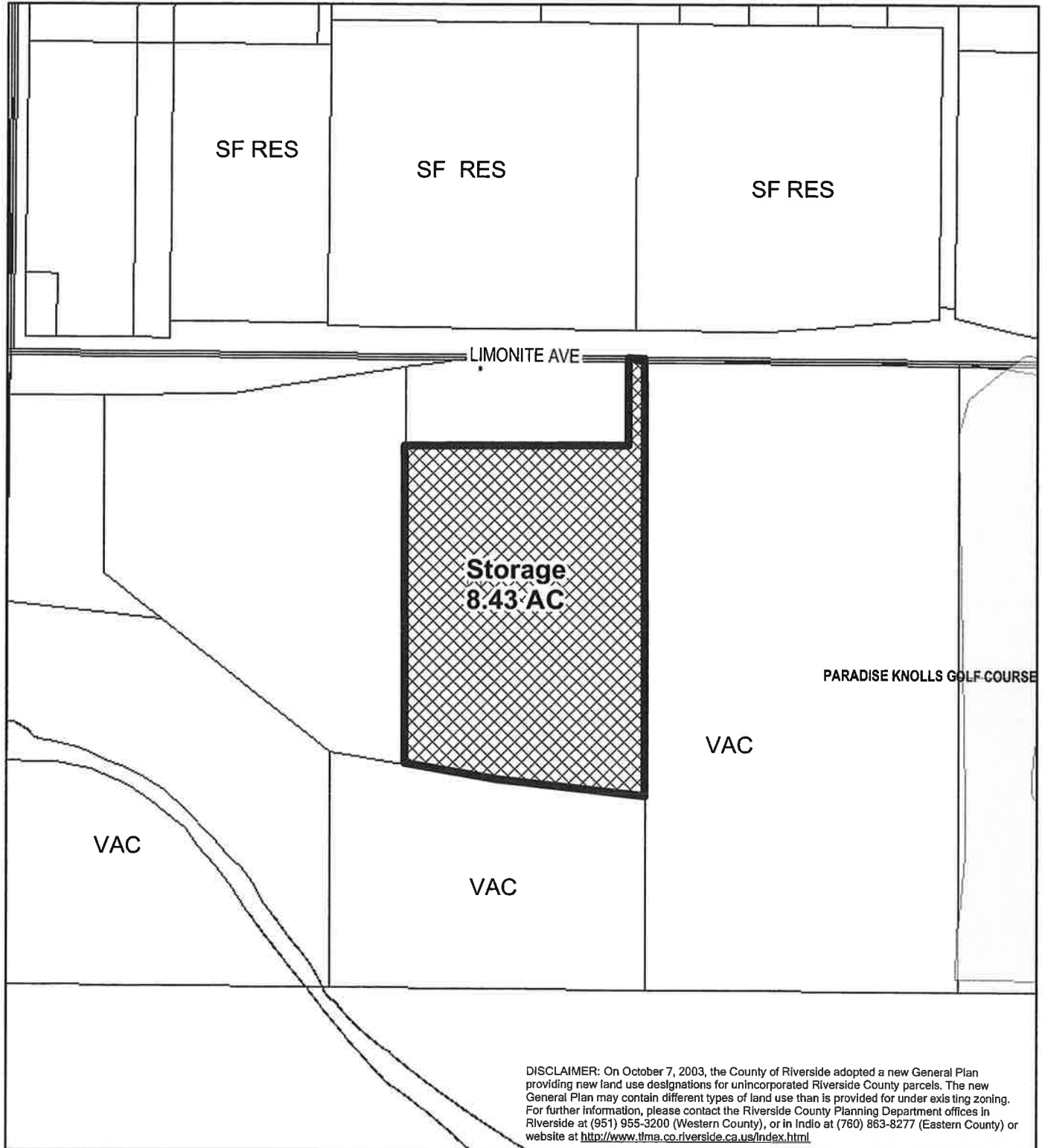
Assessors
Bk. Pg. 162-22
Thomas
Bros. Pg. 684 B5
2,700

Supervisor Tavaglione
District 2
Date Drawn: 11/21/08

CZ07687-D

Land Use

Planner: Adam Rush
Date: 12/3/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
Township/Range: T2SR6W
Section: 27



