

United Strategies Inc.

Plot Plan # 22794

Preliminary Plant Palette

Prepared By:



October 7th, 2008

CASE: PP22794 AMD. 2
EXHIBIT: L-1 (SHEETS 1-8)
DATE: 5/20/09
PLANNER: C. Hinojosa

Landscape Concept

The landscape concept for the existing site along Union Street is first to enhance the visual appeal of the industrial site both along the frontage and as seen from Van Buren Boulevard. This is accomplished with large screening shrubs and trees along the back of the property. The frontage along Union Street is enhanced with decorative shrubs and groundcovers as well as shade trees and flowering trees.

The second objective of the landscape is to reduce the water consumption of the site while enhancing the aesthetics. This is accomplished with low water use shrubs and trees that are California friendly. The shrubs and trees are spaced for mature growth. All planter areas are to receive wood mulch to reduce moisture loss through the soil.

Overall, the concept is decorative while being water-wise and California friendly to enhance an existing industrial site.

Trees:



Lagerstroemia indica 'Tuskegee' – Tuskegee Crape Myrtle

- Deciduous Tree 15 feet tall, 18 feet wide
- Dark green leaves 1-2 ½ inches long
- Deep pink showy flowers in summer
- Moderate Water
- Sunset zones 7-10, 12-14, 18-21, H1, H2
- Full Sun



Pinus canariensis – Canary Island Pine

- Evergreen tree 30-80 feet tall, 15-25 feet wide
- 2-6 ½ inch long dark green needles
- Little to moderate water
- Sunset zones 8, 9, 12-24
- Full sun



Platanus X acerifolia – London Plane Tree

- Deciduous fast growing tree 40-80 feet tall
- 10 inch wide rough surfaced leaves with three to five lobes
- Brown ball-shaped seed clusters during winter
- Creamy new bark weathers to grey
- Moderate to regular water
- Sunset zones 2-24
- Full Sun

Shrubs:



Berberis thunbergii – Japanese Barberry

- Deciduous shrub 4-6 feet tall and wide
- ½ - 1 ½ inch leaves deep green above, light green below
- Beadlike bright red berries line branches fall through winter
- Moderate to regular water
- Sunset zones A3, 2b-24
- Full sun or light shade



Grevillea species – Grevillea

- Evergreen shrub 4-5 feet tall & wide
- 1 inch narrow medium green leaves
- Clusters of pink and white flowers in spring
- Moderate water
- Sunset zones 8, 9, 12-24
- Full sun



Hesperaloe parviflora – Red Yucca

- Evergreen leaf clumps 3-4 feet tall and wide
- 5 foot tall stalks with rose red flowers from late spring to mid-summer
- Little to moderate water
- Sunset zones 2b, 3, 7-16, 18-24
- Full sun or light shade



Leucophyllum frutescens – Texas Sage

- Evergreen shrub 6-8 feet tall and wide
- Silvery gray foliage
- Deep purple flowers throughout the year
- Little to moderate water
- Sunset zones 7-24
- Full sun



Senna artemisioides

- Evergreen shrub 3-5 feet tall and wide
- Gray leaves are divided into 6-8 needlelike leaflets
- $\frac{3}{4}$ inch yellow flowers in clusters of five to eight in winter and spring
- Little to moderate water
- Sunset zones 8, 9, 12-16, 18-23
- Full sun or light shade

Vines:



Macfadyena unguis-cati – Cat's Claw Vine

- Vigorous evergreen vine climbs 25-40 feet
- Each leaf consists of two oval, glossy light green leaflets 2 inches long
- Lobed, yellow, trumpet like flowers in early spring
- Moderate water
- Sunset zones 8-24, H1, H2
- Full sun or partial shade

Groundcovers:



Convolvulus sabatius – Ground Morning Glory

- Perennial shrub 1-2 feet high, up to 3 feet wide
- Soft, hairy, gray-green roundish leaves ½ - 1 ½ inch long
- Lavender blue 1-2 inch flowers from early summer into fall
- Moderate water
- Sunset zones 1-24
- Full sun



Lantana gold varieties – Lantana

- Evergreen shrub 2-3 feet high, 6-8 feet wide
- Roughly toothed dark green leaves
- Vivid orange-red, yellow or gold flowers year round with no frost
- Moderate water
- Sunset zones 8-10, 12-24, H1, H2
- Full sun



Myoporum pacificum – Myoporum

- Evergreen shrub to 2 feet tall, 30 feet wide
- Medium green, 1 inch long oval leaves
- Small white flowers in summer
- Little to moderate water
- Sunset zones 16-24
- Full sun

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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. 859 / CHANGE OF ZONE NO. 7517 / PLOT PLAN NO. 22794 – Intent to Adopt a Mitigated Negative Declaration - Applicant: United Strategies, Inc. – Engineer/Representative: IW Consulting, Inc. – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan – Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) – Location: Northerly of Van Buren Boulevard and easterly of Bain Street – 20.62 Gross Acres – Zoning: Light Agriculture (A-1) and One-Family Dwellings (R-1) – **REQUEST:** The General Plan Amendment proposes to change the project site's current General Plan Land Use designation from Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio). The Change of Zone proposes to change the project site's current Zoning Classification from Light Agriculture (A-1) and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) – APN(s): 170-320-008, 009, 010, 013, 014, 018. The Plot Plan proposes to legalize an existing truck and equipment storage area within a 4.00 gross acre parcel. The proposal consists an existing 3,562 square foot storage and maintenance structure, a 484 square foot office, a 2,938 square foot care taker residence, a 695 square foot garage, and a 802 square foot storage container and additional areas of outdoor storage, and 25 parking spaces. (Legislative)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: August 19, 2009
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 Project Planner, Jeffery Childers, at 951-955-3626 or email jchilder@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or 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 you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence 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: Jeffery Childers
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/14/09,

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

APN (s) or case numbers PP22794 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

