

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



505 B

FROM: County Counsel/Planning

SUBMITTAL DATE:
April 14, 2016

SUBJECT: Ordinance No. 348.4831
District 3

RECOMMENDED MOTION: That the Board of Supervisors:
Adopt Ordinance No. 348.4831 amending the zoning in the Hemet-San Jacinto District shown on
Map No. 17.106 Change of Zone Case No. 7855.

BACKGROUND:

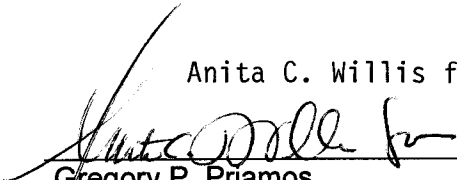
Summary

Change of Zone Case No. 7855 (CZ 7855) changes the zoning from Heavy Agricultural -10 Acre Minimum (A-2-10) to Industrial Park (I-P) on ten parcels, totaling 151.47-acres. The public hearing for CZ 7855 was held on March 8, 2016 as Agenda Item No. 16-5. At the conclusion of public testimony, the Board of Supervisors closed the public hearing, adopted a Mitigated Negative Declaration for Environmental Assessment No. 41802 and tentatively approved CZ 7855. Pursuant to Section 4.1 of

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	

SOURCE OF FUNDS:	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE



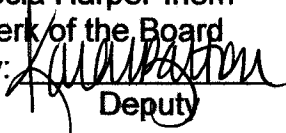
BY: Tina Grande

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 348.4831 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

Prev. Agn. Ref.: 16-5, 03/08/16 | **District:** 3 | **Agenda Number:**

3-6

- 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. 348.4831

District 3

DATE: April 14, 2016

PAGE: Page 2 of 2

Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.4831 will finalize the Board's tentative action on CZ 7855, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

On March 8, 2016, the Board also tentatively approved General Plan Amendment No. 973 amending the site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amending its General Plan Land Use Designation from Estate Density Residential (EDR) (2-acre Minimum) to Business Park (BP) (0.25- 0.60 FAR).

On March 29, 2016, General Plan Amendment No. 973 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 Stow Road, north Marvin Hull Road, east of El Callado, and west of California 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. 7855 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 March 8, 2016 pursuant to Agenda Item No. 16.5 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. 7855 has been borne by the applicant.

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

- A. Ordinance No. 348.4831 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from March 8, 2016 Public Hearing