Assessors
Bk. Pg. 162-22
Thomas
Bros. Pg. 684 B5

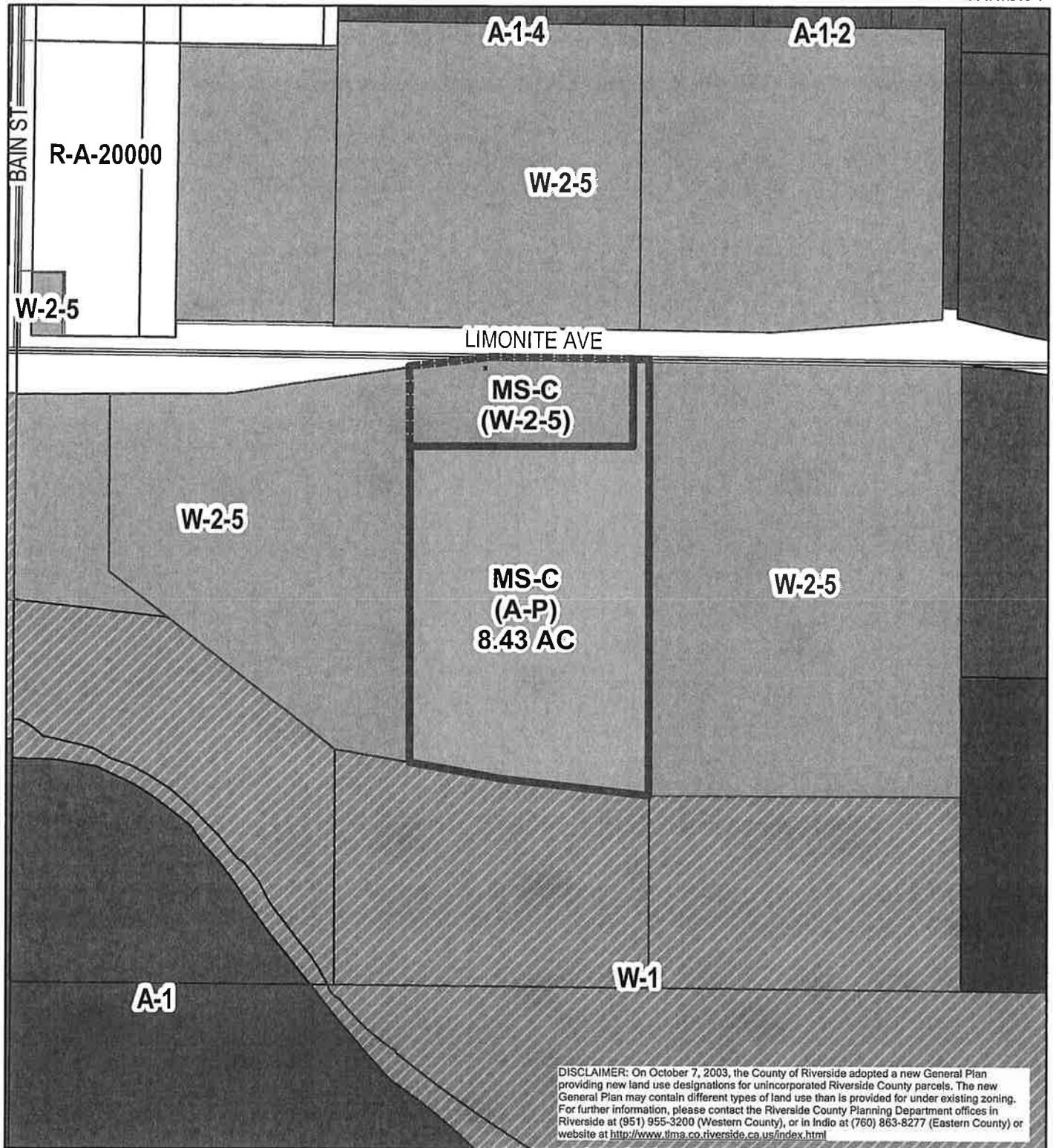


Supervisor Tavaglione
District 2
Date Drawn: 11/21/08

CZ07687-D

RECOMMENDED ZONING

Planner: Adam Rush
Date: 12/3/08
Exhibit 7



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RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
Township/Range: T2SR6W
Section : 27



