

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.31b

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Planning Department regarding adoption of Ordinance 348.4674, an Ordinance of the County of Riverside amending Ordinance No. 348 relating to zoning (amending the zoning in the Prado-Mira Loma Area), 2nd District, ZC 7345 is continued off calendar.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on January 5, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: January 5, 2010
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *Kecia Harper-Ihem* Deputy

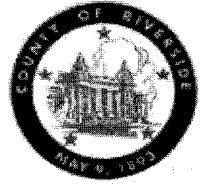
AGENDA NO.
3.31b

xc: Planning

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

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

411B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
November 17, 2009

SUBJECT: ORDINANCE No. 348.4674 for ZONING MAP No. 38.142 and CHANGE OF ZONE No. 7345 – Environmental Impact Report - Applicant: Master Development Corporation – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) – Location: southerly of the San Bernardino County line (City of Chino), northerly of Prairie Smoke Road, easterly of Hellman Avenue, and westerly of the Cucamonga Creek. – 119.9 Gross Acres – Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) – **REQUEST:** The Change of Zone proposes to change the existing Zoning Classification from Heavy Agriculture – 10 Acre Minimum (A-2-10) to Specific Plan (SP), which will reflect the proposed project's land use designation and development standards. The– APN(s): 144-010-004, 144-010-009, 144-010-005, 144-010-008, and 144-010-013 – Related Cases: EIR498, GPA827, SP358 and Resolution No. 2009-171 Certifying the EIR and Adopting the SP.

RECOMMENDED MOTION:

ADOPTION of **ORDINANCE NO. 348.4674** for Change of Zone No. 7345 amending the zoning classification for the subject site as shown on Map No. 38.142 in accordance with the Board of Supervisor's previous actions.

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

SOURCE OF FUNDS: N/A

Positions To Be Deleted Per A-30

APPROVE

Requires 4/5 Vote

C.E.O. RECOMMENDATION:

County Executive Office Signature

BY Tina Grande

FORM APPROVED COUNTY COUNSEL
BY: CARISA R-MCKENNA
DATE: 11/25/09
Departmental Concurrence

Dept't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 6/30/09; Item No. 16.1 | District: Second | Agenda Number:

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

3.31 b

BACKGROUND:

On April 15, 2009, the Riverside County Planning Commission Tentatively Certified Environmental Impact Report No. 498; Tentatively Approved Specific Plan No. 358; Tentatively Approved General Plan Amendment No. 827 and Change of Zone No. 7345; and, Adopted a Resolution Recommending Adoption of Specific Plan No. 358.

The below listed recommendations were made on the Form 11 to the Board of Supervisor's on **June 30, 2009** as Agenda Item No. **16.1** and the following actions were taken:

CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 498**, based on the findings incorporated in the EIR and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **SPECIFIC PLAN NO. 358**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **GENERAL PLAN AMENDMENT NO. 827** in accordance with Exhibit #6, based upon final adoption by the Board of Supervisors; and,

APPROVAL of **CHANGE OF ZONE NO. 7345** in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.57b

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Planning Department regarding adoption of Ordinance 348.4674, an Ordinance of the County of Riverside amending Ordinance No. 348 relating to zoning (amending the zoning in the Prado-Mira Loma Area), 2nd District, ZC 7345 is continued to Tuesday, January 5, 2010 at 9:00 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 22, 2009 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: December 22, 2009
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *K. Harper-Ihem* Deputy

AGENDA NO.
3.57b

xc: Planning, COB

1 use, the manufacturing of chemicals (excluding pesticides and fertilizers), textile (cotton,
2 wood, synthetic) mills, food products, leather tanning and finishing, machinery, metal
3 building, metal (assembly, forging, stamping), mobilehome and modular housing, and
4 paper products. In addition, the permitted uses identified under Section 10.1.b shall
5 include animal hospitals, automobile sales and rental, brewery, distillery, winery, car and
6 truck washes, gasoline service stations with concurrent sale of beer and wine for off-
7 premises consumption, liquor stores, underground bulk fuel storage equal to or less than
8 10,000 gallons, the manufacturing of acid and abrasives, fertilizer, and paints and
9 varnishes and meat packing plants (without slaughtering or rendering).

