

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



401B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 30, 2013

SUBJECT: CHANGE OF ZONE NO. 7764 – CEQA Exempt – Applicant: Alan Koby – Third/Third Supervisorial District - Location: Southerly of Highway 74, easterly of Calvert Avenue, westerly of California Avenue – 45 Gross Acres REQUEST: Proposal to change the site's zoning classification of approximately 45 acres of vacant land from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) (northern 33 acres) and General Residential (R-3) (southern 12 acres) to be consistent with the Existing General Plan designations of Commercial Retail (CR) and High Density Residential (HDR).

RECOMMENDED MOTION:

CONSIDERATION 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. 7764, amended the zoning classification for the subject property from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) and General Residential (R-3), in accordance with Exhibit #3, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director
(Continued on Next Page)

Initials:
CSL:hk *D.M.*

REVIEWED BY EXECUTIVE OFFICE

DATE *2/4/13 mg*
Tina Grande

Departmental Concurrence

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

Prev. Agn. Ref.

District: 3/3

Agenda Number:

16-3

BACKGROUND:

This item was heard by the Riverside County Airport Land Use Commission (ALUC) on January 10, 2013 and was determined to be consistent with 1992 Hemet-Ryan Airport Land Use Compatibility Plan (HRACALUP). On January 16, 2013, the Planning Commission heard the item and recommended approval by a vote of 5-0 based on the findings as modified and conclusions contained within the attached staff report. Mr. Gene Hikel submitted a letter dated January 14, 2013, a copy attached, in favor of the project and Mr. Cash contacted Planning Staff on January 8, 2013 to express his opposition of the project.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: January 17, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: Change of Zone No. 7764

(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 (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required, CZ, GPA, SP, SPA) |
| <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 |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> No New Environmental Documentation Required |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions, Ordinances, PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

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

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

Notice of Determination
Fish & Game Receipt (CFG05845)

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"

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



FROM: TLMA - Planning Department

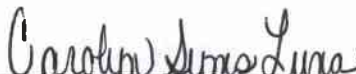
SUBMITTAL DATE:
January 30, 2013

SUBJECT: CHANGE OF ZONE NO. 7764 – CEQA Exempt – Applicant: Alan Koby – Third/Third Supervisorial District - Location: Southerly of Highway 74, easterly of Calvert Avenue, westerly of California Avenue – 45 Gross Acres **REQUEST:** Proposal to change the site's zoning classification of approximately 45 acres of vacant land from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) (northern 33 acres) and General Residential (R-3) (southern 12 acres) to be consistent with the Existing General Plan designations of Commercial Retail (CR) and High Density Residential (HDR).

RECOMMENDED MOTION:

CONSIDERATION 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. 7764**, amended the zoning classification for the subject property from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) and General Residential (R-3), in accordance with Exhibit #3, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors.



Carolyn Syms Luna
Planning Director
(Continued on Next Page)

Initials:
CSL:hk *D.M.*

REVIEWED BY EXECUTIVE OFFICE

DATE _____
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: 3/3

Agenda Number:

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7764

Page 2 of 2

BACKGROUND:

This item was heard by the Riverside County Airport Land Use Commission (ALUC) on January 10, 2013 and was determined to be consistent with 1992 Hemet-Ryan Airport Land Use Compatibility Plan (HRACALUP). On January 16, 2013, the Planning Commission heard the item and recommended approval by a vote of 5-0 based on the findings as modified and conclusions contained within the attached staff report. Mr. Gene Hikel submitted a letter dated January 14, 2013, a copy attached, in favor of the project and Mr. Cash contacted Planning Staff on January 8, 2013 to express his opposition of the project.



**PLANNING COMMISSION
MINUTE ORDER
DATE: JANUARY 16, 2013**

I. AGENDA ITEM 3.1:

CHANGE OF ZONE NO. 7764 - No New Environmental Documents Required — Applicant: Daniel Koby – Engineer/Representative: B3 Consulting – Third/Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) and Community Development: High Density Residential (CD:HDR) – Location: Southerly of Highway 74, easterly of Calvert Avenue, westerly of California Avenue – 45.07 Gross Acres - Zoning: Controlled Development Areas (W-2). (Legislative)

II. PROJECT DESCRIPTION:

The Change of Zone proposes to change the site's zoning classification from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) and General Residential (R-3). (Legislative)

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Project Planner: HP Kang at (951) 955-1888 or email hpkang@rctlma.org.

- Mr. Kang also included additional CEQA findings and modified one finding (typographical error).

The following spoke in favor of the project:

- Jay Stables, 27450 Ynez, Temecula CA (951) 972-7963

No one spoke in a neutral position or in opposition to the proposed project.

The following submitted a written communication in favor of the project:

- Gene Hikel, Chairman of the Four Season's Awareness Committee (951) 223-3543

The following made a verbal communication in opposition to the proposed project:

- Cash Hovivian [cashhovivian@yahoo.com]

IV. CONTROVERSIAL ISSUES:

No

V. PLANNING COMMISSION ACTION:

Motion by Chairman Petty, 2nd by Commissioner Zuppardo,

A vote of 5-0

ADOPTED FINDINGS that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** and,

RECOMMENDED APPROVAL of **CHANGE OF ZONE NO. 7764** to the Board of Supervisors.

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.



**PLANNING COMMISSION
MINUTE ORDER
DATE: JANUARY 16, 2013**

**I. AGENDA ITEM 5.0
ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

II. MEETING SUMMARY:

Speaker: B. Holmstrom, 21444 Vista Caballero, Perris CA 92570 (951) 943-8430

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.: 3.1
Area Plan: Harvest Valley / Winchester
Zoning District: Hemet-San Jacinto
Supervisorial District: Third/Third
Project Planner: H. P. Kang
Planning Commission: January 16, 2013

CHANGE OF ZONE NO. 7764
Applicant: Daniel and Alan Koby
Engineer/Rep: B3 Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7764 proposes to change the site's zoning classification of approximately 45 acres of vacant land from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) (northern 33 acres) and General Residential (R-3) (southern 12 acres) to be consistent with the Existing General Plan designations of Commercial Retail (CR) and High Density Residential (HDR).

The project is located Southerly of Highway 74, easterly of Calvert Avenue, westerly of California Avenue.

