

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



507 B

FROM: County Counsel/Planning

SUBMITTAL DATE:
April 14, 2016

SUBJECT: Ordinance No. 348.4834
District 1

RECOMMENDED MOTION: That the Board of Supervisors:
Adopt Ordinance No. 348.4834 amending the zoning in the Glen Ivy Area shown on Map No. 2.2394 Change of Zone Case No. 7886.

BACKGROUND:

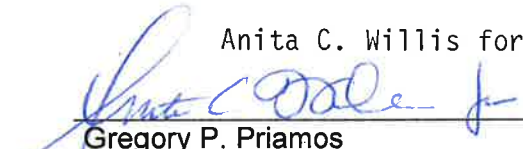
Summary

Change of Zone Case No. 7886 (CZ 7886) changes the zoning from Mineral Resources (M-R) and Mineral Resources and Related Manufacturing (M-R-A) to Natural Assets (N-A) and Manufacturing Heavy (M-H) on four parcels, totaling 327.6-acres. The public hearing for CZ 7886 was held on February 2, 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. 41838 and tentatively approved CZ 7886. Pursuant to Section 4.1 of Ordinance No. 348, the County's

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

Prev. Agn. Ref.: 16-2, 02/02/16 | **District:** 1 | **Agenda Number:**

3-8

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Ordinance No. 348.4834**

District 1

DATE: April 14, 2016

PAGE: Page 2 of 2

unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.4834 will finalize the Board's tentative action on CZ 7886, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

On February 2, 2016, the Board also tentatively approved General Plan Amendment No. 1008 to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) amend its General Plan Land Use Designation from Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR).

On March 29, 2016, General Plan Amendment No. 1008 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 east of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and west of El Sobrante Landfill 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. 7886 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 February 2, 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. 7886 has been borne by the applicant.

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

- A. Ordinance No. 348.4834 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from February 2, 2016 Public Hearing

1 ORDINANCE NO. 348.4834

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 Glen Ivy Area, the zone or zones as shown on
7 the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2394,
8 Change of Zone Case No. 7886" 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

