

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

407B



**FROM:** County Counsel/Planning

**SUBMITTAL DATE:**  
July 31, 2013

**SUBJECT:** Ordinance No. 348.4761  
District One/District One

**RECOMMENDED MOTION:** That the Board of Supervisors adopt Ordinance No. 348.4761 amending the zoning in the Cajalco District and Mead Valley District shown on Map Nos. 57.012 and 62.017 Change of Zone Case No. 7796.

**BACKGROUND:** Change of Zone Case No. 7796 was tentatively approved by the Board of Supervisors on July 30, 2013.

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 Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: August 20, 2013  
xc: Co.Co., Planning, MC, COB(2)

Kecia Harper-Ihem  
Clerk of the Board  
  
Deputy

2-15

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



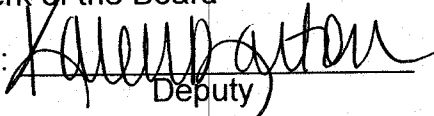
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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on August 20, 2013, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

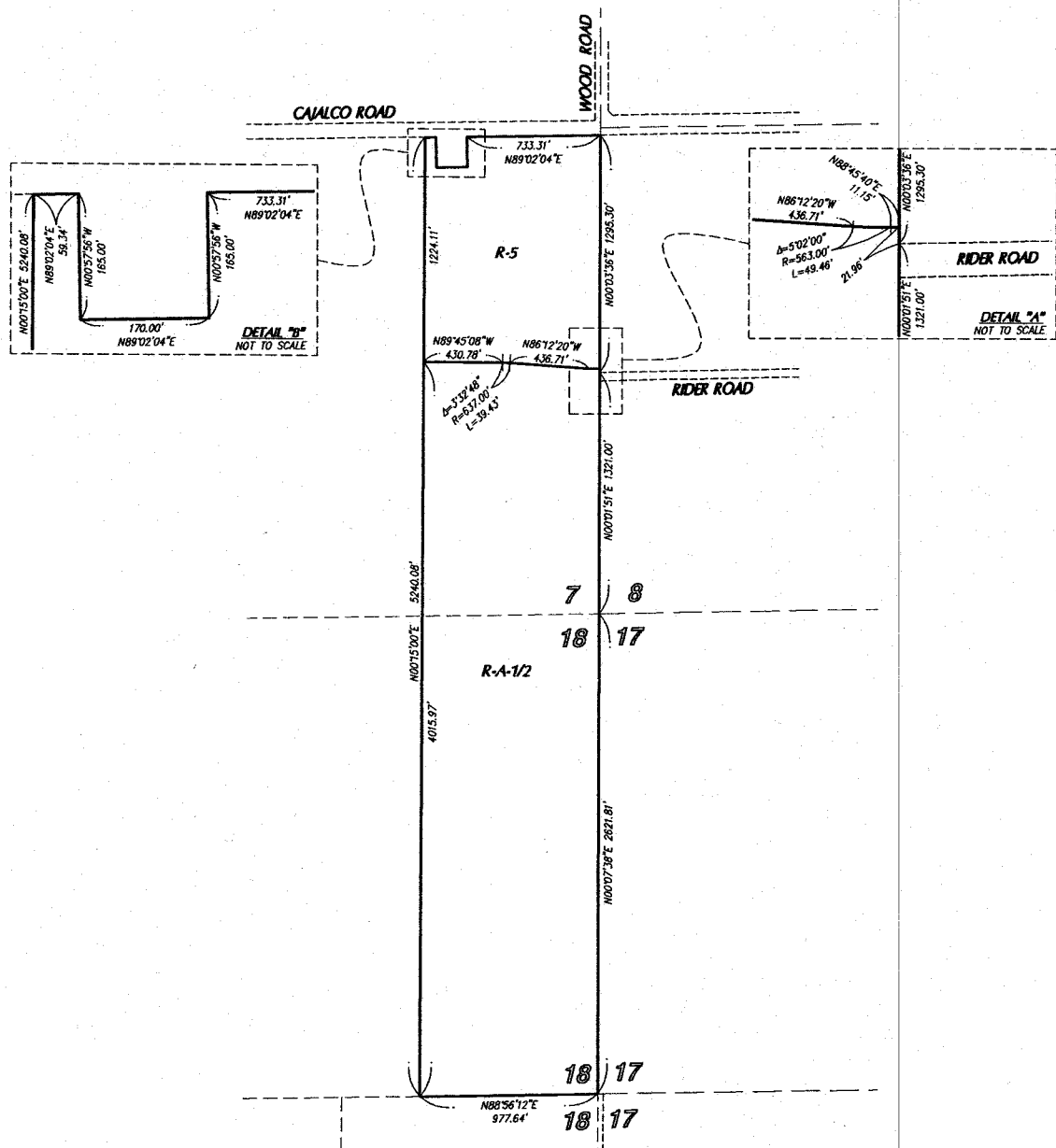
AYES:        Jeffries, Tavaglione, Stone, Benoit and Ashley  
NAYS:        None  
ABSENT:     None

