

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

412 B



**FROM:** County Counsel/Planning

**SUBMITTAL DATE:**  
August 8, 2013

**SUBJECT:** Ordinance No. 348.4762  
District Five/District Five

**RECOMMENDED MOTION:** That the Board of Supervisors adopt Ordinance No. 348.4762 amending the zoning in the Cherry Valley District shown on Map No. 31.027 Change of Zone Case No. 7718.

**BACKGROUND:** Change of Zone Case No. 7718 was tentatively approved by the Board of Supervisors on November 12, 2012.

Departmental Concurrence

*Synthia M. Gunzel*

SYNTHIA M. GUNZEL, 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*  
Tina Grande

**County Executive Office Signature**

- Policy
- Policy
- Consent
- Consent
- Consent

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Ashley 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:** Planning, Co.Co., MC, COB

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

RECEIVED RIVERSIDE COUNTY CLERK

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

**Prev. Agn. Ref.:** | **District:** 5/5 | **Agenda Number:**

**3-93**



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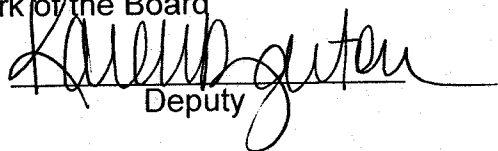
STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