BACKGROUND:

The proposed project is a request for General Plan and Zoning Consistency program. There are no issues of concern for this item. Any future entitlement projects will be subject to the latest adopted regulations and all applicable conditions will apply as a part of the Conditions of Approval.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Commercial Retail (CR) (0.20 – 0.35 FAR) (Approximately 33 acres)
High Density Residential (HDR) (8-14 D.U./Ac.) (Approximately 12 acres)
Highway 79 Policy Area
2. Surrounding General Plan Land Use (Ex. #5): Heartland Village SP 88-01 – City of Hemet to the north, Commercial Retail (CR) (0.20 – 0.35 FAR) and Low Density Residential (LDR) (½ acre min.) to the west, Medium High Density Residential (MHDR) (5 to 8 D.U./Ac.) to the south, and Medium Density Residential (MDR) (2 to 5 D.U./Ac.) and High Density Residential (HDR) (8-14 D.U./Ac.) to the east.
3. Proposed Zoning (Ex. #3): Scenic Highway Commercial (C-P-S) and General Residential (R-3)
4. Surrounding Zoning (Ex. #3): North: City of Hemet – Heartland Village SP 88-01
East: Controlled Development Areas (W-2)
South: Heavy Agriculture – 10 Acre. Min. (A-2-10)
West: Controlled Development Areas (W-2)
5. Existing Land Use (Ex. #1): Vacant

D.M.

6. Surrounding Land Use (Ex. #1): North: City of Hemet – Heartland Village SP (SFR)
East: Vacant
South: Vacant
West: Vacant
7. Project Data: Total Acreage: 45.07 Gross Acres
8. Environmental Concerns: Nothing Further Required (see below for more detail)

RECOMMENDATIONS:

CONSIDERATION 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. 7764**, amended the zoning classification for the subject property from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) and General Residential (R-3), in accordance with Exhibit #3, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors.

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: –Commercial Retail (CD:CR) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) in the Harvest Valley / Winchester Area Plan.
2. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses, and the High Density Residential land use designation allow detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes and townhomes.
3. The proposed zoning for the project site are Scenic Highway Commercial (C-P-S) and General Residential (R-3).
4. The Scenic Highway Commercial zone permits a wide variety of commercial retail uses, as well as an array of professional office uses. The General Residential zone permits one-family dwellings, as well as two family dwellings, multiple family dwellings, bungalow courts, and apartment houses.
5. Based upon the Planning Department's Land Use Designation-Zoning Consistency Matrix, the change of zone's proposed Scenic Highway Commercial classification is identified as being highly consistent with the Commercial Retail (CR) (0.20 – 0.35 FAR) Land Use designation and the proposed General Residential classification is identified as being highly consistent with the High Density Residential (HDR) (8-14 D.U./Ac.) land use designation.

CHANGE OF ZONE NO. 7764

Planning Commission: January 16, 2013

Page 3 of 5

6. 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, or other environmental constraints, will be identified and required when an entitlement such as a subdivision, use permit, or residential building permit is issued for the site.
7. The project site is surrounded by properties which have a General Plan Land Use designation of Heartland Village SP 88-01 – City of Hemet to the north, Commercial Retail (CR) (0.20 – 0.35 FAR) and Low Density Residential (LDR) (½ acre min.) to the west, Medium High Density Residential (MHDR) (5 to 8 D.U./Ac.) to the south, and Medium Density Residential (MDR) (2 to 5 D.U./Ac.) and High Density Residential (HDR) (8-14 D.U./Ac.) to the east.
8. No development is proposed for the subject property at this time; however, the property would allow for development consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) and General Residential (R-3).
9. Residential and commercial uses have been constructed and are operating in the project vicinity.
10. This project site is not located within a Criteria Area Cell Group. However, the Planning staff has conferred with the Environmental Programs Division staff and determined the project fulfills the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
11. Pursuant to Public Resources Code Division 13, Section 21083.3, Subsection 4 a, the General Plan has been designated to accommodate a specific density of development and an EIR (EIR No. 441) 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. **(Modified at PC 1/16/13)**
12. 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; and,
 - 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; and,
 - c. The General Plan changed the designation to Commercial Retail and High Density Residential in 2003, this change of zone is proposing a designation that is consistent with the density established in the General Plan.
13. Pursuant to CEQA Guidelines Section 15183 (b), **(Added at PC 1/16/13)**
 - a. There are no peculiar changes to the project or the parcel on which the project would be located. **(Added at PC 1/16/13)**

- b. The project was analyzed as having no significant effects in the General Plan EIR and the change of zone is consistent with the General Plan designations. **(Added at PC 1/16/13)**
- c. The project does not have potentially significant off-site impacts and cumulative impacts which were not discussed on the prior General Plan EIR. **(Added at PC 1/16/13)**
- d. The project was previously identified as having no significant effects. The proposed change of zone is consistent with the previously adopted general plan designations, therefore, the potential impacts are determined to have no additional impact than discussed in the prior General Plan EIR. **(Added at PC 1/16/13)**

CONCLUSIONS:

- 1. The proposed change of zone is in conformance with the Community Development: (Commercial Retail and Community Development: High Density Residential (CD:HDR) Land Use Designations, and with all other elements of the Riverside County General Plan.
- 2. The proposed change of zone is consistent with all 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 WRCMSHCP.

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. General Plan Policy Overlay;
 - c. High Fire Area;
 - d. Dam inundation zone; or
 - e. Specific Plan.
- 3. The project site is located within:
 - a. Highway 79 Policy Area;
 - b. Airport Influence Area (Hemet-Ryan)
 - c. A City Sphere of Influence (City of Hemet),
 - d. A 100 Year Flood Zone,
 - e. An area of Moderate liquefaction,
 - f. An area of High Potential/Sensitivity and low Potential Paleontological Sensitivity area,
 - g. Hemet Unified School District, and,

- h. Zone "B" of Co. Ordinance No. 655 (Regulating Light Pollution (Mt. Palomar Observatory)– 29.5 miles
- 4. The subject site is currently designated as Assessor's Parcels Number(s) 465-040-018, 465-040-019, and 465-040-020.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07764

VICINITY/POLICY AREAS

Supervisor Stone
District 3

Date Drawn: 11/01/2012
Vicinity Map



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

Section: 14

Assessors Bk. Pg. 465-04
Thomas Bros. Pg. 839 J1
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 designations than the existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3000 (Western County) or in Perris at (760) 863-8277 (Eastern County) or website at <http://www.lrra.ca.gov/959/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07764