10 (2) The development standards for Planning Area 1 of Specific Plan No. 358
11 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance No.
12 348, except that the development standards set forth in Article X, Section 10.4.d. shall be
13 deleted and replaced with the following:

14 A. Where the front, side, or rear yard adjoins a street, the minimum
15 setback shall be twelve feet (12") from the existing street line or from any future
16 street line as shown on any specific plan of highways, whichever is nearer the
17 proposed structure.

18 B. A minimum seven foot (7") strip adjacent to the street line shall be
19 appropriately landscaped and maintained, except for designated pedestrian and
20 vehicular access ways. The remainder of the setback may be used for off-street
21 automobile parking driveways or landscaping.

22 (3) Except as provided above, all other zoning requirements shall be the same
23 as those requirements identified in Article X of Ordinance No. 348.

24 b. Planning Areas 2 and 5.

25 (1) The uses permitted in Planning Areas 2 and 5 of Specific Plan No. 358
26 shall be the same as those permitted in Article IXb, Section 9.50 of Ordinance No. 348,
27 except that the uses permitted pursuant to Section 9.50.a.(23), (28), (30), (32), and (52)
28 shall not be permitted. In addition, the use permitted pursuant to Section 9.50.a.(100)

1 shall not be permitted in Planning Area 2. The permitted use identified under Section
2 9.50.a.(5) shall be replaced with auditoriums and conference rooms with a maximum
3 occupancy capacity of 1,500 persons. In addition, the permitted uses identified under
4 Section 9.50.a. shall also include appliance manufacture and repair, offices, professional
5 sales and service, including law, medical, dental, chiropractic, architectural and
6 engineering, health clubs, and pharmacies. In addition, the permitted uses identified under
7 Section 9.50.b. shall also include self-storage facilities including mini-warehouses.

8 (2) The development standards for Planning Areas 2 and 5 of Specific Plan
9 No. 358 shall be the same as those standards identified in Article IXb, Section 9.53 of
10 Ordinance No. 348.

11 (3) Except as provided above, all other zoning requirements shall be the same
12 as those identified in Article IXb of Ordinance No. 348.

13 c. Planning Areas 3, 4, and 6.

14 (1) The uses permitted in Planning Areas 3, 4, and 6 of Specific Plan No. 358
15 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348
16 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1)k)7.,
17 m)2. and 6., and 11.2.b. (2)m) and z), and 11.2.c. (3), (7), (9), (12), (15), and (17) and
18 11.2.e. shall not be permitted. The permitted uses identified under Sections 11.2.b. shall
19 also include those uses permitted in Article IXb, Section 9.50.a. of Ordinance No. 348,
20 except that the uses permitted pursuant to Section 9.50.a.(5), (23), (28), (30), (32), (52),
21 (99), (100) and (102) shall not be permitted. In addition, the permitted uses identified
22 under Sections 11.2.b. shall also include fire and police stations, manufacture and repair of
23 appliances, chemicals and related projects manufacturing, not including pesticides and
24 fertilizers, manufacturing of coils, semiconductor and similar components, communication
25 devices, engineering and mechanical instruments, leather goods stores, manufacture of
26 radar and other sensory equipment, and warehousing and distribution as an accessory use
27 to a permitted use. In addition, the permitted uses identified under Sections 11.2.c. shall
28 also include those uses permitted in Article IXb, Section 9.50.b. of Ordinance No. 348,

1 except that the uses permitted pursuant to Section 9.50.b.(1), (4), (5), (6), (7), (8), (10),
2 (15) and (17) shall not be permitted.

3 (2) The development standards for Planning Areas 3, 4, and 6 of Specific Plan
4 No. 358 shall be the same as those standards identified in Article XI, Section 11.4 of
5 Ordinance No. 348, except that the development standards set forth in Article X, Sections
6 11.4.b.(3) and e.(2) shall be deleted and replaced with the following:

7 A. Where the front, side, or rear yard adjoins a street, the minimum
8 setback shall be twelve feet (12") from the existing street line or from any future
9 street line as shown on any specific plan of highways, whichever is nearer the
10 proposed structure.

11 B. A minimum seven foot (7") strip adjacent to street right-of-way line
12 shall be appropriately landscaped and maintained, except for the designated
13 pedestrian and vehicular access ways. Said landscaped strip shall not include
14 landscaping located within the street right-of-way.

15 (3) Except as provided above, all other zoning requirements shall be the same
16 as those requirements identified in Article XI of Ordinance No. 348.

