

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

309B



FROM: County Counsel/Planning

SUBMITTAL DATE:
December 17, 2015

SUBJECT: Ordinance No. 348.4821
District 3

RECOMMENDED MOTION: That the Board of Supervisors:
Adopt Ordinance No. 348.4821 amending the zoning in the Rancho California Area shown on
Map No. 2.2385 Change of Zone Case No. 7863.


BACKGROUND:

Summary

Change of Zone Case No. 7863 (CZ 7863) changes the zoning from Rural Residential (R-R) to Scenic Highway Commercial (CPS). The public hearing for CZ 7863 was held on June 30, 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. 42499 and tentatively approved CZ 7863. Pursuant to Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts.

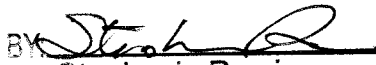
Departmental Concurrence


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 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 Stephanie Persi
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Jeffries 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: January 12, 2016
xc: Co.Co., Planning, MC, COB(2)

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

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

FORM 11: Ordinance No. 348.4821

District 3

DATE: December 17, 2015

PAGE: Page 2 of 2

Adoption of Ordinance No. 348.4821 will finalize the Board's tentative action on CZ 7863, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

CZ 7863 is associated with General Plan Amendment No. 928D1 and Conditional Use Permit No. 3681, which were considered concurrently at the public hearing on June 30, 2015.

The property is located northerly of Raven Court Road, southerly of Monteleone Meadows Drive, easterly of I-215 and westerly of Briggs Road.

Impact on Citizens and Businesses

The impacts of processing Change of Zone Case No. 7863 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 30, 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. 7863 has been borne by the applicant.

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

- A. Ordinance No. 348.4821
- B. Vicinity/Policy Areas Map
- C. Proposed Zoning Map

1 ORDINANCE NO. 348.4821

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 Rancho California Area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
8 2.2385, Change of Zone Case No. 7863" 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
JOHN J. BENOIT

15 ATTEST:
16 KECIA HARPER-IHEM
17 Clerk of the Board

18
19 By: 

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 December 17, 2015

25 By: 

26 MICHELLE CLACK
27 Deputy County Counsel

28 MPC:sk
12/17/15

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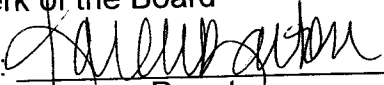
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on January 12, 2016, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

