

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

917A



FROM: County Counsel

SUBMITTAL DATE:

June 14, 2011

SUBJECT: Ordinance No. 348.4723

RECOMMENDED MOTION: That the Board of Supervisors adopt Ordinance No. 348.4723 amending the zoning in the Rubidoux District shown on Map No. 15.060 Change of Zone Case No. 7758.

BACKGROUND: Change of Zone Case No. 7758 was tentatively approved by the Board of Supervisors on June 14, 2011.

Michelle Clack

MICHELLE CLACK, Deputy County Counsel
PAMELA J WALLS, County Counsel

Departmental Concurrence

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: *Denise C. Harden*

County Executive Office Signature

Denise C. Harden

☐ Policy
☐ Consent
☒ Policy
☒ Consent

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
 Nays: None
 Absent: None
 Date: June 14, 2011
 xc: Co.Co., Planning, MC, COB(2)

Kecia Harper-Ihem
 Clerk of the Board
 By: *Kecia Harper-Ihem*
 Deputy

2.3

Prev. Agn. Ref.:

District: SECOND

Agenda Number:

Dep't Recomm.:

Per Exec. Ofc.:

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The Board of Supervisors of the County of Riverside ordains as follows:

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

By: Bob Buster
Chairman, Board of Supervisors
Bob Buster

By: Kelli B. Guter
Deputy

APPROVED AS TO FORM
May 31, 2011

MPC/mdk
05/31/11
G:\PROPERTY\MDUSEK\CZ ZONING ORD & FORM11\FORMAT.348\4723.DOC

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13 STATE OF CALIFORNIA)
14 COUNTY OF RIVERSIDE) ss

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16 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county
17 held on June 14, 2011, the foregoing ordinance consisting of 2 Sections was adopted by
the following vote:

