

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



507 B

FROM: County Counsel/Planning

SUBMITTAL DATE:
April 14, 2016

SUBJECT: Ordinance No. 348.4834
District 1

RECOMMENDED MOTION: That the Board of Supervisors:
Adopt Ordinance No. 348.4834 amending the zoning in the Glen Ivy Area shown on Map No. 2.2394 Change of Zone Case No. 7886.

BACKGROUND:

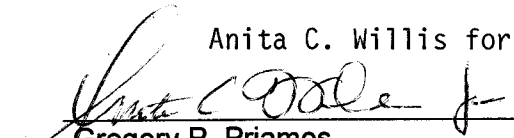
Summary

Change of Zone Case No. 7886 (CZ 7886) changes the zoning from Mineral Resources (M-R) and Mineral Resources and Related Manufacturing (M-R-A) to Natural Assets (N-A) and Manufacturing Heavy (M-H) on four parcels, totaling 327.6-acres. The public hearing for CZ 7886 was held on February 2, 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. 41838 and tentatively approved CZ 7886. Pursuant to Section 4.1 of Ordinance No. 348, the County's

Departmental Concurrence



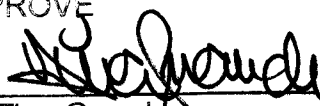
Steve Weiss, AICP
Planning Director

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: _____

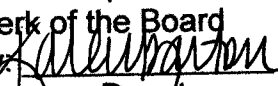
C.E.O. RECOMMENDATION: APPROVE
BY: 

County Executive Office Signature Tina Grande

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 348.4834 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
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: 16-2, 02/02/16 | **District:** 1 | **Agenda Number:**

3-8

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Ordinance No. 348.4834**

District 1

DATE: April 14, 2016

PAGE: Page 2 of 2

unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.4834 will finalize the Board's tentative action on CZ 7886, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

On February 2, 2016, the Board also tentatively approved General Plan Amendment No. 1008 to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) amend its General Plan Land Use Designation from Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 to 0.50 FAR).

On March 29, 2016, General Plan Amendment No. 1008 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 east of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and west of El Sobrante Landfill 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. 7886 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 February 2, 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. 7886 has been borne by the applicant.

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

- A. Ordinance No. 348.4834 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from February 2, 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:

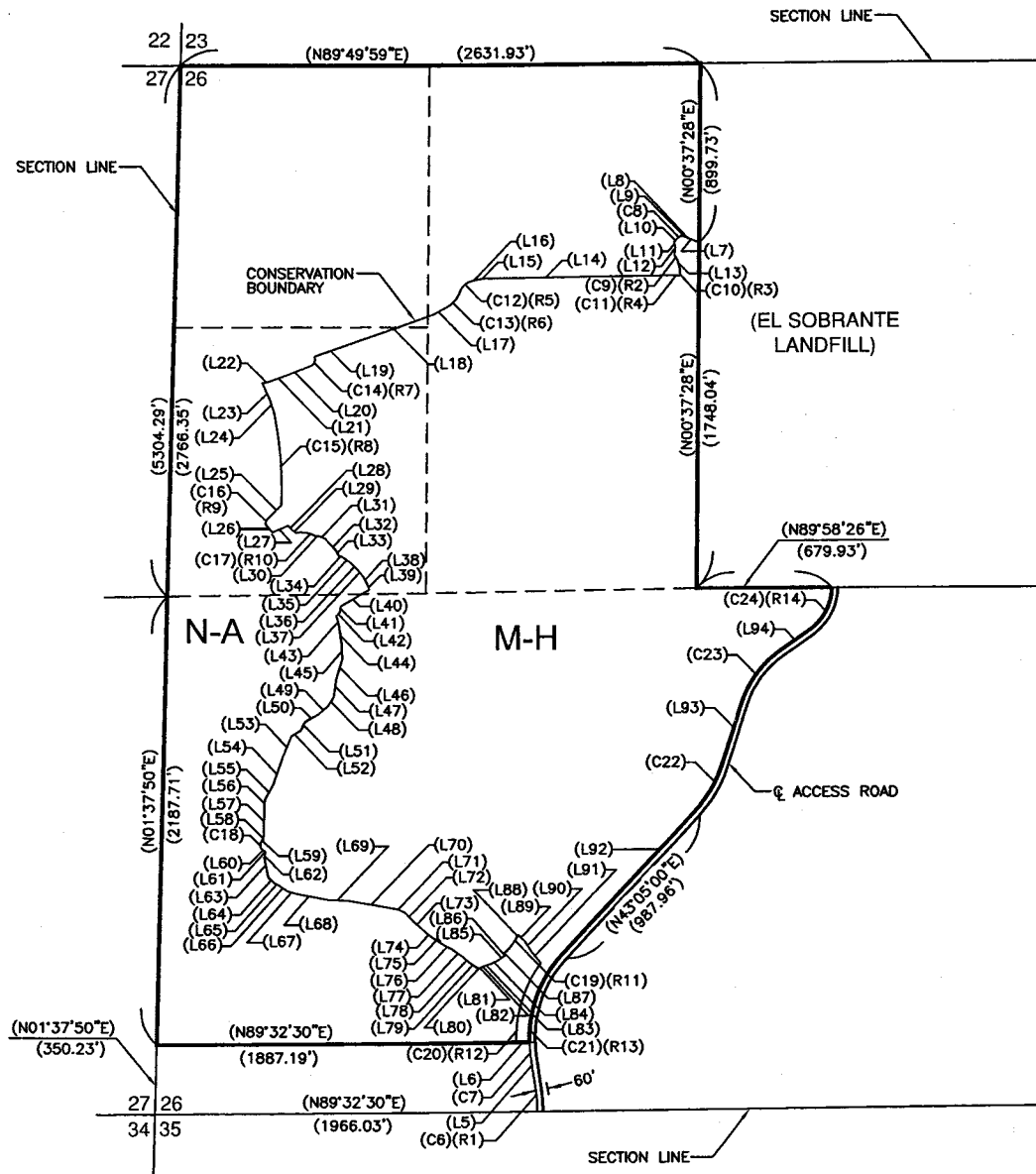
AYES: Jeffries, Washington and Benoit
NAYS: None
ABSENT: Tavaglione and Ashley