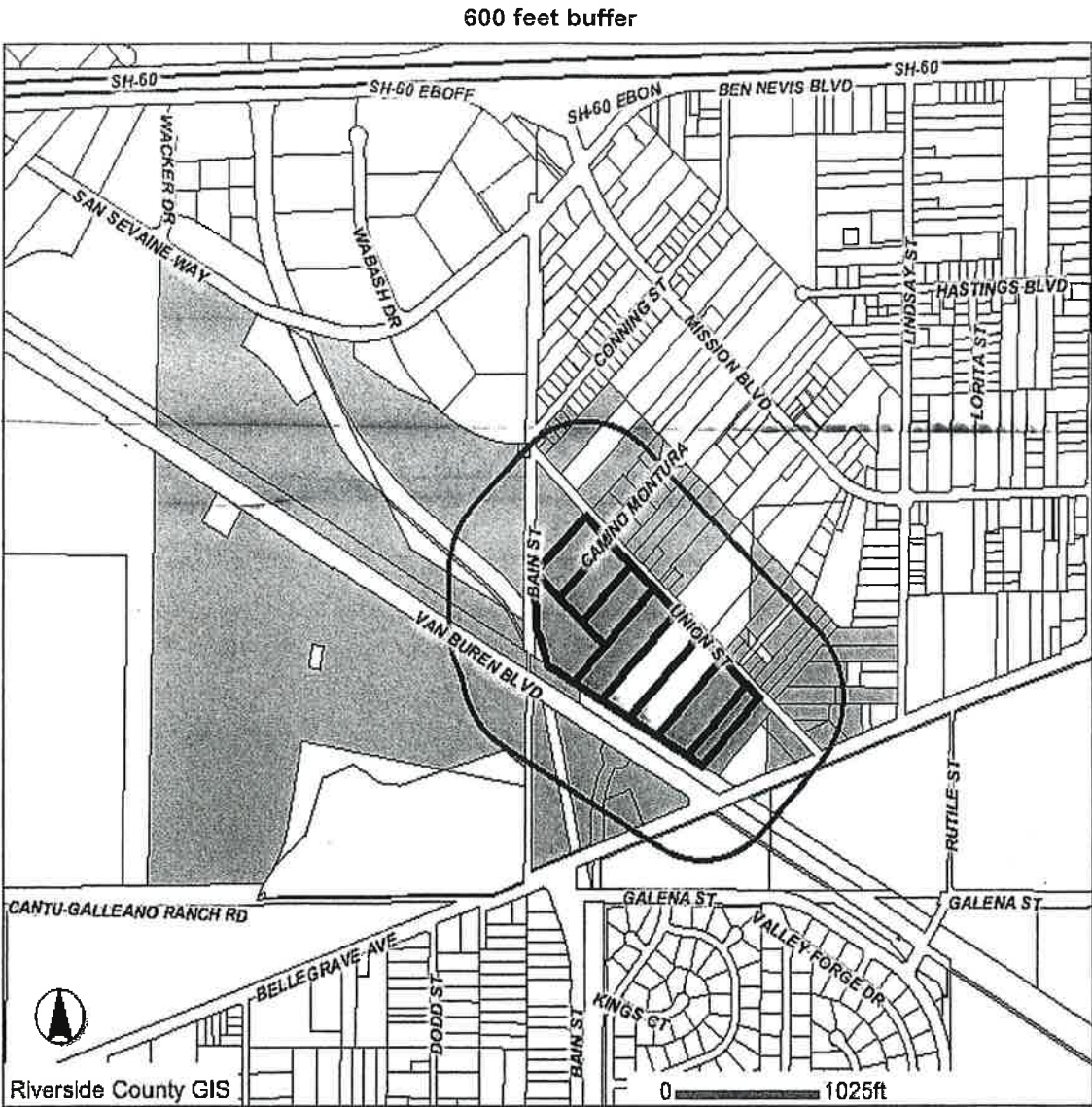
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Checked by
[Signature]



Selected parcel(s):

156-210-005	156-210-006	156-210-078	156-210-082	156-210-087	156-210-093	170-220-006
170-220-007	170-220-008	170-220-009	170-220-011	170-220-012	170-220-014	170-220-016
170-220-017	170-220-018	170-220-019	170-220-020	170-220-021	170-220-022	170-220-023
170-220-024	170-220-025	170-220-026	170-220-027	170-220-028	170-220-029	170-220-030
170-230-001	170-230-002	170-230-004	170-230-005	170-230-009	170-230-011	170-230-016
170-230-020	170-230-021	170-230-022	170-230-023	170-230-024	170-230-028	170-230-029
170-280-001	170-280-002	170-280-003	170-280-007	170-280-008	170-280-011	170-280-012
170-280-013	170-280-014	170-320-001	170-320-003	170-320-007	170-320-008	170-320-011
170-320-012	170-320-013	170-320-014	170-320-015	170-320-017	170-320-018	170-330-001
170-330-004	170-330-024	170-330-025	170-330-026	170-330-027		

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...10/14/2009

APN: 156210005 ASMT: 156210005
JURUPA COMMUNITY SERVICES DIST
8621 JURUPA RD
RIVERSIDE CA 92509

APN: 156210006 ASMT: 156210006
UNION PACIFIC RR CO
REGIONAL MANAGER OF PROPERTY TAXES
1700 FARNAM ST NO 105-FL
OMAHA NE 68102

APN: 156210078 ASMT: 156210078
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

APN: 156210082 ASMT: 156210082
UNION PACIFIC RAILROAD CO
C/O UNION PAC RAILROAD CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

APN: 156210087 ASMT: 156210087
TRAILER TRAIN CO
101 N WACKER DR
CHICAGO IL 60606

APN: 156210093 ASMT: 156210093
GONSALVES & SANTUCCI INC
5141 COMMERCIAL CIR
CONCORD CA 94520

APN: 170220006 ASMT: 170220006
TRINIDAD DELGADO
1350 CONNING ST
RIVERSIDE CA. 92509

APN: 170220007 ASMT: 170220007
JOSE LUIS SOTO
4360 CONNING ST
RIVERSIDE CA. 92509

APN: 170220008 ASMT: 170220008
ARMANDO G FLORES
4370 CONNING ST
RIVERSIDE CA. 92509

APN: 170220009 ASMT: 170220009
MAGDALENO BIBIAN
ISIDRO VIVIAN
4380 CONNING ST
RIVERSIDE CA. 92509

APN: 170220011 ASMT: 170220011
YOLANDA CASTANO
9997 UNION AVE
RIVERSIDE CA. 92509

APN: 170220012 ASMT: 170220012
JORGE A ALVARADO
MARIA J ALVARADO
5045 DODD ST
MIRA LOMA CA 91752

APN: 170220014 ASMT: 170220014
ADOLPH L LYONS
PATRICIA F LYONS
CLAUDE LYONS
C/O CLAUDE LYONS
P O BOX 126
TOPOCK AZ 86436

APN: 170220016 ASMT: 170220016
JAMES D ROWE
DEANNA L ROWE
9931 UNION AVE
RIVERSIDE CA. 92509

APN: 170220017 ASMT: 170220017
TOMAS MEDINA
ALBERTA MEDINA
9927 UNION AVE
RIVERSIDE CA. 92509

APN: 170220018 ASMT: 170220018
MARIA E ALVAREZ
9921 UNION AVE
RIVERSIDE CA. 92509

APN: 170220019 ASMT: 170220019
AURORA MARGARITA DIAZ
P O BOX 3634
RIVERSIDE CA 92519

APN: 170220020 ASMT: 170220020
MARIA J ALVARADO
9999 UNION AVE
RIVERSIDE CA. 92509

APN: 170220021 ASMT: 170220021
JACQUELINE MARIE CHANNER
P O BOX 526
BLOOMINGTON CA 92316

APN: 170220022 ASMT: 170220022
JAVIER HERNANDEZ
ARACELI HERNANDEZ
4389 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220023 ASMT: 170220023
HENRY L TORRES
367 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220024 ASMT: 170220024
GILBERT GUTIERREZ
SUSAN C GUTIERREZ
4343 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220025 ASMT: 170220025
AMADOR T SANDOVAL
4321 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220026 ASMT: 170220026
REGULO JIMENEZ
4310 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220027 ASMT: 170220027
FERMIN RIVERA
4320 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220028 ASMT: 170220028
JACKIE L KASINGER
4344 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220029 ASMT: 170220029
RUDY ALCANTAR
P O BOX 8530
MORENO VALLEY CA 92552

APN: 170220030 ASMT: 170220030
ERNESTO CARLOS
4390 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170230001 ASMT: 170230001
JUAN M GUZMAN
9885 UNION AVE
RIVERSIDE CA. 92509

APN: 170230002 ASMT: 170230002
ALEXANDER PRADIN
GLORIA PRADIN
MICHELLE A PRADIN BARRON
5261 NORWOOD AVE
RIVERSIDE CA 92505

