

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



501 B

**FROM:** County Counsel/Planning

**SUBMITTAL DATE:**  
April 14, 2016

**SUBJECT:** Ordinance No. 348.4830  
District 4


**RECOMMENDED MOTION:** That the Board of Supervisors:  
Adopt Ordinance No. 348.4830 amending the zoning in the Chuckawalla Area shown on Map No. 2.2393 Change of Zone Case No. 7714.

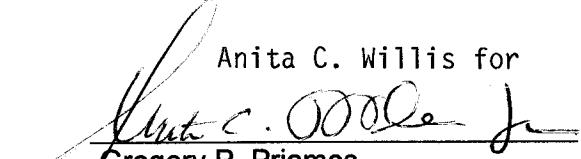
**BACKGROUND:**

**Summary**

Change of Zone Case No. 7714 (CZ 7714) changes the zoning from Controlled Development (W-2-40 and W-2-140) to Residential Agriculture, 2-acre minimum (R-A-2) and Rural Residential (R-R) on 12 parcels, totaling 631.8 acres. The public hearing for CZ 7714 was held on January 26, 2016 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. 41783 and tentatively approved CZ 7714. Pursuant to Section 4.1 of Ordinance No. 348, the County's unincorporated area is

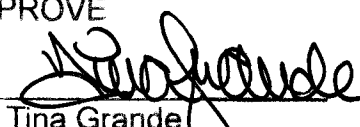
Departmental Concurrence

  
\_\_\_\_\_  
Steve Weiss, AICP  
Planning Director

Anita C. Willis for  
  
\_\_\_\_\_  
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 type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	


<b>SOURCE OF FUNDS:</b>	<b>Budget Adjustment:</b>
	<b>For Fiscal Year:</b>

**C.E.O. RECOMMENDATION:** APPROVE  
BY:   
Tina Grande  
**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4830 is adopted with waiver of the reading.

**Ayes:** Jeffries, Washington and Benoit  
**Nays:** None  
**Absent:** Tavaglione and Ashley  
**Date:** May 3, 2016  
**xc:** Co.Co., Planning, MC, COB

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

**Prev. Agn. Ref.:** 16-2, 01/26/16 | **District:** 4 | **Agenda Number:**

**3-2**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: Ordinance No. 348.4830**

District 4

**DATE:** April 14, 2016

**PAGE:** Page 2 of 2

placed in mapped zoning districts. Adoption of Ordinance No. 348.4830 will finalize the Board's tentative action on CZ 7714, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

On January 26, 2016, the Board also approved General Plan Amendment No. 955, amending the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Rural Community (RC) and amending the site's General Plan Land Use Designation from Rural Residential (RR) (5-acre Minimum) and Rural (R) (20-Acre Minimum) to estate Density Residential (EDR) (2-Acre Minimum).

On March 29, 2016, General Plan Amendment No. 955 received final approval with the Board's adoption of Resolution No. 2016-098 (the first cycle of General Plan Amendments for 2016).

The property is located south of 28<sup>th</sup> Avenue, west of Sunny Rock Road, east of Happy Valley Road, north of 30<sup>th</sup> Avenue as shown on the attached maps entitled "Vicinity/Policy Areas" and "Proposed Zoning."

**Impact on Citizens and Businesses**

The impacts of processing Change of Zone Case No. 7714 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 January 26, 2016 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. 7714 has been borne by the applicant.

**Contract History and Price Reasonableness**

N/A

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

- A. Ordinance No. 348.4830 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from January 26, 2016 Public Hearing



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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 May 3, 2016, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE:        May 3, 2016