17 d. Planning Area 7.

18 (1) The uses permitted in Planning Area 7 of Specific Plan No. 358 shall be
19 the same as those uses permitted in Article XIV, Section 14.1 of Ordinance No. 348. No
20 use, other than an agricultural use and any use incidental thereto permitted in Article XIV,
21 Section 14.1 of Ordinance No. 348 shall be permitted within Planning Area 7 of Specific
22 Plan No. 358 until such time as Map No. 4 of Mira Loma Agricultural Preserve No. 3 has
23 been diminished or disestablished in this planning area and any corresponding Williamson
24 Act contract is no longer in effect for this planning area.

25 Thereafter, the uses permitted in Planning Area 7 of Specific Plan No. 358 shall be the
26 same as those uses permitted in Article X, Section 10.1 of Ordinance No. 348, except that
27 the uses permitted pursuant to Section 10.1.a.(1)e)1.,g)2., (2)e), g), i), j), o), and p); and
28 Section 10.1.b. (1) and (2) shall not be permitted. In addition, the permitted uses

1 identified under Section 10.1.a. shall also include ambulance services, automobile repair
2 garages with or without body and fender shops or spray painting, bakery good distributor,
3 building material sales yard, building movers and storage yard, catering services, feed and
4 grain sales, golf cart sales and service, household goods sales and repair including but not
5 limited to new and used appliances, furniture, carpets, draperies, lamps, radios and
6 television sets, lumber yards, mail order businesses, markets, food wholesalers, photo
7 shops and studios and photo engraving, plumbing shops, recycling processing facilities
8 (of bottles, cans, plastics, paper, wood, and metal per the approval of the Riverside
9 County Waste Management Department), self-storage facilities including mini-
10 warehouses, vehicle manufacturing, warehousing and distribution as an accessory use to a
11 permitted use, the manufacturing of chemicals (excluding pesticides and fertilizers),
12 textile (cotton, wood, synthetic) mills, food products, leather tanning and finishing,
13 machinery, metal building, metal (assembly, forging, stamping), mobilehome and
14 modular housing, and paper products. In addition, the permitted uses identified under
15 Section 10.1.b shall include animal hospitals, automobile sales and rental, brewery,
16 distillery, winery, car and truck washes, gasoline service stations with concurrent sale of
17 beer and wine for off-premises consumption, liquor stores, underground bulk fuel storage
18 equal to or less than 10,000 gallons, the manufacturing of acid and abrasives, fertilizer,
19 and paints and varnishes and meat packing plants (without slaughtering or rendering).

20 (2) The development standards for agricultural uses and incidental uses thereto
21 within Planning Area 7 of Specific Plan No. 358 shall be the same as those standards
22 identified in Article XIV, Section 14.2 of Ordinance No. 348.

23 (3) The development standards for Planning Areas 7 of Specific Plan No. 358
24 shall be the same as those standards identified in Article X Section 10.4 of Ordinance No.
25 348, except that the development standards set forth in Article X, Section 10.4.d. shall be
26 deleted and replaced with the following:

27 A. Where the front, side, or rear yard adjoins a street, the minimum
28 setback shall be twelve feet (12") from the existing street line or from any future

1 street line as shown on any specific plan of highways, whichever is nearer the
2 proposed structure.

3 B. A minimum seven foot (7") strip adjacent to the street line shall be
4 appropriately landscaped and maintained, except for designated pedestrian and
5 vehicular access ways. The remainder of the setback may be used for off-street
6 automobile parking driveways or landscaping.

7 (4) Except as provided above, all other zoning requirements shall be the same
8 as those requirements identified in Article XIV of Ordinance No. 348 for agricultural uses
9 and incidental uses thereto and Article X of Ordinance No. 348 for all other uses.

10 e. Planning Areas 8 and 9.

11 (1) The uses permitted in Planning Areas 8 and 9 of Specific Plan No. 358
12 shall be the same as those uses permitted in Article XIV, Section 14.1 of Ordinance No.
13 348. No use, other than an agricultural use and any use incidental thereto permitted in
14 Article XIV, Section 14.1 of Ordinance No. 348 shall be permitted within Planning Areas
15 8 and 9 of Specific Plan No. 358 until such time as Map No. 4 of Mira Loma Agricultural
16 Preserve No. 3 has been diminished or disestablished in this planning area and any
17 corresponding Williamson Act contract is no longer in effect for this planning area.

