

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

310B



FROM: County Counsel/Planning

SUBMITTAL DATE:
October 10, 2013

SUBJECT: Ordinance No. 348.4766
District Two/District Two [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:
Adopt Ordinance No. 348.4766 amending the zoning in the East Corona District shown on Map No. 49.014 Change of Zone Case No. 7270.

BACKGROUND:

Summary

Change of Zone Case No. 7270 was tentatively approved by the Board of Supervisors on March 12, 2013.

Departmental Concurrence

Michelle Clack, Deputy County Counsel
Pamela J. Walls, County Counsel

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS:	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone and Ashley
Nays: None
Absent: Benoit
Date: November 5, 2013
xc: Co.Co./Planning, COB

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: 03/12/13; 16.2 | **District:** 2/2 | **Agenda Number:**

3-45

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

FORM 11: Ordinance No. 348.4766

District Two/District Two

DATE: October 10, 2013

PAGE: Page 2 of 2

Impact on Citizens and Businesses

This zoning ordinance is associated with a private land owner's development application. Since it is fully funded by this private land owner, it will not have an impact on citizens and businesses.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

A. Ordinance

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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 November 5, 2013, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

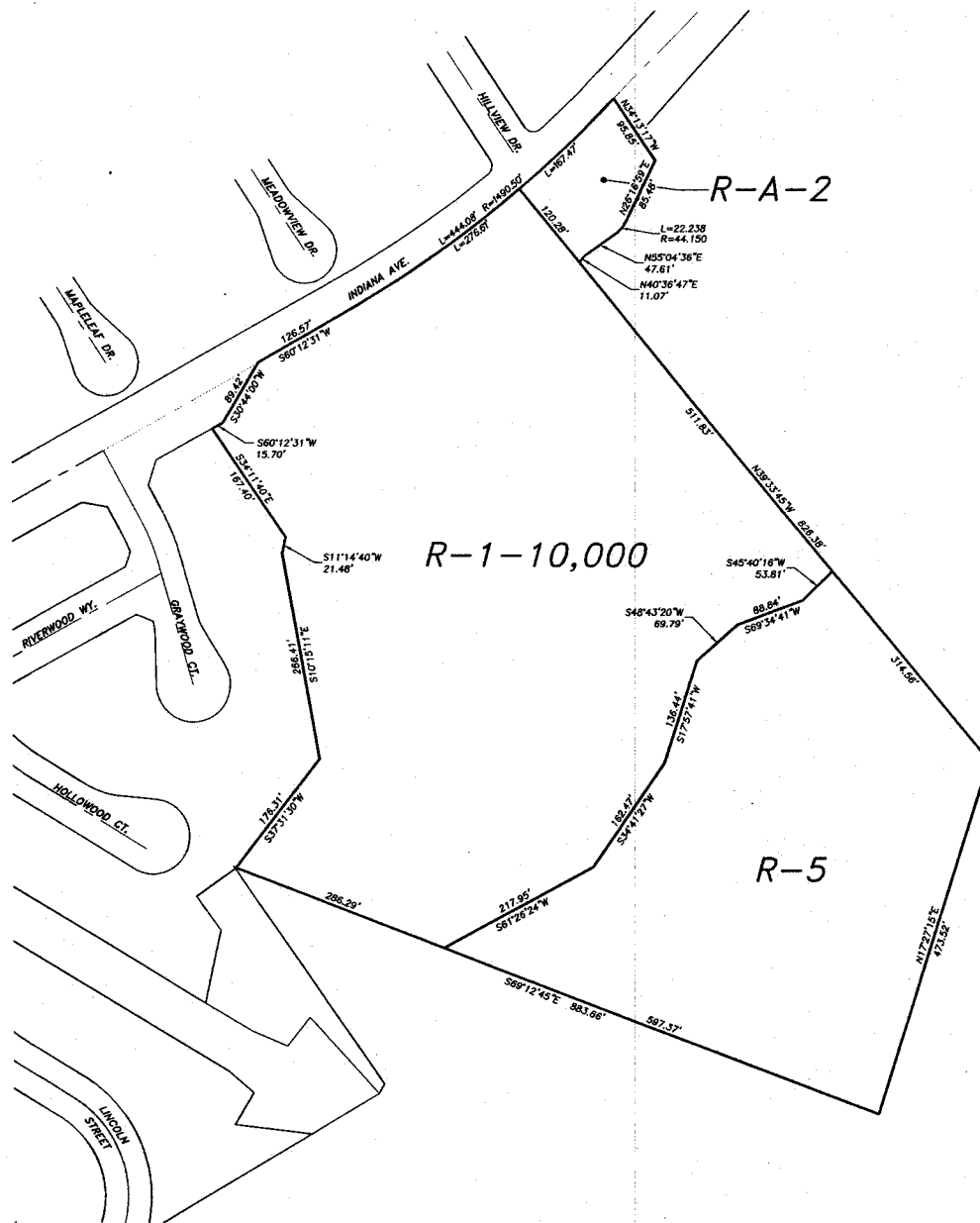
AYES: Jeffries, Tavaglione, Stone and Ashley
NAYS: None
ABSENT: Benoit