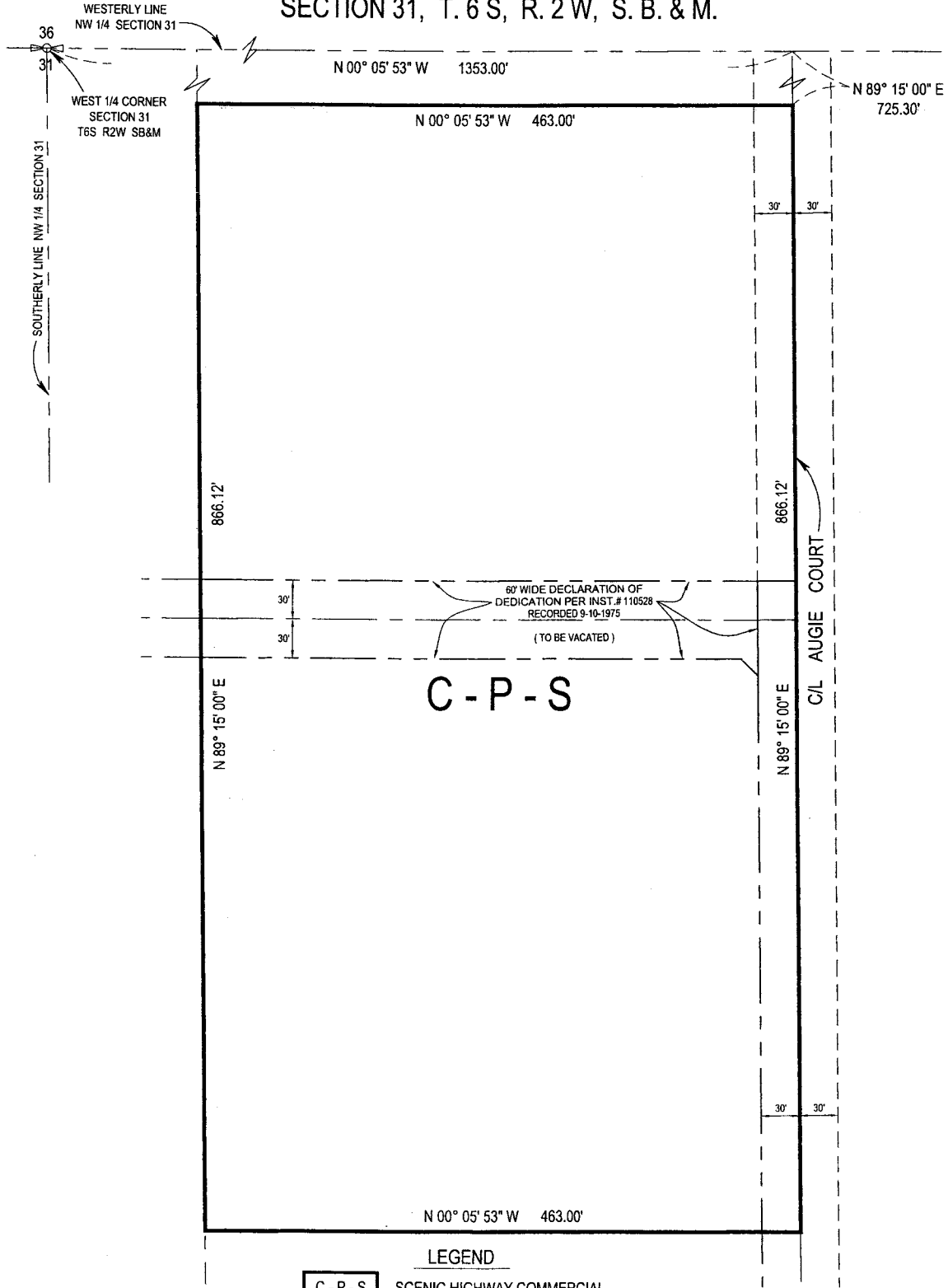
DATE: January 12, 2016

KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL

RANCHO CALIFORNIA AREA
SECTION 31, T. 6 S, R. 2 W, S. B. & M.



C - P - S

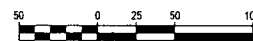
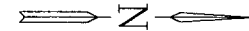
LEGEND

