

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



ITEM  
3.28  
(ID # 5143)

MEETING DATE:

Tuesday, August 29, 2017

FROM : COUNTY COUNSEL AND Planning :

**SUBJECT:** COUNTY COUNSEL/TRANSPORTATION AND LAND MANAGEMENT AGENCY:  
ADOPT ORDINANCE NO. 348.4864 FORMALLY CHANGING THE  
PROPERTY'S ZONE CLASSIFICATION FROM MANUFACTURING – SERVICE  
COMMERCIAL TO SCENIC HIGHWAY COMMERCIAL - First Supervisorial  
District – North Perris Zoning Area – Mead Valley Area Plan - Location:  
Southeast corner of Cajalco Expressway and Harvill Avenue – 11.5 Gross Acres.  
REQUEST: Adopt Ordinance No. 348.4864 that will finalize the Board of  
Supervisors' tentative action on Change of Zone No. 7917 and formally change  
the property's zone classification to Scenic Highway Commercial. APNs- 317-  
110-034 and 317-110-035. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt Ordinance No. 348.4864 amending the zoning in the North Perris Area shown on  
Map No. 2.2415 Change of Zone Case No. 7917.

**ACTION:** Policy

Charissa Leach, Assistant TLMA Director

8/18/2017

Gregory H. Priarios, Director County Counsel

8/18/2017

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Perez and duly carried,  
IT WAS ORDERED that the above matter is approved as recommended and that  
Ordinance 348.4864 is adopted with waiver of the reading.

Ayes: Jeffries, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: August 29, 2017  
xc: Co.Co., Planning, MC, COB

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ 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:**

**BACKGROUND:**

**Summary**

The public hearing for Change of Zone Case No. 7917 was scheduled as Agenda Item No. 17.2 and was held on July 25, 2017. At the conclusion of public testimony, the Board of Supervisors closed the public hearing, adopted a Negative Declaration for Environmental Assessment No. 42901 and approved Conditional Use Permit No. 3370, Revision No. 1 and tentatively approved Change of Zone Case No.7917. Pursuant to Article IV, Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. The adoption of Ordinance No. 348.4864 will finalize the Board's tentative action, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

**Impact on Residents and Businesses**

The impacts of processing Change of Zone Case No. 7917 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 July 25, 2017 pursuant to Agenda Item No. 17.2 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. 7917 has been borne by the applicant.

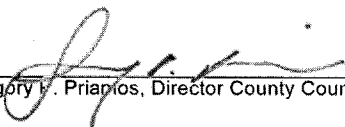
**Contract History and Price Reasonableness**

N/A

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

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

A. Ordinance No. 348.4864

  
\_\_\_\_\_  
Gregory V. Priarios, Director County Counsel 8/18/2017

1 ORDINANCE NO. 348.4864

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 North Perris Area, the zone or zones as shown  
7 on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2415,  
8 Change of Zone Case No. 7917" which map is made a part of this ordinance.

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

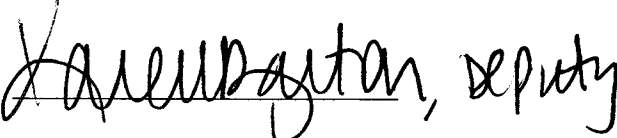
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11 BOARD OF SUPERVISORS OF THE COUNTY  
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: 

14 Chairman, Board of Supervisors

15 JOHN TAVAGLIONE

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

19 By:   
20

21 (SEAL)

22  
23 APPROVED AS TO FORM  
24 August 17, 2017

25 By:   
26 MICHELLE CLACK  
27 Supervising Deputy County Counsel

28 MPC:sk  
8/14/17

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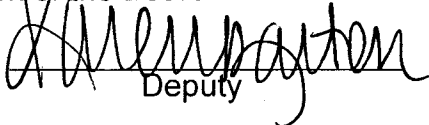
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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on August 29, 2017, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

