

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

706 B



**FROM:** County Counsel/Planning

**SUBMITTAL DATE:**  
August 6, 2015

**SUBJECT:** Ordinance No. 348.4811  
District 1

**RECOMMENDED MOTION:** That the Board of Supervisors:  
Adopt Ordinance No. 348.4811 amending the zoning in the Glen Ivy Area shown on Map No. 2.2379 Change of Zone Case No. 7821.

**BACKGROUND:**

**Summary**

The public hearing for Change of Zone Case No. 7821 was scheduled as Agenda Item No. 16-1 and was held on May 12, 2015. At the conclusion of public testimony, the Board of Supervisors closed the public hearing, adopted the Mitigated Negative Declaration and tentatively approved Change of Zone Case No. 7821. Pursuant to Article IV, Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. The adoption of Ordinance No. 348.4811 will finalize the Board's tentative action, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

Departmental Concurrence

Juan Perez  
TLMA Agency Director

James E. Brown,  
Assistant 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 type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

<b>SOURCE OF FUNDS:</b>	<b>Budget Adjustment:</b>
	For Fiscal Year:

**C.E.O. RECOMMENDATION:**

APPROVE

BY: Alex Gann  
Alex Gann  
County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4811 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington and Benoit  
Nays: None  
Absent: Ashley  
Date: August 18, 2015  
xc: Co.Co./Planning, MC, COB

Kecia Harper-Ihem  
Clerk of the Board  
By: [Signature]  
Deputy

**3-12**

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

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

**FORM 11: Ordinance No. 348.4811, District 1**

**DATE: August 6, 2015**

**PAGE: Page 2 of 2**

**Impact on Citizens and Businesses**

The impacts of processing Change of Zone Case No. 7821 and adoption of this ordinance have been evaluated through the environmental review and public hearing process by staff, the Planning Commission and the Board of Supervisors. The opportunity for public review and comment was provided during the public hearings scheduled for this change of zone and any verbal or written testimony provided by the public was considered by the hearing body at that time. Today's action will finalize the Board's tentative action that was taken on May 12, 2015 pursuant to Agenda Item No. 16-1 and formally change the property's zoning classification.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

There is no fiscal impact to the County because the cost for processing Change of Zone Case No. 7821 has been borne by the applicant.

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS (if needed, in this order):**

- A. Ordinance No. 348.4811



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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 18, 2015, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

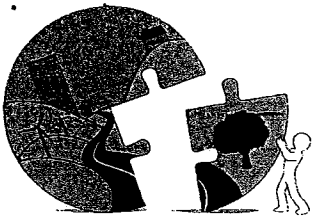
DATE: August 18, 2015

KECIA HARPER-IHEM  
Clerk of the Board

BY: *[Signature]*  
Deputy

SEAL

Jeffries, Tavaglione, Washington and Benoit



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

8/20/15

Date

KB

Initial

**Juan C. Perez**  
Interim Planning 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

77588 El Duna Court, Suite H  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

Environmental Assessment No.42676, General Plan Amendment No.1137, Change of Zone No.7821, Tentative Tract Map No.35249, Variance No. 1895  
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)

Rancho Way LLC  
Project Applicant

111 Theory, Suite No. 250, Irvine CA 92617  
Address

Northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, and westerly of Forest Boundary Parkway  
Project Location

**General Plan Amendment No. 1137** proposes to amend the Riverside County General Plan Land Use Element by changing the land use designations from Community Development: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Open Space: Recreation. **Change of Zone No. 7821** proposes to change the zoning classification from Manufacturing-Service Commercial and Residential Agricultural-2 1/2 acre minimum to Planned Residential and Open Area Combining Zone Residential Developments. **Tentative Tract Map No. 35249** proposes a Schedule A subdivision to create 53 single family residential lots with a minimum lot size of 4,000 sq.ft., 1 drainage basin lot, 1 paseo lot, 1 open space lot, 1 slope lot, 1 park lot, 1 private drive lot, and 2 landscaping lots on 12.3 gross acres. **Variance No. 1895** requests to encroach 5 feet into the 20 foot front yard setback on 14 of the 53 proposed lot accommodate a front yard porch on the building.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 8/18/15, 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 (\$2,181.25 + \$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

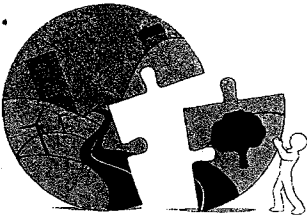
8/18/15  
Date

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

AUG 18 2015 3:12

Please charge deposit fee case#: ZEA42676 ZCFG6057 \$50.00

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Juan C. Perez  
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1137, Change of Zone No. 7821, Tentative Tract Map No. 35249, Variance No. 1895

