

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

677



FROM: County Counsel/Planning

SUBMITTAL DATE:
October 22, 2015

SUBJECT: Ordinance No. 348.4812
District 2

RECOMMENDED MOTION: That the Board of Supervisors:
Adopt Ordinance No. 348.4812 amending the zoning in the University District shown on Map No. 5.024 Change of Zone Case No. 7811.

BACKGROUND:

Summary

Change of Zone Case No. 7811 (CZ 7811) changes the zoning from Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to One Family Dwellings (R-1) on approximately 65 acres. The public hearing for CZ 7811 was held on September 1, 2015 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. 42636 and tentatively approved CZ 7811. Pursuant to Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.7812 will finalize the Board's tentative action on CZ 7811, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

Steve Weiss
Steve Weiss, AICP
Planning Director

Gregory P. Priamos
Gregory P. Priamos,
County Counsel

Departmental Concurrence

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 checked="" type="checkbox"/> Policy <input 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
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: November 3, 2015
xc: Planning

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

Prev. Agn. Ref.: 16-2, 09/01/15

District: 2

Agenda Number:

2-4

Positions Added

Change Order

A-30

4/5 Vote

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

FORM 11: Ordinance No. 348.4812

District 2

DATE: October 22, 2015

PAGE: Page 2 of 2

On September 1, 2015, the Board also approved Tentative Tract Map No. 36668, a Schedule "A" subdivision of the 65 acre project site into 200 residential lots on 37.82 acres, two (2) park sites on 4.1 acres, three (3) proposed water quality basins on 2.54 acres, eleven (11) open space and recreational lots on 1.11 acres and 17.09 acres for in-site infrastructure development.

The property is located southerly of Center Street and easterly of California Avenue.

Impact on Citizens and Businesses

The impacts of processing Change of Zone Case No. 7811 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 September 1, 2015 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. 7811 has been borne by the applicant.

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

- A. Ordinance No. 348.4812 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from September 1, 2015 Public Hearing.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

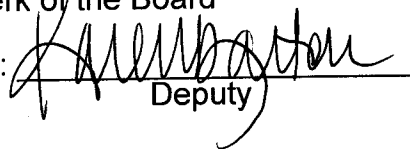
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on November 3, 2015, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

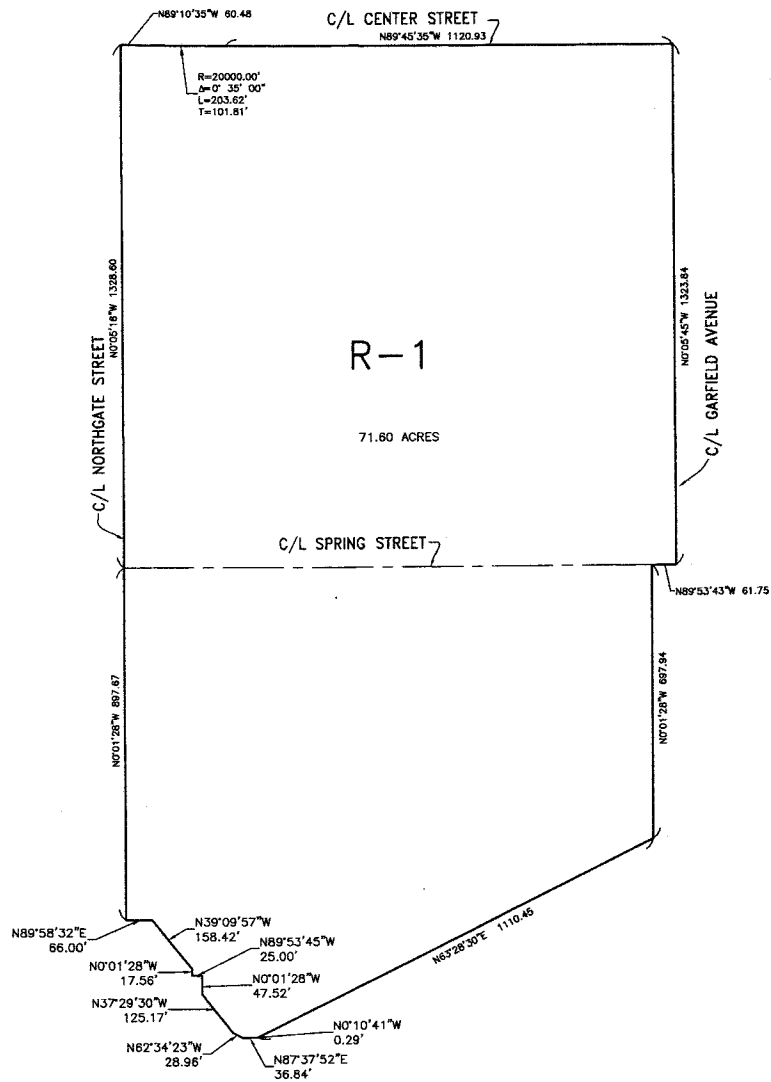
AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley
NAYS: None
ABSENT: None

