

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

677



FROM: County Counsel/Planning

SUBMITTAL DATE:
October 22, 2015

SUBJECT: Ordinance No. 348.4812
District 2

RECOMMENDED MOTION: That the Board of Supervisors:
Adopt Ordinance No. 348.4812 amending the zoning in the University District shown on Map No. 5.024 Change of Zone Case No. 7811.

BACKGROUND:

Summary

Change of Zone Case No. 7811 (CZ 7811) changes the zoning from Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to One Family Dwellings (R-1) on approximately 65 acres. The public hearing for CZ 7811 was held on September 1, 2015 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. 42636 and tentatively approved CZ 7811. Pursuant to Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.7812 will finalize the Board's tentative action on CZ 7811, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

Steve Weiss
Steve Weiss, AICP
Planning Director

Gregory P. Priamos
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: *Tina Grande*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: 16-2, 09/01/15 | District: 2 | Agenda Number:

2-4

Departmental Concurrence

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

FORM 11: Ordinance No. 348.4812

District 2

DATE: October 22, 2015

PAGE: Page 2 of 2

On September 1, 2015, the Board also approved Tentative Tract Map No. 36668, a Schedule "A" subdivision of the 65 acre project site into 200 residential lots on 37.82 acres, two (2) park sites on 4.1 acres, three (3) proposed water quality basins on 2.54 acres, eleven (11) open space and recreational lots on 1.11 acres and 17.09 acres for in-site infrastructure development.

The property is located southerly of Center Street and easterly of California Avenue.

Impact on Citizens and Businesses

The impacts of processing Change of Zone Case No. 7811 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 September 1, 2015 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. 7811 has been borne by the applicant.

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

- A. Ordinance No. 348.4812 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from September 1, 2015 Public Hearing.

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Departmental Concurrence

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NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS: _____ **Budget Adjustment:** _____
For Fiscal Year: _____

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

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

FORM 11: Ordinance No. 348.4812

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PAGE: Page 2 of 2

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Attachment A

1 ORDINANCE NO. 348.4812

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 University District Zoning Plan Map
6 No. 5.024, as amended, are further amended by placing in effect in the zone or zones as shown on the map
7 entitled "Change of Official Zoning Plan, University District, Map No. 5.024 Change of Zone Case No.
8 7811," 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
14 By: _____
Chairman, Board of Supervisors