DATE: May 3, 2016

KECIA HARPER-IHEM
Clerk of the Board
By *Karim*
Deputy

SEAL

GLEN IVY AREA
SECTION 26, TOWNSHIP 4S, RANGE 6W



M-H	MANUFACTURING - HEAVY
N-A	NATURAL ASSETS

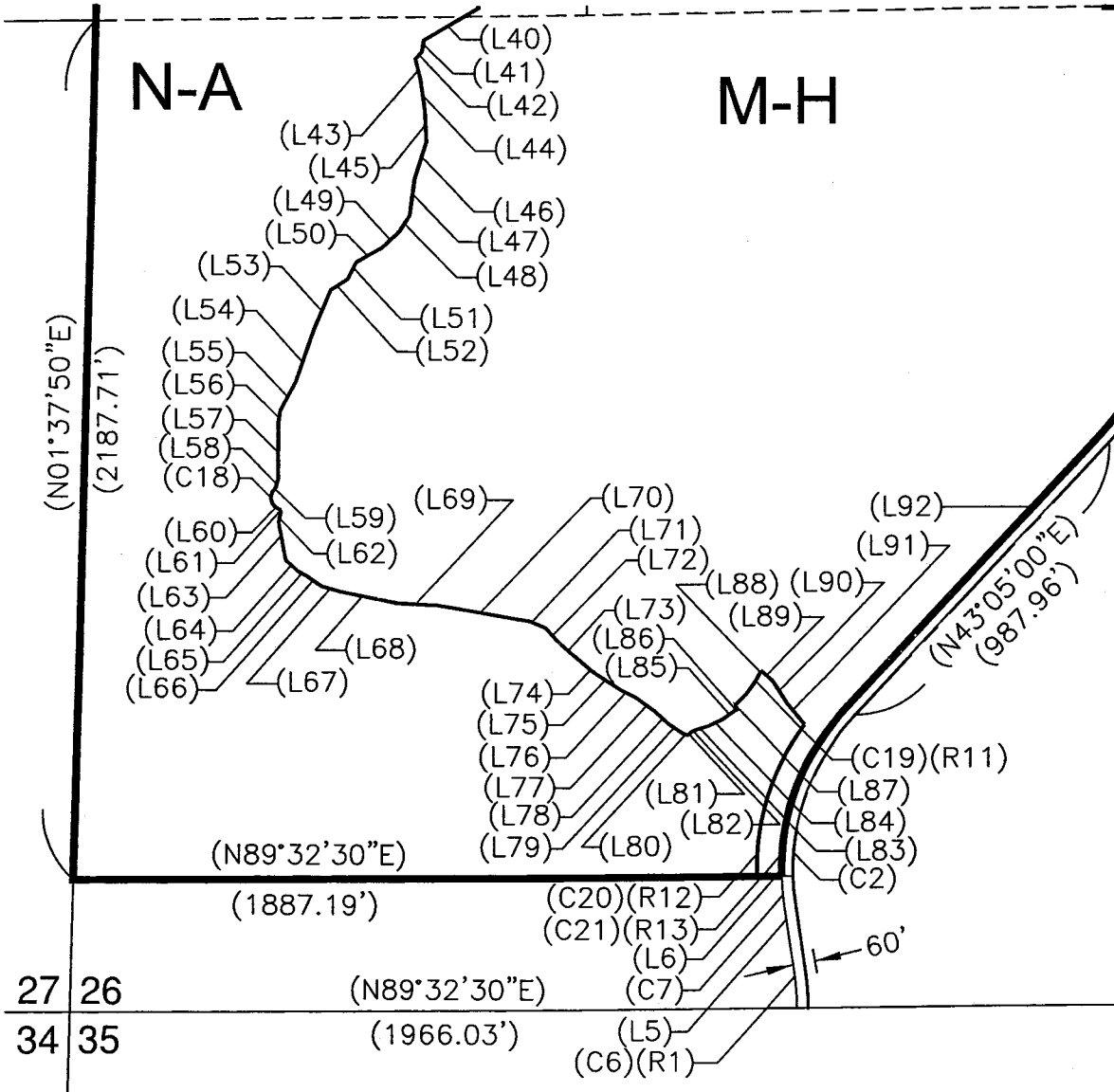
MAP NO. 2.2394
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7886
ADOPTED BY ORDINANCE NO. 348.4834