18 (2) The uses permitted in Planning Areas 8 and 9 of Specific Plan No. 358
19 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348
20 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1)k)7.,
21 m)2. and 6., and 11.2.b. (2)m) and z), and 11.2.c. (3), (7), (9), (12), (15), and (17) and
22 11.2.e. shall not be permitted. The permitted uses identified under Sections 11.2.b. shall
23 also include those uses permitted in Article IXb, Section 9.50.a. of Ordinance No. 348,
24 except that the uses permitted pursuant to Section 9.50.a.(5), (23), (28), (30), (32), (52),
25 (99), (100) and (102) shall not be permitted. In addition, the permitted uses identified
26 under Sections 11.2.b. shall also include fire and police stations, manufacture and repair of
27 appliances, chemicals and related projects manufacturing, not including pesticides and
28 fertilizers, manufacturing of coils, semiconductor and similar components, communication

1 devices, engineering and mechanical instruments, leather goods stores, manufacture of
2 radar and other sensory equipment, and warehousing and distribution as an accessory use
3 to a permitted use. In addition, the permitted uses identified under Sections 11.2.c. shall
4 also include those uses permitted in Article IXb, Section 9.50.b. of Ordinance No. 348,
5 except that the uses permitted pursuant to Section 9.50.b.(1), (4), (5), (6), (7), (8), (10),
6 (15) and (17) shall not be permitted.

7 (3) The development standards for agricultural uses and incidental uses thereto
8 within Planning Areas 8 and 9 of Specific Plan No. 358 shall be the same as those
9 standards identified in Article XIV, Section 14.2 of Ordinance No. 348.

10 (4) The development standards for uses other than agricultural uses and
11 incidental uses thereto within Planning Area 8 and 9 of Specific Plan No. 358 shall be the
12 same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348,
13 except that the development standards set forth in Article X, Sections 11.4.b.(3) and e.(2)
14 shall be deleted and replaced with the following:

15 A. Where the front, side, or rear yard adjoins a street, the minimum
16 setback shall be twelve feet (12") from the existing street line or from any future
17 street line as shown on any specific plan of highways, whichever is nearer the
18 proposed structure.

