

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

659A



**FROM:** County Counsel/Planning

**SUBMITTAL DATE:**

October 22, 2015

**SUBJECT:** Ordinance No. 348.4815  
District 1


**RECOMMENDED MOTION:** That the Board of Supervisors:  
Adopt Ordinance No. 348.4815 amending the zoning in the Lake Mathews District shown on  
Map No. 36.058 Change of Zone Case No. 7816.

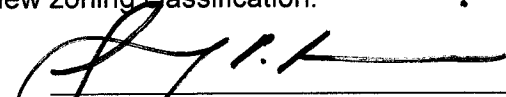
**BACKGROUND:**

Summary

Change of Zone Case No. 7816 (CZ 7816) changes the zoning from Light Agricultural -10 Acre Minimum (A-1-10) to One-Family Dwellings (R-1) on approximately 168 acres. The public hearing for CZ 7816 was held on June 30, 2015 as Agenda Item No. 16-1. At the conclusion of public testimony, the Board of Supervisors closed the public hearing, adopted a Mitigated Negative Declaration for Environmental Assessment No. 42652 and tentatively approved CZ 7816. Pursuant to Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.4815 will finalize the Board's tentative action on CZ 7816, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

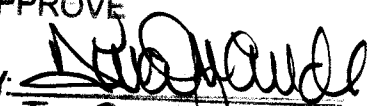
Departmental Concurrence

  
\_\_\_\_\_  
Steve Weiss, AICP  
Planning Director

  
\_\_\_\_\_  
Gregory P. Priamos  
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	

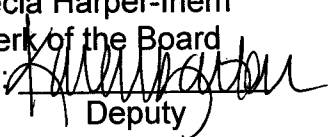
**SOURCE OF FUNDS:** \_\_\_\_\_  
Budget Adjustment: \_\_\_\_\_  
For Fiscal Year: \_\_\_\_\_

**C.E.O. RECOMMENDATION:** APPROVE  
BY:   
Tina Grande  
County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington and Ashley  
Nays: None  
Absent: Benoit  
Date: October 27, 2015  
xc: Co.Co./Planning

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.: 16-1, 06/30/15 | District: 1 | Agenda Number:

2-14

- 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. 348.4815**

District 1

**DATE:** October 22, 2015

**PAGE:** Page 2 of 2

On June 30, 2015, the Board also approved Tentative Tract Map No. 36475, a Schedule "A" subdivision of the 168 acre project site into 171 residential lots on 79.83 acres, two water quality/detention basins on 5.26 acres, four park sites on 3.78 acres, 21 open space lots on 50.56 acres, and 29.31 acres for in-site infrastructure development.

The property is located northerly of Lake Mathews, southerly of the Street A and westerly of Blackburn Road as show on the attached maps entitled "Vicinity/Policy Areas" and "Proposed Zoning."

**Impact on Citizens and Businesses**

The impacts of processing Change of Zone Case No. 7816 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 June 30, 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. 7816 has been borne by the applicant.

**Contract History and Price Reasonableness**

N/A

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

- A. Ordinance No. 348.4815 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from June 30, 2015 Public Hearing

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ORDINANCE NO. 348.4815

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 Lake Mathews District Zoning Plan Map No. 36, 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, Lake Mathews District, Map No. 36.058 Change of Zone Case No. 7816," 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: Marion Ashley  
Chairman, Board of Supervisors  
Marion Ashley

ATTEST: Kecia Harper-Them  
Clerk of the Board

By: Kecia Harper-Them  
Deputy

(SEAL)

APPROVED AS TO FORM  
October 21, 2015

By: Michelle Clack  
MICHELLE CLACK  
Deputy County Counsel

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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 October 27, 2015, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