APN: 170230004 ASMT: 170230004
ANDY QUANG DUC QUACH
ADA KWAN WING KWONG
9879 UNION ST
RIVERSIDE CA 92509

APN: 170230005 ASMT: 170230005
JESUS PEREZ
GRACIELA PEREZ
HECTOR PEREZ
MARIA GUADALUPE PEREZ
705 S INDIANA ST
ANAHEIM CA 92805

APN: 170230009 ASMT: 170230009
EFRAIN MARQUEZ
MARIA ELENA MARQUEZ
9859 UNION AVE
RIVERSIDE CA 92509

APN: 170230011 ASMT: 170230011
MATIAS VILLANUEVA
9863 UNION AVE
RIVERSIDE CA. 92509

APN: 170230016 ASMT: 170230016
RICARDO MARTINEZ FLORES
FRANCISCA MARTINEZ
9855 UNION AVE
RIVERSIDE CA 92509

APN: 170230020 ASMT: 170230020
CESARIO SANCHEZ
9847 UNION AVE
RIVERSIDE CA. 92509

APN: 170230021 ASMT: 170230021
CIPRIANO AGUILAR
MARGARET AGUILAR
5886 TYLER ST
RIVERSIDE CA 92503

APN: 170230022 ASMT: 170230022
DOMINGO AGUILAR
17180 CUCAMONGA AVE
CORONA CA 92880

APN: 170230023 ASMT: 170230023
DELBERT TURNER
MARILYN TURNER
JAMES C TURNER
C/O JAMES C TURNER
9833 UNION ST
RIVERSIDE CA. 92509

APN: 170230024 ASMT: 170230024
DONNA C MURPHY
9861 UNION AVE
RIVERSIDE CA. 92509

APN: 170230028 ASMT: 170230028
RICARDO MARTINEZ
FRANCISCA MARTINEZ
4261 MAYFIELD LN
RIVERSIDE CA. 92509

APN: 170230029 ASMT: 170230029
DEUTSCHE BANK NATL TRUST CO
4600 REGENT BLV NO 200
IRVING TX 75063



APN: 170280001 ASMT: 170280001
WELLS FARGO BANK
C/O CARRINGTON MORTGAGE SERVICES
1610 ST ANDREW PL
SANTA ANA CA 92705

APN: 170280002 ASMT: 170280002
EARLENE MAY KETCHUM
3487 CAMPBELL ST
RIVERSIDE CA 92509

APN: 170280003 ASMT: 170280003
RAUL GARCIA
LOURDES GARCIA
MAURICIO RAMIREZ
ROSARIO RAMIREZ
11387 BIG DIPPER DR
MIRA LOMA CA 91752

APN: 170280007 ASMT: 170280007
ROBERT MARSH
MARIE E MARSH
9827 UNION ST
RIVERSIDE CA. 92509

APN: 170280008 ASMT: 170280008
BENJAMIN GARCIA
ELVIA R GARCIA
JESUS GARCIA
4375 LINDSAY ST
RIVERSIDE CA. 92509

APN: 170280011 ASMT: 170280011
WILLIAM F RYAN
9829 BELLEGRAVE AVE
RIVERSIDE CA. 92509

APN: 170280012 ASMT: 170280012
JOHN TAGGART
ATHRYN E TAGGART
3031 MARLATT ST
MIRA LOMA CA 91752

APN: 170280013 ASMT: 170280013
HERACLIO GUITRON
ARACELI GUITRON
9825 UNION AVE
RIVERSIDE CA. 92509

APN: 170280014 ASMT: 170280014
JACQUELINE Y ESCAJEDA
9829 UNION AVE
RIVERSIDE CA. 92509

APN: 170320001 ASMT: 170320001
CHURCH OF GOD
9875 BELLEGRAVE AVE
RIVERSIDE CA. 92509

APN: 170320003 ASMT: 170320003
FRED VIRAMONTES
11091 MULBERRY AVE
FONTANA CA 92337

APN: 170320007 ASMT: 170320007
LORENA URIBE
SALVADOR N URIBE
9840 UNION AVE
RIVERSIDE CA. 92509

APN: 170320008 ASMT: 170320008
RONNIE K YOUNG
5465 DODD ST
MIRA LOMA CA 91752

APN: 170320011 ASMT: 170320011
VINCENZO CARBONARA
601 W FLORENCE AVE
LA HABRA CA 90631

APN: 170320012 ASMT: 170320012
MARIO CONTRERAS
9910 UNION AVE
RIVERSIDE CA. 92509

APN: 170320013 ASMT: 170320013
9930 UNION AVENUE TRUST
12523 LIMONITE NO 440 302
MIRA LOMA CA 91752

APN: 170320014 ASMT: 170320014
9950 UNION AVENUE TRUST
PMB 302
12523 LIMONITE STE 440
MIRA LOMA CA 91752

APN: 170320015 ASMT: 170320015
SOUTHERN CALIFORNIA EDISON CO
14799 CHESTNUT ST
WESTMINSTER CA 92683

APN: 170320017 ASMT: 170320017
WHITE ETHEL A TRUST
ETHEL A WHITE
C/O ETHEL A WHITE
9836 UNION AVE
RIVERSIDE CA. 92509

APN: 170320018 ASMT: 170320018
DONALD D GALLEANO
CHARLENE ANN GALLEANO
4220 WINEVILLE AVE
MIRA LOMA CA 91752

APN: 170330001 ASMT: 170330001
UNION PACIFIC RR
REGIONAL MANAGER OF PROPERTY TAXES
1700 EARNAM ST NO 105-FL
OMAHA NE 68102

APN: 170330004 ASMT: 170330004
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

APN: 170330024 ASMT: 170330024
ROBERT H DREYER
26603 LEESDALE AVE
HARBOR CY CA 90710

APN: 170330025 ASMT: 170330025
PREM SALHOTRA
P O BOX 1809
YUCCA VALLEY CA 92286

APN: 170330026 ASMT: 170330026
MIRA LOMA DEV GROUP
27 CALLE AMENO
SAN CLEMENTE CA 92672

APN: 170330027 ASMT: 170330027
BIRTCHEIR MIRA LOMA BELLEGRAVE AVE
18201 VON KARMAN STE 1170
IRVINE CA 92612



Bureau of Land Management,
U.S. Department of the Interior
22835 Calle San Juan de los Lagos
N o Valley, CA 92553

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

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

Jurupa Community Service District
11201 Harrell St
Mira Loma, CA 91752

Jurupa Mountains Cultural Center
7621 Granite Hill Dr.
Riverside, CA 92509-1202

ATTN: Pam Lauzon & Janet Dewhirst
Jurupa Unified School District
4850 Pedley Rd.
Riverside, CA 92509-3966

Native American Heritage Commission
915 Capitol Mall, Rm 364
Sacramento, CA 95814-4801

Pechanga Indian Reservation Council
P.O. Box 1477
Temecula, CA 93593

Processing & Distribution Center,
U.S. Postal Service
1900 W. Redlands Blvd.
San Bernardino, CA 92403-9997

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

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

United Strategies Inc.
Anna Hendrix
1902 Orange Tree Lane #200
Redlands, CA 92373

IW Consulting, Inc.
3544 University Ave.
Riverside, Ca 92501

Don Galleano
4231 Wineville Rd.
Mira Loma, CA 91752

Fred Viramontes
1109 Mulberry Ave.
Fontana, CA 92337

Bruce and Susan Vanderhost
5930 Natchez Rd.
Riverside, CA 92509

Ronnie K. Young
5465 Dodd St.
Mira Loma, CA 91752



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

January 26, 2010

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

E-MAIL: legals@pe.com
VIA FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: GPA 859 ZC 7517 PP 22794

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, January 28, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

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

Gil, Cecilia

From: PE Legals [legals@pe.com]
Sent: Tuesday, January 26, 2010 1:32 PM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: GPA 859 ZC 7517 PP 22794

Received for publication on Jan. 28. Proof to follow shortly.

