

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



403 B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 20, 2012

REVIEWED BY EXECUTIVE OFFICE

DATE

10/29/12
Tina Grande

Departmental Concurrence

CHANGE OF ZONE NO. 7307– Applicant: JBL Investments, Inc. –Third/Third Supervisorial District- Location: Northerly of Olive Road, easterly of Patterson Avenue, westerly of California Avenue, and southerly of Simpson Road – 118.8 Gross Acres- **REQUEST:** The zone change proposes to change the zoning classification for the subject property from Residential Agricultural (R-A), Residential Agricultural – 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to One Family Dwelling (R-1).

RECOMMENDED MOTION:

ADOPTION of **FINDINGS** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because **ENVIRONMENTAL IMPACT REPORT NO. 441** adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13, Section 21083.3, Subsection 1, and none of the conditions described in California Code of Regulations, Section 15162 exist; and,

APPROVAL of **CHANGE OF ZONE NO. 7307**, and based upon the findings and conclusions incorporated in the staff report in accordance with Exhibit No. 3, and pending final adoption of the zoning ordinance by the Board of Supervisors.

Carolyn Syme Luna
Carolyn Syme Luna
Planning Director

Initials:
MS

(continued on next page)

Policy
 Policy

Consent
 Consent

Dep't Recomm.:
Per Exec. Ofc.:

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: November 20, 2012
xc: Planning(2), Applicant, Co.Co.

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

Prev. Agn. Ref.

District: 3/3

Agenda Number:

16.1

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7770, SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC
PLAN NO. 184, AMENDMENT NO. 2 and TENTATIVE TRACT MAP NO. 36376

Page 2 of 2

BACKGROUND:

The Zone Change was before the Planning Commission on September 19, 2012. They raised concerns with density proposed by the change and the proposed zoning's relevance to the subject property's underlying General Plan designation. The Commission questioned Riverside County Flood Control and Water Conservation District staff regarding their recommendation that the zone change be denied, and Transportation Department staff spoke regarding the potential for future Highway 79 re-alignment. The Commission also discussed the balance between a need to satisfy the legal requirements of zoning consistency and their discretionary powers.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

403B

DATE: 9/20/12

TO: Clerk of the Board of Supervisors

11/20/2012

FROM: Planning Department - Riverside Office *DM*

KI

SUBJECT: CZ07307

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> No New Environmental Documentation Required |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination
Fish & Game Receipt (CFG04180)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



**PLANNING COMMISSION
MINUTE ORDER JULY 20, 2011**

I. AGENDA ITEM 3.3

CHANGE OF ZONE NO. 7307 – No New Environmental Documents Required – Applicant: JBL Investments Inc – Engineer/Representative: RBF Consulting – Third/Third Supervisorial District – Hemet/San Jacinto Zoning District – Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre): Highway 79 Policy Area – Location: Northerly of Olive Road, easterly of Patterson Avenue, westerly of California Avenue, and southerly of Simpson Road – 118.8 Gross Acres - Zoning: Residential Agriculture (R-A), Residential Agriculture – 1 Acre Minimum (R-A-1), Residential Agriculture – 5 Acre Minimum (R-A-5), Heavy Agriculture – 10 Acre Minimum (A-2-10). (Legislative)

II. PROJECT DESCRIPTION:

The zone change proposes to change the zoning classification for the subject property from Residential Agricultural (R-A), Residential Agricultural – 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to One Family Dwelling (R-1).

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org

There were 2 speakers in favor of the subject proposal:

- James Bach, MDMG, 41635 Enterprise Circle N, Temecula CA 92590 (951) 296-3466
JRB@Markhamdmg.com
- Sam Alhadeff, 1 Ridge Gate Dr., #245, Temecula CA 92550 (951) 252-6850
sahadeff@lbbslaw.com

There were no speakers in opposition or neutral position of the subject proposal.

IV. CONTROVERSIAL ISSUES:

Flood Control District recommended denial of the project due to drainage issues and the potential future alignment of Highway 79 through the project was discussed.

V. PLANNING COMMISSION ACTION:

By a vote of 3-1 (Roth voted nay; 4TH District absent)

ADOPTED FINDINGS that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED**, because **ENVIRONMENTAL IMPACT REPORT NO. 441** adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13 Section 21083.3 subsection 1 and none of the conditions described in California Code of Regulations Section 15162 exist; and,

TENTATIVELY APPROVED CHANGE OF ZONE NO. 7307, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors.



PLANNING COMMISSION MINUTE ORDER JULY 20, 2011

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.: 3.3
Area Plan: Harvest Valley / Winchester
Zoning District: Hemet-San Jacinto
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: September 19, 2012

CHANGE OF ZONE NO. 7307
Applicant: JBL Investments, Inc.
Engineer/Rep: RBF Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7307 proposes to change the zoning classification for the subject property from Residential Agricultural (R-A), Residential Agricultural – 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to One Family Dwelling (R-1).

The applicant is proposing a change of zone to be consistent with the General Plan designation. In addition, the subject property could potentially be impacted by the Riverside County Transportation Commission (RCTC) proposed State Highway 79 realignment project. Given there has been no decision made from the RCTC as to the location of the realignment, the applicant is moving forward with a change of zone for consistency purposes until such time a decision is made by RCTC.

The project is located Northerly of Olive Road, easterly of Patterson Avenue, westerly of California Avenue, and southerly of Simpson Road.

ISSUES OF CONCERN:

The Riverside County Flood Control Department has indicated that they cannot support the Change of Zone proposal. The Flood Control Department specifically stated:

The entire site is located within the 100-year Zone A floodplain limits for Hemet Channel as delineated on Map Nos. 06065C2080G and 06065C2085G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). There is a large drainage area of approximately 27 square miles tributary to this site resulting in a floodplain that is very broad in this reach and widespread damage can be expected. It shall be noted that while no specific development proposal was submitted with this change of zone request, encroachment into the floodplain with this proposed density will require significant improvements to Hemet Channel from Salt Creek Channel to a point upstream where flows can be fully collected into this improved channel. This point may be several miles. A Letter of Map Revision based on fill (LOMR-F) is not appropriate or acceptable.

Until the regional drainage facilities are constructed that remove these properties from the floodplain and/or severe flood hazard, the District believes that this site is not physically suitable for the proposed density of development. Additionally, a development proposal should be submitted with this change of zone application. Therefore, the District recommends that this change of zone proposal be denied at this time.

