

FORM APPROVED COUNTY COUNSEL  
 BY: *[Signature]* 9/9/14  
 DATE: GREGORY P. PRIAMOS

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

614B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
 September 9, 2014

**SUBJECT:** CHANGE OF ZONE NO. 7797 – No New Environmental Documentation Required – Applicant: Serafin Aleman – Fifth/Third Supervisorial District – Location: Northerly of Highway 74, southerly of Ritter Street, easterly of Creag Avenue, and westerly of Melba Avenue.

**RECOMMENDED MOTION:** That the Board of Supervisors:

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 441** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

**APPROVE CHANGE OF ZONE NO. 7797**, amending the zoning classification for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

Continued on next page

*[Signature]*  
 Juan C. Perez TLMA Director/  
 Interim Planning Director

MS

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	
<b>SOURCE OF FUNDS:</b> Deposit based funds				<b>Budget Adjustment:</b>	
				For Fiscal Year:	

**C.E.O. RECOMMENDATION:**

APPROVE

BY *[Signature]*  
 Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District:5/3

Agenda Number:

16-3

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

**FORM 11: Change of Zone No. 7797**

**DATE: June 23, 2014**

**PAGE: Page 2 of 2**

**ADOPT ORDINANCE NO. 348. 4787** amending the zoning in the Homeland Area shown on Map No. 2.2364 Change of Zone No. 7797 attached hereto and incorporated herein by reference.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

**BACKGROUND:**

The applicant is proposing a change of zone to be consistent with the General Plan designation. The Zone Change was before the Planning Commission on March 20, 2013.

**ATTACHMENTS:**

- A. **Planning Commission Staff Report**
- B. **Ordinance No. 348.4787**

1 ORDINANCE NO. 348.4787

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as  
6 amended, are further amended by placing in effect in the Homeland Area, the zone or zones as shown on  
7 the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2364,  
8 Change of Zone Case No. 7797" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10  
11 BOARD OF SUPERVISORS OF THE COUNTY  
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: \_\_\_\_\_  
14 Chairman, Board of Supervisors

15 ATTEST:  
16 KECIA HARPER-IHEM  
17 Clerk of the Board

18 By: \_\_\_\_\_

19  
20 (SEAL)

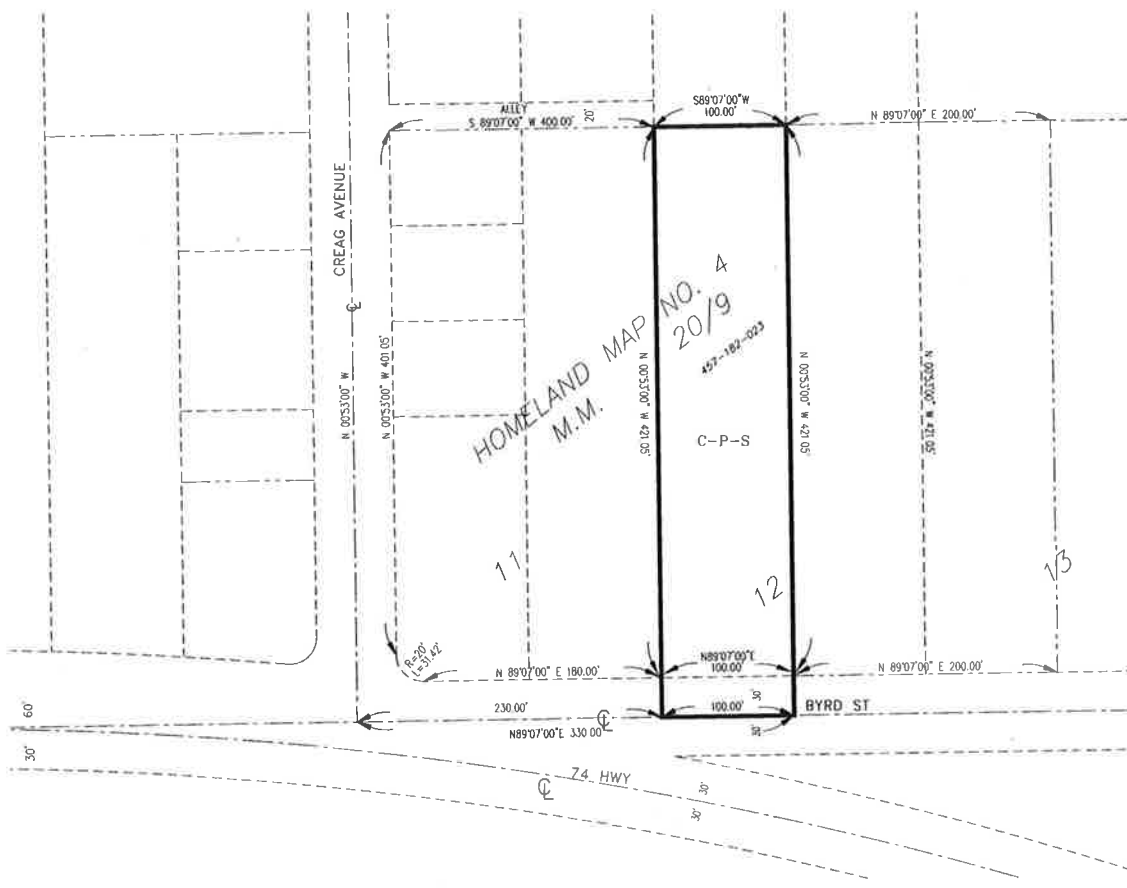
21  
22  
23 APPROVED AS TO FORM  
24 September 8, 2014

25 By:   
26 MICHELLE CLACK  
27 Deputy County Counsel

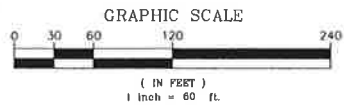
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8/25/14

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HOMELAND AREA  
SECTION 8, T5S, R2W S.B.B. & M.

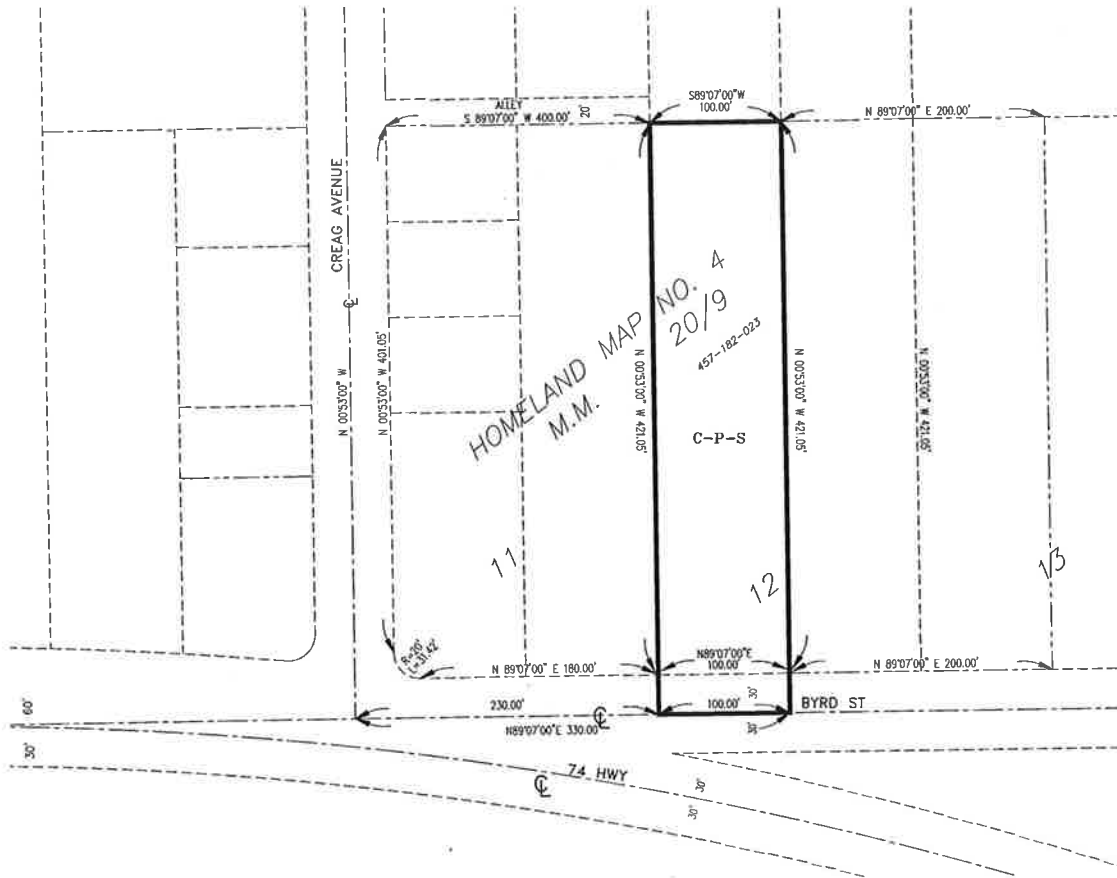


**LEGEND**  
C-P-S SCENIC HIGHWAY COMMERCIAL

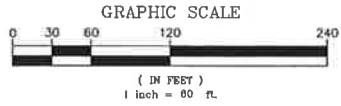


MAP NO. 2.2364  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 , ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 7797  
 ADOPTED BY ORDINANCE NO. 348.4787

HOMELAND AREA  
SECTION 8, T5S, R2W S.B.B. & M.