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

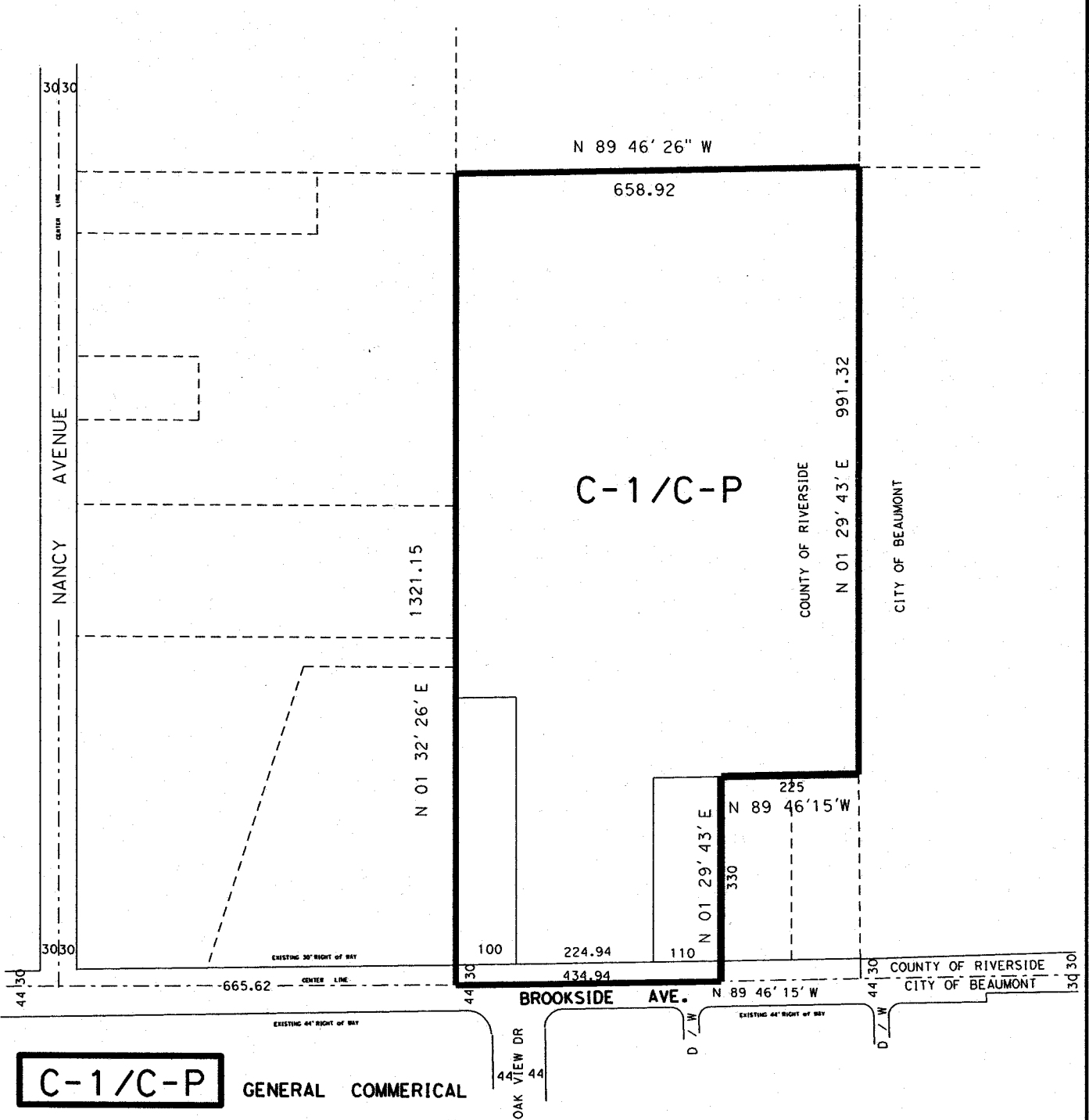
DATE:           August 20, 2013

KECIA HARPER-IHEM  
Clerk of the Board

BY:   
Deputy

SEAL

SEC 28 T.2S. R.1W. SBB&M



**C-1/C-P**

GENERAL COMMERCIAL

MAP NO. 31.027

CHANGE OF OFFICAL ZONING PLAN  
**CHERRY VALLEY DISTRICT**

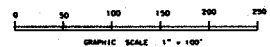
CHANGE OF ZONE CASE NO 7718

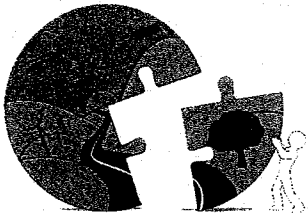
AMENDING ORDINANCE NO 348

ADOPTED BY ORDINANCE NO.348.4762

AUGUST 20 2013

SCALE 1" = 100'





Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

8/22/13

KL

Date

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.**

EA42206, General Plan Amendment No. 1052, Change of Zone No. 7718, Conditional Use Permit No. 3629

*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)*

AMS Group, LLC  
*Project Applicant*

781 E San Bernardino Road, Covina, CA 91723  
*Address*

Northerly of Brookside Avenue and easterly of Nancy Avenue  
*Project Location*

The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Foundation Component and Land Use Designation to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the subject site's 18.44 gross acres. The Change of Zone proposes to amend the zoning classification for the subject property from Light Agriculture - 1 Acre Minimum (A-1-1) to General Commercial (C-1/C-P) on 18.44 gross acres. The Conditional Use Permit proposes an 851 unit mini-warehouse/business records storage/boat-trailer-RV-vehicle storage facility on 5.94 acres of a 18.44 gross acre site in two (2) phases. The development for Phase I includes sixteen (16) multi-unit storage buildings totaling 84,025 square feet, 8,865 square feet of carport storage for approximately 18 vehicles, 35,000 square feet of gravel based outside storage area for approximately 81 vehicles and seven (7) parking spaces. The development for Phase II includes a 1,950 square foot multi-unit storage building. The existing 2,450 square foot single family residence shall be converted into a 500 square foot office and a 1,950 square foot caretaker's unit. The existing 1,320 square foot single family residence and 350 square foot barn are proposed for demolition.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on July 18, 2012, 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 (\$2,101.50 + \$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]  
*Signature*