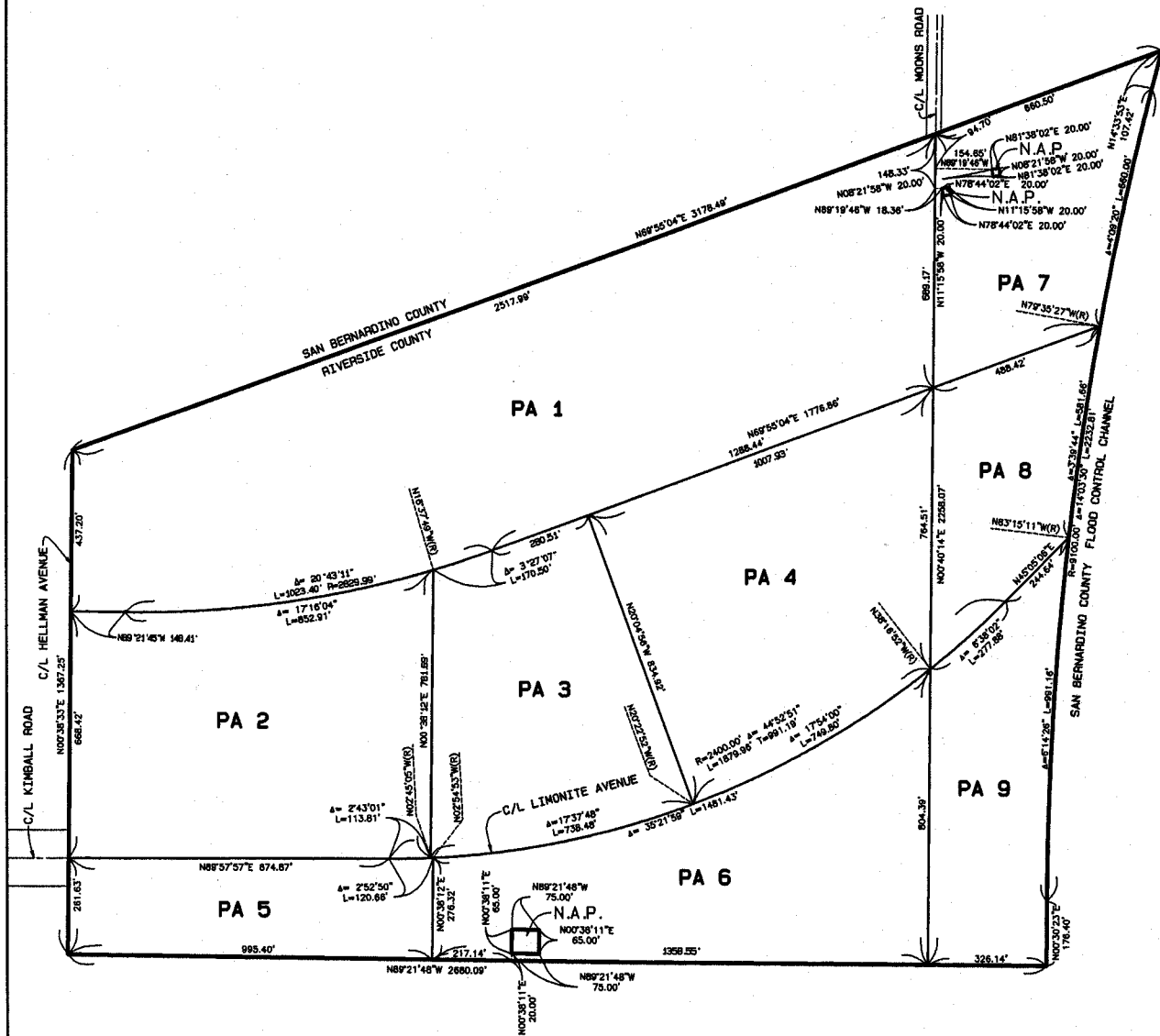
19 B. A minimum seven foot (7") strip adjacent to street right-of-way line
20 shall be appropriately landscaped and maintained, except for the designated
21 pedestrian and vehicular access ways. Said landscaped strip shall not include
22 landscaping located with the street right-of-way.

23 (5) Except as provided above, all other zoning requirements shall be the same
24 as those requirements identified in Article XIV of Ordinance No. 348 for agricultural uses
25 and incidental uses thereto and Article XI of Ordinance No. 348 for all other uses.

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SEC. 27, T.2S., R.7W. S.B.M.



LEGEND

SP ZONE SPECIFIC PLAN (SP 358)

