

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



501 B

**FROM:** County Counsel/Planning

**SUBMITTAL DATE:**  
April 14, 2016

**SUBJECT:** Ordinance No. 348.4830  
District 4

**RECOMMENDED MOTION:** That the Board of Supervisors:  
Adopt Ordinance No. 348.4830 amending the zoning in the Chuckawalla Area shown on Map No. 2.2393 Change of Zone Case No. 7714.

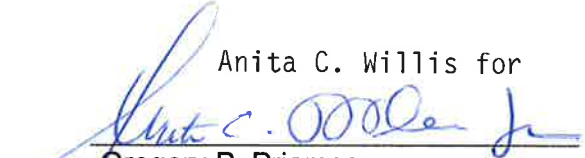
**BACKGROUND:**

**Summary**

Change of Zone Case No. 7714 (CZ 7714) changes the zoning from Controlled Development (W-2-40 and W-2-140) to Residential Agriculture, 2-acre minimum (R-A-2) and Rural Residential (R-R) on 12 parcels, totaling 631.8 acres. The public hearing for CZ 7714 was held on January 26, 2016 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. 41783 and tentatively approved CZ 7714. Pursuant to Section 4.1 of Ordinance No. 348, the County's unincorporated area is

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

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

**FORM 11: Ordinance No. 348.4830**

District 4

**DATE:** April 14, 2016

**PAGE:** Page 2 of 2

placed in mapped zoning districts. Adoption of Ordinance No. 348.4830 will finalize the Board's tentative action on CZ 7714, 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 approved General Plan Amendment No. 955, amending the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC) and amending the site's General Plan Land Use Designation from Rural Residential (RR) (5-acre Minimum) and Rural (R) (20-Acre Minimum) to estate Density Residential (EDR) (2-Acre Minimum).

On March 29, 2016, General Plan Amendment No. 955 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 south of 28<sup>th</sup> Avenue, west of Sunny Rock Road, east of Happy Valley Road, north of 30<sup>th</sup> 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. 7714 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. 16-2 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. 7714 has been borne by the applicant.

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS (if needed, in this order):**

- A. Ordinance No. 348.4830 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from January 26, 2016 Public Hearing

1 ORDINANCE NO. 348.4830

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 official Zoning Plan Map No. 2, as  
6 amended, are further amended by placing in effect in the Chuckawalla Area, the zone or zones as shown  
7 on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2393,  
8 Change of Zone Case No. 7714" 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 By: \_\_\_\_\_  
14 Chairman, Board of Supervisors

15 ATTEST:  
16 KECIA HARPER-IHEM  
17 Clerk of the Board

18  
19 By: \_\_\_\_\_

20  
21 (SEAL)