GLEN IVY AREA
SECTION 26, TOWNSHIP 4S, RANGE 6W

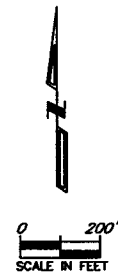
SEE SHEET 3 OF 4



M-H	MANUFACTURING - HEAVY
N-A	NATURAL ASSETS

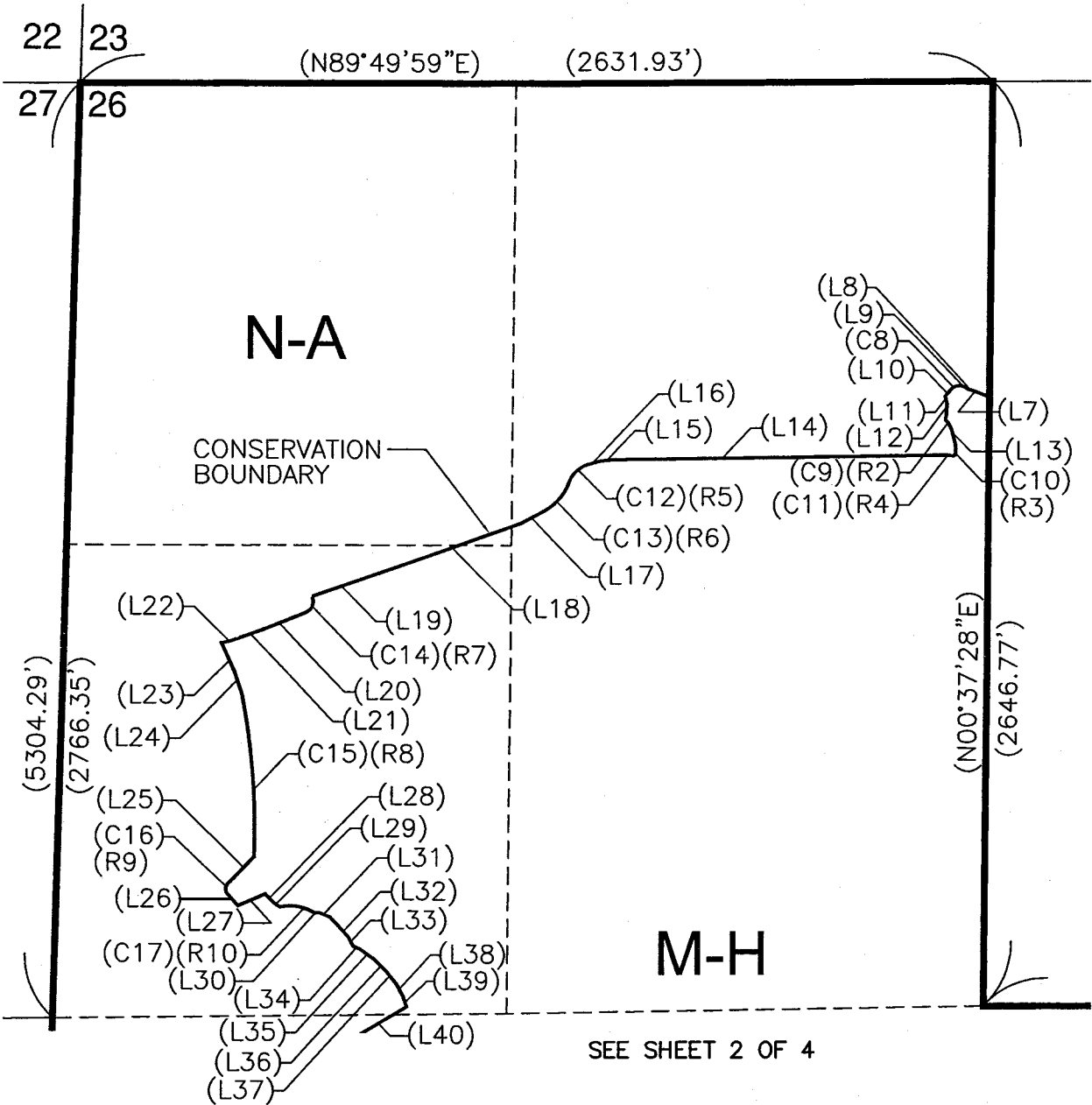
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GLEN IVY AREA
SECTION 26, TOWNSHIP 4S, RANGE 6W