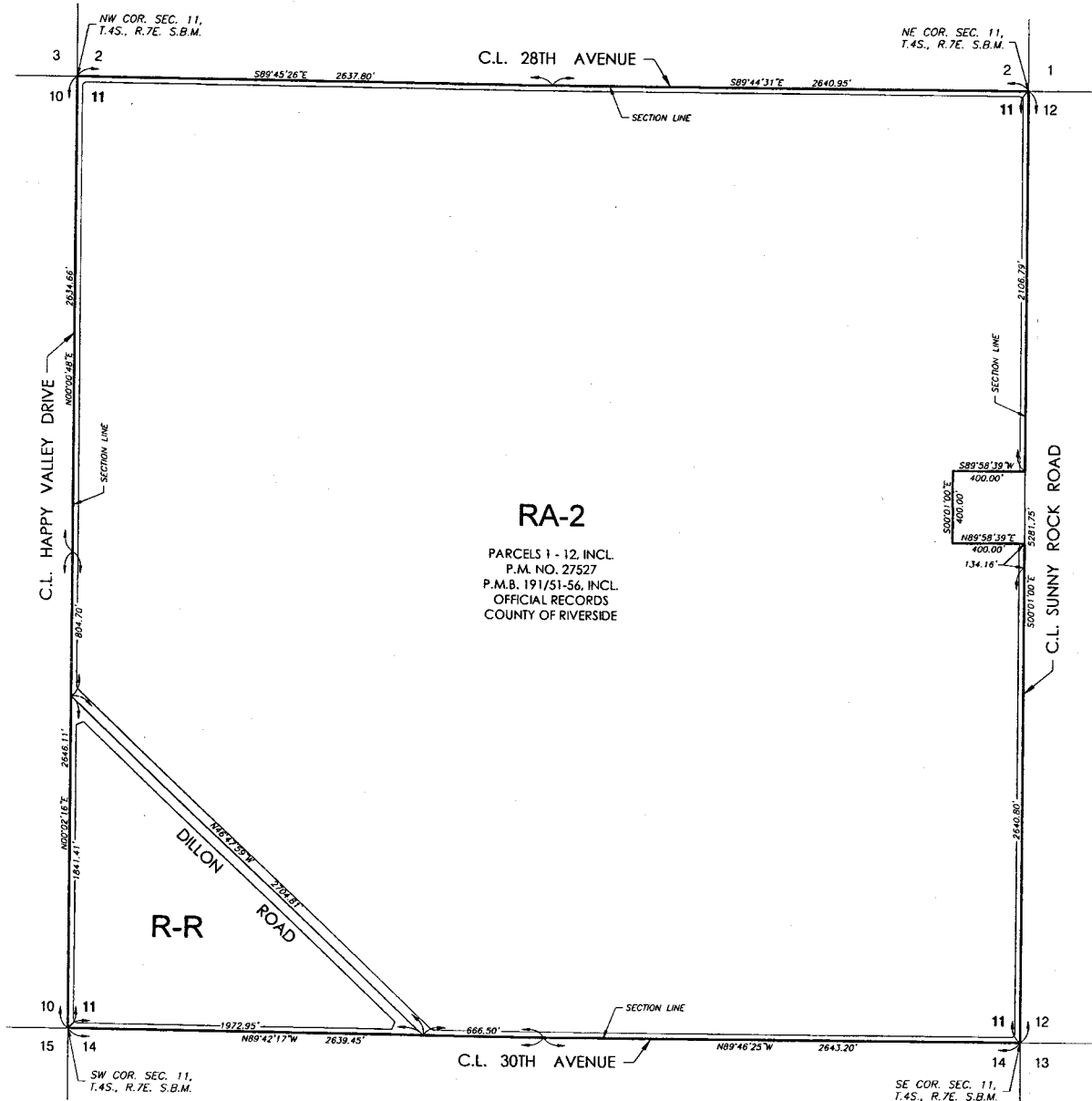
KECIA HARPER-IHEM  
Clerk of the Board  
BY: *Karla Barton*  
Deputy

SEAL

# CHUCKAWALLA AREA

## SEC. 11, T.4S., R.7E. S.B.M.

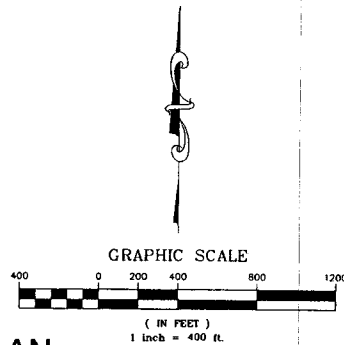
SHEET 1 OF 1 SHEET



**RA-2**  
 PARCELS 1 - 12, INCL.  
 P.M. NO. 27527  
 P.M.B. 1911/51-56, INCL.  
 OFFICIAL RECORDS  
 COUNTY OF RIVERSIDE

