

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

509B



FROM: TLMA-Planning Department

SUBMITTAL DATE:
March 30, 2010

SUBJECT: Ordinance No. 348.4688, an Ordinance of the County of Riverside amending Subsection d. (4) of Section 18.30 of Ordinance No. 348 regarding action on plot plans.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Introduce and adopt on successive weeks Ordinance No. 348.4688, an amendment to Ordinance No. 348 regarding action on plot plans.
2. That the Board of Supervisors find the adoption of Ordinance No. 348.4688 exempt from CEQA pursuant to CEQA Guidelines Section 15061 (b) (3) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
3. Further, that the Board of Supervisors direct the Planning Department to file the Notice of Exemption with the County Clerk for filing and posting.

BACKGROUND: Subsection (d) of Section 18.30 of Ordinance No. 348 addresses action on plot plans. Specifically, the subsection describes the manner in which a plot plan goes to hearing. When the hearing on a plot plan application requires the approval of a general plan amendment, a specific plan amendment, or a change of zone, the plot plan follows the hearing path of those higher level applications. Proceeding in such a manner ensures that the decision makers have the ability to efficiently decide on the project as a whole.
(continued)

Initials: RG:lr
RG

Ron Goldman
Planning Director

FINANCIAL DATA	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:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE
BY:
Tina Grande

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY:
Tiffany N. North
DATE: 3/30/10

Departmental Concurrence

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: **District:** ALL **Agenda Number:**

3.66

The Honorable Board of Supervisors

RE: Ordinance No. 348.4688, an Ordinance of the County of Riverside amending Subsection d. (4) of Section 18.30 of Ordinance No. 348 regarding action on plot plans.

March 30, 2010

Page 2 of 2

Ordinance No. 348.4688 proposes to amend subsection d. (4) of Section 18.30 to address situations in which a plot plan requires the approval of a land division map or is being processed concurrently with a land division map but does not also require the approval of a general plan amendment, specific plan amendment or a change of zone and is not included in a fast track project. Currently in such situations, the land division map is heard by the Planning Commission in accordance with Ordinance No. 460 while the plot plan is heard separately by the Planning Director in accordance with Ordinance No. 348. Ordinance No. 348.4688 amends subsection d. (4) of Section 18.30 to allow plot plans, in such limited situations, to follow the hearing path of land division map applications. This would streamline the approval process for applicants and prevent the land division map applications from being heard at Planning Commission while the related plot plan is heard separately before the Planning Director. Instead, under the proposed amendment, the land division map and plot plan would be heard together, at one hearing, by the Planning Commission in accordance with the land division map provisions of Ordinance No. 460.

The adoption of Ordinance No. 348.4688 is exempt from CEQA pursuant to CEQA Guidelines Section 15061 (b) (3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed amendment merely changes, in limited situations, the hearing body that considers plot plans.

1 ORDINANCE NO. 348.4688

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348

4 RELATING TO ZONING

5
6 The Board of Supervisors of the County of Riverside ordains as follows:

7 Section 1. Subsection d. (4) of Section 18.30 of Ordinance No. 348 is amended to read
8 as follows:

9 “(4) Notwithstanding the above or any other provision herein to the contrary, a plot plan
10 application which:

11 (a) Requires the approval of a general plan amendment, a specific plan amendment
12 or a change of zone shall be heard in accordance with the provisions of Article
13 2 or Article 20 of this ordinance, whichever is applicable, and all of the
14 procedural requirements and rights of appeal as set forth therein shall govern
15 the hearing.

16 (b) Requires the approval of a land division map or is being processed concurrently
17 with a land division map, but is not included in a fast track project and does not
18 require the approval of a general plan amendment, a specific plan amendment,
19 or a change of zone, shall be heard in accordance with the provisions of
20 sections 6.5, 6.6 and 6.7 of Ordinance No. 460, and all of the procedural
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Section 2. This ordinance shall take effect thirty (30) days after its adoption.

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

By: _____
Chairman


ATTEST:
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM

March 31, 2010

By: 
TIFFANY N. NORTH
Deputy County Counsel

G:\Property\TNorth\RCO No 348\348 4688 Plot Plan and Map Processing final version.doc

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 9th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Ordinance No. 348.4688

Project Location: In the unincorporated area of Riverside County, more specifically located Countywide.

Project Description: Ordinance No. 348.4688 proposes to amend subsection d. (4) of 18.30 to address actions on plot plans when a plot plan requires the approval of a land division map or is being processed concurrently with a land division map but does not also require the approval of a general plan amendment, specific plan amendment or a change of zone and is not included in a fast track project. In such situations, under the amendment, the land division map and the plot plan will be heard together, at one hearing, by the Planning Commission in accordance with the land division map provisions of Ordinance No. 460.

Name of Public Agency Approving Project: Riverside County Planning Department

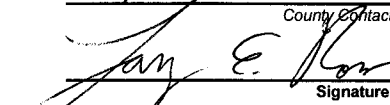
Project Sponsor: Riverside County Planning Department

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption ()
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption ()
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: Section 15061(b) 3

Reasons why project is exempt: The adoption of Ordinance No. 348.4688 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed amendment merely changes, in limited situation, the hearing body that considers plot plans.

Larry Ross 951-955-3585
County Contact Person Phone Number

 Principal Planner March 30, 2010
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Master Forms\CEQA Forms\NOE Form.doc Revised: 3/30/10

Please charge deposit fee case#: County Benefit, no charge.

