



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

ZONING CODE MAP AMENDMENT (REZONING)

Upon the submission of an application for rezoning, for public necessity, convenience, general welfare, or as good zoning practice requires, the City Council may amend, supplement or change the regulations, zone boundaries, or zoning classifications of property established by the Zoning Code.

In acting to approve a rezoning case, the City Council shall be required to make the following findings:

- That the proposed amendment is generally consistent with the goals, policies, and objectives of the General Plan;
- That the proposed amendment will not adversely affect the surrounding properties; and,
- That the proposed amendment promotes public health, safety and general welfare, and serves the goals and purposes of the Zoning Code.

APPLICATION PROCESSING

Refer to flow chart forms found in Article IX of the Zoning Code, Chapter 19.810.060 – Zoning Map Amendment.

PLANNING FEES

See current Fee Schedule (*FILING FEES ARE GENERALLY NOT REFUNDABLE*)

REQUIRED ITEMS FOR FILING

Plans must be legible and drawn to scale to clearly illustrate the components of the project. Remember that Staff, the Zoning Administrator, the Planning Commission, or City Council are familiar with the property and need this information to evaluate your project. If the plans are not legible, or do not contain the information listed below, your application will not be accepted for processing.

Drawing Assembly: Staple blueprints in sets along the left margin, plot plan on top and elevations below. Plans must be folded to approximately 8 ½" x 14" so the bottom right corner shows. We cannot accept drawings or materials that are not folded down to approximately 8 ½" x 14".

Submittal of the following items shall be required for the application to be deemed complete:

ZONING CODE MAP AMENDMENT (REZONING)

- One (1) copy of the completed General Application Form
- One (1) copy of the most recent Grant Deed
Include a complete and accurate legal description of each parcel. (A deed can be obtained from a Title Company.)
- One (1) copy of the Determination of Compliance (contact the City Surveyor in the Public Works Department)
- One (1) copy of completed Hazardous Site Review
- One (1) copy of completed Hazardous Materials Questionnaires
- One (1) copy Environmental Information Form: (For use in preparing the Initial Study)
The Planning Division may, during the course of its initial review of the application, determine that additional information is required, such as biological, traffic, noise or archeological studies. The Planning Division may require the submittal of supplemental materials as necessary.
- One (1) copy Plat Map of the Subject Property.
Assessor's Map showing the subject parcel(s) is acceptable.
- One (1) copy of Variance Justification Form for each variance requested.
- One (1) copy of Parcel Description Describing the Exact Area to be Rezoned
Provide the necessary metes and bounds legal description prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California for the area of the property to be rezoned. The descriptions are required to be on an 8 ½ inch by 11 inch-sized paper with the title "Attachment A" at the top.
- Additional Materials
Technical Studies for biology, noise, traffic, cultural resources, or other issues as may be required.

WHEN APPLICABLE THE FOLLOWING ITEMS WILL ALSO BE REQUIRED:

- With the exception of Rezoning, General Plan Amendments, Specific Plan Amendments, and Heliports/Helistops which require RCALUC review, all projects within an airport influence area will be reviewed by the Planning Division for compliance with the Riverside County Airport Land Use Compatibility Plan. For more information, please refer to the "Riverside County Airport Land Use Compatibility Plan Project Review" handout.
- If your project is located within 1,000 feet of a military installation (March Air Reserve Base), beneath a low-level flight path, or within special use airspace (as defined in Section 21098 of the Public Resource Code), a Military Notification Process. For more information, please refer to the "Military Notification Process for Local Planning Proposals and Development Permit Applications" handout.
- Soils testing shall be conducted by a qualified soils engineer for all project sites known to contain hazardous materials, for sites where known hazardous materials contamination may have existed, or for sites where hazardous materials may inadvertently be discovered during the construction of projects. The soils report shall be submitted to the City for the

ZONING CODE MAP AMENDMENT (REZONING)

evaluation of hazardous chemical levels, and if necessary, the report shall indicate if remediation is needed to achieve less than significant levels of hazardous chemicals in the soil. Proper investigation, and remedial actions if necessary, including a work plan, should be conducted under the oversight of, and with the approval of, a government agency prior to the construction of the project.

- Soils testing shall be conducted by a qualified soils engineer for all project sites where the last known use was agriculture or an agriculture-related activity (including where weed abatement has occurred) as the onsite soils might contain pesticides, herbicides, agricultural chemical, organic waste, or other related residues. The soils report shall be submitted to the City for the evaluation of hazardous chemical levels, and if necessary, the report shall indicate remediation is needed to achieve less than significant levels of hazardous chemicals in the soil. Proper investigation, and remedial actions if necessary, including a work plan, should be conducted under the oversight of, and with the approval of, a government agency prior to the construction of the project.

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