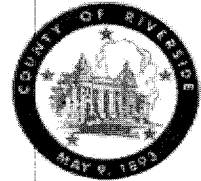


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

411 B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
November 17, 2009

**SUBJECT: ORDINANCE No. 348.4674 for ZONING MAP No. 38.142 and CHANGE OF ZONE No. 7345** – Environmental Impact Report - Applicant: Master Development Corporation – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) – Location: southerly of the San Bernardino County line (City of Chino), northerly of Prairie Smoke Road, easterly of Hellman Avenue, and westerly of the Cucamonga Creek. – 119.9 Gross Acres – Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) – **REQUEST:** The Change of Zone proposes to change the existing Zoning Classification from Heavy Agriculture – 10 Acre Minimum (A-2-10) to Specific Plan (SP), which will reflect the proposed project's land use designation and development standards. The– APN(s): 144-010-004, 144-010-009, 144-010-005, 144-010-008, and 144-010-013 – Related Cases: EIR498, GPA827, SP358 and Resolution No. 2009-171 Certifying the EIR and Adopting the SP.

**RECOMMENDED MOTION:**

**ADOPTION** of **ORDINANCE NO. 348.4674** for Change of Zone No. 7345 amending the zoning classification for the subject site as shown on Map No. 38.142 in accordance with the Board of Supervisor's previous actions.

*Ron Goldman*  
\_\_\_\_\_  
Ron Goldman  
Planning Director

(CONTINUED ON ATTACHED PAGE)

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

**SOURCE OF FUNDS:** N/A

**Positions To Be Deleted Per A-30**   
**Requires 4/5 Vote**

APPROVE

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

**County Executive Office Signature**

*Tina Grande*  
BY \_\_\_\_\_  
Tina Grande

FORM APPROVED COUNTY COUNSEL  
BY: *LARISA R-MCKENNA*  
DATE: *11/25/09*  
Departmental Concurrence

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

**Prev. Agn. Ref.:** 6/30/09; Item No. 16.1 | **District:** Second | **Agenda Number:**

3.57 b

**BACKGROUND:**

On April 15, 2009, the Riverside County Planning Commission Tentatively Certified Environmental Impact Report No. 498; Tentatively Approved Specific Plan No. 358; Tentatively Approved General Plan Amendment No. 827 and Change of Zone No. 7345; and, Adopted a Resolution Recommending Adoption of Specific Plan No. 358.

The below listed recommendations were made on the Form 11 to the Board of Supervisor's on **June 30, 2009** as Agenda Item No. **16.1** and the following actions were taken:

**CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 498**, based on the findings incorporated in the EIR and the conclusion that the project will not have a significant effect on the environment;

**APPROVAL** of **SPECIFIC PLAN NO. 358**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

**APPROVAL** of **GENERAL PLAN AMENDMENT NO. 827** in accordance with Exhibit #6, based upon final adoption by the Board of Supervisors; and,

**APPROVAL** of **CHANGE OF ZONE NO. 7345** in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors.



1 use, the manufacturing of chemicals (excluding pesticides and fertilizers), textile (cotton,  
2 wood, synthetic) mills, food products, leather tanning and finishing, machinery, metal  
3 building, metal (assembly, forging, stamping), mobilehome and modular housing, and  
4 paper products. In addition, the permitted uses identified under Section 10.1.b shall  
5 include animal hospitals, automobile sales and rental, brewery, distillery, winery, car and  
6 truck washes, gasoline service stations with concurrent sale of beer and wine for off-  
7 premises consumption, liquor stores, underground bulk fuel storage equal to or less than  
8 10,000 gallons, the manufacturing of acid and abrasives, fertilizer, and paints and  
9 varnishes and meat packing plants (without slaughtering or rendering).

10 (2) The development standards for Planning Area 1 of Specific Plan No. 358  
11 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance No.  
12 348, except that the development standards set forth in Article X, Section 10.4.d. shall be  
13 deleted and replaced with the following:

14 A. Where the front, side, or rear yard adjoins a street, the minimum  
15 setback shall be twelve feet (12") from the existing street line or from any future  
16 street line as shown on any specific plan of highways, whichever is nearer the  
17 proposed structure.