DATE: November 3, 2015

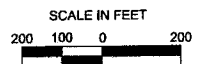
KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL



R-1 ONE-FAMILY DWELLINGS



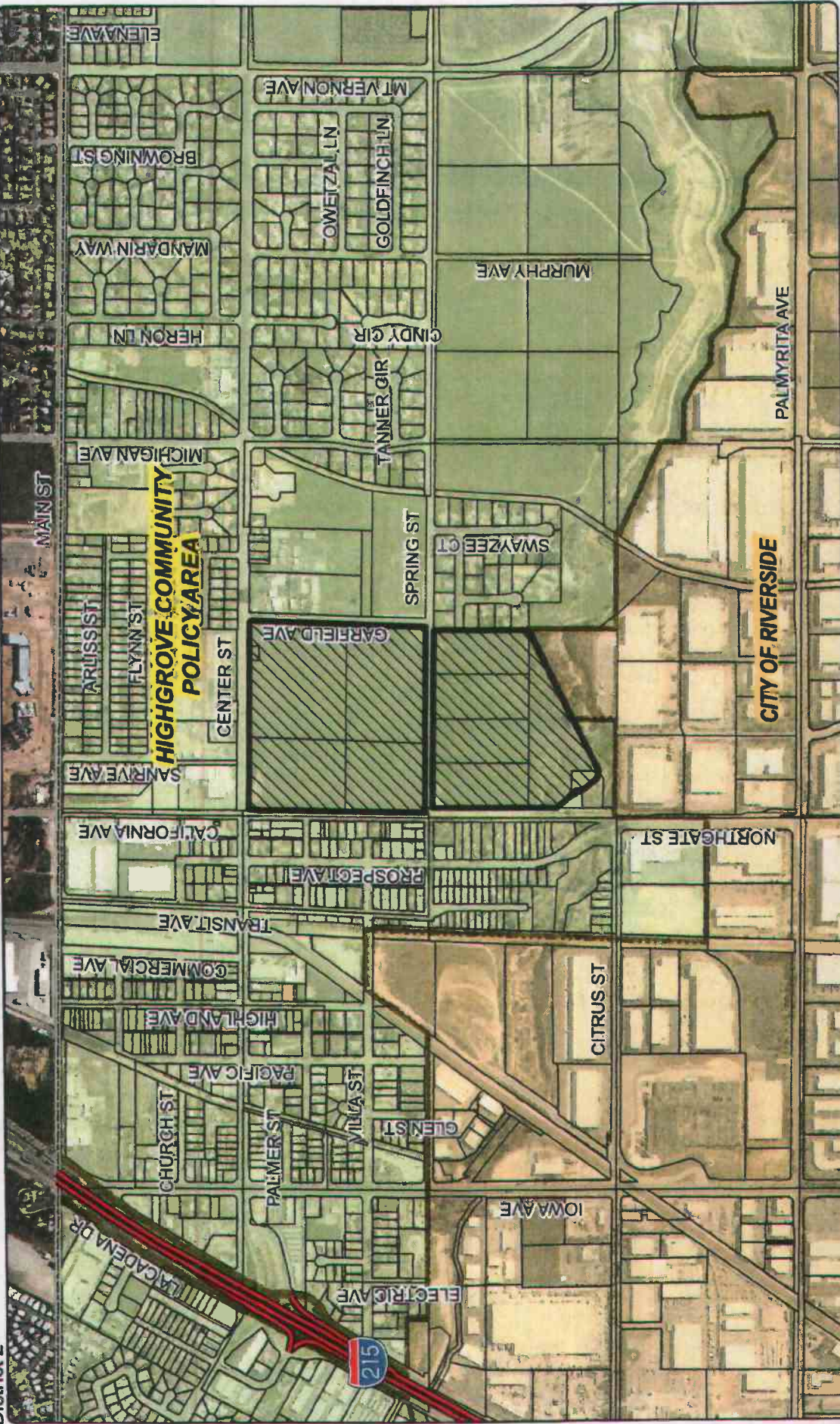
MAP. NO. 5.024
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 UNIVERSITY DISTRICT

