

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

804B



FROM: County Counsel/Planning

SUBMITTAL DATE:  
November 5, 2015

SUBJECT: Ordinance No. 348.4817  
District 1

RECOMMENDED MOTION: That the Board of Supervisors:  
Adopt Ordinance No. 348.4817 amending the zoning in the North Perris Area shown on Map No.  
2.2382 Change of Zone Case No. 7672.

BACKGROUND:

Summary

Change of Zone Case No. 7672 (CZ 7672) changes the zoning from Manufacturing Service Commercial (M-SC) to Commercial Office (C-O) on approximately 3 acres. The public hearing for CZ 7672 was held on June 2, 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. 41981 and tentatively approved CZ 7672. Pursuant Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.4817 will finalize the Board's tentative action on CZ 7672, 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

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 Ashley 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 17, 2015  
xc: Co.Co., Planning, MC, COB

Kecia Harper-Ihem  
Clerk of the Board

By: *Kecia Harper-Ihem*  
Deputy

Prev. Agn. Ref.: 16-1 6/2/15; 3-25 9/22/15 | District: 1

Agenda Number:

2-4

Departmental Concurrence

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

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

**FORM 11: Ordinance No. 348.4817**

District 1

**DATE:** November 5, 2015

**PAGE:** Page 2 of 2

CZ 7672 is associated with General Plan Amendment No. 1058 (GPA No. 1058) and Conditional Use Permit No. 3599 (CUP No. 3599) which were heard concurrently at the public hearing. On June 2, 2015, the Board approved CUP No. 3599 for a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres. On September 22, 2015 GPA No. 1058 received final approval and changed the site's land use designation from Community Development: Light Industrial (CD:LI) to Community Development: Commercial Office (CD:CO).