Thank You! ~Maria G. Tinajero • The Press Enterprise Legal Adv. • 1.800.880.0345 (Phone) • 951.368.9018 (fax) • Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, January 26, 2010 1:22 PM
To: PE Legals
Subject: FW: FOR PUBLICATION: GPA 859 ZC 7517 PP 22794

NO CHANGES. Please confirm. THANK YOU!

Cecilia Gil

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

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

From: Gil, Cecilia
Sent: Tuesday, January 26, 2010 10:29 AM
To: 'PE Legals'
Subject: FOR PUBLICATION: GPA 859 ZC 7517 PP 22794

Hello! Attached is a DRAFT for a Notice of Public Hearing, for above-mentioned subject matter, for publication on Thursday, Jan. 28, 2010. NO Need to confirm now, until I've finalized later. Thanks!

Cecilia Gil

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

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



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

January 26, 2010

RIVERSIDE COUNTY RECORD
ATTN: LEGALS
PO BOX 3187
RIVERSIDE, CA 92519

E-MAIL: recordmde@aol.com
VIA FAX: (951) 685-2961

RE: NOTICE OF PUBLIC HEARING: GPA 859 ZC 7517 PP 22794

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, January 28, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

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

Gil, Cecilia

From: recordmde@aol.com
Sent: Tuesday, January 26, 2010 1:57 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 859 ZC 7517 PP 22794

Hello Again,

I have received the notice for publication.
Thank you AGAIN!
Mike

-----Original Message-----

From: Gil, Cecilia <CCGIL@rcbos.org>
To: recordmde@aol.com
Sent: Tue, Jan 26, 2010 1:19 pm
Subject: FOR PUBLICATION: GPA 859 ZC 7517 PP 22794

Hello! I have one more here..Notice of Public Hearing, for publication on Thursday, Jan. 28, 2010. Please confirm. Thank you!

Cecilia Gil

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

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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND PLOT PLAN IN THE GLEN AVON ZONING DISTRICT – JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 9, 2010 at 1:30 P.M.** to consider the application submitted by United Strategies, Inc. – IW Consulting, Inc. on **General Plan Amendment No. 859**, which proposes to change the land use designation from Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Light Industrial (CD:L1) (0.25-0.60 Floor Area Ratio); **Change of Zone No. 7517**, which proposes to change the zone from Light Agriculture (A-1) and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC), or such other zones as the Board may find appropriate; and, **Plot Plan No. 22794**, which proposes to legalize an existing truck and equipment storage area within a 4.00 gross acre parcel ("the project"). The proposal consists an existing 3,562 sq. ft. storage and maintenance structure, a 484 sq. ft. office, a 2,938 sq. ft. care taker residence, a 695 sq. ft. garage, and a 802 sq. ft. storage container and additional areas of outdoor storage, and 25 parking spaces. The project is located northerly of Van Buren Boulevard and easterly of Bain Street in the Glen Avon Zoning District – Jurupa Area Plan, Second Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41376**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JEFF CHILDERS, PROJECT PLANNER, AT (951) 955-3626 OR EMAIL jchilder@rctlma.org.

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

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

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

Dated: January 26, 2010

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

CERTIFICATE OF POSTING

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on January 26, 2010, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 859 ZC 7517 PP 22794

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: February 9, 2010 @ 1:30 PM

SIGNATURE: Mcgil DATE: January 26, 2010
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann [MaMeyer@asrcrkrec.com]
Sent: Wednesday, January 27, 2010 7:43 AM
To: Gil, Cecilia
Subject: RE: FOR POSTING: GPA 859 ZC 7517 PP 22794

I was out yesterday and usually Tammie does them while I'm gone but she was sick. It will be done today.

From: Gil, Cecilia
Sent: Tuesday, January 26, 2010 3:46 PM
To: Meyer, Mary Ann
Cc: Marshall, Tammie
Subject: FW: FOR POSTING: GPA 859 ZC 7517 PP 22794

Hello? Did you get this?

Cecilia Gil

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

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

From: Gil, Cecilia
Sent: Tuesday, January 26, 2010 1:21 PM
To: Meyer, Mary Ann
Cc: Marshall, Tammie
Subject: FOR POSTING: GPA 859 ZC 7517 PP 22794

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

Cecilia Gil

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

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

CERTIFICATE OF MAILING

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

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

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on January 26, 2010, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 859 ZC 7517 PP 22794

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

Board Agenda Date: February 9, 2010 @ 1:30 PM

SIGNATURE: Mcgil
Cecilia Gil

DATE: January 26, 2010



APN: 156210005 ASMT: 156210005
JURUPA COMMUNITY SERVICES DIST
8621 JURUPA RD
RIVERSIDE CA 92509

APN: 156210006 ASMT: 156210006
UNION PACIFIC RR CO
REGIONAL MANAGER OF PROPERTY TAXES
1700 FARNAM ST NO 105-FL
OMAHA NE 68102

APN: 156210078 ASMT: 156210078
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

APN: 156210082 ASMT: 156210082
UNION PACIFIC RAILROAD CO
C/O UNION PAC RAILROAD CO
1700 FARNAM ST 10TH FL S
OMAHA, NE 68102