Board Assistant  
*Title*

8/20/13  
*Date*

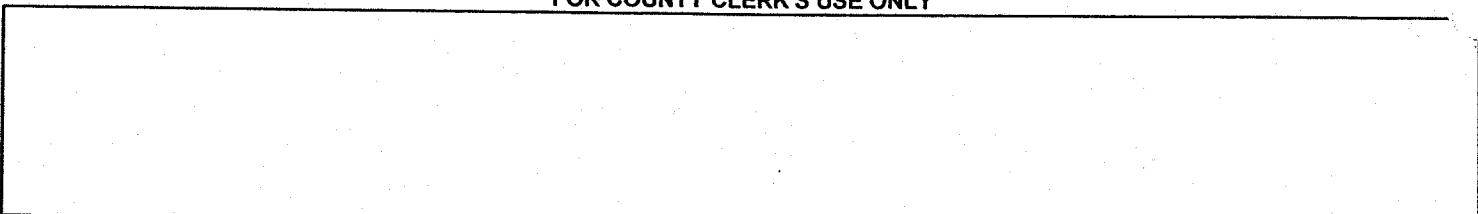
Date Received for Filing and Posting at OPR: \_\_\_\_\_

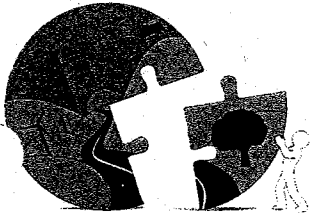
DM/rj  
Revised 8/25/2009  
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

11.20.12 16.3  
AUG 20 2013 3-93

Please charge deposit fee case#: ZEA42206 ZCFG05559 .

FOR COUNTY CLERK'S USE ONLY





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA42206, General Plan Amendment No. 1052, Change of Zone No. 7718,  
Conditional Use Permit No. 3629

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: June 14, 2012

Applicant/Project Sponsor: AMS Group, LLC Date Submitted: September 9, 2009

ADOPTED BY: Planning Commission

Person Verifying Adoption: *Karen [Signature]* 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 Christian Hinojosa at (951) 955-0972.

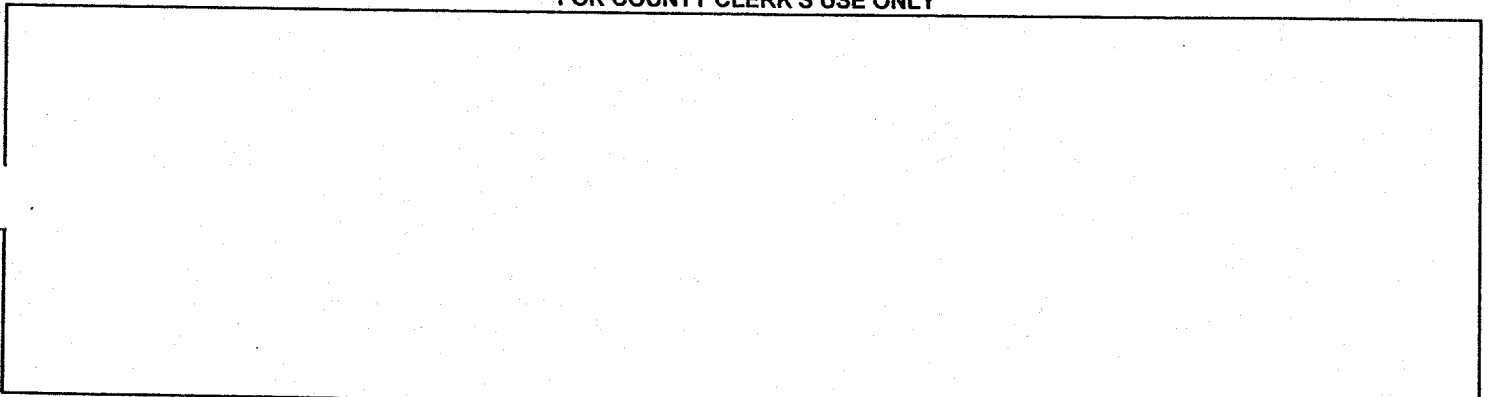
Revised: 10/16/07

Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42206 ZCFG05559

FOR COUNTY CLERK'S USE ONLY

11.20.12 16.3  
AUG 20 2013 393



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R0912910

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: AMS GROUP LLC  
paid by: CK 11796  
CA F&G FEE FOR EA42206  
paid towards: CFG05559 CALIF FISH & GAME: DOC FEE  
at parcel: 38692 BROOKSIDE AVE BEAU  
appl type: CFG3  
\$64.00

