

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

141A



FROM: County Counsel

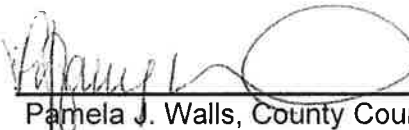
SUBMITTAL DATE:
May 31, 2010

SUBJECT: Ordinance No. 348.4704

RECOMMENDED MOTION: That the Board of Supervisors adopt Ordinance No. 348.4704 amending the zoning in the Thousand Palms District shown on Map No. 40.041 Change of Zone Case No. 7717.

BACKGROUND: Change of Zone Case No. 7717 was tentatively approved by the Board of Supervisors on June 15, 2010.

Departmental Concurrence


Pamela J. Walls, County Counsel

Tiffany N. North

**FINANCIAL
DATA**

Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

SOURCE OF FUNDS:

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

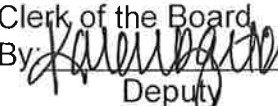
BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Benoit and Ashley
Nays: None
Absent: Tavaglione and Stone
Date: June 15, 2010
xc: Co.Co., Planning, MC, COB(2)

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.:

District: Fourth

Agenda Number:

2.7

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AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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. 40.041 Change of Zone Case No. 7717," which map is made a part of this ordinance.

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

ATTEST:

By: Kumar Gupta
Deputy

(SEAL)

June 3, 2010

By: 
TIFFANY NORTH
Deputy County Counsel

G:\PROPERTY\MDUSEK\CZ ZONING ORD & FORM11\FORMAT.348\4704.DOC


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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 June 15, 2010, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

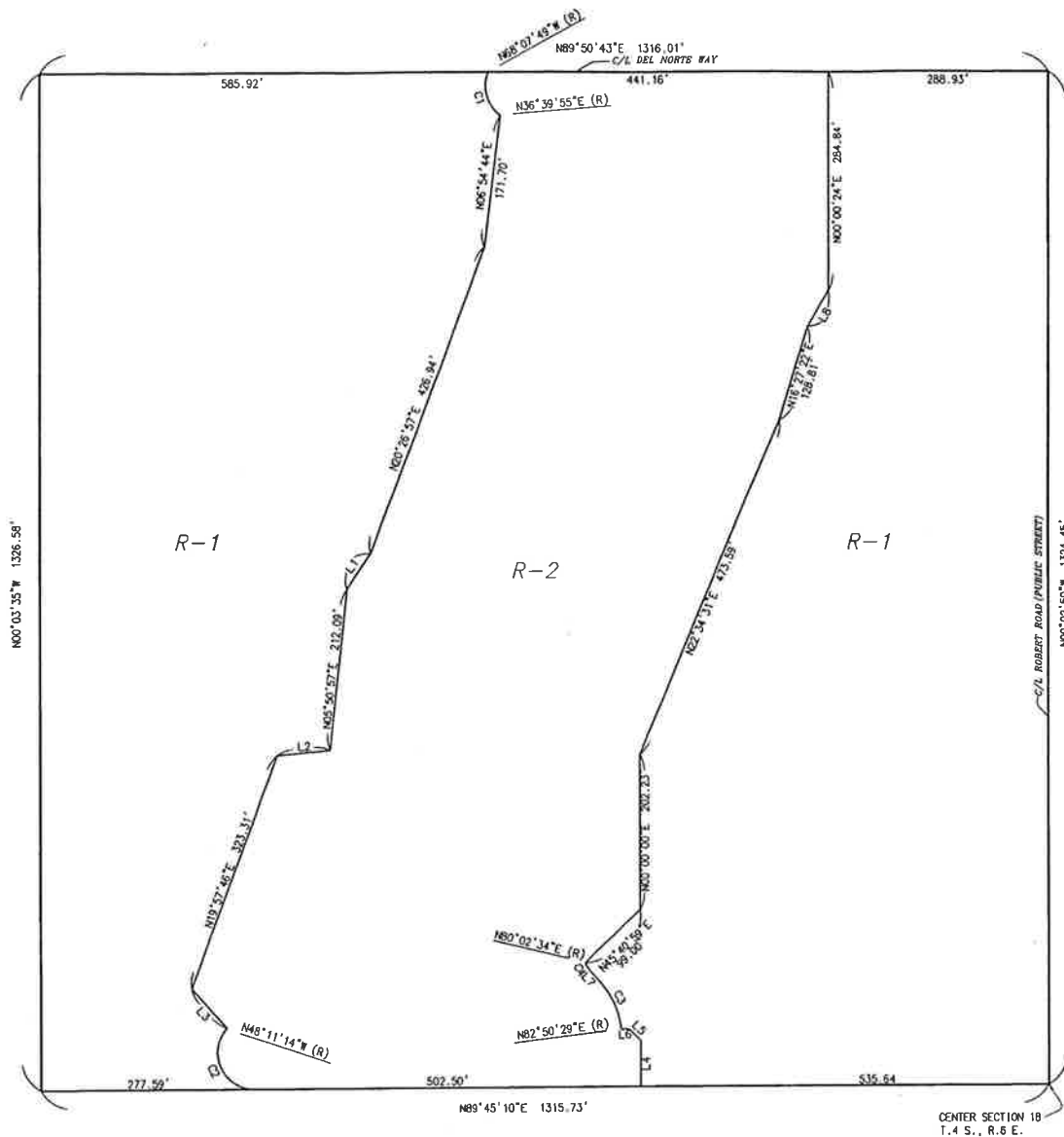
AYES: Buster, Benoit, and Ashley
NAYS: None
ABSENT: Tavaglione and Stone