18 AYES: Buster, Tavaglione, Stone, Benoit and Ashley

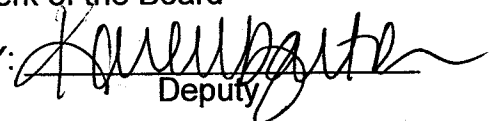
19 NAYS: None

20 ABSENT: None

21
22 DATE: June 14, 2011

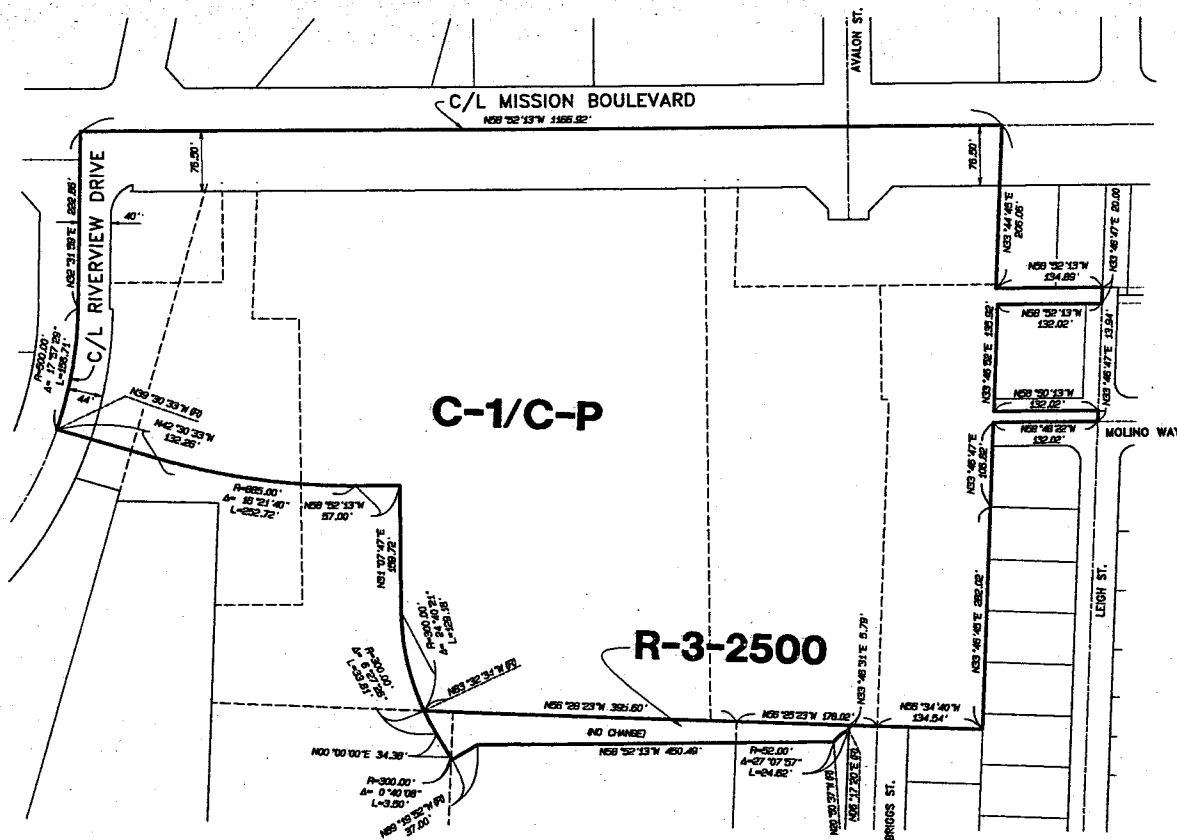
23 KECIA HARPER-IHEM
Clerk of the Board

24 BY:


Deputy

25 SEAL

RUBIDOUX RANCHO
SEC. 16, T.2S., R.5W. S.B.M.



LEGEND

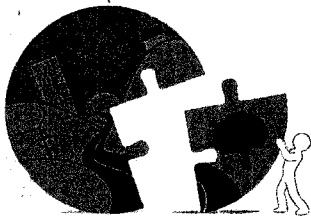
C-1/C-P	GENERAL COMMERCIAL
R-3-2500	GENERAL RESIDENTIAL 2,500 S.F. MIN. LOTS

MAP NO. 15.060

CHANGE OF OFFICIAL ZONING PLAN
RUBIDOUX DISTRICT

CHANGE OF ZONE CASE NO. 07758
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4723
ADOPTION DATE: JUNE 14, 2011

RIVERSIDE COUNTY BOARD OF SUPERVISORS



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

6/16/11
Date

Initial

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA42435, Change of Zone No. 7758, Conditional Use Permit No. 3665 (Fast Track No. 2011-02)

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: Christian Hinojosa Title: Project Planner Date: May 26, 2011

Applicant/Project Sponsor: Riv. Co. Redevelopment Agency Date Submitted: March 31, 2011

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: [Signature] Date: JUN 14 2011
(Board Assistant)

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, 12th Floor, Riverside, CA 92501

For additional information, please contact Christian Hinojosa at (951) 955-0972.

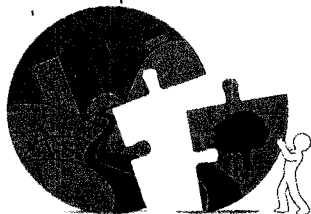
Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

JUN 14 2011 2.3 10.1

Please charge deposit fee case#: ZEA42435 ZCFG05806

FOR COUNTY CLERK'S USE ONLY

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

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

EA42435, Change of Zone No. 7758, Conditional Use Permit No. 3665 (Fast Track No. 2011-02)

Project Title/Case Numbers

Christian Hinojosa
County Contact Person

(951) 955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Riverside County Redevelopment Agency (RDA)
Project Applicant

3403 Tenth Street, Suite 500; Riverside, CA 92501
Address

Northerly of Tilton Avenue, southerly of Mission Boulevard and easterly of Riverview Drive
Project Location