DATE: November 5, 2013

KECIA HARPER-IHEM
Clerk of the Board
BY: *Karla Harper-Ihem*
Deputy

SEAL

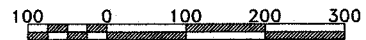
SECTION 27, T.3S., R6W. S. B. B. & M



R-1-10,000 ONE FAMILY DWELLINGS, 10,000 SF MIN.

R-A-2 RESIDENTIAL AGRICULTURAL, 2 ACRE MIN.

R-5 OPEN AREA COMBINING ZONE
RESIDENTIAL DEVELOPMENTS

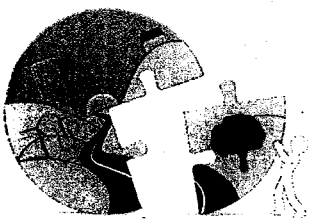


SCALE: 1" = 100'

MAP NO. 49.014
CHANGE OF OFFICIAL ZONING PLAN
EAST CORONA
DISTRICT

CHANGE OF ZONE 07270
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4766
DATE: NOVEMBER 5, 2013
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR PARCEL NO.
135-280-001
135-204-005
135-204-006
135-204-007



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

11/7/13
Date

VD
Initial

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.

GENERAL PLAN AMENDMENT NO. 778, CHANGE OF ZONE NO. 7270, TENTATIVE TRACT MAP NO. 33248

Project Title/Case Numbers

Matt Straite
County Contact Person 951-955-8631
Phone Number

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

Elias Alfata
Project Applicant 6626 Wilding Place Riverside CA 92506
Address

South of Indiana Avenue, east of Lincoln Street in the Home Gardens Community of unincorporated Riverside County
Project Location

The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (A:A) (the project site features Rural: Rural Mountainous; no change is proposed to this designation) Land Use Designations to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). The Change of Zone proposes to amend the zoning for the site from Residential Agriculture- Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5). The Tentative Tract Map proposes a Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 200 square feet and one (1) 6.73 acre lot for open space.

hi: 11/5/13 to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 11/5/13, and has made the following determinations regarding that project:

- The project WILL NOT have a significant effect on the environment.
- A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$64.00).
- Mitigation measures WERE made a condition of the approval of the project.
- A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
- 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.

