

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



5085

FROM: County Counsel/Planning

SUBMITTAL DATE:
April 14, 2016

SUBJECT: Ordinance No. 348.4833
District 4

RECOMMENDED MOTION: That the Board of Supervisors:
Adopt Ordinance No. 348.4833 amending the zoning in the Thousand Palms District shown on
Map No. 40.046 Change of Zone Case No. 7888.

BACKGROUND:

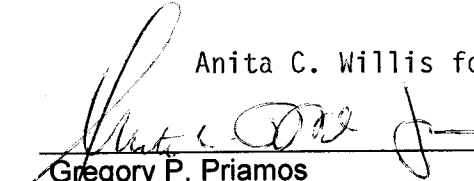
Summary

Change of Zone Case No. 7888 (CZ 7888) changes the zoning from Controlled Development Area, 10-Acre Minimum (W-2-10) to Manufacturing – Service Commercial (M-SC) on two parcels, totaling 160-acres. The public hearing for CZ 7888 was held on February 9, 2016 as Agenda Item No. 16-6. At the conclusion of public testimony, the Board of Supervisors closed the public hearing, adopted a Mitigated Negative Declaration for Environmental Assessment No. 41826 and tentatively approved CZ 7888.

Departmental Concurrence



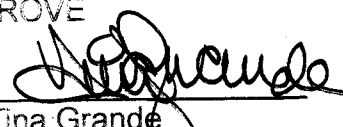
Steve Weiss, AICP
Planning Director

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: _____

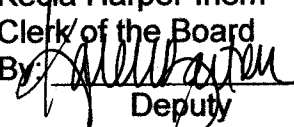
C.E.O. RECOMMENDATION: APPROVE
BY: 

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 348.4833 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

Kejia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.: 16-6, 02/09/16 | District: 4 | Agenda Number:

3-9

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Ordinance No. 348.4833**

District 4

DATE: April 14, 2016

PAGE: Page 2 of 2

Pursuant to Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.4833 will finalize the Board's tentative action on CZ 7888, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

On February 9, 2016, the Board also tentatively approved General Plan Amendment No. 997 amending the site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amending its General Plan Land Use Designation from Rural (RUR) to Light Industrial (LI) (0.25 – 0.60 FAR).

On March 29, 2016, General Plan Amendment No. 997 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 north of Vista Chino, west of Rio Del Sol Road, and east of Varner Road 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. 7888 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 9, 2016 pursuant to Agenda Item No. 16-6 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. 7888 has been borne by the applicant.

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

- A. Ordinance No. 348.4833 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from February 9, 2016 Public Hearing

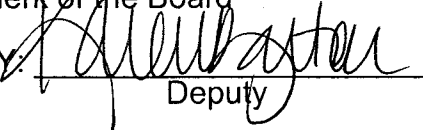
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

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:

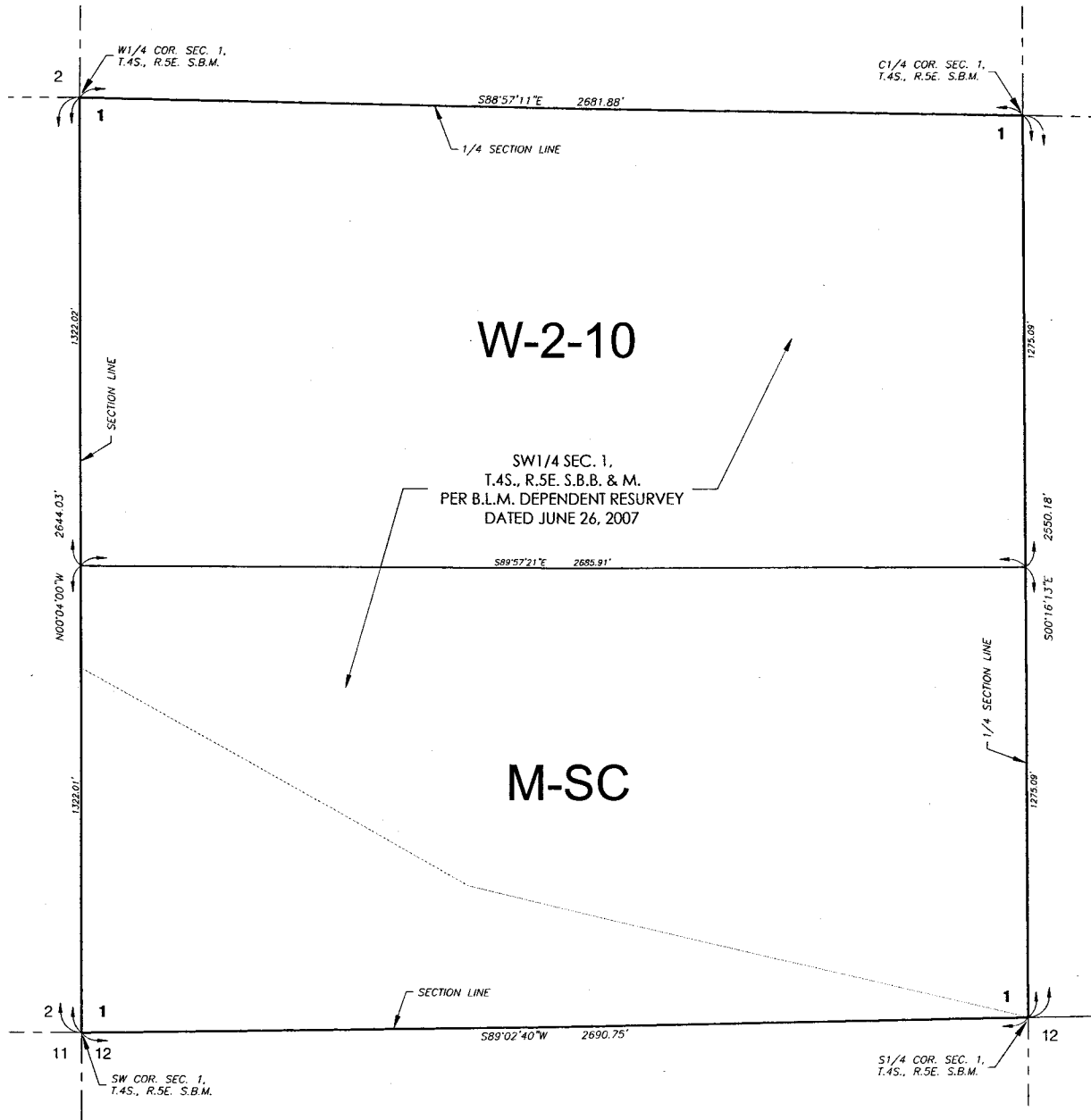
AYES: Jeffries, Washington and Benoit
NAYS: None
ABSENT: Tavaglione and Ashley

DATE: May 3, 2016

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

SEC. 1, T.4S., R.5E. S.B.B. & M.



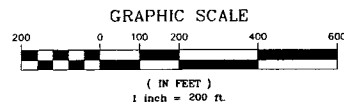
LEGEND

- M-SC MANUFACTURING - SERVICE COMMERCIAL
- W-2-10 CONTROLLED DEVELOPMENT AREAS

MAP NO. 40.046
**CHANGE OF OFFICIAL ZONING PLAN
 THOUSAND PALMS
 DISTRICT**

CHANGE OF ZONE CASE NO. 7888
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4833

