

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



ITEM
3.31
(ID # 6481)

MEETING DATE:

Tuesday, April 10, 2018

FROM : TLMA-PLANNING AND COUNTY COUNSEL :

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING AND COUNTY COUNSEL: ADOPT ORDINANCE NO. 348.4826 formally changing the property's zoning classification from Rural Residential to General Commercial - Third Supervisorial District - Southwest Area Plan - Highway 79 Policy Area - Location: Northwesterly of Highway 79, easterly of Pourroy Rd., and southerly of Keller Rd. - REQUEST: Adopt Ordinance No. 348.4826 that will finalize the Board of Supervisors' tentative action on Change of Zone No. 7818 and formally change the property's zoning classification to General Commercial. - APN 476-010-060. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT ORDINANCE NO. 348.4826 amending the zoning in the Rancho California Area as shown on Map No. 2.2389 Change of Zone No. 7818, attached hereto and incorporated herein by reference.

ACTION: Policy

Charissa Leach, Assistant TLMA Director

4/2/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: April 10, 2018
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

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

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|---|-----------------------------|--------------------------|-------------------------------|---------------------|
| COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A |
| NET COUNTY COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A |
| SOURCE OF FUNDS: Applicant Fees 100% | | | Budget Adjustment: N/A | |
| | | | For Fiscal Year: N/A | |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Change of Zone No. 7818 (CZ 7818) changes the property's zoning from Rural Residential (R-R) to General Commercial (C-1/C-P) on approximately 3.5 acres.

The public hearing on CZ 7818 was held on October 20, 2015, as Agenda Item 16-1. At the conclusion of the public testimony, the Board of Supervisors closed the public hearing, adopted a Negative Declaration for Environmental Assessment No. 41706 and tentatively approved CZ 7818. Pursuant to Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.4826 will finalize the Board's tentative action on CZ 7818, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

CZ 7818 is associated with General Plan Amendment No. 903 (GPA No. 903). On March 29, 2016, GPA No. 903 received final approval with the adoption of Resolution No. 2016-098. On April 28, 2016, a legal challenge was filed, *Residents for Intelligent Planning v. County of Riverside*, Riverside Superior Court Case No. RIC1605168, which challenged GPA No. 903, the prospective change of zone, and the Negative Declaration under the California Environmental Quality Act. A Settlement and Release Agreement, to which the County was not a party, for that case was executed in or around December 2017, after which a Notice of Conditional Settlement was filed.

With the final approval of GPA No. 903 and the execution of the Settlement and Release Agreement, CZ 7818 may move forward for final approval with the adoption of Ordinance No. 348.4826. 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. This action will finalize the Board of Supervisors tentative action on the change of zone that was taken on October 20, 2015.

The subject site is located northwesterly of Highway 79, east of Pourroy Road, and south of Keller Road as shown on the attached maps entitled "Vicinity/Policy Area" and "Proposed Zoning."

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

Impact on Residents and Businesses

The impacts of processing Change of Zone No. 7818 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 October 20, 2015, pursuant to Agenda Item No. 16-1 and formally change the property's zoning classification.

Additional Fiscal Information

There is no fiscal impact to the County because the cost for processing Change of Zone No. 7816 has been borne by the applicant.

ATTACHMENTS:

Attachment A: Ordinance No. 348.4826 with Zoning Map

Attachment B: Vicinity/Policy Areas Map and Proposed Zoning Map from the October 20, 2015, public hearing.



Scott Bruckner 4/2/2018



Gregory V. Priamos, Director County Counsel 4/2/2018

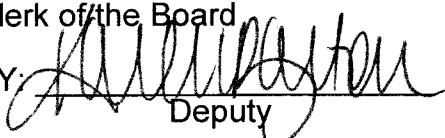
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 10, 2018, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