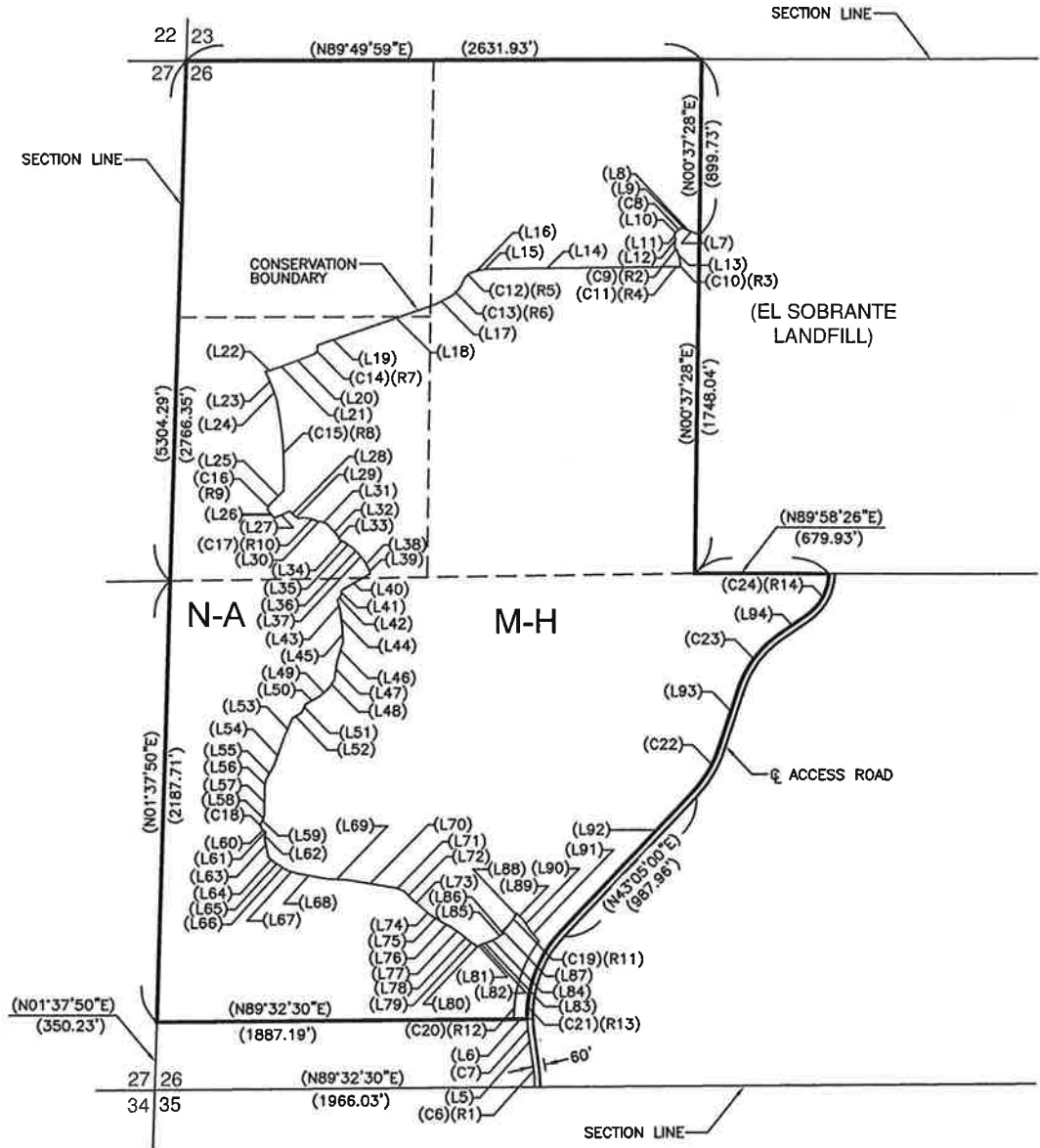
18
19 By: _____

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 April 14, 2016

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

GLEN IVY AREA
SECTION 26, TOWNSHIP 4S, RANGE 6W



