

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



504 B

FROM: County Counsel/Planning

SUBMITTAL DATE:
April 14, 2016

SUBJECT: Ordinance No. 348.4829
District 1

RECOMMENDED MOTION: That the Board of Supervisors:
Adopt Ordinance No. 348.4829 amending the zoning in the Rancho California Area shown on
Map No. 2.2392 Change of Zone Case No. 7830.

BACKGROUND:

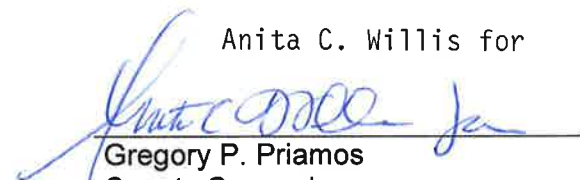
Summary

Change of Zone Case No. 7830 (CZ 7830) changes the zoning from Light Agriculture One Acre Minimum (A-1-1) to Industrial Park (IP) on approximately 4.54-acres. The public hearing for CZ 7830 was held on December 15, 2015 as Agenda Item No. 16-1. At the conclusion of public testimony, the Board of Supervisors closed the public hearing, adopted a Mitigated Negative Declaration for Environmental Assessment No. 41779 and tentatively approved CZ 7830. Pursuant to Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No.

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

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

Prev. Agn. Ref.: 16-1, 12/15/15 | District: 1 | Agenda Number:

3-5

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Ordinance No. 348.4829**

District 1

DATE: April 14, 2016

PAGE: Page 2 of 2

348.4829 will finalize the Board's tentative action on CZ 7830, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

On December 15, 2015, the Board also tentatively approved General Plan Amendment No. 950, amending the Land Use Designation for the subject property from Rural Community- Very Low Density Residential (RC:VLDR) to Community Development-Business Park (CD:BP).

On March 29, 2016, General Plan Amendment No. 950 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 southerly of Water Street, northerly of Orange Avenue, easterly of Tobacco Road, and westerly of Harvill 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. 7830 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 December 15, 2015 pursuant to Agenda Item No. 16-1 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. 7830 has been borne by the applicant.

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

- A. Ordinance No. 348.4829 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from December 15, 2015 Public Hearing

1 ORDINANCE NO. 348.4829

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 Rancho California Area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
8 2.2392, Change of Zone Case No. 7830" 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: _____

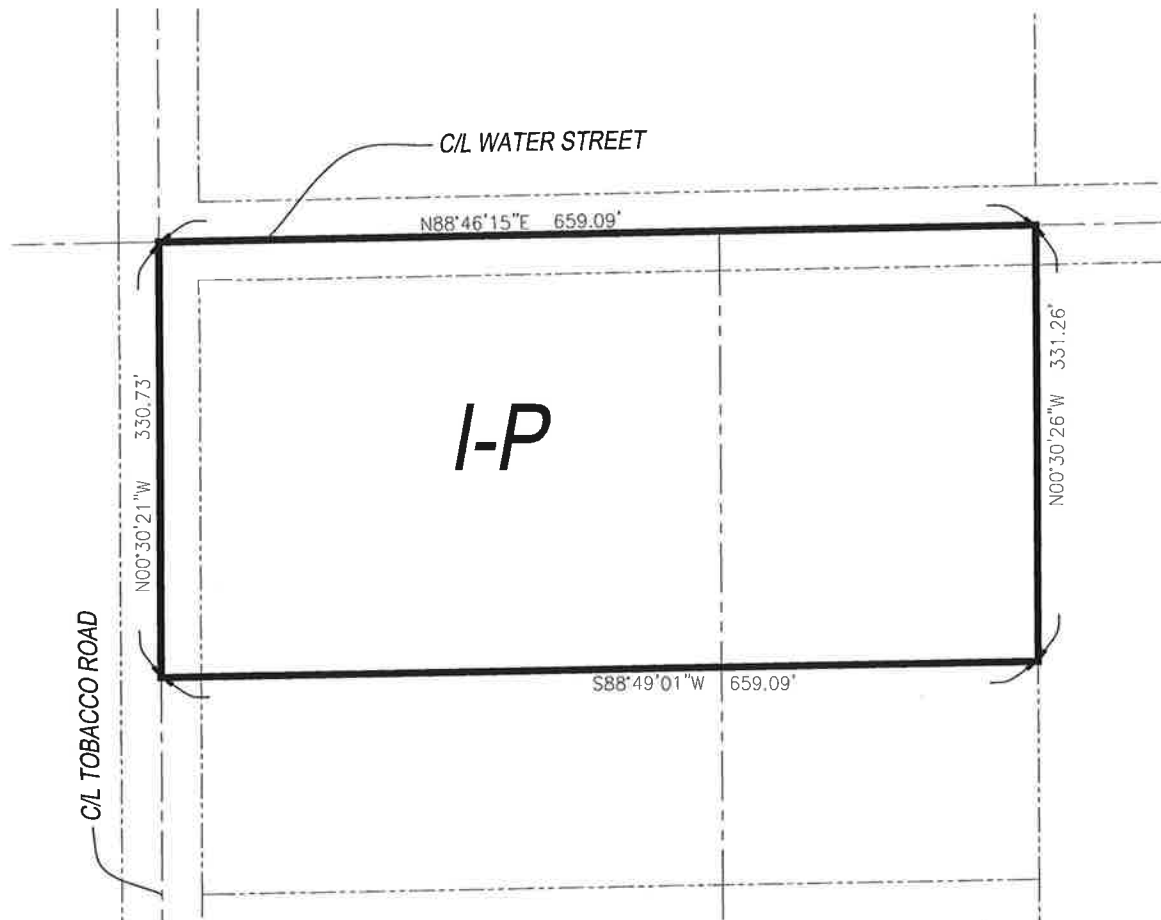
20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 April 14, 2016