SHEET 3 OF 4



SEE SHEET 2 OF 4

M-H	MANUFACTURING - HEAVY
N-A	NATURAL ASSETS

MAP NO. 2.2394
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7886
ADOPTED BY ORDINANCE NO. 348.4834



**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07886 GPA01008
VICINITY/POLICY AREAS**

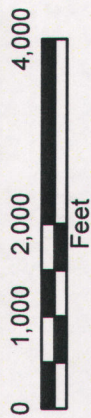
Supervisor Jeffries
District 1

Date Drawn: 10/09/2015
Vicinity Map



Zoning Area: Glen Ivy

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. For use of existing zoning, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)865-8277 (Eastern County) or Website <http://planning.ccr.state.ca.us>

RIVERSIDE COUNTY PLANNING DEPARTMENT

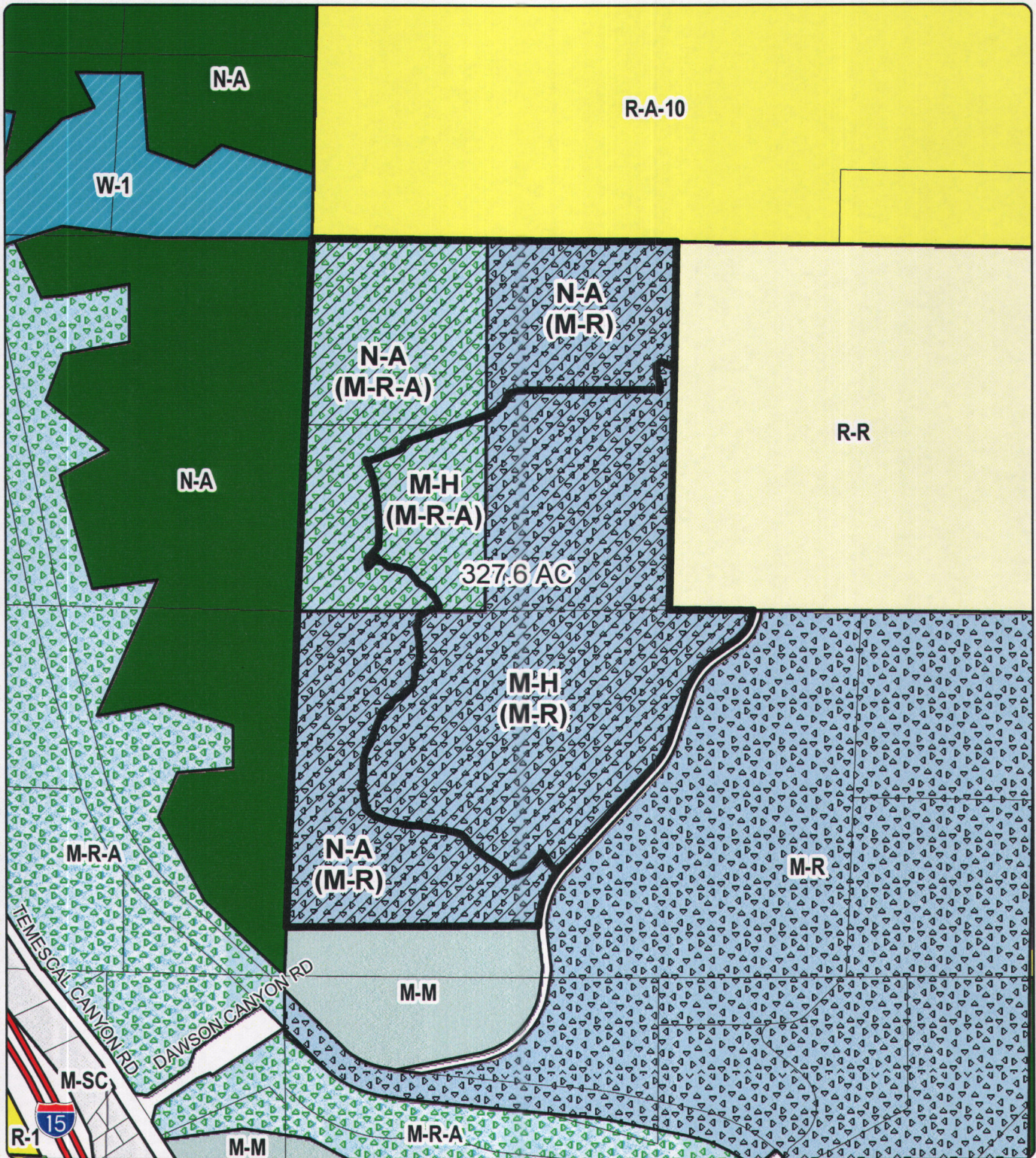
CZ07886 GPA01008

PROPOSED ZONING

Supervisor Jeffries
District 1

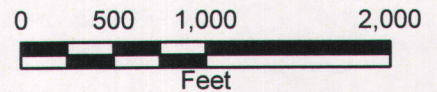
Date Drawn: 10/09/2015

Exhibit 3



Zoning Area: Glen Ivy

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

May 5, 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. 348.4834

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, May 10, 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