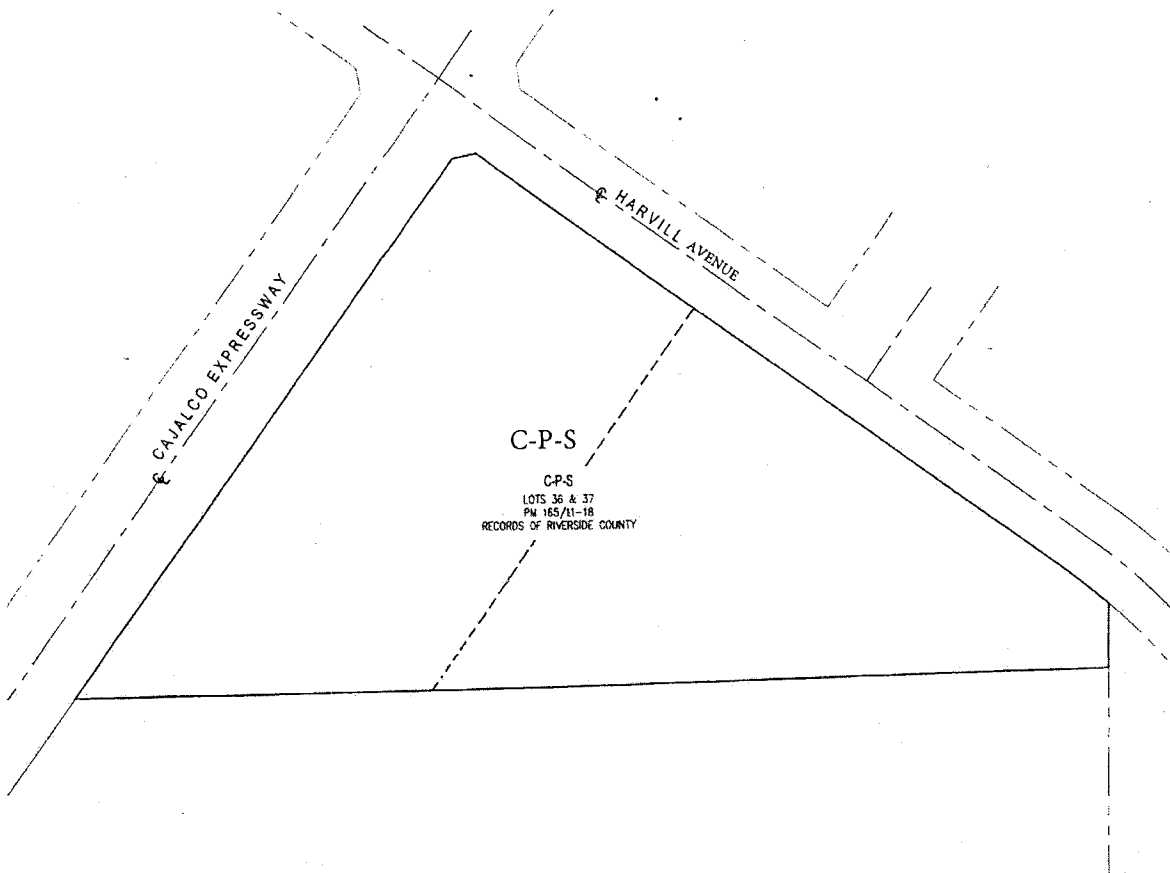
AYES:                   Jeffries, Washington, Perez and Ashley  
NAYS:                   None  
ABSENT:                 Tavaglione

DATE:            August 29, 2017

KECIA HARPER-IHEM  
Clerk of the Board  
BY:   
Deputy

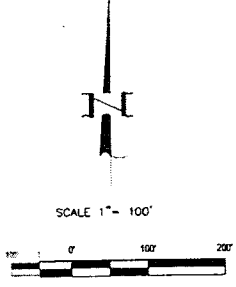
SEAL

NORTH PERRIS AREA  
SEC. 12, T.4S., R.4W., S.B.M.



**C-P-S** SCENIC HIGHWAY COMMERCIAL

MAP NO. 22415  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 7917  
ADOPTED BY ORDINANCE NO. 348.4864  
(DATE:)  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSOR'S PARCEL NUMBERS: 317-110-035 & 317-110-034



OFFICE OF THE  
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

September 6, 2017

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

TEL: (951) 368-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4864

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, September 9, 2017**.

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:** Legals <legals@pe.com>  
**Sent:** Wednesday, September 6, 2017 10:15 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Adoption of Ord. No. 348.4864

Received for publication on 9/9. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: 951-368-9222 / Fax: 951-368-9018 / E-mail: legals@pe.com  
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 / La Prensa

On Wed, Sep 6, 2017 at 9:59 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

One more Adoption for publication on Saturday, Sept. 9. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

*ccgil@rivco.org*

*http://rivcocob.org/*



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

(INSERT ORDINANCE NO. 348.4864)

Chuck Washington, Vice-Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **August 29, 2017**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

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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

