

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



505 B

FROM: County Counsel/Planning

SUBMITTAL DATE:
April 14, 2016

SUBJECT: Ordinance No. 348.4831
District 3

RECOMMENDED MOTION: That the Board of Supervisors:
Adopt Ordinance No. 348.4831 amending the zoning in the Hemet-San Jacinto District shown on
Map No. 17.106 Change of Zone Case No. 7855.

BACKGROUND:


Summary

Change of Zone Case No. 7855 (CZ 7855) changes the zoning from Heavy Agricultural -10 Acre Minimum (A-2-10) to Industrial Park (I-P) on ten parcels, totaling 151.47-acres. The public hearing for CZ 7855 was held on March 8, 2016 as Agenda Item No. 16-5. At the conclusion of public testimony, the Board of Supervisors closed the public hearing, adopted a Mitigated Negative Declaration for Environmental Assessment No. 41802 and tentatively approved CZ 7855. Pursuant to Section 4.1 of

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


Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: 16-5, 03/08/16 | District: 3 | Agenda Number:

3-6

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Ordinance No. 348.4831

District 3

DATE: April 14, 2016

PAGE: Page 2 of 2

Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.4831 will finalize the Board's tentative action on CZ 7855, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

On March 8, 2016, the Board also tentatively approved General Plan Amendment No. 973 amending the site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amending its General Plan Land Use Designation from Estate Density Residential (EDR) (2-acre Minimum) to Business Park (BP) (0.25- 0.60 FAR).

On March 29, 2016, General Plan Amendment No. 973 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 Stow Road, north Marvin Hull Road, east of El Callado, and west of California 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. 7855 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 March 8, 2016 pursuant to Agenda Item No. 16.5 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. 7855 has been borne by the applicant.

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

- A. Ordinance No. 348.4831 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from March 8, 2016 Public Hearing

ORDINANCE NO. 348.4831

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. Section 4.1 of Ordinance No. 348, and Hemet – San Jacinto District Zoning Plan Map No. 17, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Hemet – San Jacinto District, Map No. 17.106 Change of Zone Case No. 7855," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 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