**LEGEND**  
C-P-S SCENIC HIGHWAY COMMERCIAL



MAP NO. 2.2364  
CHANGE OF OFFICIAL ZONING PLAN  
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ADOPTED BY ORDINANCE NO. 348.4787



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
*Interim Planning Director*

**DATE: 8/25/14**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office**

*D.M.*

**SUBJECT: CZ07797**

(Charge your time to these case numbers)

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

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

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

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

Notice of Determination  
Fish & Game Receipt (CFG05945)

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

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

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

*"Planning Our Future... Preserving Our Past"*

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS  
 DATE: 9/9/14

Departmental Concurrence

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
 September 9, 2014

**SUBJECT:** CHANGE OF ZONE NO. 7797 – No New Environmental Documentation Required – Applicant: Serafin Aleman – Fifth/Third Supervisorial District – Location: Northerly of Highway 74, southerly of Ritter Street, easterly of Creag Avenue, and westerly of Melba Avenue.

**RECOMMENDED MOTION:** That the Board of Supervisors:

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 441** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

**APPROVE CHANGE OF ZONE NO. 7797**, amending the zoning classification for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

Continued on next page

  
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 Interim Planning Director

MS

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COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

**SOURCE OF FUNDS:** Deposit based funds

**Budget Adjustment:**

For Fiscal Year:

**C.E.O. RECOMMENDATION:**

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: | District:5/3 | Agenda Number:

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

**FORM 11: Change of Zone No. 7797**

**DATE: June 23, 2014**

**PAGE: Page 2 of 2**

**ADOPT ORDINANCE NO. 348. 4787** amending the zoning in the Homeland Area shown on Map No. 2.2364 Change of Zone No. 7797 attached hereto and incorporated herein by reference.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

**BACKGROUND:**

The applicant is proposing a change of zone to be consistent with the General Plan designation. The Zone Change was before the Planning Commission on March 20, 2013.

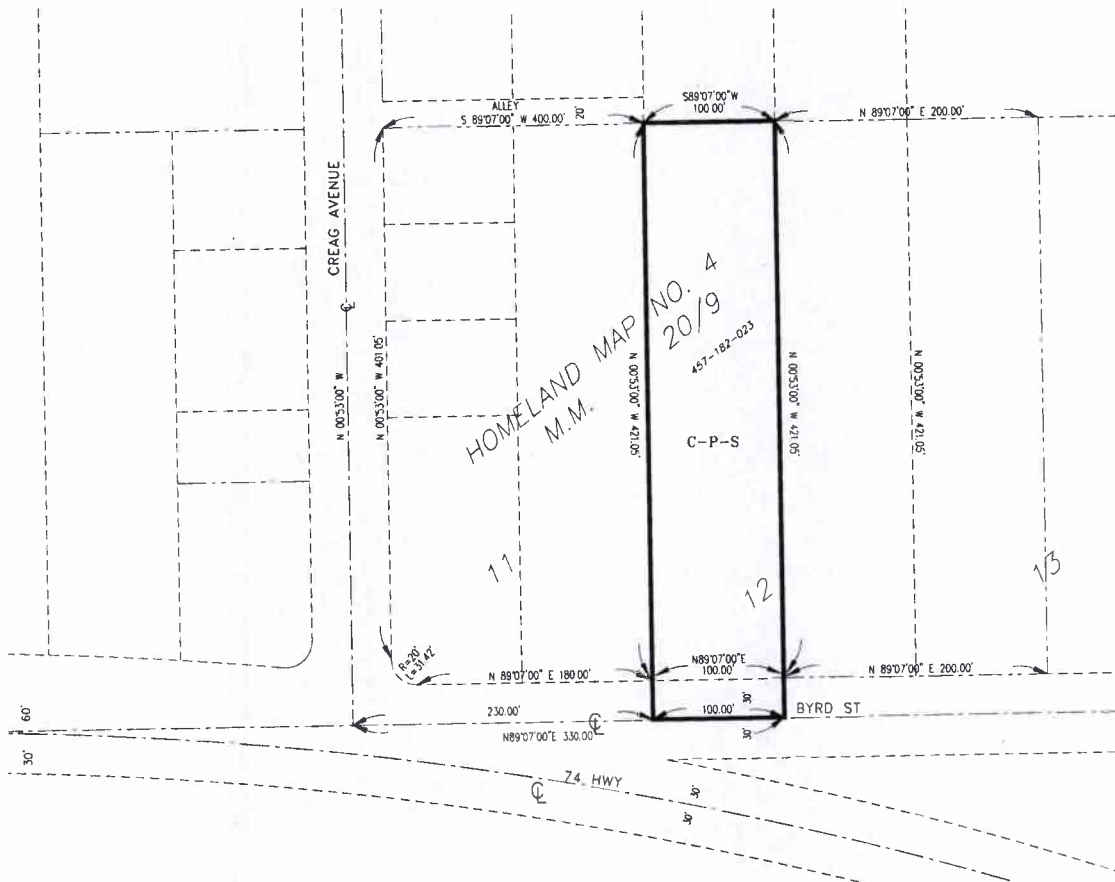
**ATTACHMENTS:**

- A. **Planning Commission Staff Report**
- B. **Ordinance No. 348.4787**



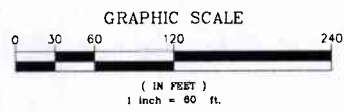


HOMELAND AREA  
SECTION 8, T5S, R2W S.B.B. & M.



LEGEND

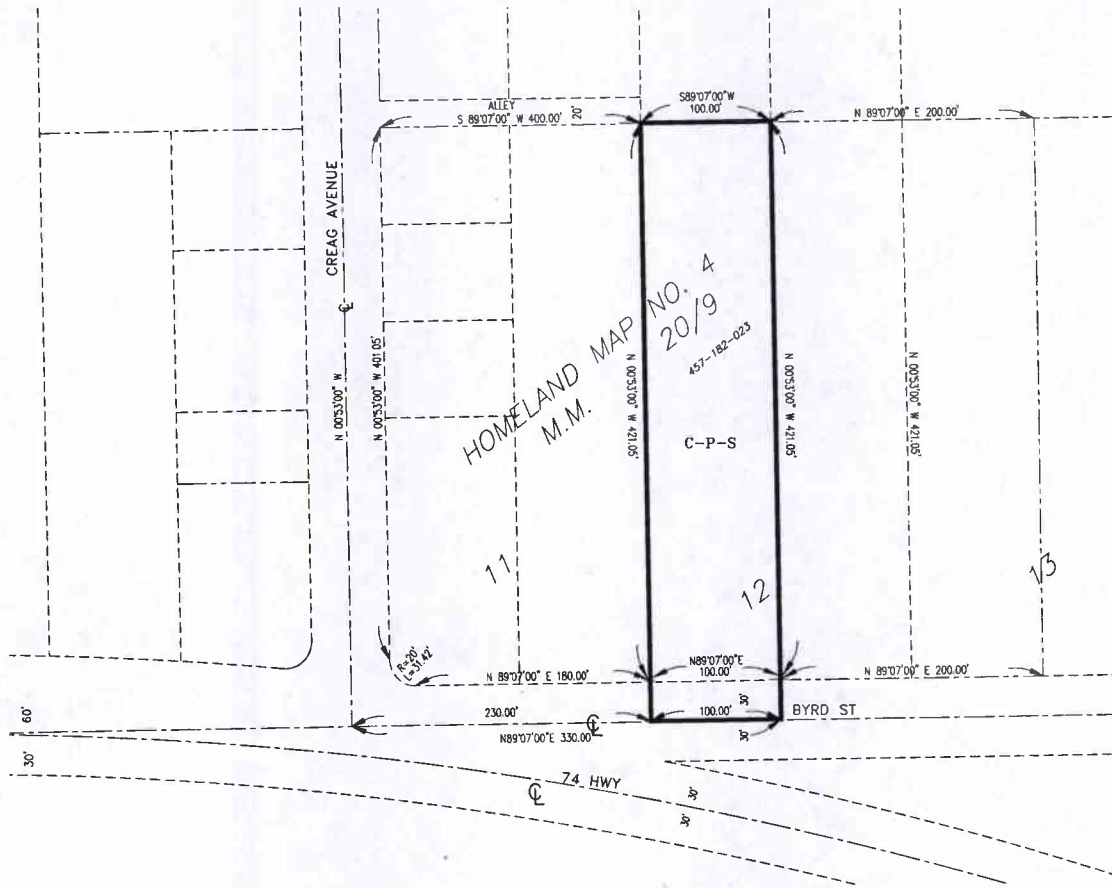
C-P-S SCENIC HIGHWAY COMMERCIAL



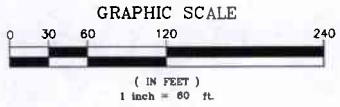
MAP NO. 2.2364  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 7797  
ADOPTED BY ORDINANCE NO. 348.4787

RIVERSIDE COUNTY BOARD OF SUPERVISORS

HOMELAND AREA  
SECTION 8, T5S, R2W S.B.B. & M.



