

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

608A



**FROM:** County Counsel

**SUBMITTAL DATE:**  
December 23, 2009

**SUBJECT:** Ordinance No. 348.4684

**RECOMMENDED MOTION:** That the Board of Supervisors adopt Ordinance No. 348.4684 amending the zoning in the Rubidoux District shown on Map No. 15.058 Change of Zone Case No. 7600.

**BACKGROUND:** Change of Zone Case No. 7600 was tentatively approved by the Board of Supervisors on December 22, 2009.

Departmental Concurrence

Larisa McKenna for

*Pamela J. Walls*  
Pamela J. Walls, County Counsel

**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:**

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

**APPROVE**

BY: *Tina Grande*  
Tina Grande

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: January 12, 2010  
xc: Co.Co., Planning, MC, COB(2)

Kecia Harper-Ihem  
Clerk of the Board  
By: *[Signature]*  
Deputy

**Prev. Agn. Ref.:**

**District:** Second

**Agenda Number:**

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# 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 Rubidoux District Zoning Plan Map

**Section 2.** This ordinance shall take effect 30 days after its adoption.

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

By: Marion Ashley  
Chairman, Board of Supervisors Marion Ashley

**ATTEST:**

**KECIA HARPER-IHEM**  
Clerk of the Board

By:

## Deputy

(SEAL)