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

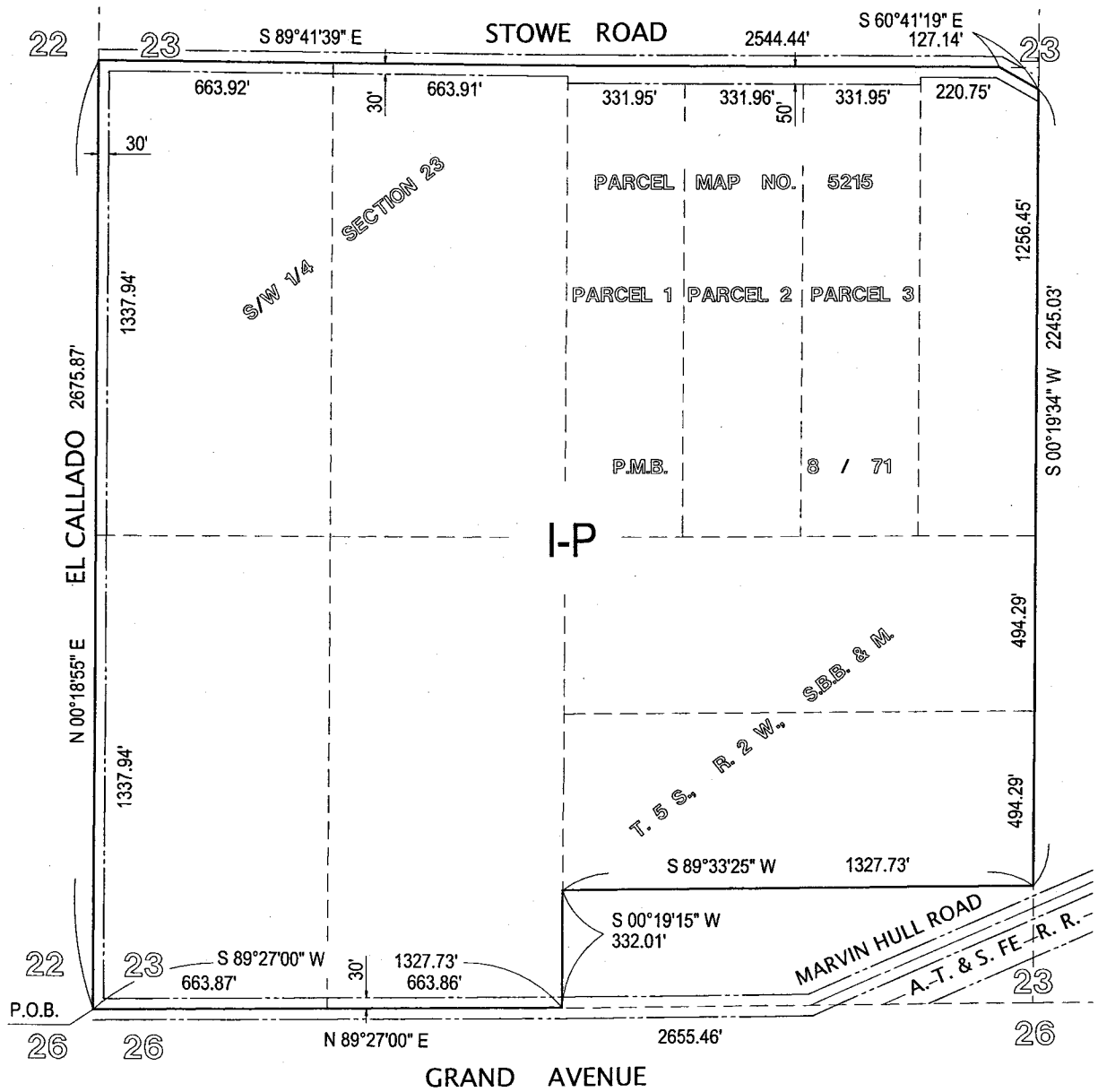
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on May 3, 2016, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE: May 3, 2016

KECIA HARPER-IHEM
Clerk of the Board
BY *[Signature]*
Deputy

SEAL



I-P INDUSTRIAL PARK

- A.P.N.
 465-260-001,
 465-260-002,
 465-260-003,
 465-260-004,
 465-260-005,
 465-260-006,
 465-270-001,
 465-270-002,
 465-270-003,
 465-270-004

MAP NO. 17.106

**CHANGE OF OFFICIAL ZONING PLAN
 HEMET - SAN JACINTO
 ZONING DISTRICT**

CHANGE OF ZONE CASE NO. 7855
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4831
 DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