APN: 156210087 ASMT: 156210087
TRAILER TRAIN CO
101 N WACKER DR
CHICAGO IL 60606

APN: 156210093 ASMT: 156210093
GONSALVES & SANTUCCI INC
5141 COMMERCIAL CIR
CONCORD CA 94520

APN: 170220006 ASMT: 170220006
TRINIDAD DELGADO
4350 CONNING ST
RIVERSIDE CA. 92509

APN: 170220007 ASMT: 170220007
JOSE LUIS SOTO
4360 CONNING ST
RIVERSIDE CA. 92509

APN: 170220008 ASMT: 170220008
ARMANDO G FLORES
4370 CONNING ST
RIVERSIDE CA. 92509

APN: 170220009 ASMT: 170220009
MAGDALENO BIBIAN
ISIDRO VIVIAN
4380 CONNING ST
RIVERSIDE CA. 92509

APN: 170220011 ASMT: 170220011
YOLANDA CASTANO
9997 UNION AVE
RIVERSIDE CA. 92509

APN: 170220012 ASMT: 170220012
JORGE A ALVARADO
MARIA J ALVARADO
5045 DODD ST
MIRA LOMA CA 91752

APN: 170220014 ASMT: 170220014
ADOLPH L LYONS
PATRICIA F LYONS
CLAUDE LYONS
C/O CLAUDE LYONS
P O BOX 126
TOPOCK AZ 86436

APN: 170220016 ASMT: 170220016
JAMES D ROWE
DEANNA L ROWE
9931 UNION AVE
RIVERSIDE CA. 92509

GPA 859 207517 PP 22794

APN: 170220017 ASMT: 170220017
TOMAS MEDINA
ALBERTA MEDINA
9927 UNION AVE
RIVERSIDE CA. 92509

APN: 170220018 ASMT: 170220018
MARIA E ALVAREZ
9921 UNION AVE
RIVERSIDE CA. 92509

APN: 170220019 ASMT: 170220019
AURORA MARGARITA DIAZ
P O BOX 3634
RIVERSIDE CA 92519

APN: 170220020 ASMT: 170220020
MARIA J ALVARADO
9999 UNION AVE
RIVERSIDE CA. 92509

APN: 170220021 ASMT: 170220021
JACQUELINE MARIE CHANNER
P O BOX 526
BLOOMINGTON CA 92316

APN: 170220022 ASMT: 170220022
JAVIER HERNANDEZ
ARACELI HERNANDEZ
4389 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220023 ASMT: 170220023
HENRY L TORRES
4367 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220024 ASMT: 170220024
GILBERT GUTIERREZ
SUSAN C GUTIERREZ
4343 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220025 ASMT: 170220025
AMADOR T SANDOVAL
4321 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220026 ASMT: 170220026
REGULO JIMENEZ
4310 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220027 ASMT: 170220027
FERMIN RIVERA
4320 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220028 ASMT: 170220028
JACKIE L KASINGER
4344 CAMINO MONTURA
RIVERSIDE CA. 92509

APN: 170220029 ASMT: 170220029
RUDY ALCANTAR
P O BOX 8530
MORENO VALLEY CA 92552

APN: 170220030 ASMT: 170220030
ERNESTO CARLOS
4390 CAMINO MONTURA
RIVERSIDE CA. 92509



APN: 170230001 ASMT: 170230001
JUAN M GUZMAN
9885 UNION AVE
RIVERSIDE CA. 92509

APN: 170230002 ASMT: 170230002
ALEXANDER PRADIN
GLORIA PRADIN
MICHELLE A PRADIN BARRON
5261 NORWOOD AVE
RIVERSIDE CA 92505

APN: 170230004 ASMT: 170230004
ANDY QUANG DUC QUACH
ADA KWAN WING KWONG
9879 UNION ST
RIVERSIDE CA 92509

APN: 170230005 ASMT: 170230005
JESUS PEREZ
GRACIELA PEREZ
HECTOR PEREZ
MARIA GUADALUPE PEREZ
705 S INDIANA ST
ANAHEIM CA 92805

APN: 170230009 ASMT: 170230009
EFRAIN MARQUEZ
MARIA ELENA MARQUEZ
9859 UNION AVE
RIVERSIDE CA 92509

APN: 170230011 ASMT: 170230011
MATIAS VILLANUEVA
9863 UNION AVE
RIVERSIDE CA. 92509

APN: 170230016 ASMT: 170230016
RICARDO MARTINEZ FLORES
FRANCISCA MARTINEZ
9855 UNION AVE
RIVERSIDE CA 92509

APN: 170230020 ASMT: 170230020
CESARIO SANCHEZ
9847 UNION AVE
RIVERSIDE CA. 92509

APN: 170230021 ASMT: 170230021
CIPRIANO AGUILAR
MARGARET AGUILAR
5886 TYLER ST
RIVERSIDE CA 92503

APN: 170230022 ASMT: 170230022
DOMINGO AGUILAR
17180 CUCAMONGA AVE
CORONA CA 92880

APN: 170230023 ASMT: 170230023
DELBERT TURNER
MARILYN TURNER
JAMES C TURNER
C/O JAMES C TURNER
9833 UNION ST
RIVERSIDE CA. 92509

APN: 170230024 ASMT: 170230024
DONNA C MURPHY
9861 UNION AVE
RIVERSIDE CA. 92509

APN: 170230028 ASMT: 170230028
RICARDO MARTINEZ
FRANCISCA MARTINEZ
4261 MAYFIELD LN
RIVERSIDE CA. 92509

APN: 170230029 ASMT: 170230029
DEUTSCHE BANK NATL TRUST CO
4600 REGENT BLV NO 200
IRVING TX 75063

APN: 170280001 ASMT: 170280001
WELLS FARGO BANK
C/O CARRINGTON MORTGAGE SERVICES
1610 ST ANDREW PL
SANTA ANA CA 92705

APN: 170280002 ASMT: 170280002
EARLENE MAY KETCHUM
3487 CAMPBELL ST
RIVERSIDE CA 92509

APN: 170280003 ASMT: 170280003
RAUL GARCIA
LOURDES GARCIA
MAURICIO RAMIREZ
ROSARIO RAMIREZ
11387 BIG DIPPER DR
MIRA LOMA CA 91752

APN: 170280007 ASMT: 170280007
ROBERT MARSH
MARIE E MARSH
9827 UNION ST
RIVERSIDE CA. 92509

APN: 170280008 ASMT: 170280008
BENJAMIN GARCIA
ELVIA R GARCIA
JESUS GARCIA
4375 LINDSAY ST
RIVERSIDE CA. 92509

APN: 170280011 ASMT: 170280011
WILLIAM F RYAN
9829 BELLEGRAVE AVE
RIVERSIDE CA. 92509

APN: 170280012 ASMT: 170280012
JOHN TAGGART
KATHRYN E TAGGART
6031 MARLATT ST
MIRA LOMA CA 91752

APN: 170280013 ASMT: 170280013
HERACLIO GUITRON
ARACELI GUITRON
9825 UNION AVE
RIVERSIDE CA. 92509

APN: 170280014 ASMT: 170280014
JACQUELINE Y ESCAJEDA
9829 UNION AVE
RIVERSIDE CA. 92509

APN: 170320001 ASMT: 170320001
CHURCH OF GOD
9875 BELLEGRAVE AVE
RIVERSIDE CA. 92509

APN: 170320003 ASMT: 170320003
FRED VIRAMONTES
11091 MULBERRY AVE
FONTANA CA 92337

APN: 170320007 ASMT: 170320007
LORENA URIBE
SALVADOR N URIBE
9840 UNION AVE
RIVERSIDE CA. 92509

APN: 170320008 ASMT: 170320008
RONNIE K YOUNG
5465 DODD ST
MIRA LOMA CA 91752

APN: 170320011 ASMT: 170320011
VINCENZO CARBONARA
601 W FLORENCE AVE
LA HABRA CA 90631

APN: 170320012 ASMT: 170320012
MARIO CONTRERAS
9910 UNION AVE
RIVERSIDE CA. 92509

APN: 170320013 ASMT: 170320013
9930 UNION AVENUE TRUST
12523 LIMONITE NO 440 302
MIRA LOMA CA 91752

APN: 170320014 ASMT: 170320014
9950 UNION AVENUE TRUST
PMB 302
12523 LIMONITE STE 440
MIRA LOMA CA 91752

APN: 170320015 ASMT: 170320015
SOUTHERN CALIFORNIA EDISON CO
14799 CHESTNUT ST
WESTMINSTER CA 92683

APN: 170320017 ASMT: 170320017
WHITE ETHEL A TRUST
ETHEL A WHITE
C/O ETHEL A WHITE
9836 UNION AVE
RIVERSIDE CA. 92509

APN: 170320018 ASMT: 170320018
DONALD D GALLEANO
CHARLENE ANN GALLEANO
4220 WINEVILLE AVE
MIRA LOMA CA 91752

APN: 170330001 ASMT: 170330001
UNION PACIFIC RR
REGIONAL MANAGER OF PROPERTY TAXES
1700 EARNAM ST NO 105-FL
OMAHA NE 68102