15 ATTEST:

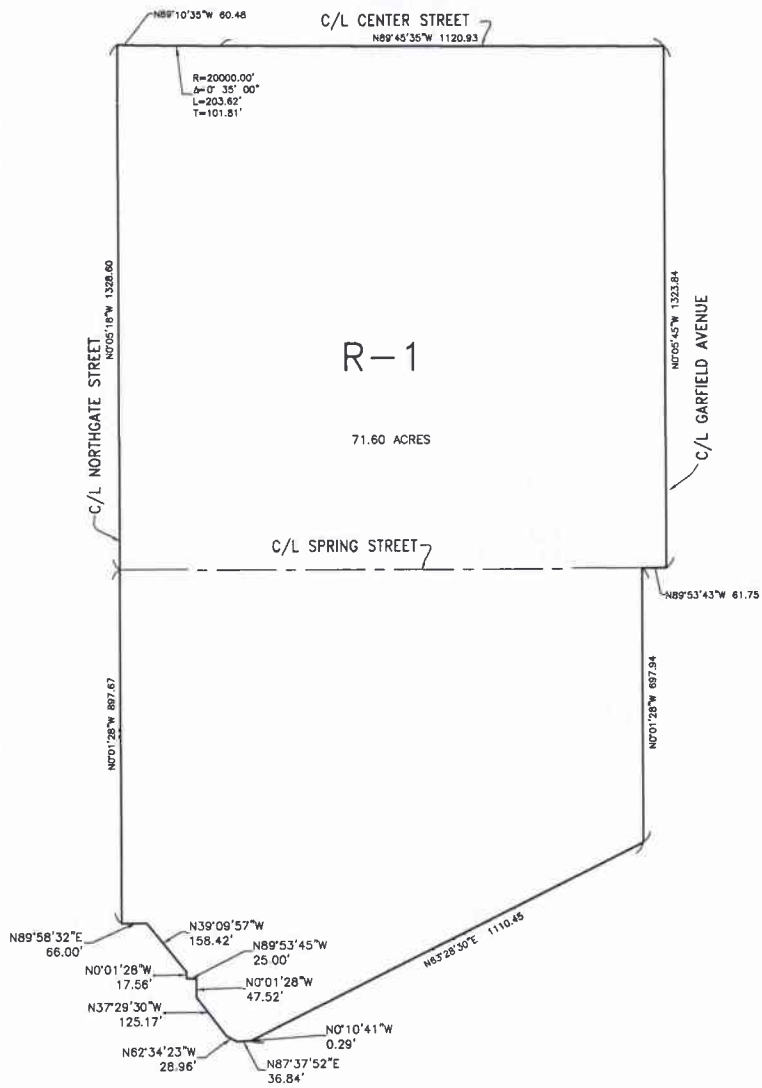
16 Clerk of the Board

17
18 By: _____
Deputy

19
20 (SEAL)

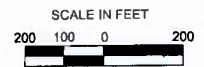
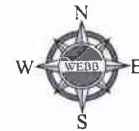
21
22 APPROVED AS TO FORM
23 October 19, 2015

24 By: 
25 Melissa R. Cushman
26 Deputy County Counsel



R-1

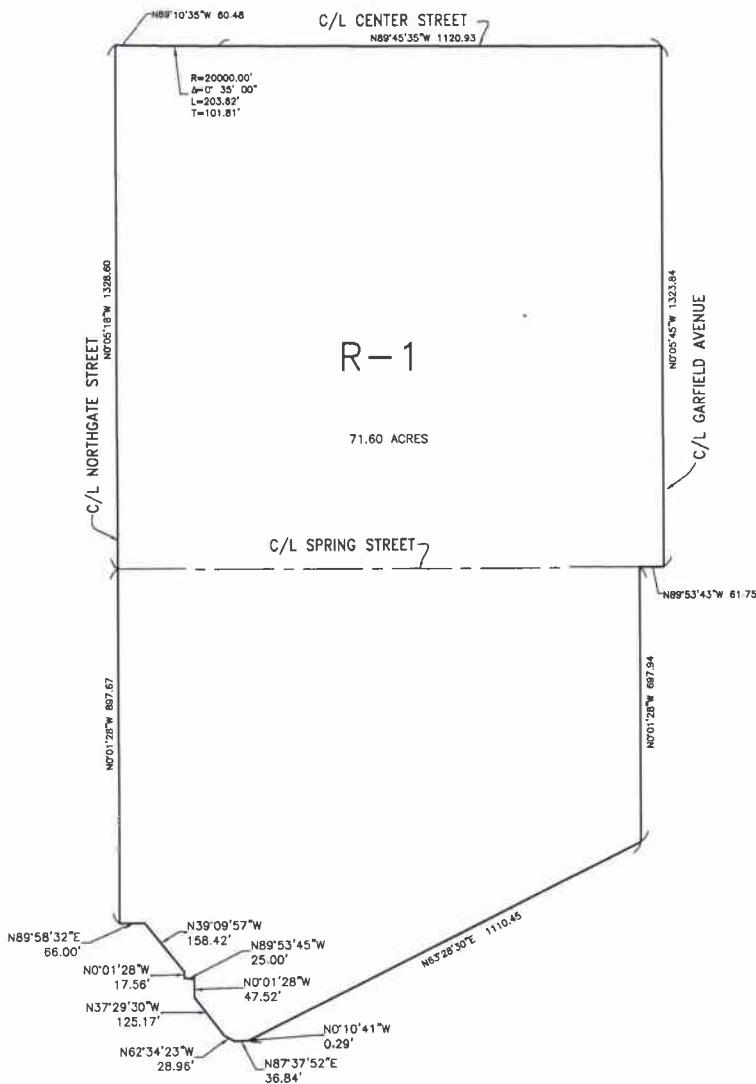
ONE-FAMILY DWELLINGS



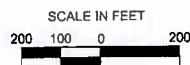
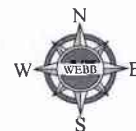
MAP. NO. 5.024
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
UNIVERSITY DISTRICT
CHANGE OF ZONE CASE NO. 7811
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4812
ADOPTION DATE _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN 255-060-014 THRU 018
APN 255-110-003 THRU 006
APN 255-110-015
APN 255-110-019
APN 255-110-029

