

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2007: Pg. 776-J1 & Pg. 777-A1

Existing Zoning Classification(s): R-R-1/2

Existing Land Use Designation(s): Low Density Residential – Rural Community (LDR-RC)

Proposal (describe the details of the proposed general plan amendment):

FOUNDATION GPA: AMEND THE MEAD VALLEY AREA PLAN FROM LOW DENSITY RESIDENTIAL - RURAL COMMUNITY TO COMMERCIAL RETAIL - COMMUNITY DEVELOPMENT ON 2.85 GROSS ACRES.

Related cases filed in conjunction with this request:

EA and CFG

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. CUP1647-C

E.A. Nos. (if known) EA1136 E.I.R. Nos. (if applicable): N/A

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	SOUTHERN CALIFORNIA EDISON	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	SOUTHERN CALIFORNIA GAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	VERIZON	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	EMWD	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	SEPTIC	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) Unknown (septic)

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

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Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Sheldene Date 2/13/08

Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

MEAD VALLEY AREA PLAN

EXISTING DESIGNATION(S): LOW DENSITY RESIDENTIAL – RURAL COMMUNITY (LDR-RC)

PROPOSED DESIGNATION(S): COMMERCIAL RETAIL – COMMUNITY DEVELOPMENT (CR-CD)

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

CC005971

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: CZ07734 DATE SUBMITTED: 4-19-10

APPLICATION INFORMATION EA42302 CFG 05664

Applicant's Name: Ramuni, Inc. E-Mail: shade1979@hotmail.com

Mailing Address: 21700 Markham Street
Perris Street
CA 92570
City State ZIP

Daytime Phone No: (951) 943-3328 Fax No: (951) 940-1200

Engineer/Representative's Name: PA Design Associates, Inc. *Contact Joe Mazarinos* E-Mail: padesignassociates@msn.com

Mailing Address: 14450 Park Ave. Ste. 110
Victorville Street
CA 92392
City State ZIP

Daytime Phone No: (760) 245-9673 Fax No: (760) 245-9355

Property Owner's Name: Ramuni, Inc. E-Mail: shade1979@hotmail.com

Mailing Address: 21700 Markham Street
Perris Street
CA 92570
City State ZIP

Daytime Phone No: (951) 943-3328 Fax No: (951) 940-1200

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.

Riverside Office • 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

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

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.

Shade Awad

PRINTED NAME OF APPLICANT

Shade Awad

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.

Shade Awad

PRINTED NAME OF PROPERTY OWNER(S)

Shade Awad

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): 315-172-010, 315-172-011, 315-172-012, 315-172-013, 315-172-014

Section: 3 Township: 4 South Range: 4 West

Approximate Gross Acreage: 3.427 Gross Acres/ 2.67 Net Acres

General location (nearby or cross streets): North of Markham St., South of Bonham St., East of Clark St., West of Carroll St.

Thomas Brothers map, edition year, page number, and coordinates: Pg. 776, Grid J1 & Pg. 777 Grid A1

APPLICATION FOR CHANGE OF ZONE

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

RR 1 1/2 changed to C1-CP

Related cases filed in conjunction with this request:

Conditional Use Permit and EA-1136

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/7/2013,

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

APN (s) or case numbers GPA0936/CZ07734/CUPO3642 For

Company or Individual's Name Planning Department,

Distance buffered 1000'

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

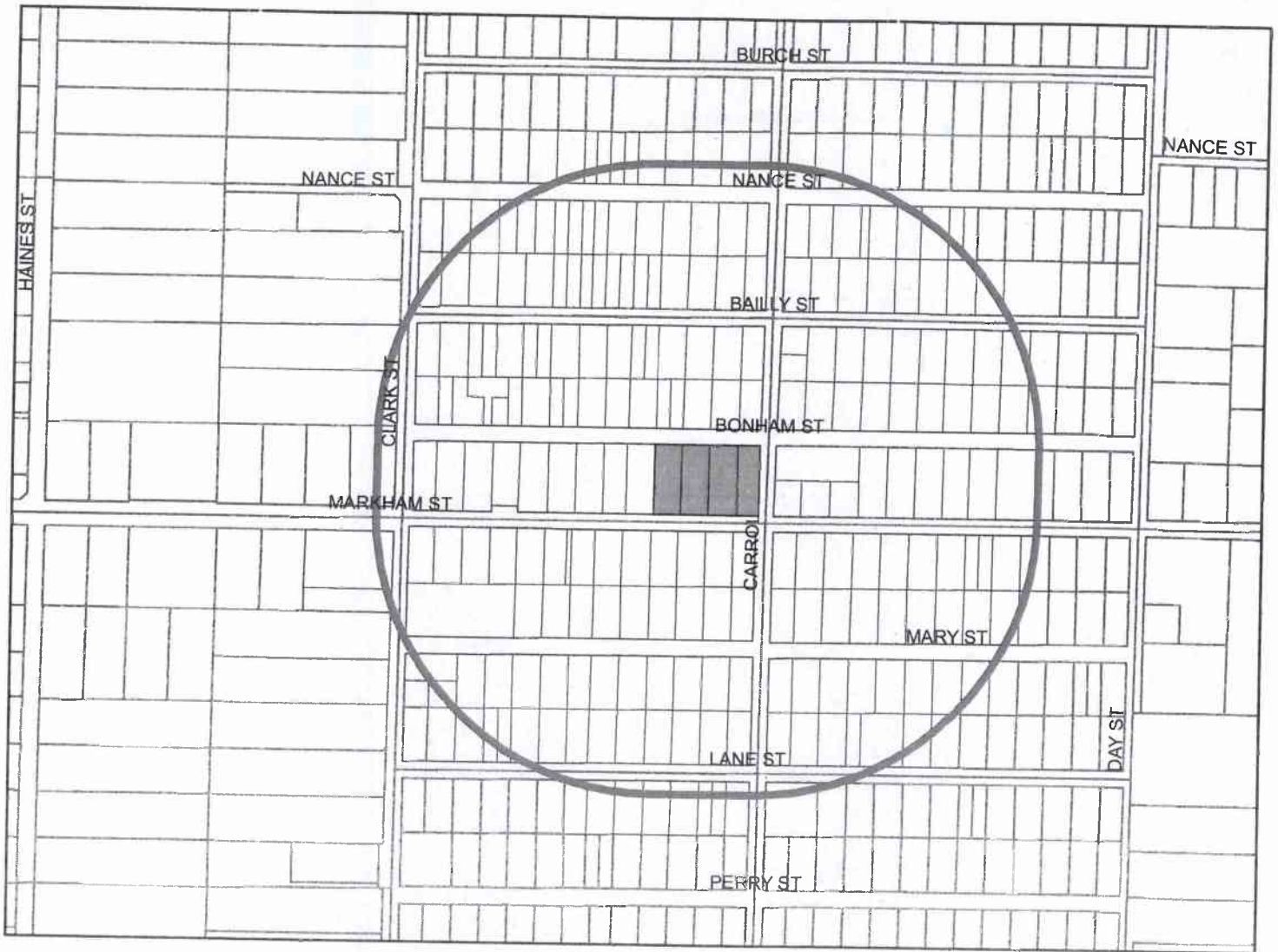
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