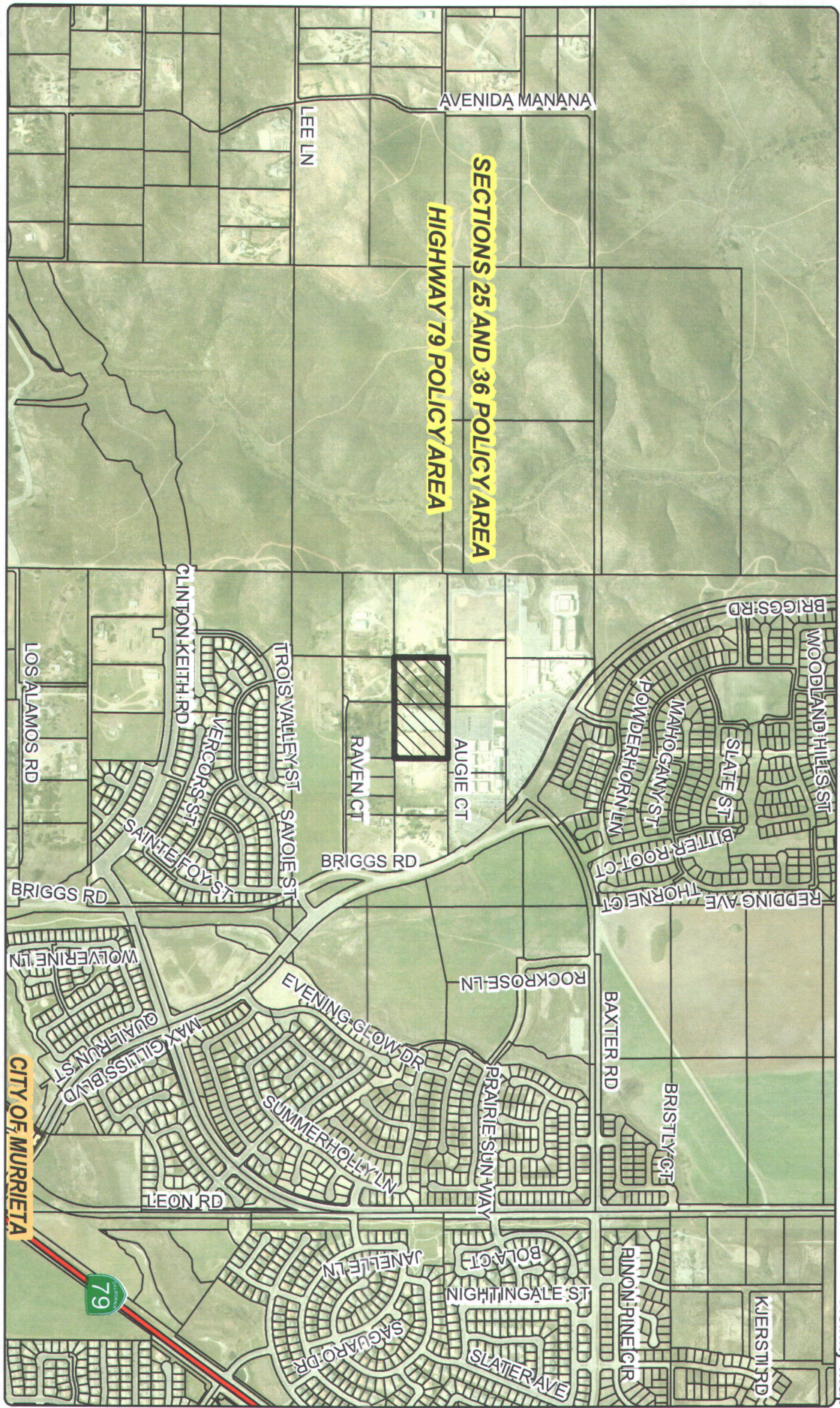
C - P - S SCENIC HIGHWAY COMMERCIAL

MAP NO. 2.2385
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 07863

ADOPTED BY ORDINANCE NO. 348.4821

APN'S: 480-090-009 AND 480-090-010





Zoning Area: Rancho California

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. This new General Plan may contain different types of land use than is provided for in the current General Plan. The Planning Department is not responsible for the accuracy of the information shown on this map. The Planning Department office is located at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

