

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

901B



FROM: County Counsel/Planning

SUBMITTAL DATE:
June 2, 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 North Perris 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 classification 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

Departmental Concurrence



Steve Weiss, AICP
Planning Director



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.: 16-1, 12/15/15 & 3-5, 5/3/16 | **District:** 1 | **Agenda Number:**

3-17

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

District 1

DATE: June 2, 2016

PAGE: Page 2 of 2

Ordinance No. 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).

On May 3, 2016, CZ 7830 had been placed on the agenda for consideration by the Board of Supervisors as Agenda No. 3-5 but was taken off calendar on motion of the Board due to clerical inconsistencies on the map which have since been corrected.

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 North Perris Area, the zone or zones as shown
7 on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2392,
8 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

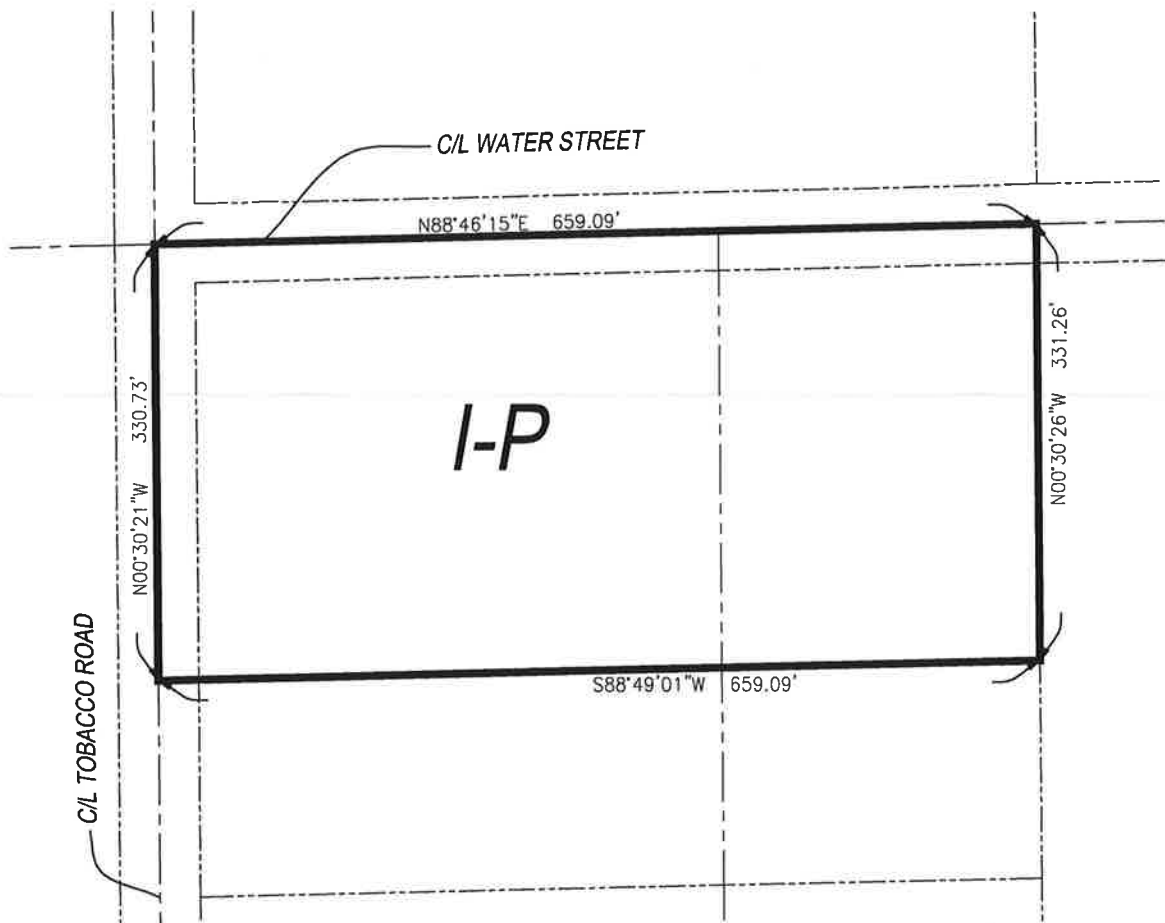
18
19 By: _____

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 May 25, 2016

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

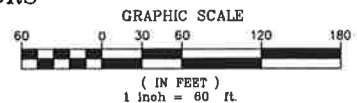
NORTH PERRIS AREA
SEC. 13 T 4 S, R 4 W S. B. & M.