DATE: June 15, 2010

KECIA HARPER-IHEM
Clerk of the Board
BY:  Deputy

SEAL

SECTION 18, T.4S., R.6.E., S.B.B. & M



DATA TABLE			
NO.	BEARING/DELTA	RADIUS	LENGTH
C1	$\Delta=75^{\circ}12'16''$	48.00'	63.00'
C2	$\Delta=132^{\circ}03'35''$	48.00'	110.63'
C3	$\Delta=36^{\circ}41'27''$	121.00'	77.49'
C4	$\Delta=33^{\circ}53'32''$	19.00'	11.24'

DATA TABLE			
NO.	BEARING/DELTA	RADIUS	LENGTH
L1	N 33°26'58\" E	--	56.22'
L2	N 84°29'02\" E	--	71.59'
L3	N 41°20'37\" W	--	68.51'
L4	N 00°14'50\" W	--	60.00'
L5	N 44°55'32\" W	--	21.33'
L6	N 89°42'13\" E	--	9.88'
L7	N 43°50'58\" W	--	11.69'
L8	N 30°27'49\" E	--	54.31'

LEGEND

- R-1 ONE-FAMILY DWELLINGS
- R-2 MULTIPLE FAMILY DWELLINGS

MAP NO. 40.041
CHANGE OF OFFICIAL ZONING PLAN
THOUSAND PALMS
DISTRICT

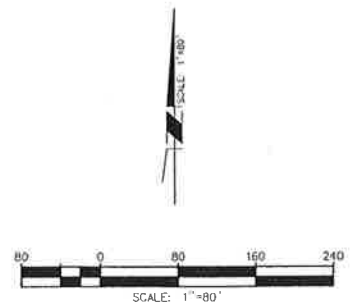
CHANGE OF ZONE CASE NO. 07717

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4704

JUNE 15, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

Date

38686 El Cerrito Road Initial
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Tentative Parcel Map No. 36217, Plot Plan No. 24228, Change of Zone No. 7717

Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Palm Desert Development Company
Project Applicant

PO Box 3958 Palm Desert CA 92261
Address

Unincorporated Riverside County: Western Coachella Valley Area Plan: northerly of El Centro Way, southerly of Del Norte Way, and westerly of Robert Road.

Project Location

Change of Zone No. 7177 proposes to change the zoning on 14.2 acres (proposed parcels 2 and 4 on proposed Tentative Parcel Map 36217) from One-Family Dwellings (R-1) to Multiple-Family Dwellings (R-2). Tentative Parcel Map No. 36217 is proposing a Schedule H subdivision of 40 acres into 4 parcels, three open space lots and one residential lot intended for high density residential development. Plot Plan No. 24228 proposes 81 affordable housing apartments within 10, two-story multiple dwelling buildings, one community building and 217 parking spaces on 14.2 acres; all proposed on parcel 2, no development is proposed on parcels 1 or 3. Parcel 4 is intended as an open space lot intended to facilitate drainage in and around the structures.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 6/15/10 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.


Signature

Board Assistant

Title

June 15, 2010

Date

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors

Date Received for Filing and Posting at OPR: _____

MS
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PM36108\DH-PC-BOS Hearings\NOD Form.doc

Please charge deposit fee case#: ZEA

ZCFG

06.15.10 16.1 2.7

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7717, Tentative Parcel Map No. 36217, Plot Plan No. 24228, and Environmental Assessment No. 42201

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

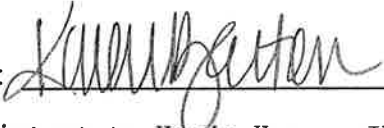
PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: May 12, 2010

Applicant/Project Sponsor: Palm Desert Development, LLC Date Submitted: September 1, 2009

ADOPTED BY: Other

Person Verifying Adoption:  Date: June 15, 2010

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors
The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Matt Straite at (951) 955-8631.

