

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

930A



**FROM:** County Counsel/Planning

**SUBMITTAL DATE:**  
May 23, 2012

**SUBJECT:** Ordinance No. 348.4746  
District Three/District Three

**RECOMMENDED MOTION:** That the Board of Supervisors adopt Ordinance No. 348.4746 amending the zoning in the Anza Area shown on Map No. 2.2344 Change of Zone Case No. 7762.

**BACKGROUND:** Change of Zone Case No. 7762 was tentatively approved by the Board of Supervisors on January 31, 2012.

Departmental Concurrence

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

<b>FINANCIAL DATA</b>	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

<b>SOURCE OF FUNDS:</b>	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**

Consent     Policy  
 Consent     Policy

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Buster 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 5, 2012  
**xc:** Co.Co., Planning, MC, COB(2)

Kecia Harper-Ihem  
 Clerk of the Board  
 By: Deputy

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

**2.8**

Dept't Recomm.:  
 Per Exec. Ofc.:



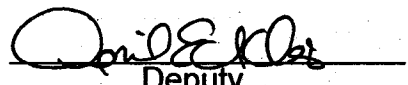
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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 5, 2012, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE:        June 5, 2012

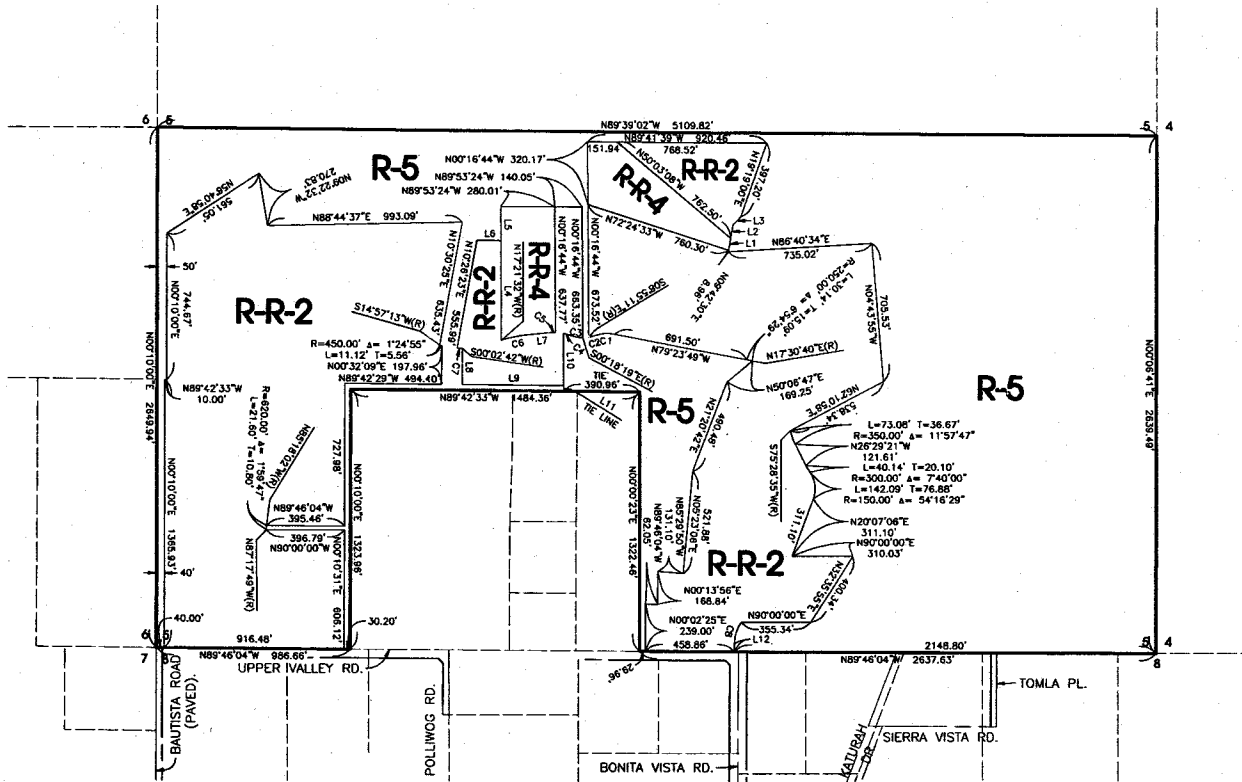
KECIA HARPER-IHEM  
Clerk of the Board  
BY:   
Deputy

SEAL

ANZA AREA  
SECTION 5, T. 7 S., R. 3E., S.B.M.