By \_\_\_\_\_ Sep 09, 2009 12:16  
SBROSTRO posting date Sep 09, 2009

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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

J\* REPRINTED \* R1205020

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: AMS GROUP LLC \$2,101.50  
paid by: CK 13850  
CA F&G FEE FOR EA42206  
paid towards: CFG05559 CALIF FISH & GAME: DOC FEE  
at parcel: 38692 BROOKSIDE AVE BEAU  
appl type: CFG3

By \_\_\_\_\_ Jun 11, 2012 16:23  
MGARDNER posting date Jun 11, 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. 348.4762

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

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**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. 348.4762

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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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 8:11 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

One more...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



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

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ORDINANCE NO. 348.4762

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 Cherry Valley District Zoning Plan Map No. 31. 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, Cherry Valley District, Map No. 31.027 Change of Zone Case No. 7718," which map is made a part of this ordinance.

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

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

~~By: \_\_\_\_\_  
Chairman, Board of Supervisors~~

ATTEST:  
Clerk of the Board

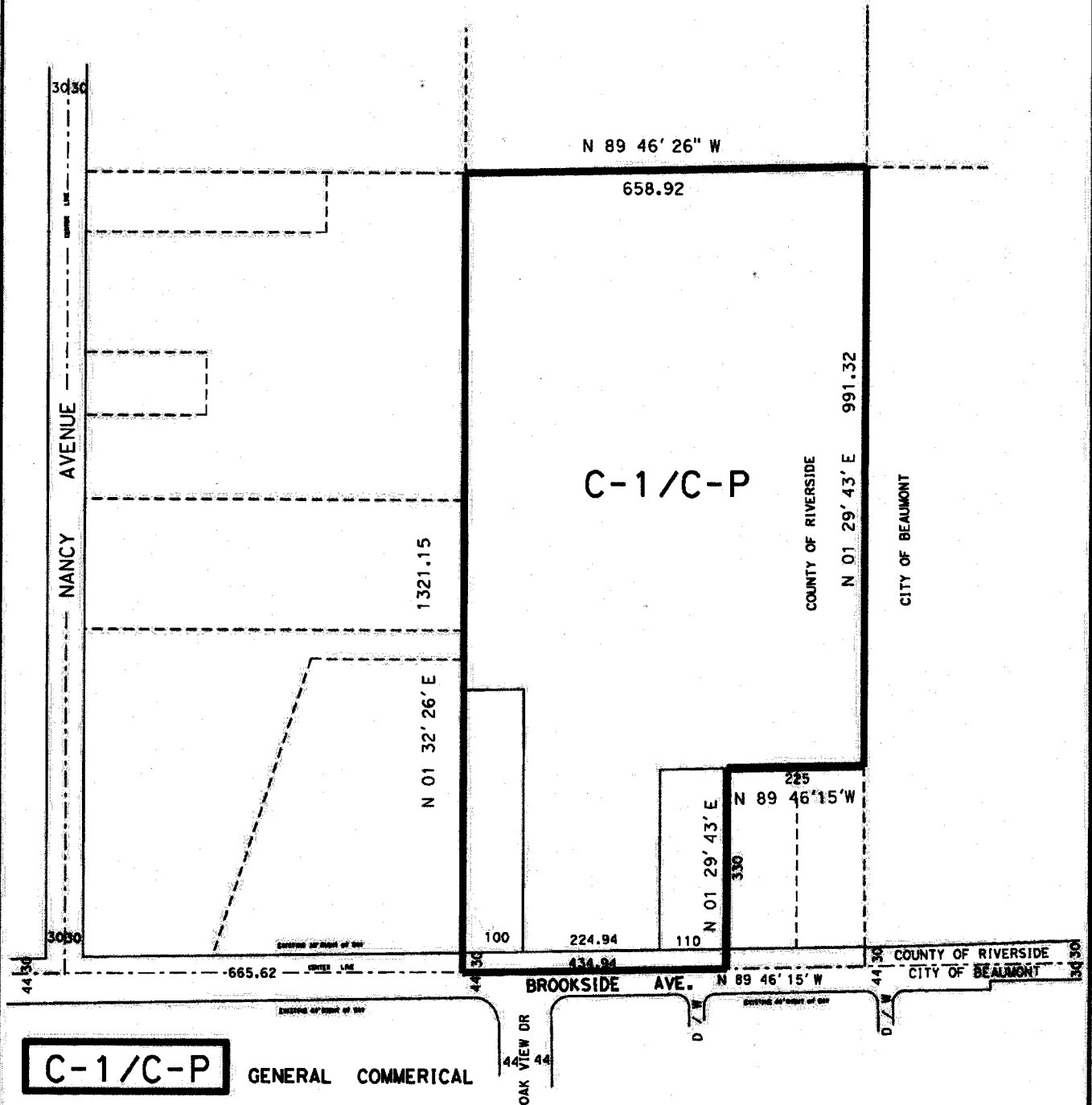
By: \_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM  
August 8, 2013