Revised: 10/16/07
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42201 ZCFG05554 \$2,010.25 06.15.10 2.7 16.1
FOR COUNTY CLERK'S USE ONLY

--

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * I0902121

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: PALM DESERT DEVELOPMENT CO \$64.00
paid by: CK 22680
CFG FOR EA42201 (PM36217/PP24228/CZ07717)
paid towards: CFG05554 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Sep 02, 2009 09:08
JCMITCHE posting date Sep 02, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * I0902602

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: PALM DESERT DEVELOPMENT CO \$1,993.00
paid by: CK 22782
CFG FOR EA42201 (PM36217/PP24228/CZ07717)
paid towards: CFG05554 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Oct 20, 2009 16:29
JCMITCHE posting date Oct 20, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1004501

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: PALM DESERT DEVELOPMENT CO \$17.25
paid by: CK 1285
CFG FOR EA42201 (PM36217/PP24228/CZ07717)
paid towards: CFG05554 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Apr 26, 2010 16:46
SBROSTRO posting date Apr 26, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$17.25

Overpayments of less than \$5.00 will not be refunded!



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

June 17, 2010

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

FAX: (760) 778-4731
E-MAIL: legals@thedesertsun.com

RE: ADOPTION OF ORDINANCE NO. 348.4704 (ZC 7717)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Sunday, June 20, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **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,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Moeller, Charlene [CMOELLER@palmspri.gannett.com]
Sent: Thursday, June 17, 2010 8:43 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Adoption of Ord. No. 348.4704 (ZC 7717)

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

Charlene Moeller
Public Notice Customer Service Rep.
The Desert Sun Newspaper
750 N. Gene Autry Trail, Palm Springs, CA 92262
(760) 778-4578, Fax (760) 778-4731
Desert Sun legals@thedesertsun.com
& Desert Post Weekly dpwlegals@thedesertsun.com
The Coachella Valley's #1 Source in News & Advertising! Visit us at mydesert.com
NOTE: Starting on March 29th, there will be a \$10 affidavit processing fee added to the cost of each Public Notice

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Thursday, June 17, 2010 7:34 AM
To: tds-legals
Subject: FOR PUBLICATION: Adoption of Ord. No. 348.4704 (ZC 7717)

Hello Charlene,

Is it okay to email you this instead of faxing it over? Can you please send me confirmation? Thank you!

Cecilia Gil
Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

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

(INSERT ORDINANCE NO. 348.4704 HERE)

(insert map exhibit here)

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **June 15, 2010**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Buster, Benoit and Ashley

NAYS: None

ABSENT: Tavaglione and Stone

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

1 ORDINANCE NO. 348.4704

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 Thousand Palms District Zoning
6 Plan Map No. 40. as amended, are further amended by placing in effect in the zone or zones as shown on
7 the map entitled "Change of Official Zoning Plan, Thousand Palms District, Map No. 40.041 Change of
8 Zone Case No. 7717," 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
14 By: _____
Chairman, Board of Supervisors

15 ATTEST:


16 Clerk of the Board

17
18 By: _____
Deputy

19
20 (SEAL)