22  
23 APPROVED AS TO FORM  
24 April 14, 2016

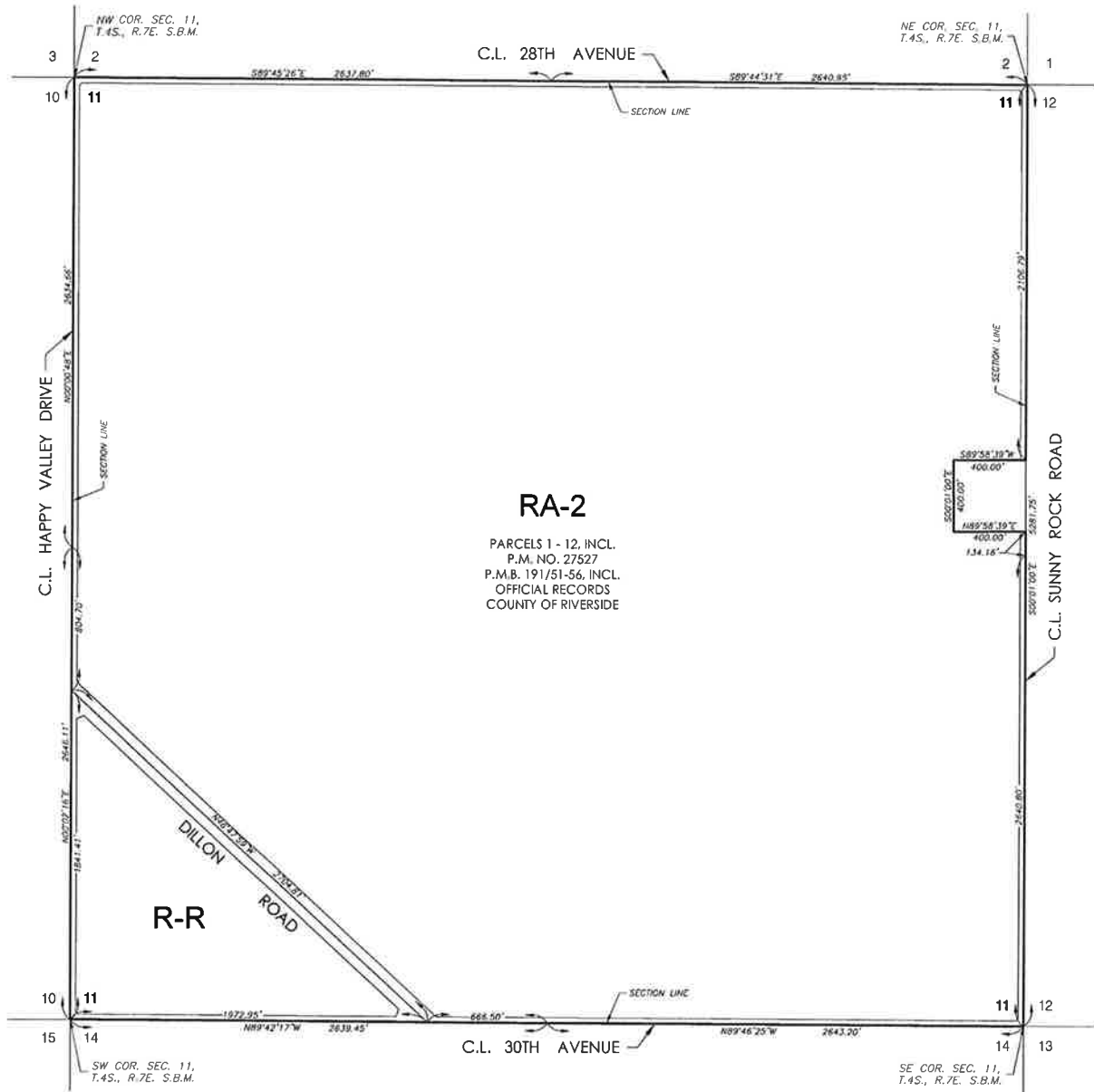
25 By:   
26 \_\_\_\_\_  
27 MELISSA R. CUSHMAN  
28 Deputy County Counsel

MRC:sk  
04/11/16

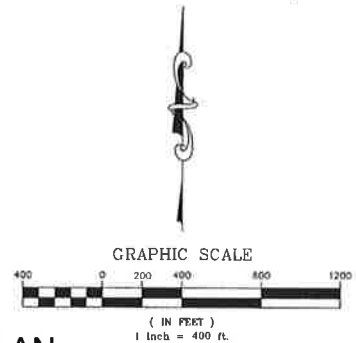
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# CHUCKAWALLA AREA

