

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

413B



FROM: County Counsel/Planning

SUBMITTAL DATE:
August 8, 2013

SUBJECT: Ordinance No. 348.4763
District One/District One

RECOMMENDED MOTION: That the Board of Supervisors adopt Ordinance No. 348.4763 amending the zoning in the Woodcrest District shown on Map No. 59.069 Change of Zone Case No. 7755.

BACKGROUND: Change of Zone Case No. 7755 was tentatively approved by the Board of Supervisors on June 4, 2013.

Departmental Concurrence

Synthia M. Gunzel
SYNTHIA M. GUNZEL, Deputy County Counsel
PAMELA J WALLS, County Counsel

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*
Tina Grande
County Executive Office Signature

- Policy
- Policy
- 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

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

Date: ~~Aug 13~~ August 20, 2013
xc: Planning, Co.Co., MC, COB

RECEIVED RIVERSIDE COUNTY CLERK

3-94

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

SEC. 25, T. 3S, R. 5W, S.B.B. & M

WASHINGTON STREET

177.60'
N00°09'30"W

510.55'
N89°38'30"E

C-P-S

177.60'
S00°09'30"E

510.55'
S89°38'30"W

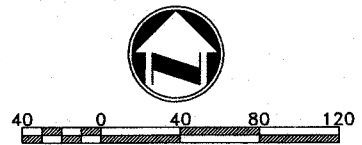
375.20'
N00°09'30"W

KRAMERIA AVENUE

C-P-S

SCENIC HIGHWAY
COMMERCIAL

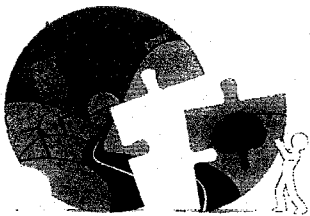
MAP NO. 59.069



CHANGE OF OFFICIAL ZONING PLAN
WOODCREST
DISTRICT

CHANGE OF ZONE 07755
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4763
DATE: AUGUST 20, 2013
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR PARCEL NO.
274-040-003



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

KL
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.

EA 41688 GPA00895, CZ07755, CUP03663
Project Title/Case Numbers

Paul Rull
County Contact Person

951-955-0972
Phone Number

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

Rite Aid Corporation
Project Applicant

320 Goddard Way #125, Irvine, CA 92618
Address

Northerly of Krameria Avenue, easterly of Washington Street, southerly of Van Buren Blvd. and westerly of Garden Avenue.
Project Location

General Plan Amendment proposes to amend the General Plan Foundation Component/Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Community Development: Commercial Retail (CD: CR). The Change of Zone proposes to change the site's zoning classification from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to construct three commercial retail buildings, consisting of one Rite Aid pharmacy and two commercial shell buildings, totaling 52,672 sq.ft. in two phases on 6.4 gross acres.
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.

[Signature]
Signature

board Assistant
Title

8/20/13
Date

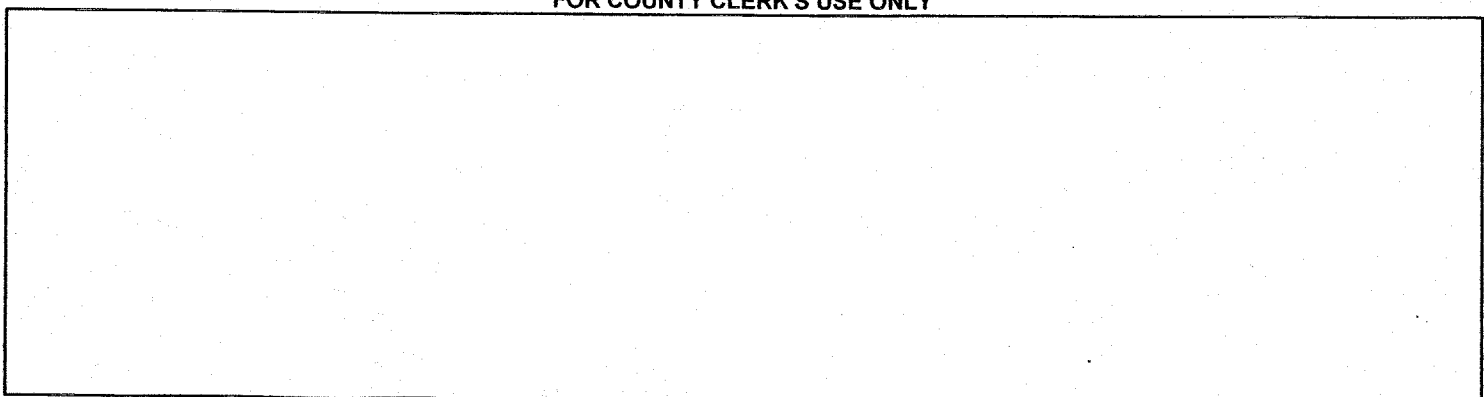
Date Received for Filing and Posting at OPR: _____