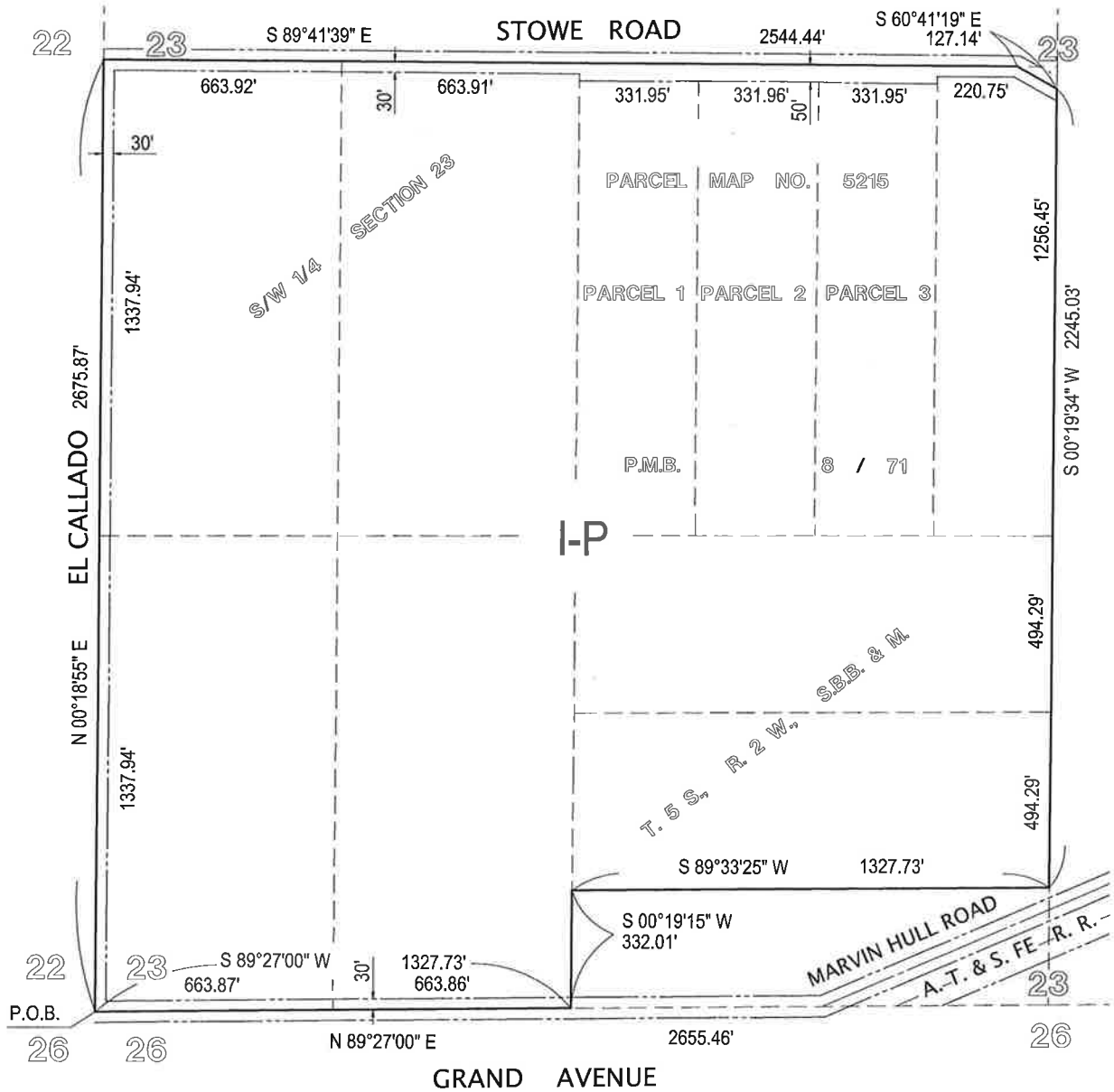
(SEAL)