APPROVED AS TO FORM

December 29, 2009

**By:**

**LARISA R-MCKENNA**

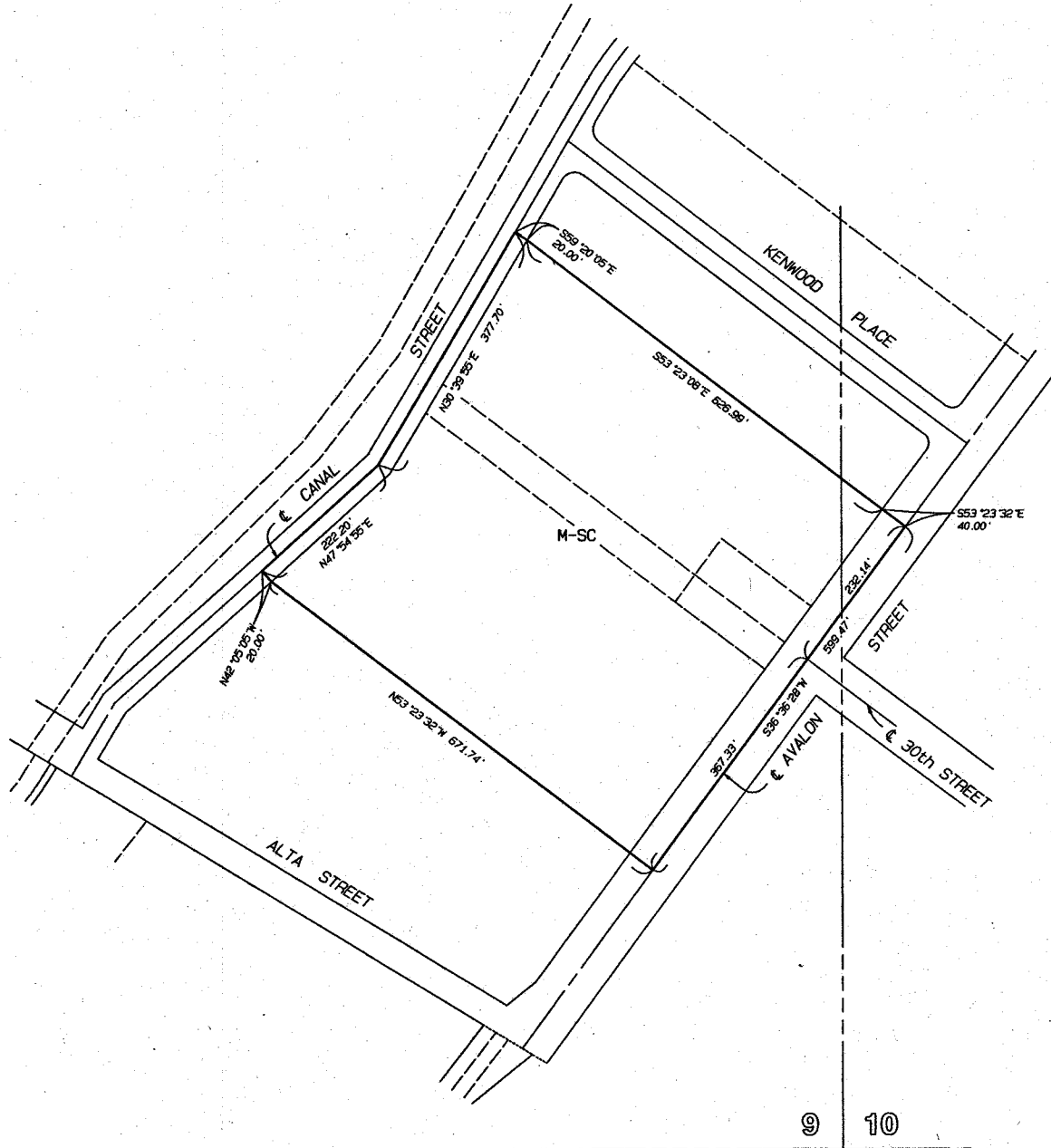
## Deputy County Counsel

LRM/mdk

12/29/09

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SEC. 9 & 10, T.2 S., R.5 W. S.B.M.  
PORTION OF RUBIDOUX RANCHO



LEGEND



MANUFACTURING - SERVICE COMMERCIAL

MAP NO. 15.058

CHANGE OF OFFICIAL ZONING PLAN  
RUBIDOUX DISTRICT

CHANGE OF ZONE CASE NO. 07600  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4684  
JANUARY 12, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET



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13 STATE OF CALIFORNIA  
14 COUNTY OF RIVERSIDE

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} ss

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16 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county  
17 held on January 12, 2010, the foregoing ordinance consisting of 2 Sections was adopted  
18 by the following vote:

19 AYES: Buster, Tavaglione, Stone, Benoit, and Ashley

20 NAYS: None

21 ABSENT: None

22 DATE: January 12, 2010

23 KECIA HARPER-IHEM  
Clerk of the Board

24 BY:

  
Deputy

25 SEAL  
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# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

TO: ☐ Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department  
☒ 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Environmental Impact Report No. 516, Change of Zone No.: 7604, 7600, & 7626, Plot Plan No.: 23182, 23168, & 23277, Tentative Parcel Map No.: 35711, 35710, & 35712

Project Title/Case Numbers

Christian Hinojosa  
County Contact Person

951-955-0972  
Phone Number

Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on.

2008081033

State Clearinghouse Number (if submitted to the State Clearinghouse)

Date

Initial

Birtcher Developments, LLC  
Project Applicant

18201 Von Karman Suite 1170, Irvine, CA 92612  
Address

The project is located in the Belltown and Rubidoux communities of western Riverside County, more specifically, northerly of State Highway 60, westerly of Avalon Street, and southerly of 28th Street.

Project Location

Environmental Impact Report No. 516 will address potentially significant environmental impacts of the project, which includes all of the projects listed below. Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has conducted an initial study and has concluded that implementation of the proposed projects could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an Environmental Impact Report ("EIR") for the projects are warranted.

Change of Zone No. 7604 proposes to change the project site's existing zoning classification from Manufacturing-Medium (M-M) and Light Agriculture (A-1) to Manufacturing-Service Commercial (M-SC).

Plot Plan 23182 proposes to construct an industrial park consisting of eight (8) two-story structures for office, storage, and manufacturing uses totaling 475,270 sq. ft. The proposal includes eight (8) structures ranging from 17,925 sq. ft. to 90,875 sq. ft. and 769 parking spaces.