While the Planning Department understands and appreciates Flood controls concern, the need for additional study and infrastructure to protect the site can and will be provided when specific development is proposed. This stand alone Change of Zone is proposing to make the site consistent with the General Plan. Such an action does not increase the available density for the site, nor does it

D.M.

propose or authorize the construction of any structures in the flood plain. The General Plan, as the leading authority, has already set specific density levels for the site. The Planning Department met with Flood Control to discuss the project and the limited implications of this proposal to change the zone. Flood Control maintains the change is inappropriate. The findings below reflect the understanding that the Change of Zone alone does not allow higher density or permit any construction on the site.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development - Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community - Estate Density Residential (RC-EDR) to the north, Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) to the east and west and Open Space - Recreation (OS-R) to the south. |
| 3. Proposed Zoning (Ex. #3): | One-Family Dwellings (R-1) |
| 4. Surrounding Zoning (Ex. #3): | North: Heavy Agriculture – 10-Acre Minimum (A-2-10)
East: Heavy Agriculture - 10-Acre Minimum (A-2-10)
South: Residential Agricultural – 20-Acre Minimum (R-A-20)
West: Rural Residential (R-R) |
| 5. Existing Land Use (Ex. #1): | Vacant and Single Family Residential uses |
| 6. Surrounding Land Use (Ex. #1): | North: Vacant
East: Vacant and Single Family Residences
South: Vacant and Single Family Residences
West: Vacant |
| 7. Project Data: | Total Acreage: 118.8 Gross Acres |
| 8. Environmental Concerns: | Nothing Further Required (see below for more detail) |

RECOMMENDATIONS:

ADOPTION of FINDINGS that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because **ENVIRONMENTAL IMPACT REPORT NO. 441** adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13 Section 21083.3 subsection 1 and none of the conditions described in California Code of Regulations Section 15162 exist; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7307**, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors.

CONCLUSIONS:

1. The proposed change of zone is in conformance with the Community Development - Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre), and with all other elements of the Riverside County General Plan.
2. The proposed change of zone is consistent with the One Family Dwelling (R-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed change of zone is clearly compatible with the present and future logical development of the area.
5. The proposed change of zone does not require additional CEQA review beyond that done for the General Plan in EIR No. 441.
6. The proposed change of zone will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Community Development - Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) in the Harvest Valley / Winchester Area Plan.
2. The proposed change of zone is consistent with the Community Development - Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) land use designation.
3. The proposed Change of Zone will make the zoning consistent with the General Plan. Density allocations for the site are established by the General Plan, and the proposed zoning simply implements the General Plan. This zone change proposal will not specifically authorize any construction or permit any structures on the site. Any studies or infrastructure needed to protect the site from flood waters will be identified and required when an entitlement such as a subdivision, use permit, or single-family residential building permit is issued for the site.
4. The project site is surrounded by properties which have a General Plan Land Use designation of Rural Community - Estate Density Residential (RC-EDR) to the north; Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) to the east and west and Open Space - Recreation (OS-R) to the south.
5. The proposed zoning for the subject site is One Family Dwelling (R-1).
6. No development is proposed at this time; however, the subject property would allow for development consistent with the development standards set forth in the General One Family Dwelling (R-1).

7. Residential uses have been constructed and are operating in the project vicinity.
8. This change of zone is not located within a Criteria Area Cell Group and as such the Planning Department has conferred with the Environmental Programs Department and was determined the project fulfills the requirements of the WRCMSHCP.
9. Pursuant to Public Resources Code Division 13 Section 21083.3 subsection 1, the General Plan has been designated to accommodate a specific density of development and an EIR was approved for that planning action. The subject site does not contain any features that would create environmental impacts that would be peculiar to the subject parcels, beyond what was studied in the General Plan EIR.
10. None of the conditions described in California Code of Regulations Section 15162 exist:
 - a. There have been no substantial changes to the site since 2003, the site is and was farmland
 - b. There is no new information that was not known at the time the General Plan EIR was created that would result in any increase in impacts identified in the EIR
 - c. The general Plan changed the designation to Medium Density Residential in 2003, this change of zone is proposing a designation that is consistent with the density established in the General Plan.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. Fault Zone;
 - b. A City Sphere of Influence
 - c. General Plan Policy Overlay;
 - d. High Fire Area;
 - e. Dam inundation zone;
 - f. Specific Plan; or,
 - g. Airport Influence Area.
3. The project site is located within:
 - a. Highway 79 Policy Area;
 - b. Diamond Valley Lake Policy Area;
 - c. A 100 Year Flood Zone;
 - d. An area of high liquefaction;
 - e. Hemet Unified School District; and,
 - f. Mt. Palomar Observatory– 26.21 miles
4. The subject site is currently designated as Assessor's Parcels Number 465-170-001, 465-170-002, 465-170-014, 465-170-015, 465-170-024 and 465-170-025

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07307

VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 07/26, 2012
 Vicinity Map



Zoning District: Hemet-San Jacinto
 Township/Range: T5SR2W
 Section: 26



Assessors Bk. Pg. 465-170
 Thomas Bros. Pg. 839 6H
 Edition 2011

DISCLAIMER: On October 7, 2003, 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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.countyofriverside.ca.us/planning.html>