APPROVED AS TO FORM
April 13, 2016

By:  _____
MICHELLE CLACK
Deputy County Counsel

MPC:sk
4/6/16

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I-P INDUSTRIAL PARK

MAP NO. 17.106

CHANGE OF OFFICIAL ZONING PLAN HEMET - SAN JACINTO ZONING DISTRICT

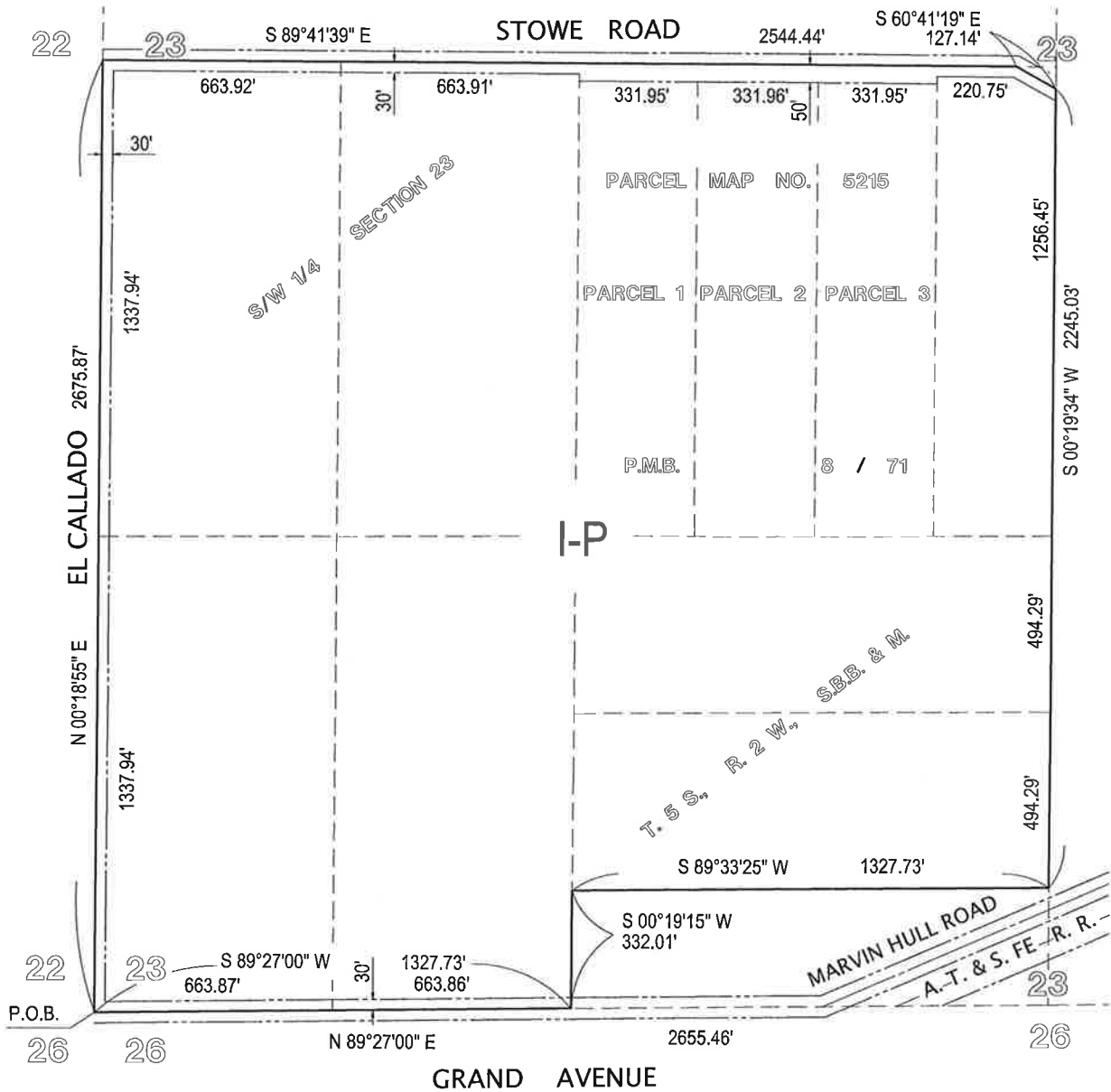
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 465-260-006,
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 465-270-002,
 465-270-003,
 465-270-004

CHANGE OF ZONE CASE NO. 7855
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4831
 DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE: 1" = 200'



I-P INDUSTRIAL PARK

- A.P.N.
 465-260-001,
 465-260-002,
 465-260-003,
 465-260-004,
 465-260-005,
 465-260-006,
 465-270-001,
 465-270-002,
 465-270-003,
 465-270-004

MAP NO. 17.106

**CHANGE OF OFFICIAL ZONING PLAN
 HEMET - SAN JACINTO
 ZONING DISTRICT**

CHANGE OF ZONE CASE NO. 7855
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4831
 DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE: 1" = 200'