11/10/2019 10:40:10 AM



R-1 ONE-FAMILY DWELLINGS



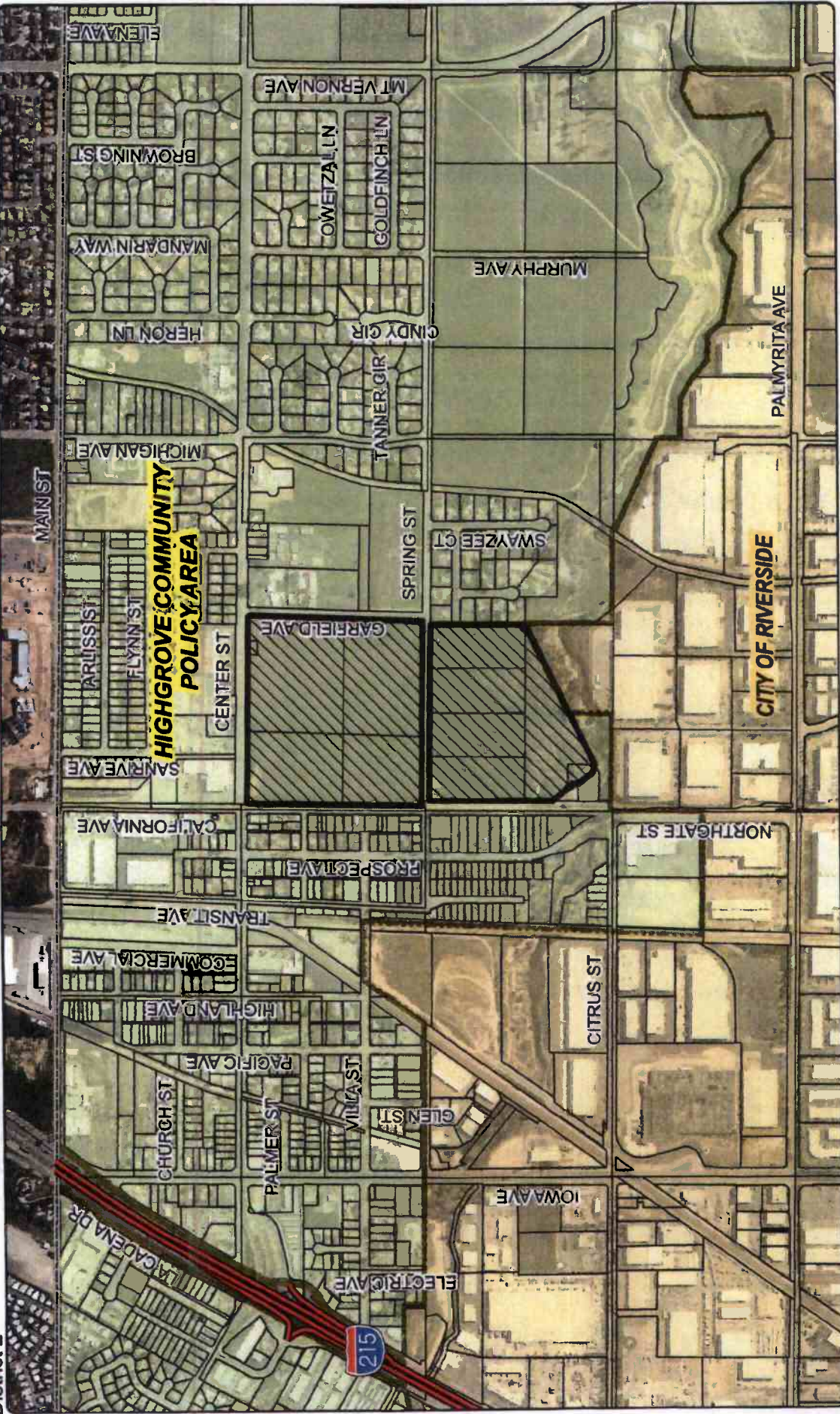
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 CHANGE OF ZONE CASE NO. 7811
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4812
 ADOPTION DATE _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

Attachment B

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07811 GPA01126 TR36668
VICINITY/POLICY AREAS

Supervisor Tavaglione
 District 2

Date Drawn: 10/24/13
 Vicinity Map



Zoning District: University

Author: Vinnie Nguyen



Map Date: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County areas. The new General Plan includes different types of land use designations. Planning Department Office: (951) 941-1215, 2200 Westmoreland Court, Suite 100, Riverside, CA 92503. Website: <http://www.riversideca.gov>