GPA0936/CZ07734/CUP03642 (1000 feet buffer)



Selected Parcels

315-201-008 315-191-026 315-171-004 315-201-009 315-171-020 315-202-014 315-152-026 315-171-019 315-191-024 315-201-019
 315-202-017 315-172-004 315-172-003 315-172-009 315-182-001 315-201-022 315-201-021 315-162-024 315-162-028 315-171-023
 315-221-003 315-162-013 315-192-027 315-211-011 315-191-005 315-202-032 315-151-027 315-201-027 315-162-021 315-162-022
 315-211-007 315-182-009 315-192-003 315-191-008 315-202-021 315-250-036 315-120-025 315-152-007 315-202-013 315-202-012
 315-162-033 315-171-022 315-171-017 315-162-030 315-171-001 315-191-006 315-152-031 315-161-017 315-162-009 315-171-015
 315-171-016 315-161-019 315-192-007 315-182-005 315-191-027 315-191-021 315-162-002 315-192-023 315-201-018 315-120-026
 315-192-008 315-171-029 315-181-003 315-171-028 315-191-002 315-161-022 315-161-023 315-171-002 315-171-034 315-162-014

First 120 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: 315120024, APN: 315120024
DOUGLAS FREY, ETAL
18477 HOLLOWTREE LN
RIVERSIDE CA 92504