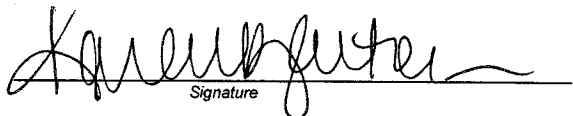
The Change of Zone proposes to amend the zoning classification for the subject property from Rubidoux-Village Commercial West (R-VC) to General Commercial (C-1/C-P) on 14.92 gross acres. The Conditional Use Permit proposes a 140,438 square foot shopping center (Mission Plaza) consisting of a market, a drug store, shops, a WQMP filtration basin, allow the sale of beer, wine and distilled spirits (Alcoholic Beverage Control (ABC) License Type 21) for off premise consumption and 751 parking spaces consisting of on- and off-site parking on a 15.23 gross acre site. The site consists of six existing commercial buildings with a total building area of 66,355 square feet. Three of the buildings with a total building area of 21,755 square feet will be permitted, retained and redeveloped, while the other three (3) buildings with a total building area of 44,600 square feet are proposed for demolition. Five new buildings, totaling 91,820 square feet, are proposed as part of this permit, along with 4 building pads for an additional 26,865 square feet of building area.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on June 14, 2011, 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 (\$2,044.00 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT 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, 12th Floor, Riverside, CA 92501.


Signature

Board Assistant
Title

JUN 14 2011
Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

JUN 14 2011 2.3 10.1

Please charge deposit fee case#: ZEA42435 ZCFG05806

FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1102603

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: REDEVELOPMENT AGENCY COUNTY RIV \$64.00
paid by: JV 0001441342
CA FISH AND GAME FEE FOR EA42435
paid towards: CFG05806 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 23, 2011 16:55
GLKING posting date Mar 23, 2011

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 * R1104266

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: REDEVELOPMENT AGENCY COUNTY RIV \$2,044.00
paid by: JV 0001449638
CA FISH AND GAME FEE FOR EA42435
paid towards: CFG05806 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 03, 2011 10:47
GLKING posting date May 03, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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 21, 2011

RIVERSIDE COUNTY RECORD
ATTN: LEGALS
P.O. BOX 3187
RIVERSIDE, CA 92519

FAX: (951) 685-2961
E-MAIL: recordmde@aol.com

RE: ADOPTION OF ORDINANCE NO. 348.4723 (ZC 7758)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Thursday, June 23, 2011**.

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: recordmde@aol.com
Sent: Tuesday, June 21, 2011 8:30 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. No. 348.4723 (ZC 7758)

Good Morning,

Sorry about that. The building I am in won't let the entire building fax.
I did received the notice for publication.
Thanks, Mike

-----Original Message-----

From: Gil, Cecilia <CCGIL@rcbos.org>
To: recordmde <recordmde@aol.com>
Sent: Tue, Jun 21, 2011 4:16 am
Subject: FOR PUBLICATION: Adoption of Ord. No. 348.4723 (ZC 7758)

Hello! I tried faxing this over twice, but failed. So I scanned it and here it is..for publication on Thursday, June 23, 2011. 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. 348.4723 HERE)

(insert map exhibit here)

Bob Buster, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **June 14, 2011**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

1 ORDINANCE NO. 348.4723

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 Rubidoux District Zoning Plan Map
6 No. 15, as amended, are further amended by placing in effect in the zone or zones as shown on the map
7 entitled "Change of Official Zoning Plan, Rubidoux District, Map No. 15.060 Change of Zone Case No.
8 7758," 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: _____
19 Deputy

20 (SEAL)