CHANGE OF ZONE CASE NO. 7811
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4812
 ADOPTION DATE _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07811 GPA01126 TR36668
VICINITY/POLICY AREAS

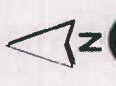
Supervisor Tavaglione
 District 2

Date Drawn: 10/24/13
 Vicinity Map



Zoning District: University

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County areas. This new General Plan may cause changes to the Riverside County Planning Department's jurisdiction. For more information, please contact the Riverside County Planning Department at (951) 955-2300. Riverside County of the Public Works at (951) 955-2327.

RIVERSIDE COUNTY PLANNING DEPARTMENT

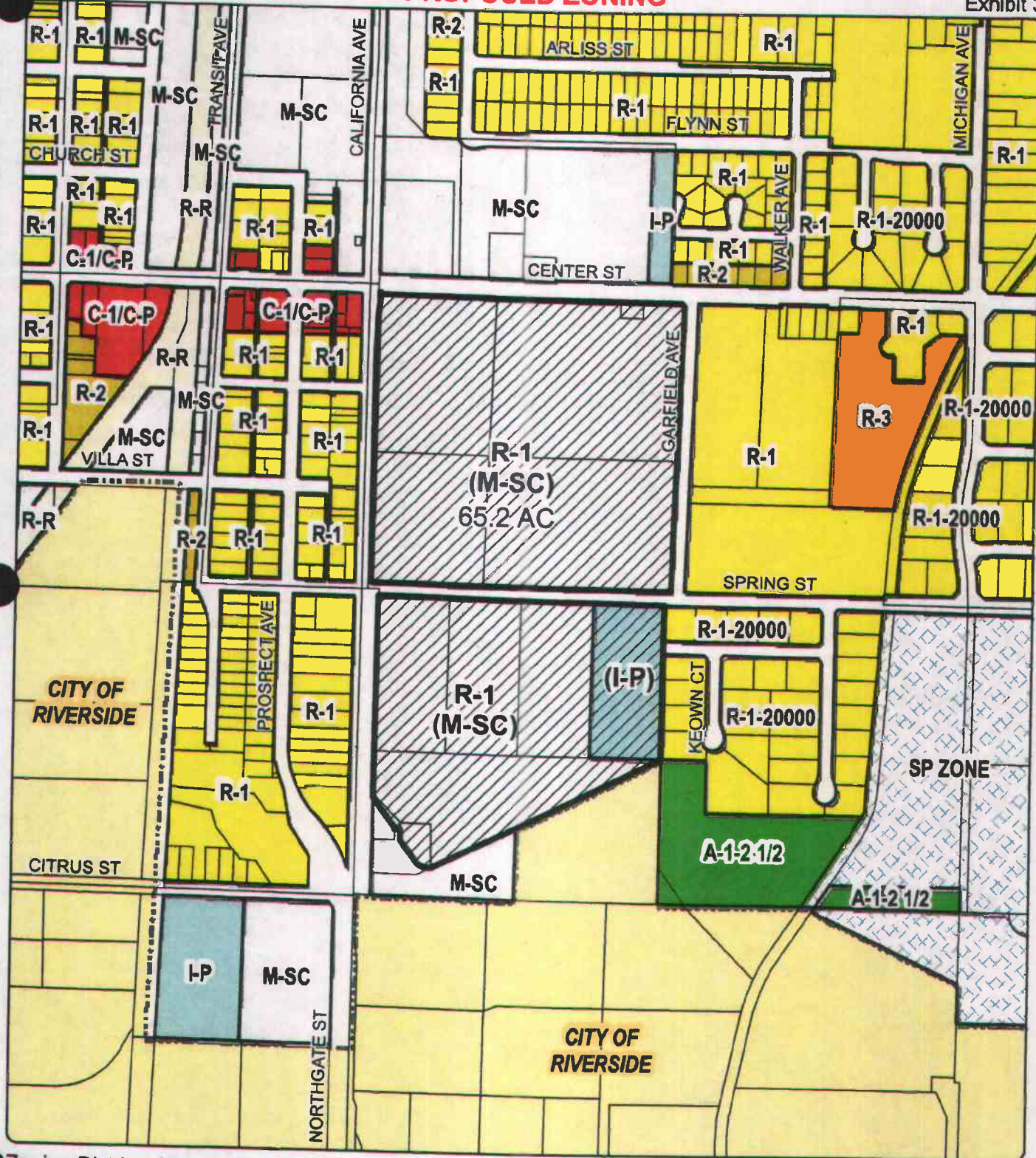
CZ07811 GPA01126 TR36668

Supervisor Tavaglione
District 2

Date Drawn: 04/07/2015

PROPOSED ZONING

Exhibit 3



Zoning District: University

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.rcfd.net>



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

November 4, 2015

RIVERSIDE COUNTY RECORD
ATTN: LEGALS
P.O. BOX 3187
RIVERSIDE, CA 92519

FAX: (951) 685-2961
E-MAIL: recordmde@aol.com

RE: ADOPTION OF ORDINANCE NO. 348.4812

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Thursday, November 5, 2015.**

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

Your invoice must be submitted to this office, **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,

Cecilia Gil

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

Gil, Cecilia

From: Michael Evans <recordmde@aol.com>