M-H	MANUFACTURING - HEAVY
N-A	NATURAL ASSETS

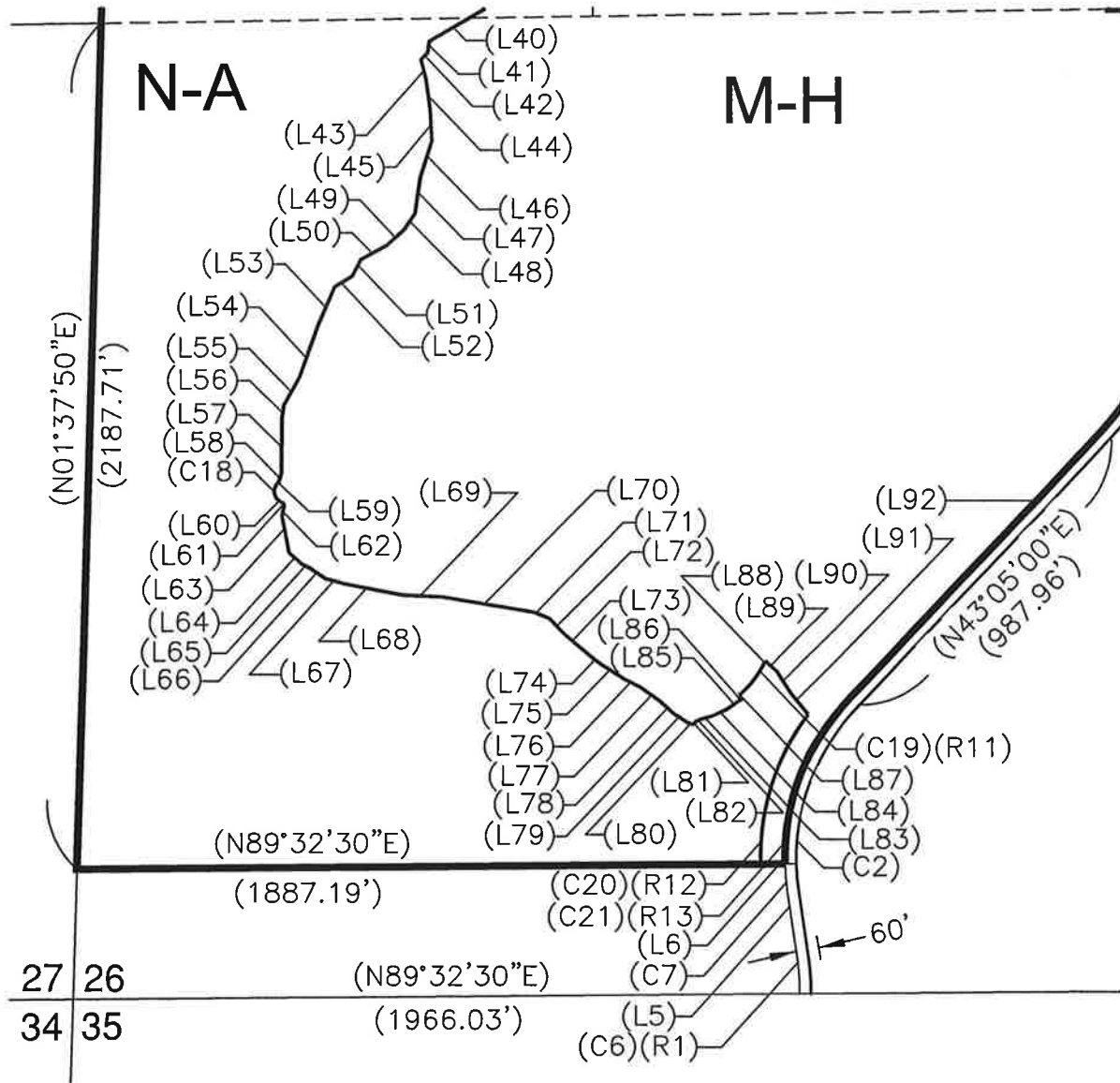
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CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7886
ADOPTED BY ORDINANCE NO. 348.4834