LAND USE

Supervisor Stone
District 3

Date Drawn: 11/01/2012

Exhibit 1



Zoning District: Hemet-San Jacinto
Township/Range: T5SR2W
Section: 14

Assessors Bk. Pg. 465-04
Thomas Bros. Pg. 839 J1
Edition 2011



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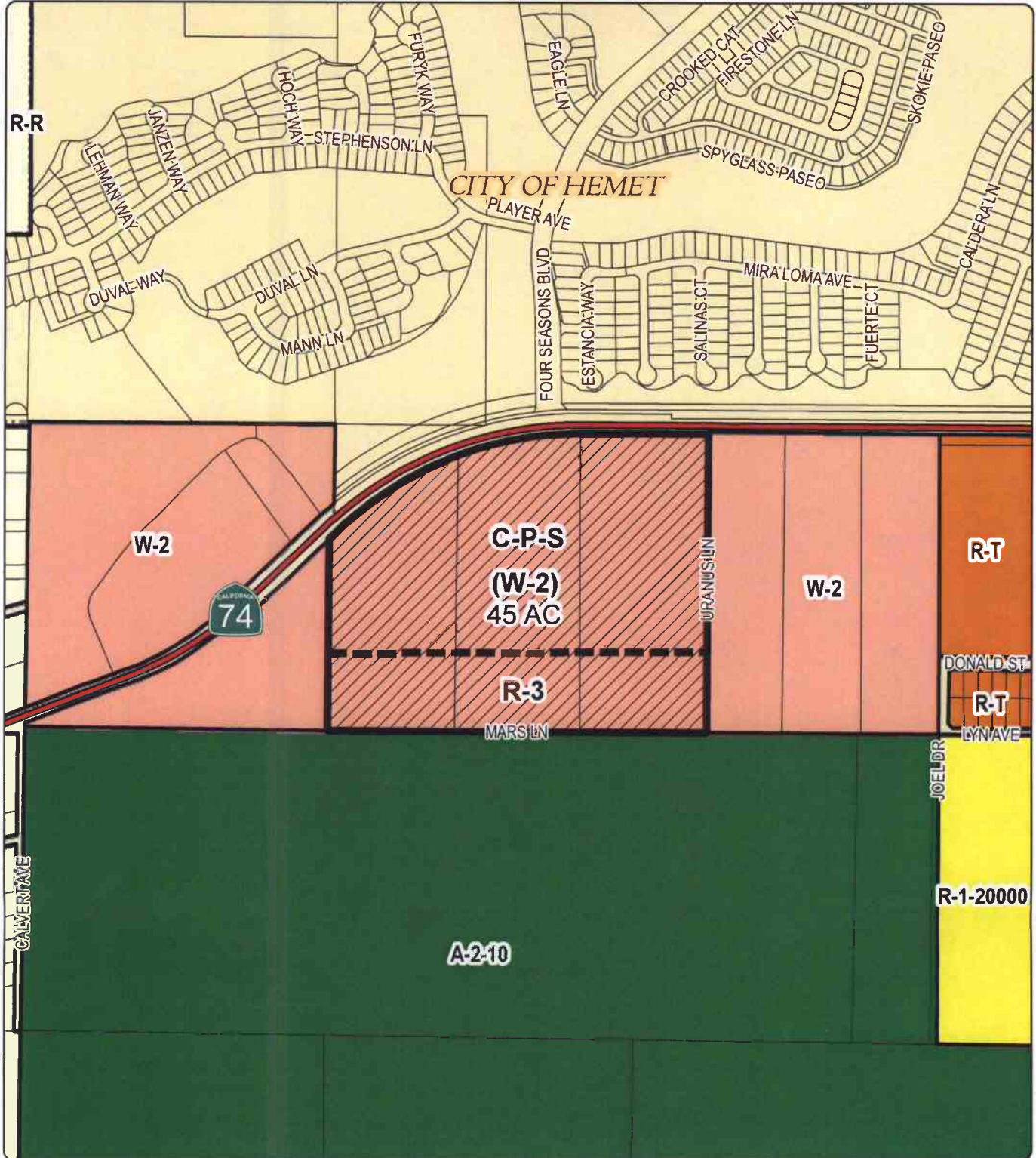
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07764

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 11/01/2012
Exhibit 3



Zoning District: Hemet-San Jacinto
Township/Range: T5SR2W
Section: 14

Assessors Bk. Pg. 465-04
Thomas Bros. Pg. 839 J1
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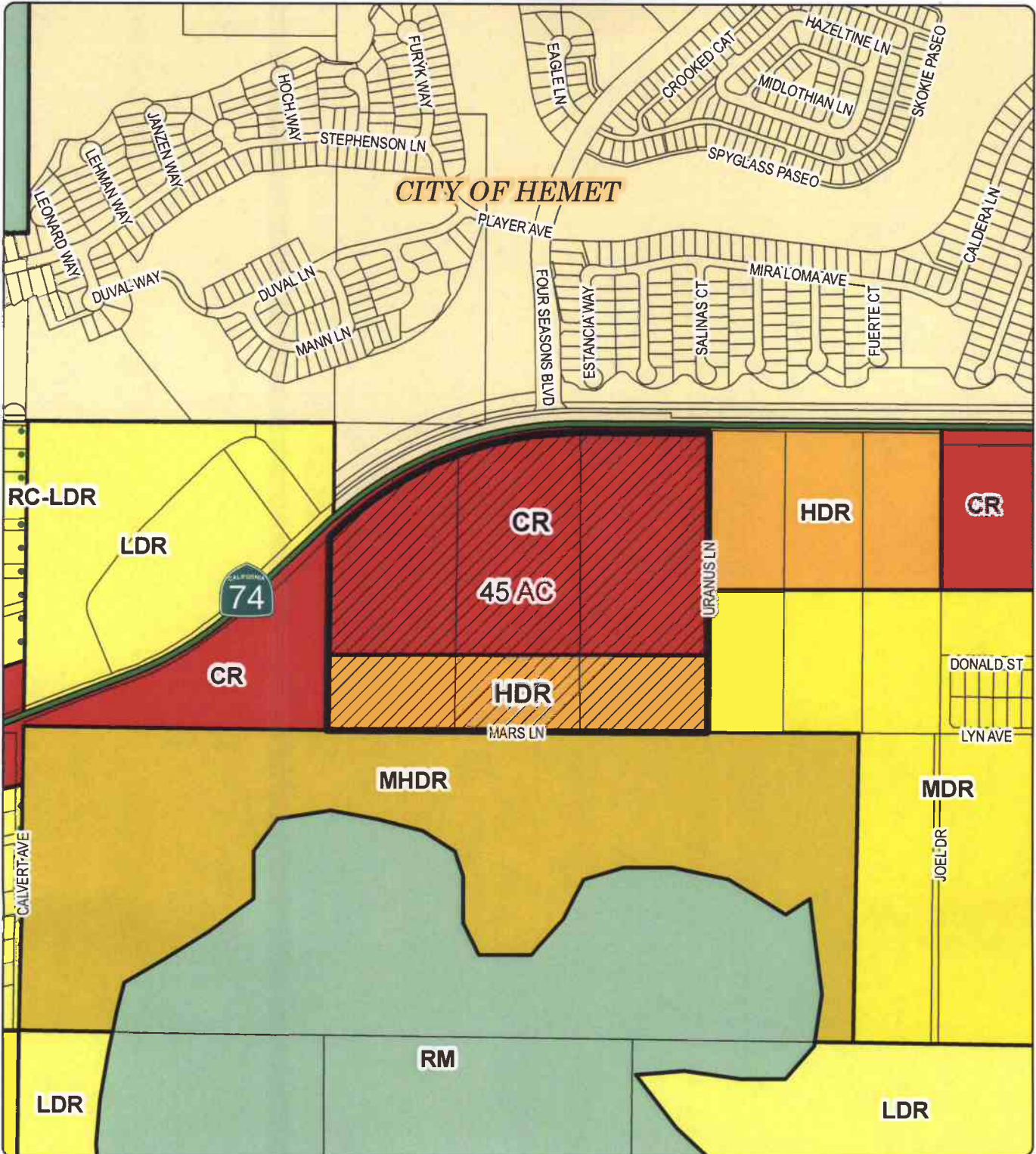
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07764

