

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



508 B

**FROM:** County Counsel/Planning

**SUBMITTAL DATE:**  
April 14, 2016

**SUBJECT:** Ordinance No. 348.4833  
District 4

**RECOMMENDED MOTION:** That the Board of Supervisors:  
Adopt Ordinance No. 348.4833 amending the zoning in the Thousand Palms District shown on  
Map No. 40.046 Change of Zone Case No. 7888.

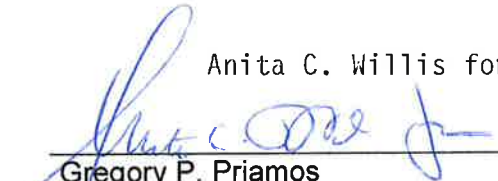
**BACKGROUND:**

**Summary**

Change of Zone Case No. 7888 (CZ 7888) changes the zoning from Controlled Development Area, 10-Acre Minimum (W-2-10) to Manufacturing – Service Commercial (M-SC) on two parcels, totaling 160-acres. The public hearing for CZ 7888 was held on February 9, 2016 as Agenda Item No. 16-6. At the conclusion of public testimony, the Board of Supervisors closed the public hearing, adopted a Mitigated Negative Declaration for Environmental Assessment No. 41826 and tentatively approved CZ 7888.

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	

<b>SOURCE OF FUNDS:</b>	<b>Budget Adjustment:</b>
	<b>For Fiscal Year:</b>

**C.E.O. RECOMMENDATION:** APPROVE  
BY:   
\_\_\_\_\_  
Tina Grande  
**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.: 16-6, 02/09/16 | District: 4 | Agenda Number:

**3-9**

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

**FORM 11: Ordinance No. 348.4833**

District 4

**DATE:** April 14, 2016

**PAGE:** Page 2 of 2

Pursuant to Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.4833 will finalize the Board's tentative action on CZ 7888, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

On February 9, 2016, the Board also tentatively approved General Plan Amendment No. 997 amending the site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amending its General Plan Land Use Designation from Rural (RUR) to Light Industrial (LI) (0.25 – 0.60 FAR).

On March 29, 2016, General Plan Amendment No. 997 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 north of Vista Chino, west of Rio Del Sol Road, and east of Varner Road 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. 7888 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 9, 2016 pursuant to Agenda Item No. 16-6 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. 7888 has been borne by the applicant.

**Contract History and Price Reasonableness**

N/A

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

- A. Ordinance No. 348.4833 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from February 9, 2016 Public Hearing

ORDINANCE NO. 348.4833

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 Thousand Palms District Zoning Plan Map No. 40, 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, Thousand Palms District, Map No. 40.046 Change of Zone Case No. 7888," 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)