GLEN IVY AREA
SECTION 26, TOWNSHIP 4S, RANGE 6W

SEE SHEET 3 OF 4



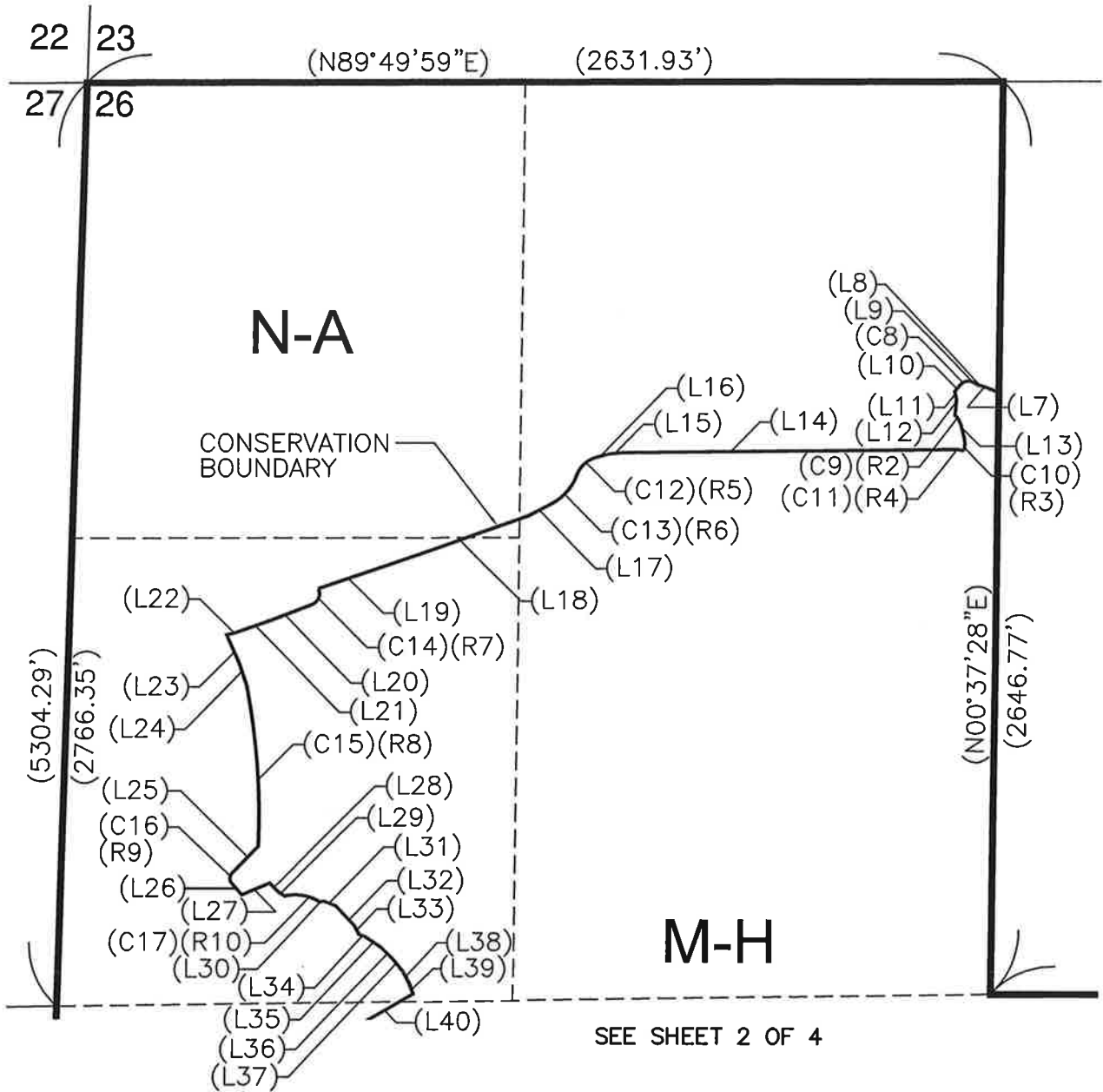
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GLEN IVY AREA
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L12	45.50	S05°07'31"W
L13	32.39	S14°53'37"E
L14	949.80	S89°20'09"W
L15	39.70	S84°00'54"W
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L18	272.72	S70°30'16"W
L19	367.74	S70°44'46"W
L20	133.03	S68°42'32"W
L21	103.56	S70°17'14"W
L22	23.98	S77°59'29"W
L23	89.01	S23°40'30"E
L24	69.69	S18°34'18"E
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L26	43.63	S41°05'42"E
L27	86.06	N66°47'55"E
L28	35.64	S44°37'12"E
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L32	79.45	S42°16'52"E