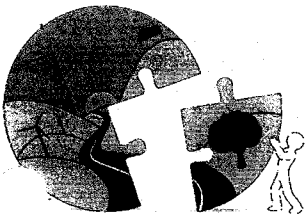
DM/dm
Revised 4/17/2013
C:\Documents and Settings\dmares\Desktop\GPA895-CZ7755-CUP3663 NOD Form.docx

08-04-13 116-1
AUG 20 2013 3-94

Please charge deposit fee case#: ZEA41688 ZCFG05036

FOR COUNTY CLERK'S USE ONLY





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA00895, CZ07755, CUP03663

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: March 27, 2013

Applicant/Project Sponsor: Rite Aid Corporation Date Submitted: February 1, 2011

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: *[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 Paul Rull, Project Manager at 951-955-0972.

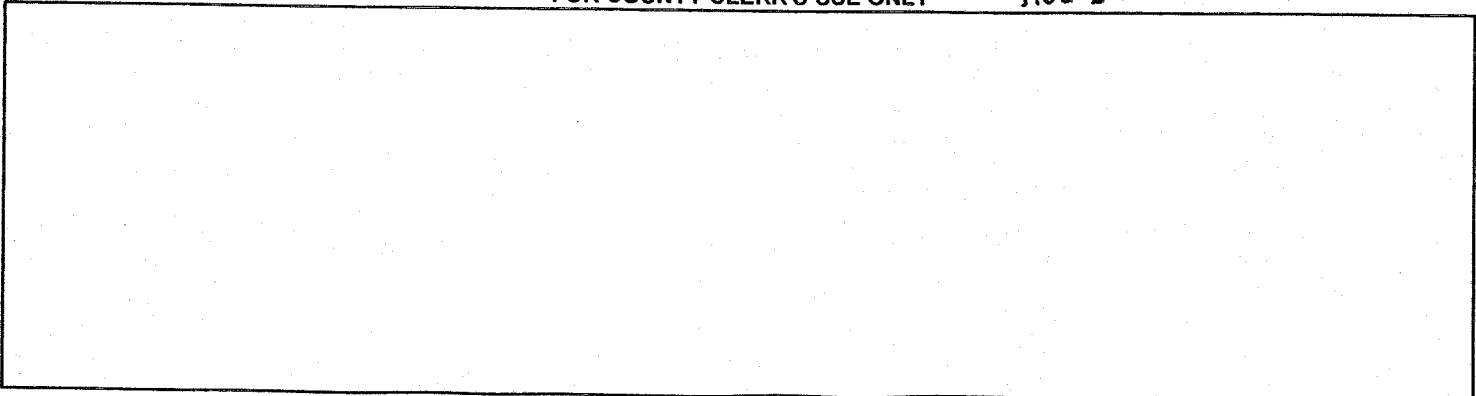
Revised: 10/16/07

Y:\Planning Case Files-Riverside office\CUP03663\BOS Hearings\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41988 ZCFG05036