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: January 6, 2015

Applicant/Project Sponsor: Rancho Way LLC Date Submitted: March, 4, 2014

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: [Signature] Date: 8/18/15

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

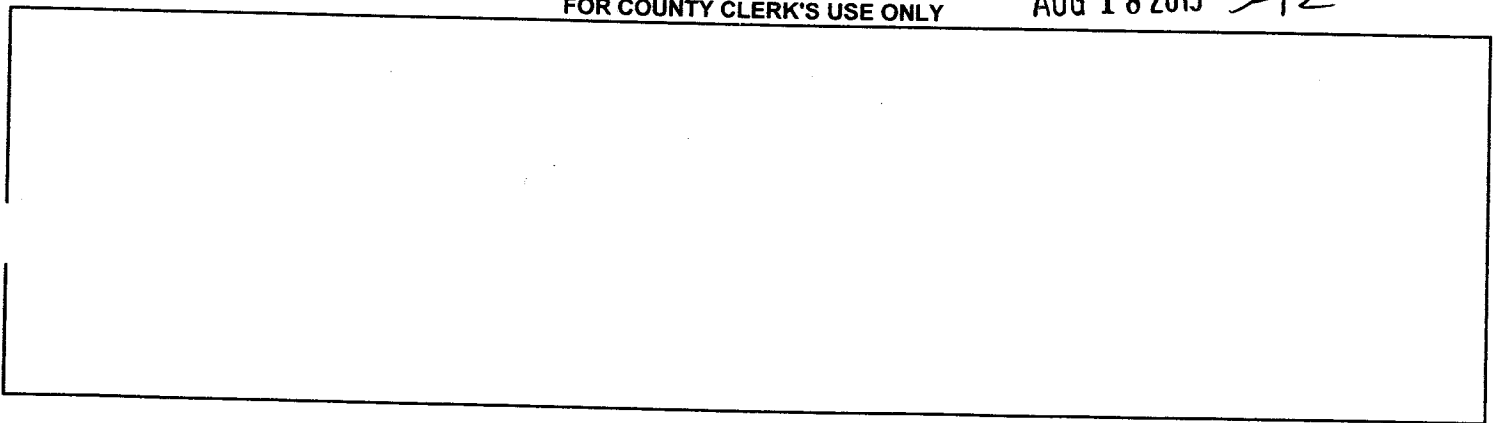
For additional information, please contact Paul Rull, Project Manager at 951-955-0972.

Y:\Planning Case Files-Riverside office\TR35249\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42676 CFG6057 \$50.00

FOR COUNTY CLERK'S USE ONLY

AUG 18 2015 312



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1402079

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: RANCHO WAY LLC  
paid by: CK 010194 EA42676 \$2,231.25  
paid towards: CFG06057 CALIF FISH & GAME: DOC FEE  
at parcel: 22395 FOREST BOUNDARY RD COR  
appl type: CFG3

By \_\_\_\_\_ Mar 04, 2014 13:06  
MGARDNER posting date Mar 04, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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 20, 2015

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. 348.4811

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, August 26, 2015**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **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:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Thursday, August 20, 2015 2:49 PM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: ADOPTION OF ORD. NO. 348.4811

Received for publication on Aug. 26. Proof with cost to follow.

Thank you.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

**Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. \*\*Additional days required for larger ad sizes\*\***

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

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**The Press-Enterprise** PE.COM / UNIDOS

A Freedom News Group Company

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**From:** Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)>  
**Sent:** Thursday, August 20, 2015 2:24 PM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: ADOPTION OF ORD. NO. 348.4811

Good afternoon!

Attached is an Adoption of Ordinance, for publication on Wednesday, August 26, 2015. 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

**(INSERT ORDINANCE HERE)**

**(INSERT EXHIBIT MAP HERE)**

John Benoit, Vice-Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **August 18, 2015** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, and Benoit

NAYS: None

ABSENT: Ashley

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

1 ORDINANCE NO. 348.4811

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 official Zoning Plan Map No. 2, as  
6 amended, are further amended by placing in effect in the Glen Ivy Area, the zone or zones as shown on  
7 the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2379,  
8 Change of Zone Case No. 7821" 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  
12 OF RIVERSIDE, STATE OF CALIFORNIA~~


13 By: \_\_\_\_\_  
14 Chairman, Board of Supervisors

15 ATTEST:  
16 KECIA HARPER-IHEM  
17 Clerk of the Board

18  
19 By: \_\_\_\_\_

20  
21 (SEAL)

22  
23 APPROVED AS TO FORM  
24 August 6, 2015

25  
26 By:   
27 MICHELLE CLACK  
28 Deputy County Counsel

MPC:nh  
07/29/15