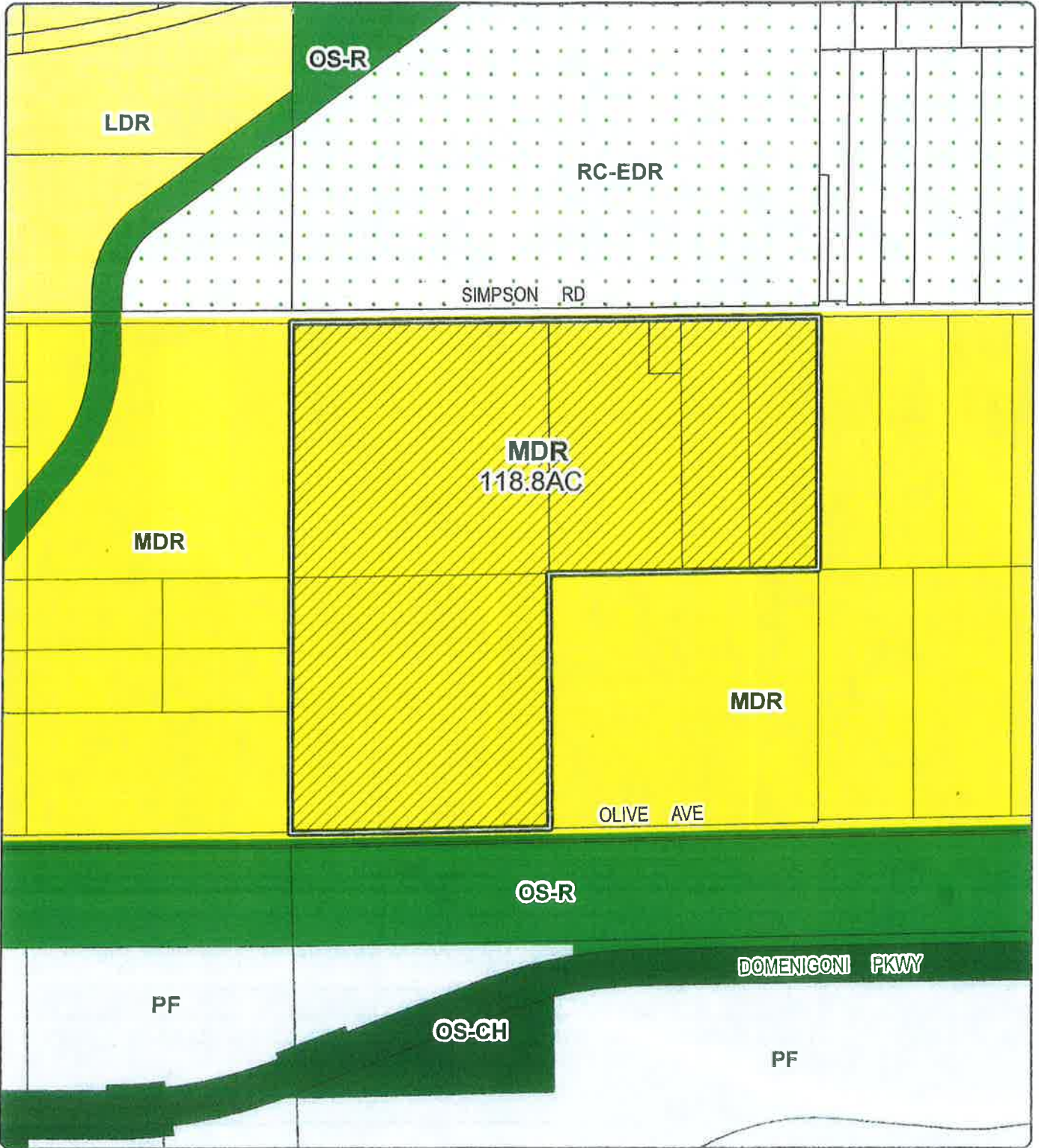
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07307

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 7/26/2012
Exhibit 5



Zoning District: Hemet-San Jacinto
Township/Range: T5SR2W
Section: 26

Assessors Bk. Pg. 465-170
Thomas Bros. Pg. 839 6H
Edition 2011

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RIVERSIDE COUNTY PLANNING DEPARTMENT

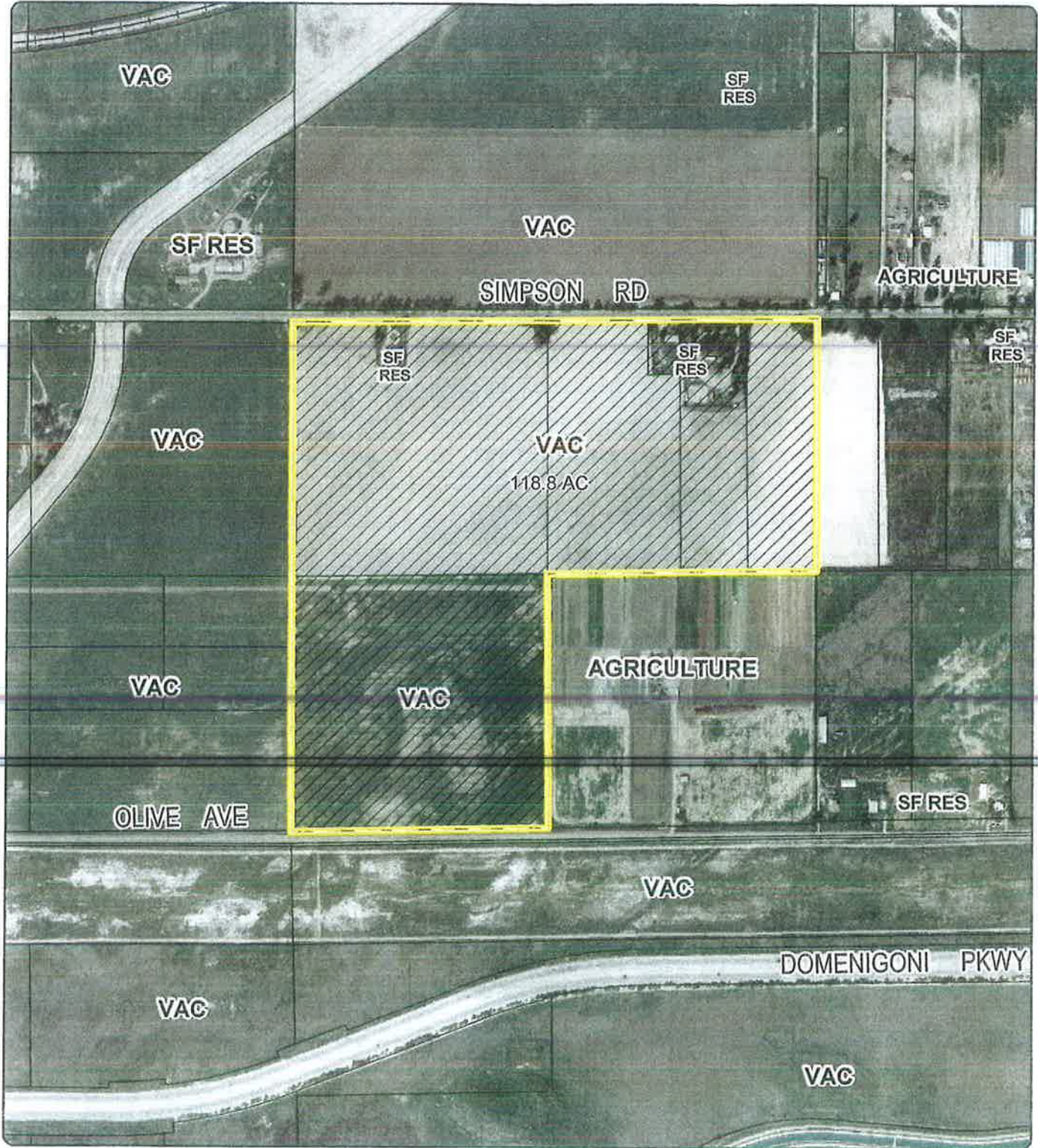
CZ07307

LAND USE

Supervisor Stone
District 3

Date Drawn: 7/29/2012

Exhibit 1



Zoning District: Hemet-San Jacinto
Township/Range: T5SR2W
Section: 26



Assessors Bk. Pg. 465-170
Thomas Bros. Pg. 839 6H
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07307