HOMELAND MAP NO. 4  
20/9  
457-182-023  
C-P-S



LEGEND  
C-P-S SCENIC HIGHWAY COMMERCIAL

MAP NO. 2.2364  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 , ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 7797  
ADOPTED BY ORDINANCE NO. 348.4787



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
MARCH 20, 2013**

**I. AGENDA ITEM 3.2**

**CHANGE OF ZONE NO. 7797** – No New Environmental Documentation Required – Applicant: Serafin Aleman – Owner: Adelaida Sanchez and Serafin Aleman – Third/Fifth Supervisorial District – Location: Northerly of Highway 74, southerly of Ritter Street, easterly of Creag Avenue, and westerly of Melba Avenue – 0.93 Acres. **REQUEST:** Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative)

**II. PROJECT DESCRIPTION:**

Propose change of zone from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S).

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Principal Planner: David Mares at (951) 955-9076 or email [dmares@rctlma.org](mailto:dmares@rctlma.org).

No one spoke in favor, neutral, or in opposition to the project. Dee Bonnett, 31770 Wakefield Ave, Homeland, turned in a speaker card after the matter was adopted and tentatively approved.

**IV. CONTROVERSIAL ISSUES: Yes.** Flood denied the project, but Planning is moving for approval anyway.

**V. PLANNING COMMISSION ACTION:**

Motion by Chairman Petty, 2<sup>nd</sup> by Commissioner Sloman

A vote of 5-0

**CONSIDERATION of FINDINGS that NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED; and, TENTATIVELY APPROVED CHANGE OF ZONE NO. 7797**

**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](mailto:mcstark@rctlma.org).

Agenda Item No.:  
Area Plan: Harvest Valley / Winchester  
Zoning District: Homeland  
Supervisory District: Fifth/Third  
Project Planner: Matt Straite  
Planning Commission: March 20, 2013

CHANGE OF ZONE NO. 7797  
Applicant: Serafin Aleman  
Engineer/Rep: Sergio Vaquez, Olympic  
Mapping

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Change of Zone No. 7797** proposes to change the zoning classification for the subject property from Rural Residential (R-R), to Scenic Highway Commercial (C-P-S).

The applicant is proposing a change of zone to be consistent with the General Plan designation.

The project is located northerly of Highway 74, southerly of Ritter Street, easterly of Creag Avenue, and westerly of Melba Avenue.

### ISSUES OF CONCERN:

There are no issues of concern with the proposal.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development – Commercial Retail (CD:CR)
2. Surrounding General Plan Land Use (Ex. #5): Community Development – Commercial Retail (CD:CR) to the south, east and west, Medium Density Residential (MDR) to the north.
3. Proposed Zoning (Ex. #3): Scenic Highway Commercial (C-P-S)
4. Surrounding Zoning (Ex. #3): Scenic Highway Commercial (C-P-S) to the east, Rural Residential (R-R) to the north, west and south.
5. Existing Land Use (Ex. #1): Single family dwelling and storage uses
6. Surrounding Land Use (Ex. #1): Single family dwellings to the north and west, Highway 74 to the south, storage to the east.
7. Project Data: Total Acreage: 0.93 Gross Acres
8. Environmental Concerns: Nothing Further Required (see below for more detail)

### RECOMMENDATIONS:

**CONSIDERATION** of FINDINGS that **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because **ENVIRONMENTAL IMPACT REPORT NO. 441** adequately analyzed all environmental impacts

**CHANGE OF ZONE NO. 7797**

**Planning Commission: March 20, 2013**

**Page 2 of 3**

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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. 7797**, 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) in the Harvest Valley / Winchester Area Plan.
2. The proposed change of zone is consistent with the Community Development – Commercial Retail (CD-CR) land use designation.
3. The proposed Change of Zone will make the zoning consistent with the General Plan. Density allocations for the site are established by the General Plan, and the proposed zoning simply implements the General Plan. This zone change proposal will not specifically authorize any construction or permit any structures on the site. Any studies or infrastructure needed will be identified and required when an entitlement such as a subdivision, use permit, or single-family residential building permit is issued for the site.
4. The project site is surrounded by properties which have a General Plan Land Use designation of Community Development – Commercial Retail (CD:CR) to the south, east and west, Medium Density Residential (MDR) to the north.
5. The proposed zoning for the subject site is Scenic Highway Commercial (C-P-S).
6. No development is proposed at this time; however, the subject property would allow for development consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
7. Residential and retail/storage uses have been constructed and are operating in the project vicinity. These are compatible uses and the proposal will not create any incompatibility.
8. This change of zone is not located within a Criteria Area Cell Group and as such the Planning Department has conferred with the Environmental Programs Department and was determined the project fulfills the requirements of the WRCMSHCP.
9. Pursuant to Public Resources Code Division 13 Section 21083.3 subsection 1, the General Plan has been designated to accommodate a specific density of development and an EIR was approved for that planning action. The subject site does not contain any features that would create environmental impacts that would be peculiar to the subject parcels, beyond what was studied in the General Plan EIR.
10. None of the conditions described in California Code of Regulations Section 15162 exist:

- a. There have been no substantial changes to the site since 2003, the site is and was used for storage and single family use.
- b. There is no new information that was not known at the time the General Plan EIR was created that would result in any increase in impacts identified in the EIR.
- c. The General Plan created the designation Commercial Retail in 2003, this change of zone is proposing a designation that is consistent with the density established in the General Plan.

**CONCLUSIONS:**

1. The proposed change of zone is in conformance with the Community Development – Commercial Retail (CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed change of zone is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed change of zone is clearly compatible with the present and future logical development of the area.
5. The proposed change of zone does not require additional CEQA review beyond that done for the General Plan in EIR No. 441.
6. The proposed change of zone will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. Fault Zone;
  - b. A City Sphere of Influence
  - c. General Plan Policy Overlay;
  - d. A 100 Year Flood Zone;
  - e. Dam inundation zone;
  - f. Specific Plan; or,
  - g. Airport Influence Area.
3. The project site is located within:
  - a. High Fire Area;
  - b. Highway 79 Policy Area;
  - c. An area of low liquefaction;
  - d. Romoland & Perris School District; and,
  - e. Mt. Palomar Observatory Zone B– 30.09 miles
4. The subject site is currently designated as Assessor's Parcel Numbers 457-182-023

RIVERSIDE COUNTY PLANNING DEPARTMENT

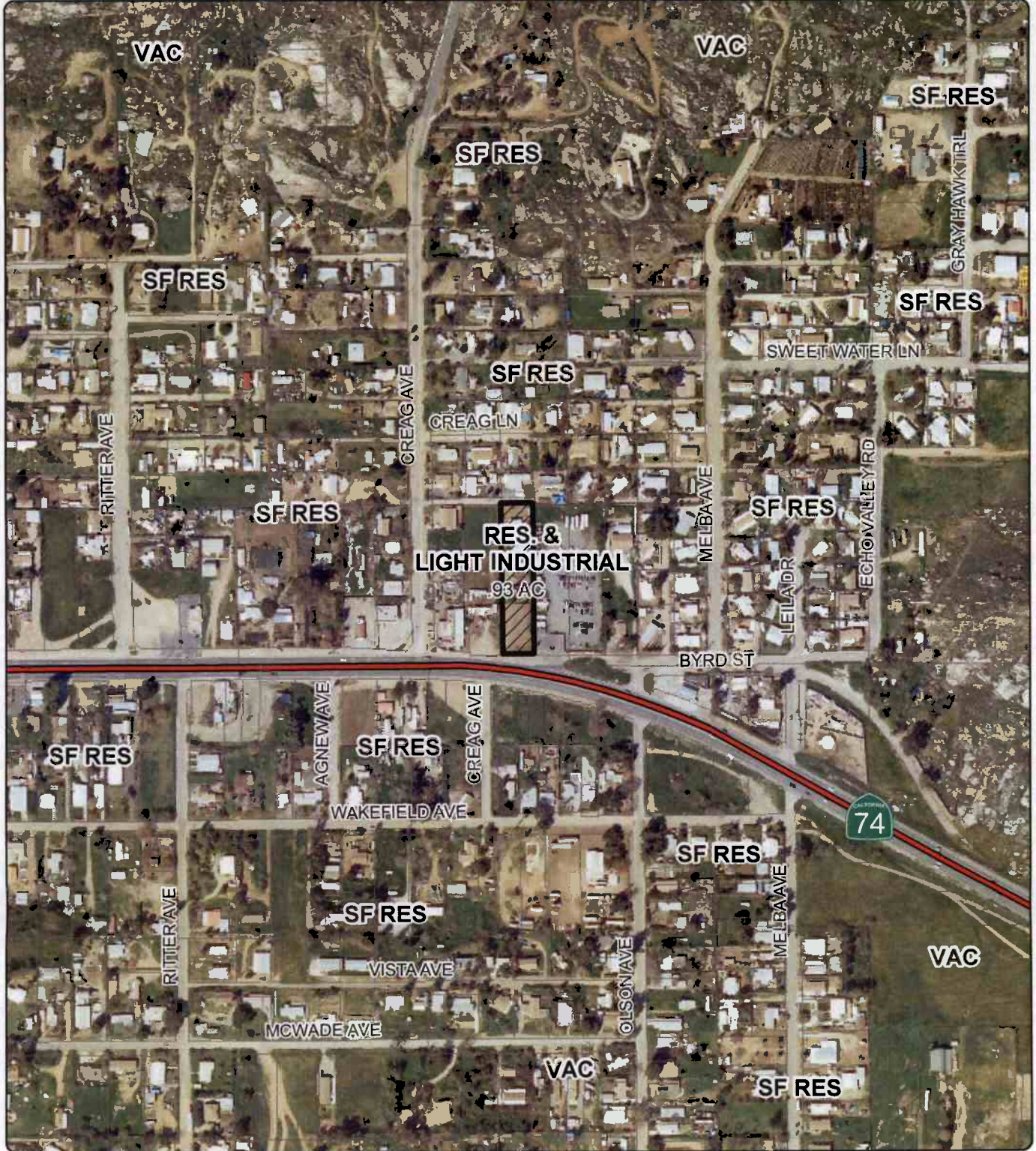
CZ07797

LAND USE

Supervisor Stone  
District 3

Date Drawn: 02/13/2013

Exhibit 1



Zoning Area: Homeland  
Township/Range: T5SR2W  
Section: 8

Assessors Bk. Pg. 457-18  
Thomas Bros. Pg. 839 C1  
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 963-8277 (Eastern County) or website at <http://www.rcpsa.co.riverside.ca.us/index.html>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