Karen Peterson
Signature

Board Assistant
Title

11/5/13
Date

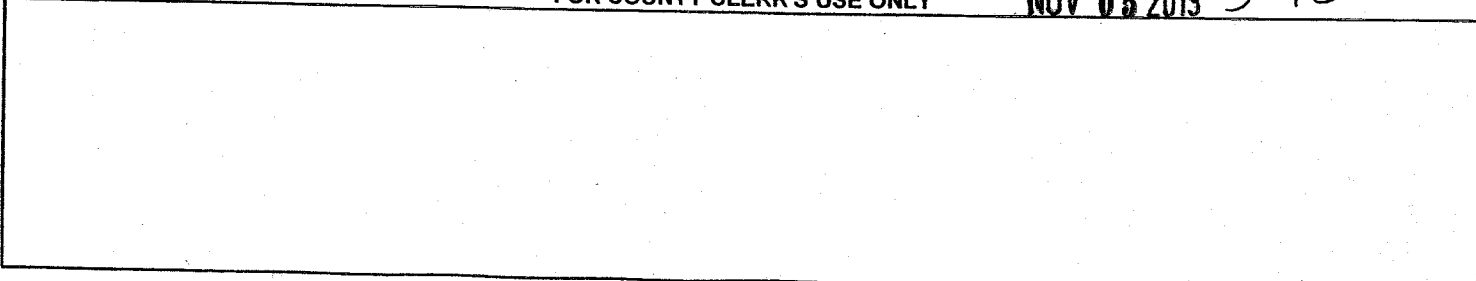
State Received for Filing and Posting at OPR: _____

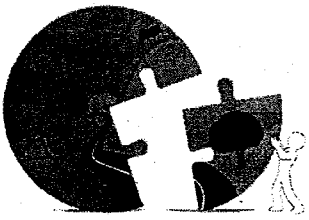
Revised 8/25/2009
Planning Case Files-Riverside office\TR33248\PC BOS\PC\November 7, 2012 did not get heard as labels were wrong\NOD Form.docx

Please charge deposit fee case#: ZEA40396 ZCFG3846

FOR COUNTY CLERK'S USE ONLY

03.12.13 16-2
NOV 05 2013 345





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GENERAL PLAN AMENDMENT NO. 778, CHANGE OF ZONE NO. 7270,
TENTATIVE TRACT MAP NO. 33248 EA40396

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: Matt Straite Title: Project Planner Date: _____

Applicant/Project Sponsor: Elias Alfata Date Submitted: _____

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: [Signature] Date: 11/5/13

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 CA92510-3634

For additional information, please contact Matt Straite at mstraite@rctlma.org.

Revised: 10/16/07

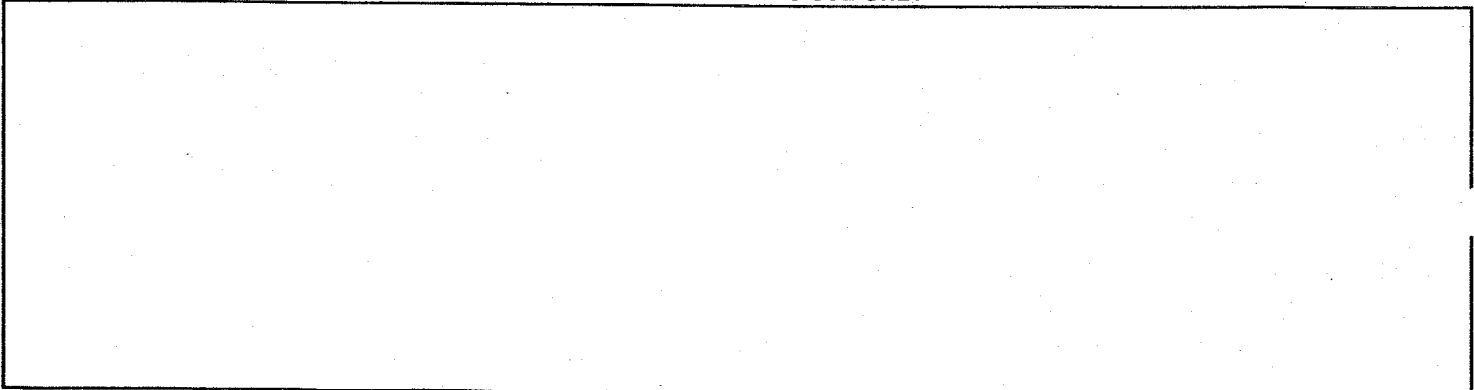
Y:\Planning Case Files-Riverside office\TR33248\PC BOS\PC\GPA778 CZ7270 TR33248 Mitigated Negative Declaration.docx

03.12.13 16-2

NOV 05 2013 345

Please charge deposit fee case#: ZEA40396 ZCFG3846

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1300174

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: ALFATA ELIAS
paid by: CASHCASH
CA FISH AND GAME FOR EA40396
paid towards: CFG03846 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3
\$14.00