L33	27.52	S26°52'23"E
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L63	101.20	S10°54'50"E
L64	43.67	S48°16'42"E
L65	25.92	S62°18'31"E
L66	49.58	S56°05'05"E
L67	53.45	S74°13'07"E
L68	158.23	S78°59'38"E
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L75	75.43	S57°10'28"E
L76	41.90	S63°40'44"E
L77	66.78	S54°22'21"E
L78	47.79	S47°55'26"E
L79	47.43	S56°42'57"E
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L88	9.67	N48°32'33"E
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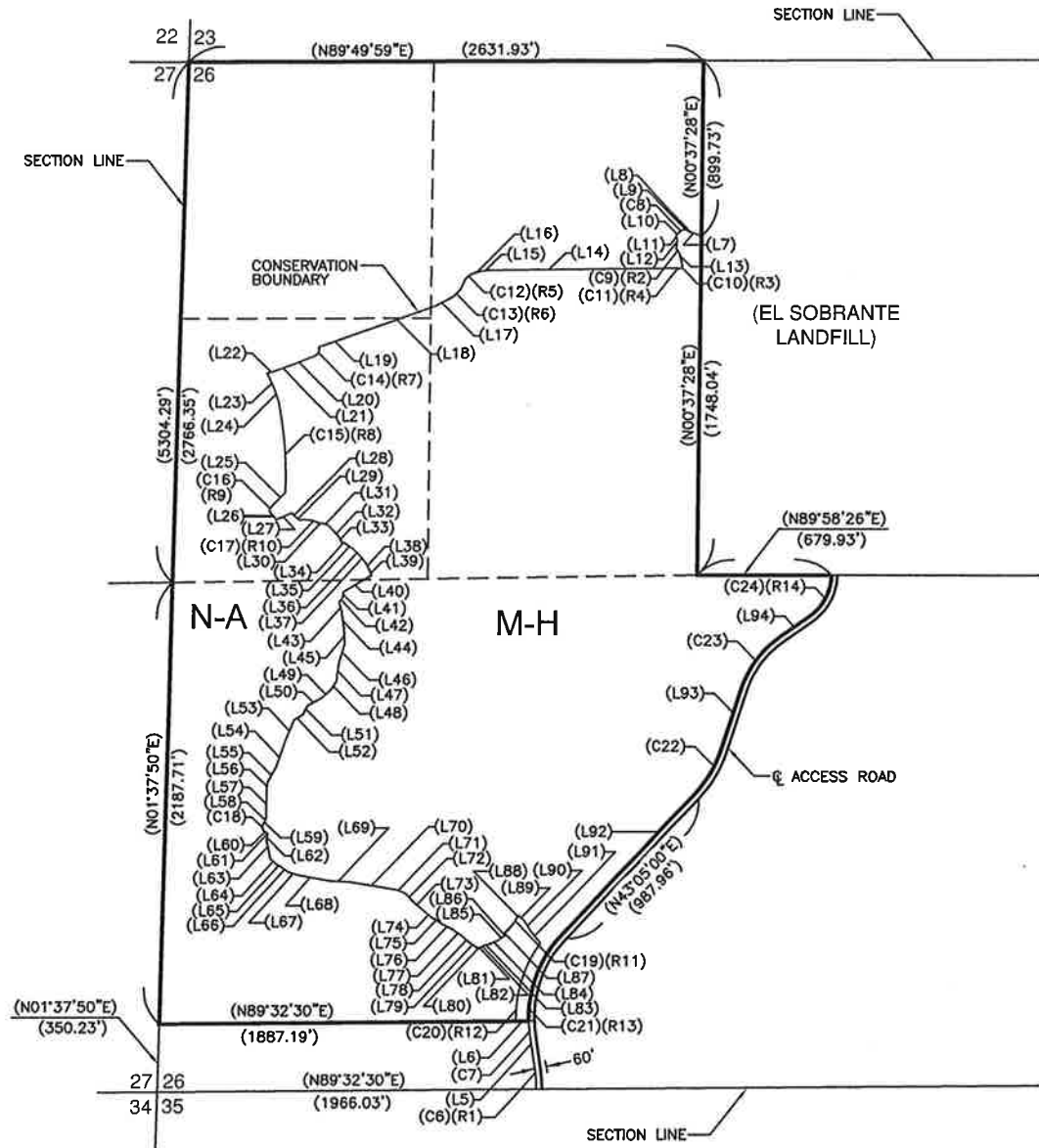
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C22	249.54'	570.00'	25°05'00"
C23	342.26'	530.00'	37°00'00"
C24	251.99'	270.00'	53°28'26"