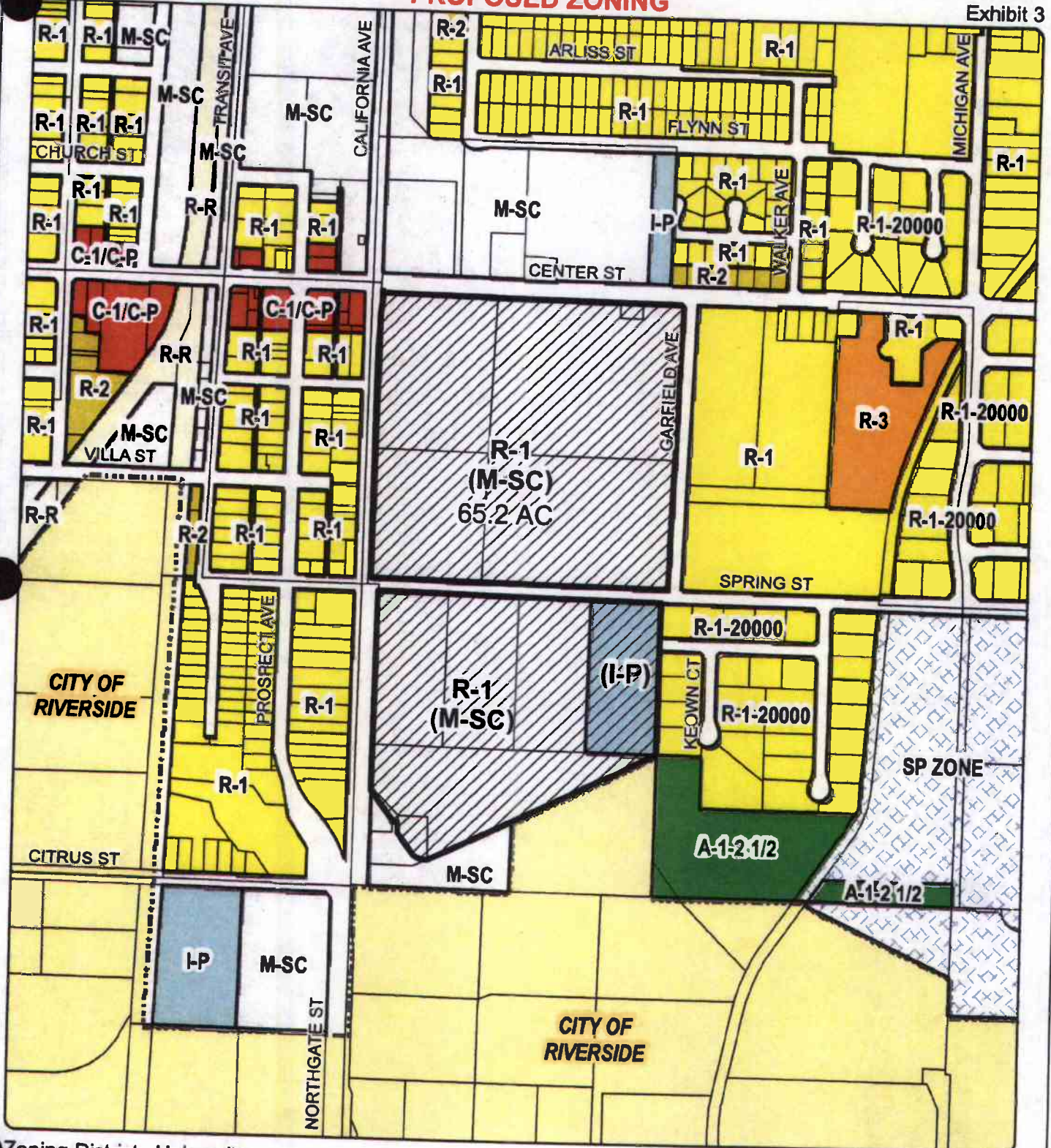
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07811 GPA01126 TR36668

Supervisor Tavaglione
 District 2

PROPOSED ZONING

Date Drawn: 04/07/2015

Exhibit 3



Zoning District: University

Author: Vinnie Nguyen



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 type of land use than is provided for unincorporated zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ctdms.ca.gov>