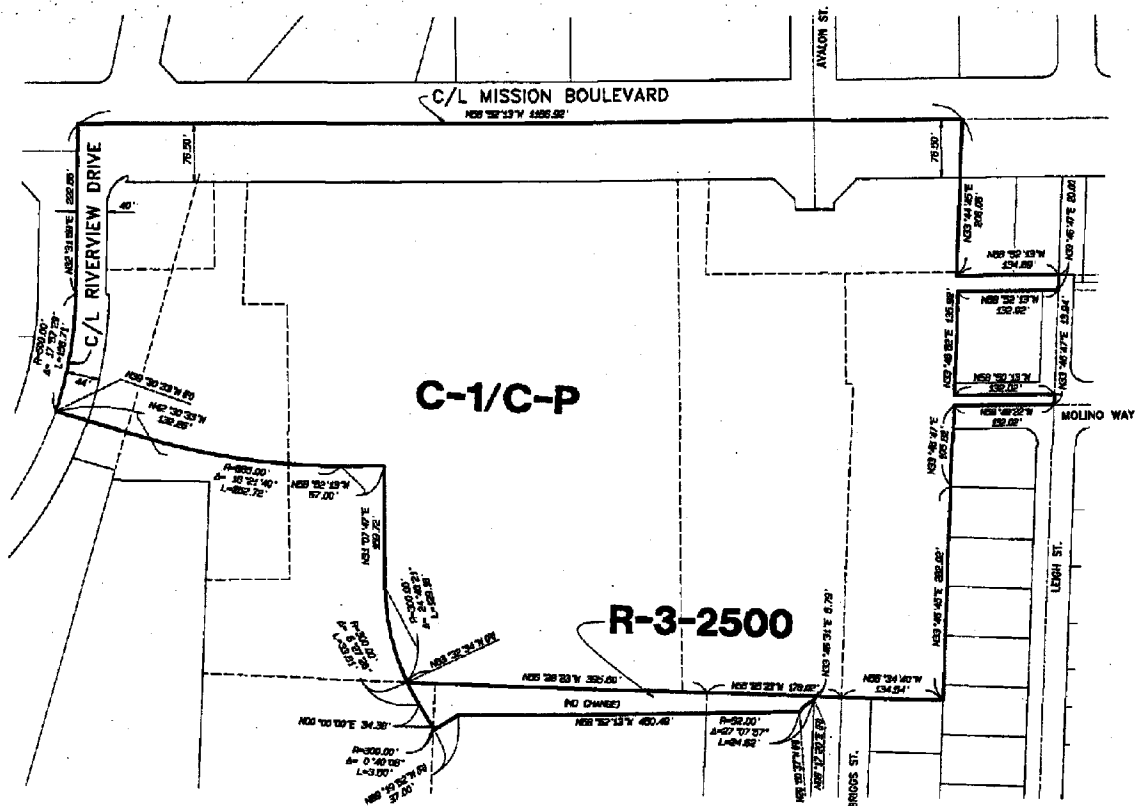
21
22 APPROVED AS TO FORM
23 May 31, 2011

24 By: *Michelle Clack*
25 MICHELLE CLACK
26 Deputy County Counsel

27 MPC/mdk
05/31/11

28 G:\PROPERTY\MDUSEK\CZ ZONING ORD & FORM\1\FORMAT 348\4723.DOC

RUBIDOUX RANCHO
SEC. 16, T.2S., R.5W. S.B.M.



LEGEND

C-1/C-P	GENERAL COMMERCIAL
R-3-2500	GENERAL RESIDENTIAL 2,500 S.F. MIN. LOTS

MAP NO. 15.060

CHANGE OF OFFICIAL ZONING PLAN

RUBIDOUX DISTRICT

CHANGE OF ZONE CASE NO. 07758

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4723

ADOPTION DATE: JUNE 14, 2011

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN 181-020-022, -023, -026, -027,
181-020-028, -029, -030 AND -031



The Riverside County Record Newspaper

Western Riverside County's Only Hometown Newspaper

Since 1955

Post Office Box 3187 • Riverside, California 92519

⁹⁵¹685-6191 • FAX ⁹⁵¹685-2961

e-mail: recorddhh@aol.com

INVOICE

June 23, 2011

Riverside County
Clerk of the Board
4080 Lemon Street, 1st Floor
P.O. Box 1147
Riverside, CA 92502- 1147

Legal Advertising

Notice of Adoption

Your: Ordinance No. 348.472
Our #0497

14.00 column inches x \$8. 94 = \$125.16

Publish one (1) week: June 23, 2011

Amount Due: \$125.16

Thank You,

Cathy Sypin-Barnes

Planning
2.3 of 06/14/11
ZC 7758

2011 JUN 28 PM 2:47
CLERK OF SUPERIOR COURT
CLERK / BOARD OF SUPERIOR COURT

Affidavit of Publication

(2015.5 C.C.P.)