RADIAL BRGS	
NO	BEARING
R1	S88°56'35"E
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R3	N72°38'12"E
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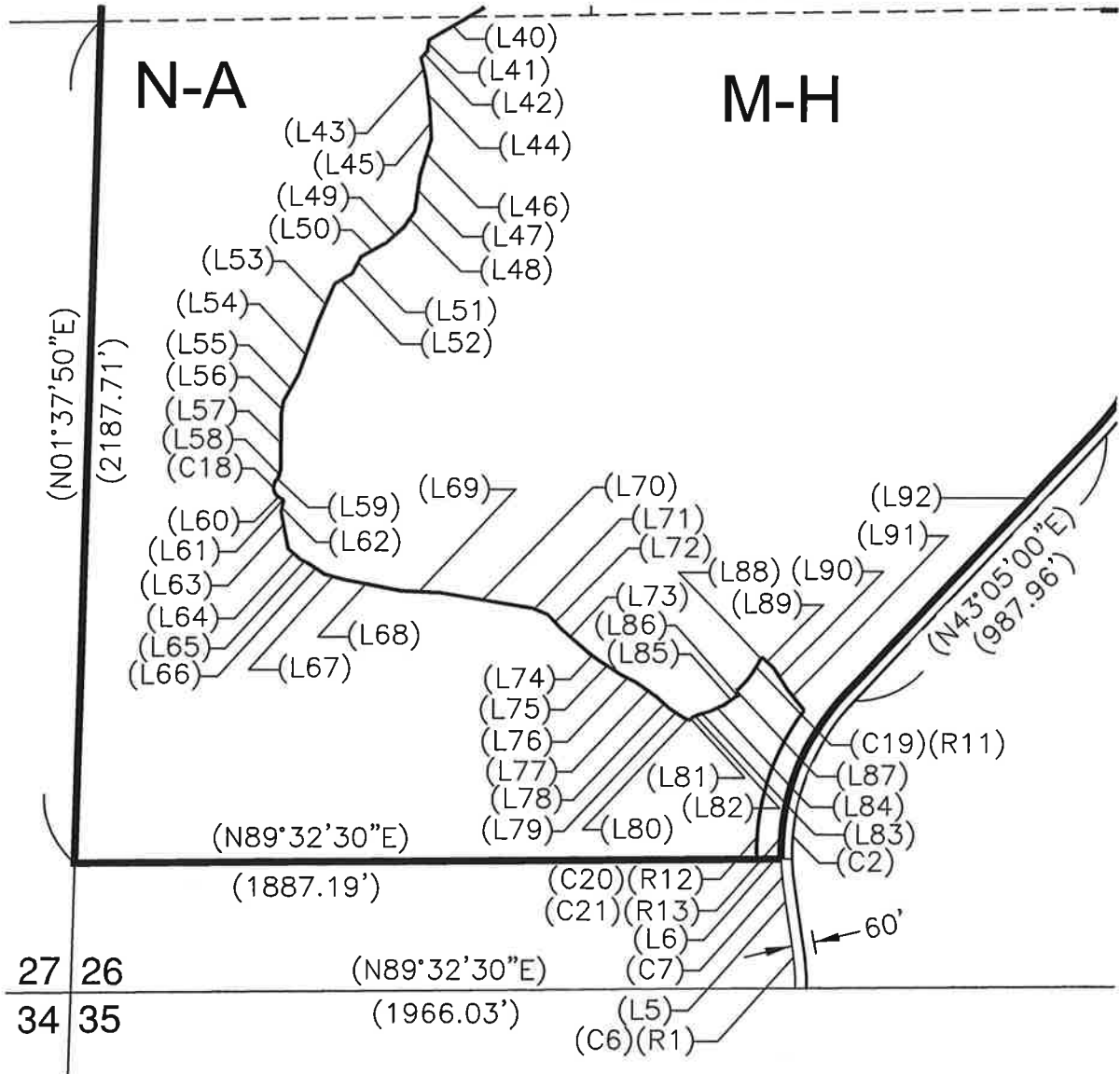
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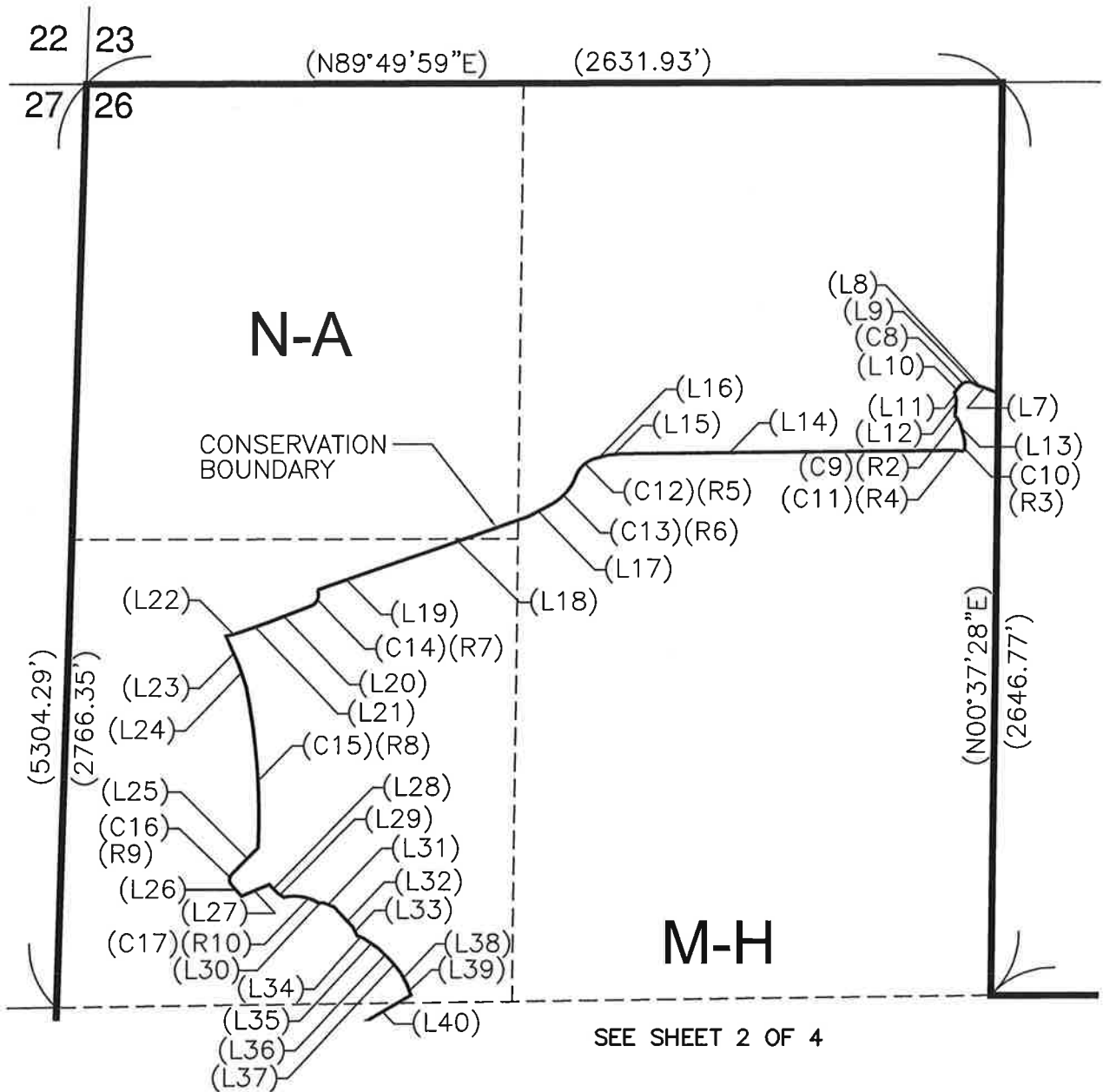