APN: 170330004 ASMT: 170330004
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

APN: 170330024 ASMT: 170330024
ROBERT H DREYER
26603 LEESDALE AVE
HARBOR CY CA 90710

APN: 170330025 ASMT: 170330025
PREM SALHOTRA
P O BOX 1809
YUCCA VALLEY CA 92286

APN: 170330026 ASMT: 170330026
MIRA LOMA DEV GROUP
27 CALLE AMENO
SAN CLEMENTE CA 92672

APN: 170330027 ASMT: 170330027
BIRTCHER MIRA LOMA BELLEGRAVE AVE
18201 VON KARMAN STE 1170
IRVINE CA 92612

Bureau of Land Management,
U.S. Department of the Interior
22835 Calle San Juan de los Lagos
Moreno Valley, CA 92553

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

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

Jurupa Community Service District
11201 Harrell St
Mira Loma, CA 91752

Jurupa Mountains Cultural Center
7621 Granite Hill Dr.
Riverside, CA 92509-1202

ATTN: Pam Lauzon & Janet Dewhirst
Jurupa Unified School District
4850 Pedley Rd.
Riverside, CA 92509-3966

Native American Heritage Commission
915 Capitol Mall, Rm 364
Sacramento, CA 95814-4801

Pechanga Indian Reservation Council
P.O. Box 1477
Temecula, CA 93593

Processing & Distribution Center,
U.S. Postal Service
1900 W. Redlands Blvd.
San Bernardino, CA 92403-9997

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

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

United Strategies Inc
Anna Hendrix
1902 Orange Tree Lane #200
Redlands, CA 92373

~~United Strategies Inc.
Anna Hendrix
1902 Orange Tree Lane #200
Redlands, CA 92373~~

IW Consulting, Inc.
3544 University Ave.
Riverside, Ca 92501

~~Don Galleano
1231 Wineville Rd.
Mira Loma, CA 91752~~

Fred Viramontes
1109 Mulberry Ave.
Fontana, CA 92337

Bruce and Susan Vanderhost
5930 Natchez Rd.
Riverside, CA 92509

~~Ronnie K. Young
1465 Dodd St.
Mira Loma, CA 91752~~

Don Galleano
4231 Wineville Rd.
Mira Loma, CA 91752

Ronnie K. Young
5465 Dodd St.
Mira Loma, CA 91752

⑨ REMITTANCE ADDRESS
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209
FAX (951) 368-9026

① BILLING PERIOD 01/28/10 - 01/28/10
⑤ BILLING DATE 01/28/10
② TOTAL AMOUNT DUE 249.60
⑩ ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS
FOR BILLING INFORMATION CALL (951) 368-9713
③ UNAPPLIED AMOUNT 0
TERMS OF PAYMENT Due Upon Receipt

④ PAGE NO 1

⑥ BILLED ACCOUNT NAME AND ADDRESS
BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE CA 92502

⑦ BILLED ACCOUNT NUMBER 045202
REP NO LE04

Statement #: 56520977 Amount Paid \$ _____ Your Check # _____

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

⑪ DATE	⑫ REFERENCE	⑬ ⑭ ⑮ DESCRIPTION-OTHER COMMENTS/CHARGES	⑯ SAI SIZE ⑰ BILLED UNITS	⑱ RATE	⑲ GROSS AMOUNT	⑳ NET AMOUNT
01/28	4150090 CO	GPA 859 ZC 7517 PP22794 Class : 10 Ctext Ad# 10141219 Placed By : Cecilia Gil	192 L	1.30		249.60
<p>COMING SOON! Electronic Tearsheet Delivery Service It's easy! Search, view, save, email notification & more</p>						

RECEIVED RIVERSIDE
2010 FEB 11 PM 4:41

Planning
16.3 of 2/9/10
82P=1 hr
ZC 7517

① CURRENT NET AMOUNT DUE	② 30 DAYS	③ 60 DAYS	④ OVER 90 DAYS	⑤ UNAPPLIED AMOUNT	⑥ PLEASE PAY THIS AMOUNT
					249.60

THE PRESS-ENTERPRISE 
P.O. BOX 12009
RIVERSIDE, CA 92502-2209
TELEPHONE (951) 368-9711
(951) 368-9720 (951) 368-9713

ADVERTISING
STATEMENT/INVOICE

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



① STATEMENT NUMBER	② BILLING PERIOD	③ BILLED ACCOUNT NUMBER	④ ADVERTISER/CLIENT NUMBER	⑤ ADVERTISER/CLIENT NAME
56520977	01/28/10 - 01/28/10	045202		BOARD OF SUPERVISORS

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside CA 92501-3878
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P.)**

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 859 ZC 7517 PP22794

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01-28-10

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Jan. 28, 2010
At: Riverside, California

BOARD OF SUPERVISORS

P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10141219

PO #:

Agency #: _____

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND PLOT PLAN IN THE GLEN AVON ZONING DISTRICT - JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, February 9, 2010 at 1:30 P.M. to consider the application submitted by United Strategies, Inc. - IW Consulting, Inc. on General Plan Amendment No. 859, which proposes to change the land use designation from Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Light Industrial (CD:L1) (0.25-0.60 Floor Area Ratio); **Change of Zone No. 7517**, which proposes to change the zone from Light Agriculture (A-1) and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC), or such other zones as the Board may find appropriate; and, **Plot Plan No. 22794**, which proposes to legalize an existing truck and equipment storage area within a 4.00 gross acre parcel ("the project"). The proposal consists of an existing 3,562 sq. ft. storage and maintenance structure, a 484 sq. ft. office, a 2,938 sq. ft. caretaker residence, a 695 sq. ft. garage, and a 802 sq. ft. storage container and additional areas of outdoor storage, and 25 parking spaces. The project is located northerly of Van Buren Boulevard and easterly of Bain Street in the Glen Avon Zoning District - Jurupa Area Plan, Second Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41376**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JEFF CHILDERS, PROJECT PLANNER, AT (951) 955-3626 OR EMAIL jchilders@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted

above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

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

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

Dated: January 26, 2010
Kecia Harper-Ihem, Clerk
of the Board
By: Cecilia Gil, Board
Assistant 1/28



The Riverside County Record Newspaper

Western Riverside County's Only Hometown Newspaper

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INVOICE

January 28, 2010

Riverside County
Clerk of the Board
4080 Lemon Street, 1st Floor
P.O. Box 1147
Riverside, CA 92502- 1147

Legal Advertising

Notice Public Hearing

Your: GPA 859; ZC7517:PP 2794
Our #0078

15.00 column inches x \$8.94 = \$134.10

Publish one (1) week: January 28, 2010

Amount Due: \$134.10

Thank You,


Cathy Sypin-Barnes

Planning

16-3 of 02/09/10
ZC7517



RECEIVED DIRECTOR
2010 FEB -1 PM 3:32

Affidavit of Publication

(2015.5 C.C.P.)