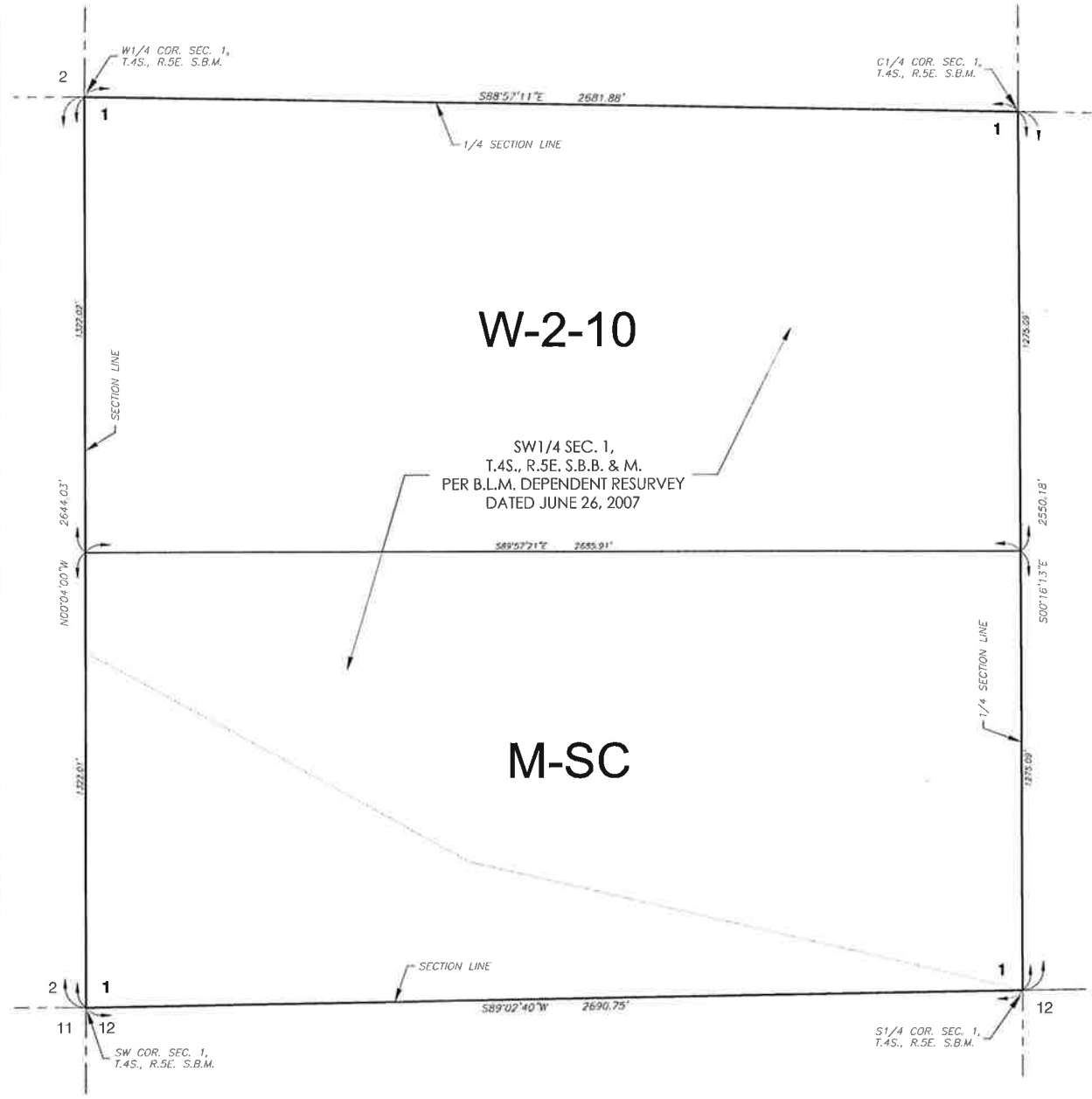
APPROVED AS TO FORM  
April 14, 2016

By:  \_\_\_\_\_  
MELISSA R. CUSHMAN  
Deputy County Counsel

MRC:sk  
4/6/16

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SEC. 1, T.4S., R.5E. S.B.B. & M.