Assessors
Bk. Pg. 162-22
Thomas
Bros. Pg. 684 B5

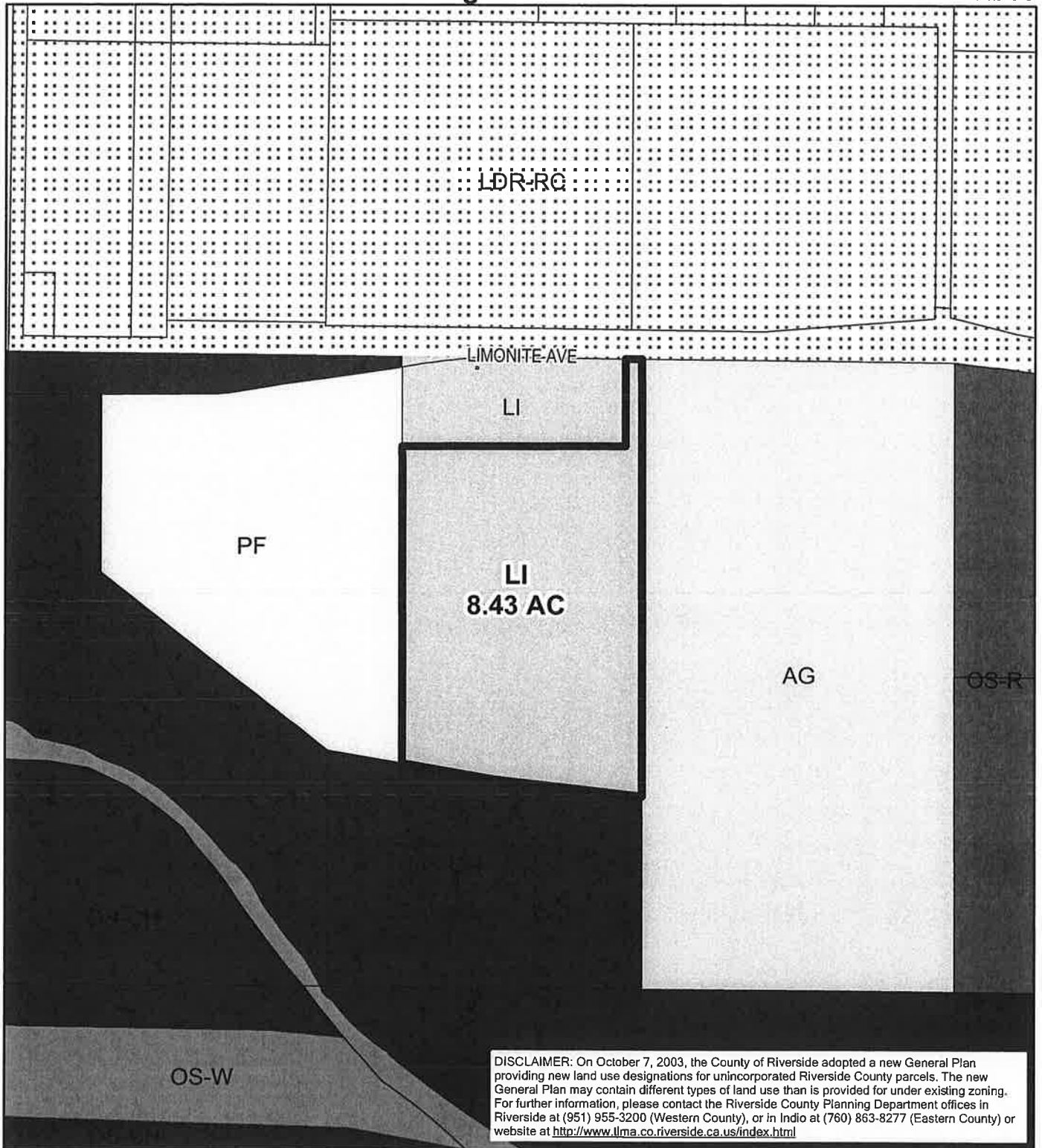


Supervisor Tavaglione
District 2
Date Drawn: 11/21/08

CZ07687-D

Existing General Plan

Planner: Adam Rush
Date: 12/3/08
Exhibit 5



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RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pedley
Township/Range: T2SR6W
Section : 27



Assessors
Bk.Pg. 162-22
Thomas
Bros. Pg. 684 B5



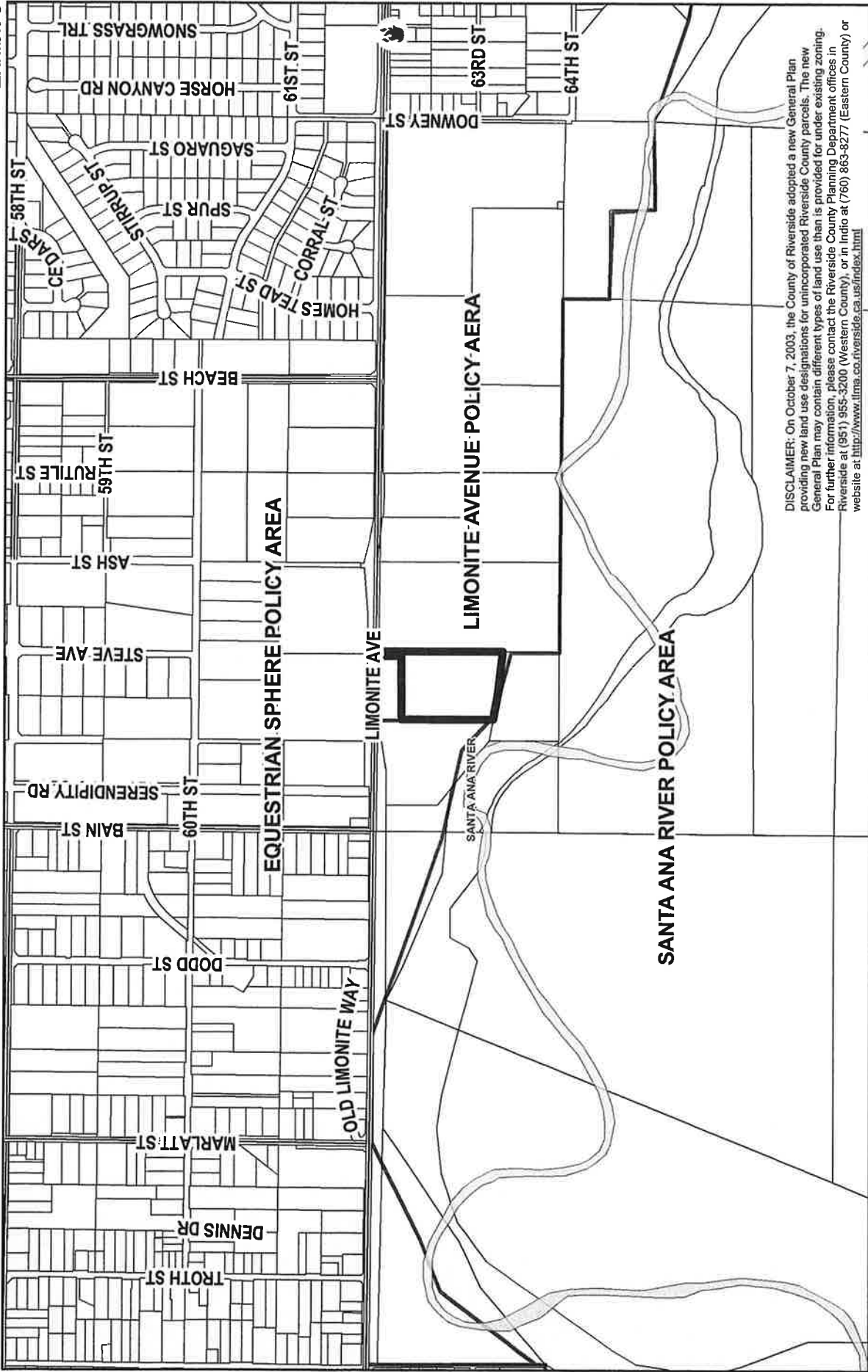
Supervisor Tavaglione
District 2

Date Drawn: 11/21/08

CZ07687D

POLICY AREAS

Planner: Adam Rush
Date: 12/3/08
Exhibit 8



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District: Pedley
Township/Range: T2SR6W
Section : 27