MAP NO. 38.142

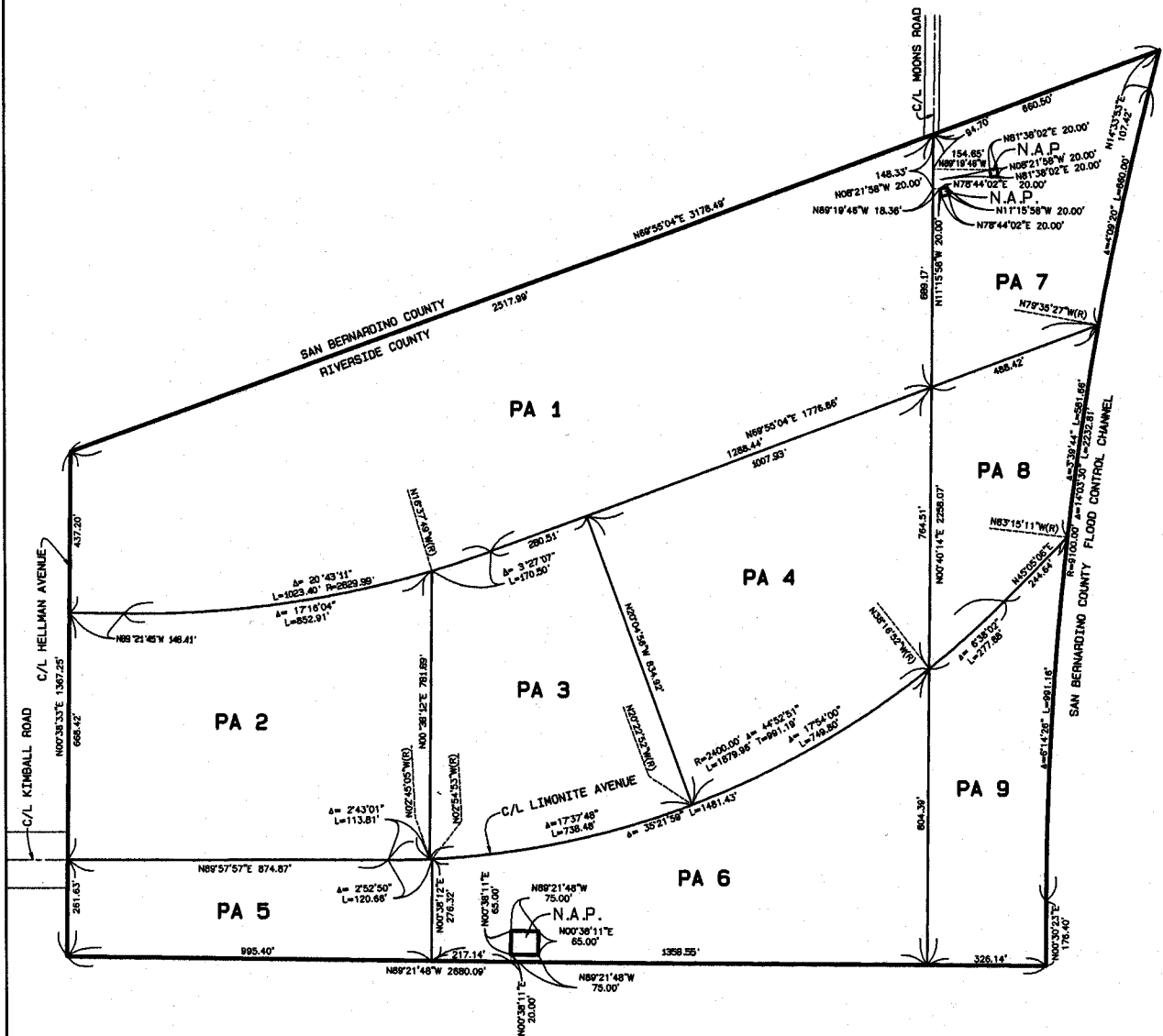
CHANGE OF OFFICIAL ZONING PLAN
PRADO - MIRA LOMA
DISTRICT



SCALE IN FEET
0 200

CHANGE OF ZONE CASE NO. 7345
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4674
ADOPTION DATE: DECEMBER 22, 2009
RIVERSIDE COUNTY BOARD OF SUPERVISORS

SEC. 27, T.2S., R.7W. S.B.M.



LEGEND

SP ZONE SPECIFIC PLAN (SP 358)

MAP NO. 38.142

CHANGE OF OFFICIAL ZONING PLAN
PRADO - MIRA LOMA
DISTRICT

CHANGE OF ZONE CASE NO. 7345
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4674
ADOPTION DATE: DECEMBER 22, 2009
RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET
0 200

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

411 B

December 10, 2009

SUBJECT: Ordinance No. 348.4647 for Zoning Map No. 38.142 and Change of Zone No. 7345

SECTION: Development Review – Riverside Office

TO: Clerk of the Board of Supervisors
FROM: Planning Department

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Approve | <input type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input type="checkbox"/> Publish in Newspaper: Press Enterprise |
| <input checked="" type="checkbox"/> Place on Policy Calendar | <input type="checkbox"/> Adopt Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Administrative Action | <input type="checkbox"/> Certify Environmental Impact Report |
| <input type="checkbox"/> Place on Section of Initiation Proceeding | <input type="checkbox"/> Notify Property Owners |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration | <input type="checkbox"/> Labels provided |
| <input type="checkbox"/> Labels provided: | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> If Set For Hearing: | |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing: Press Enterprise and County Record

PLEASE PLACE ON THE DECEMBER 22 POLICY CALENDAR IN ORDER OF THE MEMORANDUM DATED DECEMBER 9, 2009 "ATTACHMENT NO. B"

Clerk Of The Board

Please charge your time to case number(s): CZ7345

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination
Fish & Game Receipt (CFG4294)

Revised: 12/10/09
Y:\Planning Case Files-Riverside office\SP00358\SP Zoning Ordinance & SP-EIR Resolution\SP Zoning Ord\CZ_ORD_Form 11 Coversheet.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

b