**R-R**

- LEGEND**
- RA-5 RURAL AGRICULTURAL - 2 ACRES
  - R-R RURAL RESIDENTIAL



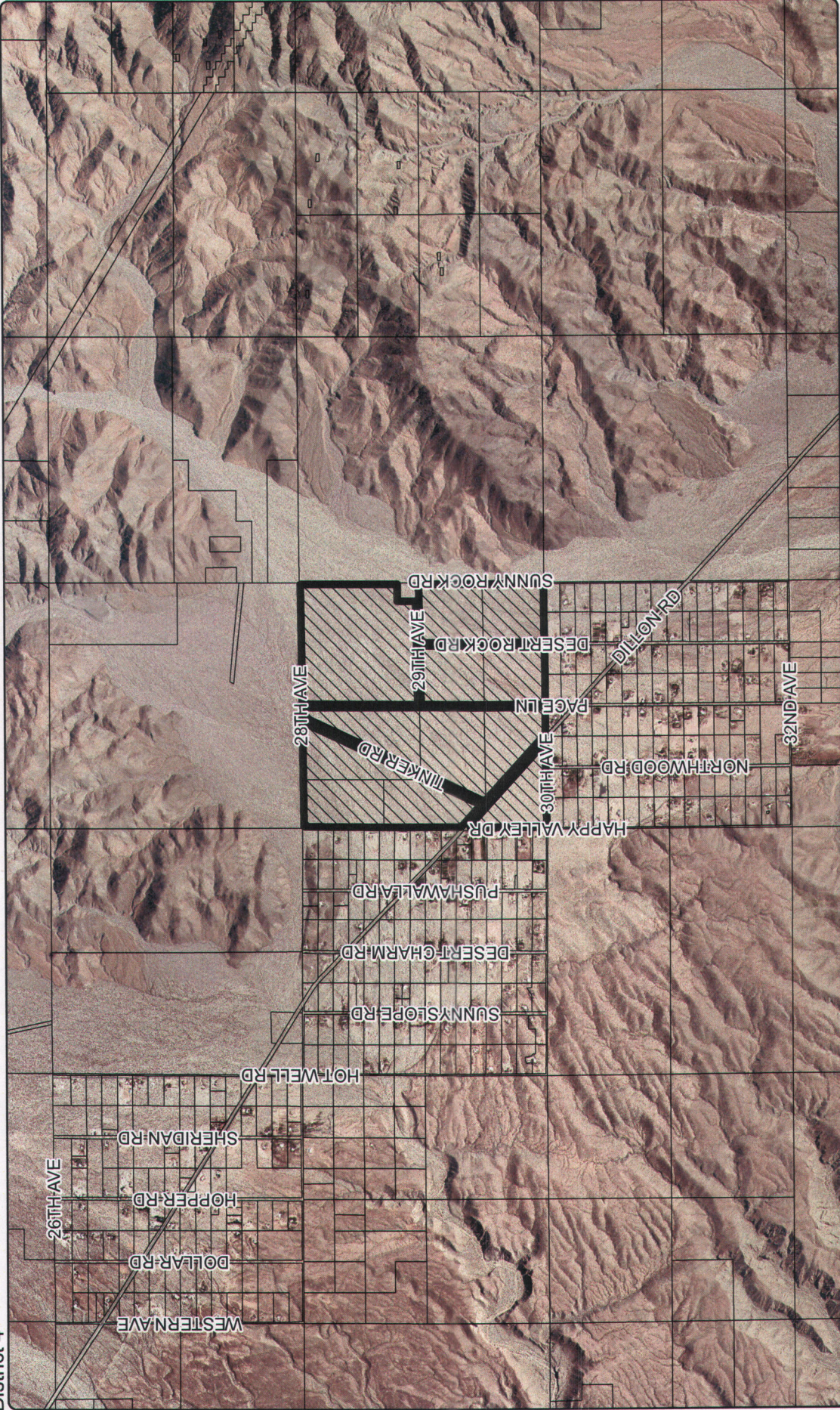
MAP NO. 2.2393  
**CHANGE OF OFFICIAL ZONING PLAN**  
**AMENDING**  
**MAP NO. 2, ORDINANCE NO. 348**  
 CHANGE OF ZONE CASE NO. 7714  
 ADOPTED BY ORDINANCE NO. 348.4830