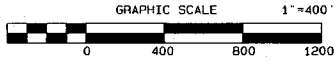
LINE	BEARING	DISTANCE
L1	N00°42'30"E	80.41'
L2	N00°42'30"E	70.13'
L3	M44°28'53"E	98.17'
L4	N00°18'44"W	205.31'
L5	N00°18'44"W	172.85'
L6	N89°58'41"W	124.33'
L7	N89°43'47"E	114.48'
L8	N00°03'14"E	186.02'
L9	N89°42'43"W	822.18'
L10	N00°05'11"W	268.79'
L11	N00°05'11"W	30.04'
L12	N00°18'37"E	42.50'

LINE	LENGTH	RADIUS	DELTA
C1	102.12	200.00	29°15'17"
C2	33.97	200.00	9°43'52"
C3	73.38	200.00	21°01'18"
C4	29.02	200.00	8°18'50"
C5	20.87	200.00	5°55'20"
C6	148.10	700.00	12°07'18"
C7	26.11	450.00	3°19'28"
C8	114.11	190.00	34°24'38"



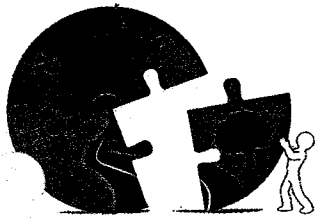
LEGEND

- R-5** OPEN AREA COMBINING ZONE  
RESIDENTIAL DEVELOPMENTS
- R-R-2** RURAL RESIDENTIAL  
2-ACRE MINIMUM
- R-R-4** RURAL RESIDENTIAL  
4-ACRE MINIMUM



MAP NO. 2.2344  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 07762  
ADOPTED BY ORDINANCE NO. 348.4746  
JUNE 5, 2012

RIVERSIDE COUNTY BOARD OF SUPERVISORS



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Digital Negative Declaration
Determination was routed to County
Clerks for posting on.
6/6/12 Date AE Initial

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.

Change of Zone 7762 / Tentative Tract Map No. 36327 / Environmental Assessment No. 42349
Project Title/Case Numbers

Wendell Bugtai County Contact Person 951-955-2419 Phone Number

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

Tricia Napoliano Project Applicant P.O. Box 39111, Anza, CA 92539 Address

Change of Zone No. 7762 proposes to change the zoning classification for the subject property from Rural Residential - 5 Acre Minimum (R-R-5), Rural Residential - 10 Acre Minimum (R-R-10) and Rural Residential - 20 Acre Minimum (R-R-20) to Rural Residential - 4 Acre Minimum (R-R-4), Rural Residential - 2 Acre Minimum (R-R-2) and Open Space Combining Zone - Residential Developments (R-5). Tentative Tract Map No. 36327 is a Schedule "C" subdivision of 265.2 gross acres into 46 single-family residential lots arranged in a clustered development with a lot size ranging from two (2) to four (4) gross acres, and one (1) approximately 180 gross acre common lot for open space with an overall density of 0.173 dwelling units per acre (or an average of 1 dwelling unit per 5.89 acres.) The project proposes a private internal road system and post and beam foundations for all structures.

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and hereby 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 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

6-5-12 Date

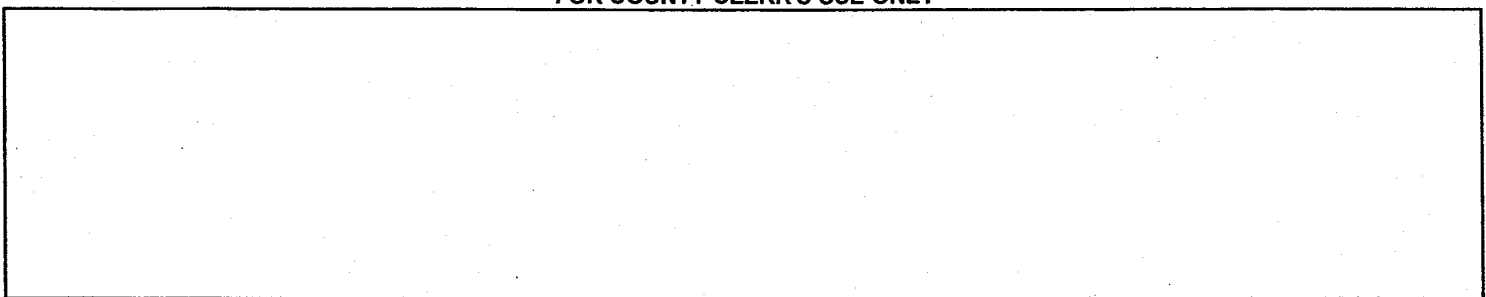
Date Received for Filing and Posting at OPR: \_\_\_\_\_