18 B. A minimum seven foot (7") strip adjacent to the street line shall be  
19 appropriately landscaped and maintained, except for designated pedestrian and  
20 vehicular access ways. The remainder of the setback may be used for off-street  
21 automobile parking driveways or landscaping.

22 (3) Except as provided above, all other zoning requirements shall be the same  
23 as those requirements identified in Article X of Ordinance No. 348.

24 b. Planning Areas 2 and 5.

25 (1) The uses permitted in Planning Areas 2 and 5 of Specific Plan No. 358  
26 shall be the same as those permitted in Article IXb, Section 9.50 of Ordinance No. 348,  
27 except that the uses permitted pursuant to Section 9.50.a.(23), (28), (30), (32), and (52)  
28 shall not be permitted. In addition, the use permitted pursuant to Section 9.50.a.(100)

1 shall not be permitted in Planning Area 2. The permitted use identified under Section  
2 9.50.a.(5) shall be replaced with auditoriums and conference rooms with a maximum  
3 occupancy capacity of 1,500 persons. In addition, the permitted uses identified under  
4 Section 9.50.a. shall also include appliance manufacture and repair, offices, professional  
5 sales and service, including law, medical, dental, chiropractic, architectural and  
6 engineering, health clubs, and pharmacies. In addition, the permitted uses identified under  
7 Section 9.50.b. shall also include self-storage facilities including mini-warehouses.

8 (2) The development standards for Planning Areas 2 and 5 of Specific Plan  
9 No. 358 shall be the same as those standards identified in Article IXb, Section 9.53 of  
10 Ordinance No. 348.

11 (3) Except as provided above, all other zoning requirements shall be the same  
12 as those identified in Article IXb of Ordinance No. 348.

13 c. Planning Areas 3, 4, and 6.

14 (1) The uses permitted in Planning Areas 3, 4, and 6 of Specific Plan No. 358  
15 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348  
16 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1)k)7.,  
17 m)2. and 6., and 11.2.b. (2)m) and z), and 11.2.c. (3), (7), (9), (12), (15), and (17) and  
18 11.2.e. shall not be permitted. The permitted uses identified under Sections 11.2.b. shall  
19 also include those uses permitted in Article IXb, Section 9.50.a. of Ordinance No. 348,  
20 except that the uses permitted pursuant to Section 9.50.a.(5), (23), (28), (30), (32), (52),  
21 (99), (100) and (102) shall not be permitted. In addition, the permitted uses identified  
22 under Sections 11.2.b. shall also include fire and police stations, manufacture and repair of  
23 appliances, chemicals and related projects manufacturing, not including pesticides and  
24 fertilizers, manufacturing of coils, semiconductor and similar components, communication  
25 devices, engineering and mechanical instruments, leather goods stores, manufacture of  
26 radar and other sensory equipment, and warehousing and distribution as an accessory use  
27 to a permitted use. In addition, the permitted uses identified under Sections 11.2.c. shall  
28 also include those uses permitted in Article IXb, Section 9.50.b. of Ordinance No. 348,

1 except that the uses permitted pursuant to Section 9.50.b.(1), (4), (5), (6), (7), (8), (10),  
2 (15) and (17) shall not be permitted.

3 (2) The development standards for Planning Areas 3, 4, and 6 of Specific Plan  
4 No. 358 shall be the same as those standards identified in Article XI, Section 11.4 of  
5 Ordinance No. 348, except that the development standards set forth in Article X, Sections  
6 11.4.b.(3) and e.(2) shall be deleted and replaced with the following:

7 A. Where the front, side, or rear yard adjoins a street, the minimum  
8 setback shall be twelve feet (12") from the existing street line or from any future  
9 street line as shown on any specific plan of highways, whichever is nearer the  
10 proposed structure.

11 B. A minimum seven foot (7") strip adjacent to street right-of-way line  
12 shall be appropriately landscaped and maintained, except for the designated  
13 pedestrian and vehicular access ways. Said landscaped strip shall not include  
14 landscaping located with the street right-of-way.