RIVERSIDE COUNTY BOARD OF SUPERVISORS

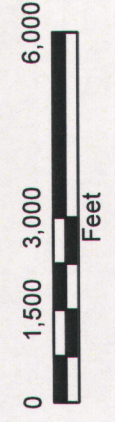
**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07714 GPA00955  
VICINITY/POLICY AREAS**

Date Drawn: 10/24/13  
Vicinity Map

Supervisor Benoit  
District 4



Author: Vinnie Nguyen



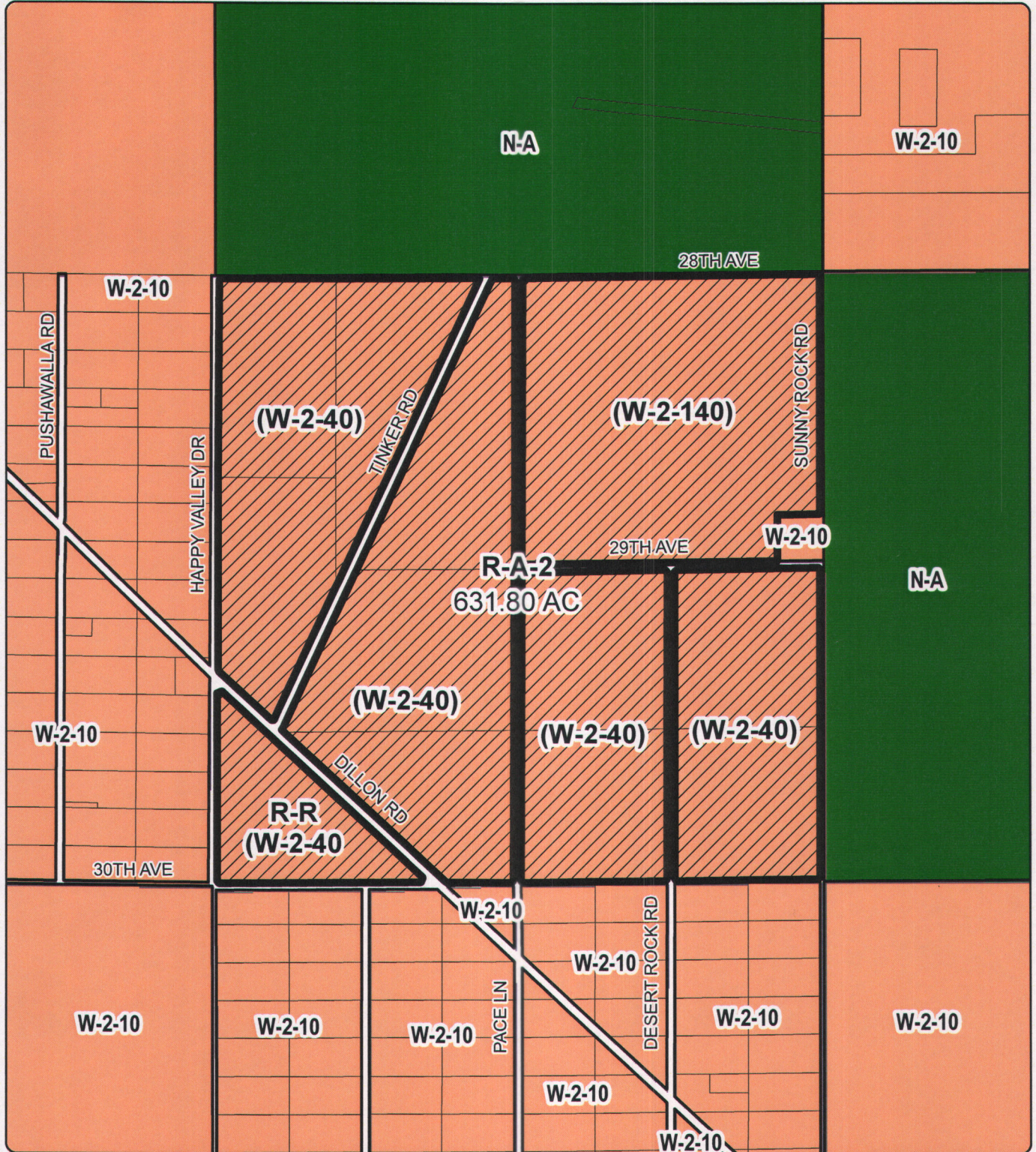
Zoning Area: Chuckawalla

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 types of land use than is provided for under the previous General Plan. The County of Riverside Planning and Community Development Department offices in Riverside at (951)975-2000 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.cofra.ca.gov>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07714 GPA00955**  
**PROPOSED ZONING**

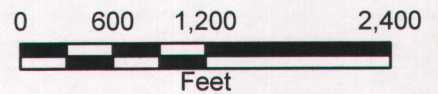
Supervisor Benoit  
 District 4

Date Drawn: 08/19/2015  
 Exhibit 3



Zoning Area: Chuckawalla

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>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

501-508

DATE: 04/19/16

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CZ07714, CZ07741, CZ07763, CZ07830, CZ07855, CZ07875, CZ07886, & CZ07888  
(Charge your time to these case numbers)

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

- Place on Administrative Action
- Receive & File
- EOT
- Labels provided If Set For Hearing
  - 10 Day  20 Day  30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
  - Multiple Districts - Press Enterprise Desert Sun
  - MND and ND
    - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
Multiple Districts - Press Enterprise Desert Sun

## SCHEDULE FOR 05/03/2016 BOS HEARING

**3 Extra sets were taken to:  
Clerk of the Board**

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

*"Planning Our Future... Preserving Our Past"*





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

May 4, 2016

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