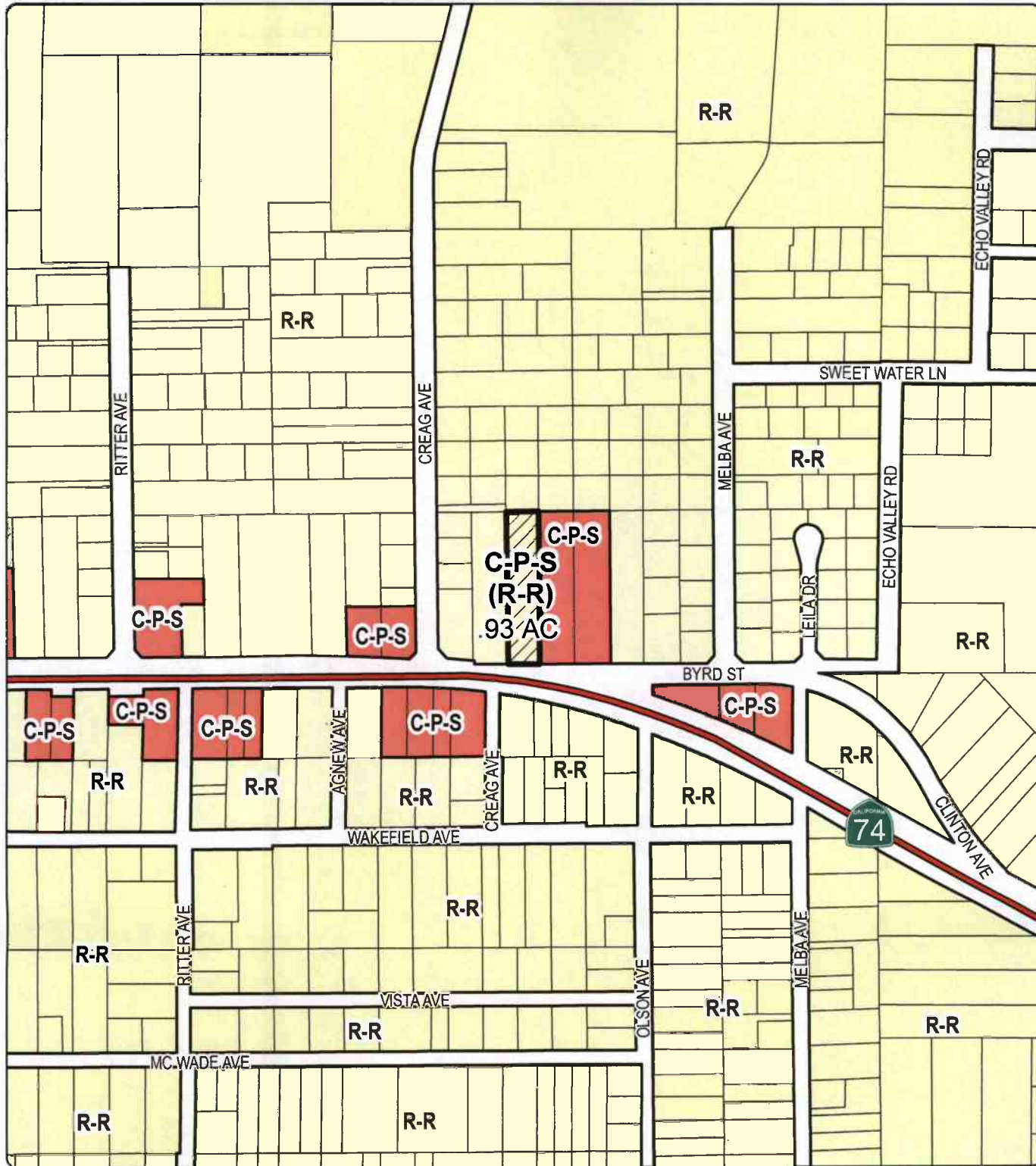
## CZ07797

### PROPOSED ZONING

Supervisor Stone  
District 3

Date Drawn: 02/13/2013

Exhibit 3



Zoning Area: Homeland  
Township/Range: T5SR2W  
Section: 8



Assessors Bk. Pg. 457-18  
Thomas Bros. Pg. 839 C1  
Edition 2011

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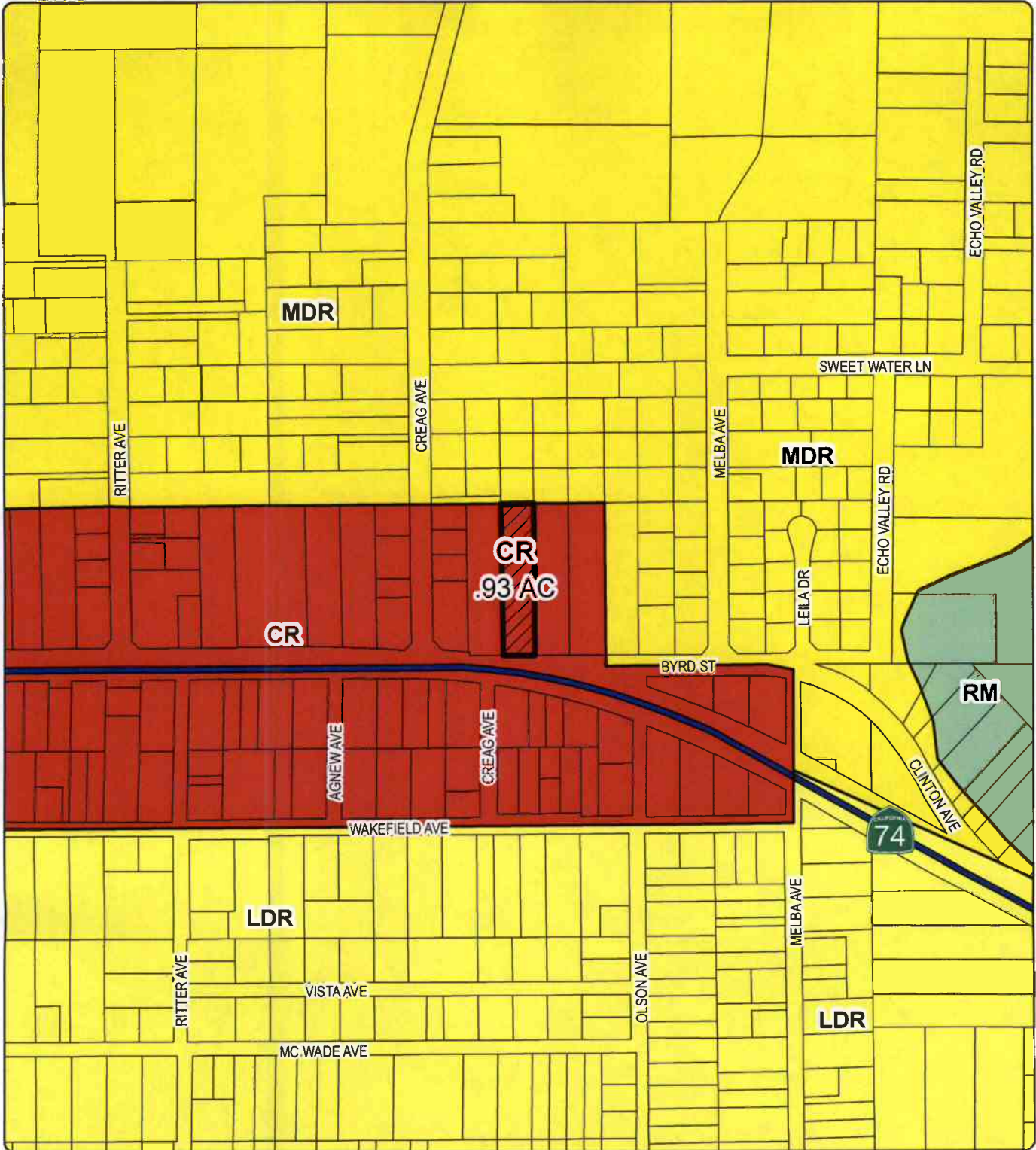
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07797

### EXISTING GENERAL PLAN

Supervisor Stone  
District: 3

Date Drawn: 02/13/2013  
Exhibit 5



Zoning Area: Homeland  
Township/Range: T5SR2W  
Section: 8

Assessors Bk. Pg. 457-18  
Thomas Bros. Pg. 839 C1  
Edition 2011



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SEC. 8 T.5S R.2W S.B.B& M  
 CHANGE OF ZONE  
 ( JANUARY 2013 )

(1) APPLICANT:

STEPHEN ALDAN  
 3123 HIGHWAY 74  
 HEMLOCK, CA 92546  
 (925) 829-4023

(2) OWNER:

STEPHEN ALDAN AND ARELADA SANCHEZ  
 3123 HIGHWAY 74  
 HEMLOCK, CA 92546  
 (925) 834-4435

(3) EXHIBIT PREPARER:

CLAYTON MORGAN STEVENSON INC.  
 1845 W 11TH STREET, STE. A  
 UPLAND, CA 91786  
 (909) 800-9901 OFFICE  
 (909) 930-9907 FAX

(4) APN: & SITE ADDRESS:

APN 457-182-023  
 3086 HIGHWAY 74  
 HEMLOCK, CA 92546

(7) PREPARED:

01/07/2013

(9) LEGAL DESCRIPTION:

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS THE WEST HALF OF LOT TWENTY (20) OF HOMELAND NO. 4 AS PER MAP RECORDED IN BOOK 20 AT PAGE 9 OF MAPS, IN THE OFFICE OF THE RECORDER OF SA COUNTY.