## SEC. 11, T.4S., R.7E. S.B.M.



- LEGEND**
- RA-2 RURAL AGRICULTURAL - 2 ACRES
  - R-R RURAL RESIDENTIAL

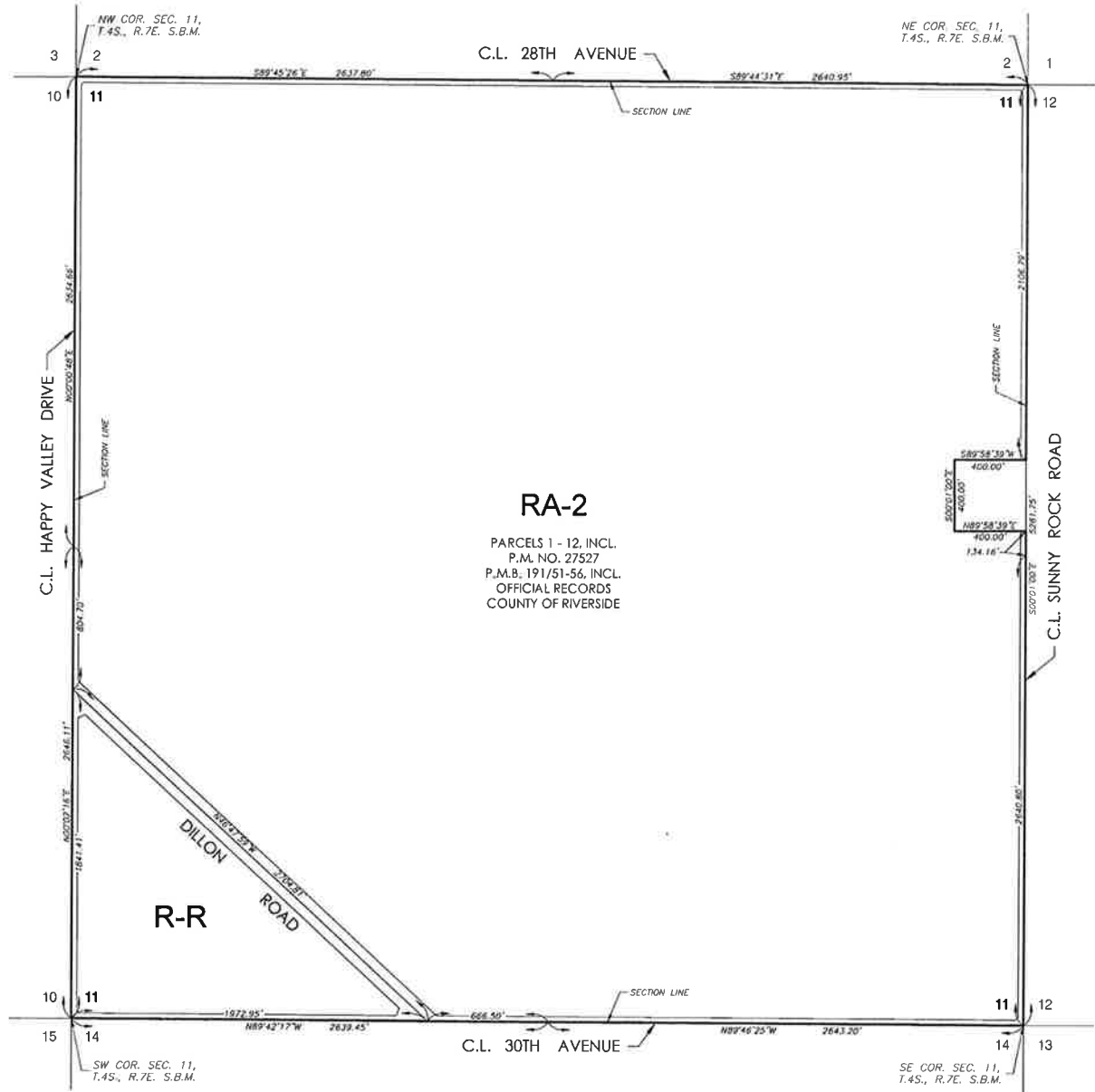


MAP NO. 2.2393  
**CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2, ORDINANCE NO. 348**  
 CHANGE OF ZONE CASE NO. 7714  
 ADOPTED BY ORDINANCE NO. 348.4830

RIVERSIDE COUNTY BOARD OF SUPERVISORS

# CHUCKAWALLA AREA

## SEC. 11, T.4S., R.7E. S.B.M.



**RA-2**

PARCELS 1 - 12, INCL.  
P.M. NO. 27527  
P.M.B. 191/51-56, INCL.  
OFFICIAL RECORDS  
COUNTY OF RIVERSIDE

**R-R**

**LEGEND**

- RA-2 RURAL AGRICULTURAL - 2 ACRES
- R-R RURAL RESIDENTIAL

**GRAPHIC SCALE**



MAP NO. 2.2393  
**CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348**  
CHANGE OF ZONE CASE NO. 7714  
ADOPTED BY ORDINANCE NO. 348.4830