The property is located in the Mead Valley Area Plan, more specifically the project is located northerly of northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway.

**Impact on Citizens and Businesses**

The impacts of processing Change of Zone Case No. 7672 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 June 2, 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. 7672 has been borne by the applicant.

**Contract History and Price Reasonableness**

N/A

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

- A. Ordinance No. 348.4817 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from June 2, 2015 Public Hearing

ORDINANCE NO. 348.4817

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 official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the North Perris Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2382, Change of Zone Case No. 7672" 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: Marion Ashley  
Chairman, Board of Supervisors  
**MARION ASHLEY**

ATTEST:  
KECIA HARPER-IHEM  
Clerk of the Board

By: Kecia Harper-Ihem

(SEAL)

APPROVED AS TO FORM  
November 5, 2015

By: Michelle Clack  
MICHELLE CLACK  
Deputy County Counsel

MPC:nh  
10/30/15  
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NOV 17 2015 2-4


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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 17, 2015, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

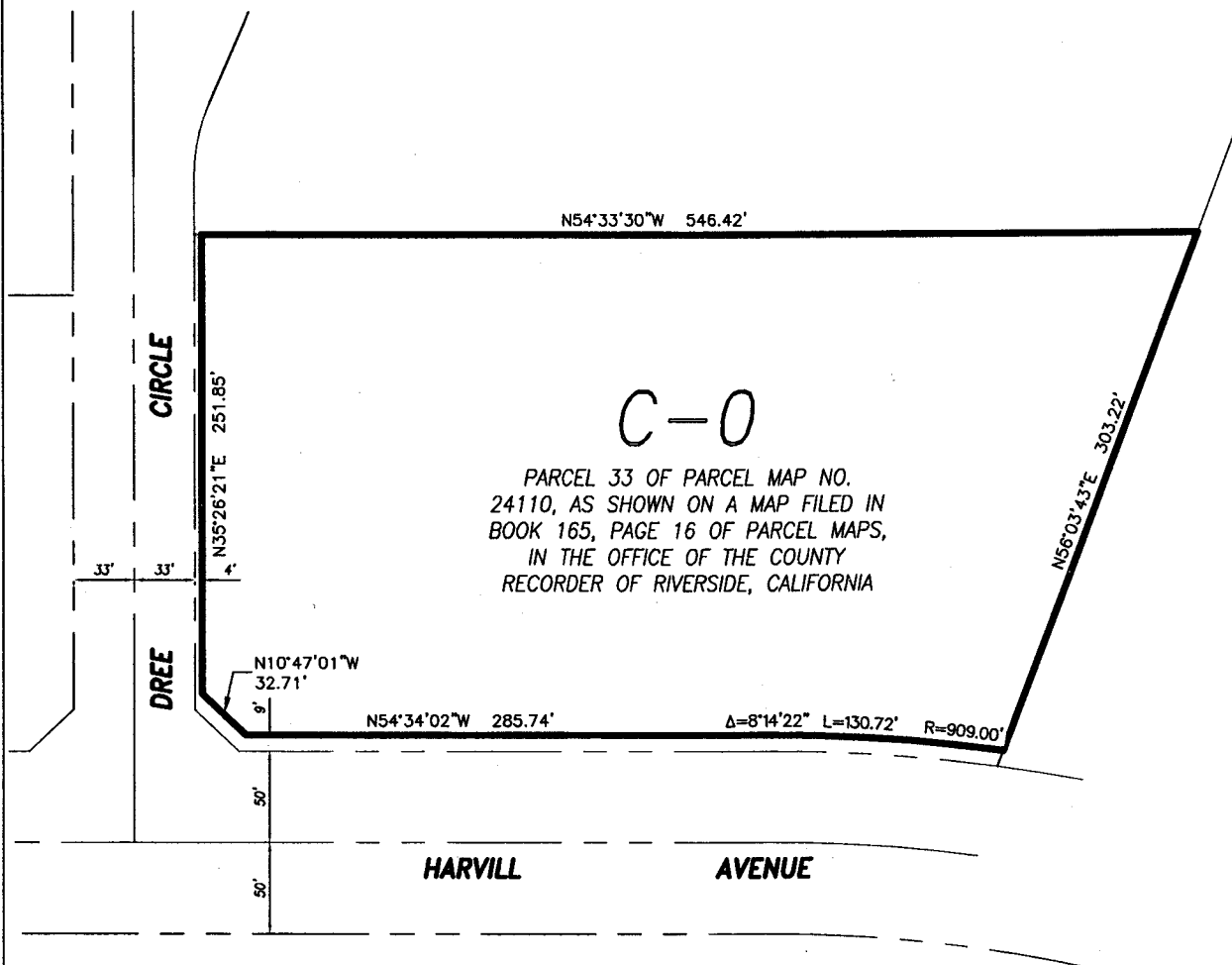
AYES:                   Jeffries, Tavaglione, Washington, Benoit and Ashley  
NAYS:                   None  
ABSENT:                 None

