

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



18-3

10:30 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing on Change of Zone No. 7901, Ordinance No. 348.4873, and Tentative Tract Map No. 36644 - Intent to adopt a Mitigated Negative Declaration for Environmental Assessment No. 42878 - Applicant: Neil Gascon - Engineer/Representative: K&A Engineering - Third Supervisorial District - Rancho California - Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - 11.94 acres - Location: Northerly of Anza Road, southerly of Starpoint Street, easterly of El Chimisal Road, and westerly of Butterfield Road - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - REQUEST: The Change of Zone proposes to change the zoning classification from Residential Agricultural - 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule "A" subdivision of 12.9 acres into 35 single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots. APN: 966-380-004.

Russell Brady, Planning Staff, presented the matter.

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, January 9, 2018 at 10:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: Washington

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 12, 2017 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: December 12, 2017
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *Kecia Harper-Ihem* Deputy

AGENDA NO.
18-3

xc: Planning, COB



OFFICE OF THE
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 28, 2017

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

PH : (951) 368-9225
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: CZ 7901 TR36644

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, December 1, 2017.**

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,

Karen Barton

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

18.3 of 12/12/17

Advertising Order Confirmation

The Press Enterprise

11/28/17 10:19:59AM
Page 2

Ad Number 0011046619-01 Ad Size 3 X 8 1/4

External Ad Number

Color

Production Color

Ad Attributes

Production Method
AdBooker

Production Notes

Pick Up

Ad Type
Legal Liner

Released for Publication

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, AN ORDINANCE AND A TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA/SOUTHWEST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, Tuesday, December 12, 2017 at 10:30 AM. The public hearing shall be held at the office of the Board of Supervisors, 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, California 92501. The project is located on the parcel owned by Neil Gosson Karel, et al., to consider Change of Zone No. 7901 which proposes to change the zoning classification from Residential Agriculture-5 acre minimum (R-A-5) to One-Family Dwellings (R-1); Ordinance No. 348,4873, amending the zoning in the Rancho California area as shown on Map No. 2,240 of Change of Zone No. 7901; Tentative Tract Map 34644, Schedule A which proposes to subdivide approximately 12.9 acres into thirty five (35) single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots. The project is located north of Anza Road, south of Butterfield Street, and east of El Chimisal Road, and west of Butterfield Road, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for Environmental Assessment No. 42878.

The project case file may be viewed from the date of this notice until the public hearing Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DAVID ALVAREZ, PROJECT PLANNER, AT (951) 955-5719 OR EMAIL davidalvarez@hivco.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the public hearing. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors may consider such comments in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you need a reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 28, 2017
By: Kacia Harper-Ithem, Clerk of the Board
Karen Barton, Board Assistant

12/1

Product PE Riverside-Full Run

Requested Placement Legals CLS

Requested Position County Legal - 1076-

Run Dates 12/01/17

Inserts 1

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 28, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7901 ORD. 348.4873 TR 36644

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: December 12, 2017 @ 10:30 a.m.

SIGNATURE: *Karen Barton* DATE: November 28, 2017
Karen Barton

Gil, Cecilia

From: Garrett, Nancy <ngarrett@asrclkrec.com>
Sent: Tuesday, November 28, 2017 10:32 AM
To: Barton, Karen; Meyer, Mary Ann; Buie, Tammie; Kennemer, Bonnie
Cc: Gil, Cecilia
Subject: RE: for posting

Good Morning,

Filing received and will be posted.

Have a great day,



ASSESSOR-COUNTY CLERK-RECORDER
Riverside County, CA

Nancy Garrett

ACR Tech II
Clerks Office-Gateway
951-486-7427 micro 7-7427

From: Barton, Karen [mailto:KLBARTON@RIVCO.ORG]
Sent: Tuesday, November 28, 2017 9:34 AM
To: Meyer, Mary Ann <MaMeyer@asrclkrec.com>; Buie, Tammie <tbuie@asrclkrec.com>; Kennemer, Bonnie <bkenne@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>
Cc: Gil, Cecilia <CCGIL@RIVCO.ORG>
Subject: for posting

Hi!

The following is for posting. Thank you!

Best Wishes,

Karen Lynn Barton

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951)955-1047 Fax (951)955-1071
Mail Stop #1010
klbarton@rivco.org
<http://rivcocob.org/>

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Karen Barton, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 28, 2017, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7901 ORD. NO. 348.4873 TR 36644

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: December 12, 2017 @ 10:30 a.m.

SIGNATURE: *Karen Barton*
Karen Barton

DATE: November 28, 2017

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, AN ORDINANCE AND A TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA/SOUTHWEST AREA, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 12, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Neil Gascon – K&A Engineering, on **Change of Zone No. 7901**, which proposes to change the zoning classification from Residential Agriculture-5 acre minimum (R-A-5) to One-Family Dwellings (R-1); **Ordinance No. 348.4873**, amending the zoning in the Rancho California area as shown on Map No. 2.240 of Change of Zone No. 7901; **Tentative Tract Map 36644, Schedule A** which proposes to subdivide approximately 12.9 acres into thirty five (35) single family residential lots, one (1) open space/water quality basin lot, and two (2) sewer maintenance lots. The project is located northerly of Anza Road, southerly of Starpoint Street, and easterly of El Chimisal Road, and westerly of Butterfield Road, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 42878**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DAVID ALVAREZ, PROJECT PLANNER, AT (951) 955-5719 OR EMAIL daalvarez@rivco.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

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Dated: November 28, 2017

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

Mr. Neil Gascon
(Owner)
33175 Temecula Parkway Suite A-533
Temecula, CA 92592

MDMG, Inc.
(Consultant)
41635 Enterprise Circle North, B.
Temecula, CA 92590

Mr. Neil Gascon
(Owner)
33175 Temecula Parkway Suite A-533
Temecula, CA 92592

Applicant Labels
TR 36644

Mr. Neil Gascon
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