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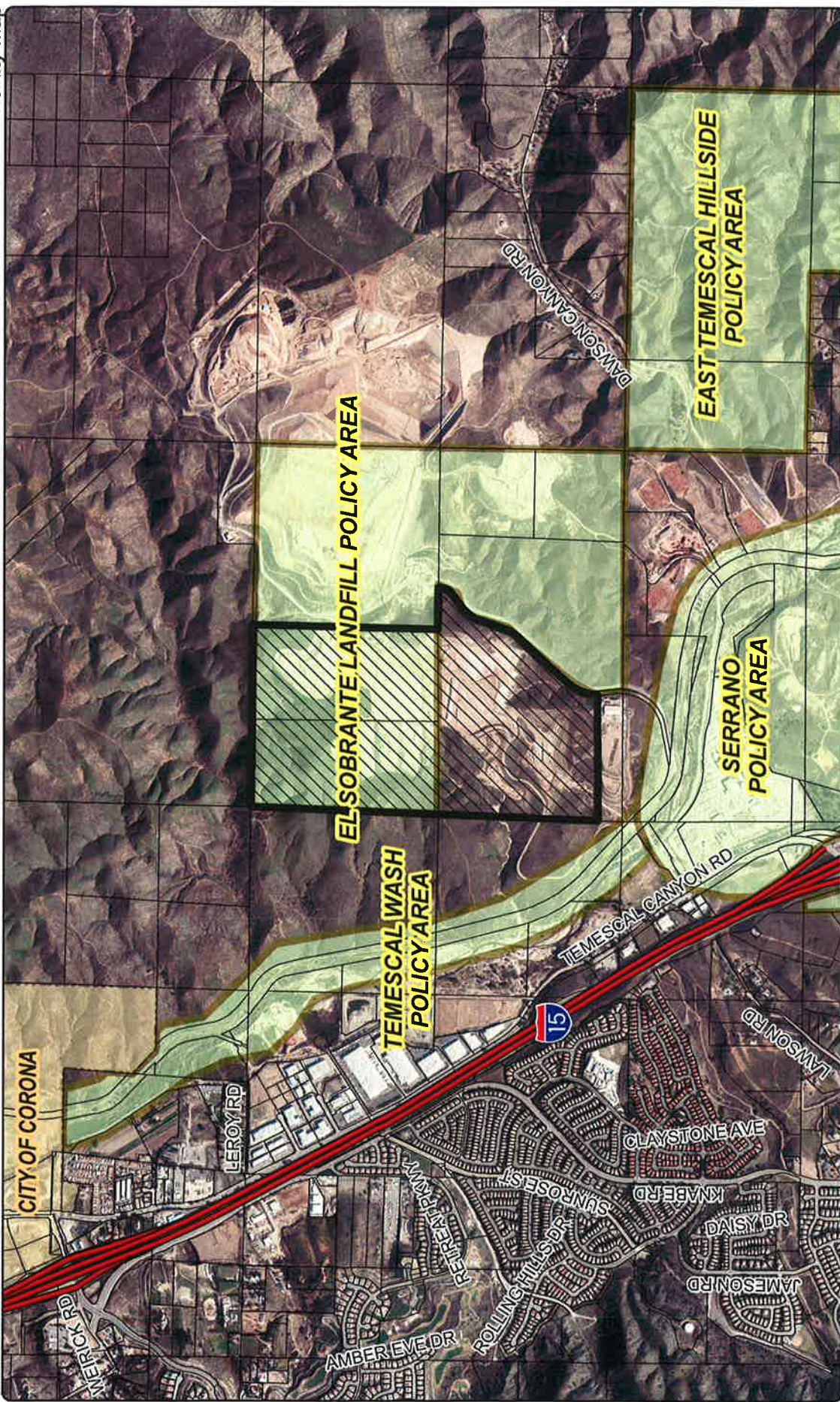
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MAP NO. 2.2394
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7886
ADOPTED BY ORDINANCE NO. 348.4834