21
22 APPROVED AS TO FORM

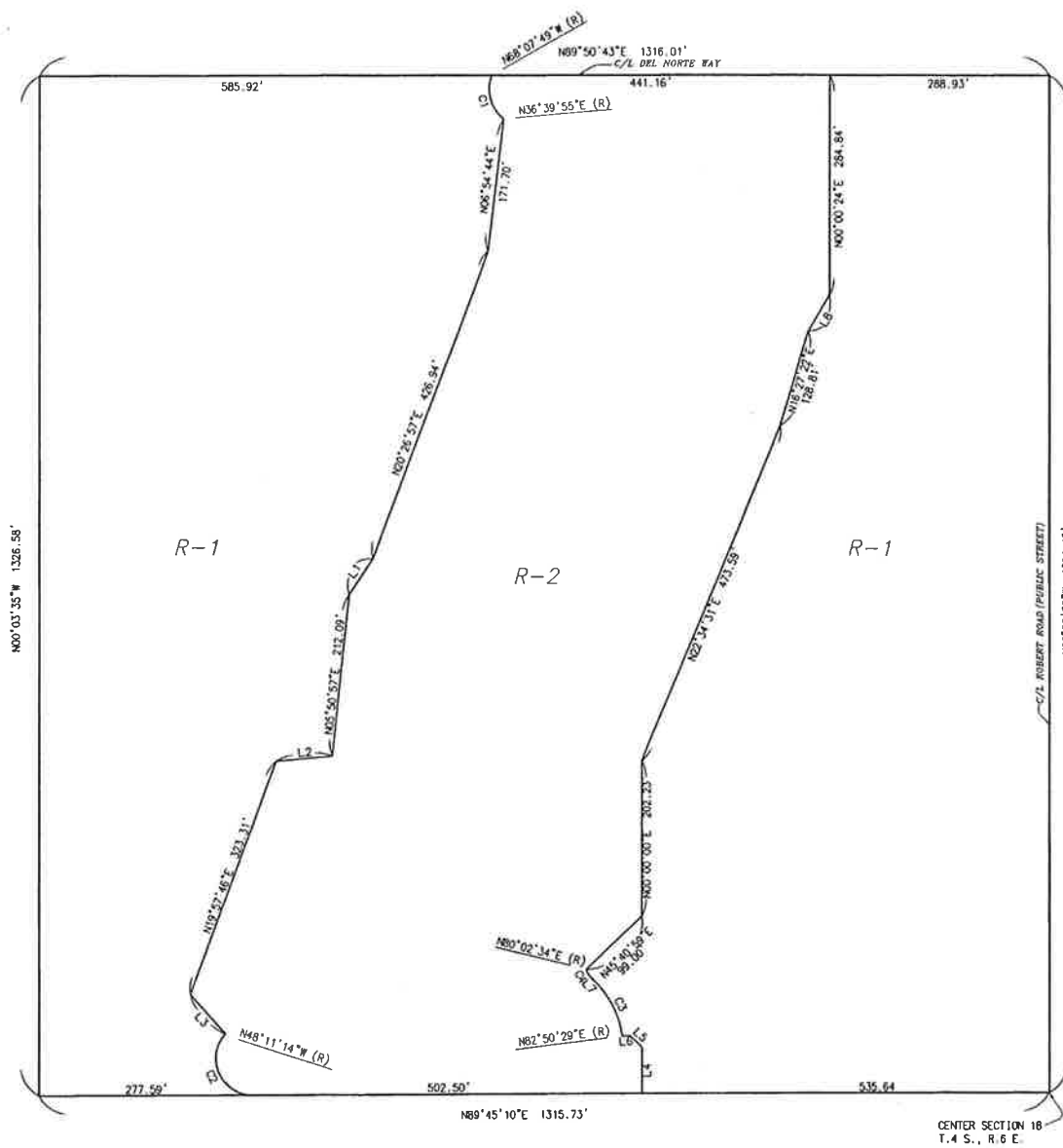
23 June 3, 2010

24 By: 
25 TIFFANY NORTH
26 Deputy County Counsel

27 TNN/mdk
06/03/10

28 G:\PROPERTY\MDUSEK\CZ ZONING ORD & FORM\11\FORMAT.348\4704.DOC

SECTION 18, T.4S., R.6.E., S.B.B. & M



DATA TABLE			
NO.	BEARING/DELTA	RADIUS	LENGTH
C1	S 75° 12' 16" E	48.00	63.00
C2	S 132° 03' 35" E	48.00	110.63
C3	S 36° 41' 27" E	121.00	77.49
C4	S 33° 53' 32" E	19.00	11.24

DATA TABLE			
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L2	N 84° 29' 02" E	--	71.59
L3	N 41° 20' 37" W	--	68.51
L4	N 00° 14' 50" W	--	60.00
L5	N 44° 55' 32" W	--	21.33
L6	N 89° 42' 13" E	--	9.88
L7	N 43° 50' 58" W	--	11.69
L8	N 30° 27' 49" E	--	54.31

LEGEND

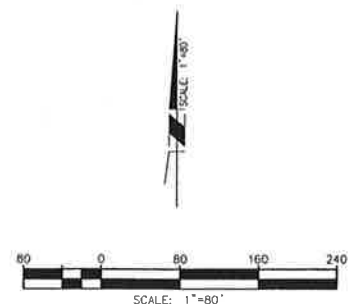
- R-1 ONE-FAMILY DWELLINGS
- R-2 MULTIPLE FAMILY DWELLINGS

MAP NO. 40.041
CHANGE OF OFFICIAL ZONING PLAN
THOUSAND PALMS
DISTRICT

CHANGE OF ZONE CASE NO. 07717
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4704

JUNE 15, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS



The Desert Sun

mydesert.com

750 N. Gene Autry Trail
Palm Springs, CA 92262
Billing Inquiries: (866) 875-0854
Main Office: (760) 322-8889

ADVERTISING INVOICE/STATEMENT

Make Checks payable to DESERT SUN PUBLISHING CO.
P.O. Box 677368 Dallas, TX 75267-7368
A finance charge of 1.5% per month (18% Annually) will be
added to balances not paid by the 20th.