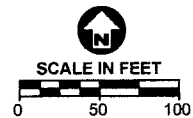
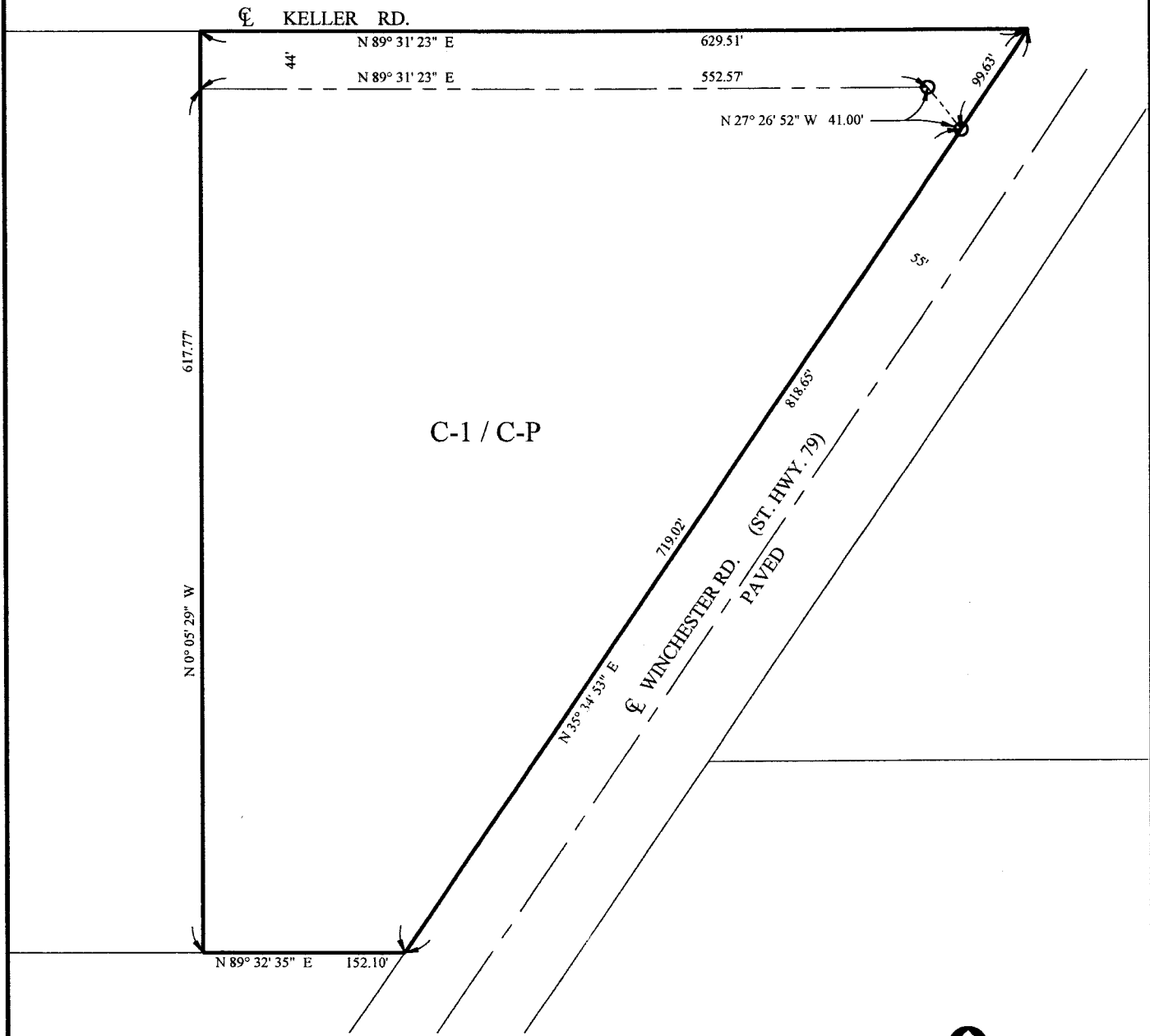
DATE: April 10, 2018

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

RANCHO CALIFORNIA AREA

SEC. 28 , T. 6S , R. 2W , S. B. M.



LEGEND

C-1 / C-P GENERAL COMMERCIAL

MAP NO. 2.2389
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7818
 ADOPTED BY ORDINANCE NO. 348.4826
 APRIL 10, 2018
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



Order ID: 5563484

Printed: 4/25/2018 4:11:13 PM
Page 1 of 2

Sold To: RIV CO BOARD OF SUPERVISORS
CU000469350

Bill To: RIV CO BOARD OF SUPERVISORS
CU000469350

PO Box 1147

PO Box 1147

Riverside CA 92502-1147

Riverside CA 92502-1147

Description: Adoption Ord. No. 348.4826 4X10 DISPLAY

Insertions:

| Insertion | Run Date | BU | Product Name | Ad Type | Section Name | Zone Name | Ad Size | Page Type | Version | Rate | Billed Qty | Print Qty | Tax | Agency Comm. | Charges | Price | Net Price | Insertion Price |
|-----------------|-------------|-----|-------------------------|---------|--------------|-----------|---------|-----------|---------|---------|------------|-----------|--------|--------------|---------|----------|-----------|-----------------|
| 01-00 | Sun 4/15/18 | SDT | San Diego Union Tribune | Block | Legal 9col | Full Run | 4 x 10 | | | \$12.10 | 0 | 0 | \$0.00 | \$0.00 | \$0.00 | \$484.00 | \$484.00 | \$484.00 |
| Total: | | | | | | | | | | | | | | | | | | |
| \$484.00 | | | | | | | | | | | | | | | | | | |