Printed at: 5:32 pm
On: Thursday, May 05, 2016

Ad #: 0010162663
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising

Proof

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(800) 514-7253
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Account Information

Phone #: 951-955-1066
Name: BOARD OF SUPERVISORS
Address: COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Account #: 1100141323
Client:
Placed By: Cecilia Gil
Fax #:

Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.4834
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, 2 as amended, are further amended by placing in effect in the Glen Ivy Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2394, Change of Zone Case No. 7886" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

Ad Information

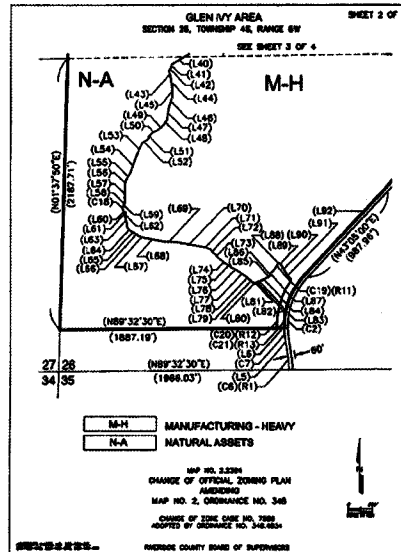
Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 05/10/2016
Stop Date: 05/10/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE
Ad type: C Legal

Size: 2 X 70 Li
Bill Size: 140.00

Amount Due: \$203.00



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

5/10

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

(INSERT ORDINANCE NO. 348.4834)

(INSERT EXHIBIT MAP)

John J. Benoit, Chairman of the Board

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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. 348.4834

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
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7 the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2394,
8 Change of Zone Case No. 7886" which map is made a part of this ordinance.
9

10 Section 2. This ordinance shall take effect 30 days after its adoption.

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: _____

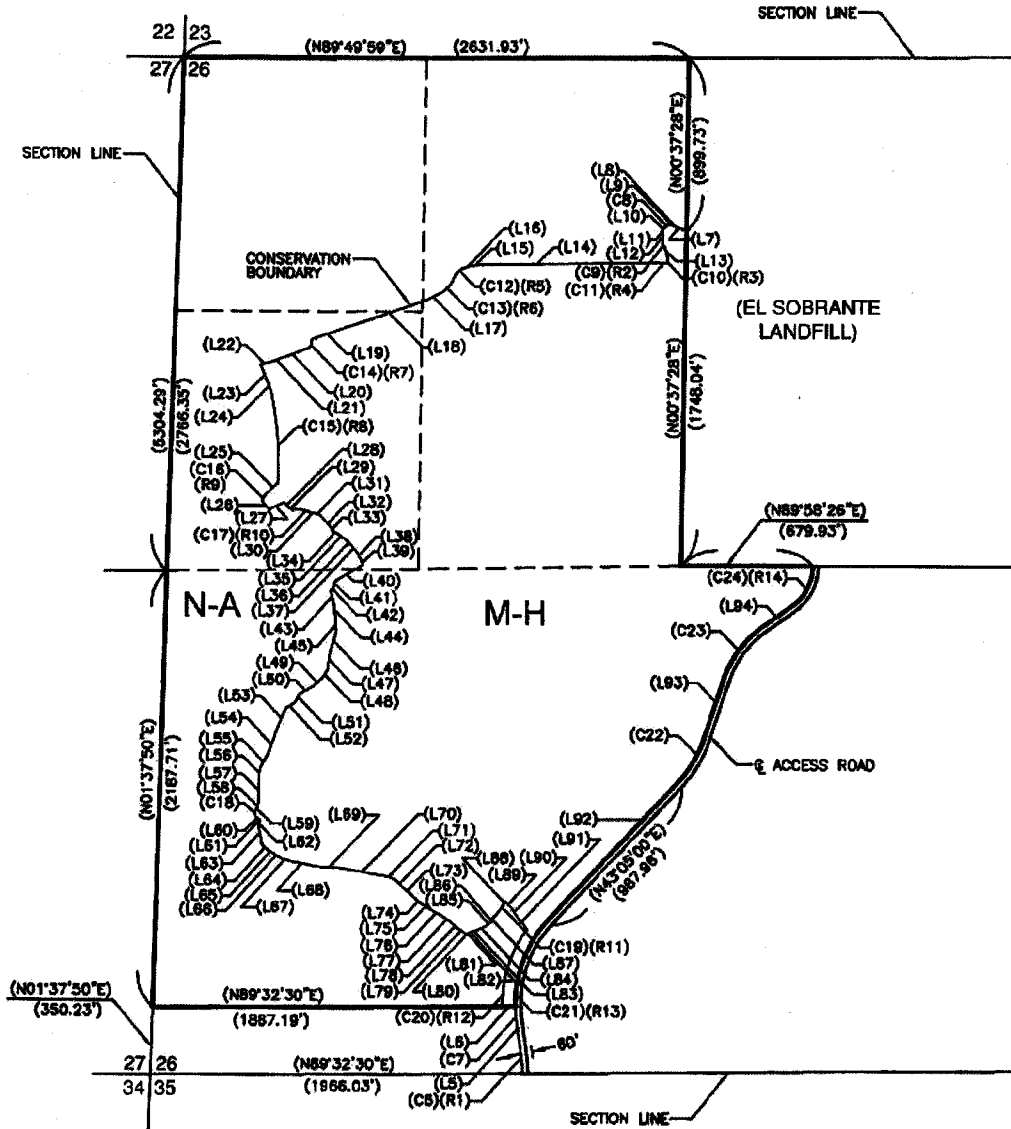
20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 April 14, 2016