ASMT: 315152006, APN: 315152006
LETICIA TOVAR, ETAL
1070 MILDRED ST
LA VERNE CA 91750

ASMT: 315120025, APN: 315120025
CLARENCE RHODES
P O BOX 11871
SAN BERNARDINO CA 92423

ASMT: 315152007, APN: 315152007
CLYDE LEONARD
21877 NANCE ST
PERRIS, CA. 92570

ASMT: 315120026, APN: 315120026
ERIC NEGRETE
10995 DUCKBILL RD
MORENO VALLEY CA 92557

ASMT: 315152008, APN: 315152008
MEAD VALLEY IRREVOCABLE INV TRUST
21881 NANCE ST
PERRIS, CA. 92570

ASMT: 315151026, APN: 315151026
NORMA GUERRERO, ETAL
21784 NANCE ST
PERRIS, CA. 92570

ASMT: 315152021, APN: 315152021
EILEEN RIVAS, ETAL
P O BOX 1085
PERRIS CA 92572

ASMT: 315151027, APN: 315151027
AUGUSTO MARTIN
21768 NANCE ST
PERRIS, CA. 92571

ASMT: 315152022, APN: 315152022
RAUL SANTIAGO, ETAL
21882 BAILEY ST
PERRIS, CA. 92570

ASMT: 315151028, APN: 315151028
NICHOLAS SOLORIO
21752 NANCE ST
PERRIS, CA. 92570

ASMT: 315152023, APN: 315152023
MARIA CANALES, ETAL
22801 VOUGHT ST
MORENO VALLEY CA 92553

ASMT: 315152004, APN: 315152004
NADINE BRADLEY
927 E 93RD ST
LOS ANGELES CA 90002



ASMT: 315152026, APN: 315152026
ALFRED HERNANDEZ
21796 BAILLY ST
PERRIS, CA. 92570

ASMT: 315152037, APN: 315152037
JOANNE THOMAS
814 E 105TH ST
LOS ANGELES CA 90002

ASMT: 315152027, APN: 315152027
LEONILA FRANCO, ETAL
21766 BAILLY ST
PERRIS, CA. 92570

ASMT: 315161014, APN: 315161014
CATALINA GUERRERO, ETAL
22251 MARKHAM ST
PERRIS CA 92570

ASMT: 315152028, APN: 315152028
PATRICIA MONTALVO, ETAL
21756 BAILLY ST
PERRIS, CA. 92570

ASMT: 315161015, APN: 315161015
ROLAND KILCHER
21730 NANCE ST
PERRIS, CA. 92570

ASMT: 315152029, APN: 315152029
ROSALBA CORTES
21924 BAILLY ST
PERRIS, CA. 92570

ASMT: 315161016, APN: 315161016
BETTY J LOWE 2001 TRUST, ETAL
C/O JOHN L LOWE
14307 CAIRN AVE
COMPTON CA 90220

ASMT: 315152031, APN: 315152031
DONALD RININGER
21755 NANCE ST
PERRIS, CA. 92570

ASMT: 315161017, APN: 315161017
DORA SMITH
24292 VIRGINIA LN
SUNNYMEAD CA 92553

ASMT: 315152035, APN: 315152035
MARJORIE TRESVAN, ETAL
C/O CHERYL SHAW
5137 REYNIER AVE
LOS ANGELES CA 90056

ASMT: 315161018, APN: 315161018
IVARY GREEN
21654 NANCE ST
PERRIS, CA. 92570

ASMT: 315152036, APN: 315152036
JESUS MONTES, ETAL
21765 NANCE ST
PERRIS CA 92571

ASMT: 315161019, APN: 315161019
LOIS WORTHY, ETAL
21640 NANCE ST
PERRIS, CA. 92570



ASMT: 315161020, APN: 315161020
MARIA MARTINEZ, ETAL
C/O MARIA MARTINEZ
21630 NANCE ST
PERRIS, CA. 92570

ASMT: 315162006, APN: 315162006
ZULMA PEREZ, ETAL
21565 NANCE ST
PERRIS, CA. 92570

ASMT: 315161021, APN: 315161021
JOSE LOPEZ
21620 NANCE ST
PERRIS, CA. 92570

ASMT: 315162007, APN: 315162007
VICTORIA TOSTADO, ETAL
21581 NANCE ST
PERRIS, CA. 92570

ASMT: 315161022, APN: 315161022
CARMEN ESPARZA, ETAL
21610 NANCE
PERRIS CA 92571

ASMT: 315162008, APN: 315162008
ROSA SANTIAGO, ETAL
21595 NANCE ST
PERRIS, CA. 92570

ASMT: 315161023, APN: 315161023
CARMEN ESPARZA, ETAL
21590 NANCE ST
PERRIS, CA. 92570

ASMT: 315162009, APN: 315162009
DOROTHY BARLOW
21601 NANCE ST
PERRIS, CA. 92570

ASMT: 315161024, APN: 315161024
LEONEL CISNEROS
21580 NANCE ST
PERRIS, CA. 92570

ASMT: 315162010, APN: 315162010
BENITO REZA, ETAL
21619 NANCE ST
PERRIS, CA. 92570

ASMT: 315162002, APN: 315162002
JACQUELYN SIMMONS, ETAL
18300 CLARK ST
PERRIS CA 92570

ASMT: 315162011, APN: 315162011
PACIFICA MORTGAGE FUND
11141 WASHINGTON BLV
CULVER CITY CA 90232

ASMT: 315162005, APN: 315162005
PATRICIA AGUILAR
191 DAYLILY DR
PERRIS CA 92571

ASMT: 315162012, APN: 315162012
JULIO VERGARA
21651 NANCE ST
PERRIS, CA. 92570



ASMT: 315162013, APN: 315162013
LIBRADA RUIZ, ETAL
212 E WILLIAMS ST
BARSTOW CA 92311

ASMT: 315162023, APN: 315162023
CAMILLE EVANS, ETAL
C/O CLIFFORD L EVANS JR
P O BOX 1571
PERRIS CA 92572

ASMT: 315162014, APN: 315162014
MICHAEL ORTIZ, ETAL
2402 W ST GERTRUDE
SANTA ANA CA 92704

ASMT: 315162024, APN: 315162024
ANTONIO CORTES
1570 MARIGOLD DR
PERRIS CA 92571

ASMT: 315162015, APN: 315162015
DOROTHY CARSON, ETAL
P O BOX 70501
RIVERSIDE CA 92513

ASMT: 315162025, APN: 315162025
HERMELINDA GOMEZ, ETAL
21620 BAILLY ST
PERRIS, CA. 92570

ASMT: 315162016, APN: 315162016
HILDA HERNANDEZ, ETAL
18295 CARROLL ST
PERRIS, CA. 92570

ASMT: 315162026, APN: 315162026
MARICELA VALLADOLID, ETAL
21600 BAILLY ST
PERRIS, CA. 92570

ASMT: 315162017, APN: 315162017
WELLS FARGO BANK
3476 STATEVIEW BLV
FT MILL SC 29715

ASMT: 315162027, APN: 315162027
LESLEY GILLUM, ETAL
21598 BAILLY ST
PERRIS, CA. 92570

ASMT: 315162018, APN: 315162018
FRANCISCO PENA
21720 BAILLY ST
PERRIS, CA. 92570

ASMT: 315162028, APN: 315162028
ANTONIO VERDIN
C/O BEI GROUP
404 DALE ST
PERRIS CA 92571

ASMT: 315162019, APN: 315162019
MARIA HURTADO, ETAL
16130 REINER CT
RIVERSIDE CA 92504

ASMT: 315162029, APN: 315162029
JESSE ANDERSON
21584 BAILLY ST
PERRIS, CA. 92570



ASMT: 315162030, APN: 315162030
DANIEL BALDWIN
1824 LEXINGTON
CORONA CA 92880

ASMT: 315171004, APN: 315171004