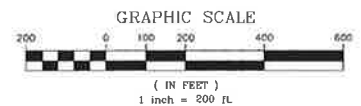
LEGEND

- M-SC MANUFACTURING - SERVICE COMMERCIAL
- W-2-10 CONTROLLED DEVELOPMENT AREAS

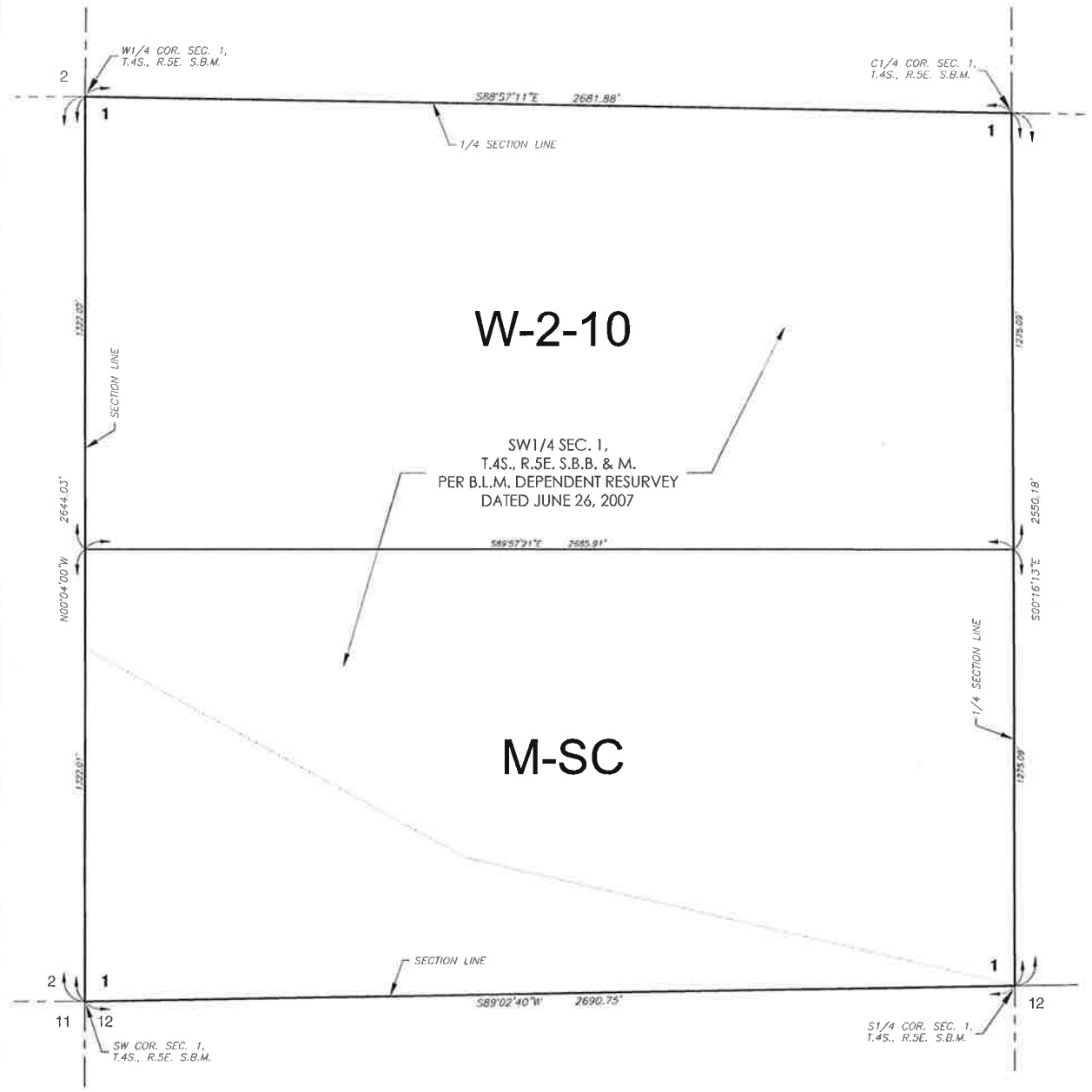
MAP NO. 40.046  
**CHANGE OF OFFICIAL ZONING PLAN  
 THOUSAND PALMS  
 DISTRICT**

CHANGE OF ZONE CASE NO. 7888  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.4833

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SEC. 1, T.4S., R.5E. S.B.B. & M.