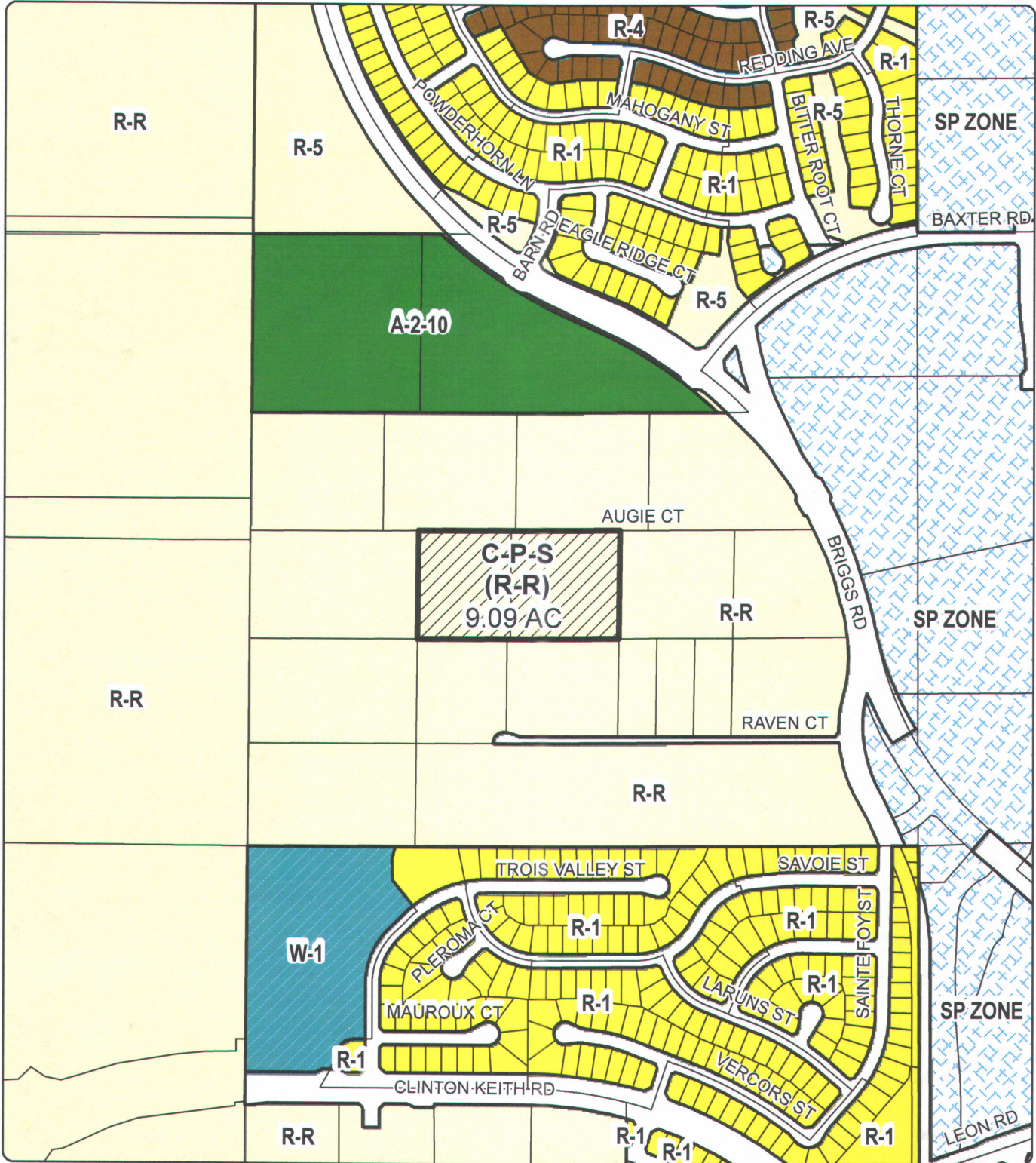
CZ07863 GPA0928D1 CUP03681

Supervisor Washington
District 3

Date Drawn: 03/18/2015

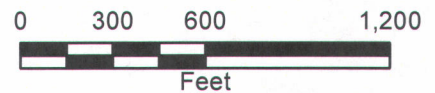
Exhibit 3

PROPOSED ZONING



Zoning Area: Rancho California

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.rctma.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 13, 2016

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4821

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Monday, January 18, 2016.**

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: Wednesday, January 13, 2016 8:19 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. No. 348.4821

Received for publication on Jan. 18. Proof with cost to follow.

Thank You.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

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The Press-Enterprise PE.COM / UNIDOS

A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Wednesday, January 13, 2016 7:51 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: Adoption of Ord. No. 348.4821

Another Adoption of Ordinance, for publication on Monday, Jan. 18, 2016. 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 NO. 348.4821)

(INSERT EXHIBIT MAP)