County of Riverside

State of California

Catherine Sy-pin-Barnes, being first duly sworn, deposes and says: That at all times hereinafter, mentioned that she was a citizen of the United States, over the age of eighteen years, and a resident of said County, and was at and during all said times the principal clerk of the printer and publisher of The Riverside County Record-News, a newspaper of general circulation, adjudicated by court decree, printed and published weekly in said County of Riverside, State of California, that said Riverside County Record-News is and was at all times herein mentioned, a newspaper of general circulation as that term is defined in section 4460 of the Political Code, and, as provided by that section, is published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to nor published for the interest, entertainment or instruction of a particular class, profession, trade, calling, race or denominations; that at all said time said newspaper has been established, printed and published in said County and State at regular intervals for more than one year preceding the date of publication of the notice hereinafter mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black face type not smaller than nonpareil describing and expressing in general terms the purport and character of the notice intended to be given; that the

RIVERSIDE COUNTY RECORD NEWSPAPER

of which the annexed is a printed copy, published and printed in said newspaper in at least 1 weekly issues, as follows:

January 28, 2010

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

Dated: January 28, 2010 at

Riverside, California

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND PLOT PLAN IN THE GLEN AVON ZONING DISTRICT - JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 9, 2010 at 1:30 P.M.** to consider the application submitted by United Strategies, Inc. - IW Consulting, Inc. on **General Plan Amendment No. 859**, which proposes to change the land use designation from Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Light Industrial (CD:L1) (0.25-0.60 Floor Area Ratio); **Change of Zone No. 7517**, which proposes to change the zone from Light Agriculture (A-1) and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC), or such other zones as the Board may find appropriate; and, **Plot Plan No. 22794**, which proposes to legalize an existing truck and equipment storage area within a 4.00 gross acre parcel ("the project"). The proposal consists an existing 3,562 sq. ft. storage and maintenance structure, a 484 sq. ft. office, a 2,938 sq. ft. care taker residence, a 695 sq. ft. garage, and a 802 sq. ft. storage container and additional areas of outdoor storage, and 25 parking spaces. The project is located northerly of Van Buren Boulevard and easterly of Bain Street in the Glen Avon Zoning District - Jurupa Area Plan, Second Supervisorial District. The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41376**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JEFF CHILDERS, PROJECT PLANNER, AT (951) 955-3626 OR EMAIL jchilder@rcclma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project. If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

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

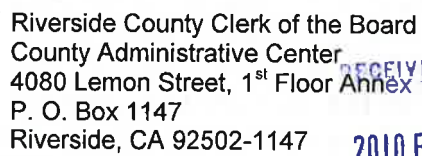
Dated: January 26, 2010

Kecia Harper-Ihem

Clerk of the Board

By: Cecilia Gil, Board Assistant

Pub: January 28, 2010 RCR0078



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APN: 170220028 ASMT:
JACKIE L KASINGER
4344 CAMINO MONTUR,
RIVERSIDE CA. 92509

NIXIE 923 DE 1 00 01/29/10

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UNABLE TO FORWARD

BC: 92502114747 *1977-02035-29-33

[illegible]

K.L. 192502042439

10-2 of 07/04/10



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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

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MAILED FROM ZIP CODE 92504

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8621 JURUPA RD
RIVERSIDE CA 92509

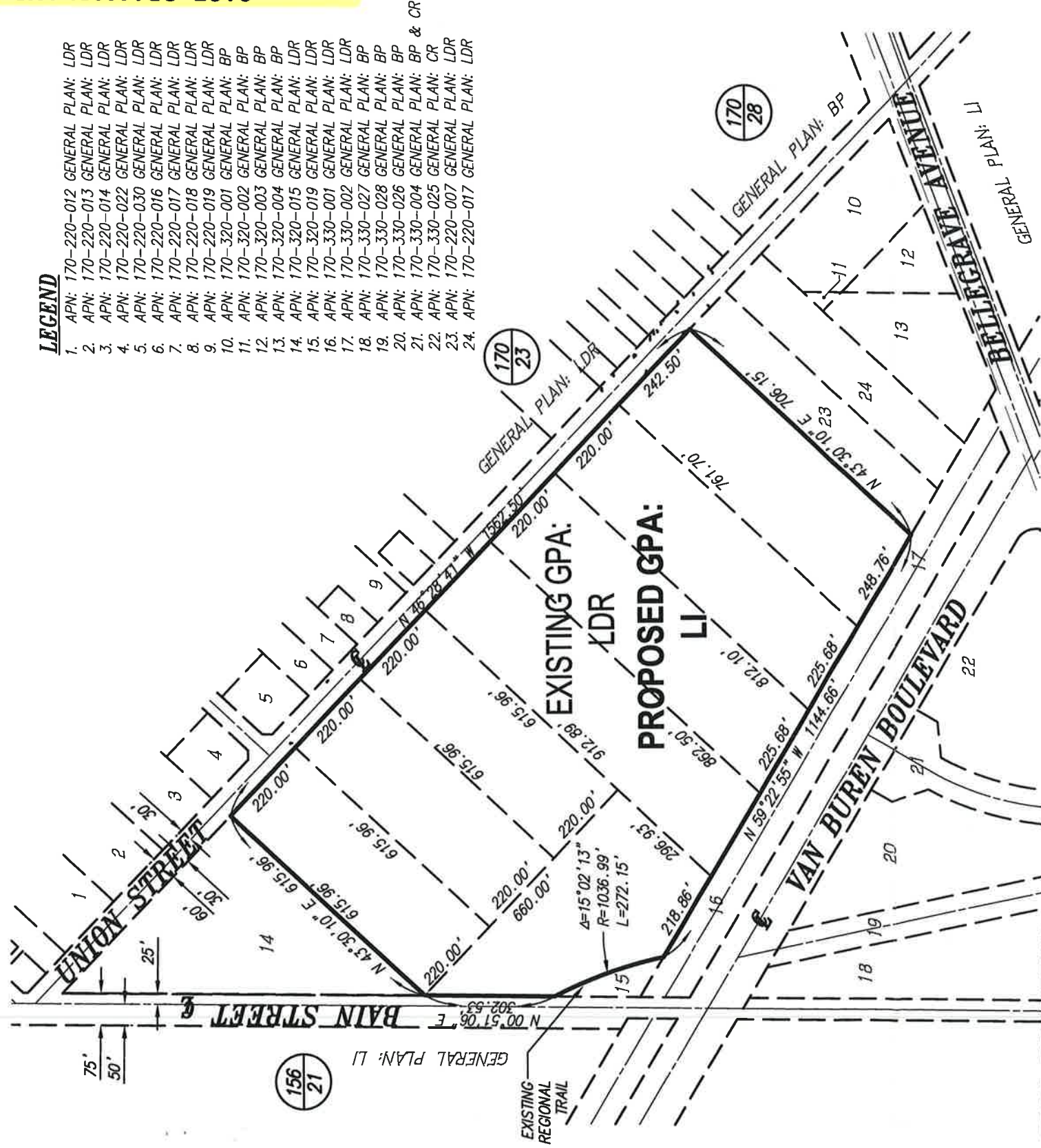
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K*LUCM1 92509



GENERAL PLAN AMENDMENT 00859
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
NOVEMBER 2008