Parcel Map No. 35711 proposes a schedule 'E' subdivision of 43.46 gross acres into fourteen (14) parcels with a minimum parcel size of 0.21 net acres.

Change of Zone No. 7600 proposes to change the project site's existing zoning classification from Light Agriculture (A-1) and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC).

Plot Plan 23168 proposes to construct an industrial park consisting of six (6) two-story buildings for office, storage, and manufacturing uses totaling 125,618 sq. ft. The proposal includes six (6) buildings ranging in size from 14,722 sq. ft. to 28,197 sq. ft., and 203 parking spaces.

Parcel Map No. 35710 proposes a schedule 'E' subdivision of 8.36 gross acres into six (6) parcels with a minimum parcel size of 0.93 net acres.

Change of Zone No. 7626 proposes to change a portion of the project site existing zoning on approximately 11.09 acres from One Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC).

Plot Plan 23277 proposes to construct an industrial park consisting of eleven (11) single-story structures for office, storage, and manufacturing uses on a 11.09 acre site. The proposal includes eleven (11) structures ranging from 3,827 sq. ft. to 30,066 sq. ft. totaling 116,164 sq. ft. of building area, 282 parking spaces, and a water quality basin.

Parcel Map No. 35712 proposes a schedule "E" subdivision of approximately 11.09 acres into one parcel for condominium purposes.

Project Description

January 12, 2010

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. Environmental Impact Report No. 516 was prepared for this project and certified pursuant to the provisions of the California Environmental Quality Act (\$2,768.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

This is to certify that the Final Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at: Riverside

*Sandi Schlemmer*  
Signature

Deputy Clerk  
Title

January 12, 1010  
Date

Sandi Schlemmer, Deputy Clerk for Kecia Harper-Ihem, Clerk of the Board of Supervisors

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Y:\Planning Master Forms\CEQA Forms\NOD Form.doc Revised 01/15/08

Please charge deposit fee case#: ZEA41629 ZCFG04987.

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0912715

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
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Received from: MMI/BDI RIVERSIDE CANAL STREET \$2,606.75  
paid by: CK 1240  
paid towards: CFG04987 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME FOR EA 41629  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Sep 03, 2009 11:48  
SBROSTRO posting date Sep 03, 2009

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Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,606.75

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

January 21, 2010

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

FAX: (951) 368-9018  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4684 (ZC 7600)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, January 23, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Mcgil*

Cecilia Gil, Board Assistant to  
KECIA HARPER-IHEM, CLERK OF THE BOARD



\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO	1176	
CONNECTION TEL		93689018
CONNECTION ID	PRESS ENT.	
ST. TIME	01/21 10:30	
USAGE T	00'43	
PGS. SENT	5	
RESULT	OK	

# FAX

## CLERK OF THE BOARD'S OFFICE



### FOR IMMEDIATE DELIVERY

DATE: January 21, 2010 9:31 AM

Total Pages: 5 (Including Cover Sheet)

TO: The Press Enterprise

FROM: Cecilia Gil, Board Assistant

FAX NO: 951-368-9018

FAX NO: 951-955-1071

PHONE: 951-368-9266

PHONE: 951-955-8464

Attached is Adoption of Ord. No. 348.4684 (ZC 7600), which is for publication on Saturday, January 23, 2010.

Thank you!