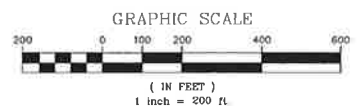
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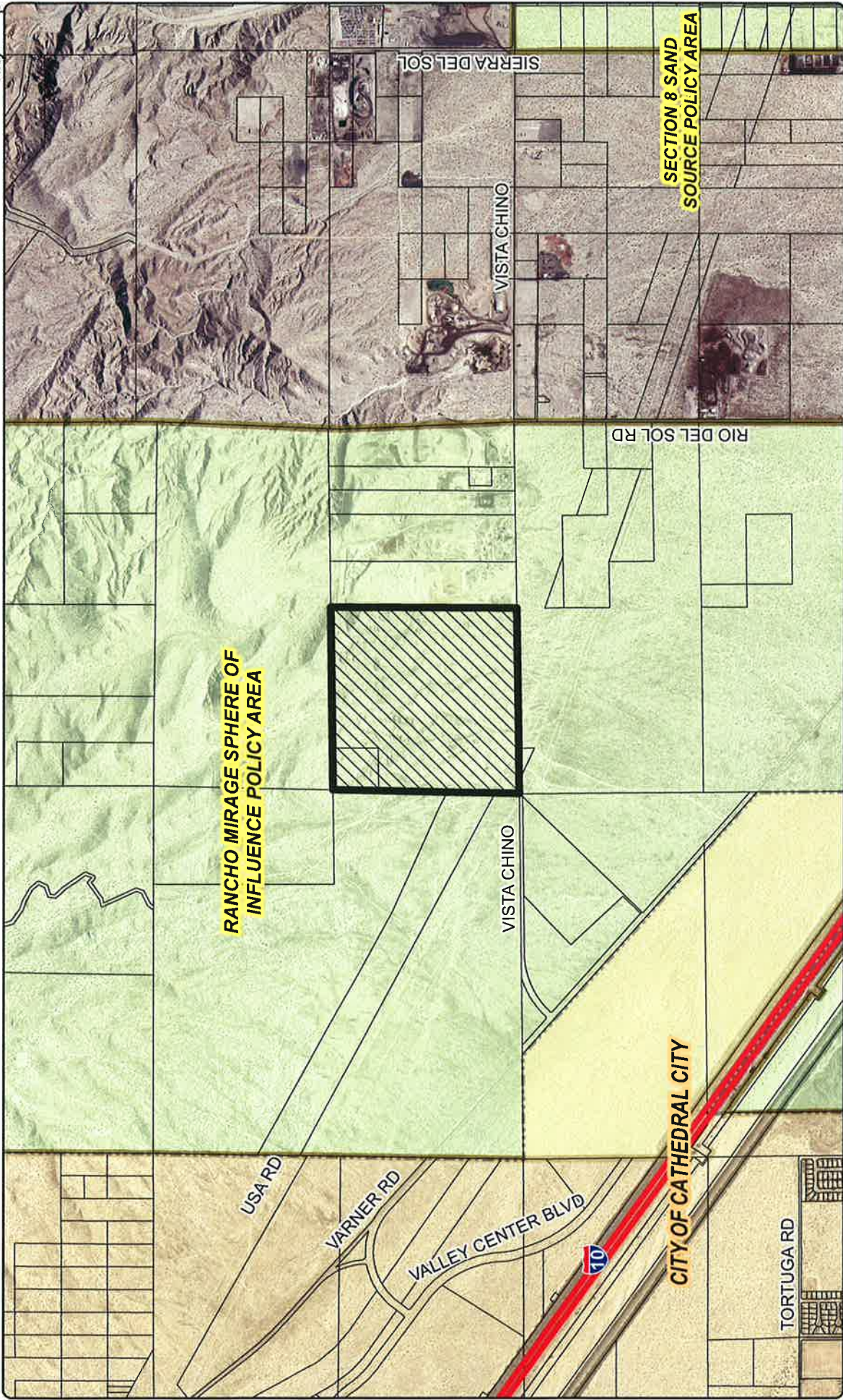
RIVERSIDE COUNTY BOARD OF SUPERVISORS



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA00997 / CZ07888**  
**VICINITY/POLICY AREAS**

Supervisor Benoit  
 District 4

Date Drawn: 11/09/2015  
 Vicinity Map



Author: S Spadafora

Zoning District: Thousand Palms



DISCLAIMER: On October 7, 2014, the County of Riverside adopted a new General Plan. The new General Plan may contain additional rules and regulations that may be applicable to the project. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)925-2300 (Riverside County or in Palm Desert at (760)835-4277 (Sanjour County) or Website: <http://planning.riverside.ca.gov>