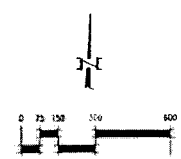
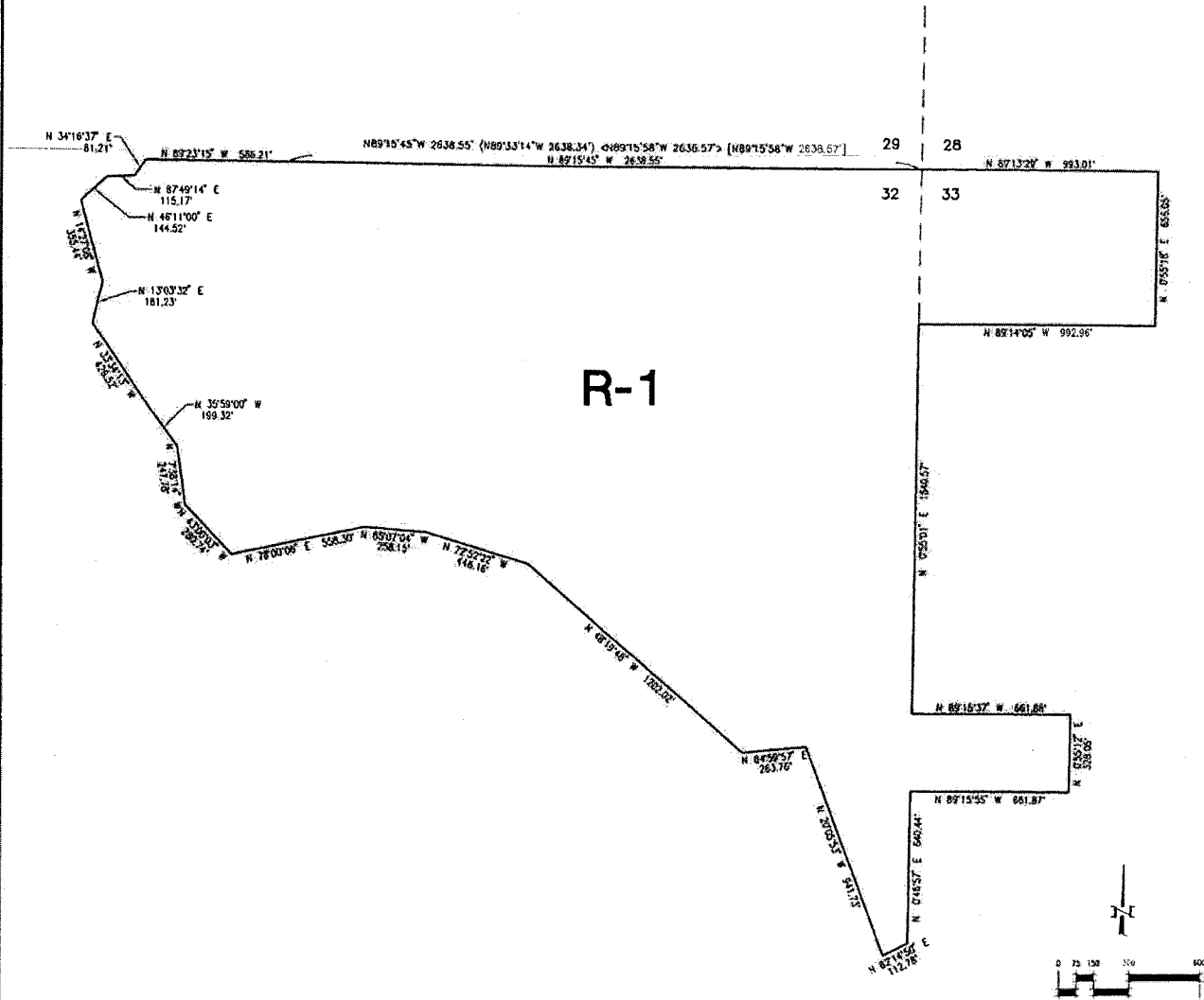
DATE:            October 27, 2015

KECIA HARPER-IHEM  
Clerk of the Board

BY:   
Deputy

SEAL

SECTIONS 32 AND 33, T. 3 S. R. 5 W. S.B.B. & M.