DATE:           November 17, 2015

KECIA HARPER-IHEM  
Clerk of the Board  
BY:   
Deputy

SEAL

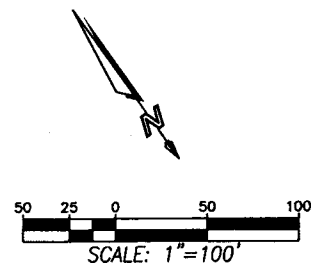
NORTH PERRIS AREA  
SEC. 12 T.4S., R.4W.S.B.B & M



C-0 COMMERCIAL OFFICE

MAP NO. 2.2382  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 7672  
ADOPTED BY ORDINANCE NO. 348.4817  
DATE  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO. 317-110-039-1





# **RIVERSIDE COUNTY PLANNING DEPARTMENT** **CZ07672 GPA1058 CUP03599** **VICINITY/POLICY AREAS**

Supervisor Jeffries  
 District 1

Date Drawn: 03/04/2015  
 Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan and its associated policies and programs are intended to provide a long-term vision for the County's future. The new General Plan is intended to provide a framework for the County's future development. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3300 (Western County) or in Palm Desert at (760) 955-5677 (Eastern County) or visit [www.riversidecounty.net](http://www.riversidecounty.net).



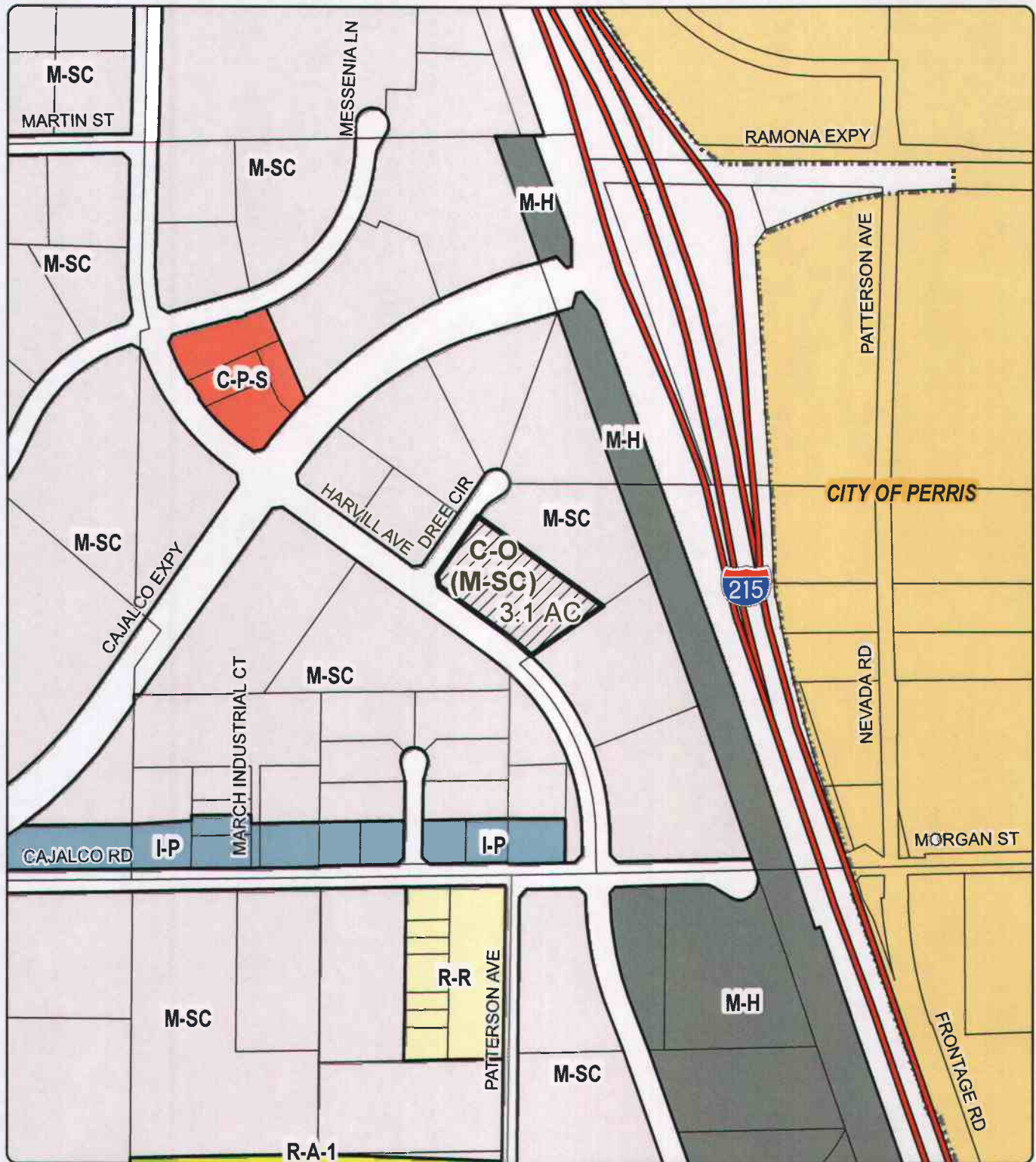
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**CZ07672 GPA01058 CUP03599**

Supervisor Jeffries  
District 1

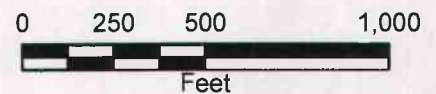
Date Drawn: 03/04/2015  
Exhibit 3

## PROPOSED ZONING



Zoning Area: North Perris

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.rctdima.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

November 18, 2015

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. 348.4817

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, November 21, 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:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Tuesday, November 17, 2015 4:38 PM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Adoption of Ord. No. 348.4817

Received for publication on Nov. 21. Proof with cost to follow.

Thank You!

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**From:** Gil, Cecilia <CCGIL@rcbos.org>  
**Sent:** Tuesday, November 17, 2015 4:19 PM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: Adoption of Ord. No. 348.4817

Good afternoon,

Attached is for publication on Saturday, November 21, 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 17, 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  
ABSTAIN: None

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

1 ORDINANCE NO. 348.4817

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. 2.2382,  
8 Change of Zone Case No. 7672" 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)