25 By: *M.R.C.*
26 MELISSA R. CUSHMAN
27 Deputy County Counsel

28 MRC
4/6/16

GLEN IVY AREA
SECTION 26, TOWNSHIP 4S, RANGE 6W



M-H	MANUFACTURING - HEAVY
N-A	NATURAL ASSETS

MAP NO. 2.2394
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

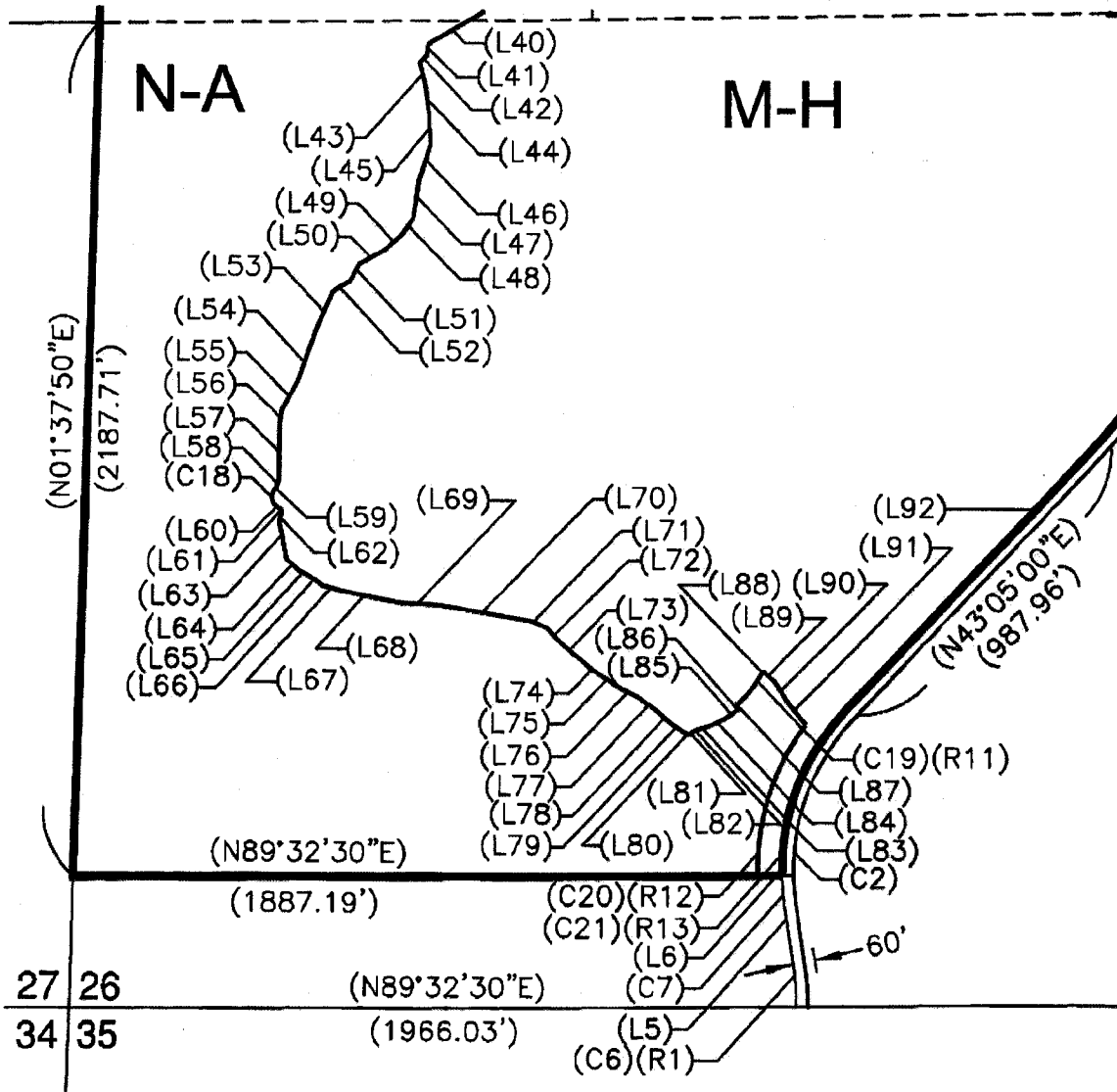
CHANGE OF ZONE CASE NO. 7886
ADOPTED BY ORDINANCE NO. 348.4834