TEL: (951) 368-9225  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4830

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, May 7, 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**

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**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Wednesday, May 4, 2016 11:05 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Ord. No. 348.4830

Received for publication on 5/7

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

**Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. \*\*Additional days required for larger ad sizes\*\***

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

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**The Press-Enterprise** PE.COM / UNIDOS

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**From:** Gil, Cecilia <CCGIL@rcbos.org>  
**Sent:** Wednesday, May 4, 2016 7:52 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: Ord. No. 348.4830

Good morning! I will be sending you a bunch of Ads for Adoption of Ordinance today.

Here's the 1<sup>st</sup> one...for publication on Saturday, May 7, 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. 348.4830)**

**(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 **May 3, 2016** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Washington and Benoit

NAYS: None

ABSENT: Tavaglione and Ashley

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

1 ORDINANCE NO. 348.4830

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 Chuckawalla Area, the zone or zones as shown  
7 on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2393,  
8 Change of Zone Case No. 7714" 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 OF RIVERSIDE, STATE OF CALIFORNIA~~

12  
13 By: ~~Chairman, Board of Supervisors~~

14  
15 ATTEST:  
16 ~~MELISSA HARPER-IHEM~~  
17 ~~Clerk of the Board~~

18  
19 By: \_\_\_\_\_

20  
21 (SEAL)