**LEGEND**

R-1 ONE-FAMILY DWELLINGS  
 MAP NO. 36.058

**CHANGE OF OFFICIAL ZONING PLAN  
 LAKE MATHEWS DISTRICT**

**AP.N.**

- 270-070-004
- 270-080-017
- 270-090-001
- 270-090-002

CHANGE OF ZONE CASE NO. 7816  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.4815

RIVERSIDE COUNTY BOARD OF SUPERVISORS

# Attachment B

RIVERSIDE COUNTY PLANNING DEPARTMENT

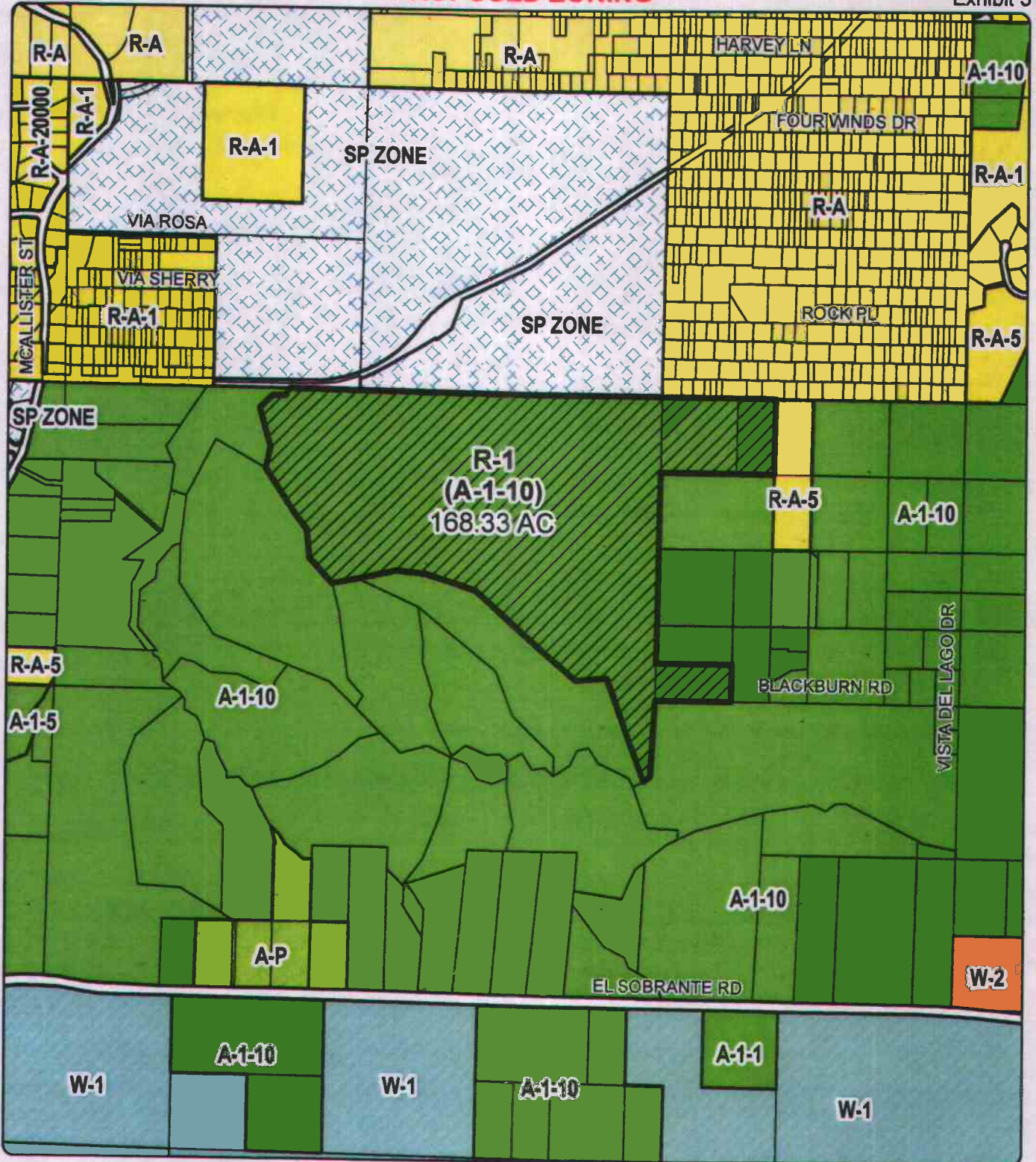
CZ07816 GPA01132 TR36475

Supervisor Jeffries  
District 1

Date Drawn: 09/18/2014

Exhibit 3

PROPOSED ZONING



Zoning District: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctjpa.org>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07816 GPA01132 TR36475**  
**VICINITY/POLICY AREAS**