By MGARDNER Jan 08, 2013 11:20
posting date Jan 08, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$14.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1211700

080 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: ALFATA ELIAS
paid by: CK 5049
CA FISH AND GAME FOR EA40396
paid towards: CFG03846 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3
\$40.75

By _____ Dec 27, 2012 16:08
MGARDNER posting date Dec 27, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$40.75

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * I1201807

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: ALFATA ELIAS
paid by: VI 08346B
CA FISH AND GAME FOR EA40396
paid towards: CFG03846 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3
\$2,101.50

By _____ Aug 02, 2012 13:38
JCMITCHE posting date Aug 02, 2012

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0521804

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: ALFATA ELIAS
paid by: CK 916
CA FISH AND GAME FOR EA40396
paid towards: CFG03846 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

\$64.00

By _____ Oct 27, 2005 08:42
MGARDNER posting date Oct 27, 2005

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

November 7, 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. 348.4766

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Monday, November 11, 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,

Karen Barton

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

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

(INSERT ORDINANCE NO. 348,4766)

(INSERT MAPS HERE)

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 **November 5, 2013**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

Kecia Harper-Ihem, Clerk of the Board
By: Karen Barton, Board Assistant

1 ORDINANCE NO. 348.4766

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 East Corona District Zoning Plan
6 Map No. 49, as amended, are further amended by placing in effect in the zone or zones as shown on the
7 map entitled "Change of Official Zoning Plan, East Corona District, Map No. 49.014 Change of Zone
8 Case No. 7270," 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 OF RIVERSIDE, STATE OF CALIFORNIA~~

12
13 By: _____
14 Chairman, Board of Supervisors

15 ATTEST:

16 Clerk of the Board

17
18 By: _____
19 Deputy

20 (SEAL)

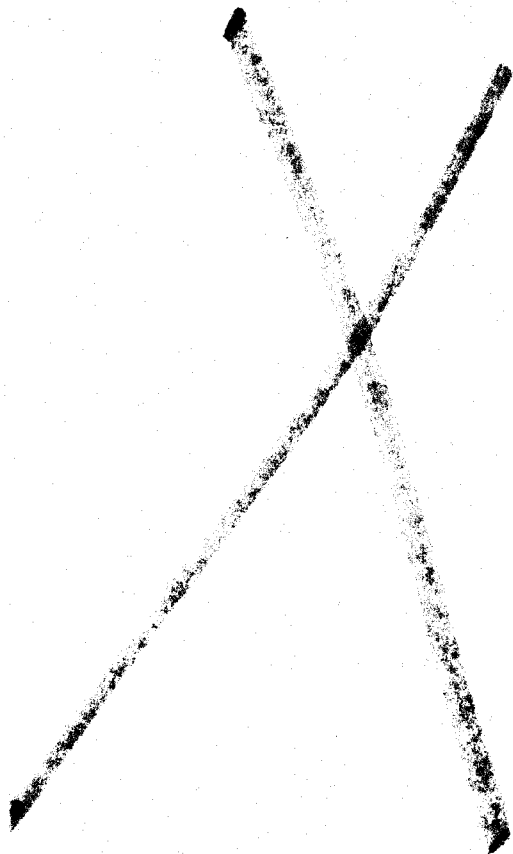
21
22 APPROVED AS TO FORM
23 October 14, 2013