ROSA ANDALON, ETAL
21557 BAILLY ST
PERRIS, CA. 92570

ASMT: 315162031, APN: 315162031
ELODIA LOPEZ, ETAL
21560 BAILLY ST
PERRIS, CA. 92570

ASMT: 315171005, APN: 315171005
ROSARIO RIVERA, ETAL
21569 BAILLY ST
PERRIS, CA. 92570

ASMT: 315162032, APN: 315162032
FLAVIO FLORES, ETAL
18340 CLARK ST
PERRIS CA 92570

ASMT: 315171006, APN: 315171006
SALVADOR CHAVEZ
21581 BAILLY ST
PERRIS, CA. 92570

ASMT: 315162033, APN: 315162033
CUATRO GATOS
730 EL CAMINO WAY
TUSTIN CA 92780

ASMT: 315171007, APN: 315171007
LOIS SAMPLE, ETAL
735 4TH ST
NORCO CA 92860

ASMT: 315171001, APN: 315171001
NICKA CUMPIAN, ETAL
21513 BAILLY ST
PERRIS, CA. 92570

ASMT: 315171008, APN: 315171008
EARL KAMAKEEAINA, ETAL
21595 BAILLY ST
PERRIS, CA. 92570

ASMT: 315171002, APN: 315171002
CLARA MUNOZ, ETAL
21660 OLEANDER AVE
PERRIS CA 92570

ASMT: 315171010, APN: 315171010
ROBERT SIEVERS
21651 BAILLY ST
PERRIS, CA. 92570

ASMT: 315171003, APN: 315171003
GABRIELA PADILLA, ETAL
21543 BAILLY ST
PERRIS, CA. 92570

ASMT: 315171011, APN: 315171011
SYDNEY HUSTON
3223 BROADWAY
LONG BEACH CA 90803



ASMT: 315171012, APN: 315171012
MARICELA MARTINEZ, ETAL
21600 BAILEY ST
PERRIS CA 92570

ASMT: 315171020, APN: 315171020
CENOVIO CUEVAS, ETAL
21676 BONHAM ST
PERRIS, CA. 92570

ASMT: 315171013, APN: 315171013
JACK WRIGHT
21675 BAILLY ST
PERRIS, CA. 92570

ASMT: 315171021, APN: 315171021
MARTIN ALVARADO
21670 BONHAM ST
PERRIS, CA. 92570

ASMT: 315171014, APN: 315171014
MARGARRITA CONTRERAS, ETAL
14103 CALAIS
BALDWIN PARK CA 91706

ASMT: 315171022, APN: 315171022
CYNTHIA GREGORY
634 ARLISS ST
RIVERSIDE CA 92507

ASMT: 315171016, APN: 315171016
SHEILA HALE, ETAL
18401 CARROLL ST
PERRIS, CA. 92570

ASMT: 315171023, APN: 315171023
ARACELY PEREZ
21644 BONHAM ST
PERRIS, CA. 92570

ASMT: 315171017, APN: 315171017
KELLY ODELL, ETAL
35098 HOGAN DR
BEAUMONT CA 92223

ASMT: 315171024, APN: 315171024
JACQUELINE JOHNSON
21601 BONHAM ST
PERRIS, CA. 92570

ASMT: 315171018, APN: 315171018
LETICIA ESPIRITU, ETAL
5540 RUFFIN ROAD
SAN DIEGO CA 92123

ASMT: 315171025, APN: 315171025
TAYLOR SANDS CORP PROFIT SHARING TRUST
C/O REID & HELLYER APC
P O BOX 1300
RIVERSIDE CA 92502

ASMT: 315171019, APN: 315171019
IRMA CORNEJO, ETAL
3590 RANCH ST
PERRIS CA 92571

ASMT: 315171026, APN: 315171026
GALE NEUMANN, ETAL
21586 BONHAM
PERRIS CA 92570



ASMT: 315171027, APN: 315171027
GALE NEUMANN, ETAL
21586 BONHAM ST
PERRIS, CA. 92570

ASMT: 315172001, APN: 315172001
ANGELICA MARTINEZ, ETAL
548 E LEHIGH DR
DELTONA FL 32738

ASMT: 315171028, APN: 315171028
ANGELICA SOTO, ETAL
4335 AMBER RIDGE LN
HEMET CA 92545

ASMT: 315172004, APN: 315172004
ALLENE BROWNE
P O BOX 5073
RIVERSIDE CA 92517

ASMT: 315171029, APN: 315171029
EULOGIO RIVERA
21560 BENHAM ST
PERRIS, CA. 92570

ASMT: 315172005, APN: 315172005
THOMAS VIZTHUM
16241 HALLS GRADE RD
BANNING CA 92220

ASMT: 315171030, APN: 315171030
MILTON REYES
1883 SIERRA ESPADAN RD
PERRIS CA 92571

ASMT: 315172007, APN: 315172007
ROSAURA ANGULO, ETAL
17394 PARSON RD
RIVERSIDE CA 92508

ASMT: 315171033, APN: 315171033
KATHY WYATT, ETAL
21520 BONHAM ST
PERRIS, CA. 92570

ASMT: 315172008, APN: 315172008
MARIA AYALA, ETAL
1200 W BASTANCHURY PL
FULLERTON CA 92833

ASMT: 315171034, APN: 315171034
COROLIN NARANJO, ETAL
11742 2ND AVE
LYNWOOD CA 90262

ASMT: 315172009, APN: 315172009
ANALEIBIA AWAD
21668 MARKHAM ST
PERRIS, CA. 92570

ASMT: 315171035, APN: 315171035
MIGUEL GOMEZ
54015 KIMDALE DR
WHITE WATER CA 92282

ASMT: 315172010, APN: 315172010
RAMUNI INC
21680 MARKHAM ST
PERRIS, CA. 92570



ASMT: 315172011, APN: 315172011
RAMUNI INC
21700 MARKHAM ST
PERRIS, CA. 92570

ASMT: 315181007, APN: 315181007
CORINA MAGANA, ETAL
21875 BAILLY ST
PERRIS, CA. 92570

ASMT: 315181001, APN: 315181001
GILBERTO TINOCO
21771 BAILLY ST
PERRIS, CA. 92570

ASMT: 315181008, APN: 315181008
EDITH STOBAUGH, ETAL
22024 MY WAY
PERRIS CA 92570

ASMT: 315181002, APN: 315181002
LOYD RHODES
18400 CARROLL ST
PERRIS, CA. 92570

ASMT: 315181009, APN: 315181009
JOAQUIN FLORES
21895 BAILLY ST
PERRIS, CA. 92570

ASMT: 315181003, APN: 315181003
FELIPE ARROYO
21785 BAILLY ST
PERRIS, CA. 92570

ASMT: 315181010, APN: 315181010
GERARDO SALDANA
C/O ELIGIO SALDANA
21905 BAILLY ST
PERRIS, CA. 92570

ASMT: 315181004, APN: 315181004
JUDY PONCE, ETAL
21797 BAILLY ST
PERRIS, CA. 92570

ASMT: 315181011, APN: 315181011
HENRY MAI
8441 BOLSA AVE
MIDWAY CITY CA 92655

ASMT: 315181005, APN: 315181005
IRMA CADENAS, ETAL
21801 BAILLY ST
PERRIS, CA. 92570

ASMT: 315181019, APN: 315181019
CONSUELO AB LIV TRUST, ETAL
C/O JUAN R MUNOZ
3695 ACACIA ST
SAN DIEGO CA 92113

ASMT: 315181006, APN: 315181006
ANNABELLE DAVIS SACARE, ETAL
21845 BAILLY ST
PERRIS, CA. 92570

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ASMT: 315171002, APN: 315171002
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21660 OLEANDER AVE
PERRIS CA 92570