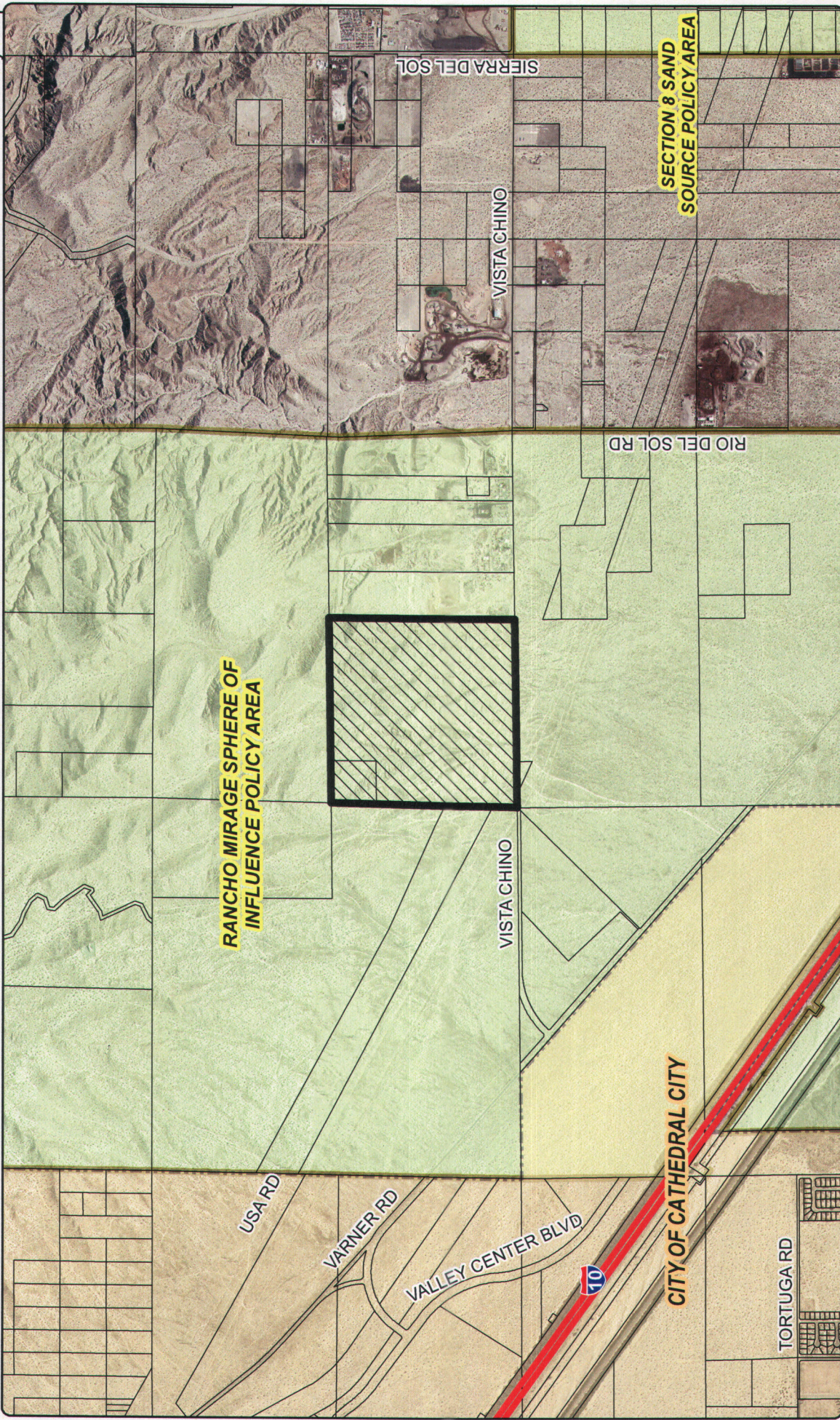
RIVERSIDE COUNTY BOARD OF SUPERVISORS



RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00997 / CZ07888
VICINITY/POLICY AREAS

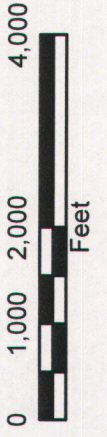
Supervisor Benoit
 District 4

Date Drawn: 11/09/2015
 Vicinity Map



Zoning District: Thousand Palms

Author: S Spadafora



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. The new designations are shown on this map. For more information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)965-4277 (Eastern County) or Website: <http://planning.caillima.com>