FOR COUNTY CLERK'S USE ONLY

06.04.13 110-1
AUG 20 2013 394



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1301165

1080 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: DONALD & ELISSA FRUCIANO FAMILY \$112.25
paid by: CK 1047
CA FISH AND GAME FOR EA41688
paid towards: CFG05036 CALIF FISH & GAME: DOC FEE
at parcel: 16400 WASHINGTON ST RIV
appl type: CFG3

By _____ Feb 06, 2013 16:38
MGARDNER posting date Feb 06, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$112.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1300324

1080 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: DONALD & ELISSA FRUCIANO FAMILY \$2,044.00
paid by: CK 1040
CA FISH AND GAME FOR EA41688
paid towards: CFG05036 CALIF FISH & GAME: DOC FEE
at parcel: 16400 WASHINGTON ST RIV
appl type: CFG3

By MGARDNER Jan 10, 2013 16:58
posting date Jan 10, 2013

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0800004

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: DONALD & ELISSA FRUCIANO FAMILY \$64.00
paid by: CK 13682
CA FISH AND GAME FOR EA41688
paid towards: CFG05036 CALIF FISH & GAME: DOC FEE
at parcel: 16400 WASHINGTON ST RIV
appl type: CFG3

By _____ Jan 02, 2008 08:51
MBRASWEL posting date Jan 02, 2008

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

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

August 26, 2013

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4763

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, August 28, 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

Printed at: 10:55 am
on: Monday, Aug 26, 2013
Ad #: 0001116559
Order Taker: Nick Eller

enterprisemedia
Classified Advertising
Proof

3450 Fourteenth St.
Riverside, CA 92501-3878
(800) 514-7253
(951) 684-1200
(951) 368-9006 Fax

Account Information

Phone #: 9519551066
Name: BOARD OF SUPERVISORS
Address: COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502
USA

Account #: 100141323
Client: BOARD OF SUPERVISORS
Placed by: Cecilia Gil
Fax #: 9519551071

Ad Information

Classification: EN CLS Legals
Publication: EN Press Enterprise, EN PE.com

Start Date: 08/28/2013
Stop Date: 08/28/2013
Insertions: 1 print / 1 online

Rate code: EN LGL PE County
Ad type: EN CLS 10 Liner

Size: 2 X 80.00 Li

Amount Due: **206.70**

Ad Copy:

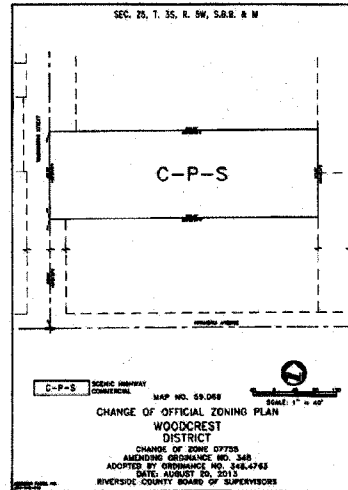
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**ORDINANCE NO. 348,4763
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 Woodcrest District Zoning Plan Map No. 59, amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Woodcrest District, Map No. 59.069 Change of Zone Case No. 7755," which 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

8/28

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. 348.4763

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 Woodcrest District Zoning Plan Map
6 No. 59, 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, Woodcrest District, Map No. 59.069 Change of Zone Case No.
8 7755," which map is made a part of this ordinance.

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

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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)