ASMT: 315171010, APN: 315171010
ROBERT SIEVERS
21651 BAILLY ST
PERRIS, CA. 92570

ASMT: 315171003, APN: 315171003
GABRIELA PADILLA, ETAL
21543 BAILLY ST
PERRIS, CA. 92570

ASMT: 315171011, APN: 315171011
SYDNEY HUSTON
3223 BROADWAY
LONG BEACH CA 90803

ASMT: 315171012, APN: 315171012
MARICELA MARTINEZ, ETAL
21600 BAILEY ST
PERRIS, CA 92570

ASMT: 315171020, APN: 315171020
CENOVIO CUEVAS, ETAL
21676 BONHAM ST
PERRIS, CA. 92570

ASMT: 315171013, APN: 315171013
JACK WRIGHT
21675 BAILLY ST
PERRIS, CA. 92570

ASMT: 315171021, APN: 315171021
MARTIN ALVARADO
21670 BONHAM ST
PERRIS, CA. 92570

ASMT: 315171014, APN: 315171014
MARGARRITA CONTRERAS, ETAL
14103 CALAIS
BALDWIN PARK CA 91706

ASMT: 315171022, APN: 315171022
CYNTHIA GREGORY
634 ARLISS ST
RIVERSIDE CA 92507

ASMT: 315171016, APN: 315171016
SHEILA HALE, ETAL
18401 CARROLL ST
PERRIS, CA. 92570

ASMT: 315171023, APN: 315171023
ARACELY PEREZ
21644 BONHAM ST
PERRIS, CA. 92570

ASMT: 315171017, APN: 315171017
KELLY ODELL, ETAL
35098 HOGAN DR
BEAUMONT CA 92223

ASMT: 315171024, APN: 315171024
JACQUELINE JOHNSON
21601 BONHAM ST
PERRIS, CA. 92570

ASMT: 315171018, APN: 315171018
LETICIA ESPIRITU, ETAL
5540 RUFFIN ROAD
SAN DIEGO CA 92123

ASMT: 315171025, APN: 315171025
TAYLOR SANDS CORP PROFIT SHARING TRUS
C/O REID & HELLYER APC
P O BOX 1300
RIVERSIDE CA 92502