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

MRC:sk
4/6/16

RANCHO CALIFORNIA AREA
SEC. 13 T 4 S, R 4 W S. B. & M.

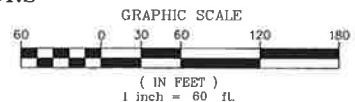


I-P INDUSTRIAL PARK

MAP NO. 2.2392
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7830

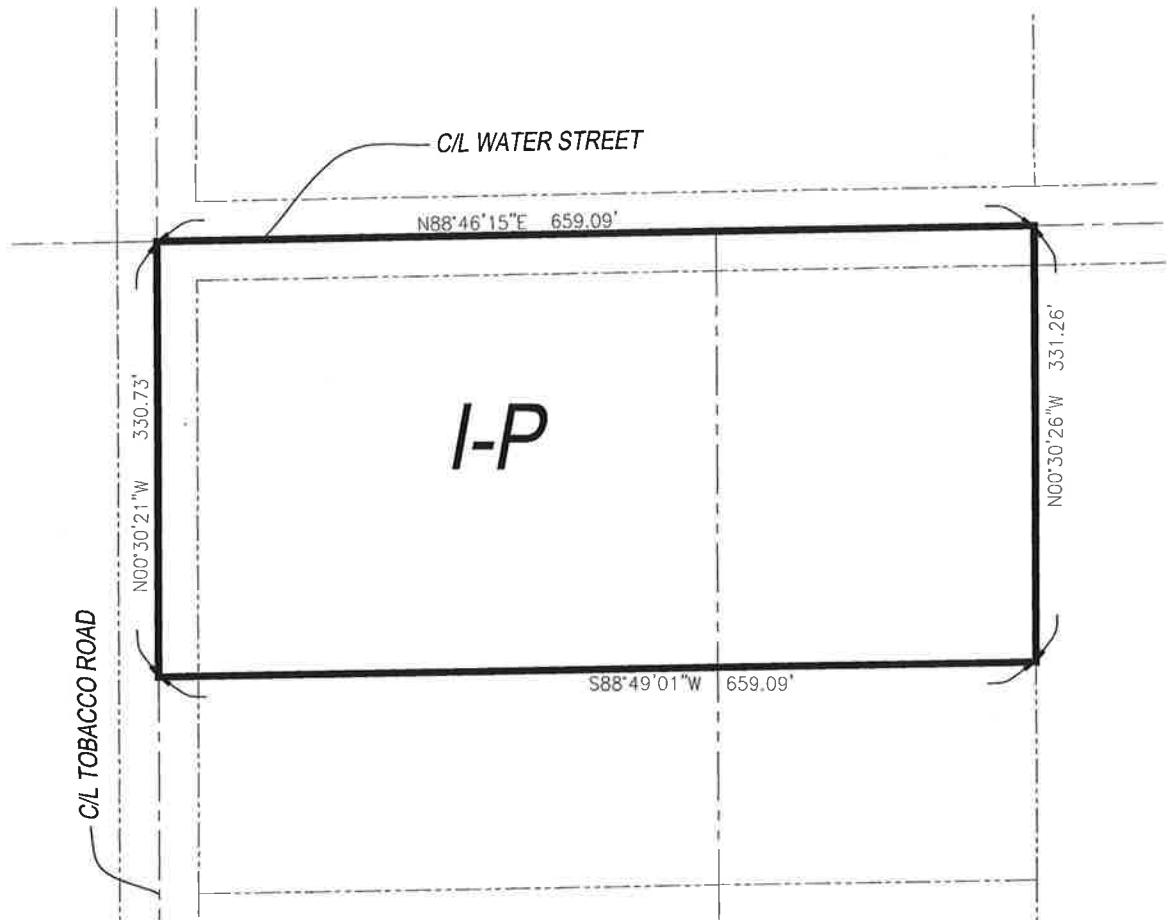
ADOPTED BY ORDINANCE NO. 348.4829
DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



APN'S 317-270-002

RANCHO CALIFORNIA AREA
SEC. 13 T 4 S, R 4 W S. B. & M.