Sent: Wednesday, November 4, 2015 7:48 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. No. 348.4812

Good Morning,

I have received the notice for publication.

Thank you, Mike

-----Original Message-----

From: Gil, Cecilia <CCGIL@rcbos.org>

To: recordmde <recordmde@aol.com>

Sent: Wed, Nov 4, 2015 7:42 am

Subject: FOR PUBLICATION: Adoption of Ord. No. 348.4812

Good morning! Attached is an Adoption of Ordinance, for publication on Thursday, Nov. 5, 2015. Please confirm.
THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

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

(INSERT ORDINANCE HERE)

(INSERT EXHIBIT MAP 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 **November 3, 2015** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley
NAYS: None
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant



The Riverside County Record Newspaper

Western Riverside County's Only Hometown Newspaper

Since 1955

Post Office Box 3187 • Riverside, California 92519

951 685-6191 • FAX 951 685-2961

e-mail: recorddhh@aol.com

INVOICE

November 5, 2015

Clerk of the Board of Supervisors
1st Floor County Administrative Center
P.O. Box 1147
4080 Lemon Street
Riverside, Ca 92502-1147

Attn: Kecia Harper-Ihem

Legal Advertising

Amending Ordinance

Your: Ordinance No. 348-4812

Our# 0827

14.50 column inches x \$8.94 = \$129.63

Publish one (1) week: November 5, 2015

Amount Due: \$129.63

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2015 NOV -9 AM 11:46

Thank You,


Cathy Sypin-Barnes

Planning
2-4 of 11/03/15
ZC 7811

Affidavit of Publication

(2015.5 C.C.P.)