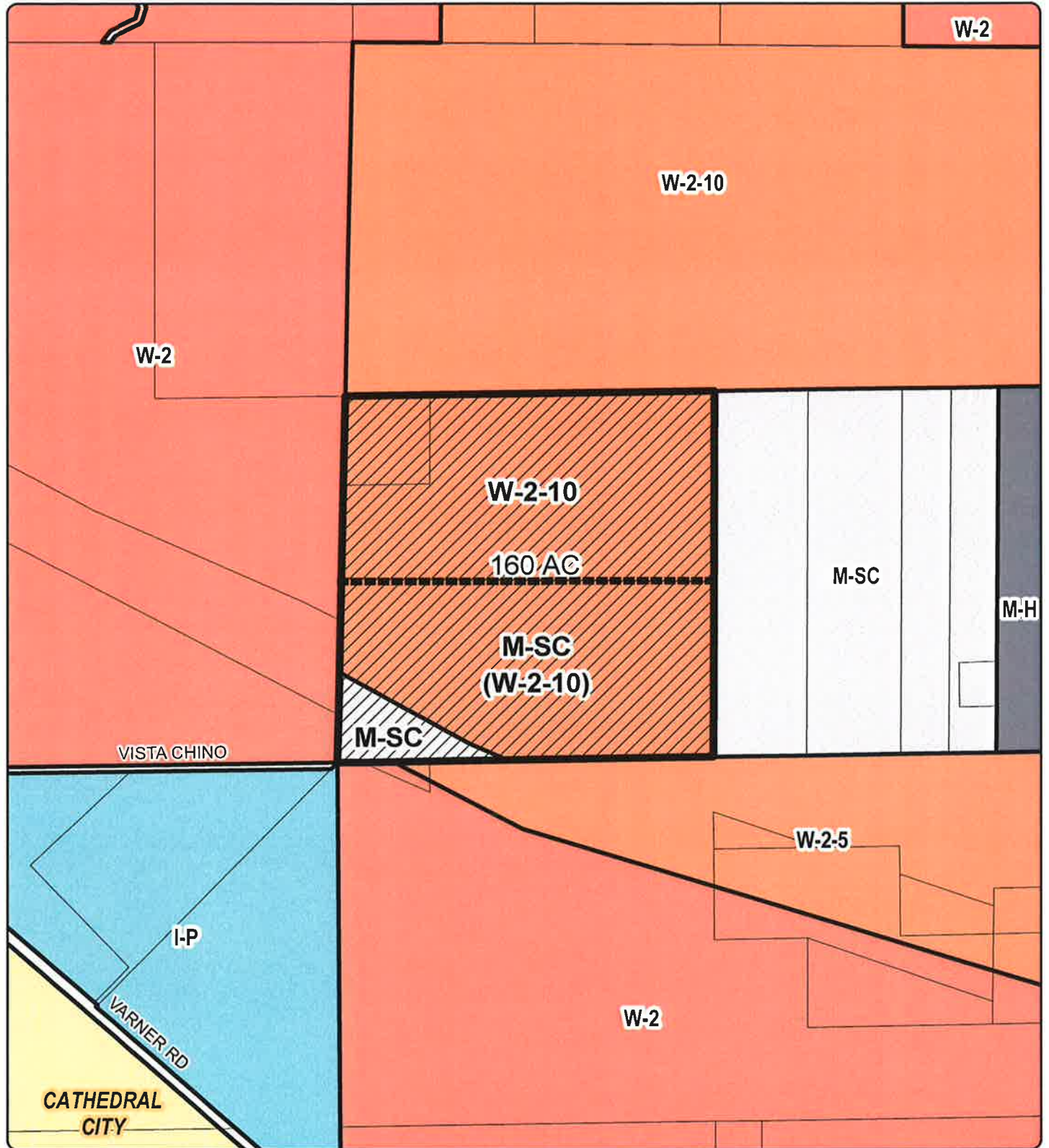
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00997 / CZ07888

PROPOSED ZONING

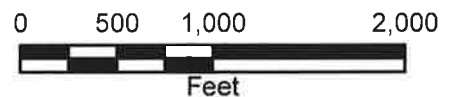
Supervisor Benoit  
District 4

Date Drawn: 11/09/2015  
Exhibit 3



Zoning District: Thousand Palms

Author: S. Spadafora



**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.rctlma.org>