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 11/01/2012
Exhibit 5



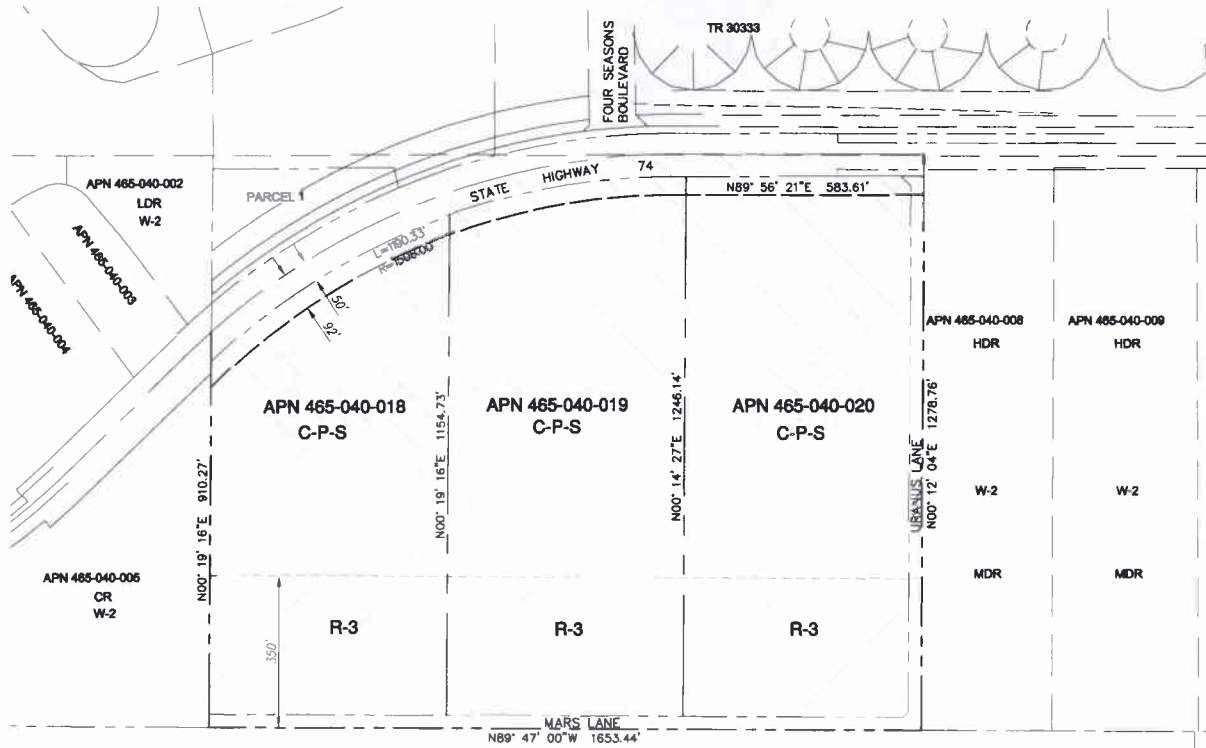
Zoning District: Hemet-San Jacinto
Township/Range: T5SR2W
Section: 14

Assessors Bk. Pg. 465-04
Thomas Bros. Pg. 839 J1
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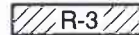
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CHANGE OF ZONE NO. 7764



APN 465-040-018
MHDR
A-2-10

LEGEND

-  - SCENIC HIGHWAY COMMERCIAL
-  - GENERAL RESIDENTIAL

OWNER/APPLICANT:

DANIEL & ALAN KOBY
20400 VIA ZARAGOZA
YORBA LINDA, CA 92887
PH (714) 777-5533

ZONING/USE:

EXISTING ZONING:
EXISTING LAND USE:
PROPOSED ZONING:
PROPOSED LAND USE:

CONTROLLED DEV AREA (W-2)
COMMERCIAL RETAIL (CR) & HIGH DENSITY RESIDENTIAL (HDR)
GENERAL RESIDENTIAL (R-3) & GENERAL COMMERCIAL (C-1/C-P)
COMMERCIAL RETAIL (CR) & HIGH DENSITY RESIDENTIAL (HDR)

REPRESENTATIVE/ENGINEER:

B3 CONSULTING
27450 YNEZ ROAD, SUITE 110 B
TEMECULA, CA 92591
951-751-8942

UTILITY PURVEYORS & SCHOOL DISTRICT

WATER:
SEWER:
GAS:
ELECTRIC:
TELEPHONE:
CABLE TV:
SCHOOL DISTRICT:

EASTERN MUNICIPAL WATER DISTRICT
EASTERN MUNICIPAL WATER DISTRICT
SOUTHERN CALIFORNIA GAS COMPANY
SOUTHERN CALIFORNIA EDISON
VERIZON
COMCAST
HEMET UNIFIED SCHOOL DISTRICT

DATE PREPARED:

MARCH 2012

LEGAL DESCRIPTION

PARCELS 2, 3, AND 4 OF PARCEL MAP NO. 11932
IN THE COUNTY OF RIVERSIDE, STATE OF
CALIFORNIA AS SHOWN BY PARCEL MAP ON FILE
IN BOOK 81 PAGE 92 OF MAPS, RECORDS OF
RIVERSIDE CALIFORNIA