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 162-22
Thomas
Bros. Pg. 684 B5

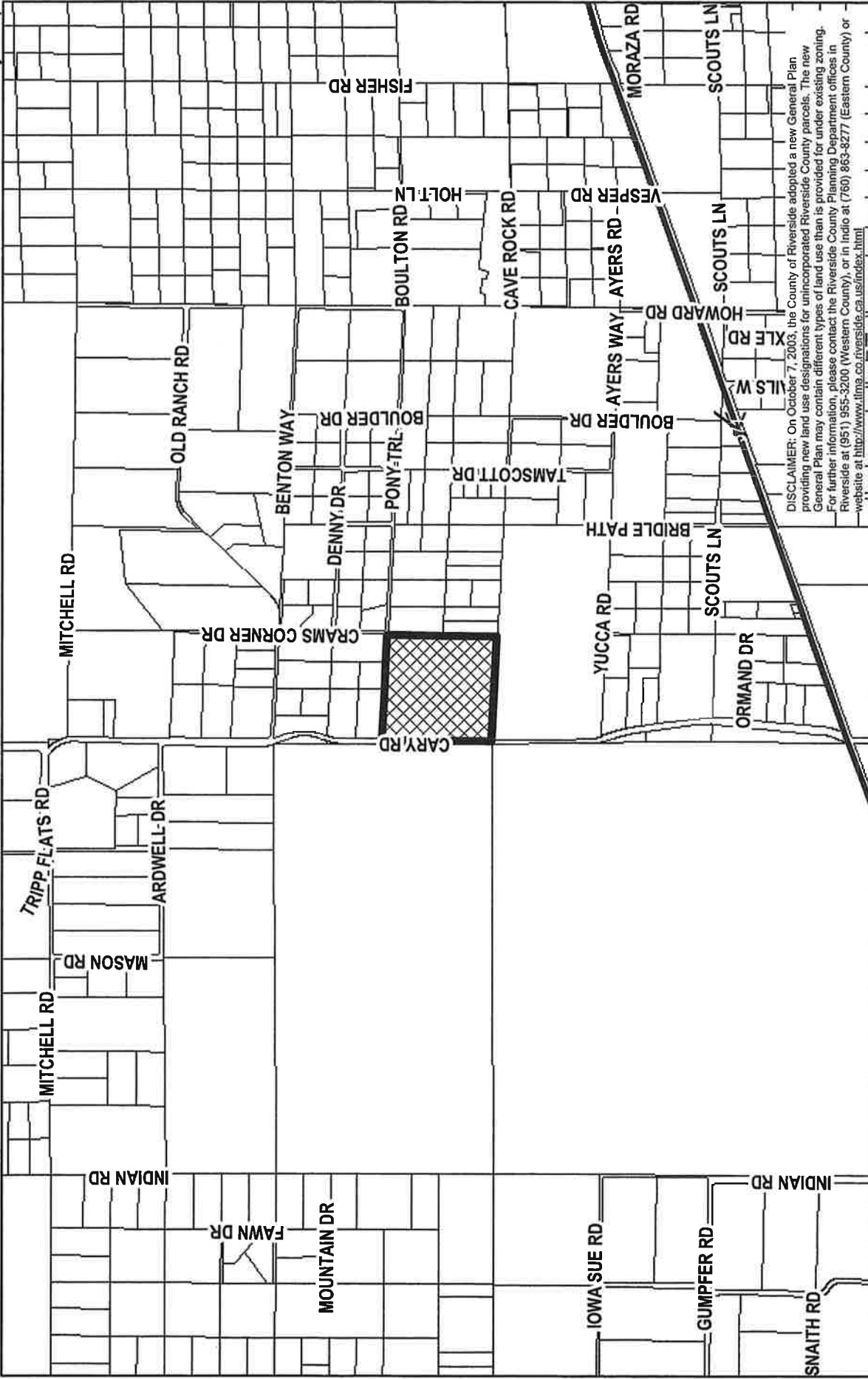


Supervisor Stone
District 3

Date Drawn: 11/21/08

CZ07687-E VICINITY MAP

Planner: Adam Rush
Date: 12/3/08
Vicinity Map



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Area: Cahuilla
Township/Range: T7SR2E
Section : 13

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 572-31
Thomas 904
Bros. Pg. 934 B4