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

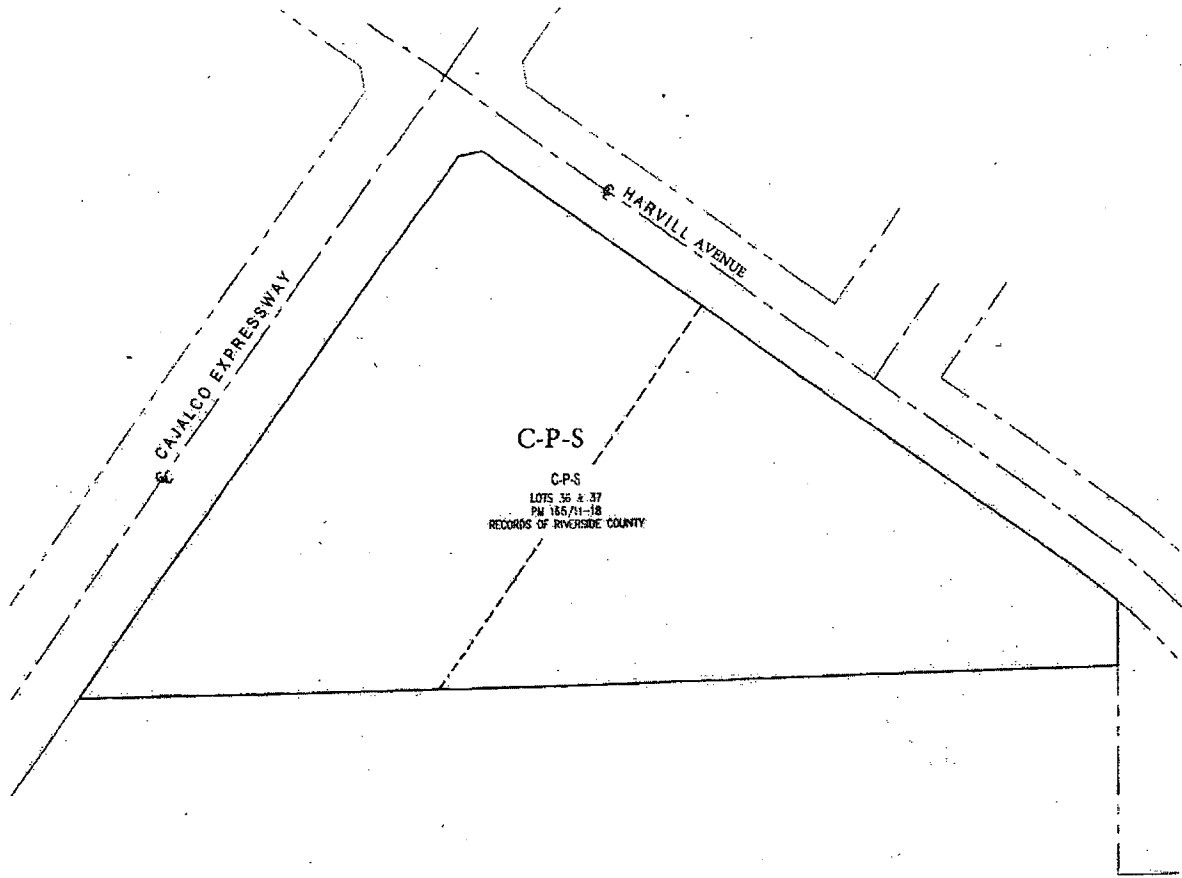
18  
19 By: \_\_\_\_\_

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21 (SEAL)

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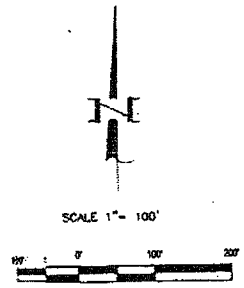
25  
26 By:   
27 MICHELLE CLACK  
Supervising Deputy County Counsel

NORTH PERRIS AREA  
SEC. 12, T.4S., R.4W., S.B.M.



**C-P-S** SCENIC HIGHWAY COMMERCIAL

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AMENDING  
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CHANGE OF ZONE CASE NO. 7917  
ADOPTED BY ORDINANCE NO. 348, 4864  
(DATE: ) \_\_\_\_\_  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSOR'S PARCEL NUMBERS: 317-110-035 & 317-110-034



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Invoice text: Adoption of Ord. No. 348.4864

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*Planning  
3.28 of 08/29/17*

Placed by: Cecilia Gil

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BILLING ACCOUNT NAME AND ADDRESS

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 COUNTY OF RIVERSIDE  
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 RIVERSIDE, CA 92502

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**PROOF OF PUBLICATION  
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ord. No. 348.4864 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/09/2017

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: September 09, 2017  
At: Riverside, California

  
\_\_\_\_\_  
Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011006645-01

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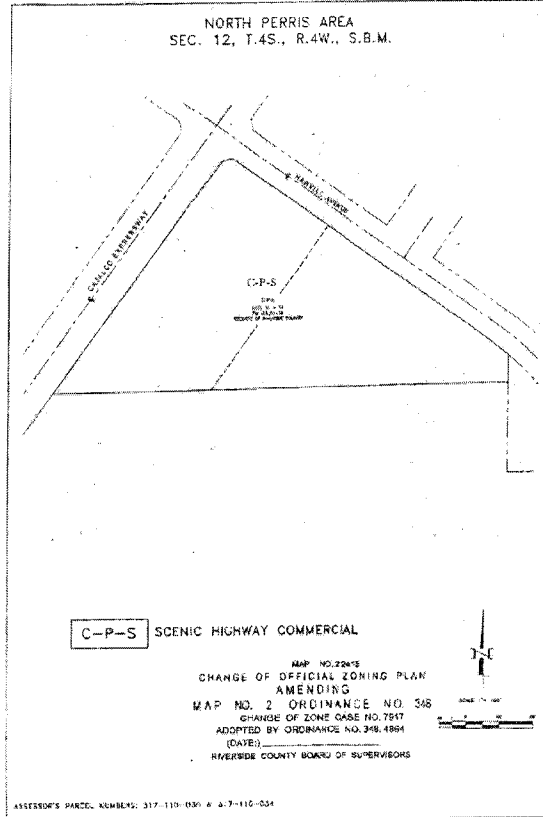
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

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By: Cecilia Gil, Board Assistant

9/9

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2017 SEP 13 AM 11:21