Supervisor Jeffries  
 District 1

Date Drawn: 09/18/2014  
 Vicinity Map



Zoning District: Lake Mathews

Author: Vinnie Nguyen

2007/04/20/08: On October 7, 2003, the County of Riverside adopted a new General Plan providing for at least one designations for unincorporated Riverside County parcels. This new General Plan may contain different types of land use than the previous General Plan. The County of Riverside Planning Department Office is located at 650 17th St, Riverside, CA 92501. The County Planning Department Office is located at 650 17th St, Riverside, CA 92501. The County Planning Department Office is located at 650 17th St, Riverside, CA 92501. The County Planning Department Office is located at 650 17th St, Riverside, CA 92501.





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

October 28, 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. 348.4815

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, October 31, 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**

---

**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Wednesday, October 28, 2015 8:48 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Adoption of Ord. No. 348.4815

Received for publication on Oct. 31. 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>  
**Sent:** Wednesday, October 28, 2015 8:45 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: Adoption of Ord. No. 348.4815

One more...adoption of ordinance for publication on Saturday, Oct. 31, 2015. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

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

**(INSERT ORD. 348.4815 & MAP HERE)**

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **October 27, 2015** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

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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

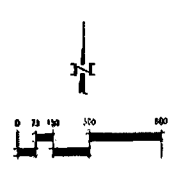
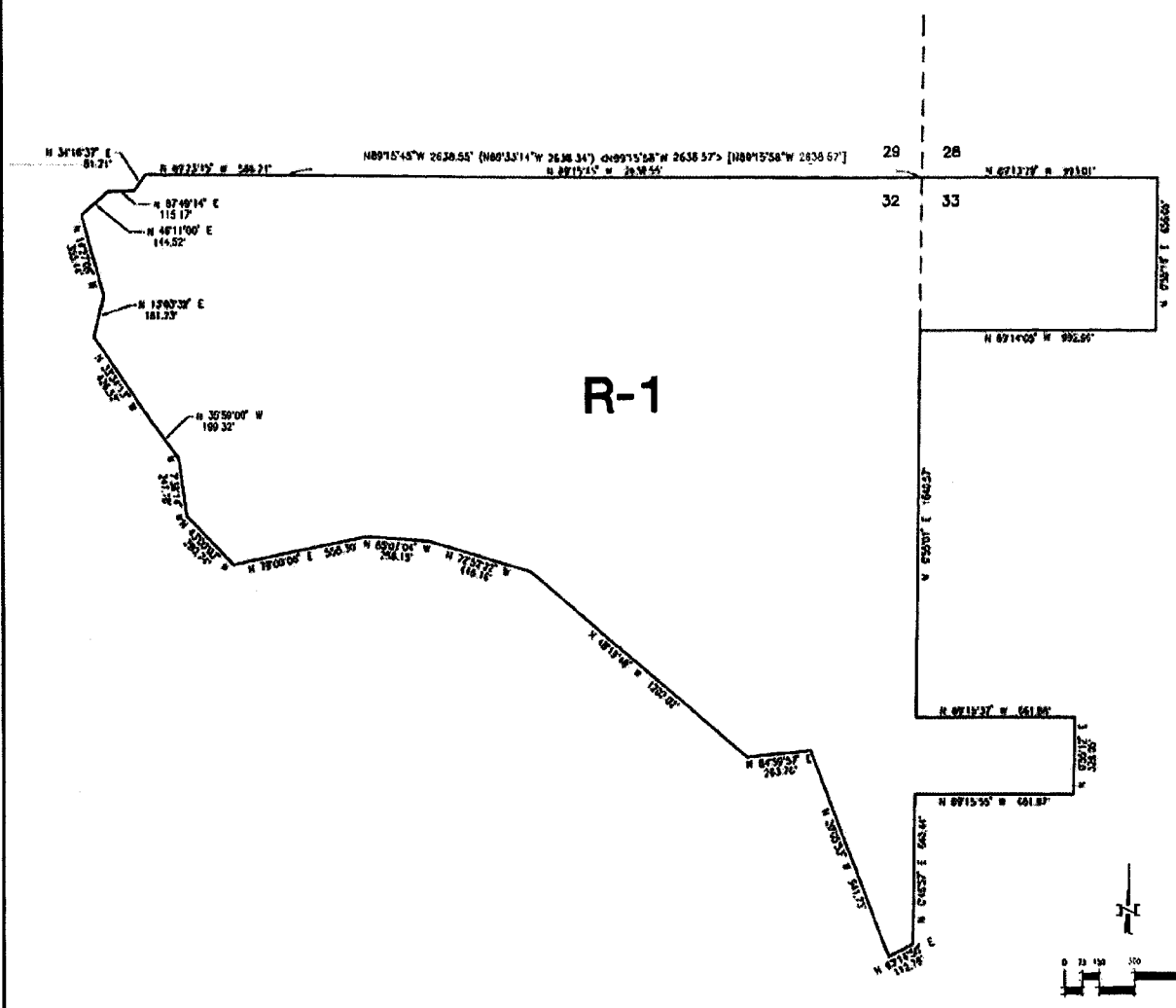
By: \_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM  
October 21, 2015