RECEIVED RIVERSIDE COUNTY CLERK'S OFFICE

11:10 AM 27 APR 2018

Planning 3-31 of 04/10/18

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

**STATE OF CALIFORNIA
County of Riverside**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of

THE CALIFORNIAN

An Edition of The San Diego Union-Tribune

A newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

April 15TH, 2018

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

Dated at TEMECULA, California, this
15TH day of April, 2018

/s/ *Analisa Pablo*
Analisa Pablo – Legal Advertising

**The Californian – an Edition of the San Diego Union Tribune
28441 Rancho California Rd. Suite 103, Temecula, CA 92590**

**BOARD OF SUPERVISORS OF THE
COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA
ORDINANCE NO. 348-4826**

AD# 5563484

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

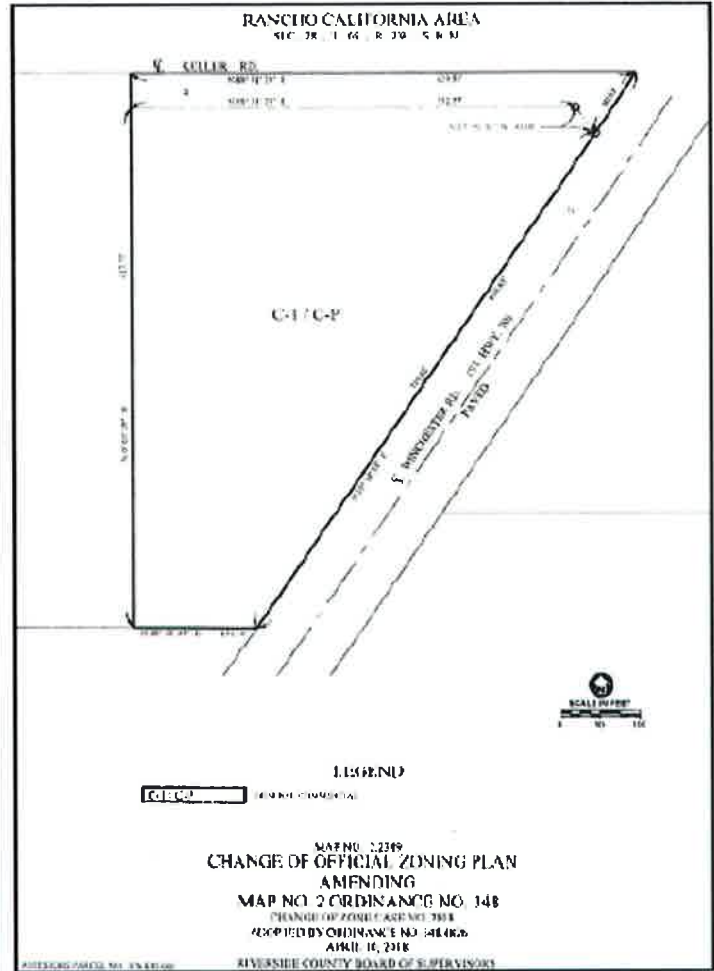
ORDINANCE NO. 348.4826

**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, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official zoning Plan amending Ordinance No. 348, Map No. 2.2389, Change of Zone Case No. 7818" which map is made a part of this ordinance.

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



Chuck Washington, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **April 10, 2018**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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



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

April 12, 2018

THE CALIFORNIAN
ATTN: LEGALS
P.O. BOX 120191
TEMECULA, CA 92590

TEL: (619) 293-1915
E-MAIL: LegalSW@SDUnionTribune.com

RE: ADOPTION OF ORDINANCE NO. 348.4826

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Sunday, April 15, 2018**.

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: Pablo, Analisa <analisa.pablo@sduniontribune.com>
Sent: Friday, April 13, 2018 1:59 PM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Adoption of Ord. NO. 348.4826
Attachments: 5563484-rivco.pdf

Hi Cecilia,

Here is your quote - \$484 (based on the agreement of \$1.10 per line rate / \$12.10 per inch)

Attached is the proof.

Let me know if you have any changes.

Thanks,

Analisa

Analisa Pablo | Multimedia Account Executive
Phone: 619-293-1915
analisa.pablo@sduniontribune.com
600 B Street, Suite 1201, San Diego, California 92101

The San Diego Union-Tribune



Your integrated media solution

The Californian

Phone: 951-251-0329
LegalSWR@sduniontribune.com
28441 Rancho California Rd., Suite 103, Temecula, California 92590

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Thursday, April 12, 2018 9:04 AM
To: Legals SW Riverside <legalswr@sduniontribune.com>
Subject: FOR PUBLICATION: Adoption of Ord. NO. 348.4826

Good morning Analisa,

Please publish this Adoption on Sunday, April 15, 2018. Please confirm receipt of this email. Thank you!

Call me if you have questions.