ASMT: 315171019, APN: 315171019
IRMA CORNEJO, ETAL
3590 RANCH ST
PERRIS, CA 92571

ASMT: 315171026, APN: 315171026
GALE NEUMANN, ETAL
21586 BONHAM
PERRIS CA 92570

ASMT: 315171027, APN: 315171027
GALE NEUMANN, ETAL
21586 BONHAM ST
PERRIS, CA. 92570

ASMT: 315172001, APN: 315172001
ANGELICA MARTINEZ, ETAL
548 E LEHIGH DR
DELTONA FL 32738

ASMT: 315171028, APN: 315171028
ANGELICA SOTO, ETAL
4335 AMBER RIDGE LN
HEMET CA 92545

ASMT: 315172004, APN: 315172004
ALLENE BROWNE
P O BOX 5073
RIVERSIDE CA 92517

ASMT: 315171029, APN: 315171029
EULOGIO RIVERA
21560 BENHAM ST
PERRIS, CA. 92570

ASMT: 315172005, APN: 315172005
THOMAS VIZTHUM
16241 HALLS GRADE RD
BANNING CA 92220

ASMT: 315171030, APN: 315171030
MILTON REYES
1883 SIERRA ESPADAN RD
PERRIS CA 92571

ASMT: 315172007, APN: 315172007
ROSAURA ANGULO, ETAL
17394 PARSON RD
RIVERSIDE CA 92508

ASMT: 315171033, APN: 315171033
KATHY WYATT, ETAL
21520 BONHAM ST
PERRIS, CA. 92570

ASMT: 315172008, APN: 315172008
MARIA AYALA, ETAL
1200 W BASTANCHURY PL
FULLERTON CA 92833

ASMT: 315171034, APN: 315171034
COROLIN NARANJO, ETAL
11742 2ND AVE
LYNWOOD CA 90262

ASMT: 315172009, APN: 315172009
ANALEIBIA AWAD
21668 MARKHAM ST
PERRIS, CA. 92570

ASMT: 315171035, APN: 315171035
MIGUEL GOMEZ
54015 KIMDALE DR
WHITE WATER CA 92282

ASMT: 315172010, APN: 315172010
RAMUNI INC
21680 MARKHAM ST
PERRIS, CA. 92570

ASMT: 315172011, APN: 315172011
RAMUNI INC
21700 MARKHAM ST
PERRIS, CA. 92570

ASMT: 315181007, APN: 315181007
CORINA MAGANA, ETAL
21875 BAILLY ST
PERRIS, CA. 92570

ASMT: 315181001, APN: 315181001
GILBERTO TINOCO
21771 BAILLY ST
PERRIS, CA. 92570

ASMT: 315181008, APN: 315181008
EDITH STOBAUGH, ETAL
22024 MY WAY
PERRIS CA 92570

ASMT: 315181002, APN: 315181002
LOYD RHODES
18400 CARROLL ST
PERRIS, CA. 92570

ASMT: 315181009, APN: 315181009
JOAQUIN FLORES
21895 BAILLY ST
PERRIS, CA. 92570

ASMT: 315181003, APN: 315181003
FELIPE ARROYO
21785 BAILLY ST
PERRIS, CA. 92570

ASMT: 315181010, APN: 315181010
GERARDO SALDANA
C/O ELIGIO SALDANA
21905 BAILLY ST
PERRIS, CA. 92570

ASMT: 315181004, APN: 315181004
JUDY PONCE, ETAL
21797 BAILLY ST
PERRIS, CA. 92570

ASMT: 315181011, APN: 315181011
HENRY MAI
8441 BOLSA AVE
MIDWAY CITY CA 92655

ASMT: 315181005, APN: 315181005
IRMA CADENAS, ETAL
21801 BAILLY ST
PERRIS, CA. 92570

ASMT: 315181019, APN: 315181019
CONSUELO AB LIV TRUST, ETAL
C/O JUAN R MUNOZ
3695 ACACIA ST
SAN DIEGO CA 92113

ASMT: 315181006, APN: 315181006
ANNABELLE DAVIS SACARE, ETAL
21845 BAILLY ST
PERRIS, CA. 92570

ASMT: 315181021, APN: 315181021
LUIS MARTINEZ
P O BOX 56553
RIVERSIDE CA 92517



ASMT: 315181022, APN: 315181022
MARTHA CONTRERAS
21870 BONHAM ST
PERRIS, CA. 92570

ASMT: 315182005, APN: 315182005
EDUARDO MERCADO
23051 CAJALCO RD
PERRIS CA 92570

ASMT: 315181024, APN: 315181024
GABRIEL CONTRERAS
21830 BONHAM ST
PERRIS, CA. 92570

ASMT: 315182006, APN: 315182006
ROBERT MORENO
1247 S SHAWNEE DR
SANTA ANA CA 92704

ASMT: 315181025, APN: 315181025
ARCELIA NEVAREZ, ETAL
21800 BONHAM ST
PERRIS, CA. 92570

ASMT: 315182007, APN: 315182007
MARIA GONZALEZ
21876 MARKHAM ST
PERRIS, CA. 92570

ASMT: 315181027, APN: 315181027
HOWARD KELLOGG
18815 ALEXANDER ST
PERRIS CA 92570

ASMT: 315182008, APN: 315182008
SAMUEL ROMERO, ETAL
21888 MARKHAM ST
PERRIS, CA. 92570

ASMT: 315182001, APN: 315182001
ANTONIA DIAZ
18440 CARROLL ST
PERRIS, CA. 92570

ASMT: 315182009, APN: 315182009
ERMA MORRIS, ETAL
21896 MARKHAM ST
PERRIS, CA. 92570

ASMT: 315182003, APN: 315182003
IDANIA BAUTISTA, ETAL
21780 MARKHAM ST
PERRIS, CA. 92570

ASMT: 315182010, APN: 315182010
IRENE RIVERA, ETAL
21740 SINORE RD
PERRIS CA 92570

ASMT: 315182004, APN: 315182004
SYMBOLIC FINANCE CORP
P O BOX 5875
BALBOA ISLAND CA 92662

ASMT: 315191001, APN: 315191001
RAMIRO OCHOA
21759 MARKHAM ST
PERRIS CA 92570

ASMT: 315191002, APN: 315191002
FERNANDO MARTINEZ
23631 SUNNYMEAD BLV
MORENO VALLEY CA 92553

ASMT: 315191009, APN: 315191009
ELOISA PERALTA, ETAL
2552 E PEARSON AVE
FULLERTON CA 92831

ASMT: 315191003, APN: 315191003
JOSE CONTRERAS
21680 LOPEZ RD
PERRIS CA 92570

ASMT: 315191010, APN: 315191010
MARGARET YOUNG, ETAL
21909 MARKHAM ST
PERRIS, CA. 92571

ASMT: 315191004, APN: 315191004
GLORIA MARTINEZ
21821 MARKHAM ST
PERRIS, CA. 92570

ASMT: 315191011, APN: 315191011
GLORIA WILLIAMS
21929 MARKHAM ST
PERRIS, CA. 92570

ASMT: 315191005, APN: 315191005
ARTURO VARGAS
19425 QUEBEC AVE
CORONA CA 92881

ASMT: 315191018, APN: 315191018
ELIDA ZERMENO, ETAL
21930 MARY ST
PERRIS, CA. 92570

ASMT: 315191006, APN: 315191006
DINA GALDAMEZ
1306 MAYWOOD AVE
UPLAND CA 91786

ASMT: 315191019, APN: 315191019
LAURA OCHOA
21914 MARY ST
PERRIS, CA. 92570

ASMT: 315191007, APN: 315191007
ANA CHAVEZ, ETAL
C/O ALFREDO CHAVEZ
21869 MARKHAM ST
PERRIS, CA. 92570

ASMT: 315191020, APN: 315191020
MARIA MARES
21896 MARY ST
PERRIS, CA. 92570

ASMT: 315191008, APN: 315191008
CARLOS RENTANO
21887 MARKHAM ST
PERRIS, CA. 92570

ASMT: 315191021, APN: 315191021
VIOLET WENCES, ETAL
21870 MARY ST
PERRIS, CA. 92570

ASMT: 315191022, APN: 315191022
VIANEY ZEPEDA
2974 INDIAN AVE
PERRIS CA 92571

ASMT: 315192003, APN: 315192003