By:   
MICHELLE CLACK  
Deputy County Counsel

SECTIONS 32 AND 33, T. 3 S. R. 5 W. S.B.B. & M.



**LEGEND**

R-1 ONE-FAMILY DWELLINGS  
 MAP NO. 36.058

**CHANGE OF OFFICIAL ZONING PLAN**

**LAKE MATHEWS DISTRICT**

CHANGE OF ZONE CASE NO. 7816

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4815

**APN**

- 270-070-004
- 270-080-017
- 270-090-001
- 270-090-002

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	AMOUNT
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<p><b>Invoice text:</b> Adoption of Ord. No. 348.4815</p>					
					<p><b>RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS</b></p> <p><b>2015 NOV - 5 AM 10:40</b></p>
					<p><i>Planning 2-14 of 10/27/15 ZC 7816</i></p>
					<p><b>BALANCE DUE</b></p> <p>205.90</p>
<b>Legal Advertising Invoice</b>					

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		BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
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BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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COUNTY OF RIVERSIDE  
'P.O. BOX 1147'  
RIVERSIDE, CA 92502

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1801 W Olympic Blvd  
Pasadena. CA 91199-1555

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951-368-9018 FAX

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ord. No. 348.4815

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, and under date of September 16, 2013, Case Number RIC 1309013; 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:

10/31/2015

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

Date: Oct 31, 2015

At: Riverside, California



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

Ad Number: 0010105822-01

P.O. Number:

## Ad Copy:

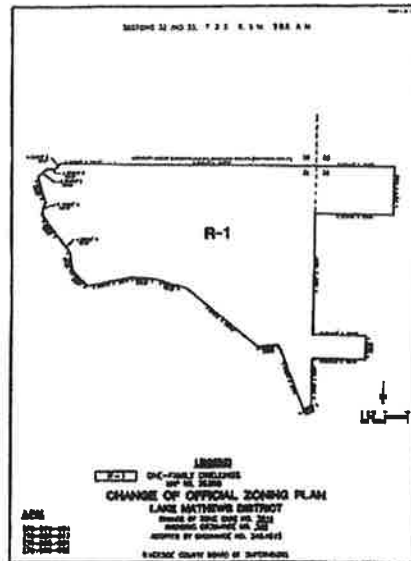
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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NAYS: None  
ABSENT: Benoit

Kecia Harper-Ihlem, Clerk of the Board  
By: Cecilia Gill, Board Assistant

10/31