DATE:        August 20, 2013

KECIA HARPER-IHEM  
Clerk of the Board  
BY:   
Deputy

SEAL

# SECTIONS 7 & 18, T.4S., R.4W, S.B.M.



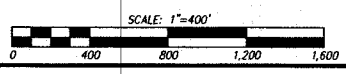
### LEGEND

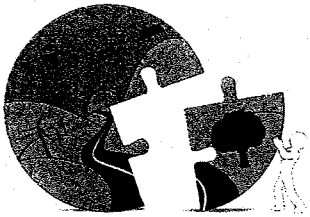
- R-A-1/2 RESIDENTIAL AGRICULTURAL, 1/2 ACRE MINIMUM
- R-5 OPEN AREA COMBINING ZONE-RESIDENTIAL DEVELOPMENTS

MAP NO. 57.012  
 MAP NO. 62.017

## CHANGE OF OFFICIAL ZONING PLAN CAJALCO DISTRICT / MEAD VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 07796  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.4761  
 AUGUST 20, 2013





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

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

8/22/13 Date Initial KLO

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.

Tentative Tract Map No. 30752, Change of Zone No. 7796, EA38929

Project Title/Case Numbers

Paul Rull, Project Manager  
County Contact Person

951-955-0972  
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

CA Boulder Springs Holdings, LLC  
Project Applicant

2 Park Plaza Suite 850, Irvine CA 92614  
Address

Northerly of Lake Matthews Drive, southerly of Cajalco Road, westerly of Wood Road  
Project Location

The Tentative Tract Map proposes a Schedule "B" subdivision on 108.9 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet and 9 open space lots on a total site area of 117.5 gross acres. The residential lots will be clustered together resulting in a lower total number of residential lots than what is allowed under the Site's General Plan designation. Change of Zone proposes to: change 7.34 acres of R-A-5 to R-A-1/2, change 26.87 acres of R-A-1/2 to R-5, and change 1.56 acres of SP (SP229, Planning Area 9) to R-A-1/2.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 8/20/13 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 (\$2,156.25 + \$50.00).
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.

*Kalumbaiten*  
Signature

Board Assistant  
Title

8/20/13  
Date

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

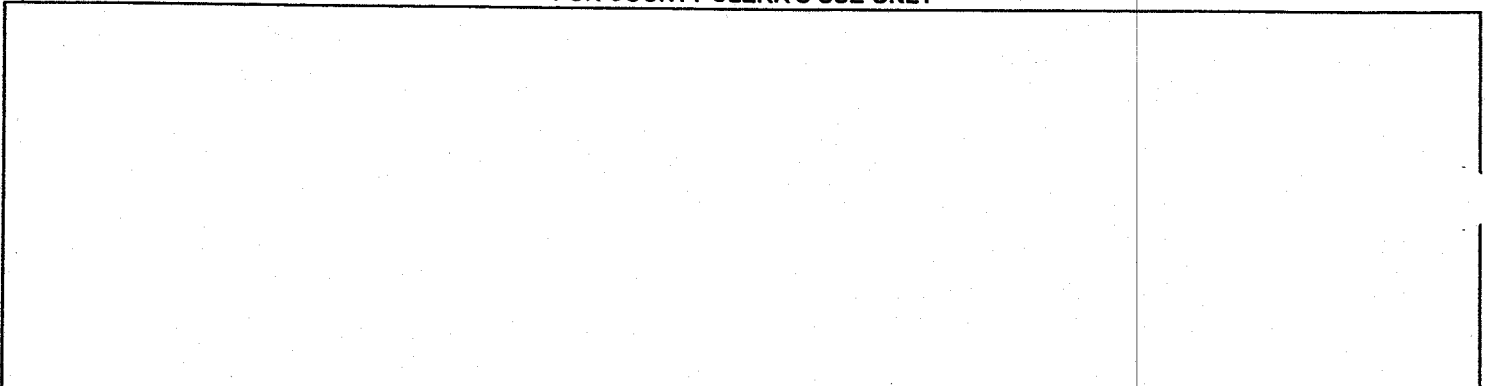
DM/dm  
Revised 5/13/2013  
Y:\Planning Case Files-Riverside office\TR30752\PC-BOS Hearings\PC\INOD Form.docx