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

**(INSERT ORDINANCE NO. 348.4684 HERE)**

**(insert map exhibit here)**

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **January 12, 2010**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Buster, Tavaglione, Stone, Benoit and Ashley  
NAYS: None  
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

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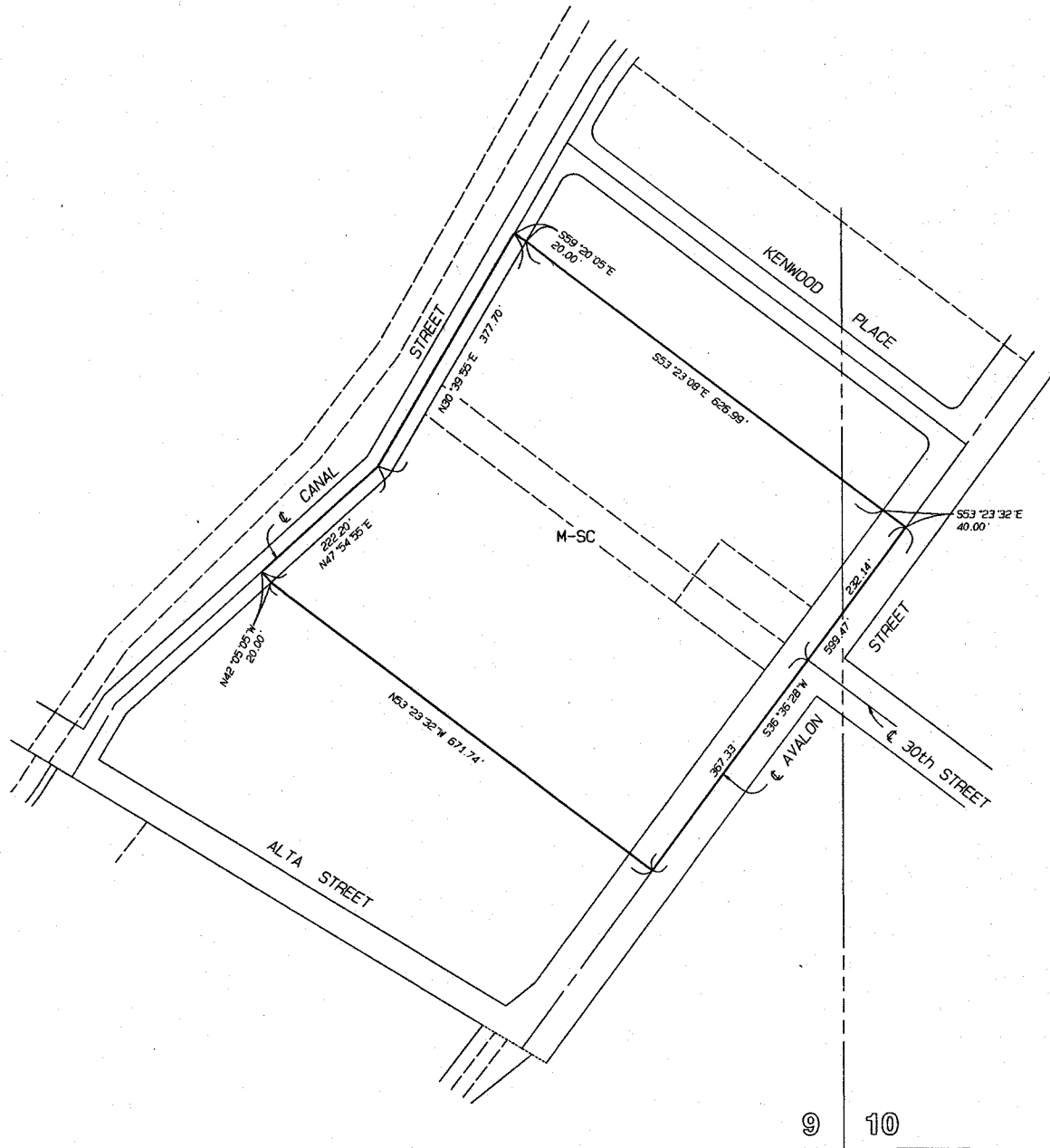
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SEC. 9 & 10, T.2 S., R.5 W. S.B.M.  
PORTION OF RUBIDOUX RANCHO