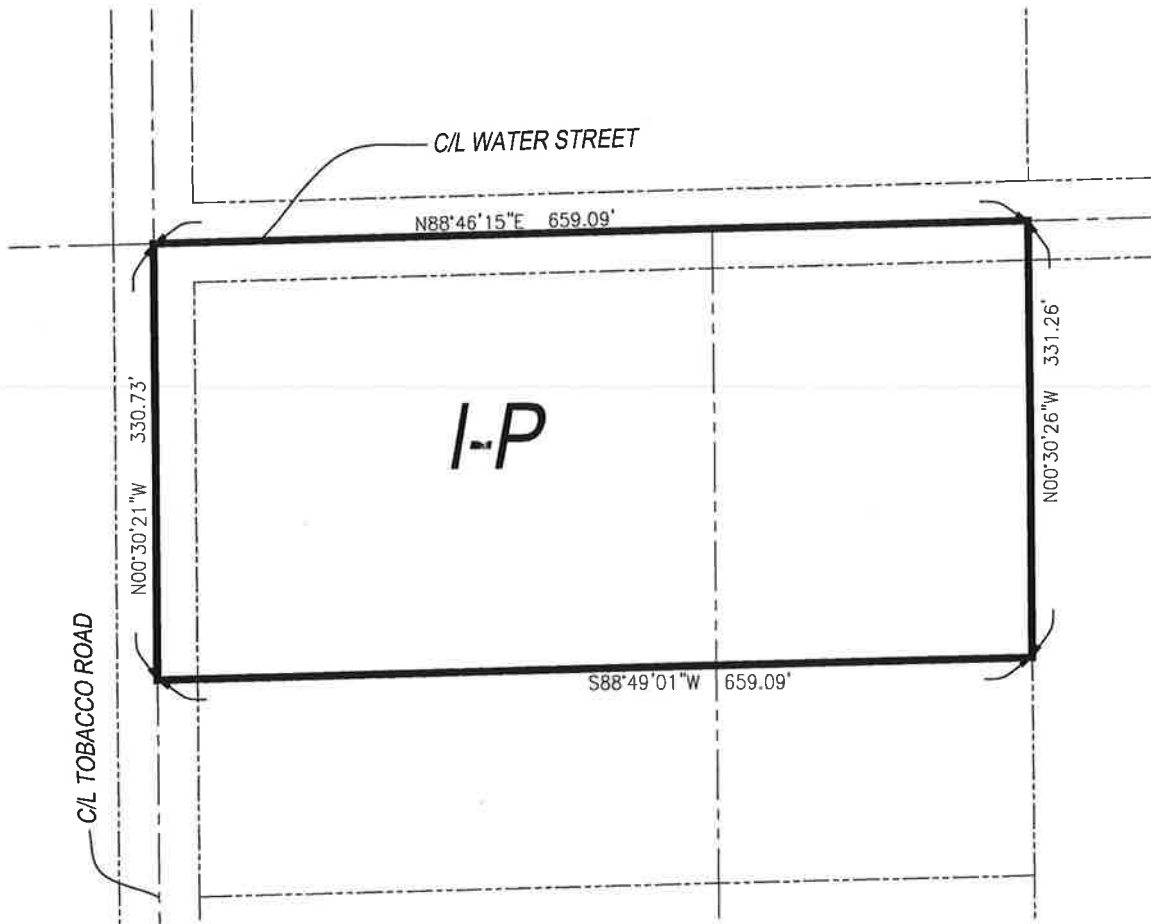
I-P INDUSTRIAL PARK

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



NORTH PERRIS AREA
SEC. 13 T 4 S, R 4 W S. B. & M.



I-P INDUSTRIAL PARK

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