BUNJONG HARNVICHITACHI
1252 PASEO GRANDE
CORONA CA 92878

ASMT: 315191024, APN: 315191024
ROSA VASQUEZ, ETAL
21820 MARY ST
PERRIS, CA. 92570

ASMT: 315192004, APN: 315192004
MONTEZUMA LTD PARTNERSHIP
1930 S BREA CANYON RD 160
DIAMOND BAR CA 91765

ASMT: 315191025, APN: 315191025
CECILIA CASTANEDA, ETAL
1731 W SUPERSTITION BLV
APACHE JUNCTION AZ 85220

ASMT: 315192005, APN: 315192005
ROSA CABELLOS, ETAL
21585 MARY ST
PERRIS, CA. 92570

ASMT: 315191026, APN: 315191026
CAROLYN LAMM, ETAL
9256 DAISY AVE
FOUNTAIN VALLEY CA 92708

ASMT: 315192006, APN: 315192006
TERESA MARQUEZ
2045 HASTER BLV N1
ANAHEIM CA 92802

ASMT: 315191027, APN: 315191027
ELVA BRAVO, ETAL
21778 MARY ST
PERRIS, CA. 92570

ASMT: 315192007, APN: 315192007
EDDY SILVA
3132 GOSHAWK WAY
PERRIS CA 92571

ASMT: 315192001, APN: 315192001
MONICA VALADEZ, ETAL
21761 MARY ST
PERRIS, CA. 92570

ASMT: 315192008, APN: 315192008
EUGENA SOLIS
21897 MARY ST
PERRIS, CA. 92570

ASMT: 315192002, APN: 315192002
FRANCISCA SANCHEZ, ETAL
21769 MARY ST
PERRIS, CA. 92570

ASMT: 315192009, APN: 315192009
GUADALUPE DIAZ, ETAL
28409 CHAMPIONSHIP DR
MORENO VALLEY CA 92555



ASMT: 315192021, APN: 315192021
LILA JOHNSON, ETAL
21888 LANE ST
PERRIS CA 92570

ASMT: 315201002, APN: 315201002
MARIA LOPEZ
25120 ANTELOPE RD
MENIFEE CA 92585

ASMT: 315192022, APN: 315192022
HELEN LOPEZ, ETAL
20730 COSTELLO ST
PERRIS CA 92570

ASMT: 315201003, APN: 315201003
~~JOSE CISNEROS~~
2247 WILLOW BROOK LN
PERRIS CA 92571

ASMT: 315192023, APN: 315192023
ELVIRA JACKSON
2503 W 79TH ST
INGLEWOOD CA 90305

ASMT: 315201004, APN: 315201004
~~REGINALD LOWERY~~
1411 N PEARL AVE
COMPTON CA 90221

ASMT: 315192024, APN: 315192024
SOCORRO DEESTALA
21796 LANE ST
PERRIS, CA. 92570

ASMT: 315201007, APN: 315201007
~~ANGELICA MARTINEZ, ETAL~~
18766 RAVENWOOD DR
PERRIS CA 92570

ASMT: 315192025, APN: 315192025
MAMIE HUNT
2808 BROAD ST
NEWPORT BEACH CA 92663

ASMT: 315201008, APN: 315201008
~~ABDEL AWAD~~
32900 TIZNOW CIR
MENIFEE CA 92584

ASMT: 315192026, APN: 315192026
MICHELLE PLOESCH, ETAL
21772 LANE ST
PERRIS CA 92570

ASMT: 315201009, APN: 315201009
MOISES BARBA, ETAL
21661 MARKHAM ST.
PERRIS, CA. 92570

ASMT: 315192027, APN: 315192027
ARSENIO SALUMBIDES
21764 LANE ST
PERRIS, CA. 92570

ASMT: 315201010, APN: 315201010
CARMEN OCHOA, ETAL
21671 MARKHAM ST
PERRIS, CA. 92570

ASMT: 315201011, APN: 315201011
SANDRA RIVERA, ETAL
1270 HIGHRIDGE ST
RIVERSIDE CA 92506

ASMT: 315201018, APN: 315201018
EMMA VARGAS
21664 MARY ST
PERRIS, CA. 92570

ASMT: 315201012, APN: 315201012
MARTIN GARCIA, ETAL
21728 MARKHAM ST
PERRIS, CA. 92570

ASMT: 315201019, APN: 315201019
ALICA OROZCO
21640 MARY ST
PERRIS, CA. 92570

ASMT: 315201013, APN: 315201013
SHADE AWAD
10120 VIA PESCADERO
MORENO VALLEY CA 92557

ASMT: 315201020, APN: 315201020
JAMES HARRIS
21626 MARY ST
PERRIS, CA. 92570

ASMT: 315201014, APN: 315201014
TERESA LAMAS
C/O TERESA RODRIGUEZ LAMAS
21744 MARY ST
PERRIS, CA. 92570

ASMT: 315201022, APN: 315201022
MA DECASTANEDA, ETAL
P O BOX 1292
PERRIS CA 92572

ASMT: 315201015, APN: 315201015
LYDIA MCGOWAN
21728 MARY ST
PERRIS, CA. 92570

ASMT: 315201027, APN: 315201027
BARBARA TANN
6720 CHARLENE AVE
SAN DIEGO CA 92114

ASMT: 315201016, APN: 315201016
SONIA HERNANDEZ
101 S GLENDON ST
ANAHEIM CA 92806

ASMT: 315201028, APN: 315201028
GLORIA RIVAS, ETAL
21715 WOODWARD ST
PERRIS CA 92570

ASMT: 315201017, APN: 315201017
MARGARITA QUALLE
936 ANTONICK LN
VIRGINIA BEACH VA 23464

ASMT: 315201029, APN: 315201029
MARIA RODRIGUEZ, ETAL
21585 MARKHAM ST
PERRIS, CA. 92570



ASMT: 315202003, APN: 315202003
YOLANDA QUIRARTE, ETAL
21565 MARY ST
PERRIS, CA. 92570

ASMT: 315202010, APN: 315202010
TRUST DEEDS TO GOLD INC
600 S PACIFIC AVE NO 105
SAN PEDRO CA 90731

ASMT: 315202004, APN: 315202004
MICHELLE HARMON, ETAL
21575 MARY ST
PERRIS, CA. 92570

ASMT: 315202011, APN: 315202011
NORMA TORRES, ETAL
21701 MARY ST
PERRIS, CA. 92570

ASMT: 315202005, APN: 315202005
CRISTINA RIVAS, ETAL
10842 MITCHELL DR
STANTON CA 90680

ASMT: 315202013, APN: 315202013
COMBONI MISSIONARIES OF HEART OF JESU:
1318 NAGEL RD
CINCINNATI OH 45255

ASMT: 315202006, APN: 315202006
RENE HUISAR, ETAL
13568 DEVONSHIRE LN
CHINO CA 91710

ASMT: 315202014, APN: 315202014
ALEJANDRO GONZALEZ
21746 LANE ST
PERRIS, CA. 92570

ASMT: 315202007, APN: 315202007
MARIA SANDOVAL, ETAL
18698 WARREN RD
RIVERSIDE CA 92508

ASMT: 315202015, APN: 315202015
THERESA MONTANO
21732 LANE ST
PERRIS, CA. 92570

ASMT: 315202008, APN: 315202008
LUZ MARTINEZ, ETAL
11819 PEPPER ST
BLOOMINGTON CA 92316

ASMT: 315202016, APN: 315202016
VICTOR LOPEZ
21712 LANE ST
PERRIS, CA. 92570

ASMT: 315202009, APN: 315202009
NORMA MARTINEZ, ETAL
21671 MARY ST
PERRIS CA 92570

ASMT: 315202017, APN: 315202017
LINDA HOLMES, ETAL
21706 LANE ST
PERRIS CA 92570



ASMT: 315202018, APN: 315202018
MARIA FRANCO, ETAL
21680 LANE ST
PERRIS, CA. 92570

ASMT: 315202025, APN: 315202025
SHIRLEY HIGH
19510 VAN BUREN BLV F3
RIVERSIDE CA 92508

ASMT: 315202019, APN: 315202019
PATRICIA COVEY, ETAL
1937 ADOBE
CORONA CA 92882

ASMT: 315202026, APN: 315202026
KATHRYN SIMPSON