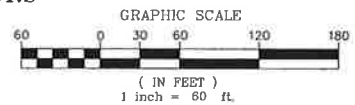


I-P INDUSTRIAL PARK

MAP NO. 2.2392
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RIVERSIDE COUNTY BOARD OF SUPERVISORS

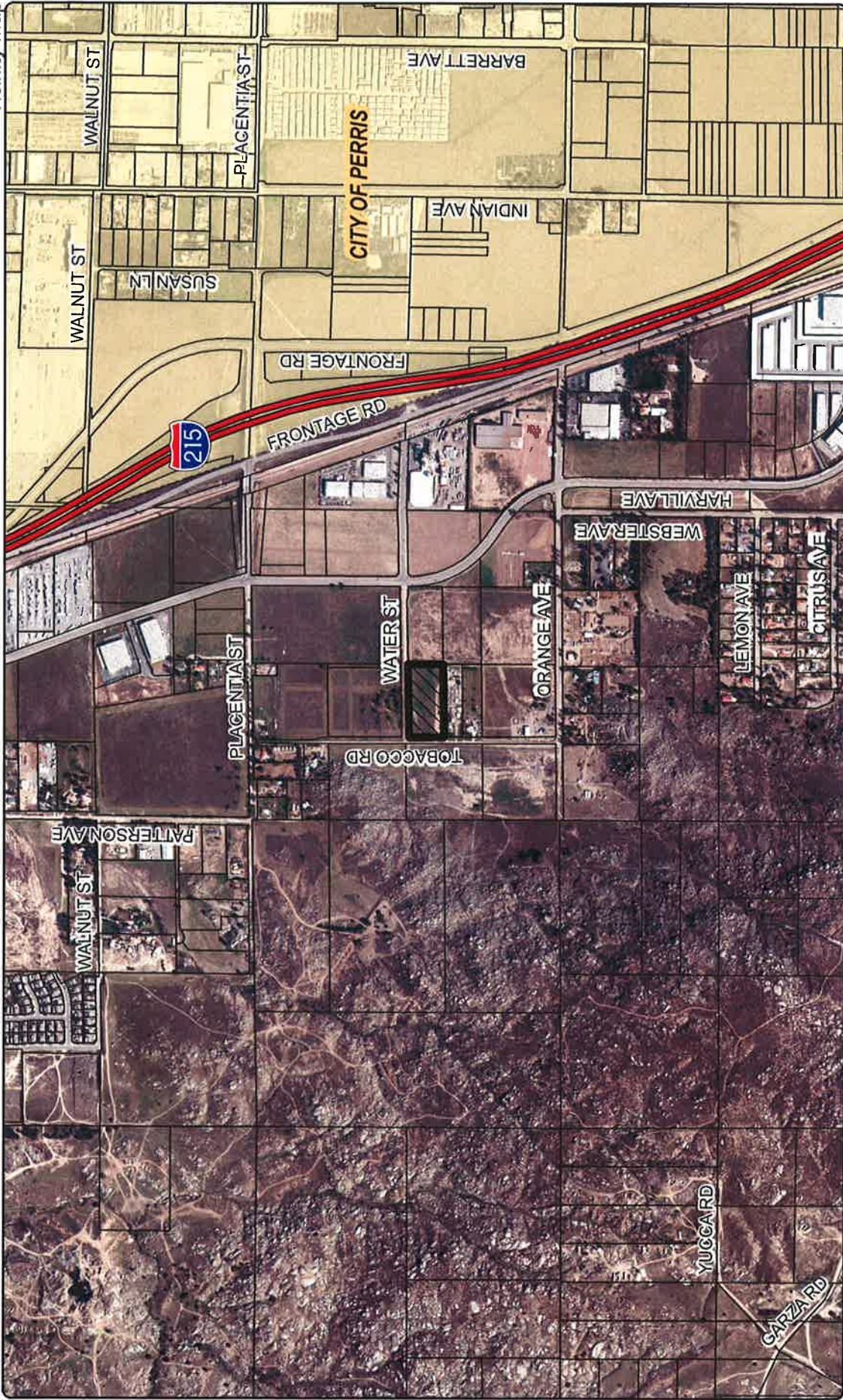


APN'S 317-270-002

**RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07830 GPA0950
 VICINITY/POLICY AREAS**

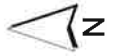
Supervisor Jeffries
 District 1

Date Drawn: 06/17/2015
 Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 957-2300 (Westport County) or in Palm Desert at (760) 945-4277 (Bakersfield County) or Website: <http://planning.collier.com>