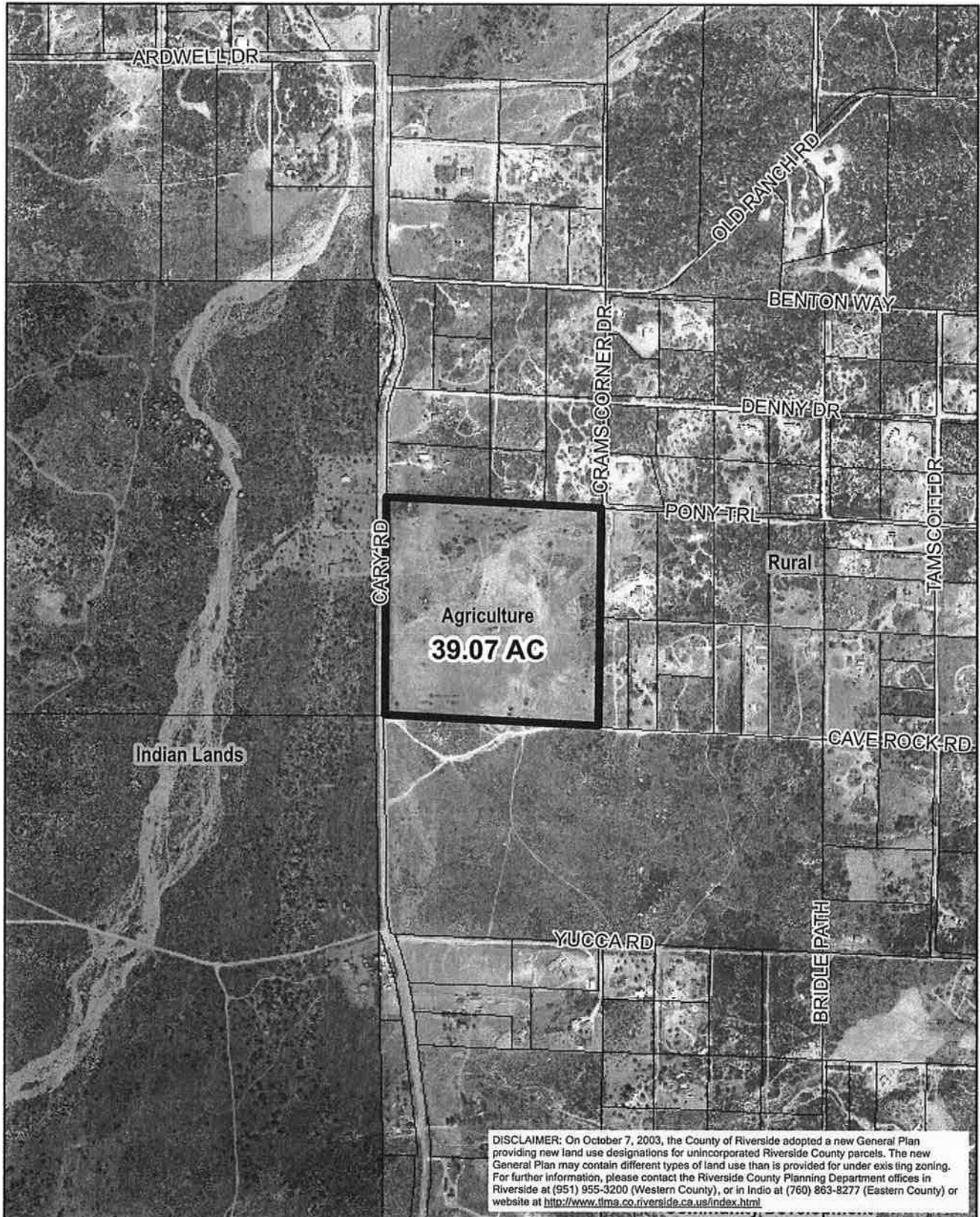


Supervisor: Stone
District 3
Date Drawn: 11/21/08

CZ07687-E

Planner: Adam Rush
Date: 12/3/08
Exhibit Overview

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Cahuilla
Township/Range: T7SR2E
Section: 13



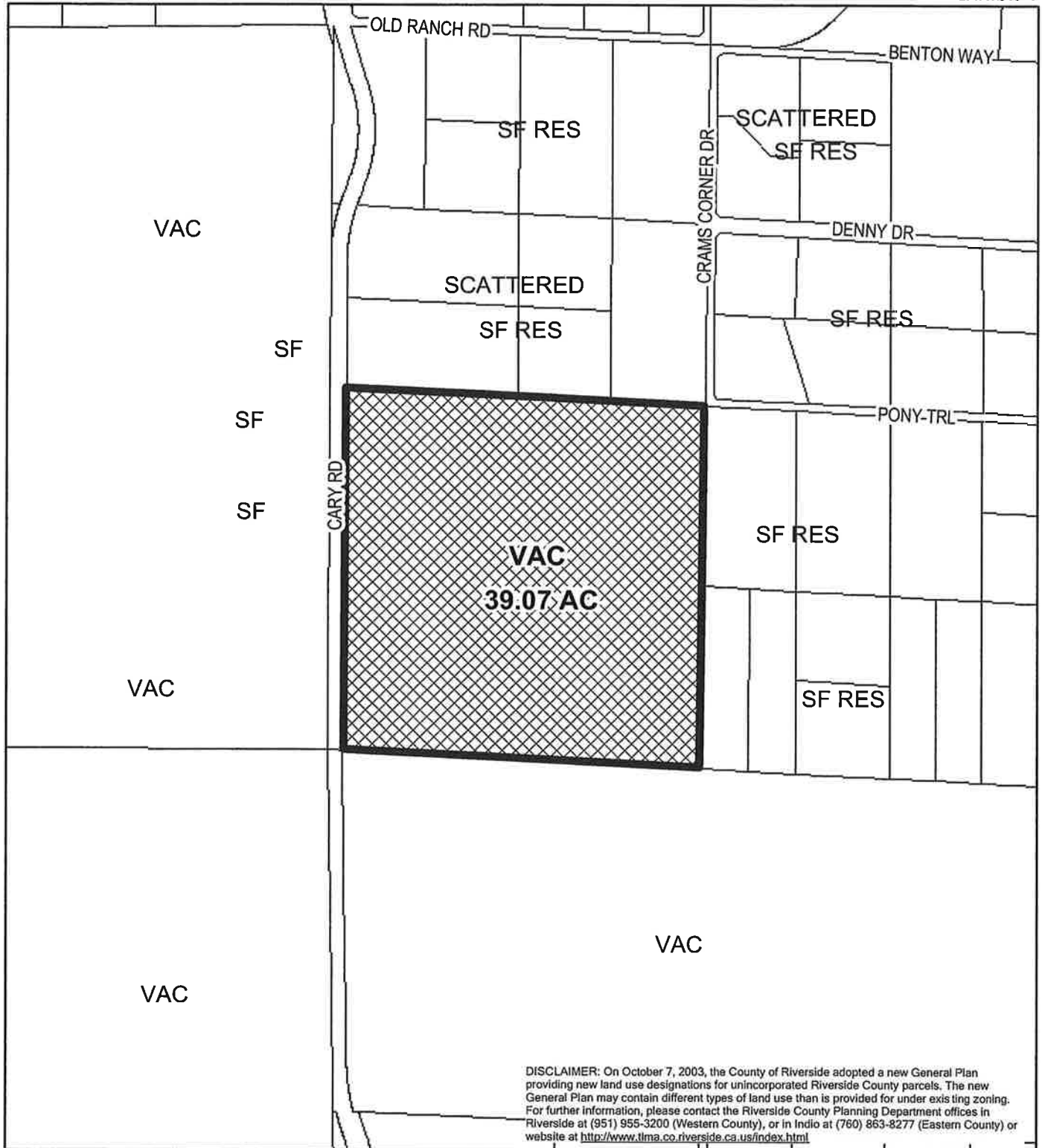
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Bk. Pg. 572-31
Thomas 904
Bros. Pg. 934 B4
3,900