RIVERSIDE COUNTY BOARD OF SUPERVISORS







RIVERSIDE COUNTY PLANNING DEPARTMENT

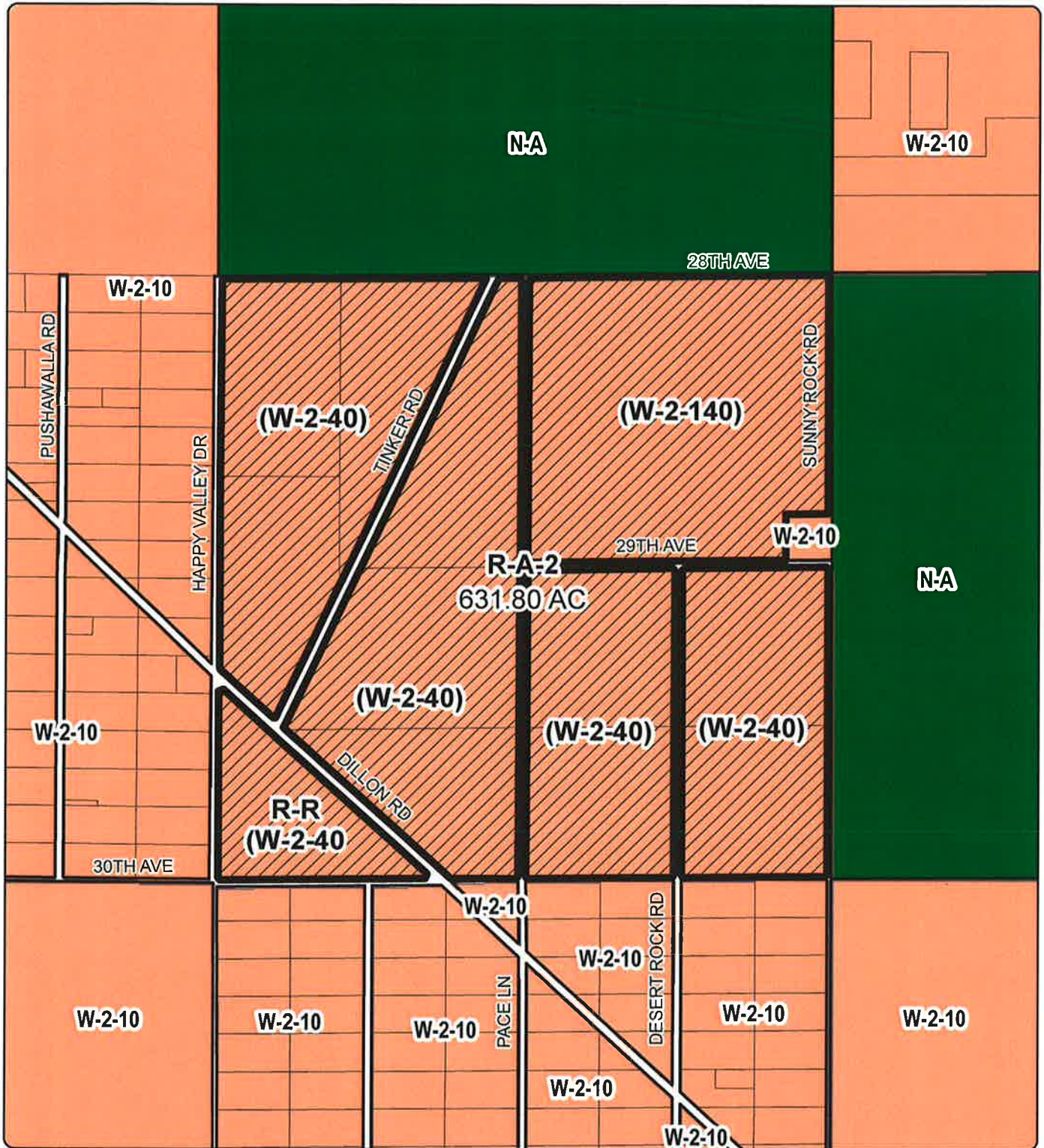
CZ07714 GPA00955

PROPOSED ZONING

Supervisor Benoit  
District 4

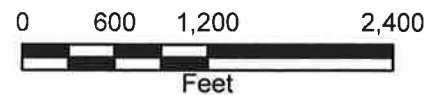
Date Drawn: 08/19/2015

Exhibit 3



Zoning Area: Chuckawalla

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 under existing 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.mtlma.org>