15 (3) Except as provided above, all other zoning requirements shall be the same  
16 as those requirements identified in Article XI of Ordinance No. 348.

17 d. Planning Area 7.

18 (1) The uses permitted in Planning Area 7 of Specific Plan No. 358 shall be  
19 the same as those uses permitted in Article XIV, Section 14.1 of Ordinance No. 348. No  
20 use, other than an agricultural use and any use incidental thereto permitted in Article XIV,  
21 Section 14.1 of Ordinance No. 348 shall be permitted within Planning Area 7 of Specific  
22 Plan No. 358 until such time as Map No. 4 of Mira Loma Agricultural Preserve No. 3 has  
23 been diminished or disestablished in this planning area and any corresponding Williamson  
24 Act contract is no longer in effect for this planning area.

25 Thereafter, the uses permitted in Planning Area 7 of Specific Plan No. 358 shall be the  
26 same as those uses permitted in Article X, Section 10.1 of Ordinance No. 348, except that  
27 the uses permitted pursuant to Section 10.1.a.(1)e)1.,g)2., (2)e), g), i), j), o), and p); and  
28 Section 10.1.b. (1) and (2) shall not be permitted. In addition, the permitted uses

1 identified under Section 10.1.a. shall also include ambulance services, automobile repair  
2 garages with or without body and fender shops or spray painting, bakery good distributor,  
3 building material sales yard, building movers and storage yard, catering services, feed and  
4 grain sales, golf cart sales and service, household goods sales and repair including but not  
5 limited to new and used appliances, furniture, carpets, draperies, lamps, radios and  
6 television sets, lumber yards, mail order businesses, markets, food wholesalers, photo  
7 shops and studios and photo engraving, plumbing shops, recycling processing facilities  
8 (of bottles, cans, plastics, paper, wood, and metal per the approval of the Riverside  
9 County Waste Management Department), self-storage facilities including mini-  
10 warehouses, vehicle manufacturing, warehousing and distribution as an accessory use to a  
11 permitted use, the manufacturing of chemicals (excluding pesticides and fertilizers),  
12 textile (cotton, wood, synthetic) mills, food products, leather tanning and finishing,  
13 machinery, metal building, metal (assembly, forging, stamping), mobilehome and  
14 modular housing, and paper products. In addition, the permitted uses identified under  
15 Section 10.1.b shall include animal hospitals, automobile sales and rental, brewery,  
16 distillery, winery, car and truck washes, gasoline service stations with concurrent sale of  
17 beer and wine for off-premises consumption, liquor stores, underground bulk fuel storage  
18 equal to or less than 10,000 gallons, the manufacturing of acid and abrasives, fertilizer,  
19 and paints and varnishes and meat packing plants (without slaughtering or rendering).

20 (2) The development standards for agricultural uses and incidental uses thereto  
21 within Planning Area 7 of Specific Plan No. 358 shall be the same as those standards  
22 identified in Article XIV, Section 14.2 of Ordinance No. 348.

23 (3) The development standards for Planning Areas 7 of Specific Plan No. 358  
24 shall be the same as those standards identified in Article X Section 10.4 of Ordinance No.  
25 348, except that the development standards set forth in Article X, Section 10.4.d. shall be  
26 deleted and replaced with the following:

27 A. Where the front, side, or rear yard adjoins a street, the minimum  
28 setback shall be twelve feet (12") from the existing street line or from any future

1 street line as shown on any specific plan of highways, whichever is nearer the  
2 proposed structure.

3 B. A minimum seven foot (7") strip adjacent to the street line shall be  
4 appropriately landscaped and maintained, except for designated pedestrian and  
5 vehicular access ways. The remainder of the setback may be used for off-street  
6 automobile parking driveways or landscaping.

7 (4) Except as provided above, all other zoning requirements shall be the same  
8 as those requirements identified in Article XIV of Ordinance No. 348 for agricultural uses  
9 and incidental uses thereto and Article X of Ordinance No. 348 for all other uses.

10 e. Planning Areas 8 and 9.