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07886 GPA01008
VICINITY/POLICY AREAS**

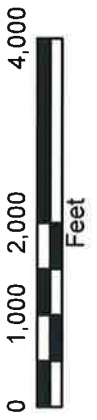
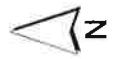
Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Vicinity Map



Zoning Area: Glen Ivy

Author: Vinnie Nguyen

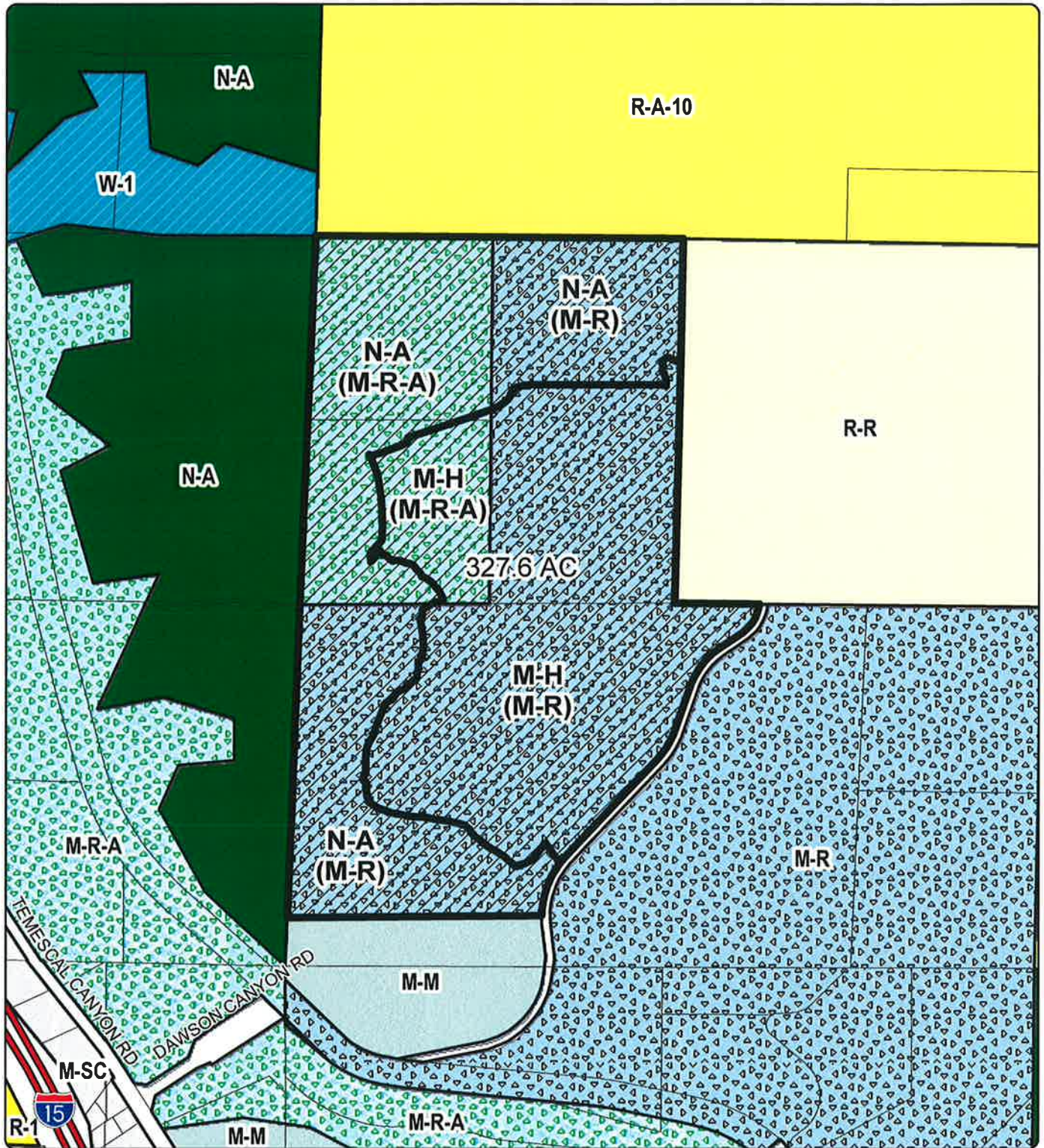


DISCLAIMER: On October 7, 2015, the County of Riverside adopted a new General Plan and a new General Plan map. The County Planning Department is currently reviewing the new General Plan map and the new General Plan map. The County Planning Department is currently reviewing the new General Plan map and the new General Plan map. The County Planning Department is currently reviewing the new General Plan map and the new General Plan map. For further information, please contact the Riverside County Planning Department at (951) 955-4200 (Western County) or at (951) 955-4277 (Eastern County) or Webpage: <http://www.riversidecountyplanning.com>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07886 GPA01008
PROPOSED ZONING

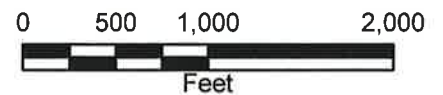
Supervisor Jeffries
 District 1

Date Drawn: 10/09/2015
 Exhibit 3



Zoning Area: Glen Ivy

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.rctfoss.org>