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 7/26/2012
Exhibit 3



Zoning District: Hemet-San Jacinto
Township/Range: T5SR2W
Section: 26

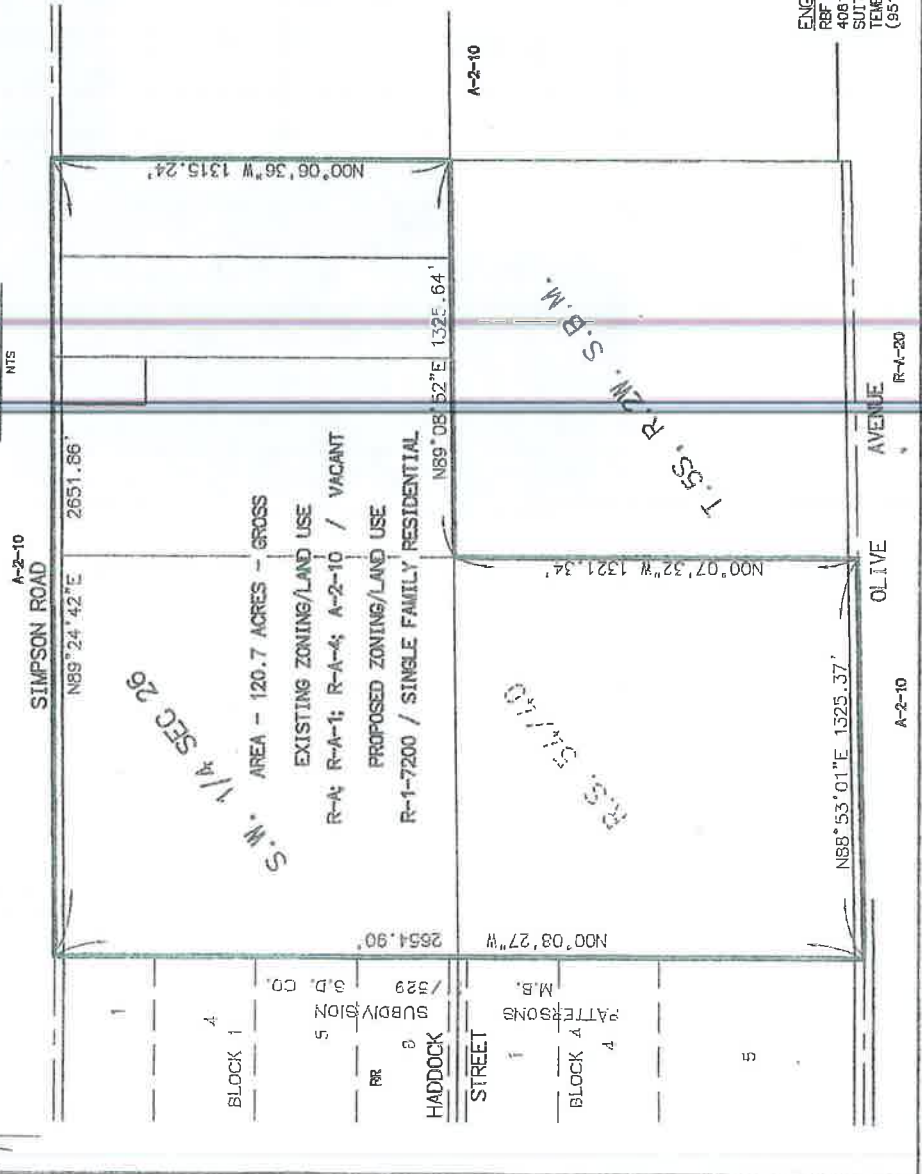
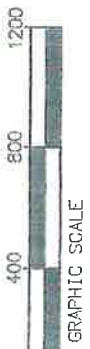
Assessors Bk. Pg. 465-170
Thomas Bros. Pg. 839 6H
Edition 2011



DISCLAIMER: On October 7, 2003, 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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

CHANGE OF ZONE



PARCEL 1:
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.
EXCEPT THE NORTHERLY 30 FEET THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NUMBER 12, 1441, IN BOOK 522, PAGE 184 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FOR ROAD PURPOSES.

PARCEL 2:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

PARCEL 3:
THE NORTH 280 FEET OF THE EAST 160 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4:
THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

EXCEPT THE NORTH 280 FEET OF THE EAST 160 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN

ALSO EXCEPTING THEREFROM THE NORTH "REVERSE-CORNER" CONVEYED FOR ROAD PURPOSES TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NUMBER 12, 1441, IN BOOK 522, PAGE 184 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

PARCEL 5:
THE EAST HALF OF THE EAST HALF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

PARCEL 6:
THE WEST HALF OF THE EAST HALF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

PROPOSED WATER SERVICE WILL BE PROVIDED BY: EASTERN MUNICIPAL WATER DISTRICT
PROPOSED SEWER SERVICE WILL BE PROVIDED BY: EASTERN MUNICIPAL WATER DISTRICT

ALL UTILITIES SHALL BE UNDERGROUND:
GAS:.....SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:.....SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE:.....GENERAL TELEPHONE COMPANY

SCHOOLS: HEMET UNIFIED SCHOOL DISTRICT
A.P.N.'S 465-170-001, 002, 014, 015, 023, 024, 025
THOMAS GUIDE - RIVERSIDE COUNTY: PG 839, H-6 & 7 2004ed.
FEMA ZONE DESIGNATION - "A" (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED)