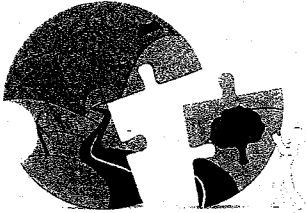
07.30.13 16-2

AUG 20 2013 2-15

Please charge deposit fee case#: ZEA38929 ZCFG02379

FOR COUNTY CLERK'S USE ONLY





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR30752 and CZ7796

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.

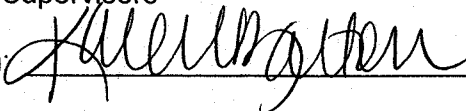
PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Paul Rull Title: Project Planner Date: February 15, 2013

Applicant/Project Sponsor: Boulder Springs Land Company Date Submitted: February 15, 2013

ADOPTED BY: Board of Supervisors

Person Verifying Adoption:  Date: 8/20/13

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 Paul Rull at 951-955-0972.

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

07.30.13 16-2  
AUG 20 2013 2-15

Please charge deposit fee case#: ZEA38929 ZCFG02379

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R0301934

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: BOULDER SPRINGS LAND COMPANY \$64.00  
paid by: CK 1236  
CFG FOR EA38929 & TR30752  
paid towards: CFG02379 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By MBRASWEL Jan 28, 2003 08:35  
posting date Jan 28, 2003

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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

A\* REPRINTED \* R1302304

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: BOULDER SPRINGS LAND COMPANY  
paid by: CASHCASH  
CFG FOR EA38929 & TR30752  
paid towards: CFG02379 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

\$54.75

By MGARDNER Mar 13, 2013 14:03  
posting date Mar 13, 2013

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\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$54.75

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1208686

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: BOULDER SPRINGS LAND COMPANY \$2,101.50  
paid by: CK 0039565  
CFG FOR EA38929 & TR30752  
paid towards: CFG02379 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Sep 26, 2012 16:21  
MGARDNER posting date Sep 26, 2012

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Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

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

August 22, 2013

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. 348.4761

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, August 24, 2013**.

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,

*Cecilia Gil*

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

## Gil, Cecilia

---

**From:** mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>  
**Sent:** Thursday, August 22, 2013 8:27 AM  
**To:** Gil, Cecilia  
**Subject:** Re: [Legals] FOR PUBLICATION: Adoption of Ord. No. 348.4761

Received for publication on Aug. 24. Proof with cost to follow.

**Please Note: The Press-Enterprise offices will be closed on Monday, September 2, 2013 in observance of the Labor Day Holiday. Advanced deadlines will apply. Below are our Labor Day deadlines:**

<b>Publication Date:</b>	<b>Deadline:</b>
Fri., Aug. 30 – Sat., Aug. 31	Wed., Aug. 28 @ 10:30 AM
Sun., Sept. 1 – Tues., Sept. 3	Thurs., Aug. 29 @ 10:30 AM
Wed., Sept. 4	Fri., Aug. 30 @ 10:30 AM
Thurs., Sept. 5	Tues., Sept. 3 @ 10:30 AM

Thank You!



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Inland Southern California's News Leader

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Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

**\*\*Additional days required for larger ad sizes\*\***

On Thu, Aug 22, 2013 at 8:10 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

Good morning! Attached is an Adoption of Ordinance, for publication on Saturday, August 24, 2013. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board

951-955-8464

MS# 1010

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

[REDACTED]

[REDACTED]

John J. Benoit, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **August 20, 2013**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

1 ORDINANCE NO. 348.4761

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 Cajalco District and Mead Valley  
6 District Zoning Plan Map Nos. 57. and 62. as amended, are further amended by placing in effect in the  
7 zone or zones as shown on the map entitled "Change of Official Zoning Plan, Cajalco District and Mead  
8 Valley District, Map Nos. 57.012 and 62.017 Change of Zone Case No. 7796," which map is made a part  
9 of this ordinance.