22  
23 APPROVED AS TO FORM  
24 April 14, 2016

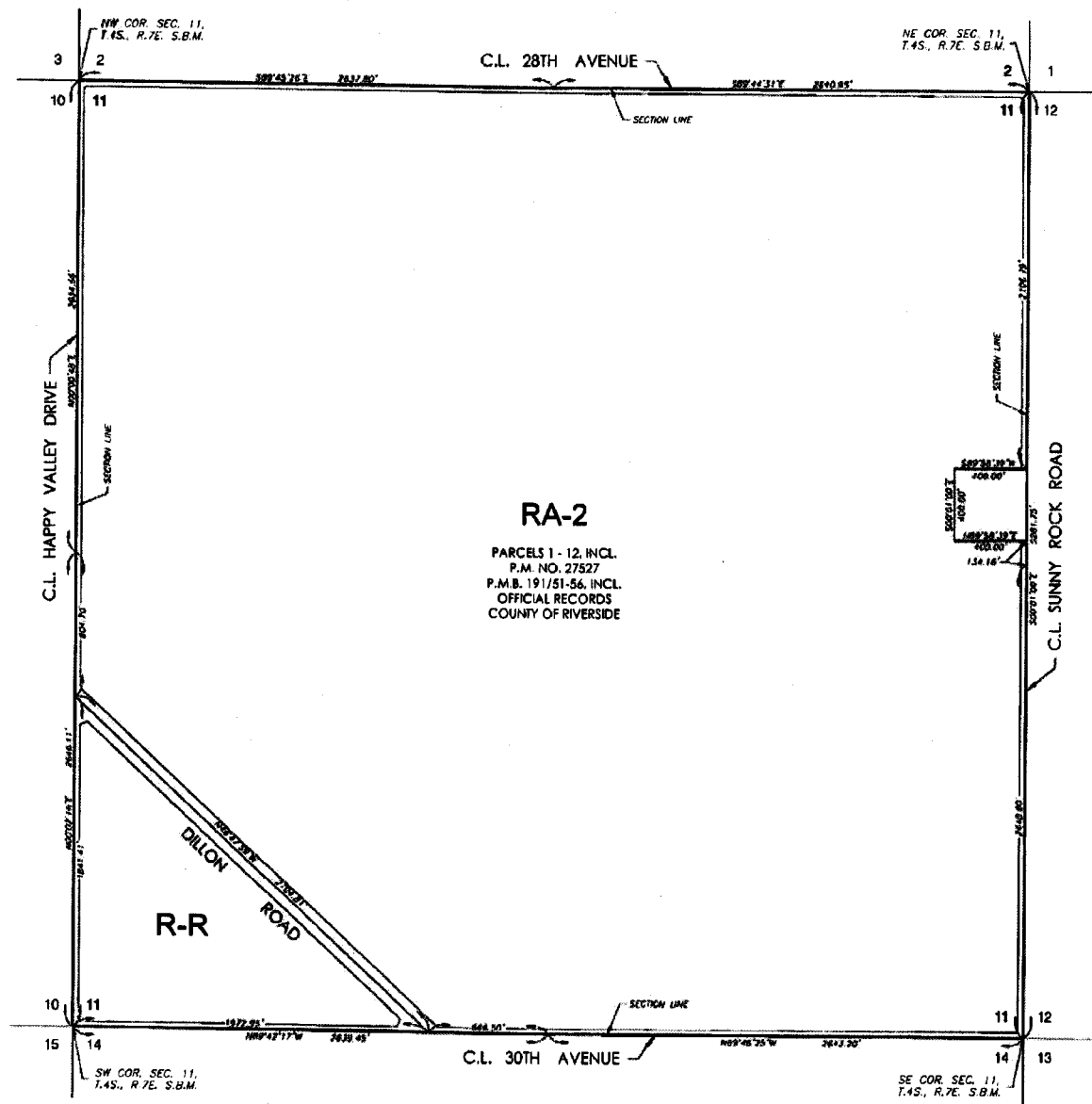
25 By: ~~Melissa R. Cushman~~  
26 MELISSA R. CUSHMAN  
27 Deputy County Counsel

28 RC:sk  
04/11/16

# CHUCKAWALLA AREA

## SEC. 11, T.4S., R.7E. S.B.M.

SHEET 1 OF 1 SHEET



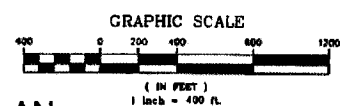
**RA-2**

PARCELS 1 - 12, INCL.  
 P.M. NO. 27527  
 P.M.B. 191/51-56, INCL.  
 OFFICIAL RECORDS  
 COUNTY OF RIVERSIDE

**R-R**

**LEGEND**

- RA-2 RURAL AGRICULTURAL - 2 ACRES
- R-R RURAL RESIDENTIAL



MAP NO. 2.2393  
**CHANGE OF OFFICIAL ZONING PLAN**  
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RIVERSIDE COUNTY BOARD OF SUPERVISORS