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

(INSERT ORDINANCE NO. 348.4826 and MAP)

Chuck Washington, Chairman of the Board

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

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

1 ORDINANCE NO. 348.4826

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
8 2.2389, Change of Zone Case No. 7818" 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 By: _____
14 Chairman, Board of Supervisors

15 ATTEST:
16 KECK HARPER-IHEM
17 Clerk of the Board

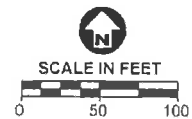
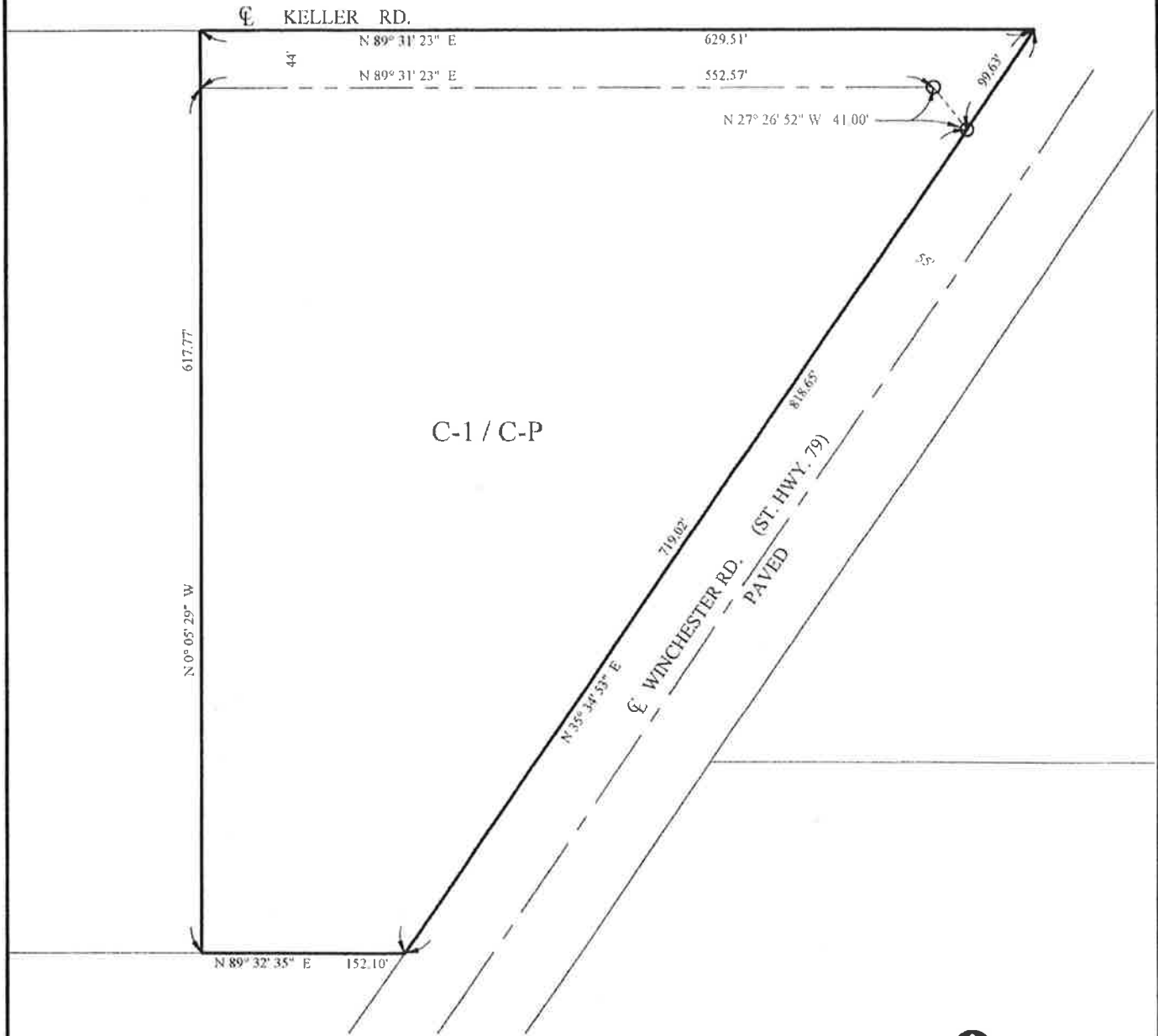
18
19 By: _____

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21 (SEAL)

22
23 APPROVED AS TO FORM
24 March 8, 2018

25
26 By: _____
27 MELISSA CUSHMAN
Deputy County Counsel

RANCHO CALIFORNIA AREA
 SEC. 28 , T. 6S , R. 2W , S. B. M.



LEGEND

C-1 / C-P GENERAL COMMERCIAL

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