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

11  
12 ~~BOARD OF SUPERVISORS OF THE COUNTY  
13 OF RIVERSIDE, STATE OF CALIFORNIA~~

14  
15 By: ~~Chairman, Board of Supervisors~~

16 ATTEST:

17 Clerk of the Board

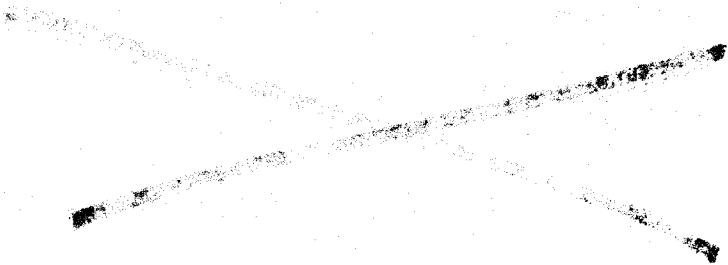
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19 By: Deputy

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21 (SEAL)

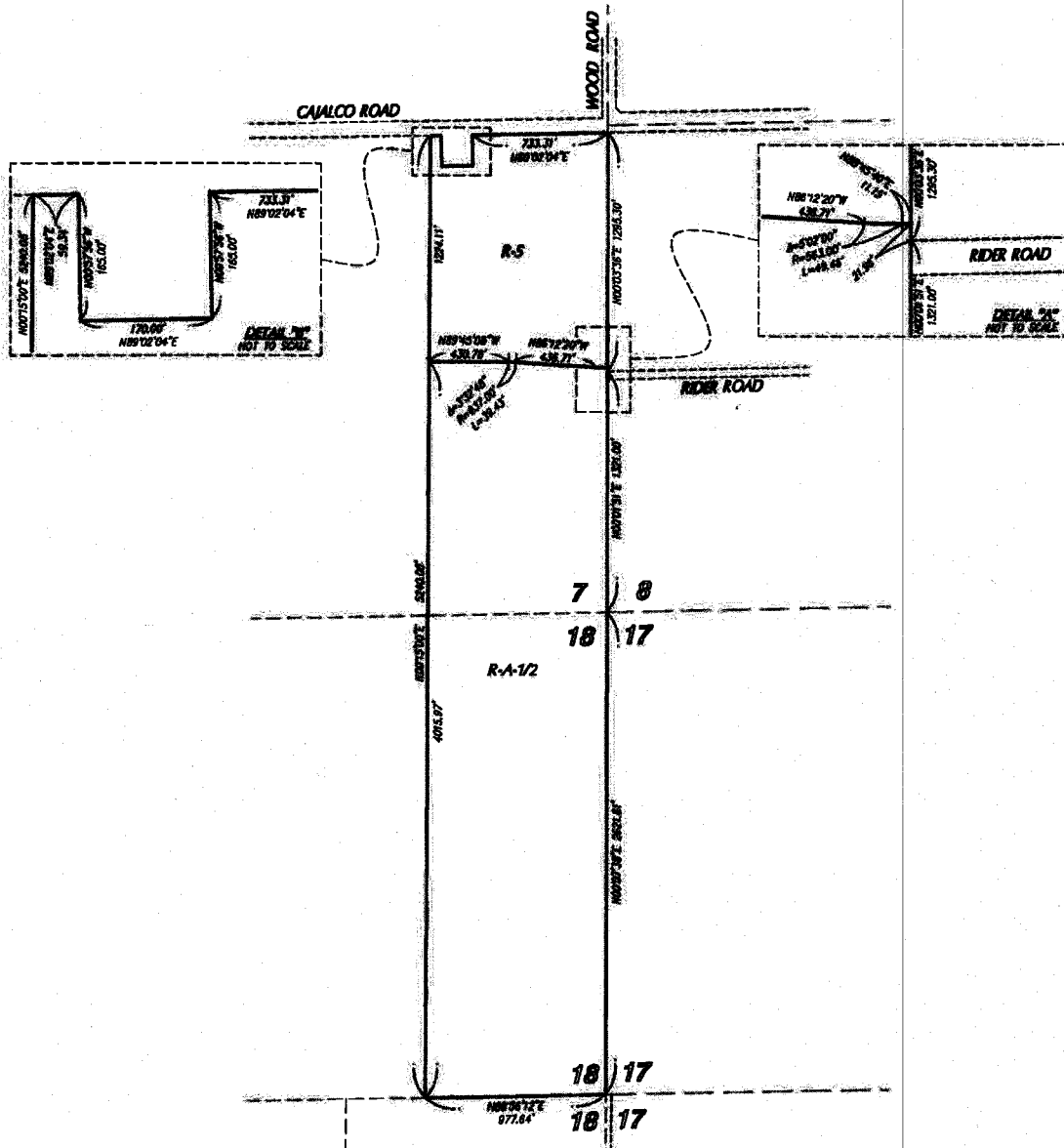
22  
23 APPROVED AS TO FORM  
24 August 7, 2013