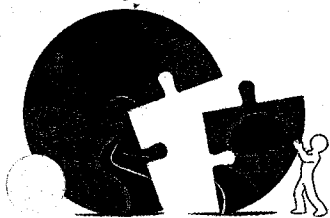
DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\TR36327\ACZ7762 - TR36327 - NOD Form -12-7-11.docx

Please charge deposit fee case#: ZEA42349 ZCFG 5711

FOR COUNTY CLERK'S USE ONLY

01/31/12 16.1
JUN - 5 2012 28





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: CHANGE OF ZONE NO. 7762 / TENTATIVE TRACT MAP NO. 36327

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: Wendell Bugtai Title: Project Planner Date: December 7, 2011

Applicant/Project Sponsor: Tricia Nopolitano Date Submitted: July 14, 2010

ADOPTED BY: Board of Supervisors

Person Verifying Adoption  Date: 6-5-12

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

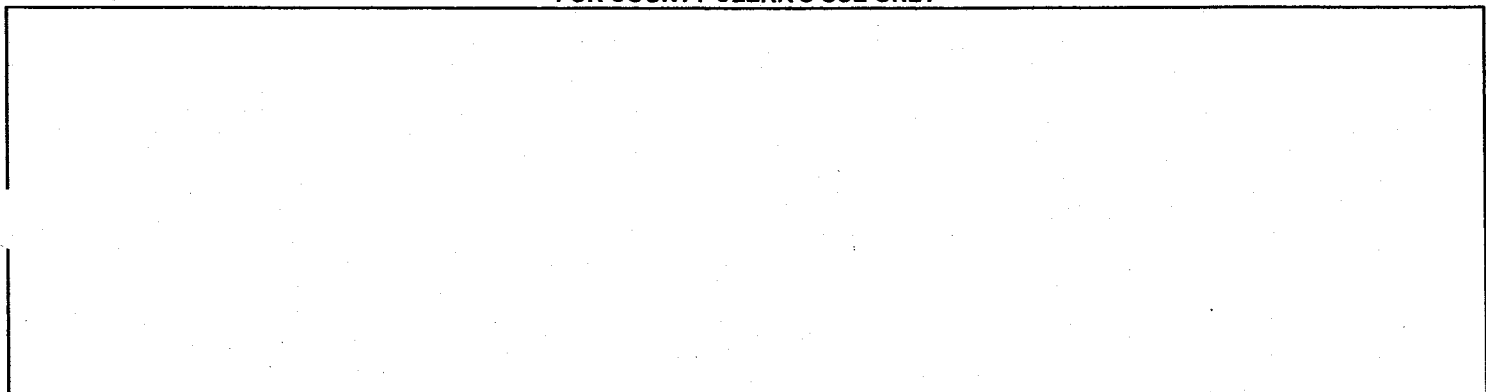
For additional information, please contact [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org) at 951-955-2419.

Revised: 10/16/07  
Y:\Planning Case Files-Riverside office\TR36327\TR36327 - Mitigated Negative Declaration - 9-15-11.docx

Please charge deposit fee case#: ZEA42349 ZCFG5711

FOR COUNTY CLERK'S USE ONLY

01/31/12 16.1  
JUN - 5 2012 2.8



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1007800

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

\*\*\*\*\*  
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Received from: NAPOLITANO TRICIA \$64.00  
paid by: CK 5694  
CFG FOR EA42349  
paid towards: CFG05711 CALIF FISH & GAME: DOC FEE  
at parcel: 36990 BONITA VISTA RD ANZA  
appl type: CFG3

By \_\_\_\_\_ Jul 14, 2010 12:44  
MGARDNER posting date Jul 14, 2010

\*\*\*\*\*  
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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

O\* REPRINTED \* R1105274

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

\*\*\*\*\*  
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Received from: NAPOLITANO TRICIA \$2,044.00  
paid by: CK 5963  
CFG FOR EA42349  
paid towards: CFG05711 CALIF FISH & GAME: DOC FEE  
at parcel: 36990 BONITA VISTA RD ANZA  
appl type: CFG3

By \_\_\_\_\_ May 26, 2011 15:21  
MGARDNER posting date May 26, 2011

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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 7, 2012

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

FAX: (951) 368-9018  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4746 (ZC 7762)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Sunday, June 10, 2012**.