EXHIBIT: A
CASE #: CZ07307
DATED: 4/19/06
PLANNER: R. Brady

ENGINEER
RBF CONSULTING
40810 COUNTY CENTER DRIVE
SUITE 100
TEMECULA, CA 92591
(951) 678-6042

OWNER/DEVELOPER
JBL INVESTMENTS, INC. ET AL
4414 KATIE CT.
TAMOCULA, CA 92592

OWNER REPRESENTATIVE
MARG - ATTN: LARRY MARGHAM
41635 ENTERPRISE CIRCLE NORTH
SUITE B
TAMOCULA, CA 92590
(951) 678-6042

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 12, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District

Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand

CHANGE OF ZONE NO. 7307– EA40744 – Applicant: JBL Investments Inc – Engineer/Representative: RBF Consulting - Third Supervisorial District – Hemet/San Jacinto Zoning District –Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre): Highway 79 Policy Area – Location: Northerly of Olive Road, easterly of Patterson Avenue, westerly of California Avenue, and southerly of Simpson Road – 118.8 Gross Acres - Zoning: Residential Agriculture (R-A), Residential Agriculture – 1 Acre Minimum (R-A-1), Residential Agriculture – 5 Acre Minimum (R-A-5), Heavy Agriculture – 10 Acre Minimum (A-2-10) - **REQUEST: The zone change proposes to change the zoning classification for the subject property from from Residential Agricultural (R-A), Residential Agricultural – 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to One Family Dwelling (R-1). APNs: 465-170-001, 002, 014, 015, 024, 025**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on November 10, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Wendell Bugtai**, Project Planner, at **(951) 955-2419** or email at **WBUGTAI@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

APPLICATION FOR CHANGE OF ZONE

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

Scott Cooper
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

ALEX SU, PRES. JBL INDUSTRIES
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 465-170-001, 002, 014, 015, 024, 025

Section: 26 Township: 5S Range: 2W

Approximate Gross Acreage: 120.6

General location (street address, cross streets, etc.): North of Olive Avenue, South of Simpson Road, East of Patterson Ave, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 2004, p. 839, D-6/D-7

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/26/2012

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers C207307 For

Company or Individual's Name Planning Department,

Distance buffered 1600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

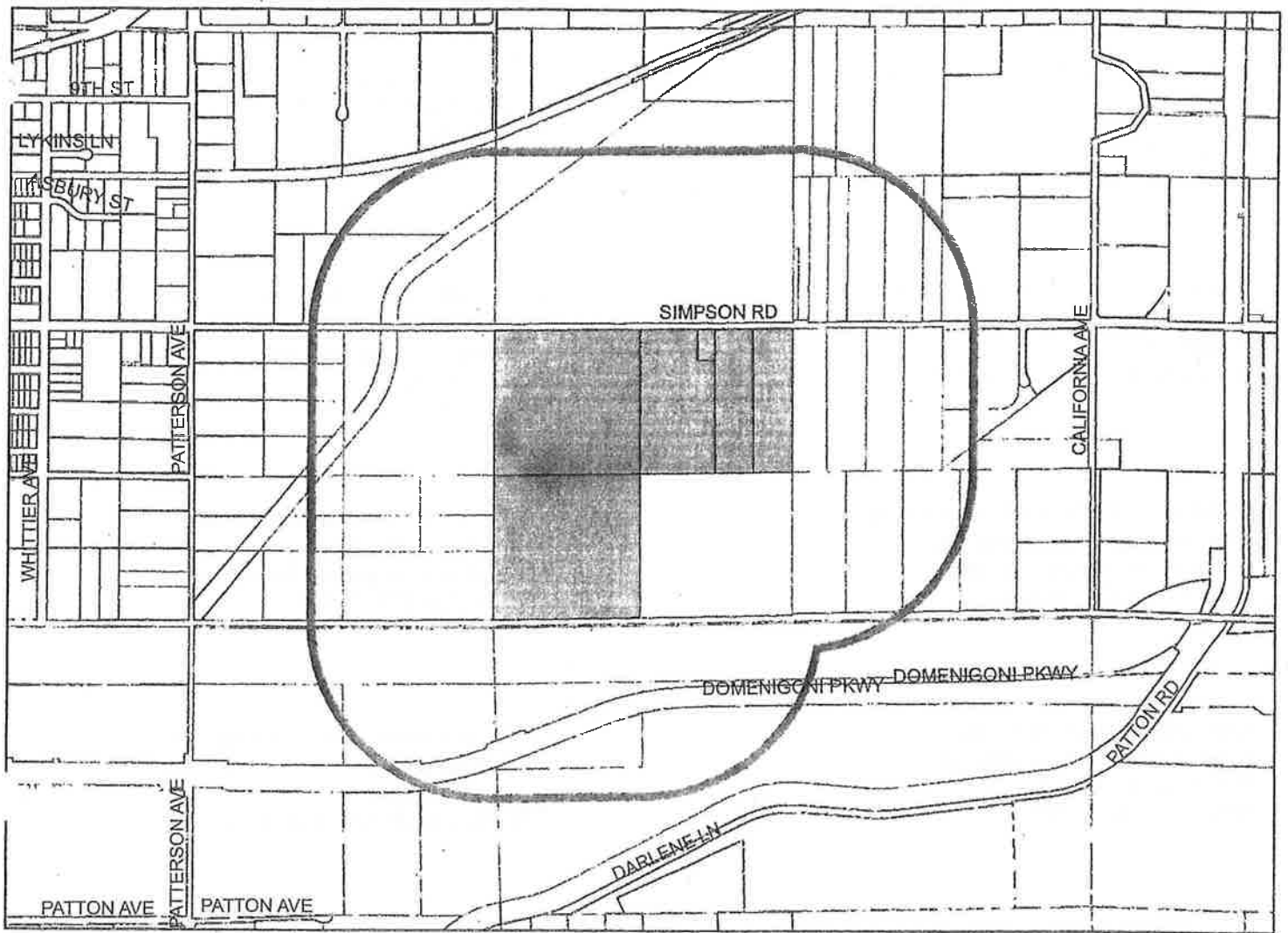
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

*checked 8/7/12
expires 11/1/12
M.S*

CZ07307 (1600 feet buffer)