11 (1) The uses permitted in Planning Areas 8 and 9 of Specific Plan No. 358  
12 shall be the same as those uses permitted in Article XIV, Section 14.1 of Ordinance No.  
13 348. No use, other than an agricultural use and any use incidental thereto permitted in  
14 Article XIV, Section 14.1 of Ordinance No. 348 shall be permitted within Planning Areas  
15 8 and 9 of Specific Plan No. 358 until such time as Map No. 4 of Mira Loma Agricultural  
16 Preserve No. 3 has been diminished or disestablished in this planning area and any  
17 corresponding Williamson Act contract is no longer in effect for this planning area.

18 (2) The uses permitted in Planning Areas 8 and 9 of Specific Plan No. 358  
19 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348  
20 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1)k)7.,  
21 m)2. and 6., and 11.2.b. (2)m) and z), and 11.2.c. (3), (7), (9), (12), (15), and (17) and  
22 11.2.e. shall not be permitted. The permitted uses identified under Sections 11.2.b. shall  
23 also include those uses permitted in Article IXb, Section 9.50.a. of Ordinance No. 348,  
24 except that the uses permitted pursuant to Section 9.50.a.(5), (23), (28), (30), (32), (52),  
25 (99), (100) and (102) shall not be permitted. In addition, the permitted uses identified  
26 under Sections 11.2.b. shall also include fire and police stations, manufacture and repair of  
27 appliances, chemicals and related projects manufacturing, not including pesticides and  
28 fertilizers, manufacturing of coils, semiconductor and similar components, communication

1 devices, engineering and mechanical instruments, leather goods stores, manufacture of  
2 radar and other sensory equipment, and warehousing and distribution as an accessory use  
3 to a permitted use. In addition, the permitted uses identified under Sections 11.2.c. shall  
4 also include those uses permitted in Article IXb, Section 9.50.b. of Ordinance No. 348,  
5 except that the uses permitted pursuant to Section 9.50.b.(1), (4), (5), (6), (7), (8), (10),  
6 (15) and (17) shall not be permitted.

7 (3) The development standards for agricultural uses and incidental uses thereto  
8 within Planning Areas 8 and 9 of Specific Plan No. 358 shall be the same as those  
9 standards identified in Article XIV, Section 14.2 of Ordinance No. 348.

10 (4) The development standards for uses other than agricultural uses and  
11 incidental uses thereto within Planning Area 8 and 9 of Specific Plan No. 358 shall be the  
12 same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348,  
13 except that the development standards set forth in Article X, Sections 11.4.b.(3) and e.(2)  
14 shall be deleted and replaced with the following:

15 A. Where the front, side, or rear yard adjoins a street, the minimum  
16 setback shall be twelve feet (12") from the existing street line or from any future  
17 street line as shown on any specific plan of highways, whichever is nearer the  
18 proposed structure.

19 B. A minimum seven foot (7") strip adjacent to street right-of-way line  
20 shall be appropriately landscaped and maintained, except for the designated  
21 pedestrian and vehicular access ways. Said landscaped strip shall not include  
22 landscaping located with the street right-of-way.

23 (5) Except as provided above, all other zoning requirements shall be the same  
24 as those requirements identified in Article XIV of Ordinance No. 348 for agricultural uses  
25 and incidental uses thereto and Article XI of Ordinance No. 348 for all other uses.  
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Section 3. This ordinance shall take affect 30 days after its adoption.

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

By: \_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:

CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy

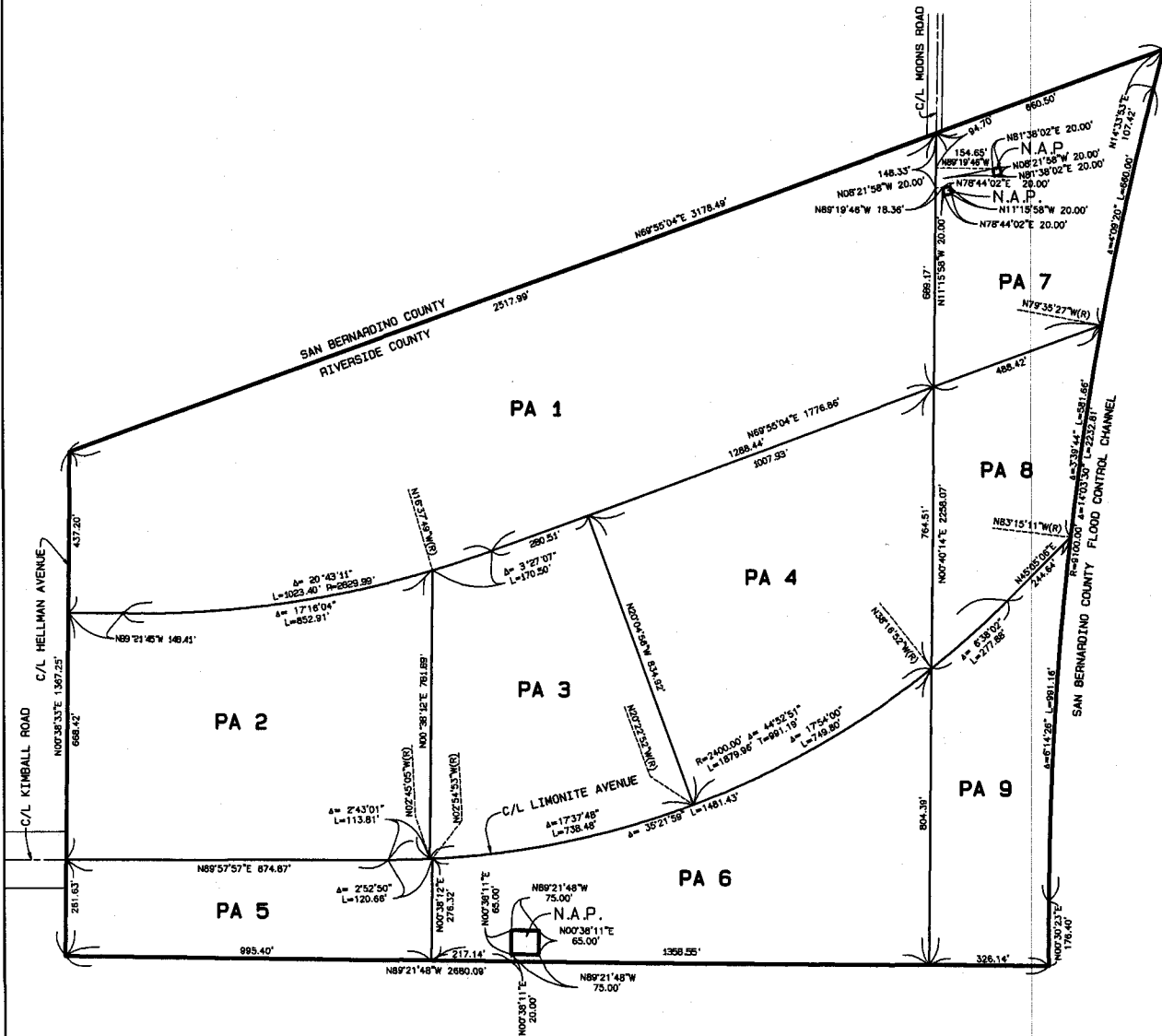
(Seal)

APPROVED AS TO FORM  
April 9, 2009

By: *Larisa R-Mckenna*  
LARISA R-MCKENNA  
Deputy County Counsel

LRM:md  
04/09/09  
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SEC. 27, T.2S., R.7W. S.B.M.