(10) LOT SIZE:

1.94 AC BRGS  
 0.87 AC NET

(12) THOMAS BROTHERS MAP:

THOMAS BROTHERS MAPS 2010 EDITION  
 PG. 839, COORDINATES C1

(14) EXISTING ZONING CODE & PROPOSED:

EXISTING ZONE: R-4  
 PROPOSED ZONE: CPS

(16) SPECIFIC PLA :

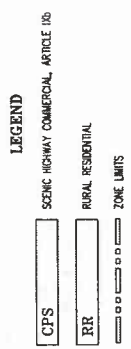
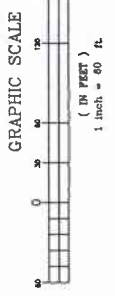
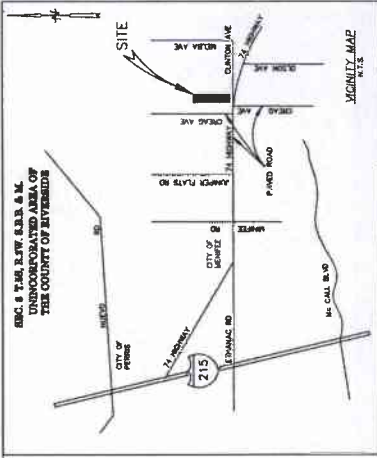
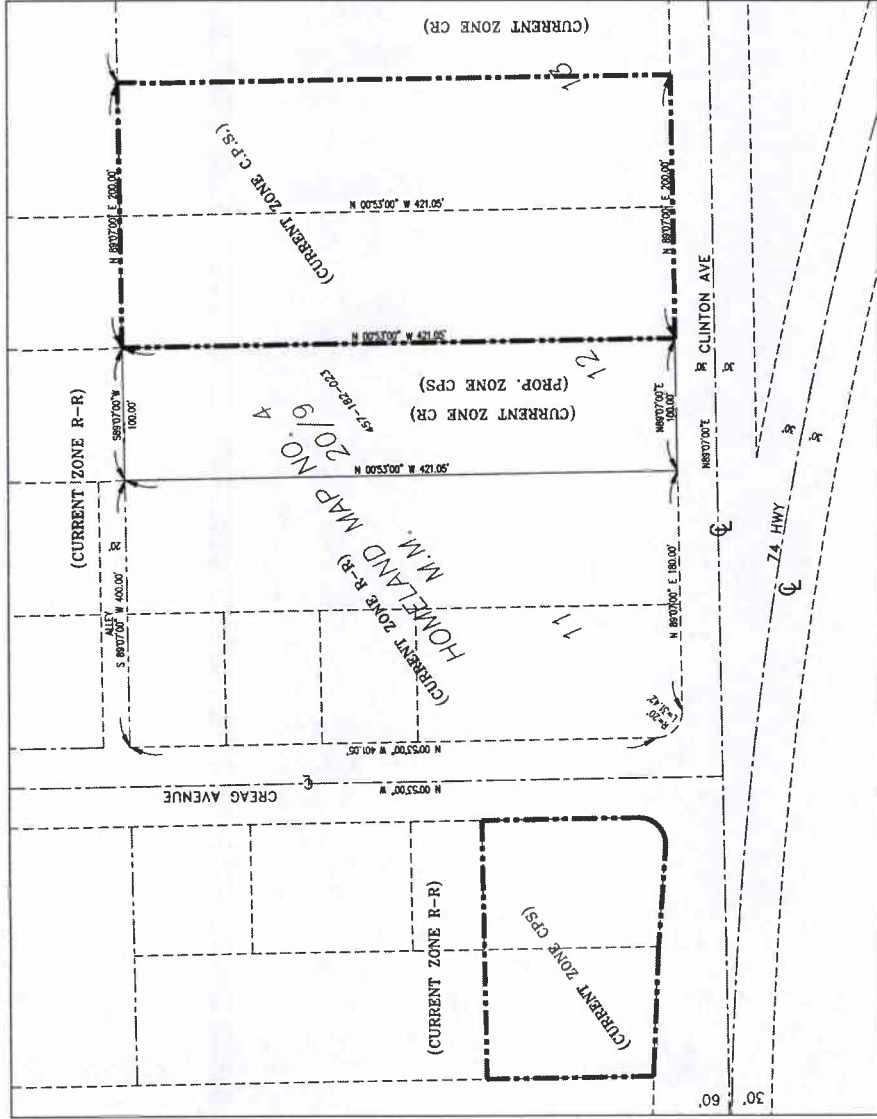
NOT WITHIN SPECIFIC PLAN

(17) UTILITY PURVEYORS & SCHOOL:

WATER- EASTERN MUNICIPAL WATER DISTRICT  
 GAS- SOUTHERN CALIFORNIA GAS CO.  
 TELEPHONE- VERDOLIN TELEPHONE COMPANY CALIFORNIA EXDSN CO.  
 CABLE- THE MARKER CABLE  
 SCHOOL DISTRICT: RANGLAND & PERRIS UNION HIGH

(18) FEMA FLOOD PLAINS:

100 YEAR FLOOD ZONE A0 PER  
 COMMUNITY-PANEL NUMBER 06045 C090 C  
 REV. AUGUST 28, 2008 FEMA.



CHANGE OF OFFICIAL ZONING PLAN  
 LAKEVIEW AREA  
 DISTRICT  
 CHANGE OF ZONE CASE No. \_\_\_\_\_  
 AMENDING ORDINANCE No. \_\_\_\_\_  
 ADOPTED BY ORDINANCE No. \_\_\_\_\_  
 JANUARY 2013

RIVER SIDE COUNTY BOARD OF SUPERVISORS

WORK	DATE	ITEM	REVISIONS

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

DATE: January 22, 2013



TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District

Riv. Co. Fire Department  
Riv. Co. Building & Safety - Grading  
Regional Parks & Open Space District

Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Archaeology Section

**CHANGE OF ZONE NO. 7797** – EA42569 – Applicant: Serafin Aleman – Owner: Adelaida Sanchez and Serafin Aleman – Third/Fifth Supervisorial District – Homeland Area Zoning District – Harvest Valley/Winchester Area Plan –Community Development: Commercial Retail - (C-R) – Location: Northerly of Highway 74, southerly of Ritter Street, easterly of Creag Avenue, and westerly of Melba Avenue – 0.93 Acres – Zoning: Rural Residential - (R-R) - **REQUEST:** Propose to change of zone from current Rural Residential - (R-R) to Scenic Highway Commercial (C-P-S) – APN: 457-182-023

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on February 14, 2013**. All LDC/DRT 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 **Matt Straite**, Project Planner, at (951) 955-8631 or email at [mstraite@rctlma.org](mailto:mstraite@rctlma.org) / MAILSTOP# 1070.

Public Hearing Path: DH:  PC:  BOS:

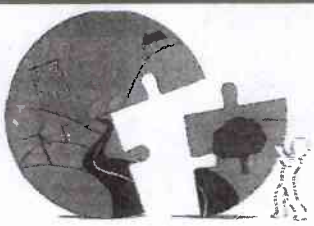
COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



# 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: CZ07797 DATE SUBMITTED: 1-15-2013

### APPLICATION INFORMATION

Applicant's Name: SERAFIN ALEMAN E-Mail: \_\_\_\_\_

Mailing Address: 31231 HIGHWAY 74  
HOMELAND CA 92548  
City State ZIP

Daytime Phone No: (951) 575-0983 Fax No: (909) 920-9907

Engineer/Representative's Name: SERGIO VAZQUEZ / OLYMPIC MAPPING SVC. E-Mail: SERGIO@OLYMPICMAPPING.COM

Mailing Address: 1846 W 11TH ST  
UPLAND CA 91786  
City State ZIP

Daytime Phone No: (909) 920-9901 Fax No: (909) 920-9907

Property Owner's Name: ADELAIDA SANCHEZ SERAFIN ALEMAN E-Mail: \_\_\_\_\_

Mailing Address: 31231 HIGHWAY 74  
HOMELAND CA 92548  
City State ZIP

Daytime Phone No: (909) 920-9901 Fax No: (909) 920-9907

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.

Serafin Aleman Serafin Aleman  
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.