AREA

45.07 ACRES GROSS
43.12 ACRES NET

ASSESSORS PARCEL:

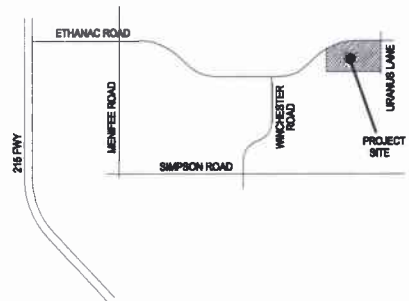
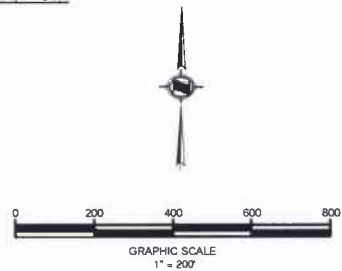
465-040-018, -019 & -020

THOMAS GUIDE

SAN BERNARDINO COUNTY/ RIVERSIDE COUNTY, YEAR 2007
PAGE 839 COORD H-1 & J-1

NOTES:

1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
2. THIS MAP IS WITHIN FEMA FLOOD PLAIN DESIGNATION "A"
3. THE LAND IS NOT SUBJECT TO LIQUEFACTION, OR OTHER GEOLOGIC HAZARDS.
4. THE LAND IS NOT SUBJECT TO OVERFLOW OR INUNDATION
5. THIS MAP IS NOT WITHIN A SPECIFIC PLAN.
6. THERE ARE NO WELLS ON THE PROPERTY.
7. THERE ARE NO EXISTING OR PROPOSED EASEMENTS TRANSMISSION LINES, POWER AND TELEPHONE POLES AND UNDERGROUND UTILITIES.
8. THE PROPERTY IS NOT SUBJECT TO FLOOD HAZARD.
9. THE PROPERTY HAS NO EXISTING DWELLINGS, BUILDINGS OR STRUCTURES ON PROPERTY.



VICINITY MAP

NOT TO SCALE

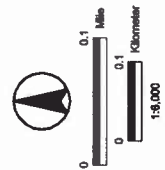
THOMAS BROTHERS: RIVERSIDE COUNTY, PAGE 839 - H1 & J1



M:\StateRoute79\PDF\Parcels\CZ07764 & Corri.82.pdf 1/14/2012

Aerial Date: February 2008

- LEGEND:**
-  Parcel Boundary
 -  Project Right-of-Way Boundary
 -  Bridge
 -  CZ07764



CZ07764
Alternative Corridor 1a & 1b
Alternative Corridor 2a & 2b
 State Route 79 Realignment Project
 DRAFT - FOR DISCUSSION PURPOSES ONLY



Kang, HP

From: ehikel6 [ehikel6@gmail.com]
Sent: Monday, January 14, 2013 9:17 PM
To: Kang, HP
Subject: Planning Commission Agenda Item 3

Dear HP Kang:

Please enter this email into the Minutes of the Planning Commission Meeting on January 16, 2012.

I live at 8405 Singh Court and I am the Chairman of the Four Season's Community Awareness Committee. As a committee we are very concerned about any development around the Four Seasons Community. As you know this property is directly across the street from the entrance to Four Seasons. We would appreciate being informed of any changes of this and any other property within a mile of our Community's borders. You may send any notices to Four Season's Homeowners Association, 237 Four Seasons Blvd., Hemet, CA 92545, attn: Gene Hikel.

We are pleased with this zoning change as it is more in line with the City of Hemet's General Plan. We at Four Seasons think it is very important to have well planned developments. The goal of our City's General Plan is to 'raise the bar' and have high quality development in the West End of Hemet. In the General Plan, this property is designated commercial and medium density residential. It is our understanding that this zoning change meets this criteria.

It is important for all parties at this meeting to understand Hemet does not have the infrastructure or amenities to support quality dense residential developments. Therefore, it is important that future medium or high density residential development include new commercial and business areas. These areas must provide amenities and jobs for a higher income population. We will be vigilant and will fight to make sure a quality project is developed on this site.

Sincerely,

Gene Hikel
Chairman of the Four Season's Awareness Committee.
951-223-3543

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

DATE: September 21, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
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. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor – Bob Roberson
Riv. Co. Sheriff's Dept.

Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
City of Hemet

CHANGE OF ZONE NO. 7764 – EA42473 – Applicant: Daniel Koby – Engineer/Representative: B3 Consulting – Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units/Acre) Green Acres Policy Area and Highway 79 Policy Area – Location: Southerly of Highway 74, easterly of Calvert Avenue, westerly of California Avenue – 45.07 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** The Change of Zone proposes to change the site's zoning classification from Controlled Development Areas (W-2) to General Commercial (C-1/C-P) and General Residential (R-3) – APNs: 465-040-018, 465-040-019 and 465-040-020 – Related Cases: PAR00386

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comments on October 27, 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 **Kinika Hesterly**, Project Planner, at **(951) 955-1888** or email at **khesterl@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

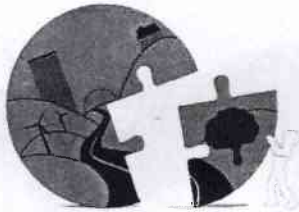
FILE COPY

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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07764 DATE SUBMITTED: 9/14/11

APPLICATION INFORMATION

Applicant's Name: Daniel & Alan Koby E-Mail: alankoby@aol.com

Mailing Address: 20400 Via Zaragoza
Yorba Linda CA 92887
City State ZIP

Daytime Phone No: (714) 777-5533 Fax No: (714) 534-5757

Engineer/Representative's Name: B3 Consulting E-Mail: b3stables@gmail.com

Mailing Address: 27450 Ynez Road, Suite 110B
Temecula CA 92591
City State ZIP

Daytime Phone No: (951) 751-8942 Fax No: (951) 699-0726

Property Owner's Name: Daniel & Alan Koby E-Mail: alankoby@aol.com

Mailing Address: 20400 Via Zaragoza
Yorba Linda CA 92887
City State ZIP

Daytime Phone No: (714) 777-5533 Fax No: (714) 534-5757

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"

APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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.

Daniel Duane Koby

PRINTED NAME OF APPLICANT



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.