CASE: GPA00859 AMD. 1
EXHIBIT: A
DATE: 5/20/09
PLANNER: C. Hinojosa



LEGEND

- 1. APN: 170-220-012 GENERAL PLAN: LDR
- 2. APN: 170-220-013 GENERAL PLAN: LDR
- 3. APN: 170-220-014 GENERAL PLAN: LDR
- 4. APN: 170-220-022 GENERAL PLAN: LDR
- 5. APN: 170-220-030 GENERAL PLAN: LDR
- 6. APN: 170-220-016 GENERAL PLAN: LDR
- 7. APN: 170-220-017 GENERAL PLAN: LDR
- 8. APN: 170-220-018 GENERAL PLAN: LDR
- 9. APN: 170-220-019 GENERAL PLAN: LDR
- 10. APN: 170-320-001 GENERAL PLAN: BP
- 11. APN: 170-320-002 GENERAL PLAN: BP
- 12. APN: 170-320-003 GENERAL PLAN: BP
- 13. APN: 170-320-004 GENERAL PLAN: LDR
- 14. APN: 170-320-015 GENERAL PLAN: LDR
- 15. APN: 170-320-019 GENERAL PLAN: LDR
- 16. APN: 170-330-001 GENERAL PLAN: LDR
- 17. APN: 170-330-002 GENERAL PLAN: LDR
- 18. APN: 170-330-027 GENERAL PLAN: BP
- 19. APN: 170-330-028 GENERAL PLAN: BP
- 20. APN: 170-330-026 GENERAL PLAN: BP
- 21. APN: 170-330-004 GENERAL PLAN: BP & CR
- 22. APN: 170-330-025 GENERAL PLAN: CR
- 23. APN: 170-220-007 GENERAL PLAN: LDR
- 24. APN: 170-220-017 GENERAL PLAN: LDR

LEGAL DESCRIPTION

4.00 ACRES IN POR LOT 102 MB 010/100 RESUB GLEN AVON HEIGHTS LOT 102 (A.P.N.: 170-320-008)
3.95 ACRES IN POR LOT 103 MB 010/100 RESUB GLEN AVON HEIGHTS LOT 103 (A.P.N.: 170-320-009)
4.46 ACRES IN POR LOT 103 MB 010/100 RESUB GLEN AVON HEIGHTS LOT 103 (A.P.N.: 170-320-010)
4.77 ACRES IN POR LOT 103 MB 010/100 RESUB GLEN AVON HEIGHTS LOT 103 (A.P.N.: 170-320-011)
3.10 ACRES IN POR LOT 95 MB 010/100 RESUB GLEN AVON HEIGHTS LOT 95 (A.P.N.: 170-320-012)
3.10 ACRES IN POR LOT 95 MB 010/100 RESUB GLEN AVON HEIGHTS LOT 95 (A.P.N.: 170-320-013)
3.10 ACRES IN POR LOT 95 MB 010/100 RESUB GLEN AVON HEIGHTS LOT 95 (A.P.N.: 170-320-014)
3.64 ACRES M/L IN POR LOT 95 MB 010/100 RESUB GLEN AVON HEIGHTS (A.P.N.: 170-320-018)

SECTION, TOWNSHIP & RANGE

POR. SEC. 19 & 10, T2S, R6W

ASSESSOR'S PARCEL NO

A.P.N.: 170-320-008
A.P.N.: 170-320-009
A.P.N.: 170-320-010
A.P.N.: 170-320-011
A.P.N.: 170-320-012
A.P.N.: 170-320-013
A.P.N.: 170-320-014
A.P.N.: 170-320-018

APPLICANTS/OWNERS

RON YOUNG
9860 UNION STREET
RIVERSIDE, CA 92509
(951) 288-6084
A.P.N.: 170-320-008

VICENZO CARBONARA
9894 UNION STEET
RIVERSIDE, CA 92509
A.P.N.: 170-320-011

BRUCE VANDERHORST
9530 NACHEZ ROAD
RIVERSIDE, CA 92509
(951) 681-5031
A.P.N.: 170-320-013 & 014

ENGINEER

IW CONSULTING ENGINEERS, INC.
3544 UNIVERSITY AVE
RIVERSIDE, CALIFORNIA 92501
PHONE: (951) 905-5300
FAX: (951) 905-5302

REPRESENTATIVE

UNITED STRATEGIES, INC
BRUCE CASH
1902 ORANGE TREE LANE, STE. 200
REDLANDS, CA 92374
PHONE: (909) 793-3033
FAX: (909) 793-3277

UTILITY PURVEYORS

WATER JCSO
GAS THE GAS COMPANY
ELECTRICAL EDISON
TELEPHONE PACIFIC BELL
SEWER JCSO
CABLE CHARTER

SCHOOL DISTRICT

JURUPA UNIFIED

ACREAGE

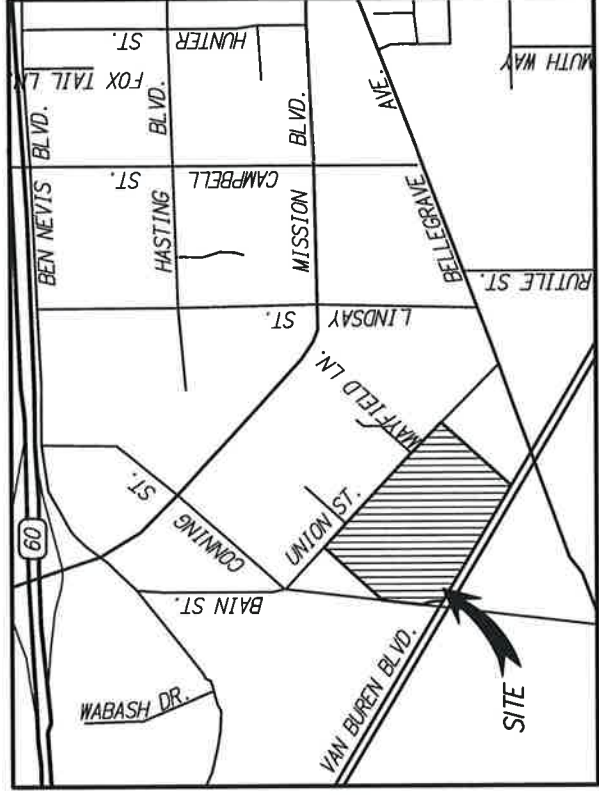
APN: 170-320-008 4.00 ACRES
APN: 170-320-009 3.95 ACRES
APN: 170-320-010 4.46 ACRES
APN: 170-320-011 4.77 ACRES
APN: 170-320-012 3.10 ACRES
APN: 170-320-013 3.10 ACRES
APN: 170-320-014 3.10 ACRES
APN: 170-320-018 3.64 ACRES

ZONING/LANDUSE/GENERAL PLAN

EXISTING ZONING: A-1 & R-1
EXISTING LAND USE: RESIDENTIAL & EQUIPMENT / MATERIAL STORAGE
EXISTING GENERAL PLAN : LDR
PROPOSED ZONING: MS-C
PROPOSED LAND USE: SAME NO CHANGE
PROPOSED GENERAL PLAN : LI

AMENDMENT DESCRIPTION

AMEND JURUPA AREA PLAN FROM LOW DENSITY
RESIDENTIAL TO LIGHT INDUSTRIAL ON 30.12 ACRES



VICINITY MAP
THOMAS GUIDE - PAGE 684, A-1 (2005 EDITION)
NOT TO SCALE

REVISIONS	
DATE	

GENERAL PLAN AMENDMENT 00859

SCALE: 1"=300'	
DATE: 11/08	SHEET 1
DRAWN: JC	OF 1 SHEETS
TRACED: JC	
CHECKED: AW	
APPROVED BY: _____	DWG NO. 346.001-004
FB	

IW Consulting Engineers, Inc.

3544 UNIVERSITY AVE
RIVERSIDE, CALIFORNIA 92501
PHONE: (951) 905-5300
FAX: (951) 905-5302

Large map filed with item