Serafin Aleman Serafin Aleman  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Adelaida Sanchez Adelaida Sanchez  
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): 457-182-023-2  
Section: 8 Township: 5 South Range: 2 West  
Approximate Gross Acreage: 0.99 acre  
General location (nearby or cross streets): North of HWY 7A, South of RITTER ST, East of CREAG AVE, West of MELBA AVE

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: PAGE 839 GRID C1

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

CHANGE ZONE FROM R.R. TO CPS.

Related cases filed in conjunction with this request:

NONE

for PC

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/7/2013,

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

APN (s) or case numbers CZ07797 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 2<sup>nd</sup> Floor

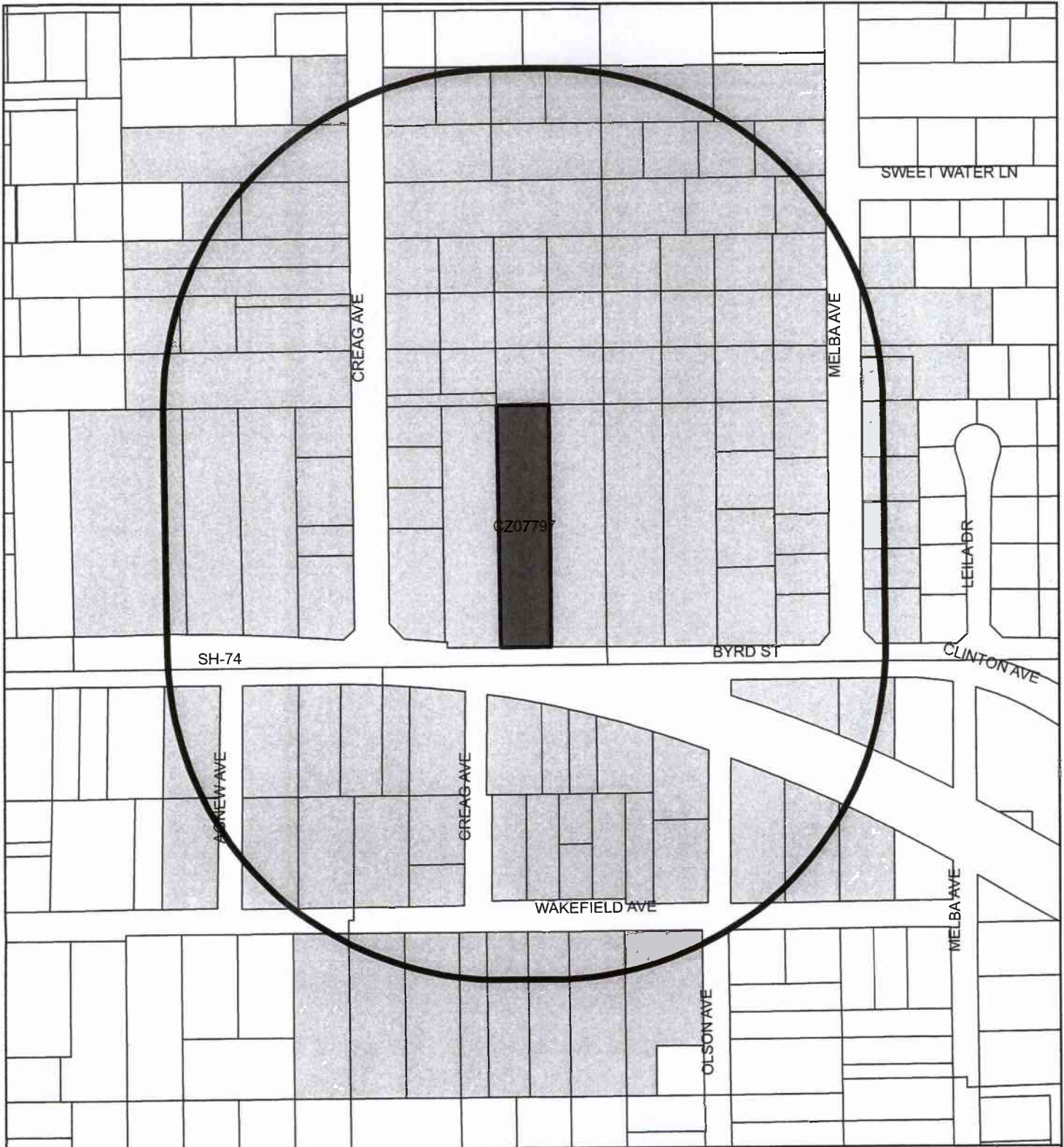
Riverside, Ca. 92502

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

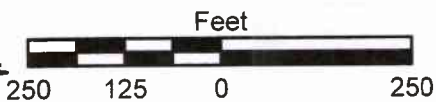
checked by  
m. strait  
2/7/13  
exp 8/7/13



# CZ07797 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



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.

TERRY E ADKINS  
25874 MELBA AVE  
ROMOLAND, CA. 92585

SERAFIN ALEMAN  
31231 HIGHWAY 74  
HOMELAND, CA. 92548

GRACIELA ALFARO  
P O BOX 7000  
HOMELAND, CA. 92548

ALFONSO ALVAREZ  
25829 HOMELAND AVE  
HOMELAND, CA. 92548

MANUEL AMEZOLA  
31767 WAKEFIELD AVE  
HOMELAND, CA. 92548

ERNEST E ANDRUS  
25823 MELBA AVE  
HOMELAND, CA. 92548

DAVID M ANKENBRANDT  
24746 ROLLINGWOOD RD  
LAKE FOREST, CA. 92630

JESSE ARRELLANES  
C/O STANDARD MORTGAGE  
6820 INDIANA AVE STE 260  
RIVERSIDE, CA. 92506

DANNEY EDWARD BALL  
PMB 333  
140 E STETSON  
HEMET, CA. 92543

BANK OF AMERICA  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY, CA. 93063

SILVIA BARRERA  
25897 MELBA AVE  
HOMELAND, CA. 92548

ATZIMBA ANABELLA BEDOLLA  
25925 MELBA AVE  
HOMELAND, CA. 92548

J SCOTT BERESFORD  
C/O HASKELL REAL ESTATE  
55 N 8TH ST  
BANNING, CA. 92220

IGNACIO MIRANDA BERMUDEZ  
26154 NAUMANN AVE  
HOMELAND, CA. 92548

J JESUS AGUILA BOTELLO  
C/O JESUS J ALFEREZ  
31934 CLINTON AVE  
HOMELAND, CA. 92548

VICTORIA C BUSTAMANTE  
25881 CREAG AVE  
HOMELAND, CA. 92548

BETTY J BUTLER  
P O BOX 42  
HOMELAND, CA. 92548

LARRY CALEY  
P O BOX 897  
PERRIS, CA. 92572

TIFFANY JOY CAMPBELL  
25876 CREAG AVE  
HOMELAND, CA. 92548

RONALD CASSINI  
P O BOX 894131  
TEMECULA, CA. 92589

ENRIQUE CERVANTES  
25906 MELBA AVE  
HOMELAND, CA. 92548

LUIS ALFREDO G CISNEROS  
26224 NAUMANN AVE  
HOMELAND, CA. 92548

RAYMOND LEE COOPER  
P O BOX 464  
HOMELAND, CA. 92548

IGNACIO CORDERO  
28265 RAWLINGS RD  
HEMET, CA. 92543

MARIA C CORNEJO  
968 CAMDEN CT  
HEMET, CA. 92545

JOSE D CORVERA  
C/O CESAR CORVERA  
25849 CREAG AVE  
HOMELAND, CA. 92548

OSCAR R CORVERA  
25908 MELBA AVE  
HOMELAND, CA. 92548

ROBERT W CRAWLEY  
2424 W RAMSEY ST  
BANNING, CA. 92220

RODOLFO PULIDO CRUZ  
27526 SYLVIA AVE  
SUN CITY, CA. 92585

CINDY DAHLENE  
28640 LEON RD  
WINCHESTER, CA. 92596

GRANT DAYTON  
1205 A ULUNI RD  
KIHEI, HI. 96753

ANTONIA FLOREZ DELOPEZ  
P O BOX 95  
HOMELAND, CA. 92548

THOMAS J DEPAOLO  
146 C XIMENO  
LONG BEACH, CA. 90803

MOISES DESANTIAGO  
25887 CREAG AVE  
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JOSE MIGUEL DIAZ  
25867 MELBA AVE  
HOMELAND, CA. 92548

FEDERAL NATL MORTGAGE ASSN  
C/O NATIONSTAR MORTGAGE  
350 HIGHLAND DR  
LEWISVILLE, TX. 75067

JOHN R GAKLE  
6164 PREMIERE AVE  
LAKEWOOD, CA. 90712

FLORENTINO QUEZADA GARCIA  
25973 MELBA AVE  
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JUAN H GARCIA  
P O BOX 761  
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AMANDA E GREEN  
18 ROOSEVELT AVE  
PEABODY, MA. 1960

GLENN ALLAN GROCHOWSKI  
25864 CREAG AVE  
HOMELAND, CA. 92548

ANTONIO GUTIERREZ  
25806 CREAG AVE  
HOMELAND, CA. 92548

VERA MAE HARRIS  
C/O SHERYL JANUARY  
25917 MELBA AVE  
HOMELAND, CA. 92548

JEFFREY V HARRISON  
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SAN BERNARDINO, CA. 92411