Selected Parcels

465-170-027	465-170-028	465-170-034	463-090-013	465-150-009	465-160-005	465-170-026	465-150-005	465-160-002	465-170-015
465-170-001	465-170-002	465-170-025	465-170-007	465-170-008	465-170-006	465-150-007	465-170-003	465-180-027	465-180-034
465-180-037	465-200-016	465-200-018	465-200-020	465-200-021	465-170-036	465-150-010	465-160-007	465-160-009	465-150-008
463-090-012	463-170-029	463-170-030	463-180-020	465-150-019	465-180-035	465-200-022	465-160-003	465-160-004	465-170-009
465-160-001	465-170-033	463-170-028	463-170-024	463-170-025	463-170-026	463-170-027	463-170-032	465-180-038	465-170-029
463-180-007	463-180-024	463-180-025	463-180-026	463-180-027	463-180-032	463-180-033	463-180-037	465-160-006	463-090-007
463-090-010	465-170-014	465-170-024	463-170-031						



1,500 750 0 1,500 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 463090010, APN: 463090010
 TIMBERLINE KINGREG HEMET
 18800 VON KARMAN NO 100
 IRVINE CA 92612

ASMT: 465150007, APN: 465150007
 NOREEN MEZA, ETAL
 34524 SIMPSON RD
 HEMET, CA. 92545

ASMT: 463090013, APN: 463090013
 DOUGLAS WEIR
 P O BOX 899
 WINCHESTER CA 92596

ASMT: 465150008, APN: 465150008
 RIETKERK FAMILY PROP
 C/O ROBERT J RIETKERK
 5232 IVYWOOD DR
 LA PALMA CA 90623

ASMT: 463170028, APN: 463170028
 SCA MARKETING GROUP INC
 27710 JEFFERSON AVE 102
 TEMECULA CA 92590

ASMT: 465150010, APN: 465150010
 RANCHO DIAMANTE INV
 4370 LA JOLLA VLG STE 960
 SAN DIEGO CA 92122

ASMT: 463170031, APN: 463170031
 WINCHESTER PROP GROUP
 1150 S VINEYARD AVE
 ONTARIO CA 91761

ASMT: 465160001, APN: 465160001
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 607 S KERN AVE
 LOS ANGELES CA 90022

ASMT: 463170032, APN: 463170032
 SIMPSON ESTATES
 C/O ANTHONY SOUZA
 16051 AVENIDA SAN MIGUEL
 LA MIRADA CA 90638

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 GREAT PACIFIC DEV CORP, ETAL
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 IRVINE CA 92612

ASMT: 465160005, APN: 465160005
 C MATTESON, ETAL
 C/O PATRICIA A MATTESON
 26383 CYNTHIA ST
 HEMET CA 92544

ASMT: 465160006, APN: 465160006
KIM VU, ETAL
34514 SIMPSON AVE
HEMET, CA. 92545

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P O BOX 173231
ARLINGTON TX 76003

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C/O STRATA EQUITY GROUP
4370 LA JOLLA VILLAGE 960
SAN DIEGO CA 92122

ASMT: 465170026, APN: 465170026
AURELIO FLORES, ETAL
490 S SANTA FE ST
HEMET CA 92543

ASMT: 465170003, APN: 465170003
YU HUANG, ETAL
P O BOX 870
WINCHESTER CA 92596

ASMT: 465170027, APN: 465170027
BILL KOTLAR
2361 CRESTVIEW DR
LAGUNA BEACH CA 92651

ASMT: 465170006, APN: 465170006
KALINA ANTOVSKI, ETAL
1723 W COUNTRY CLUB LN
ESCONDIDO CA 92026

ASMT: 465170028, APN: 465170028
JEROME ANDERSON, ETAL
C/O JEROME ANDERSON
P O BOX 956
WINCHESTER CA 92596

ASMT: 465170007, APN: 465170007
KINGSLY FAMILY INV
3007 SANTA MONICA BLV
SANTA MONICA CA 90404

ASMT: 465170029, APN: 465170029
SUSAN PRUSA
P O BOX 580
WINCHESTER CA 92596

ASMT: 465170008, APN: 465170008
BETTY DOBBS, ETAL
28309 ELLER WAY
ROMOLAND CA 92585

ASMT: 465170033, APN: 465170033
PATRICIA CASTRO, ETAL
27135 YALE ST
HEMET CA 92544

ASMT: 465170009, APN: 465170009
BILLY PONDER, ETAL
34541 SIMPSON RD
HEMET, CA. 92545

ASMT: 465170034, APN: 465170034
AMANDA KNOX, ETAL
34785 SIMPSON RD
HEMET CA 92545

ASMT: 465170036, APN: 465170036
HANH NGUYEN, ETAL
34771 SIMPSON RD
HEMET, CA. 92545

ASMT: 465180038, APN: 465180038
SOBOBA BAND OF LUISENO INDIANS
P O BOX 487
SAN JACINTO CA 92581

ASMT: 465200021, APN: 465200021
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 465200022, APN: 465200022
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

Co. Waste Mgmt
Mail Stop No. 5950

RBF Consulting
40810 County Center STE 100
Temecula CA 92591

Valley-Wide Recreation & Park District
901 W. Esplanade
San Jacinto CA 92582

Riverside Transit Agency
1825 3rd St.
Riverside CA 92517-1968

JBL Investments Inc.
44414 Katie Ct
Temecula CA 92592

Sheriff's Department, Riverside County
Mail Stop 1450

Eastern Municipal Water District
2270 Trumble Rd.
Perris CA 92570

CALTRANS District #8
ATTN: Dan Kopulsky
464 W. 4th St.
6th Floor Mail Stop 725
San Bernardino CA 92401

Southern California Edison
2244 Walnut Grove Ave.
Rosemead CA 91770

Southern California Gas Transmission
251 E. 1st St.
Beaumont CA 92223-2903

Cultural Resources Committee, Pechanga
Band of Luiseno Mission Indians
P.O. Box 2183
Temecula CA 92593

~~Forma
Gene Hsieh
3050 Pullman Street
Costa Mesa, CA 92626~~

~~Black Emerald LLC
91711 82nd Ave
Thermal CA 92274~~

~~Innovative Land Concepts Inc.
Paul Quill
51245 Avenida Rubio
La Quinta CA 92253~~

~~Impact Sciences
Joe Gibson
803 Camarillo Springs Road
Camarillo CA 93012~~



RIVERSIDE COUNTY PLANNING DEPARTMENT

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.