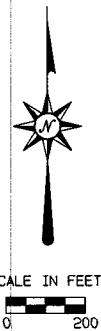
LEGEND

**SP ZONE** SPECIFIC PLAN (SP 358)

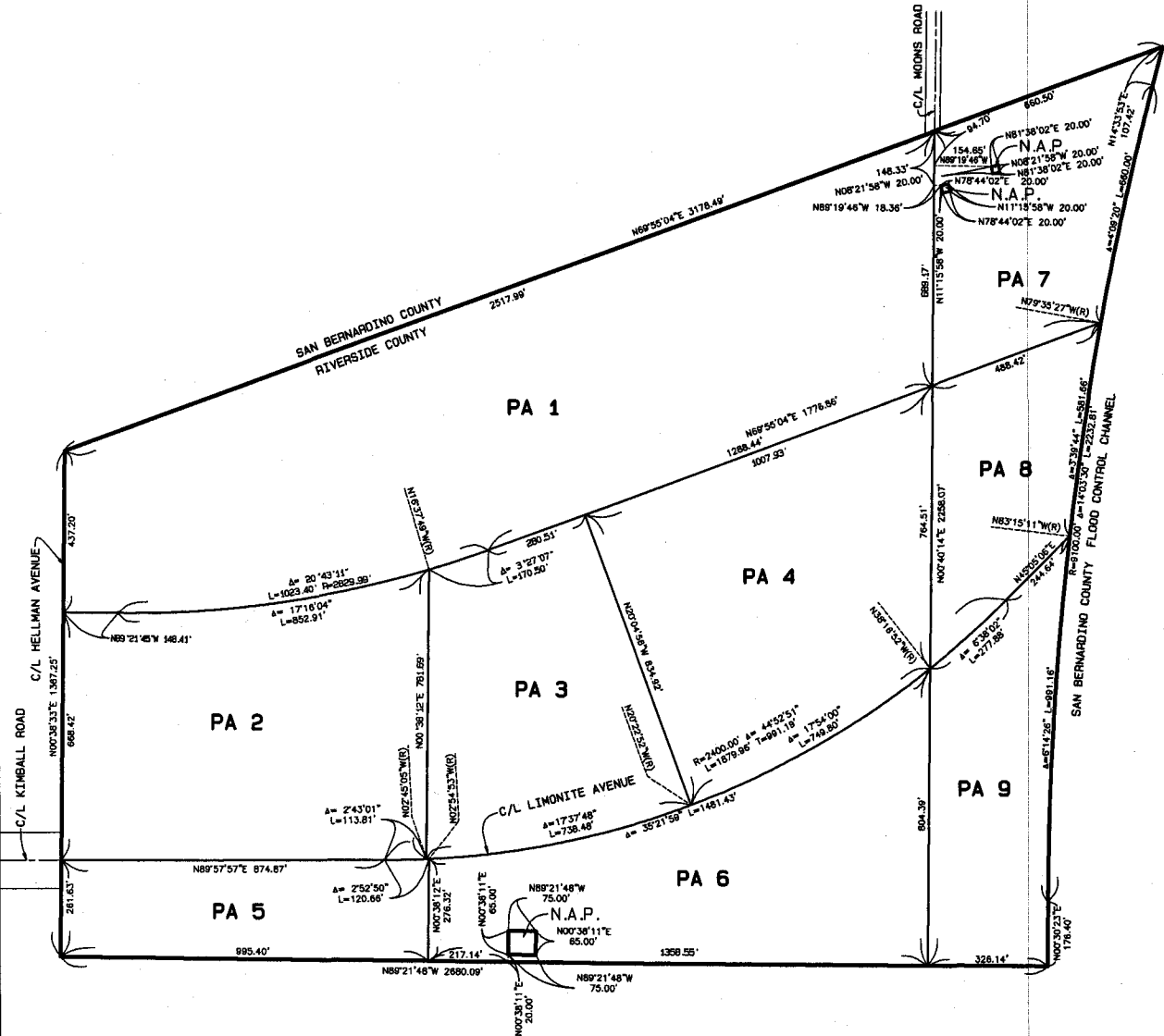
MAP NO. 38.142

CHANGE OF OFFICIAL ZONING PLAN  
PRADO - MIRA LOMA  
DISTRICT

CHANGE OF ZONE CASE NO. 7345  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4674  
ADOPTION DATE: DECEMBER 22, 2009  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



SEC. 27, T.2S., R.7W. S.B.M.



LEGEND

**SP ZONE** SPECIFIC PLAN (SP 358)

MAP NO. 38.142

CHANGE OF OFFICIAL ZONING PLAN  
PRADO - MIRA LOMA  
DISTRICT

CHANGE OF ZONE CASE NO. 7345  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4674  
ADOPTION DATE: DECEMBER 22, 2009  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET  
0 200