Daniel Duane Koby

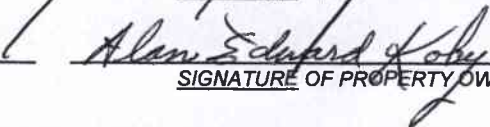
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Alan Edward Koby

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): 465-040-018, 465-040-019, 465-040-020

Section: 14 Township: 5 South Range: 2 West

Approximate Gross Acreage: 45.07

General location (nearby or cross streets): North of _____, South of
HWY 74 / Florida Ave, East of Calvert, West of California

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2007: Page 839; H-1 & J-1

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change of Zone for consistency with RCIP. Existing zone is W-2, Proposed zoning is C-1/C-P and R-3 to conform with the existing RCIP designations of CR and HDR

Related cases filed in conjunction with this request:

None

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County** Planning Commission to consider the project shown below:

CHANGE OF ZONE NO. 7764 - No New Environmental Documents Required – Applicant: Daniel Koby – Engineer/Representative: B3 Consulting – Third/Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) and Community Development: High Density Residential (CD:HDR) – Location: Southerly of Highway 74, easterly of Calvert Avenue, westerly of California Avenue – 45.07 Gross Acres - Zoning: Controlled Development Areas (W-2) - REQUEST: The Change of Zone proposes to change the site's zoning classification from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) and General Residential (R-3). (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: January 16, 2013
PLACE OF HEARING: County Administrative Center
4080 Lemon Street
1st Floor, Board Chambers
Riverside, CA 92501

For further information regarding this project, please contact project planner, HP Kang at (951) 955-1888 or e-mail hpkang@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: HP Kang
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/1/2012,

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

APN (s) or case numbers CZ07764 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

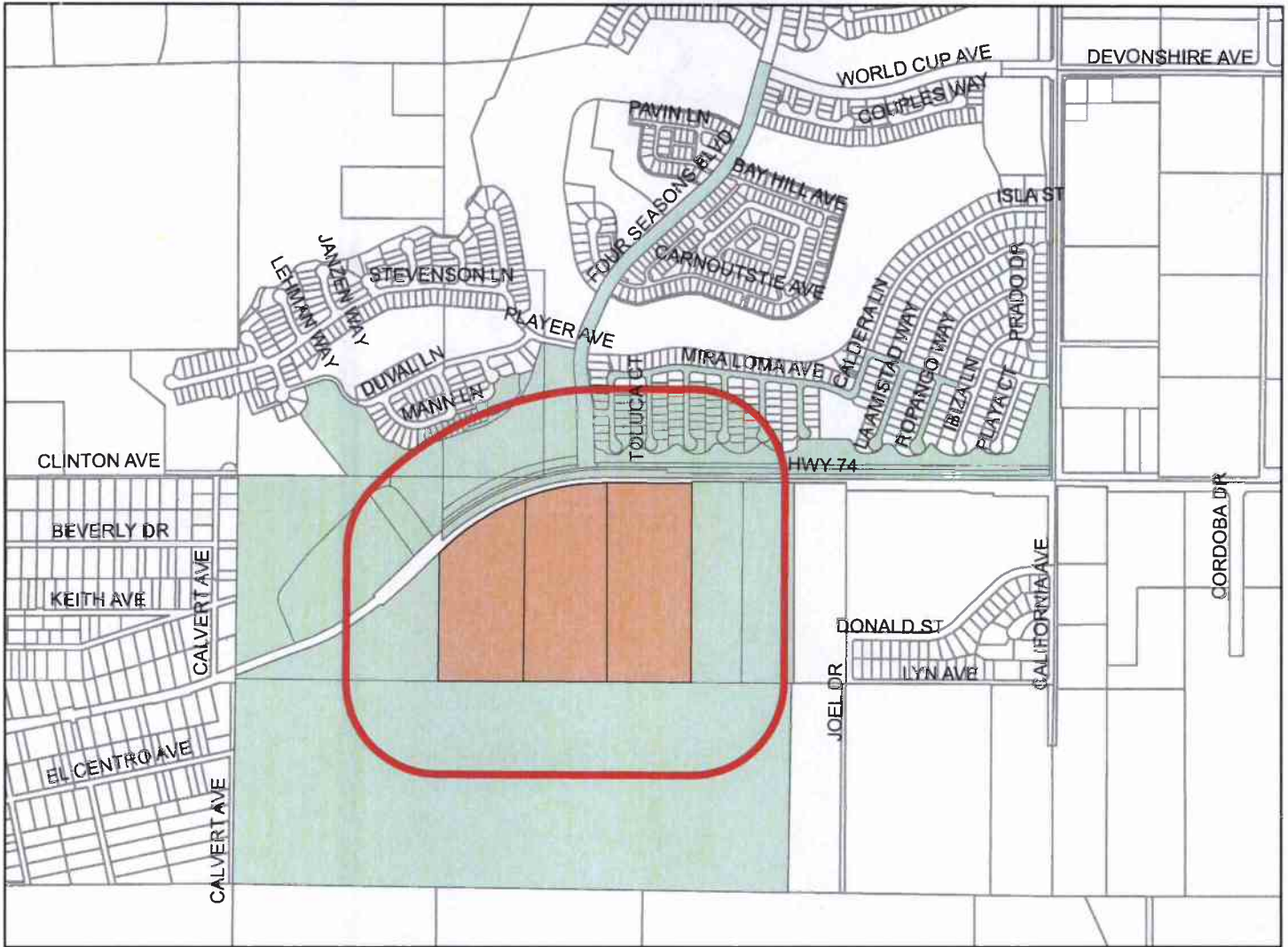
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07764 (600 feet buffer)



Selected Parcels

455-380-070	455-380-065	455-390-004	455-380-020	455-380-021	455-380-031	455-380-001	455-380-047	455-530-018	455-360-050
455-360-052	455-380-002	455-380-004	455-380-068	455-380-066	455-530-020	455-380-071	455-380-045	465-040-018	465-040-019
465-040-020	455-380-043	455-530-023	455-380-067	455-380-038	455-530-021	455-530-019	455-380-005	455-380-049	455-360-016
455-360-017	455-360-018	455-360-086	455-530-074	455-390-009	455-530-029	465-040-003	455-380-039	455-530-017	455-380-008
455-380-073	455-380-010	455-360-035	455-360-036	455-360-037	455-360-038	455-360-039	455-360-040	455-360-041	455-360-042
455-360-043	455-360-046	455-360-048	465-040-008	465-040-009	455-530-030	455-380-054	455-380-060	455-380-048	455-380-033
465-040-002	455-380-036	455-380-032	455-380-009	455-380-072	455-360-062	455-380-003	455-380-056	455-380-057	455-380-062
455-360-051	455-380-023	455-380-030	455-380-026	455-390-006	455-380-007	455-380-044	455-380-006	455-380-035	455-380-052
455-380-051	455-390-008	455-530-028	455-380-069	455-380-064	465-040-001	465-040-004	455-390-010	455-380-050	465-040-005

rst 90 parcels shown



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: 455360048, APN: 455360048
HEARTLAND MSK REALTY VENTURES
P O BOX 300489
ESCONDIDO CA 92030