Supervisor Stone
District 3
Date Drawn: 11/21/08

CZ07687-E

Land Use

Planner: Adam Rush
Date: 12/3/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Cahuilla
Township/Range: T7SR2E
Section: 13



Assessors
Bk. Pg. 572-31
Thomas 904
Bros. Pg. 934 B4

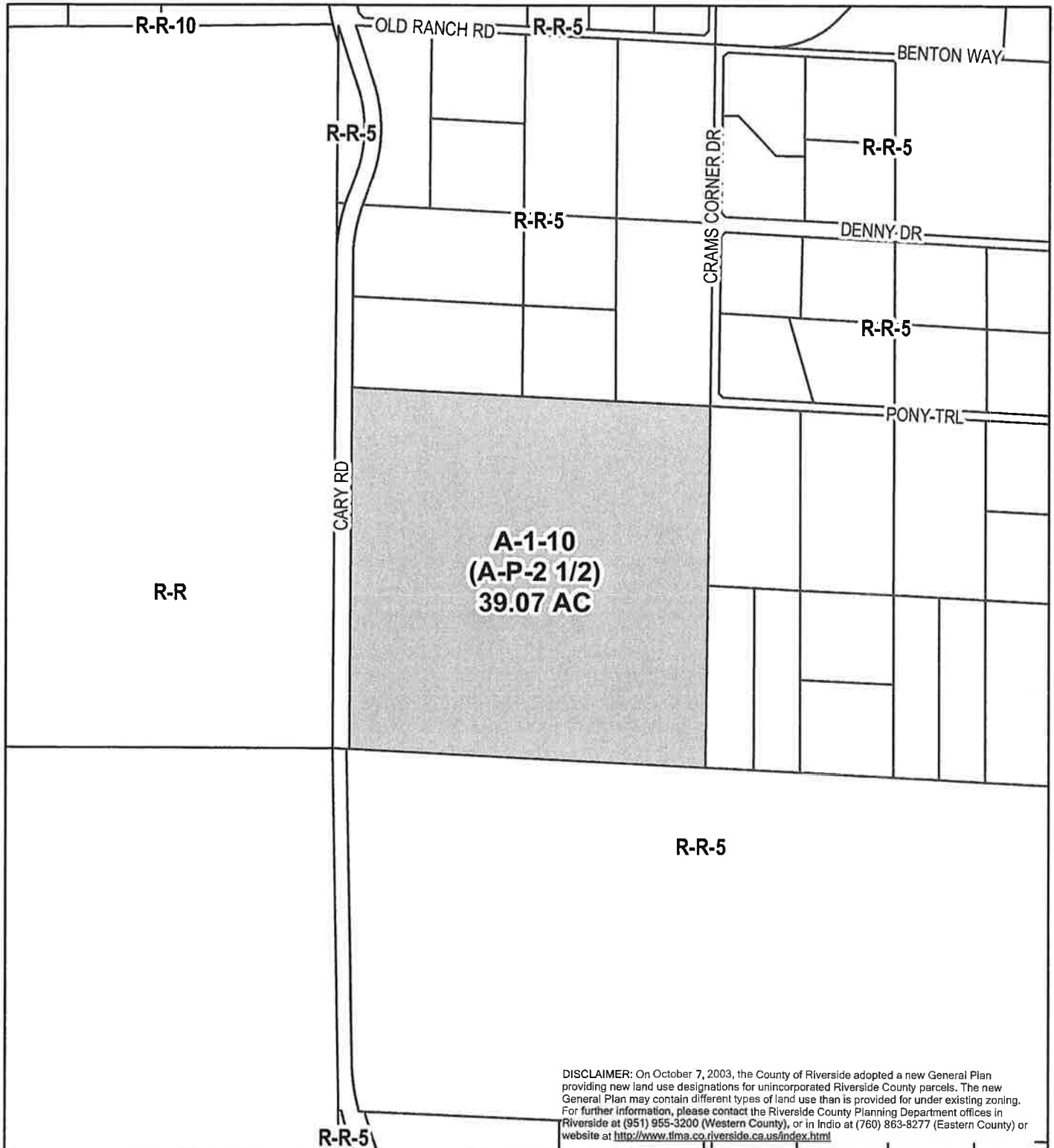


Supervisor Stone
District 3
Date Drawn: 11/21/08

CZ07687-E

PROPOSED ZONING

Planner: Adam Rush
Date: 12/3/08
Exhibit 3



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Cahuilla
Township/Range: T7SR2E
Section : 13