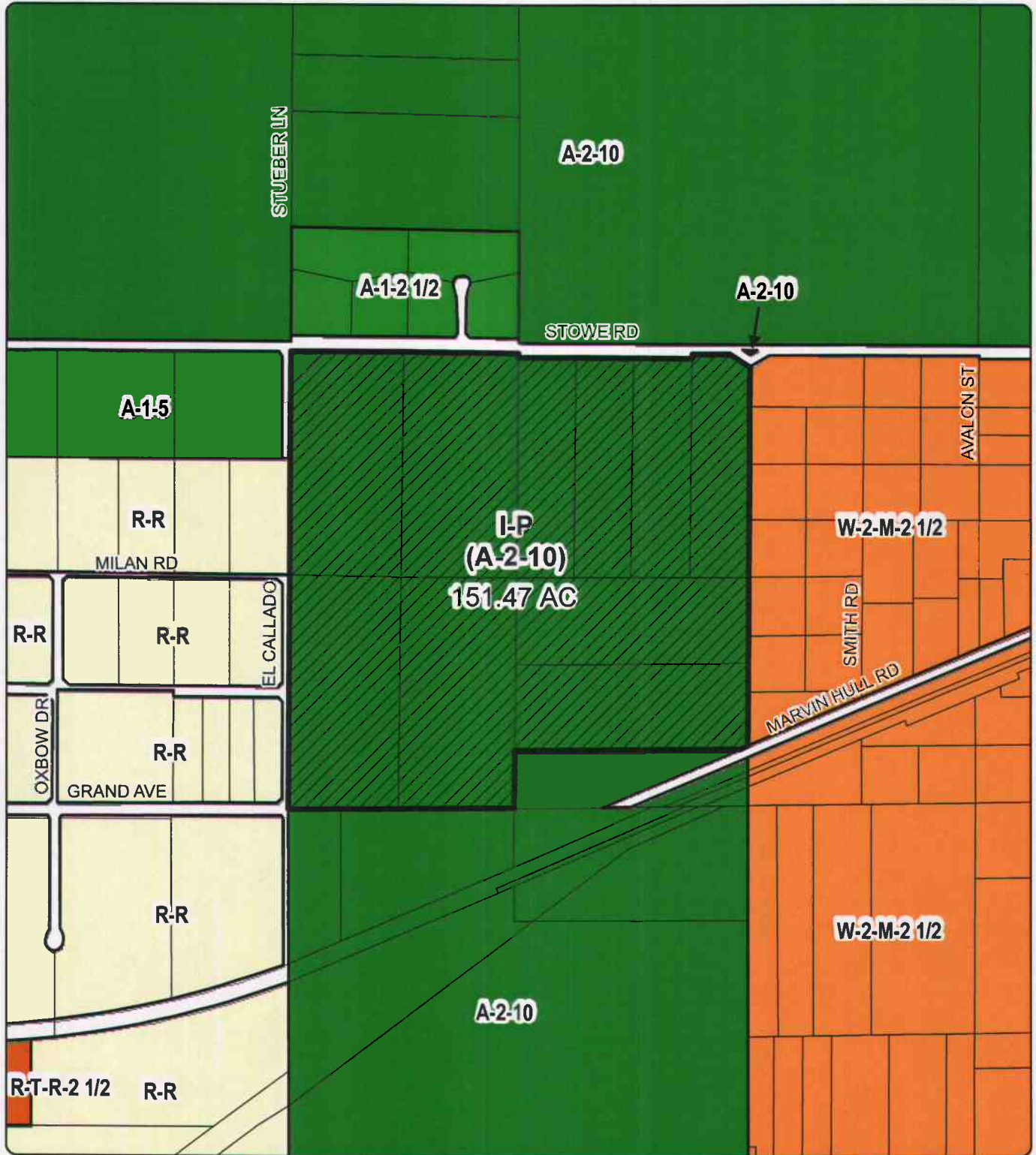


SCALE: 1" = 200'

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07855 GPA00973
PROPOSED ZONING