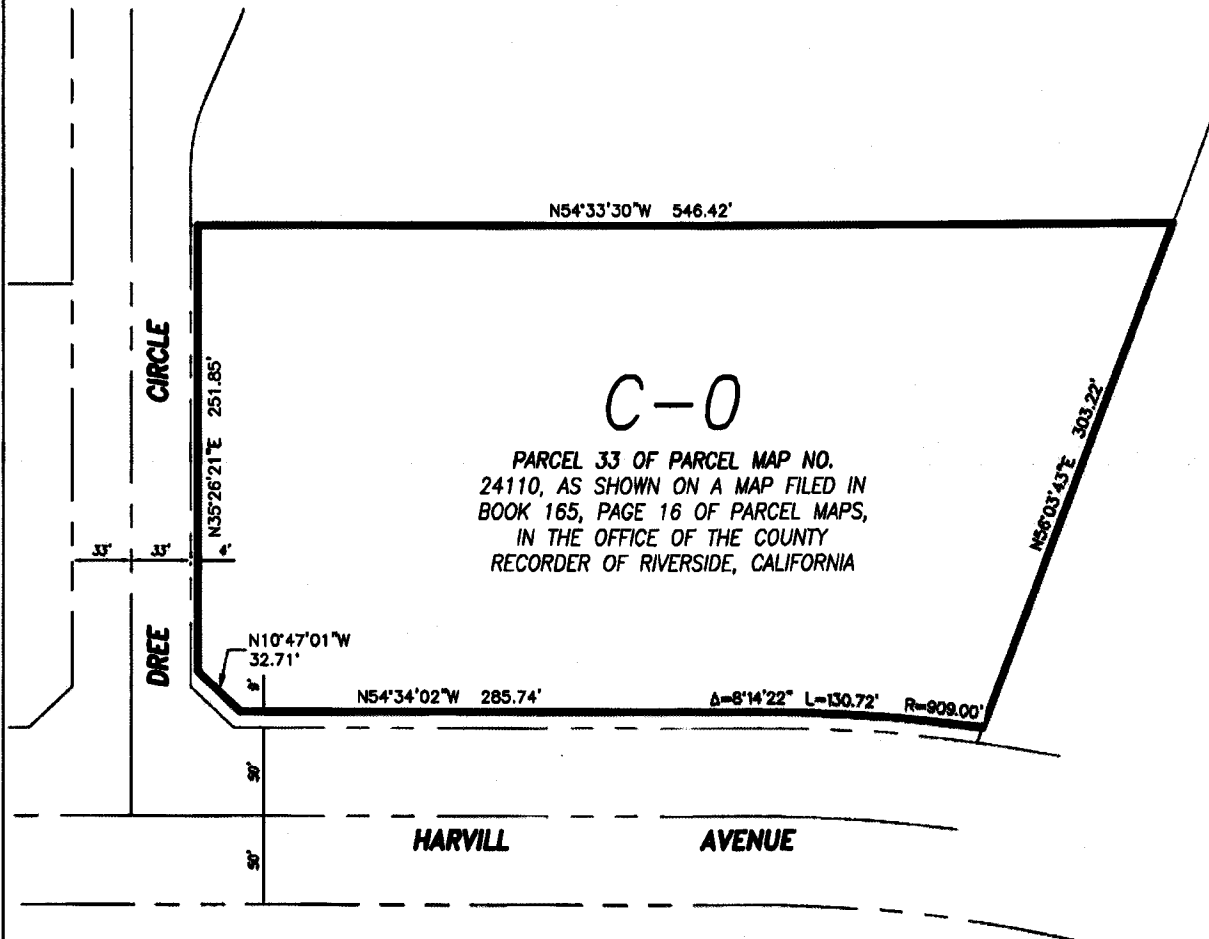
22  
23 APPROVED AS TO FORM  
24 November 5, 2015

25 ~~\_\_\_\_\_~~  
26 MICHELLE CLACK  
27 Deputy County Counsel

28 MPC:nh  
10/30/15

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NORTH PERRIS AREA  
SEC. 12 T.4S., R.4W.S.B.B & M



C-0

COMMERCIAL OFFICE

MAP NO. 2.2382  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 7672  
ADOPTED BY ORDINANCE NO. 348.4817  
DATE

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO. 317-110-039-1



DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	AMOUNT
11/21/15	0010112533		PE Riverside	2 x 73 Li	211.70
Invoice text: Adoption of Ord. No. 348.4817					
<p>RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS 2015 NOV 25 AM 11:47</p> <p><i>Planning 2-4 of 11/17/15 2C 7672</i></p>					
					<b>BALANCE DUE</b>
					211.70
<b>Legal Advertising Invoice</b>					
<b>SALES/CONTACT INFORMATION</b>		<b>ADVERTISER INFORMATION</b>			
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REMITTANCE ADDRESS

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

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

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ord. No. 348.4817

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 in 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, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; 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:

11/21/2015

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

Date: Nov 21, 2015

At: Riverside, California

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

Ad Number: 0010112533-01

P.O. Number:

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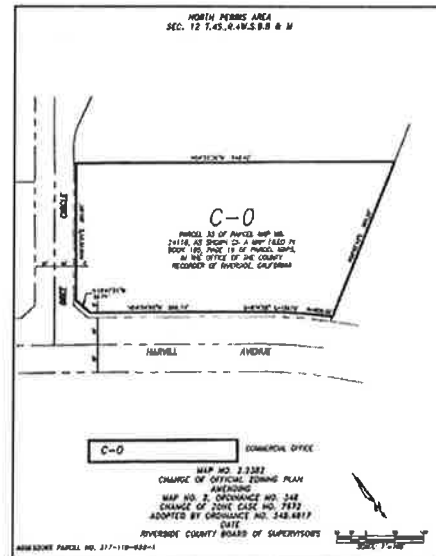
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

### ORDINANCE NO. 348.4817 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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NAYS: None  
ABSENT: None  
ABSTAIN: None

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

11/21