ASMT: 455380007, APN: 455380007
RAYMOND PERKINS, ETAL
128 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455360052, APN: 455360052
BELMONTE SEVILLE COMMUNITY ASSN
12235 EL CAMINO REAL 100
SAN DIEGO CA 92130

ASMT: 455380008, APN: 455380008
LORINA MIRABAL, ETAL
130 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455360062, APN: 455360062
K HOVNIANIAN FOUR SEASONS HEMET COMI
C/O K HOVNIANIAN HOMES
1500 S HAVEN STE 100
ONTARIO CA 91764

ASMT: 455380009, APN: 455380009
JOEANNA HENDERSHOT
136 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380001, APN: 455380001
ARLENE WOZNAK
32090 BLAZING STAR
WINCHESTER CA 92596

ASMT: 455380010, APN: 455380010
HARVEY WATTS
138 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380004, APN: 455380004
LUZ FERNANDEZ, ETAL
109 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380011, APN: 455380011
ANA SANDOVAL, ETAL
146 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380005, APN: 455380005
DEOLA HUTCHINS
300 BROOKSBORO DR
WEBSTER NY 14580

ASMT: 455380020, APN: 455380020
FRANCISCO MARTINEZ, ETAL
C/O FRANCISCO MARTINEZ
147 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380006, APN: 455380006
KAREN BRAUN, ETAL
120 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380021, APN: 455380021
ALICE NICHOLS
6886 INDIAN COVE RD
TWENTYNINE PALMS CA 92277

ASMT: 455380022, APN: 455380022
TAI WONG
137 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380030, APN: 455380030
KATHLEEN BALL, ETAL
123 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380023, APN: 455380023
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

ASMT: 455380031, APN: 455380031
BETH BARRETT, ETAL
117 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380025, APN: 455380025
MINAXIBEN PATEL, ETAL
145 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380032, APN: 455380032
JOAN ROOKS
PO BOX 898
WINCHESTER CA 92596

ASMT: 455380026, APN: 455380026
MARY HOON, ETAL
141 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380033, APN: 455380033
JENNIFER GOFF
120 TOLUCA CT
HEMET CA 92545

ASMT: 455380027, APN: 455380027
WILLIAM SCHUSTER
135 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380034, APN: 455380034
PINES, ETAL
C/O WILLIAM RASH
2500 GARRETSON AVE
CORONA CA 92882

ASMT: 455380028, APN: 455380028
SUE LAYVAS, ETAL
133 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380035, APN: 455380035
MARK PICKERING
130 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380029, APN: 455380029
TITANIA RYAN, ETAL
125 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380036, APN: 455380036
MARY ARMSTRONG, ETAL
132 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380037, APN: 455380037
ROLANDO GONZALEZ
138 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380047, APN: 455380047
MARTHA PEREZ, ETAL
123 SALINAS CT
HEMET, CA. 92545

ASMT: 455380038, APN: 455380038
DEEPIKA JAGTIANI
140 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380048, APN: 455380048
JASON MARSHALL
121 SALINAS CT
HEMET, CA. 92545

ASMT: 455380039, APN: 455380039
FRANSISCO AMEZQUITA
146 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380049, APN: 455380049
SHONEICE DAVIS, ETAL
115 SALINAS CT
HEMET, CA. 92545

ASMT: 455380043, APN: 455380043
DARREN MARTIN
141 SALINAS CT
HEMET, CA. 92545

ASMT: 455380050, APN: 455380050
PATRICK WAGONER
110 SALINAS CT
HEMET, CA. 92545

ASMT: 455380044, APN: 455380044
MAJDI RAHMAN
139 SALINAS CT
HEMET, CA. 92545

ASMT: 455380051, APN: 455380051
MICHAEL RIGGLE
120 SALINAS CT
HEMET, CA. 92545

ASMT: 455380045, APN: 455380045
MELISSA SANDLER, ETAL
C/O DBIC JILL WAGONER
100 RAPP LN
NAPA CA 94558

ASMT: 455380052, APN: 455380052
CAROL JIMENEZ, ETAL
122 SALINAS CT
HEMET, CA. 92545

ASMT: 455380046, APN: 455380046
SUZANNE BELL
129 SALINAS CT
HEMET, CA. 92545

ASMT: 455380053, APN: 455380053
SAVSOL PROP
P O BOX 4523
DIAMOND BAR CA 91765

ASMT: 455380054, APN: 455380054
JASMINNE BECERRA
C/O GILBERT BECERRA
32031 FERN ST
WINCHESTER CA 92596

ASMT: 455380065, APN: 455380065
ALEJANDRO GUTIERREZ
123 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380055, APN: 455380055
AMBER ORTIZ, ETAL
138 SALINAS CT
HEMET, CA. 92545

ASMT: 455380066, APN: 455380066
CLIFTON SULLIVAN
3450 OLGA AVE
SAN DIEGO CA 92133

ASMT: 455380060, APN: 455380060
JASON HONG
147 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380067, APN: 455380067
JACKIE WALKER, ETAL
114 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380061, APN: 455380061
APRIL STEPHENS, ETAL
139 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380068, APN: 455380068
CHARLES HORTON
118 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380062, APN: 455380062
ETOI BECK, ETAL
3591 MULTIVIEW DR
LOS ANGELES CA 90068

ASMT: 455380069, APN: 455380069
NOE GONZALEZ
120 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380063, APN: 455380063
SILVIA BATTLE
13346 ROWEN CT
CORONA CA 92880

ASMT: 455380070, APN: 455380070
ADCO PROP INC
605 BEAUREGARD CREST
REDLANDS CA 92373

ASMT: 455380064, APN: 455380064
TOYOMI SHIGAKI, ETAL
C/O TOYOMI SHIGAKI
4502 CHARLEVILLE CIR
IRVINE CA 92604

ASMT: 455380071, APN: 455380071
ISAAC PIERCY, ETAL
C/O ISAAC PIERCY
128 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380072, APN: 455380072
JOHN MARTINES
136 ATLANTE CT
HEMET, CA. 92545