LEGEND



MANUFACTURING - SERVICE COMMERCIAL

MAP NO. 15.058

CHANGE OF OFFICIAL ZONING PLAN  
RUBIDOUX DISTRICT

CHANGE OF ZONE CASE NO. 07600  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4684  
JANUARY 12, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET  
0 100

⑨ REMITTANCE ADDRESS  
POST OFFICE BOX 12009  
RIVERSIDE, CA 92502-2209  
FAX (951) 368-9026

① BILLING PERIOD 01/23/10 - 01/23/10  
② BILLING DATE 01/23/10  
⑩ ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS  
FOR BILLING INFORMATION CALL (951) 368-9713  
⑪ TOTAL AMOUNT DUE 189.80  
⑫ UNAPPLIED AMOUNT 0

⑬ PAGE NO 1

TERMS OF PAYMENT

Due Upon Receipt

⑧ BILLED ACCOUNT NAME AND ADDRESS

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
P.O. BOX 1147  
RIVERSIDE CA 92502

⑥ BILLED ACCOUNT NUMBER 045202


⑦ REP NO LE04

Statement #: 56520340 Amount Paid \$ \_\_\_\_\_ Your Check # \_\_\_\_\_

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

⑬ DATE	⑭ REFERENCE	⑮ DESCRIPTION-OTHER COMMENTS/CHARGES	⑯ SAU SIZE ⑰ BILLED UNITS	⑱ RATE	⑲ GROSS AMOUNT	⑳ NET AMOUNT
01/23	4148652 CO	ORD. NO. 348.4684 (ZC 7600) Class : 10 Ctext Ad# 10136504 Placed By : Cecilia Gil	146 L	1.30		189.80
						RECEIVED RIVERSIDE 2010 JAN 28 PM 3:32
						Planning 2.6 of 01/12/10 1 hr ZC7600
COMING SOON! Electronic Tearsheet Delivery Service It's easy! Search, view, save, email notification & more						

㉑ CURRENT NET AMOUNT DUE	㉒ 30 DAYS	60 DAYS	OVER 90 DAYS	UNAPPLIED AMOUNT	㉓ PLEASE PAY THIS AMOUNT
					189.80

THE PRESS-ENTERPRISE  P.O. BOX 12009  
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STATEMENT/INVOICE

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

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# THE PRESS-ENTERPRISE

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Riverside CA 92501-3878  
951-684-1200  
951-368-9018 FAX

**PROOF OF PUBLICATION  
(2010, 2015.5 C.C.P.)**

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Ord. No. 348.4684 (ZC 7600)

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01-23-10

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Jan. 23, 2010  
At: Riverside, California

BOARD OF SUPERVISORS

P.O. BOX 1147  
COUNTY OF RIVERSIDE  
RIVERSIDE CA 92502

Ad #: 10136504

PO #:

Agency #: \_\_\_\_\_

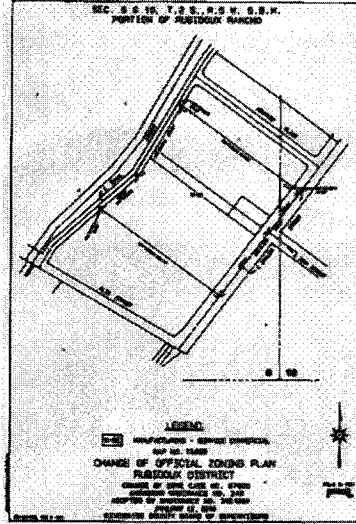
Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF  
RIVERSIDE, STATE OF CALIFORNIA  
**ORDINANCE NO. 348.4684**  
**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 Rubidoux District Zoning Plan Map No. 15 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, Rubidoux District, Map No. 15.058 Change of Zone Case No. 7600," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect thirty (30) days after its adoption.



Marion Ashley, Chairman of the Board  
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on January 12, 2010, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:  
AYES: Buster, Tavaglione, Stone, Benoit and Ashley  
NAYS: None  
ABSENT: None  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

1/23