By: Synthia M. Gunzel  
SYNTHIA M. GUNZEL  
Deputy County Counsel

SEC 28 T.2S. R.1W. SBB&M



MAP NO. 31.027

CHANGE OF OFFICAL ZONING PLAN  
 CHERRY VALLEY DISTRICT

CHANGE OF ZONE CASE NO 7718

AMENDING ORDINANCE NO 348

ADOPTED BY ORDINANCE NO.348.4762

AUGUST 20 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS

SCALE 1" = 100'





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



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08/24/2013	I01114768-08242013	BOARD OF SUPERVISORS OF THE CC	Press-Enterprise	2 x 84 LI	168	1	1.30	218.40	218.40
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Order Placed by: Cecilia Gil

RECEIVED RIVERSIDE COUNTY  
 CLERK/BOARD OF SUPERVISORS  
 2013 AUG 28 PM 12:04

*Planning  
3-93 of 08/20/13  
ZC 7718  
1 hr*

**Legal Advertising Invoice**

<b>BALANCE</b>
\$218.40

SALES CONTACT INFORMATION		ADVERTISER INFORMATION			
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BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME		
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BALANCE	INVOICE NUMBER	TERMS OF PAYMENT	
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8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

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

Enterprise Media  
POST OFFICE BOX 12009  
RIVERSIDE, CA 92502-2209

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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.: /

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: 0001114768-01

P.O. Number:

### Ad Copy:

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

ORDINANCE NO. 348.4762

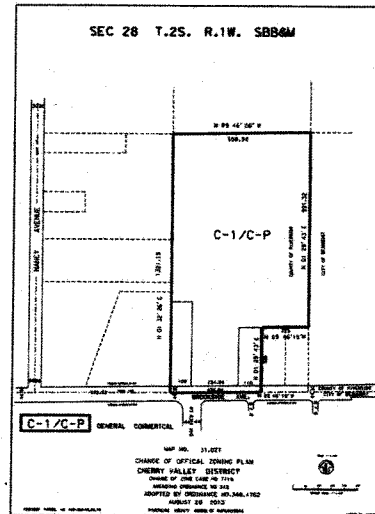
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John J. Benoit, Chairman of the Board

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Ashley  
NAYS: None  
ABSENT: None

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