ASMT: 455390009, APN: 455390009
DUSTIN WARFIELD
114 MONEDA CT
HEMET, CA. 92545

ASMT: 455380073, APN: 455380073
GREGORY UNDERWOOD
138 ATLANTE CT
HEMET, CA. 92545

ASMT: 455390010, APN: 455390010
PATRICIA MCCUE
116 MONEDA CT
HEMET, CA. 92545

ASMT: 455390004, APN: 455390004
ALEJANDRO LEYVA
135 MONEDA CT
HEMET, CA. 92545

ASMT: 455530017, APN: 455530017
JANE HO, ETAL
8647 MANN LN
HEMET, CA. 92545

ASMT: 455390005, APN: 455390005
SARWAR ANBARI
127 MONEDA CT
HEMET, CA. 92545

ASMT: 455530018, APN: 455530018
MARIA FAJARDO, ETAL
2647 HUDSON AVE
CORONA CA 92881

ASMT: 455390006, APN: 455390006
SIYUN KIM, ETAL
125 MONEDA CT
HEMET, CA. 92545

ASMT: 455530019, APN: 455530019
RENIA TATE, ETAL
8651 MANN LN
HEMET, CA. 92545

ASMT: 455390007, APN: 455390007
SUMMER SLATTERY, ETAL
119 MONEDA CT
HEMET, CA. 92545

ASMT: 455530020, APN: 455530020
BARBARA J FAMILY TR, ETAL
C/O JOHN H COLBERT
8653 MANN LN
HEMET, CA. 92545

ASMT: 455390008, APN: 455390008
MICHAEL ZENTNER
113 MONEDA CT
HEMET, CA. 92545

ASMT: 455530021, APN: 455530021
SUSAN BOVEE, ETAL
8655 MANN LN
HEMET, CA. 92545

ASMT: 455530022, APN: 455530022
MARGARET BURKE, ETAL
6141 STRAWBERRY STATION
ROSEVILLE CA 95747

ASMT: 455530074, APN: 455530074
DESERT DUNES GOLF CLUB
C/O DIAMOND HILL GOLF CLUB
13115 SYDNEY RD
DOVER FL 33527

ASMT: 455530023, APN: 455530023
DAVID COWLEY
8697 MANN LN
HEMET, CA. 92545

ASMT: 465040002, APN: 465040002
JEROME JAECKELS
34306 HWY 74
HEMET CA 92545

ASMT: 455530027, APN: 455530027
SUSIE LEIGH, ETAL
2389 VIA MARIPOSA W UNT 2B
LAGUNA WOODS CA 92637

ASMT: 465040003, APN: 465040003
GUILHERME CARVALHO, ETAL
C/O CARVALHO GUILHERME
118 N SANTA FE SPRINGS A
HEMET CA 92543

ASMT: 455530028, APN: 455530028
SHIRLEY MANKA, ETAL
8717 MANN LN
HEMET, CA. 92545

ASMT: 465040004, APN: 465040004
TERESITA GALLETTA, ETAL
229 1ST AVE NO 917
SEATTLE WA 98121

ASMT: 455530029, APN: 455530029
EILEEN FERGUSON
8731 MANN LN
HEMET, CA. 92545

ASMT: 465040005, APN: 465040005
PEAK EMERALD ACRES
C/O STEWART A RUBIN
8424 SANTA MONICA A 292
WEST HOLLYWOOD CA 90069

ASMT: 455530030, APN: 455530030
DIANE ALLENDER, ETAL
8749 MANN LN
HEMET, CA. 92545

ASMT: 465040008, APN: 465040008
HEMET HIGHLANDS ASSOC
34443 FLORIDA AVE
HEMET, CA. 92545

ASMT: 455530073, APN: 455530073
THOMAS DAY
125 MCCARRON WAY
HEMET, CA. 92543

ASMT: 465040016, APN: 465040016
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ASMT: 465040020, APN: 465040020
ALAN KOBY, ETAL
20400 VIA ZARAGOZA
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ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Michael McCann / David Barker
Reg. Water Quality Control Board #9
San Diego
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Jeffrey R. Leatherman,
General Manager
Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Applicant:
Daniel & Alan Koby
20400 Via Zaragonza
Yorba Linda, CA 92887

Eng-Rep:
B3 Consulting
27450 Ynez Road, Suite 110B
Temecula, CA 92591

Owner:
Daniel & Alan Koby
20400 Via Zaragonza
Yorba Linda, CA 92887

City of Hemet
445 E. Florida Ave
Hemet, CA 92543



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. 7764

Project Title/Case Numbers

H. P. Kang

County Contact Person

951-955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Daniel & Alan Koby

Project Applicant

20400 Via Zaragoza, Yorba Linda, CA 92887

Address

Southerly of Highway 74, easterly of Calvert Avenue, Westerly of California Avenue

Project Location

The zone change proposes to change the site's zoning classification of approximately 45 acres of vacant land from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) (northern 33 acres) and General Residential (R-3) (southern 12 acres) to be consistent with the Existing General Plan designations of Commercial Retail (CR) and High Density Residential (HDR).

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 Proof of prior payment + \$50.00.
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

ZCFG05845 .

FOR COUNTY CLERK'S USE ONLY

EA 38614

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200301036

Lead Agency: COUNTY PLANNING Date: 10/07/2003

County Agency of Filing: Riverside Document No: 200301036

Project Title: EIR 441; EA 38614; COMPREHENSIVE GPA 618

Project Applicant Name: COUNTY PLANNING Phone Number:

Project Applicant Address: 4080 LEMON ST. 9TH FLOOR RIVERSIDE, CA 92501

Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

- Environmental Impact Report \$850.00
 - Negative Declaration _____
 - Application Fee Water Diversion (State Water Resources Control Board Only) _____
 - Project Subject to Certified Regulatory Programs _____
 - County Administration Fee \$64.00
 - Project that is exempt from fees (DeMinimis Exemption)
 - Project that is exempt from fees (Notice of Exemption)
- Total Received** \$914.00

C. [Signature]

Signature and title of person receiving payment: _____

Notes:

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0318520

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: COUNTY OF RIVERSIDE - TLMA
paid by: JV 0000576128 \$914.00
paid towards: CFG02705 CALIF FISH & GAME: EIR
FISH & GAME FOR EIR00441 (GPA00618)
at parcel #:
appl type: CFG2

By ADANELYA Oct 01, 2003 12:57
posting date Oct 01, 2003

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$850.00
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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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: KOBY DANIEL DUANE \$64.00
paid by: VI 01520C
EA42473
paid towards: CFG05845 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 14, 2011 15:14
MGARDNER posting date Sep 14, 2011

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

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