135

RIV0690000037835320173470910829

RIVERSIDE COUNTY-BOARD OF SUP.
PO BOX 1147
RIVERSIDE CA 92502-1147

PLEASE RETURN THIS TOP SECTION WITH PAYMENT IN THE
ENCLOSED ENVELOPE AND INCLUDE YOUR CUSTOMER NUMBER
ON REMITTANCE.

Customer No.	Invoice No.
RIV069	0003783532
For the Period	Thru
05/31/10	06/27/10
Due Date	Amount Due
07/12/10	17,347.09
AMOUNT PAID	

Date	EDT	Class	Description	Times Run	Col	Depth	Total Size	Rate	Amount
0531			BALANCE FORWARD						12,350.83
0529	CLS	0001	CECILIA NO 2330 NOTICE I	4	2	110.00	880.00		381.20
0530	CLS	0001	CECILIA NO 2339 / RES 20	2	4	10.00	80.00		939.60
0604	CLS	0001	SANDI NO 2420 BOARD OF	2	2	337.00	1348.00		575.42
0605	CLS	0001	SANDI NO 2446 NOTICE O	2	2	91.00	364.00		167.06
0609	CLS	0001	KIMBERLY NO 2507 BOARD OF	2	2	443.00	1772.00		751.38
0609	CLS	0001	KIMBERLY/CECNO 2508 NOTICE I	9	2	78.00	1404.00		274.96
0613	CLS	0001	CECILIA NO 2586 / GATE F	1	4	7.00	28.00		335.36
0616	CLS	0001	CECILIA NO 2668 BOARD OF	2	2	126.00	504.00		225.16
0620	CLS	0001	CECILIA NO 2738 BOARD OF	2	2	65.00	260.00		123.90
0620	CLS	0001	CECILIA NO 2739 CORRECTE	2	2	451.00	1804.00		764.66
0627	CLS	0001	CECILIA NO 2856 NOTICE O	2	2	266.00	1064.00		457.56
2.7 of 06/15/10									
Current		Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	Total Due			
4,996.26		5,428.42	6,732.91	.00	189.50	17,347.09			
Contract Type	Contract Qnty.	Expiration Date	Current Usage	Total Used	Quantity Remaining	Salesperson			
						MOELLER			

The Advertiser shall make payment within 15 days of the billing date indicated on Company's statement, and, in the event that it fails to make payment within such time, Company may reject advertising copy and / or immediately cancel this contract and Advertiser agrees to indemnify Company for all expenses incurred in connection with the collection of amounts payable under this contract, including but not limited to collection fees, attorney's fees and court costs. If this agreement is cancelled due to Advertiser's failure to make timely payment, Company may rebill the Advertiser for the outstanding balance due at the open or earned contract rate, whichever is applicable.

TO ENSURE PROPER CREDIT, PLEASE RETURN THE TOP SECTION AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

Customer Number	Name	Invoice Number	Amount Paid
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0003783532	

THE DESERT SUN PUBLISHING CO.
ADVERTISING INVOICE/STATEMENT

The Desert Sun
750 N Gene Autry Trail
Palm Springs, CA 92262
760-778-4578 / Fax 760-778-4731

Certificate of Publication

State Of California ss:
County of Riverside

Advertiser:

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE CA 925013

2000211436

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paniel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: .The Desert Sun

6/20/2010

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 20th day of June, 2010 in Palm Springs, California.



Declarant

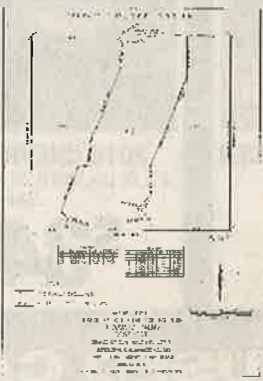
No 2738
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ORDINANCE NO. 348.4704
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 348, the 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. 40-041 Change of Zone Case No. 7717," which map is made a part of this ordinance.

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



Marion Ashley, Chairman of the Board

I HEREBY CERTIFY That at a regular meeting of the Board of Supervisors of said County, held on June 15, 2010, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Buster, Benoit and Ashley
NAYS: None
ABSENT: Tavaglione and Stone

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

Published: 6/20/10