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**

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**From:** mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>  
**Sent:** Thursday, June 07, 2012 8:47 AM  
**To:** Gil, Cecilia  
**Subject:** Re: [Legals] FOR PUBLICATION: Adoption of Ord. No. 348.4746 (ZC 7762)

Received for publication on June 10.

On Thu, Jun 7, 2012 at 7:50 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

One more Adoption of Ordinance, for publication on Sunday, June 10, 2012. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
[951-955-8464](tel:951-955-8464)

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.**

**PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

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Publisher of The Press-Enterprise

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

**(INSERT ORDINANCE NO. 348.4746 HERE)**

**(insert map exhibit here)**

John Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **June 5, 2012**, 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

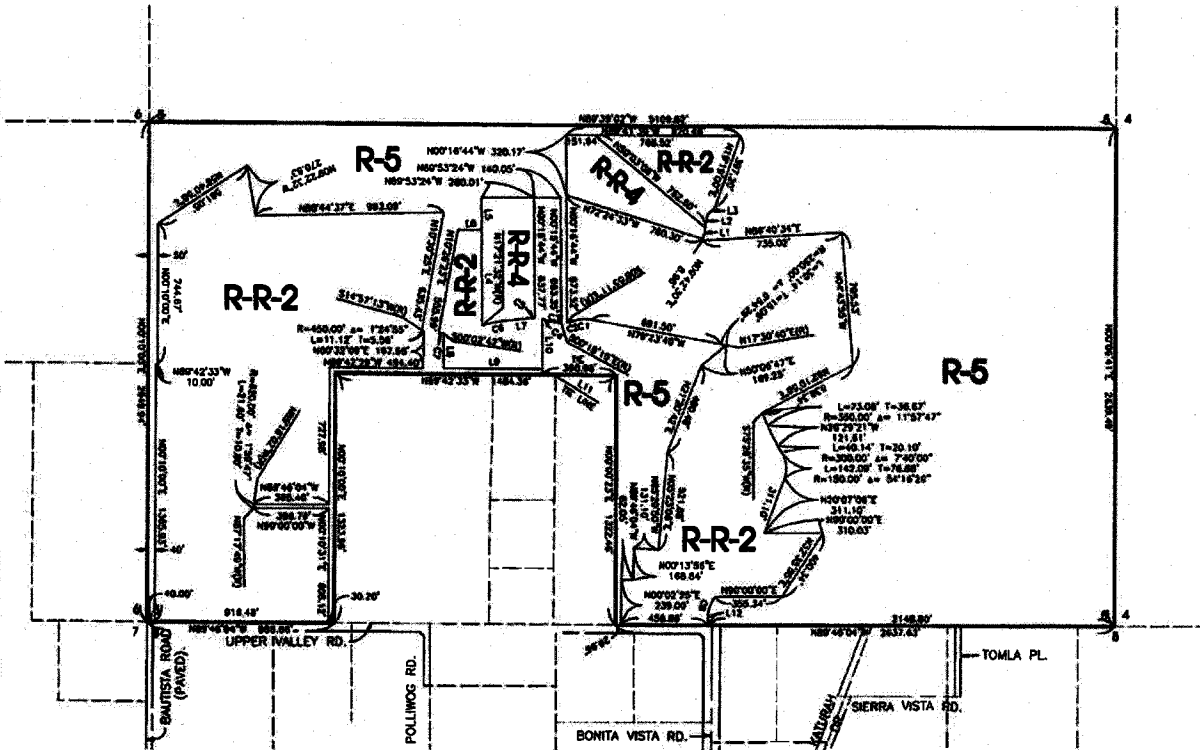
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant



ANZA AREA  
SECTION 5, T. 7 S., R. 3E., S.B.M.

LINE	LENGTH	AREA	DATE
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LEGEND

- R-5** OPEN AREA COMBINING ZONE  
RESIDENTIAL DEVELOPMENTS
- R-R-2** RURAL RESIDENTIAL  
2-ACRE MINIMUM
- R-R-4** RURAL RESIDENTIAL  
4-ACRE MINIMUM



MAP NO. 2.2344  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07762  
ADOPTED BY ORDINANCE NO. 348.4746  
JUNE 5, 2012

RIVERSIDE COUNTY BOARD OF SUPERVISORS