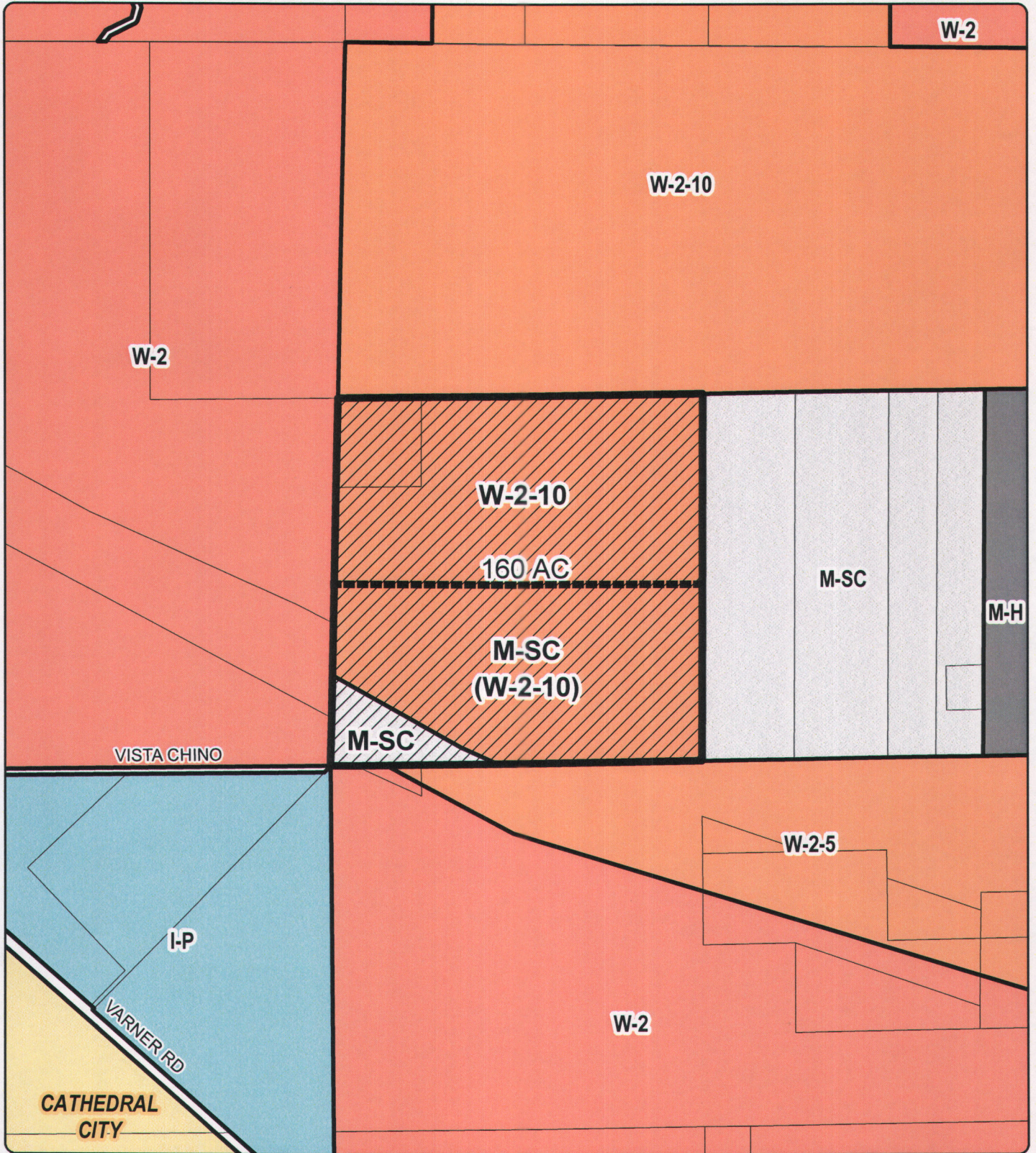
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00997 / CZ07888

PROPOSED ZONING

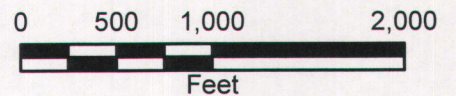
Supervisor Benoit
District 4

Date Drawn: 11/09/2015
Exhibit 3



Zoning District: Thousand Palms

Author: S. Spadafora



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.rctima.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 DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

TEL: (760) 778-4578
E-MAIL: legals@thedesertsun.com

RE: ADOPTION OF ORDINANCE NO. 348.4833

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Sunday, May 8, 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: Email, TDS-Legals <legals@thedesertsun.com>
Sent: Thursday, May 5, 2016 8:49 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Adoption of Ord. No. 348.4833



Ad received and will publish on date(s) requested.

Charlene Moeller | Customer Care Representative / Legals

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
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From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Thursday, May 05, 2016 8:44 AM
To: Email, TDS-Legals <legals@thedesertsun.com>
Subject: FOR PUBLICATION: Adoption of Ord. No. 348.4833

Adoption of Ordinance, for publication on Sunday, May 8, 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. 348.4833)

(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

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ORDINANCE NO. 348.4833

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 Thousand Palms District Zoning Plan Map No. 40, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Thousand Palms District, Map No. 40.046 Change of Zone Case No. 7888," 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: _____
Chairman of Supervisors~~

ATTEST:

~~Clerk of the Board~~

~~By: _____
Deputy Clerk~~

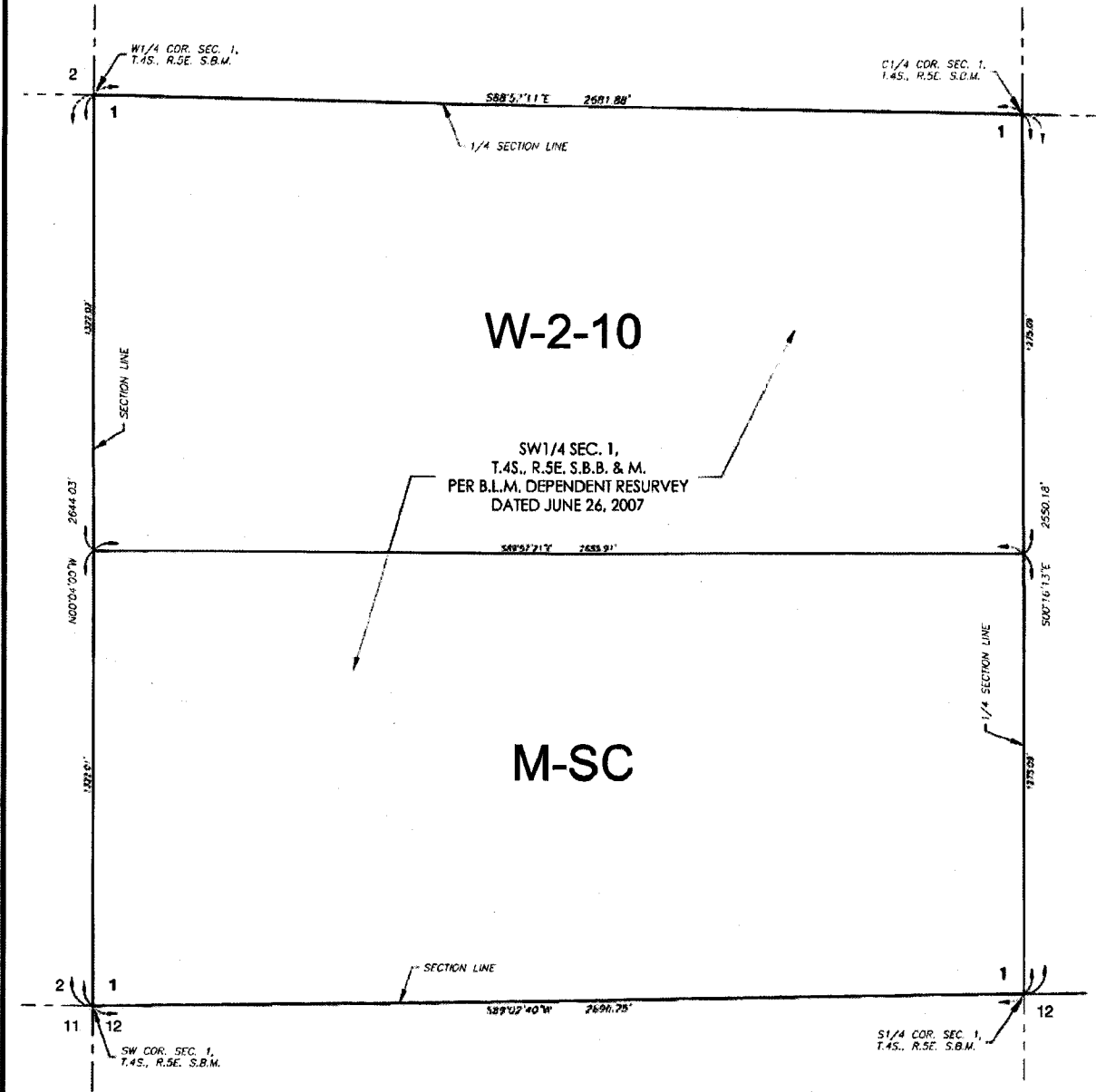
(SEAL)

APPROVED AS TO FORM
April 14, 2016

By: *Melissa R. Cushman*
MELISSA R. CUSHMAN
Deputy County Counsel

MP:sk
4/14/16

SEC. 1, T.4S., R.5E. S.B.B. & M.

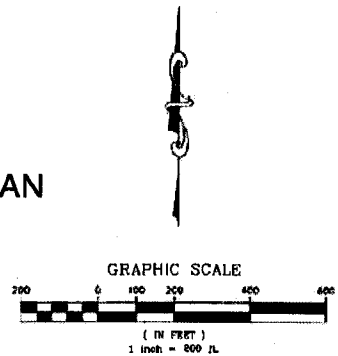


LEGEND

- M-SC MANUFACTURING - SERVICE COMMERCIAL
- W-2-10 CONTROLLED DEVELOPMENT AREAS

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**CHANGE OF OFFICIAL ZONING PLAN
 THOUSAND PALMS
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CHANGE OF ZONE CASE NO. 7888
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RIVERSIDE COUNTY BOARD OF SUPERVISORS