RIVERSIDE COUNTY PLANNING DEPARTMENT

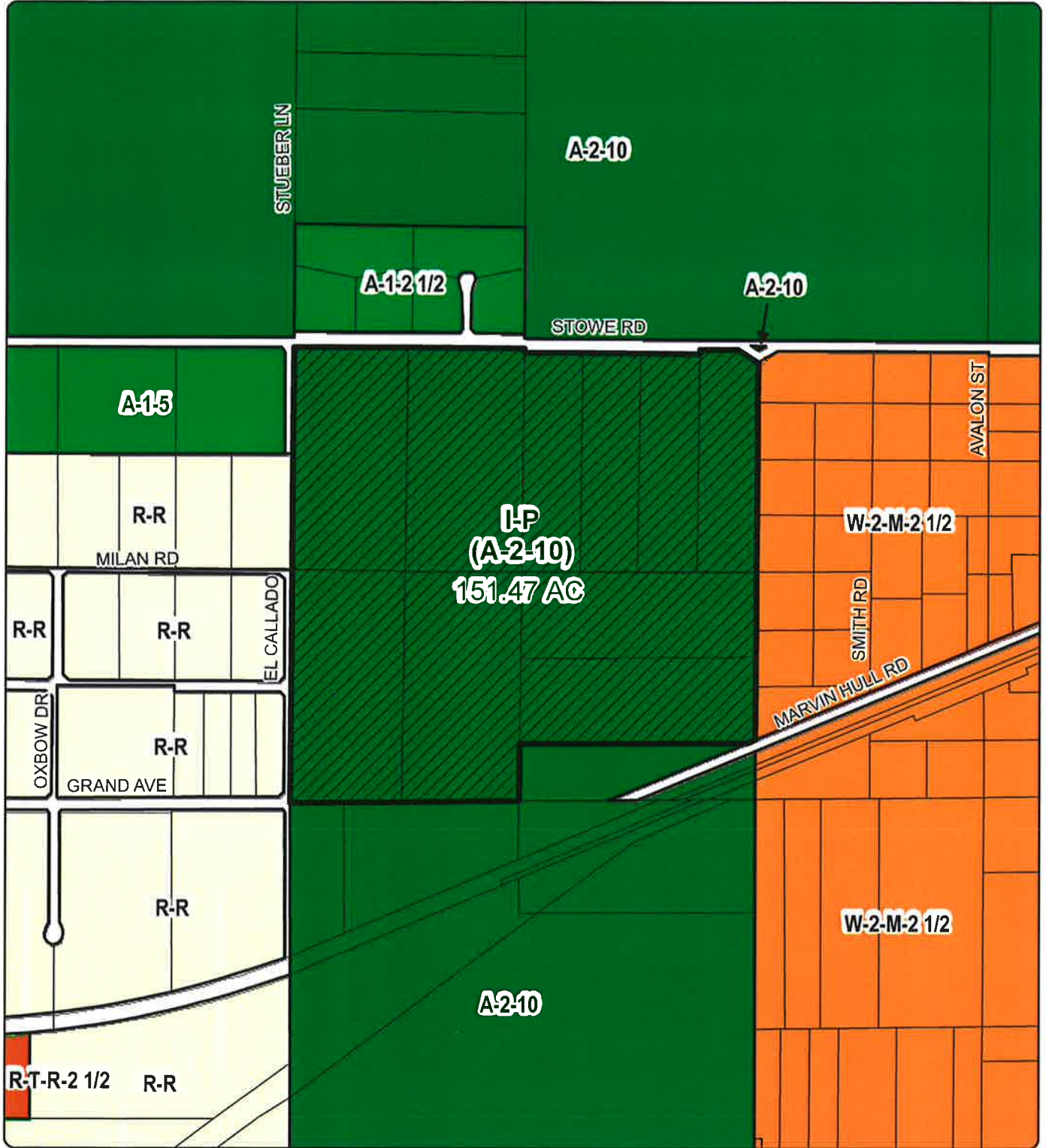
CZ07855 GPA00973

PROPOSED ZONING

Supervisor Stone
District 3

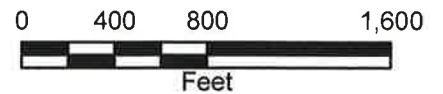
Date Drawn: 12/02/2014

Exhibit 3



Zoning District: Hemet-San Jacinto

Author: Vinnie Nguyen

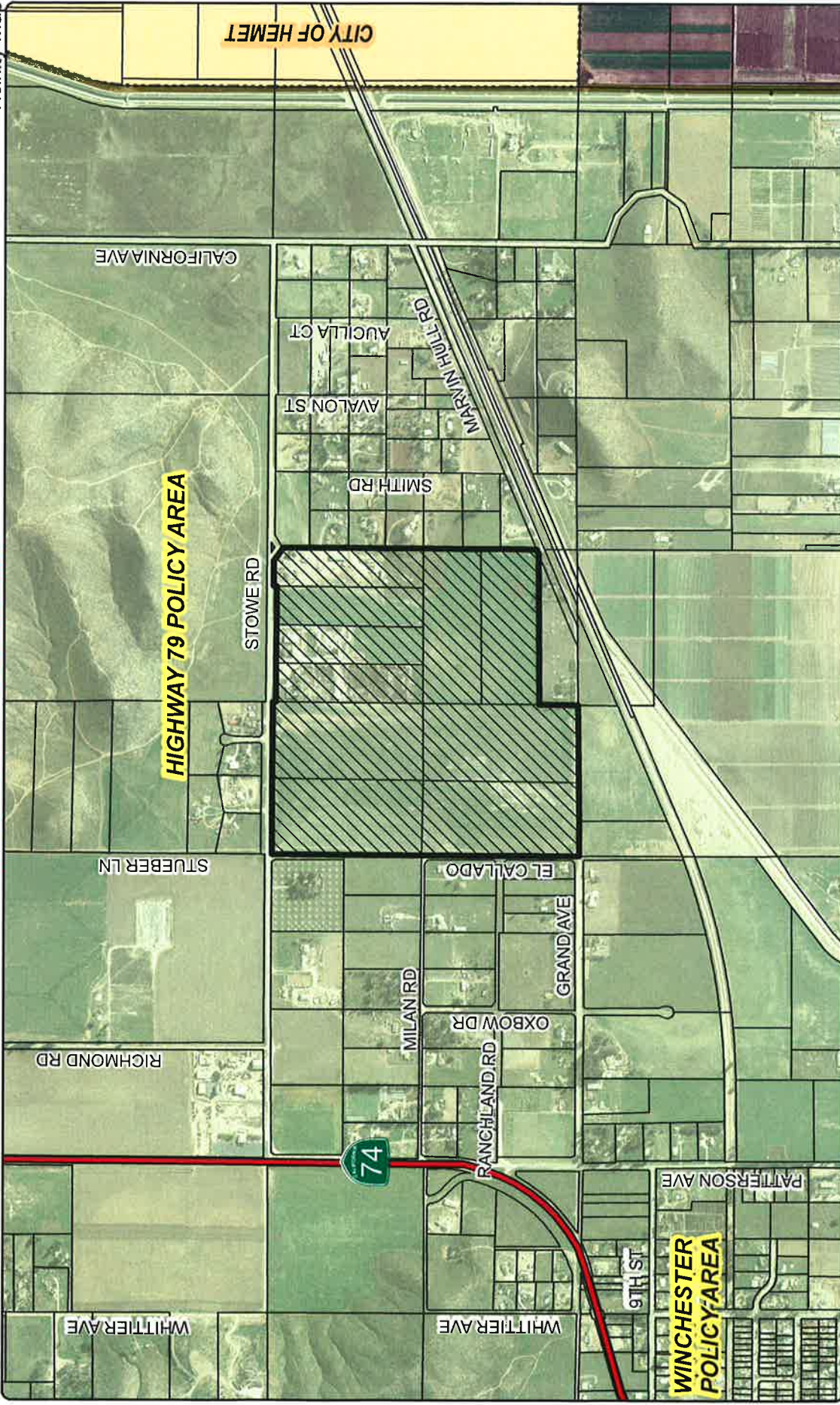


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rctdms.org>

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07855 GPA00973
VICINITY/POLICY AREAS**

Supervisor Stone
District 3

Date Drawn: 12/02/2014
Vicinity Map



HIGHWAY 79 POLICY AREA

**WINCHESTER
POLICY AREA**

CITY OF HEMET

Zoning District: Hemet-San Jacinto

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2014, the County of Riverside adopted a new General Plan providing the land use designations for unincorporated Riverside County. The County of Riverside Planning Department is providing this information for informational purposes only. The Riverside County Planning Department office is located at 1051555200 (Western County) or in Main Office at 1000000077 (Eastern County) or Website: <http://www.riverside.ca.gov>