ASSESSOR'S PARCEL NO: 283-120-001, 283-120-002, 283-120-003, 283-120-018

GLEN IVY AREA
SECTION 26, TOWNSHIP 4S, RANGE 6W

SEE SHEET 3 OF 4



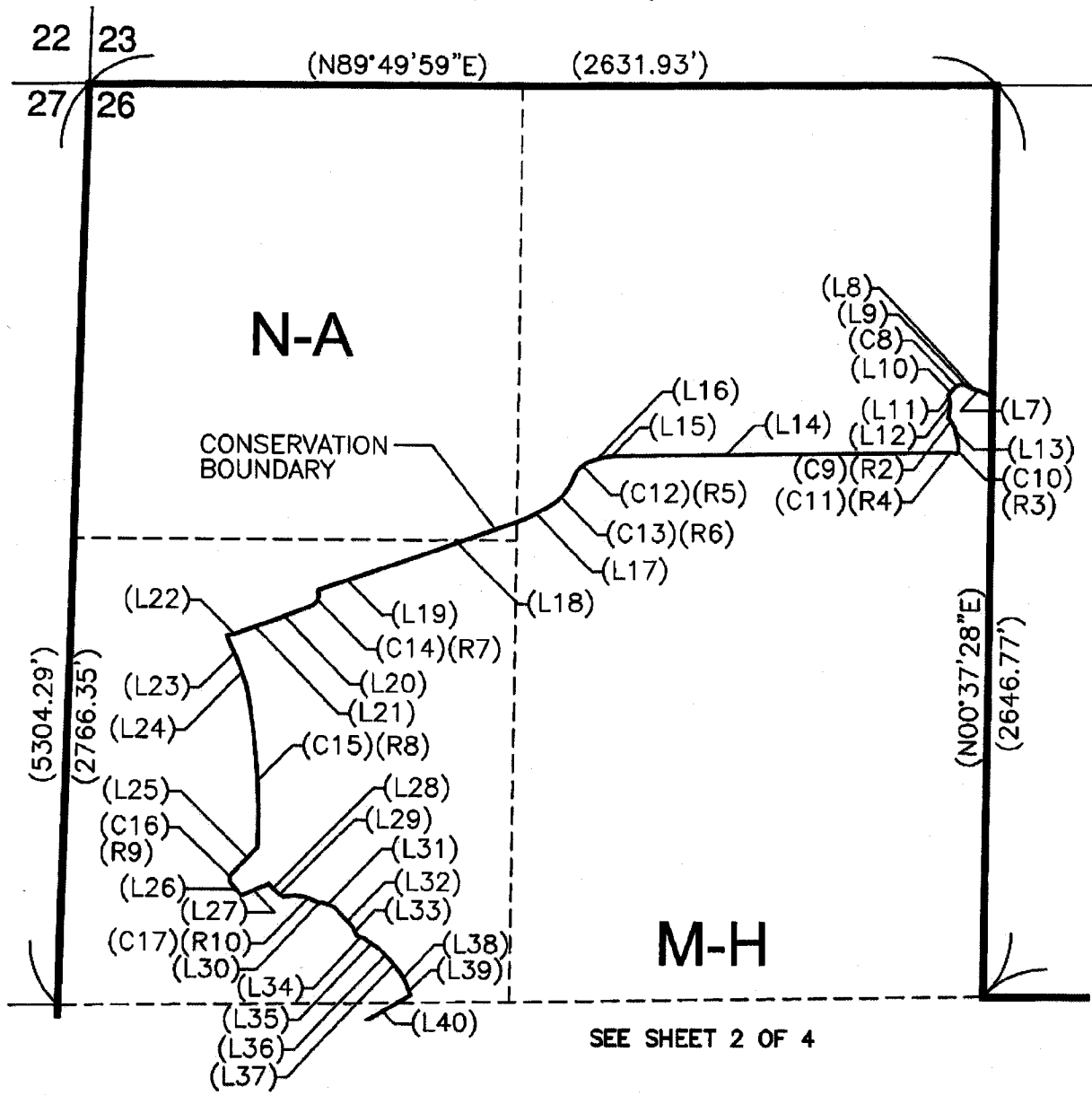
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CHANGE OF ZONE CASE NO. 7886
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GLEN IVY AREA
SECTION 26, TOWNSHIP 4S, RANGE 6W



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CHANGE OF ZONE CASE NO. 7886
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ASSESSOR'S PARCEL NO: 283-120-001, 283-120-002, 283-120-003, 283-120-018