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JOSEPHINE M HICKMAN  
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BISHOP, CA. 93514

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MAXINE ISGRO  
10726 PINOLE RD  
APPLE VALLEY, CA. 92308

ELIAS JIMENEZ  
111 S VAN BUREN ST NO F  
PLACENTIA, CA. 92870

JOY WAY CAPITAL TR  
P O BOX 7000 318  
ROLLING HILL ESTATE, CA. 90274

JOY WAY CAPITAL TRUST  
P O BOX 7000 318  
ROLLING HILL ESTATE, CA. 90274

JOLANTA KRAMARZ  
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1611 A S MELROSE DR 394  
VISTA, CA. 92081

JULIE ELLEN LAUMANN  
26051 OLSON AVE  
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SAUL MARTINEZ  
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ARRIE G MELUGIN  
861 FELIPE PL  
HEMET, CA. 92543

JORGE MENDOZA  
25898 CREAG AVE  
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MICHAEL D MILLER  
468 SERRA  
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JANOS MOLNAR  
P O BOX 797  
BONSALL, CA. 92003

ROBERT A MORENO  
1247 S SHAWNEE DR  
SANTA ANA, CA. 92704

ROBERT A MORENO  
2722 S DEEGAN DR  
SANTA ANA, CA. 92704

ALEJANDRO FLORES MUNOZ  
25883 MELBA AVE  
HOMELAND, CA. 92548

ADAN URIBE NAVARRO  
25993 MELBA AVE  
HOMELAND, CA. 92548

ROBERTO OCHOA  
25851 MELBA AVE  
HOMELAND, CA. 92548

GEORGE E ORR  
2609 JEFFERSON ST  
LONG BEACH, CA. 90810

CARLOS MADRID PALACIO  
25880 CREAG AVE  
HOMELAND, CA. 92548

PALMAS DEL VISTA  
412 OLIVE AVE NO 518  
HUNTINGTON BEACH, CA. 92648

OCTAVIO PANDO  
4029 W 138TH ST  
HAWTHORNE, CA. 90250

ADOLFO PAREDES  
7531 EL CERRITO RD  
CORONA, CA. 92881

ADOLFO PAREDES  
7531 EL CERRITO RD  
CORONA, CA. 92881

JULIE A PAUL  
C/O WAYNE D PAUL  
31838 WAKEFIELD AVE  
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WAYNE D PAUL  
31838 WAKEFIELD AVE  
HOMELAND, CA. 92548

RICHARD O PECKHAM  
31666 WAKEFIELD AVE  
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ANDRES PEREZ  
25863 MELBA AVE  
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MARTIN PEREZ  
25920 CREAG AVE  
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25861 MELBA AVE  
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CONCEPCION GUZMAN SANCHEZ  
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PERRIS, CA. 92570

PHILLIP J SANDOVAL  
21820 JOHNS ST  
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THOMAS SANTIAGO  
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C/O RAY TARANGO  
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ANAHEIM, CA. 92805

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241 N HEMET ST  
HEMET, CA. 92544

WON KYUN YUN  
31880 HIGHWAY 74  
HOMELAND, CA. 92548

DANA ZUNIGA  
C/O IGNACIO ZUNIGA  
28391 MURRIETA RD  
SUN CITY, CA. 92586

ASMT: 457181004, APN: 457181004  
ESTHER GONZALEZ, ETAL  
25811 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457181015, APN: 457181015  
ROGELIO TARANGO  
C/O RAY TARANGO  
468 W PAISLEY AVE  
HEMET CA 92543

ASMT: 457181006, APN: 457181006  
RICHARD VEGA  
25829 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457181016, APN: 457181016  
ORALIA SANDOVAL, ETAL  
21820 JOHNS ST  
PERRIS CA 92570

ASMT: 457181008, APN: 457181008  
LUCIA LUQUE, ETAL  
25871 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457181017, APN: 457181017  
MARY YANNI  
C/O RICHARD OUELLETTE  
25925 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457181009, APN: 457181009  
ROSEMARIE COUCH, ETAL  
146 C XIMENO  
LONG BEACH CA 90803

ASMT: 457181018, APN: 457181018  
JEANETTE POE, ETAL  
25941 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457181011, APN: 457181011  
VICTORIA BUSTAMANTE  
25881 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457181019, APN: 457181019  
MARIA CORNEJO  
968 CAMDEN CT  
HEMET CA 92545

ASMT: 457181012, APN: 457181012  
DONNA WILLMON  
P O BOX 237  
HOMELAND CA 92548

ASMT: 457181020, APN: 457181020  
JANA MILLER, ETAL  
468 SERRA  
CORONA DEL MAR CA 92625

ASMT: 457181013, APN: 457181013  
MOISES DESANTIAGO  
25887 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457181023, APN: 457181023  
MARY HUNT  
P O BOX 161  
HOMELAND CA 92548

ASMT: 457181028, APN: 457181028  
JOSE CORVERA, ETAL  
25849 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457182011, APN: 457182011  
OCTAVIO PANDO  
4029 W 138TH ST  
HAWTHORNE CA 90250

ASMT: 457181029, APN: 457181029  
JOSEPHINE HICKMAN  
230 AGAPE CIR  
BISHOP CA 93514

ASMT: 457182012, APN: 457182012  
DOROTHY SAMPSON, ETAL  
25876 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457181032, APN: 457181032  
KAZUKO TAKAHASHI, ETAL  
31638 HIGHWAY 74  
HOMELAND, CA. 92548

ASMT: 457182013, APN: 457182013  
CARLOS PALACIO  
25880 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457182007, APN: 457182007  
TINA STEWART, ETAL  
25848 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457182014, APN: 457182014  
JOSE LOPEZ  
25884 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457182008, APN: 457182008  
JULIA MORENO, ETAL  
1247 S SHAWNEE DR  
SANTA ANA CA 92704

ASMT: 457182015, APN: 457182015  
ARCELIA ARRELLANES, ETAL  
C/O STANDARD MORTGAGE  
6820 INDIANA AVE STE 260  
RIVERSIDE CA 92506

ASMT: 457182009, APN: 457182009  
GEORGE MORRISON, ETAL  
P O BOX 2258  
HOMELAND CA 92548

ASMT: 457182016, APN: 457182016  
ELIUD TOVAR, ETAL  
25920 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457182010, APN: 457182010  
URBAN DEV OF WASH D C, ETAL  
C/O MICHAELSON CONNOR & BOUL  
4400 WILL ROGERS STE 300  
OKLAHOMA CITY OK 73108

ASMT: 457182017, APN: 457182017  
MANUEL MARQUEZ  
P O BOX 65  
HOMELAND CA 92548

ASMT: 457182018, APN: 457182018  
FEDERAL NATL MORTGAGE ASSN  
C/O FANNIE MAE  
P O BOX 650043  
DALLAS TX 75265

ASMT: 457182033, APN: 457182033  
BANK OF AMERICA  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY CA 93063

ASMT: 457182023, APN: 457182023  
LAURA COOPER  
P O BOX 464  
HOMELAND CA 92548

ASMT: 457182034, APN: 457182034  
THERESA RHOADES, ETAL  
21312 AVENIDA DE ARBOLES  
MURRIETA CA 92562

ASMT: 457182024, APN: 457182024  
NELSON RINGGOLD, ETAL  
C/O BANNING RV DISCOUNT CENTER  
2424 WEST RAMSEY ST  
BANNING CA 92220

ASMT: 457182035, APN: 457182035  
MICHAEL PHELPS  
25800 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457182026, APN: 457182026  
CINDY DAHLENE  
25836 CREAG AVE  
HOMELAND CA 92548

ASMT: 457182036, APN: 457182036  
ANTONIO GUTIERREZ  
P O BOX 83  
TEMECULA CA 92590

ASMT: 457182027, APN: 457182027  
ELIAS JIMENEZ  
111 S VAN BUREN ST NO F  
PLACENTIA CA 92870

ASMT: 457182037, APN: 457182037  
RONALD CASSINI  
P O BOX 894131  
TEMECULA CA 92589

ASMT: 457182028, APN: 457182028  
JOHN GAKLE  
6164 PREMIERE AVE  
LAKEWOOD CA 90712

ASMT: 457191004, APN: 457191004  
ANTONIA SEPULVEDA, ETAL  
670 W BROADWAY 103  
ANAHEIM CA 92805

ASMT: 457182029, APN: 457182029  
GRANT DAYTON  
1205 A ULUNI RD  
KIHEI HI 96753

ASMT: 457191005, APN: 457191005  
KATHRY ORR, ETAL  
2609 JEFFERSON ST  
LONG BEACH CA 90810

ASMT: 457191006, APN: 457191006  
BARBARA CALEY, ETAL  
P O BOX 897  
PERRIS CA 92572

ASMT: 457191013, APN: 457191013  
IGNACIO ZUNIGA, ETAL  
C/O IGNACIO ZUNIGA  
28391 MURRIETA RD  
SUN CITY CA 92586

ASMT: 457191007, APN: 457191007  
RUBY ANDRUS, ETAL  
25823 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191014, APN: 457191014  
ANDRES PEREZ  
25863 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191008, APN: 457191008  
MARTA EVERSON, ETAL  
P O BOX 7000  
HOMELAND CA 92548