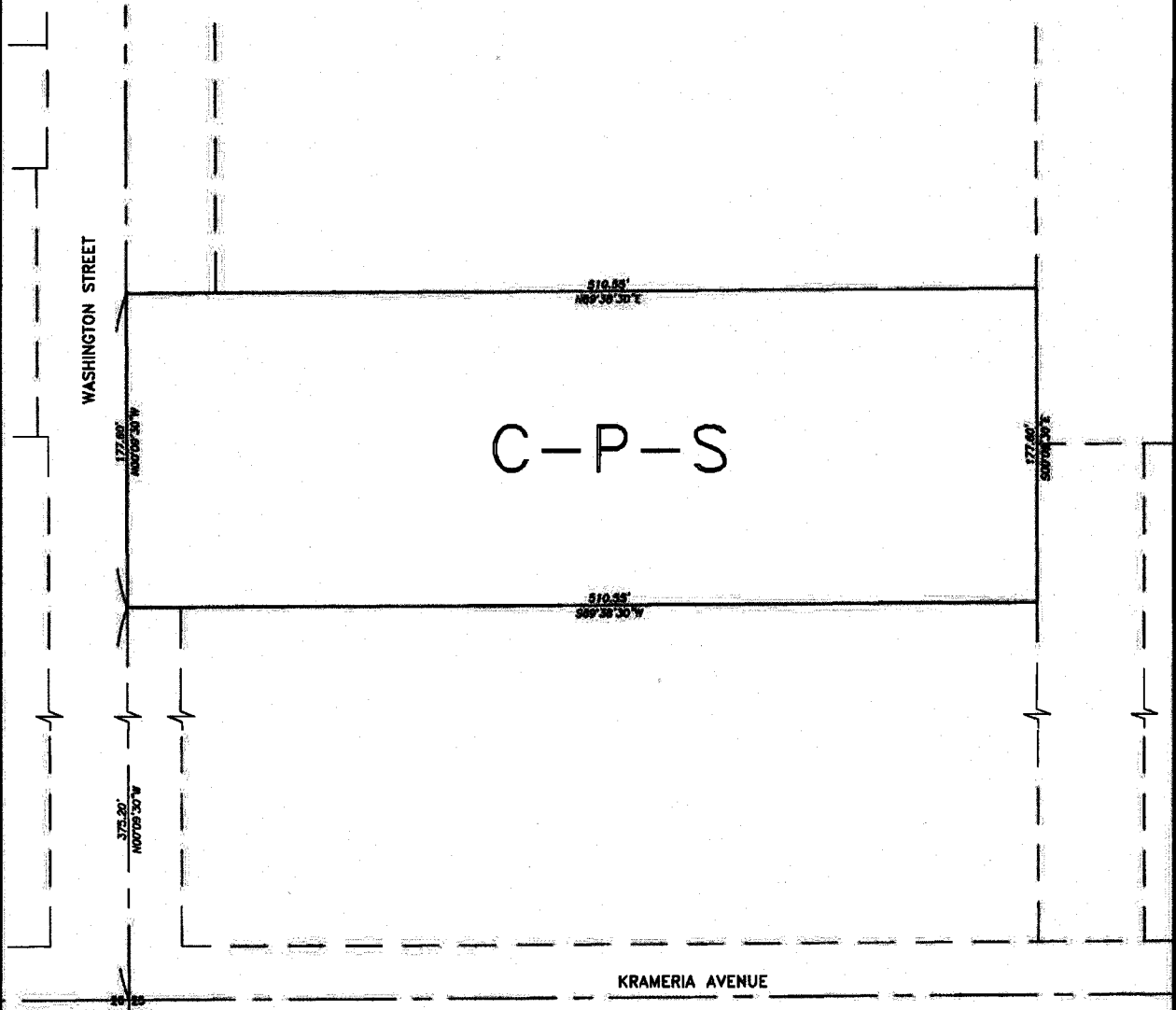
21
22 APPROVED AS TO FORM
23 August 8, 2013

24 By: Synthia M. Gunzel
25 SYNTHIA M. GUNZEL
26 Deputy County Counsel

27 SY/G/mdk
8/08/13

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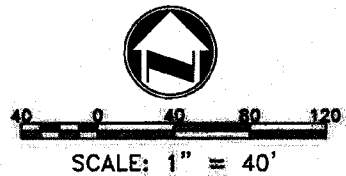
SEC. 25, T. 3S, R. 5W, S.B.B. & M



C-P-S

SCENIC HIGHWAY
COMMERCIAL

MAP NO. 59.069



CHANGE OF OFFICIAL ZONING PLAN
WOODCREST
DISTRICT

CHANGE OF ZONE 07755
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4763
DATE: AUGUST 20, 2013
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR PARCEL NO.
274-040-003