Change of Zone No. 7307

Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

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

JBL Investments Inc.
Project Applicant

44414 Katie Ct. Temecula CA 92592
Address

Northerly of Olive Road, easterly of Patterson Avenue, westerly of California Avenue, and southerly of Simpson Road
Project Location

The zone change proposes to change the zoning classification for the subject property from Residential Agricultural (R-A), Residential Agricultural – 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Heavy Agriculture
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the earlier EIR, 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

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * T0603095

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: JBL INVESTMENTS INC \$64.00
paid by: CK 1037
paid towards: CFG04181 CALIF FISH & GAME: DOC FEE
CA FISH & GAME FEE FOR EA40744
at parcel #: 34321 SIMPSON RD HEM
appl type: CFG3

By _____ Mar 15, 2006 12:34
SBROSTRO posting date Mar 15, 2006

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

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

Additional info at www.rctlma.org

Gil, Cecilia

From: mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Tuesday, November 06, 2012 11:03 AM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: ZC 7307 EIR 441

Received for publication on Nov. 9. Proof with cost to follow.

On Tue, Nov 6, 2012 at 10:25 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Hello! Attached is a Notice of Public Hearing, for publication on Friday, Nov. 9, 2012. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
[951-955-8464](tel:951-955-8464)

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

--
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Publisher of The Press-Enterprise
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Fax: 951.368.9018



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 6, 2012

THE CALIFORNIAN
ATTN: LEGALS
28765 SINGLE OAK DR., STE. 100
TEMECULA, CA 92590

E-MAIL: legals@californian.com
FAX: (951) 699-1467

RE: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 7307

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, November 9, 2012.**

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,

Mcgil

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

Gil, Cecilia

From: Tammi.Swenson@californian.com
Sent: Tuesday, November 06, 2012 10:35 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7307 EIR 441

Received...

UT
San Diego

Tammi Swenson
O: 951-676-4315 ext 2604
Tammi.Swenson@californian.com
UTSanDiego.com
28765 Single Oak Dr. #100, Temecula, CA 92590

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Tuesday, November 06, 2012 10:26 AM
To: Cal Legals
Subject: FOR PUBLICATION: ZC 7307 EIR 441

Hello! Attached is a Notice of Public Hearing, for publication on Friday, Nov. 9, 2012. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE HEMET/SAN JACINTO ZONING DISTRICT - THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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, November 20, 2012 at 11:00 A.M.** or as soon as possible thereafter, to consider the application submitted by JBL Investments, Inc. – RBF Consulting, on **Change of Zone No. 7307**, which proposes to change the zoning from Residential Agricultural (R-A), Residential Agricultural – 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to One Family Dwelling (R-1), or such other zones as the Board may find appropriate (“the project”). The project is located northerly of Olive Road, easterly of Patterson Avenue, westerly of California Avenue, and southerly of Simpson Road in the Hemet/San Jacinto Zoning District, Third Supervisorial District.

The Planning Commission approved the project, found that the environmental effects have been addressed and recommended the certification of **Environmental Impact Report No. 441**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors, 1ST Floor, and at the Riverside County Planning Department, 12th Floor, at 4080 Lemon Street, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstrait@rctlma.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.

Please send all written correspondence to Riverside County Clerk of the Board at 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147.

Dated: November 6, 2012

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

Gil, Cecilia

From: Kennemer, Bonnie <bkenname@asrcrkrec.com>
Sent: Tuesday, November 06, 2012 11:01 AM
To: Gil, Cecilia; Anderson, Rosemarie; Meyer, Mary Ann; Reese, Brenda
Subject: RE: FOR POSTING: ZC 7307 EIR 441

Received

From: Gil, Cecilia
Sent: Tuesday, November 06, 2012 10:27 AM
To: Anderson, Rosemarie; Kennemer, Bonnie; Meyer, Mary Ann; Reese, Brenda
Subject: FOR POSTING: ZC 7307 EIR 441

Good morning! Attached is a Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

CERTIFICATE OF MAILING

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

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 6, 2012, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING CHANGE OF ZONE NO. 7307

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: November 20, 2012 @ 11:00 A.M.

SIGNATURE: Mcgil
Cecilia Gil

DATE: November 6, 2012

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/26/2012.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers C207307 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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NAME: Vinnie Nguyen

TITLE GIS Analyst

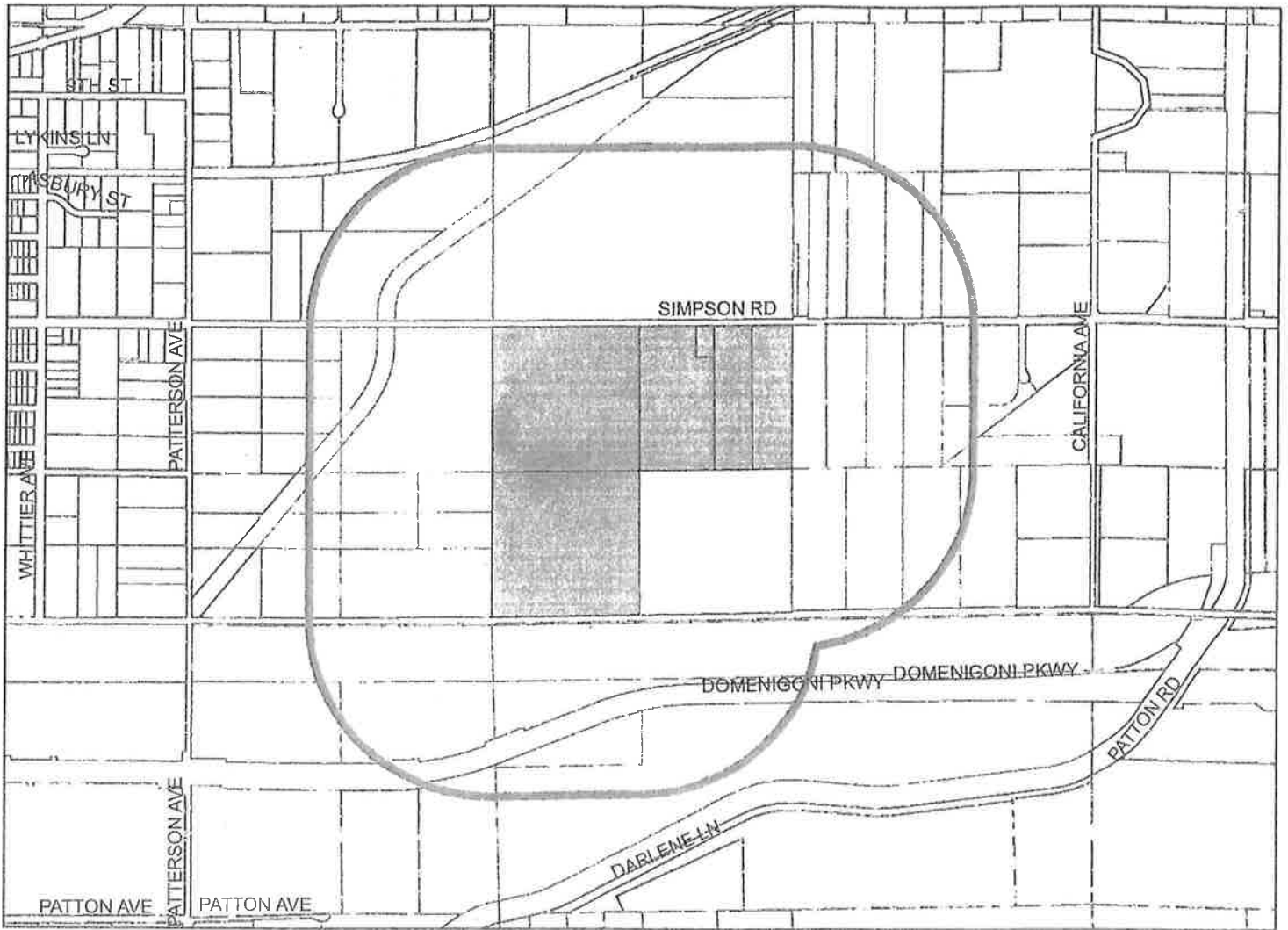
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