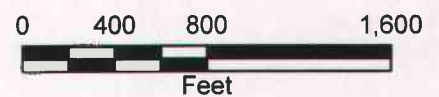
Supervisor Stone
 District 3

Date Drawn: 12/02/2014
 Exhibit 3



Zoning District: Hemet-San Jacinto

Author: Vinnie Nguyen

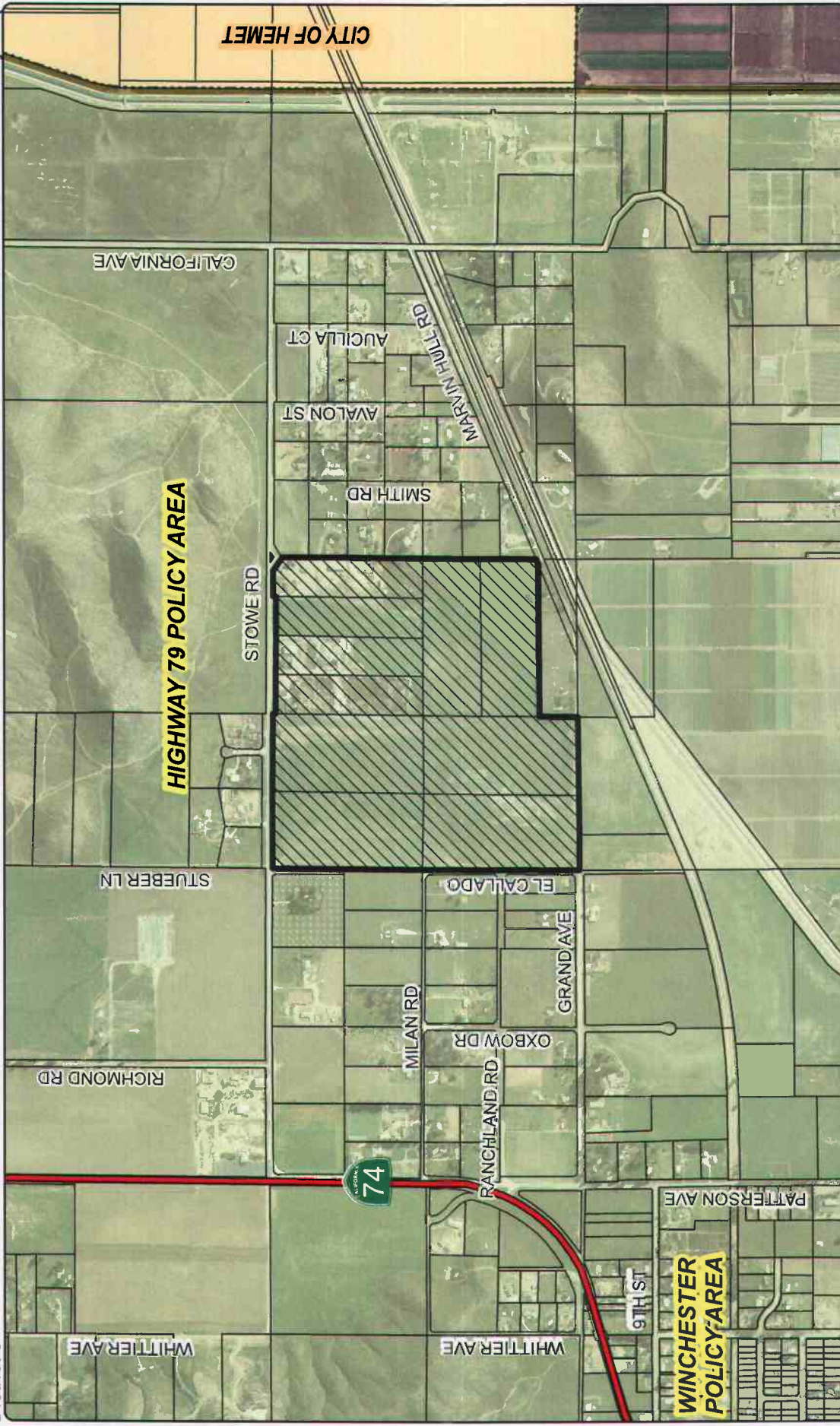


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07855 GPA00973
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 12/02/2014
 Vicinity Map



Zoning District: Hemet-San Jacinto

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This plan and the maps and maps are intended to provide information for your planning and zoning. For further information, please contact the Riverside County Planning Department at 951/955-2500 (Business Hours) or 951/955-2500 (After Hours) or visit our website at www.riversidecounty.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

May 4, 2016

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4831

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

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Wednesday, May 4, 2016 11:05 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Ord. No. 348.4831

Received for publication on 5/7

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: 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****

The Press-Enterprise PE.COM / UNIDOS

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Wednesday, May 4, 2016 7:54 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: Ord. No. 348.4831

Here's the 3rd Ad...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. 348.4831)

(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. 348.4831

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 Hemet – San Jacinto District Zoning
6 Plan Map No. 17, as amended, are further amended by placing in effect in the zone or zones as shown on
7 the map entitled "Change of Official Zoning Plan, Hemet – San Jacinto District, Map No. 17.106 Change
8 of Zone Case No. 7855," 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
14 By: _____
15 Chairman, Board of Supervisors

16 ATTEST:

17 Clerk of the Board

18 By: _____
19 Deputy

20 (SEAL)

21
22 APPROVED AS TO FORM
23 April 13, 2016

24 By: 
25 MICHELLE CLACK
26 Deputy County Counsel

27 MPC:
28 4/6/16

G:\Property\SKelley\CZ ZONING ORD & FORM1\FORMAT.348\4831.doc