ASMT: 457191015, APN: 457191015  
WILLIAM DEJONG, ETAL  
25861 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191009, APN: 457191009  
KIM HARRISON, ETAL  
25847 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191016, APN: 457191016  
MARTHA HERNANDEZ  
28382 ARBORGLLEN DR  
MORENO VALLEY CA 92555

ASMT: 457191010, APN: 457191010  
IGNACIO BERMUDEZ  
26154 NAUMANN AVE  
HOMELAND CA 92548

ASMT: 457191017, APN: 457191017  
ROBERT MORENO  
2722 S DEEGAN DR  
SANTA ANA CA 92704

ASMT: 457191011, APN: 457191011  
REYNA OCHOA, ETAL  
25851 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191018, APN: 457191018  
ALEJANDRO MUNOZ  
25883 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191012, APN: 457191012  
HERMELINDA DIAZ, ETAL  
25867 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191019, APN: 457191019  
SILVIA BARRERA  
3530 EMERALD NO 31  
TORRANCE CA 90503

ASMT: 457191020, APN: 457191020  
LUZ CISNEROS, ETAL  
26224 NAUMANN AVE  
HOMELAND CA 92548

ASMT: 457191027, APN: 457191027  
VIRGINIA PULIDO, ETAL  
27526 SYLVIA AVE  
SUN CITY CA 92585

ASMT: 457191021, APN: 457191021  
CONCEPCION SANCHEZ  
25913 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191028, APN: 457191028  
LINDA RIFE, ETAL  
P O BOX 42  
HOMELAND CA 92548

ASMT: 457191022, APN: 457191022  
BEVERLY YOUNG, ETAL  
241 N HEMET ST  
HEMET CA 92544

ASMT: 457191029, APN: 457191029  
REYNALDA SEGRAVES, ETAL  
P O BOX 644  
HOMELAND CA 92548

ASMT: 457191023, APN: 457191023  
VERA HARRIS  
C/O SHERYL JANUARY  
25917 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191031, APN: 457191031  
BARBARA RAMIREZ  
26633 AMANDA ST  
HEMET CA 92545

ASMT: 457191024, APN: 457191024  
COULA DUBUC, ETAL  
2424 W RAMSEY ST  
BANNING CA 92220

ASMT: 457191032, APN: 457191032  
ATZIMBA BEDOLLA  
25925 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191025, APN: 457191025  
TERRIE SCHUG, ETAL  
11178 JOSHUA ST  
OAK HILLS CA 92345

ASMT: 457191034, APN: 457191034  
AMANDA GREEN  
18 ROOSEVELT AVE  
PEABODY MA 1960

ASMT: 457191026, APN: 457191026  
RUSSELL LAGASSE  
C/O HARKELL REAL ESTATE  
55 N 8TH ST  
BANNING CA 92220

ASMT: 457191036, APN: 457191036  
PABLA QUEZADA, ETAL  
25973 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191037, APN: 457191037  
ESMERALDA QUINTERO, ETAL  
25983 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457193019, APN: 457193019  
DONALD BALFOUR  
C/O HELLER CROUSE & CO  
P O BOX 1189  
CARLSBAD CA 92018

ASMT: 457191038, APN: 457191038  
MARIA URIBE, ETAL  
25993 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457193020, APN: 457193020  
FRANK TRANI  
25942 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457193009, APN: 457193009  
MARIA SAGRERO  
25862 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457193021, APN: 457193021  
J BOTELLO  
C/O JESUS J ALFEREZ  
31934 CLINTON AVE  
HOMELAND, CA. 92548

ASMT: 457193015, APN: 457193015  
OSCAR CORVERA  
25908 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457193039, APN: 457193039  
NANCY ADKINS, ETAL  
25874 MELBA AVE  
ROMOLAND, CA. 92585

ASMT: 457193016, APN: 457193016  
ENRIQUE CERVANTES  
25906 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 459162005, APN: 459162005  
DANNEY BALL  
PMB 333  
140 E STETSON  
HEMET CA 92543

ASMT: 457193017, APN: 457193017  
LORENA AGUERO, ETAL  
25924 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 459162006, APN: 459162006  
MARY PECKHAM, ETAL  
31666 WAKEFIELD AVE  
HOMELAND, CA. 92548

ASMT: 457193018, APN: 457193018  
ADELA MARTINEZ  
25928 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 459163001, APN: 459163001  
MARIA CORDERO, ETAL  
28265 RAWLINGS RD  
HEMET CA 92543



ASMT: 459163002, APN: 459163002  
MARIA SEGOVIA, ETAL  
27488 SWALLOW CT  
TEMECULA CA 92591

ASMT: 459172001, APN: 459172001  
MARIA ALVAREZ, ETAL  
25829 HOMELAND AVE  
HOMELAND CA 92548

ASMT: 459163003, APN: 459163003  
MARIA SEGOVIA, ETAL  
31721 HIWGHWAY 74  
HOMELAND CA 92548

ASMT: 459172002, APN: 459172002  
E LOVE, ETAL  
30290 SAN JACINTO ST  
HEMET CA 92543

ASMT: 459163005, APN: 459163005  
HIROKO REANEY, ETAL  
31700 WAKEFIELD AVE  
HOMELAND, CA. 92548

ASMT: 459172004, APN: 459172004  
TAHMIROO ANKENBRANDT, ETAL  
24746 ROLLINGWOOD RD  
LAKE FOREST CA 92630

ASMT: 459164007, APN: 459164007  
YESENIA PRADO, ETAL  
1147 LINDEN ST NO 5  
RIVERSIDE CA 92507

ASMT: 459172005, APN: 459172005  
ARLENE MELUGIN, ETAL  
861 FELIPE PL  
HEMET CA 92543

ASMT: 459171003, APN: 459171003  
JOSEPH HERNANDEZ  
1618 S PACIFIC ST  
OCEANSIDE CA 92054

ASMT: 459172012, APN: 459172012  
JUAN GARCIA  
P O BOX 761  
HOMELAND CA 92548

ASMT: 459171004, APN: 459171004  
MANUELA SANTIAGO, ETAL  
23375 DAVID JONES RD  
PERRIS CA 92570

ASMT: 459172013, APN: 459172013  
JULIE PAUL, ETAL  
31838 WAKEFIELD AVE  
HOMELAND, CA. 92548

ASMT: 459171005, APN: 459171005  
ANTONIA DELOPEZ  
P O BOX 95  
HOMELAND CA 92548

ASMT: 459172015, APN: 459172015  
DONALD SMITH  
31764 WAKEFIELD AVE  
HOMELAND, CA. 92548

ASMT: 459172016, APN: 459172016  
CECILIA DEPARADES, ETAL  
7531 EL CERRITO RD  
CORONA CA 92881

ASMT: 459179007, APN: 459179007  
PALMAS DEL VISTA  
412 OLIVE AVE NO 518  
HUNTINGTON BEACH CA 92648

ASMT: 459172017, APN: 459172017  
H CHAMBERS  
26051 OLSON AVE  
HOMELAND, CA. 92548

ASMT: 459179011, APN: 459179011  
JANOS MOLNAR  
P O BOX 797  
BONSALL CA 92003

ASMT: 459173003, APN: 459173003  
JOY WAY CAPITAL TR  
P O BOX 7000 318  
ROLLING HILL ESTATE CA 90274

*Serafin Aleman  
31231 Highway 74  
Homeland CA 92548*

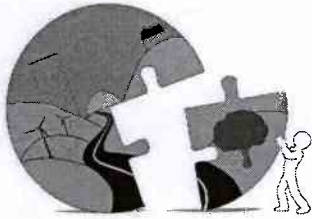
ASMT: 459174001, APN: 459174001  
KWANG YUN, ETAL  
31880 HIGHWAY 74  
HOMELAND, CA. 92548

*Sergio Vasquez  
Olympic Mapping  
1846 W 11th Street  
Upland CA 91786*

ASMT: 459174002, APN: 459174002  
ORALIA SANDOVAL, ETAL  
21820 JOHN ST  
PERRIS CA 92570

ASMT: 459179001, APN: 459179001  
JOLANTA KRAMARZ  
C/O WAKEFIELD T  
1611 A S MELROSE DR 394  
VISTA CA 92081

ASMT: 459179002, APN: 459179002  
VICTORIA AMEZOLA, ETAL  
31767 WAKEFIELD AVE  
HOMELAND, CA. 92548



# 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. 7797

*Project Title/Case Numbers*

Matt Straite

*County Contact Person*

951-955-8631

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Serafin Aleman.

*Project Applicant*

31231 Highway 74 Homeland CA 92548

*Address*

The project is located northerly of Highway 74, southerly of Ritter Street, easterly of Creag Avenue, and westerly of Melba Avenue.

*Project Location*

The zone change proposes to change the zoning classification for the subject property from Commercial Retail (CR), to Scenic Highway Commercial (C-P-S).

*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 previous payment + \$50)
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\WOD Form.doc

Please charge deposit fee case#: ZEA

ZCFG05945

**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 \_\_\_\_\_ Oct 01, 2003 12:57  
ADANELYA 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](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1300403

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: ALEMAN SERAFIN & SANCHEZ ADELAIID \$50.00  
paid by: CK 1145  
paid towards: CFG05945 CALIF FISH & GAME: DOC FEE  
CFG fee for CZ7797  
at parcel #: 31816 HIGHWAY 74 HOML  
appl type: CFG3

By \_\_\_\_\_ Jan 15, 2013 14:37  
MGARDNER posting date Jan 15, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)