18650 CLARK ST
PERRIS CA 92570

ASMT: 315202020, APN: 315202020
MARIA MENCHACA, ETAL
990 HIGHLAND DR NO 310
SOLANO BEACH CA 92075

ASMT: 315202029, APN: 315202029
JOSE GUTIERREZ
11426 CHARLESWORTH
SANTE FE SPRINGS CA 90670

ASMT: 315202021, APN: 315202021
CESAR CASTRO
21620 LANE ST
PERRIS, CA. 92570

ASMT: 315202032, APN: 315202032
ADELINE LOPEZ, ETAL
11571 LENMAR ST
STANTON CA 90680

ASMT: 315202022, APN: 315202022
JOE DINGLE
21600 LANE ST
PERRIS, CA. 92570

ASMT: 315211007, APN: 315211007
CLARITA G REV TRUST, ETAL
21625 LANE ST
PERRIS, CA. 92570

ASMT: 315202023, APN: 315202023
ADELE DINGLE, ETAL
18221 SEATON AVE
PERRIS CA 92570

ASMT: 315211008, APN: 315211008
ESTELA REYES, ETAL
21645 LANE ST
PERRIS, CA. 92570

ASMT: 315202024, APN: 315202024
VICTOR GONZALEZ
21560 LANE ST
PERRIS, CA. 92570

ASMT: 315211009, APN: 315211009
EMILIA SANTIAGO, ETAL
21665 LANE ST
PERRIS, CA. 92570



ASMT: 315211010, APN: 315211010
PRISCILLA DURAN, ETAL
21683 LANE ST
PERRIS, CA. 92570

ASMT: 315211011, APN: 315211011
SERGIO MONDRAGON, ETAL
21709 LANE ST
PERRIS, CA. 92570

ASMT: 315211038, APN: 315211038
LUISA ENCISO, ETAL
21750 HAWTHORNE ST
PERRIS CA 92570

ASMT: 315221003, APN: 315221003
ARMANDO HERNANDEZ
21779 LANE ST
PERRIS, CA. 92570

ASMT: 315221028, APN: 315221028
VINCENT MEXIA, ETAL
18684 CARROLL ST
PERRIS, CA. 92570

ASMT: 315250035, APN: 315250035
MA VASQUEZ, ETAL
18410 AVENUE B
PERRIS CA 92570

ASMT: 315250036, APN: 315250036
CLARA WALTERS
18525 CLARK ST
PERRIS, CA. 92570



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:

GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734, AND CONDITIONAL USE PERMIT NO. 3642 – CEQA Exempt – Applicant: Ramuni, Inc. – First/First Supervisorial District – Location: Southerly of Bonham Street, westerly side of Carroll Street, northerly side of Markham Street and easterly of Clark Street – 2.24 Acres – Zoning: Rural Residential - ½ Acre Minimum (R-R-½) **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the project site's zoning classification from Rural Residential - ½ Acre Minimum (R-R-½) to General Commercial (C-1/C-P). The Conditional Use Permit proposes to permit land use of and provide improvements to an existing neighborhood retail center consisting of a 5,310 sq. ft. *Market with the sale of alcoholic beverages for off-premises consumption*, and a 1,785 sq. ft. retail building. Development includes façade enhancements, paving of the parking areas, including 30 parking spaces and a loading dock, 9,263 sq. ft. of landscaping of onsite landscaping, and street improvements. Project Planner: H.P. Kang at (951) 955-1888 or email hpkang@rctlma.org. (Legislative)

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: December 4, 2013
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact H.P. Kang, Project Planner 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.rctlma.org/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). 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: H.P. Kang
P.O. Box 1409, Riverside, CA 92502-1409



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: General Plan Amendment No. 936/Change of Zone No.7734/Conditional Use Permit No. 3642

Project Location: In the unincorporated area of Riverside County, more specifically located northwest corner of Carroll Street and Markham Street in the area of Mead Valley

Project Description: To permit land use of and provide improvements to an existing neighborhood retail center consisting of a 5,310 sq. ft. Market with the sale of beer and wine for off-premises consumption, and a 1,785 sq. ft. retail building with a GPA change from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) and CZ from Rural Residential - 1/2 Acre Minimum (R-R-1/2) to General Commercial (C-1/C-P) to be consistent with the use as appropriate.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: _____

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301(d), 15303(c), 15311(b))
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The proposed site is fully developed with an existing commercial center with existing parking lot. The proposed project is not expanding beyond what is currently existing. The applicant will make improvements to the facade, parking lot and streets.

H. P. Kang _____ 951-955-1888 _____
County Contact Person Phone Number

Signature Project Planner Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 3/15/10: Y:\Planning Case Files-Riverside office\CUP03642\DH-PC-BOS Hearings\GPA936 CZ7734 CUP3642 NOE Form 102213.docx

Please charge deposit fee case#: Z ZCFG No.5664 - County Clerk Posting Fee \$50.00
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1004063

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: RAMUNI INC
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paid towards: CFG05664 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR GPA936, CZ7734, & CUP3642
at parcel #: 21680 MARKHAM ST PERR
appl type: CFG3

By _____ Apr 19, 2010 08:40
SBROSTRO posting date Apr 19, 2010

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