24 By: 

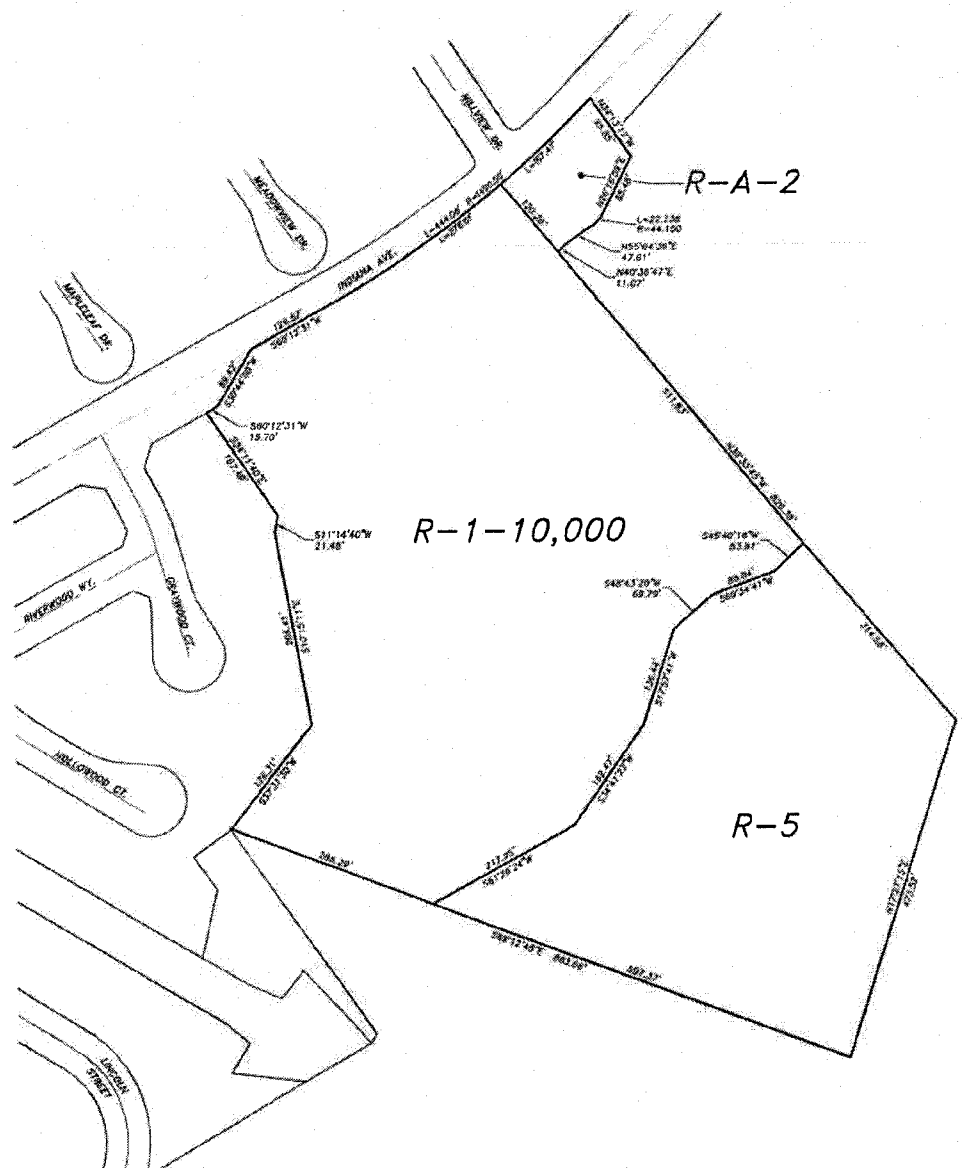
25 MICHELLE CLACK
26 Deputy County Counsel

27 MPC 1010

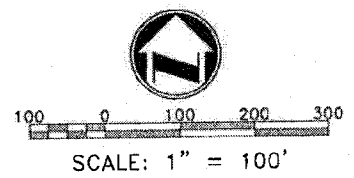
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SECTION 27, T.3S., R6W. S. B. B. & M



- R-1-10,000** ONE FAMILY DWELLINGS, 10,000 SF MIN.
- R-A-2** RESIDENTIAL AGRICULTURAL, 2 ACRE MIN.
- R-5** OPEN AREA COMBINING ZONE
RESIDENTIAL DEVELOPMENTS



MAP NO. 49.014
 CHANGE OF OFFICIAL ZONING PLAN
 EAST CORONA
 DISTRICT

CHANGE OF ZONE 07270
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4766
 DATE: NOVEMBER 5, 2013
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR PARCEL NO.
 135-280-001
 135-204-005
 135-204-006
 135-204-007