County of Riverside

State of California

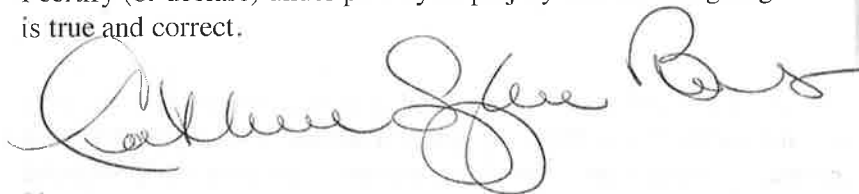
Catherine Sy-pin-Barnes, being first duly sworn, deposes and says: That at all times hereinafter mentioned that she was a citizen of the United States, over the age of eighteen years, and a resident of said County, and was and during all said times the principal clerk of the printer and publisher of The Riverside County Record-News, a newspaper of general circulation adjudicated by court decree, printed and published weekly in said County of Riverside, State of California, that said Riverside County Record-News is and was at all times herein mentioned, a newspaper of general circulation as that term is defined in section 4460 of the Political Code, and, as provided by that section, is published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscriber list of paying subscribers, and is not devoted to nor published for the entertainment or instruction of a particular class, profession, trade, call or race of denominations; that at all said time said newspaper has been established, printed and published in said County and State at regular intervals more than one year preceding the date of publication of the notice herein mentioned; that said notice was set in type not smaller than nonpareil and preceded with words printed in black face type not smaller than nonpareil describing and expressing in general terms the purport and character of the notice intended to be given; that the

RIVERSIDE COUNTY RECORD NEWSPAPER

of which the annexed is a printed copy, published and printed in said newspaper in at least 1 weekly issues, as follows:

June 23, 2011

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



Signature

Dated: June 23, 2011
at Riverside, California

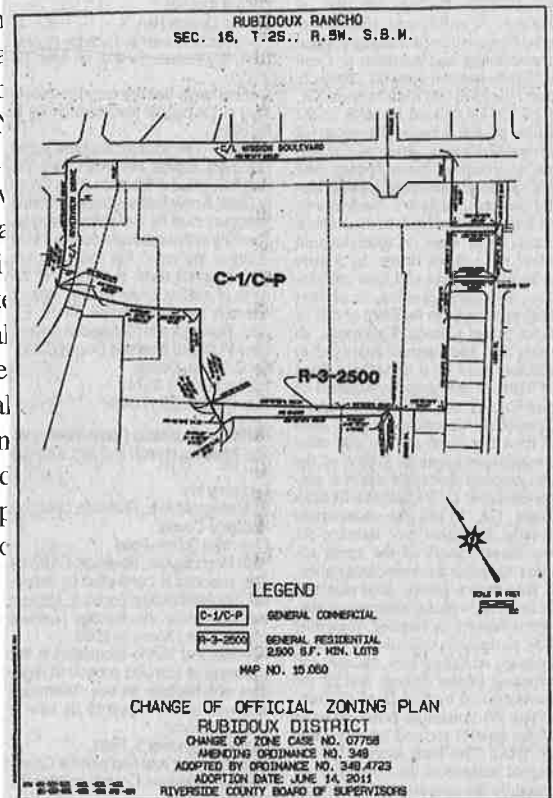
THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ORDINANCE NO. 348.4723

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 Rubidoux District Zoning Plan Map No. 15, 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, Rubidoux District, Map 15.060 Change of Zone Case No. 7758" which is made a part of this ordinance.

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



I HEREBY CERTIFY that at regular meeting of the Board of Supervisors of said County, held on **June 14, 2011**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Buster, Tavaglione, Stone, Benoit and Ashley

NAYS: NONE

ABSENT: NONE

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gill, Board Assistant

Published: June 23, 2011

RCR0497