County of Riverside

State of California

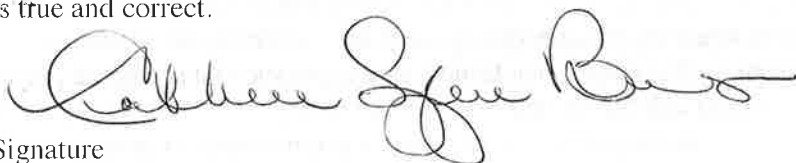
Catherine Sy-pin-Barnes, being first duly sworn, deposes and says: That at all times hereinafter, mentioned that she was a citizen of the United States, over the age of eighteen years, and a resident of said County, and was at and during all said times the principal clerk of the printer and publisher of The Riverside County Record-News, a newspaper of general circulation, adjudicated by court decree, printed and published weekly in said County of Riverside, State of California, that said Riverside County Record-News is and was at all times herein mentioned, a newspaper of general circulation as that term is defined in section 4460 of the Political Code, and, as provided by that section, is published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to nor published for the interest entertainment or instruction of a particular class, profession, trade, calling race of denominations; that at all said time said newspaper has been established, printed and published in said County and State at regular intervals for more than one year preceding the date of publication of the notice hereinafter mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black face type not smaller than nonpareil describing and expressing in general terms the purport and character of the notice intended to be given; that the

RIVERSIDE COUNTY RECORD NEWSPAPER

of which the annexed is a printed copy, published and printed in said newspaper in at least 1 weekly issues, as follows:

November 5, 2015

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



Signature

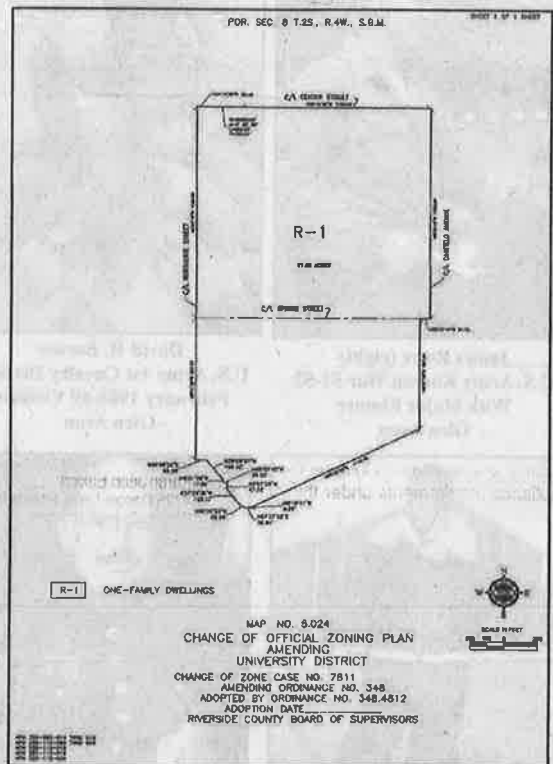
Dated: November 5, 2015
at Riverside, California

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ORDINANCE NO. 348,4812 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 University District Zoning Plan Map No. 5.024, 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, University District, Map No. 5.024 Change of Zone Case No. 7811," which map is made apart of this ordinance.

Section 2. This ordinance shall take effect 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 **November 3, 2015** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:
AYES: Jefferies, Tavaglione, Washington, Benoit and Ashley
NAYS: None
ABSENT: None
Kecia-Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant
Published: November 5, 2015

RCR0