John J. Benoit, Chairman of the Board

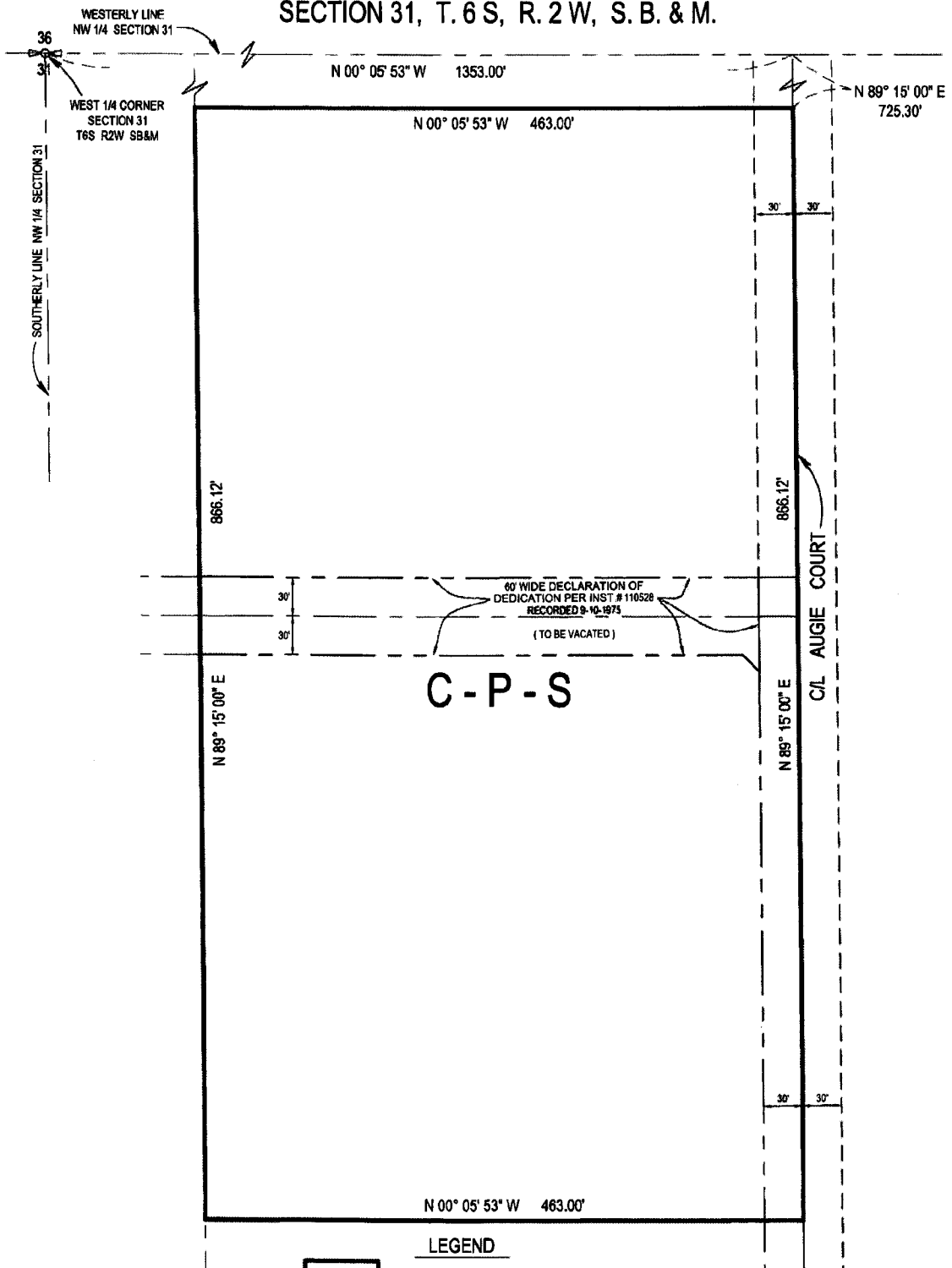
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **January 12, 2016** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

Alternative formats available upon request to individuals with disabilities.

**RANCHO CALIFORNIA AREA
SECTION 31, T. 6 S, R. 2 W, S. B. & M.**



C - P - S

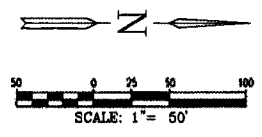
LEGEND

C - P - S SCENIC HIGHWAY COMMERCIAL

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RIVERSIDE COUNTY BOARD OF SUPERVISORS