RIVERSIDE COUNTY PLANNING DEPARTMENT

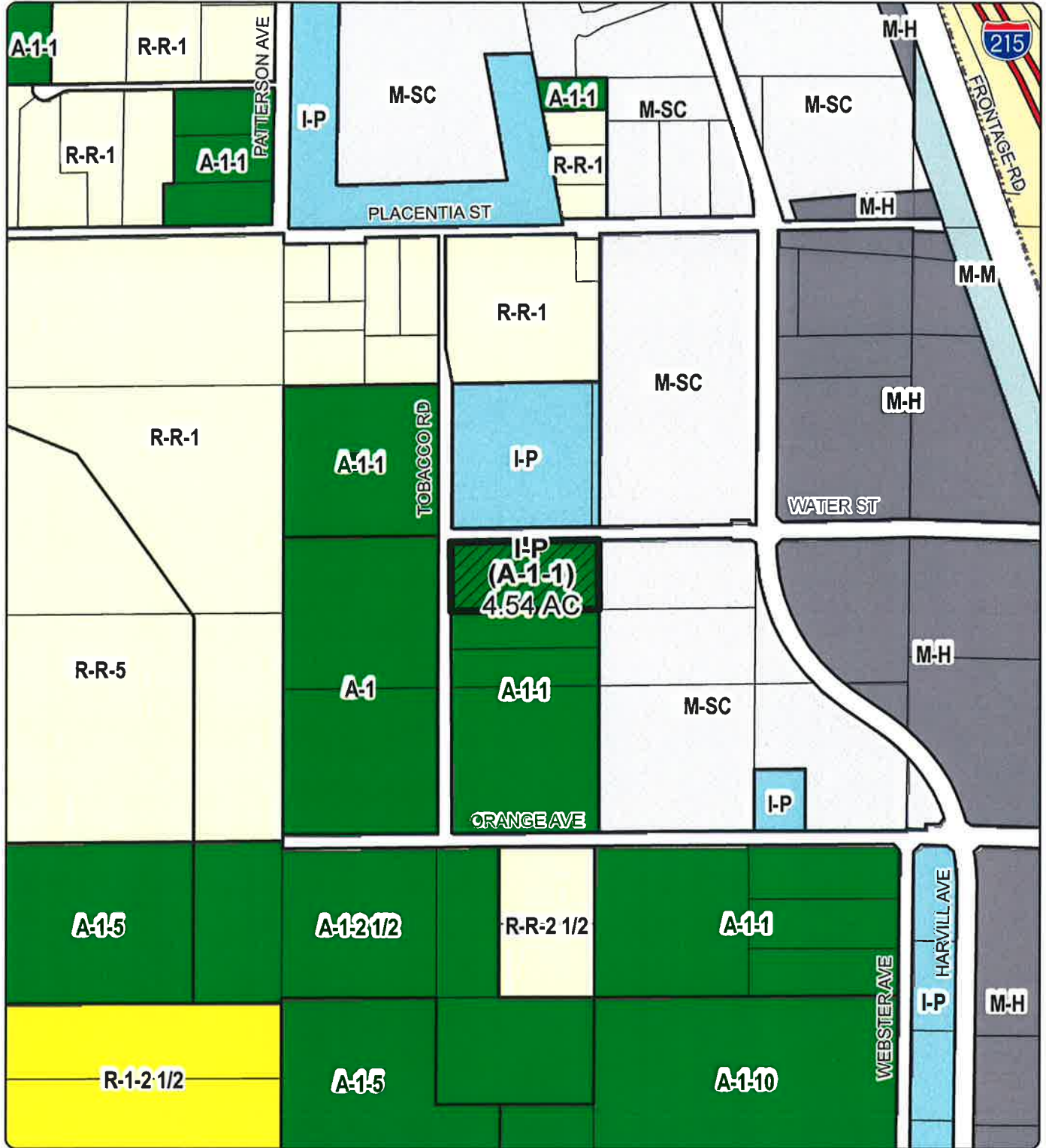
CZ07830 GPA0950

Supervisor Jeffries
District 1

Date Drawn: 06/17/2015

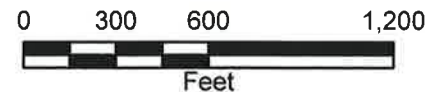
Exhibit 3

PROPOSED ZONING



Zoning Area: North Perris

Author: Vinnie Nguyen



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