25 By: Michelle Clack  
26 MICHELLE CLACK  
27 Deputy County Counsel

28 MJC/mdk  
8/31/13



# SECTIONS 7 & 18, T.4S., R.4W, S.B.M.



### LEGEND

- R-A-1/2 RESIDENTIAL AGRICULTURAL, 1/2 ACRE MINIMUM
- R-5 OPEN AREA COMBINING ZONE-RESIDENTIAL DEVELOPMENTS

MAP NO. 57.012  
 MAP NO. 62.017

## CHANGE OF OFFICIAL ZONING PLAN CAJALCO DISTRICT / MEAD VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 07796  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.4761  
 AUGUST 20, 2013



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CALL (951) 368-9710  
EMAIL [billinginquiry@pe.com](mailto:billinginquiry@pe.com)

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THE PRESS-ENTERPRISE [PE.com](http://PE.com)



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DATE	REFERENCE NUMBER	DESCRIPTION - OTHER COMMENTS/CHARGES	PRODUCT/ZONE	SIZE	BILLED UNITS	TIMES RUN	RATE	GROSS AMOUNT	NET AMOUNT
08/24/2013	I01114765-08242013	PO# Ord. 348.4761, BOARD OF SUPER Order Placed by: Cecilia Gil	Press-Enterprise	2 x 87 LI	174	1	1.29	224.90	224.90

*Planning  
2-15 of 08/20/13  
2C-796  
1hr*

RECEIVED RIVERSIDE COUNTY  
 CLERK / BOARD OF SUPERVISORS  
 2013 AUG 28 PM 12:55

## Legal Advertising Invoice

BALANCE DUE \$224.90

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PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

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## Legal Advertising Invoice

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3450 Fourteenth Street  
Riverside, CA 92501-3878  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: / Ord. 348.4761

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, and under date of July 25, 2013, Case Number RIC 1305730; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**08/24/2013**

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

Date: August 26, 2013  
At: Riverside, California



BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
P.O. BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 000114765-01

P.O. Number: Ord. 348.4761

### Ad Copy:

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

ORDINANCE NO. 348.4761

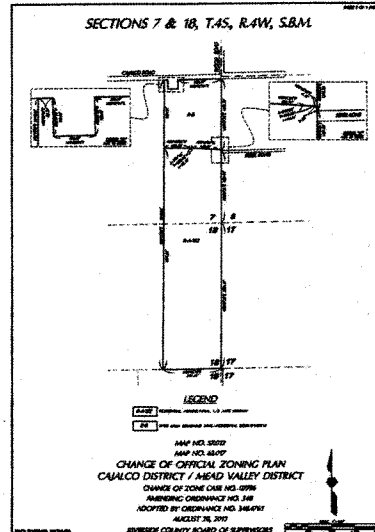
AN ORDINANCE OF THE COUNTY OF RIVERSIDE

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 Cajalco District and Mead Valley Zoning Plan Map Nos. 57, and 62, 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, Cajalco District and Mead Valley District, Map Nos. 57,012 and 62,017 Change of Zone Case No. 7796," which map is made a part of this ordinance.

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



John J. Benoit, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on August 20, 2013, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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