GLEN IVY AREA
SECTION 26, TOWNSHIP 4S, RANGE 6W

LINE TABLE		
LINE	LENGTH	BEARING
L5	186.71	N08°14'59"W
L6	66.17	S89°32'30"W
L7	50.85	N68°58'14"W
L8	14.67	N73°48'58"W
L9	13.79	N60°11'25"W
L10	27.14	S41°22'00"W
L11	23.41	S13°40'41"E
L12	45.50	S08°07'31"W
L13	32.39	S14°53'37"E
L14	849.80	S89°20'09"W
L15	39.70	S84°00'54"W
L16	36.90	S75°02'29"W
L17	78.78	S61°58'22"W
L18	272.72	S70°30'18"W
L19	387.74	S70°44'46"W
L20	133.03	S68°42'32"W
L21	103.56	S70°17'14"W
L22	23.88	S77°89'28"W
L23	89.01	S23°40'30"E
L24	69.69	S18°34'18"E
L25	107.49	S43°54'03"W
L26	43.63	S41°05'42"E
L27	86.06	N66°47'35"E
L28	36.64	S44°37'12"E
L29	20.78	S57°34'46"E
L30	14.66	N88°59'55"E
L31	33.08	S88°37'39"E
L32	79.45	S42°16'52"E
L33	27.52	S28°52'23"E
L34	20.06	S68°18'05"E
L35	51.80	S55°37'16"E
L36	53.84	S44°50'08"E
L37	42.64	S38°11'36"E

LINE TABLE		
LINE	LENGTH	BEARING
L38	36.85	S28°14'00"E
L39	34.20	S20°29'02"E
L40	167.80	S59°34'39"W
L41	30.72	S08°00'27"W
L42	25.71	S42°45'13"W
L43	55.06	S14°17'33"E
L44	83.25	S07°42'28"E
L45	82.02	S02°40'11"E
L46	103.95	S17°15'19"W
L47	95.14	S07°52'21"W
L48	52.60	S33°31'18"W
L49	62.71	S47°55'55"W
L50	78.92	S61°01'20"W
L51	50.35	S26°45'10"W
L52	55.07	S58°18'25"W
L53	111.94	S23°05'59"W
L54	147.87	S18°32'36"W
L55	86.65	S28°40'25"W
L56	35.10	S08°32'33"W
L57	147.02	S00°18'49"W
L58	25.56	S15°58'13"W
L59	5.84	S41°43'55"W
L60	2.77	S68°17'35"E
L61	7.62	S28°05'41"E
L62	28.65	S12°49'27"W
L63	101.20	S10°54'50"E
L64	43.67	S48°18'42"E
L65	25.92	S62°18'31"E
L66	49.58	S35°05'05"E
L67	53.45	S74°13'07"E
L68	158.23	S78°59'38"E
L69	102.11	S87°24'03"E
L70	252.00	S80°33'36"E

LINE TABLE		
LINE	LENGTH	BEARING
L71	44.00	S66°39'05"E
L72	56.31	S43°28'49"E
L73	106.39	S49°18'39"E
L74	21.28	S52°17'58"E
L75	75.43	S57°10'28"E
L76	41.90	S63°40'44"E
L77	66.78	S54°22'21"E
L78	47.79	S47°55'26"E
L79	47.43	S56°42'57"E
L80	13.89	S70°07'46"E
L81	12.42	N49°02'37"E
L82	13.49	N66°14'30"E
L83	34.72	N72°44'00"E
L84	40.33	N65°13'13"E
L85	39.55	N54°40'25"E
L86	7.45	N65°12'40"E
L87	14.52	N10°59'23"W
L88	9.87	N48°32'33"E
L89	39.93	S48°12'38"E
L90	67.61	S32°11'48"E
L91	74.27	S39°09'37"E
L92	987.96	N43°05'00"E
L93	345.76	N18°00'00"E
L94	176.53	N55°00'00"E

CURVE TABLE			
NO	LENGTH	RADIUS	DELTA
C6	92.59'	570.00'	8°18'24"
C7	72.93'	630.00'	6°37'58"
C8	41.07'	30.00'	78°26'35"
C9	33.77'	72.00'	26°52'53"
C10	44.02'	77.00'	32°45'18"
C11	31.66'	100.79'	17°59'53"
C12	77.92'	80.00'	55°48'21"
C13	109.26'	150.00'	41°43'59"
C14	54.87'	35.00'	89°15'51"
C15	488.34'	1944.44'	13°48'01"
C16	33.95'	23.00'	64°34'09"
C17	104.78'	144.71'	41°29'06"
C18	61.45'	32.00'	110°01'30"
C19	102.21'	273.72'	21°23'38"
C20	431.45'	640.71'	38°34'58"
C21	491.51'	630.00'	44°42'01"
C22	248.54'	570.00'	29°05'00"
C23	342.28'	530.00'	37°00'00"
C24	251.99'	270.00'	53°26'28"

RADIAL BRGS	
NO	BEARING
R1	S88°56'35"E
R2	N45°49'28"E
R3	N72°38'12"E
R4	N14°40'15"E
R5	N14°57'31"W
R6	S70°20'25"E
R7	N63°28'40"E
R8	N78°44'48"E
R9	N48°31'33"W
R10	N11°18'28"W
R11	S42°20'02"E
R12	N53°24'07"W
R13	S88°22'59"W
R14	S86°28'26"E

MAP NO. 2.2394
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7886
ADOPTED BY ORDINANCE NO. 348.4834