FOR COUNTY CLERK'S USE ONLY

ORDINANCE NO. 348.4688

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348

RELATING TO ZONING

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

Section 1. Subsection d. (4) of Section 18.30 of Ordinance No. 348 is amended to read as follows:

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(b) Requires the approval of a land division map or is being processed concurrently with a land division map, but is not included in a fast track project and does not require the approval of a general plan amendment, a specific plan amendment, or a change of zone, shall be heard in accordance with the provisions of sections 6.5, 6.6 and 6.7 of Ordinance No. 460, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.”

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4 OF RIVERSIDE, STATE OF CALIFORNIA

5 By: _____
6 Chairman


7 ATTEST:
8 CLERK OF THE BOARD

9 By: _____
10 Deputy

11 (SEAL)

12
13 APPROVED AS TO FORM

14
15 *March 31*, 2010

16 By: 
17 TIFFANY N. NORTH
18 Deputy County Counsel

19 G:\Property\TNorth\RCO No 348\348 4688 Plot Plan and Map Processing final version.doc

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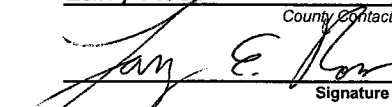
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Larry Ross 951-955-3585
County Contact Person Phone Number

 Principal Planner March 30, 2010
Signature Title Date

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Chairman


ATTEST:
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM

March 31, 2010

By: 
TIFFANY N. NORTH
Deputy County Counsel

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Ron Goldman · Planning Director

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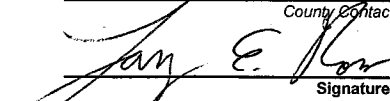
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Deputy County Counsel

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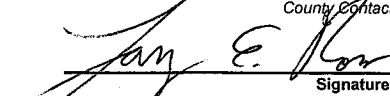
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Larry Ross 951-955-3585
County Contact Person Phone Number

 Principal Planner March 30, 2010
Signature Title Date

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County Contact Person

951-955-3585

Phone Number


Signature

Principal Planner

Title

March 30, 2010

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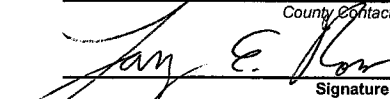
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- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: Section 15061(b) 3

Reasons why project is exempt: The adoption of Ordinance No. 348.4688 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed amendment merely changes, in limited situation, the hearing body that considers plot plans.

Larry Ross 951-955-3585
County Contact Person Phone Number

 Principal Planner March 30, 2010
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Master Forms\CEQA Forms\NOE Form.doc Revised: 3/30/10

Please charge deposit fee case#: County Benefit, no charge.

FOR COUNTY CLERK'S USE ONLY

1 ORDINANCE NO. 348.4688

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348

4 RELATING TO ZONING

5
6 The Board of Supervisors of the County of Riverside ordains as follows:

7 Section 1. Subsection d. (4) of Section 18.30 of Ordinance No. 348 is amended to read
8 as follows:

9 “(4) Notwithstanding the above or any other provision herein to the contrary, a plot plan
10 application which:

11 (a) Requires the approval of a general plan amendment, a specific plan amendment
12 or a change of zone shall be heard in accordance with the provisions of Article
13 2 or Article 20 of this ordinance, whichever is applicable, and all of the
14 procedural requirements and rights of appeal as set forth therein shall govern
15 the hearing.

16 (b) Requires the approval of a land division map or is being processed concurrently
17 with a land division map, but is not included in a fast track project and does not
18 require the approval of a general plan amendment, a specific plan amendment,
19 or a change of zone, shall be heard in accordance with the provisions of
20 sections 6.5, 6.6 and 6.7 of Ordinance No. 460, and all of the procedural
21 requirements and rights of appeal as set forth therein shall govern the hearing.”

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Section 2. This ordinance shall take effect thirty (30) days after its adoption.

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

By: _____
Chairman


ATTEST:
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM

March 31, 2010

By: 
TIFFANY N. NORTH
Deputy County Counsel

G:\Property\TNorth\RCO No 348\348 4688 Plot Plan and Map Processing final version.doc

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: Ordinance No. 348.4688

Project Location: In the unincorporated area of Riverside County, more specifically located Countywide.

Project Description: Ordinance No. 348.4688 proposes to amend subsection d. (4) of 18.30 to address actions on plot plans when a plot plan requires the approval of a land division map or is being processed concurrently with a land division map but does not also require the approval of a general plan amendment, specific plan amendment or a change of zone and is not included in a fast track project. In such situations, under the amendment, the land division map and the plot plan will be heard together, at one hearing, by the Planning Commission in accordance with the land division map provisions of Ordinance No. 460.

Name of Public Agency Approving Project: Riverside County Planning Department

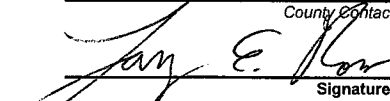
Project Sponsor: Riverside County Planning Department

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (_____)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: Section 15061(b) 3

Reasons why project is exempt: The adoption of Ordinance No. 348.4688 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed amendment merely changes, in limited situation, the hearing body that considers plot plans.

Larry Ross 951-955-3585
County Contact Person Phone Number

 Principal Planner March 30, 2010
Signature Title Date

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