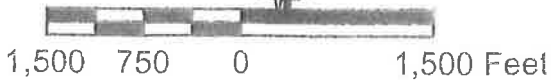
*checked 8/7/12
expires 11/9/12
M.S*

CZ07307 (1600 feet buffer)



Selected Parcels

465-170-027	465-170-028	465-170-034	463-090-013	465-150-009	465-160-005	465-170-026	465-150-005	465-160-002	465-170-015
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463-090-012	463-170-029	463-170-030	463-180-020	465-150-019	465-180-035	465-200-022	465-160-003	465-160-004	465-170-009
465-160-001	465-170-033	463-170-028	463-170-024	463-170-025	463-170-026	463-170-027	463-170-032	465-180-038	465-170-029
463-180-007	463-180-024	463-180-025	463-180-026	463-180-027	463-180-032	463-180-033	463-180-037	465-160-006	463-090-007
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ONTARIO CA 91761

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LOS ANGELES CA 90022

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ARLINGTON TX 76003

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C/O STRATA EQUITY GROUP
4370 LA JOLLA VILLAGE 960
SAN DIEGO CA 92122

ASMT: 465170026, APN: 465170026
AURELIO FLORES, ETAL
490 S SANTA FE ST
HEMET CA 92543

ASMT: 465170003, APN: 465170003
YU HUANG, ETAL
P O BOX 870
WINCHESTER CA 92596

ASMT: 465170027, APN: 465170027
BILL KOTLAR
2361 CRESTVIEW DR
LAGUNA BEACH CA 92651

ASMT: 465170006, APN: 465170006
KALINA ANTOVSKI, ETAL
1723 W COUNTRY CLUB LN
ESCONDIDO CA 92026

ASMT: 465170028, APN: 465170028
JEROME ANDERSON, ETAL
C/O JEROME ANDERSON
P O BOX 956
WINCHESTER CA 92596

ASMT: 465170007, APN: 465170007
KINGSLY FAMILY INV
3007 SANTA MONICA BLV
SANTA MONICA CA 90404

ASMT: 465170029, APN: 465170029
SUSAN PRUSA
P O BOX 580
WINCHESTER CA 92596

ASMT: 465170008, APN: 465170008
BETTY DOBBS, ETAL
28309 ELLER WAY
ROMOLAND CA 92585

ASMT: 465170033, APN: 465170033
PATRICIA CASTRO, ETAL
27135 YALE ST
HEMET CA 92544

ASMT: 465170009, APN: 465170009
BILLY PONDER, ETAL
34541 SIMPSON RD
HEMET, CA. 92545

ASMT: 465170034, APN: 465170034
AMANDA KNOX, ETAL
34785 SIMPSON RD
HEMET CA 92545





ASMT: 465170036, APN: 465170036
HANH NGUYEN, ETAL
34771 SIMPSON RD
HEMET, CA. 92545

ASMT: 465180038, APN: 465180038
SOBOBA BAND OF LUISENO INDIANS
P O BOX 487
SAN JACINTO CA 92581

ASMT: 465200021, APN: 465200021
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 465200022, APN: 465200022
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501



Co. Waste Mgnt
Mail Stop No. 5950

RBF Consulting
40810 County Center STE 100
Temecula CA 92591

Valley-Wide Recreation & Park District
901 W. Esplanade
San Jacinto CA 92582

Riverside Transit Agency
1825 3rd St.
Riverside CA 92517-1968

JBL Investments Inc.
44414 Katie Ct
Temecula CA 92592

Sheriff's Department, Riverside County
Mail Stop 1450

Eastern Municipal Water District
2270 Trumble Rd.
Perris CA 92570

CALTRANS District #8
ATTN: Dan Kopulsky
464 W. 4th St.
6th Floor Mail Stop 725
San Bernardino CA 92401

Southern California Edison
2244 Walnut Grove Ave.
Rosemead CA 91770

Southern California Gas Transmission
251 E. 1st St.
Beaumont CA 92223-2903

Cultural Resources Committee, Pechanga
Band of Luiseno Mission Indians
P.O. Box 2183
Temecula CA 92593

Forma
Gene Hsieh
3050 Pullman Street
Costa Mesa, CA 92626

Black Emerald LLC
91711 82nd Ave
Thermal CA 92274

Innovative Land Concepts Inc.
Paul Guill
51245 Avenida Rubio
La Quinta CA 92253

Impact Sciences
Joe Gibson
803 Camarillo Springs Road
Camarillo CA 93012

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Larry Markham

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 909 322 8482

Date: 11.20.12 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
 Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