Assessors
Bk. Pg. 572-31
Thomas 904
Bros. Pg. 934 B4



Supervisor Stone
District 3
Date Drawn: 11/21/08

CZ07687-E

Existing General Plan

Planner: Adam Rush
Date: 12/3/08
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Cahuilla
Township/Range: T7SR2E
Section: 13



Assessors
Bk.Pg. 572-31
Thomas 904
Bros. Pg. 934 B4

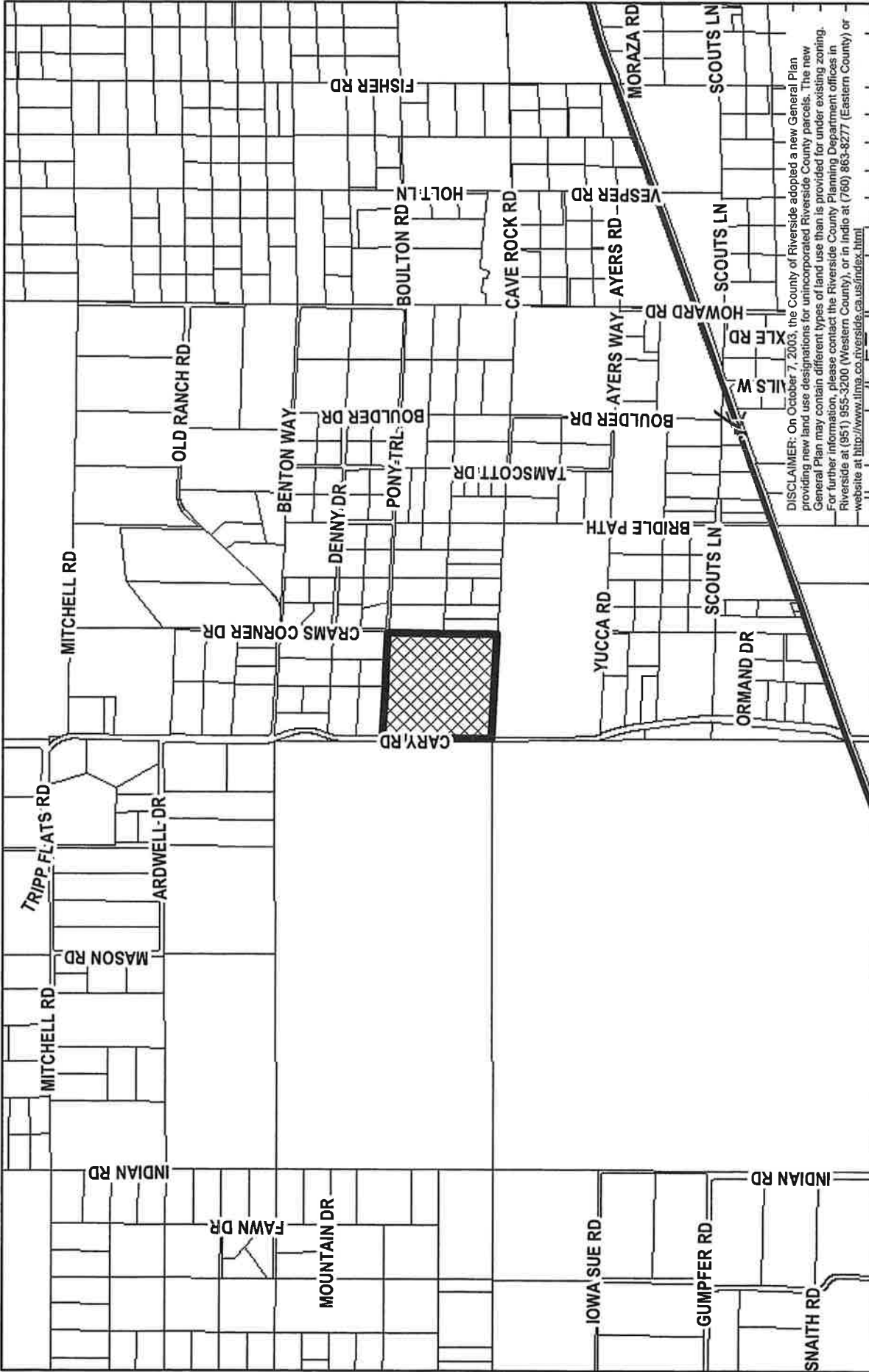
Supervisor Stone
District 3

Date Drawn: 11/21/08

CZ07687-E

POLICY AREAS

Planner: Adam Rush
Date: 12/3/08
Exhibit 8



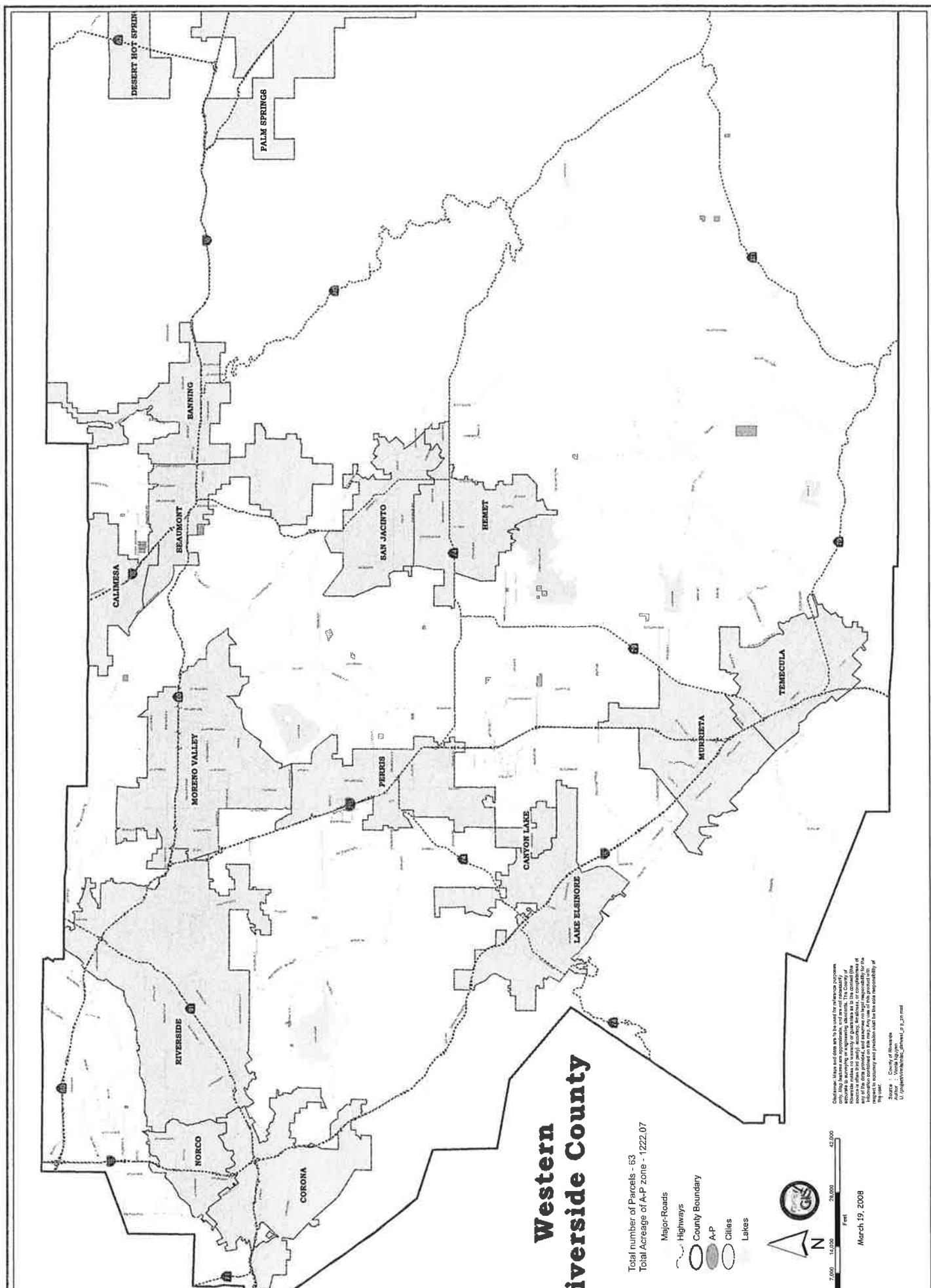
Area: Cahuilla
Township/Range: T7SR2E
Section : 13

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Bk. Pg. 572-31
Thomas 904
Bros. Pg. 934 B4





Western Riverside County

Total number of Parcels - 63
 Total Acreage of A-P zone - 1222.07

- Major-Roads
- Highways
- County Boundary
- A-P
- Cities
- Lakes



March 19, 2008

Disclaimer: All data and maps are to be used for reference purposes only. The County of Riverside does not warrant the accuracy or completeness of the data provided, and assumes no responsibility for the results of any use of the data. The County of Riverside is not responsible for any errors or omissions in this map. The County of Riverside is not responsible for any damages, including consequential damages, arising from the use of this map. The County of Riverside is not responsible for any claims, including consequential claims, arising from the use of this map. The County of Riverside is not responsible for any claims, including consequential claims, arising from the use of this map.

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



16.1

1:30 p.m. being the time set for public hearing on the County Initiative for Zone Change No. 7687 which proposes to change the existing Light Agriculture with Poultry (A-P) to One Family Dwellings (R-1) for APN 310-230-011, 012 and 026, to change the existing Light Agriculture with Poultry (A-P) to Light Agriculture (10 Acre Minimum) (A-1-10) for APNs 575-120-010 and 572-310-001, and to change the existing Light Agriculture with Poultry (A-P) to Manufacturing Service Commercial (MS-C) for APN 162-220-016 in the Lakeview/Nuevo, Riverside Extended Mountain and Jurupa Area Plans, 1st, 2nd, 3rd, and 5th Districts, the Chairman Called the matter for hearing.

Adam Rush, Planning staff recommended the matter be continued.

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, March 17, 2009 at 1:30 p.m.

Roll Call:

Ayes: Tavaglione, Stone, Wilson and Ashley

Nays: None

Absent: Buster

I hereby certify that the foregoing is a full true and correct copy of an order made and entered on February 10, 2009 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: February 10, 2009

Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *David Schlemmer* Deputy

AGENDA NO.

16.1

xc: Planning₍₂₎, COB

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD