

02/01/10
09:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 38

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 USE - TRASH ENCLOSURES (cont.)

RECOMMND

issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening] and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 22 USE - CMPLY W/LNDSCP/IRRIG PLN

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 24 USE - QUIMBY ACT FEE

RECOMMND

The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley-Wide Recreation and Parks District.

90.PLANNING. 25 USE - REMOVE OUTDOOR ADVERTISE

RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

02/01/10
09:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 39

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with
APPROVED EXHIBIT A.

90.PLANNING. 28 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the
Development Standards of this approval and all other
preceding conditions have been complied with prior to any
use allowed by this permit.

90.PLANNING. 32 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or
upon building permit final inspection, whichever comes
first, the applicant shall comply with the provisions of
Riverside County Ordinance No. 663, which generally
requires the payment of the appropriate fee set forth in
that ordinance.

The amount of the fee required to be paid may vary,
depending upon a variety of factors, including the type of
development application submitted and the applicability of
any fee reduction or exemption provisions contained in
Riverside County Ordinance No. 663. Said fee shall be
calculated on the approved development project which is
anticipated to be 0.90 acres (gross) in accordance with
APPROVED EXHIBIT A. If the development is subsequently
revised, this acreage amount may be modified in order to
reflect the revised development project acreage amount. In
the event Riverside County Ordinance No. 663 is rescinded,
this condition will no longer be applicable. However,
should Riverside County Ordinance No. 663 be rescinded and
superseded by a subsequent mitigation fee ordinance,
payment of the appropriate fee set forth in that ordinance
shall be required.

90.PLANNING. 33 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon
building permit final inspection prior to use or occupancy
for cases without final inspection or certificate of
occupancy (such as an SMP), whichever comes first, the
applicant shall comply with the provisions of Riverside
County Ordinance No. 810, which requires the payment of the
appropriate fee set forth in the Ordinance. The amount of
the fee will be based on the "Project Area" as defined in

02/01/10
09:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 40

F. PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 23535 is calculated to be 0.90 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 35 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 23535 has been calculated to be 0.90 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 36 USE - LNDSCPE/IRRIG INSTALL

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to

02/01/10
09:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 41

PLAN: TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 36 USE - LANDSCAPE/IRRIG INSTALL (cont.)

RECOMMND

final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOSIT," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

90.PLANNING. 38 USE - PALEO MONITORING REPORT

RECOMMND

90 Series Condition for Monitoring Report Submittal

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site (if monitoring was required). The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

If no grading permit is submitted, this condition can be set to not apply.

TRANS DEPARTMENT

90.TRANS. 1 USE - TS/INSTALLATION (MOD)

RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

Fairview Avenue (NS) at:

02/01/10
09:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 42

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 USE - TS/INSTALLATION (MOD) (cont.) RECOMMND

SR-74 (EW) - signal modification to accommodate
streetwidening along the project frontage on
the north side of SR-74.

with no credit given for Traffic Signal Mitigation Fees
or as approved by the Transportation Department

90.TRANS. 2 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be
prepared and shall be based upon a design profile extending
a minimum of 300 feet beyond the project boundaries at a
grade and alignment as approved by the Riverside County
Transportation Department. Completion of road improvements
does not imply acceptance for maintenance by County.

90.TRANS. 3 USE - CALTRANS 1 RECOMMND

The project proponent shall comply with the Caltrans
recommendations.

90.TRANS. 4 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project.
The project proponent shall be responsible for any
additional paving and/or striping removal caused by the
striping plan. Traffic signing and striping shall be
performed by County forces with all incurred costs borne
by the applicant, unless otherwise approved by the County
Traffic Engineer.

90.TRANS. 5 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project
proponent shall pay the Transportation Uniform Mitigation
Fee (TUMF) in accordance with the fee schedule in effect at
the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 6 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to
Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No.
89-1-C Administrator.

02/01/10
09:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 43

E. PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 USE STREETLIGHT AUTHORIZATION (cont.) RECOMMND

2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 7 USE - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 8 USE-ANNEX L&LMD/OTHER DIST1 RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Traffic signals located on Florida Avenue (SH-74) at intersection of Fairview.
- (4) Street sweeping.

90.TRANS. 9 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and

F. 1 PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - UTILITY PLAN (cont.)

RECOMMND

461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 10 USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 11 USE - EXISTING MAINTAINED

RECOMMND

Florida Avenue (SH-74) along project boundary is a paved Caltrans maintained road designated as an Major Highway and shall be improved with 8" concrete curb and gutter located 38' to 55 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 74' to 76 foot half-width dedicated right-of-way in accordance with County Standard No. 93. (Sheet 1 of 2 and 2 of 2) (38' to 55' / 74' to 77')

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard 404.

Fairview Avenue along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet from centerline, and match up asphalt concrete paving;

02/01/10
09:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 45

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - EXISTING MAINTAINED (cont.)

RECOMMND

reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/50')

NOTE: 1. A 5' sidewalk shall be constructed 9' from the curb line within the 18' parkway.

2. Driveway shall be constructed per County Standard No. 207A.

3. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the north project boundary or as approved by Transportation Department.

90.TRANS. 12 USE - PART-WIDTH IMPROVEMENTS

RECOMMND

4th Street along project boundary is a paved County maintained road designated as a Collector road and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk (on the project side), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 67' part-width dedicated right-of-way (37' on project side and 30' on opposite side) in accordance with County Standard No. 103, Section "A".

NOTE: 1. A 5' sidewalk shall be constructed 7' from the curb line within the 15' parkway.

2. Driveway shall be constructed per County Standard No. 207A.

3. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the north project boundary or as approved by Transportation Department.

90.TRANS. 13 USE - VACATION/RE-DESIGN 1

RECOMMND

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along the back alley. The project proponent shall apply

02/01/10
09:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 46

PLAN:TRANSMITTED Case #: PP23535

Parcel: 549-153-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13

USE - VACATION/RE-DESIGN 1 (cont.)

RECOMMND

under separate application with the County Surveyor for a conditional vacation of the alley, and receive a Board of Supervisors decision.

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

DATE: July 2, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Landscape
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.

Valley-Wide Area Recreation & Parks
Riv. EDA-Redevelopment
Supervisor Stone
Commissioner Petty
City of Hemet
Hemet Unified School Dist.
EMWD
SCE
Southern California Gas
EIC "Attachment A"
Caltrans Dist. #8
South Coast Air Quality Control Board

PLOT PLAN NO. 23535 – EA41978 – Applicant: Western Land Company – Engineer/Representative: Jim Unland - Third Supervisorial District – Bautista Zoning District – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD:CR) – Location: Northerly of State Highway 74(Florida Ave), Westerly of 4th Street, Southerly of C Street, and Easterly of Fairview Avenue. – 1.66 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) and Rural Residential (R-R) - **REQUEST:** The plot plan proposes a 10,931 square foot commercial retail building on 0.90 net acre parcel, 5,076 square feet of landscaping, and 59 parking spaces – APN: 549-153-006 – Concurrent Cases: CZ07488

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on July 24, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. 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 agencies, please have your comments/conditions to the Planning Department as soon as possible. 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 item, please do not hesitate to contact **Jeff Horn**, Project Planner, at **(951) 955-4641** or email at jhorn@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 11, 2008

TO

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

Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D.. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R Dyo

PLOT PLAN NO. 23535, Amended No. 1 – EA41978 – Applicant: Western Land Company – Engineer/Representative: Jim Unland - Third Supervisorial District – Bautista Zoning District – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD:CR) – Location: Northerly of State Highway 74(Florida Ave), westerly of 4th Street, southerly of C Street, and easterly of Fairview Avenue. – 1.66 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) and Rural Residential (R-R) - **REQUEST: The plot plan proposes a 9,285 square foot commercial retail building on 0.90 net acre parcel, 5,076 square feet of landscaping, and 59 parking spaces – APN: 549-153-015 – Concurrent Cases: CZ07419**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **January 08, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn, (951) 955-4641**, or e-mail at **jhorn@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY
Economic Development Agency

MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Robin Zimpfer
Assistant County Executive Officer/EDA

TO: Jeff Horn, Planning Department
CC: Tina English, Lance Noland, Olivia Barnes, Andy Frost

FROM: **Redevelopment Agency**
Nicole Walker, Development Specialist 1

DATE: August 12, 2008

SUBJECT: **COMPREHENSIVE PLANNING REVIEW**
Comments/Conditions of Approval

Case: PP23535 [Commercial Retail Building – Valle Vista]

Site Visit: July 24, 2008

PROJECT DESCRIPTION AND LOCATION:

Plot Plan 23535 proposes to construct a commercial retail building in the community of Valle Vista. Currently vacant, the project site consists of 1.66 acres located northerly of Highway 74, southerly of C Street, easterly of Fairview Avenue, and westerly of 4th Street. The zoning classification for the project site is Scenic Highway Commercial (C-P-S) and Rural Residential (R-R) and the land use designation is Commercial Retail (CD: CR). Surrounding land uses include single-family residences to the north and east, a convenience store to the south and vacant land to the west.

REDEVELOPMENT PROJECT AREA(S):

The proposed project is located in the Mid County Project Area (MCPA) (Valle Vista sub-area).

REDEVELOPMENT AGENCY COMMENTS:

The mission of the Redevelopment Agency is to eliminate present blight and prevent the potential for future blight in and ultimately add value to, all redevelopment project areas by recommending approval of projects that meet the highest standards of quality possible. This is of particular concern in the Valle Vista sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development in the sub-area be designed to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety and welfare of the public.

/// /// ///
/// /// ///



RIVERSIDE COUNTY
Economic Development Agency

MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Robin Zimpfer
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments
Re: Plot Plan 23535
August 12, 2008
Page 2

The proposed project is attractive and it appears as if the applicant has put a lot of thought into the proposed structures and landscaping.

The RDA recommends that the following conditions of approval be placed in the standard conditions of approval (the "pinks") as written.

Conditions of Approval

As part of the conditions of approval for Plot Plan 23535, the following general condition(s) shall apply unless modified in writing by the EDA/RDA:

1. A minor plot plan for outdoor/onsite signage shall be submitted to the Redevelopment Agency for review and comment.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 21, 2008

Jeff Horn, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 23535

Proposal: The PP proposes a 10,931 square foot commercial retail building

APN: 549-453-006

Dear Mr. Horn:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Florida Avenue, west of 4th Street, and south of C Street, in the San Jacinto Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection for EACH building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.
3. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Ross', with a stylized flourish at the end.

Ryan Ross
Planner

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7419 AND PLOT PLAN NO. 23535 – CEQA Exempt - Applicant: Western Land Company - Engineer/Representative: Jim Unland - Third Supervisorial District - Bautista Zoning District - San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD:CR) - Location: Northerly of State Highway 74 (Florida Ave), westerly of 4th Street, southerly of C Street, and easterly of Fairview Avenue. - 1.66 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) and Rural Residential (R-R) – **REQUEST:** The Change of Zone proposes to change a portion of the sites existing zoning from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). The Plot Plan proposes a 9,825 square foot commercial retail building on 0.90 net acre parcel, 5,577 square feet of landscaping, and 50 parking spaces - APN: 549-153-015. (Legislative)

| | |
|-------------------|---|
| TIME OF HEARING: | 9:00 a.m. or as soon as possible thereafter. |
| DATE OF HEARING: | July 22, 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 Jeff Horn, Project Planner at 951-955-4641 or e-mail jhorn@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jeff Horn
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/6/09,

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

APN (s) or case numbers PP 23535 / CZ 07419 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

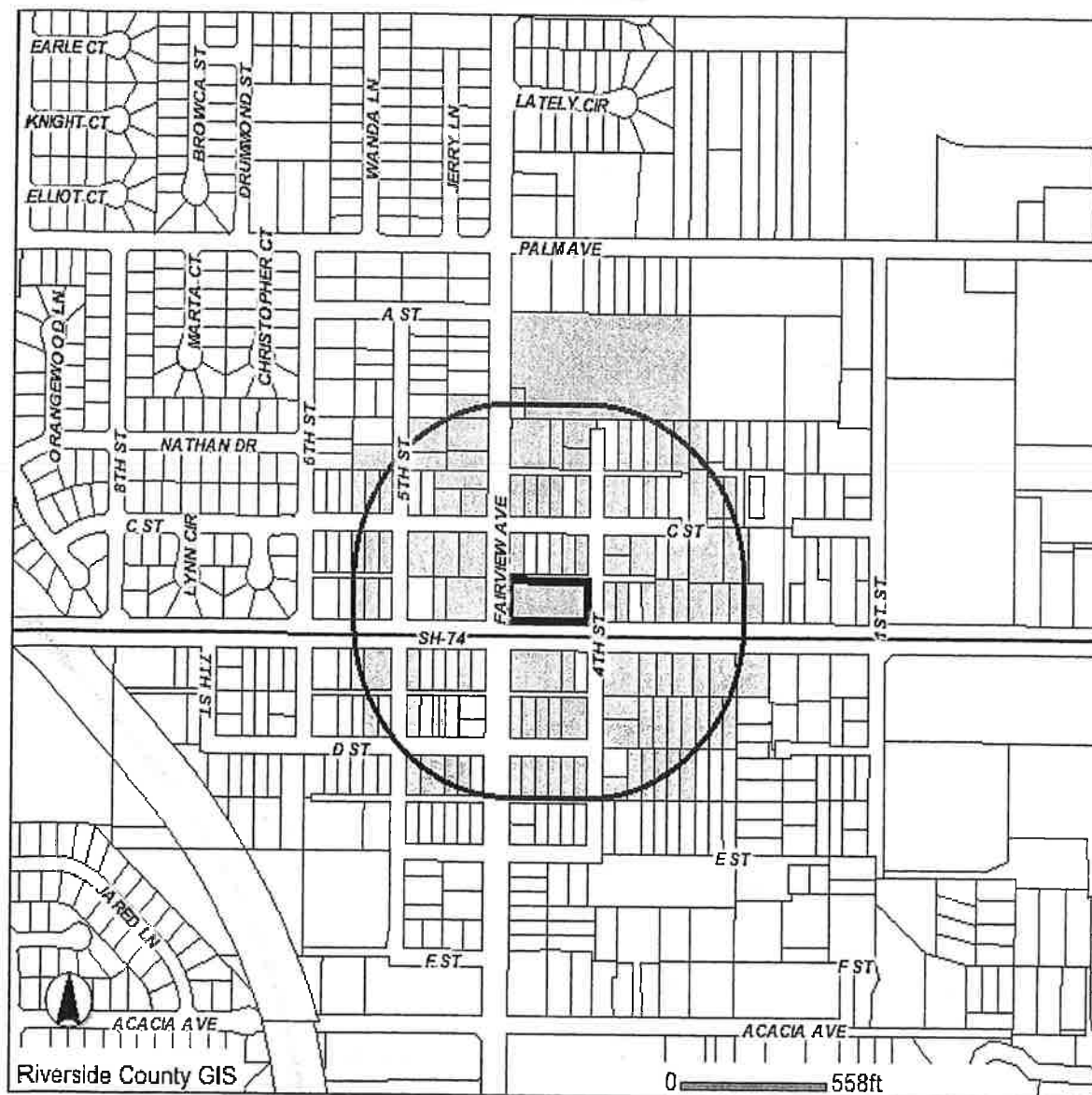
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 4/8/09
FPIRES
10/6/09

600 feet buffer



Selected parcel(s):

| | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 549-123-008 | 549-130-012 | 549-130-013 | 549-142-017 | 549-142-018 | 549-142-019 | 549-142-020 |
| 549-143-001 | 549-143-002 | 549-143-004 | 549-143-005 | 549-143-006 | 549-143-007 | 549-143-008 |
| 549-143-009 | 549-144-004 | 549-144-005 | 549-144-006 | 549-144-009 | 549-144-010 | 549-145-011 |
| 549-145-012 | 549-145-015 | 549-145-018 | 549-145-019 | 549-151-003 | 549-151-004 | 549-151-005 |
| 549-151-006 | 549-151-007 | 549-151-009 | 549-151-010 | 549-151-011 | 549-151-014 | 549-152-002 |
| 549-152-004 | 549-152-005 | 549-152-006 | 549-152-007 | 549-152-021 | 549-152-025 | 549-152-028 |
| 549-152-029 | 549-152-030 | 549-152-038 | 549-152-039 | 549-152-044 | 549-152-045 | 549-152-046 |
| 549-152-059 | 549-152-062 | 549-152-064 | 549-152-065 | 549-152-069 | 549-152-070 | 549-152-088 |
| 549-152-090 | 549-152-091 | 549-152-092 | 549-153-001 | 549-153-004 | 549-153-013 | 549-153-014 |
| 549-153-015 | 549-163-003 | 549-163-004 | 549-163-006 | 549-164-001 | 549-164-005 | 549-164-010 |
| 549-164-011 | 549-164-013 | 549-165-001 | 549-165-002 | 549-165-003 | 549-165-004 | 549-171-005 |
| 549-171-007 | 549-171-008 | 549-171-009 | 549-171-011 | 549-171-012 | 549-171-013 | 549-172-001 |
| 549-172-002 | 549-172-003 | 549-172-004 | 549-172-005 | 549-172-006 | 549-173-002 | 549-173-003 |
| 549-173-004 | 549-173-005 | 549-173-006 | 549-173-035 | 549-180-001 | 549-180-002 | 549-180-003 |
| 549-180-004 | 549-180-005 | 549-180-006 | 549-180-030 | 549-180-032 | 549-180-033 | 549-180-034 |
| 549-180-035 | 549-180-036 | 549-180-037 | 549-180-054 | 549-180-055 | 549-180-056 | |

IMPORTANT



APN: 549143009 ASMT: 549143009
MICHAEL STEVENS
PATRICIA STEVENS
25294 W POSEY DR
HEMET CA 92544

APN: 549144004 ASMT: 549144004
DONALD W HARVEY
ROSALIE A HARVEY
2144 CHANDLER ST
CAMARILLO CA 93010

APN: 549144005 ASMT: 549144005
RICK J KESSELER
DONNA P KESSELER
8022 LOUISE LN
LA PALMA CA 90623

APN: 549144006 ASMT: 549144006
WAYNE C YEAGER
SHANNON K YEAGER
43927 C ST
HEMET CA. 92544

APN: 549144009 ASMT: 549144009
ARTHUR S MEDORE
DOROTHY W MEDORE
ARTHUR D MEDORE
26350 RIO VISTA DR
HEMET CA 92544

APN: 549144010 ASMT: 549144010
FRANCISCO ARECHIGA
3737 NATIONAL AVE
SAN DIEGO CA 92113

APN: 549145011 ASMT: 549145011
TERRY L ARNOLD
LARRY D ARNOLD
KRISTIN RIESLAND
280 N SOBOBA AVE
HEMET CA 92544

APN: 549145012 ASMT: 549145012
CRAIG ARTHUR SMITH
CHERYL SMITH
43964 C ST
HEMET CA 92544

APN: 549145015 ASMT: 549145015
GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

APN: 549145018 ASMT: 549145018
RANDALL Q DAVIDSON
MARY BETH DAVIDSON
44562 OLIVE AVE
HEMET CA 92544

APN: 549145019 ASMT: 549145019
FRANK R DAVIDSON
KATHRYN M DAVIDSON
44568 OLIVE AVE
HEMET CA 92544

APN: 549151003 ASMT: 549151003
GENEVIEVE A SLATER
2639 REDLANDS DR
COSTA MESA CA 92627

APN: 549151004 ASMT: 549151004
ROBERTO M MORTARA
IRIS N MORTARA
936 S RIMPAU BLV
LOS ANGELES CA 90019

APN: 549151005 ASMT: 549151005
BRUCE S HERWIG
AMY BETH HERWIG
PMB 144
1222 MAGNOLIA AVE 105
CORONA CA 92881

APN: 549152029 ASMT: 549152029
WILLIAM BRENT VOITH
44135 C ST
HEMET CA. 92544

APN: 549152030 ASMT: 549152030
FERNANDO ALVAREZ
MARIA SOCORRO ALVAREZ
1995 E DEVONSHIRE
HEMET CA 92544

APN: 549152038 ASMT: 549152038
PATRICIA DARLENE FREY
44174 FLORIDA AVE
HEMET CA. 92544

APN: 549152039 ASMT: 549152039
BOYD H GELHAUS
NIKKI B GELHAUS
702 VIA ZAPATA
RIVERSIDE CA 92507

APN: 549152044 ASMT: 549152044
ZOILA MARINA ORTIZ SANCHEZ
9404 S GRAHAM AVE
LOS ANGELES CA 90002

APN: 549152045 ASMT: 549152045
US BANK NATL ASSN
C/O AMERICAS SERVICING
3476 STATEVIEW BLV
FORT MILL SC 29715

APN: 549152046 ASMT: 549152046
JENA HUMMEL
44108 FLORIDA AVE
HEMET CA. 92544

APN: 549152059 ASMT: 549152059
CRAIG WILLIAM JACKSON
44130 FLORIDA AVE
HEMET CA. 92544

APN: 549152062 ASMT: 549152062
BELINDA DAVILA
44125 C ST
HEMET CA. 92544

APN: 549152064 ASMT: 549152064
JEFFERY P ROEHRIG
44120 FLORIDA AVE
HEMET CA. 92544

APN: 549152065 ASMT: 549152065
ELIA H LEMUS
104 GARDENSIDE CT
FALLBROOK CA 92028

APN: 549152069 ASMT: 549152069
REYNALDO ROMERO
LIDIA ROMERO
AMALIA HERNANDEZ
44152 C ST
HEMET CA. 92544

APN: 549152070 ASMT: 549152070
TEODORO GONZALEZ
EMMA GONZALEZ
44144 C ST
HEMET CA. 92544

APN: 549152088 ASMT: 549152088
ROALD A JACOBSEN
4300 LICHAU RD
PENNGROVE CA 94951

APN: 549152090 ASMT: 549152090
U S BANK NATL ASSN
C/O CHASE HOME FINANCE
10790 RANCHO BERNARDO RD
SAN DIEGO CA 92127

APN: 549152091 ASMT: 549152091
DEUTSCHE BANK NATL TRUST CO
C/O HOME LOAN SVCS INC
150 ALLEGHENY CENTER
PITTSBURGH PA 15212

APN: 549152092 ASMT: 549152092
3T PROPERTIES
1191 MAGNOLIA AVE STE D
CORONA CA 92879

APN: 549153001 ASMT: 549153001
ROBERT H MCPHERSON
JUDITH A MCPHERSON
41187 THORNTON AVE
HEMET CA 92544

APN: 549153004 ASMT: 549153004
FEDERAL NATL MORTGAGE ASSN
C/O RECONTRUST CO
1757 TAPO CANYON RD SVW88
SIMI VALLEY CA 93063

APN: 549153013 ASMT: 549153013
OMAR RUIZ
OLGA L RUIZ
44085 C ST
HEMET CA 92544

APN: 549153014 ASMT: 549153014
ROBERT P LEFFLER
33546 MAPLEWOOD CT
TEMECULA CA 92592

APN: 549153015 ASMT: 549153015
HEMET AUTO CENTER LEASING INC
P O BOX 8328
HEMET CA 92545

APN: 549163003 ASMT: 549163003
ARTURO MAGANA
10700 ARLETA AVE
MISSION HILLS CA 91345

APN: 549163004 ASMT: 549163004
COOK INLET
204 W SPEAR ST
CARSON CITY NV 89703

APN: 549163006 ASMT: 549163006
STEVEN UNLAND
VIRGINIA UNLAND
25801 5TH ST
HEMET CA 92544

APN: 549164001 ASMT: 549164001
MARTHA L LUNDY
43941 E FLORIDA AVE
HEMET CA 92544

APN: 549164005 ASMT: 549164005
COUNTY OF RIVERSIDE
C/O AMELIA M VAILUU
3525 14TH ST
RIVERSIDE CA 92501

APN: 549164010 ASMT: 549164010
JEREMY SHANE UNLAND
43974 D ST
HEMET CA 92544

APN: 549164011 ASMT: 549164011
ANTHONY LICALZI
LYNDA LICALZI
43950 D ST
HEMET CA 92544

APN: 549164013 ASMT: 549164013
STEVEN FRED UNLAND
VIRGINIA UNLAND
25801 5TH ST
HEMET CA 92544

APN: 549165001 ASMT: 549165001
KENNETH D KELLEY
SUSAN J KELLEY
27260 BIG SPRING RANCH RD
HEMET CA 92544

APN: 549165002 ASMT: 549165002
YADOLLAH MAGHSOODI
3657 FAIRMOUNT AVE
SAN DIEGO CA 92105

APN: 549165003 ASMT: 549165003
LEE LANHART
43975 D ST
HEMET CA. 92544

APN: 549165004 ASMT: 549165004
INEZ L SOZA
25835 FAIRVIEW AVE
HEMET CA 92544

APN: 549171005 ASMT: 549171005
WILLIAM W CARPENTER
VERSIE M CARPENTER
P O BOX 144
SAN JACINTO CA 92583

APN: 549171007 ASMT: 549171007
DONALD S WILLIAMS
25800 FAIRVIEW AVE
HEMET CA. 92544

APN: 549171008 ASMT: 549171008
CIRIA FAJARDO
ALBERTO RODRIGUZ BELTRAN
44024 D ST
HEMET CA. 92544

APN: 549171009 ASMT: 549171009
MICHAEL W KING
JEANNE C KING
8872 UNDERWOOD AVE
CALIFORNIA CITY CA 93505

APN: 549171011 ASMT: 549171011
FRED WHEELER
RUTH WHEELER
12062 EVANSBLUFF CT
JACKSONVILLE FL 32246

APN: 549171012 ASMT: 549171012
JOHN C HURST
NORMA J HURST
30065 MORSE RD
HEMET CA 92544

APN: 549171013 ASMT: 549171013
JAMES A REES
27660 MERIDIAN
HEMET CA 92544

APN: 549172001 ASMT: 549172001
MARY O HANSON
DONNA R HAMMACK
25836 FAIRVIEW AVE
HEMET CA. 92544

APN: 549172002 ASMT: 549172002
WILBUR L HOMAN
ROSA E HOMAN
44025 D ST
HEMET CA. 92544

APN: 549172003 ASMT: 549172003
TRANSITO TORRES
11501 JANETTE LN
GARDEN GROVE CA 92840

APN: 549172004 ASMT: 549172004
BRENT CLOUS
KARYN CLOUS
44043 D ST
HEMET CA. 92544

APN: 549172005 ASMT: 549172005
LEONARDO PASOS
10121 CORKWOOD AVE
SANTEE CA 92071

APN: 549172006 ASMT: 549172006
CHARLES DOUGLAS SHEPHERD
640 N CAWSTON
HEMET CA 92544

APN: 549173002 ASMT: 549173002
WILLIAM L KERR
REGINA M KERR
27985 CALIFORNIA AVE
HEMET CA 92545

APN: 549173003 ASMT: 549173003
LAVONNE F RIGGERT
44099 D ST
HEMET CA. 92544

APN: 549173004 ASMT: 549173004
RAUL L MENDOZA
CARMEN B MENDOZA
3489 CORNADO AVE
HEMET CA 92545

APN: 549173005 ASMT: 549173005
BERNARD BOHORQUEZ
ADRIAN BERNARDO BOHORQUEZ
44113 D ST
HEMET CA. 92544

APN: 549173006 ASMT: 549173006
MARIA GARCIA
PLACIDO VILLA
44119 D ST
HEMET CA. 92544

APN: 549173035 ASMT: 549173035
SIDNEY WALKER
25860 4TH ST
HEMET CA. 92544

APN: 549180001 ASMT: 549180001
JUDY HOLTER
GARY V WACKER
RITA W WACKER
P O BOX 4020
HEMET CA 92546

APN: 549180002 ASMT: 549180002
JAMES W CARTER
KAREN CARTER
44103 FLORIDA AVE
HEMET CA. 92544

APN: 549180003 ASMT: 549180003
NORMA SEIFERT
44113 FLORIDA AVE
HEMET CA. 92544

APN: 549180004 ASMT: 549180004
JACQUELINE ELISE FENAROLI
DONALD NELSON FENAROLI
23663 PEPPERLEAF ST
MURRIETA CA 92562

APN: 549180005 ASMT: 549180005
ROBERT L HOLCOMB
3040 E FLORIDA AVE
HEMET CA 92544

APN: 549180006 ASMT: 549180006
JEANETTE L FREEMAN
25880 JOANNE DR
HEMET CA 92544

APN: 549180030 ASMT: 549180030
MARIA J GOMEZ
P O BOX 992
HEMET CA 92546

APN: 549180032 ASMT: 549180032
LORENA BERNAL
44128 D ST
HEMET CA. 92544

APN: 549180033 ASMT: 549180033
THOMAS NEIL KEEN
44114 D ST
HEMET CA. 92544

APN: 549180034 ASMT: 549180034
ROBERT STERLING BATES
1907 WAKEHAM PL
SANTA ANA CA 92704

APN: 549180035 ASMT: 549180035
FAUSTINO MARTINEZ
SILVIA MARTINEZ
4040 MACARTHUR BLV 320
NEWPORT BEACH CA 92660

APN: 549180036 ASMT: 549180036
YOLANDA SOFIA SANCHEZ
45271 E FLORIDA
HEMET CA 92544

APN: 549180037 ASMT: 549180037
MARCELINO CARRILLO
KATHY CARRILLO
P O BOX 1413
ROMOLAND CA 92585

APN: 549180054 ASMT: 549180054
VICTOR VALLEY HOMES INC
4195 CHINO HILLS NO 335
CHINO HILLS CA 91709

APN: 549180055 ASMT: 549180055
MARK A COLEBROOK
CAROL L COLEBROOK
P O BOX 925
WINCHESTER CA 92596

APN: 549180056 ASMT: 549180056
JIN SEN WU
MEI HUA WU
365 ORIENTE ST
DALY CITY CA 94014



ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Meridian Stop 728
San Bernardino, CA 92401-1400

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

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

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

ATTN: Connie Day, Sup., CEQA
Office of Planning & Rules,
South Coast Air Quality Mngmt Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

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

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

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

APPLICANT

Western Land Company
P.O. Box 8328
Hemet, CA 92545

Western Land Company
P.O. Box 8328
Hemet, CA 92545

Western Land Company
P.O. Box 8328
Hemet, CA 92545

OWNER

Hemet Auto Center Leasing, Inc.
P.O. Box 8238
Hemet, CA 92545

Hemet Auto Center Leasing, Inc.
P.O. Box 8238
Hemet, CA 92545

Hemet Auto Center Leasing, Inc.
P.O. Box 8238
Hemet, CA 92545

ENGINEER

James W Unland & Associates
3550 E. Florida Ave., Suite G
Hemet, CA 92544

James W Unland & Associates
3550 E. Florida Ave., Suite G
Hemet, CA 92544

James W Unland & Associates
3550 E. Florida Ave., Suite G
Hemet, CA 92544



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

February 18, 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: ZC 7419; PP 23535 CEQA Exempt

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, February 20, 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: Thursday, February 18, 2010 8:40 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7419 PP 23535

Received for publication on Feb. 20

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: Thursday, February 18, 2010 8:36 AM
To: PE Legals
Subject: FOR PUBLICATION: ZC 7419 PP 23535

Hello again,

Attached is a Notice of Public Hearing, for publication on Saturday, Feb. 20, 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 CHANGE OF ZONE AND PLOT PLAN IN THE BAUTISTA ZONING DISTRICT – SAN JACINTO VALLEY AREA PLAN, THIRD SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

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, March 2, 2010 at 1:30 P.M.** to consider the application submitted by Western Land Company – Jim Unland, for **Change of Zone No. 7419**, which proposes to change a portion of the site's existing zoning from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S), or such other zones as the Board may find appropriate; and, **Plot Plan No. 23535**, which proposes a 9,825 square foot commercial retail building on 0.90 net acre parcel, 5,577 square feet of landscaping, and 50 parking spaces ("the project"). The project is located northerly of State Highway 74 (Florida Ave), westerly of 4th Street, southerly of C Street, and easterly of Fairview Avenue in the Bautista Zoning District – San Jacinto Valley Area Plan, Third Supervisorial District.

The Planning Commission approved the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

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 Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JEFF HORN, PROJECT PLANNER, AT (951) 955-4641 or EMAIL at jhorn@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: February 18, 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 February 18, 2010, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

Notice of Public Hearing for: ZC 7419 and PP 23535

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: March 2, 2010 @ 1:30 PM

SIGNATURE: Mcgil DATE: February 18, 2010
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann [MaMeyer@asrcrkrec.com]
Sent: Thursday, February 18, 2010 1:12 PM
To: Gil, Cecilia
Subject: RE: FOR POSTING: ZC 7419 PP 23535

RECEIVED AND POSTED

From: Gil, Cecilia
Sent: Thursday, February 18, 2010 11:33 AM
To: Meyer, Mary Ann
Subject: FW: FOR POSTING: ZC 7419 PP 23535

Hi Mary Ann! Can you at least confirm receipt of this Notice for Posting? Thank you much!

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: Thursday, February 18, 2010 8:37 AM
To: Meyer, Mary Ann
Cc: Marshall, Tammie
Subject: FOR POSTING: ZC 7419 PP 23535

Good Morning!

Can you help me with POSTING this Notice of Public Hearing? 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 February 18, 2010, I mailed a copy of the following document:

Notice of Public Hearing for: ZC 7419 and PP 23535

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: March 2, 2010 @ 1:30 PM

SIGNATURE: Mcgil
Cecilia Gil

DATE: February 18, 2010

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/30/09,

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

APN (s) or case numbers PP23535 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

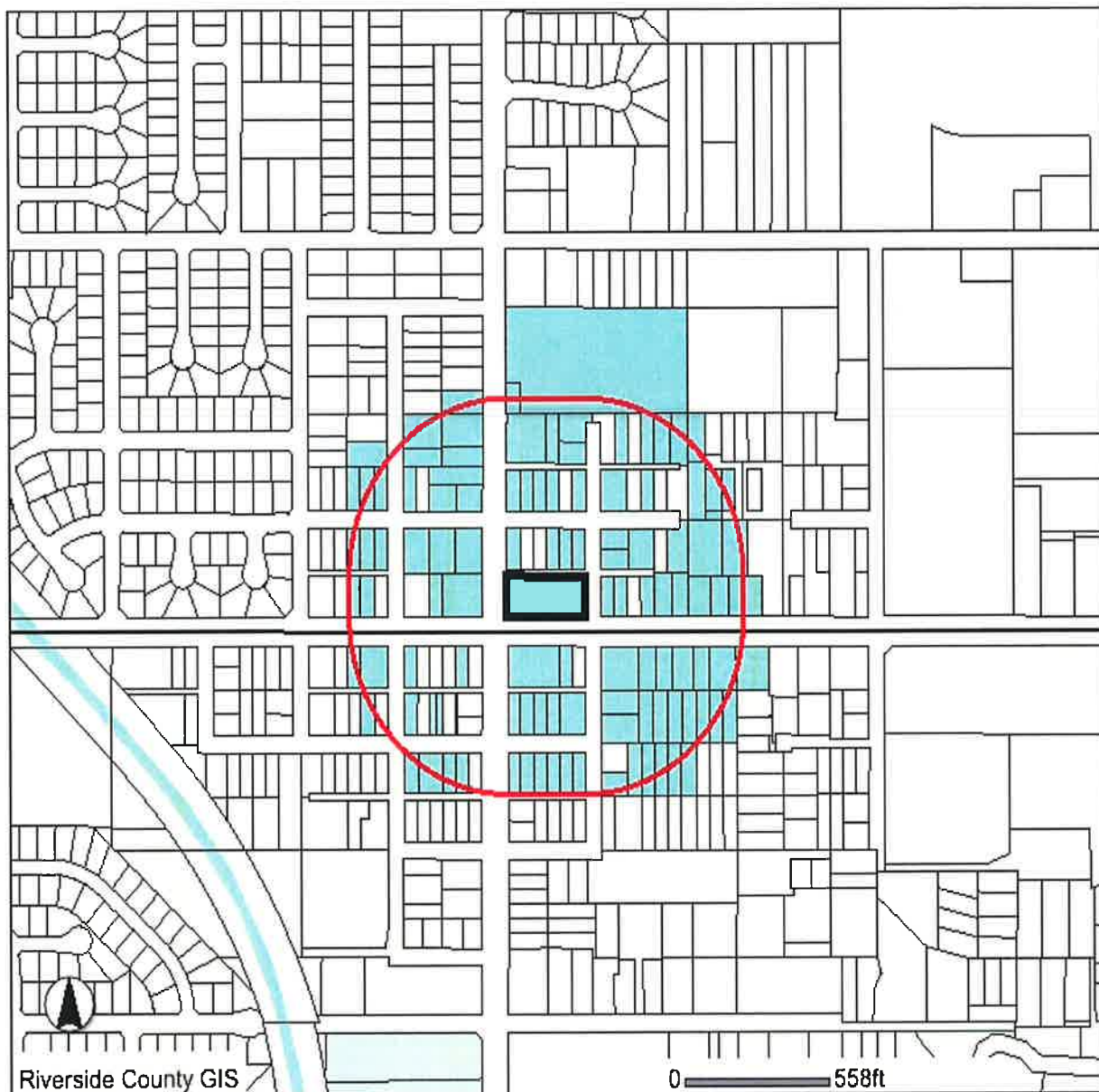
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

600 feet buffer



Selected parcel(s):

| | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 549-123-008 | 549-130-012 | 549-130-013 | 549-142-017 | 549-142-018 | 549-142-019 | 549-142-020 |
| 549-143-001 | 549-143-002 | 549-143-004 | 549-143-005 | 549-143-006 | 549-143-007 | 549-143-008 |
| 549-143-009 | 549-144-004 | 549-144-005 | 549-144-006 | 549-144-009 | 549-144-010 | 549-145-011 |
| 549-145-012 | 549-145-015 | 549-145-018 | 549-145-019 | 549-151-003 | 549-151-004 | 549-151-005 |
| 549-151-006 | 549-151-007 | 549-151-009 | 549-151-010 | 549-151-011 | 549-151-014 | 549-152-002 |
| 549-152-004 | 549-152-005 | 549-152-006 | 549-152-007 | 549-152-021 | 549-152-025 | 549-152-028 |
| 549-152-029 | 549-152-030 | 549-152-038 | 549-152-039 | 549-152-044 | 549-152-045 | 549-152-046 |
| 549-152-059 | 549-152-062 | 549-152-064 | 549-152-065 | 549-152-069 | 549-152-070 | 549-152-088 |
| 549-152-090 | 549-152-091 | 549-152-092 | 549-153-001 | 549-153-004 | 549-153-013 | 549-153-014 |
| 549-153-015 | 549-163-003 | 549-163-004 | 549-163-006 | 549-164-001 | 549-164-005 | 549-164-010 |
| 549-164-011 | 549-164-013 | 549-165-001 | 549-165-002 | 549-165-003 | 549-165-004 | 549-171-005 |
| 549-171-007 | 549-171-008 | 549-171-009 | 549-171-011 | 549-171-012 | 549-171-013 | 549-172-001 |
| 549-172-002 | 549-172-003 | 549-172-004 | 549-172-005 | 549-172-006 | 549-173-002 | 549-173-003 |
| 549-173-004 | 549-173-005 | 549-173-006 | 549-173-035 | 549-180-001 | 549-180-002 | 549-180-003 |
| 549-180-004 | 549-180-005 | 549-180-006 | 549-180-030 | 549-180-032 | 549-180-033 | 549-180-034 |
| 549-180-035 | 549-180-036 | 549-180-037 | 549-180-054 | 549-180-055 | 549-180-056 | |

APN: 549123008 ASMT: 549123008
ANDRES SIDA
MARIA SIDA
25603 FAIRVIEW AVE
HEMET CA. 92544

APN: 549130012 ASMT: 549130012
DALE H ROBSON
FLORA M ROBSON
26160 SOBOBA ST
HEMET CA 92544

APN: 549130013 ASMT: 549130013
ROBSON DALE H & FLORA TRUST
C/O DALE H ROBSON
26160 SOBOBA ST
HEMET CA 92544

APN: 549142017 ASMT: 549142017
STUART R STEPHENSON
57 1/2 W HOME
LONG BEACH CA 90805

APN: 549142018 ASMT: 549142018
JUAN F SOTELO
GENOVEVA SOTELO
1777 WASHINGTON AVE
SAN JACINTO CA 92583

APN: 549142019 ASMT: 549142019
EMILIO PACHECO
43928 C ST
HEMET CA. 92544

APN: 549142020 ASMT: 549142020
BENNY J SMITH
MARY B SMITH
25621 5TH ST
HEMET CA 92544

APN: 549143001 ASMT: 549143001
LOUIS BACHLEDER
3737 JACKSON ST
SAN FRANCISCO CA 94118

APN: 549143002 ASMT: 549143002
RONALD C MCGINNIS
BARBARA MCGINNIS
1441 HOOKER RD
KARNS CITY PA 16041

APN: 549143004 ASMT: 549143004
CHERYL WUNDERBAUM
CRAIG A SMITH
43964 C ST
HEMET CA. 92544

APN: 549143005 ASMT: 549143005
J ANNETTE WALL
25631 FAIRVIEW AVE
HEMET CA 92544

APN: 549143006 ASMT: 549143006
CHARLES RICHARD WALL
25631 FAIRVIEW AVE
HEMET CA. 92544

APN: 549143007 ASMT: 549143007
JOHN G VACCHETTA
25629 FAIRVIEW AVE
HEMET CA. 92544

APN: 549143008 ASMT: 549143008
HARRY ARTHUR PERKINS
43978 C ST
HEMET CA. 92544

207419 PP 23535 (123)



APN: 549143009 ASMT: 549143009
MICHAEL STEVENS
PATRICIA STEVENS
25294 W POSEY DR
HEMET CA 92544

APN: 549144004 ASMT: 549144004
DONALD W HARVEY
ROSALIE A HARVEY
2144 CHANDLER ST
CAMARILLO CA 93010

APN: 549144005 ASMT: 549144005
RICK J KESSELER
DONNA P KESSELER
8022 LOUISE LN
LA PALMA CA 90623

APN: 549144006 ASMT: 549144006
WAYNE C YEAGER
SHANNON K YEAGER
43927 C ST
HEMET CA. 92544

APN: 549144009 ASMT: 549144009
ARTHUR S MEDORE
DOROTHY W MEDORE
ARTHUR D MEDORE
26350 RIO VISTA DR
HEMET CA 92544

APN: 549144010 ASMT: 549144010
FRANCISCO ARECHIGA
3737 NATIONAL AVE
SAN DIEGO CA 92113

APN: 549145011 ASMT: 549145011
TERRY L ARNOLD
LARRY D ARNOLD
KRISTIN RIESLAND
280 N SOBOBA AVE
HEMET CA 92544

APN: 549145012 ASMT: 549145012
CRAIG ARTHUR SMITH
CHERYL SMITH
43964 C ST
HEMET CA 92544

APN: 549145015 ASMT: 549145015
GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

APN: 549145018 ASMT: 549145018
RANDALL Q DAVIDSON
MARY BETH DAVIDSON
44562 OLIVE AVE
HEMET CA 92544

APN: 549145019 ASMT: 549145019
FRANK R DAVIDSON
KATHRYN M DAVIDSON
44568 OLIVE AVE
HEMET CA 92544

APN: 549151003 ASMT: 549151003
GENEVIEVE A SLATER
2639 REDLANDS DR
NEWPORT BEACH CA 92658

APN: 549151004 ASMT: 549151004
ROBERTO M MORTARA
IRIS N MORTARA
936 S RIMPAU BLV
LOS ANGELES CA 90019

APN: 549151005 ASMT: 549151005
BRUCE S HERWIG
AMY BETH HERWIG
PMB 144
1222 MAGNOLIA AVE 105
CORONA CA 92881

APN: 549151006 ASMT: 549151006
EDWIN D CORNISH
NANCY L CORNISH
44030 C ST
HEMET CA. 92544

APN: 549151007 ASMT: 549151007
ROBERT PFAFF
CORA PFAFF
44040 C ST
HEMET CA. 92544

APN: 549151009 ASMT: 549151009
GAVINO L HORTA
22705 PENASCO CIR
NUEVO CA 92567

APN: 549151010 ASMT: 549151010
PAT MIAH
25630 FAIRVIEW AVE
HEMET CA. 92544

APN: 549151011 ASMT: 549151011
3T PROP
BRUCE S HERWIG
AMY BETH HERWIG
PMV 144
1191 MAGNOLIA AVE STE D
CORONA CA 92879

APN: 549151014 ASMT: 549151014
STEVEN L LA RUE
BARBARA J LA RUE
55 PEPPERWOOD DR
CHICO CA 95973

APN: 549152002 ASMT: 549152002
WALTER L HOETING
JANET HOETING
44081 B ST
HEMET CA. 92544

APN: 549152004 ASMT: 549152004
COLEEN JEAN SMITH
44101 B ST
HEMET CA. 92544

APN: 549152005 ASMT: 549152005
RAYNALDO HIPOLITO
JULIA CURIEL
5639 LEMP AVE
NORTH HOLLYWOOD CA 91601

APN: 549152006 ASMT: 549152006
SALLY E THOMPSON
44121 B ST
HEMET CA. 92544

APN: 549152007 ASMT: 549152007
MONICA D MARTZ
44131 B ST
HEMET CA. 92544

APN: 549152021 ASMT: 549152021
FRED A SIMMONS
PEARL LORRAINE SIMMONS
16608 FAYSMITH AVE
TORRANCE CA 90504

APN: 549152025 ASMT: 549152025
MARJORIE B SCOTT
44102 C ST
HEMET CA. 92544

APN: 549152028 ASMT: 549152028
THOMAS J MCCONNAUGHY
SUSAN MCCONNAUGHY
44093 C ST
HEMET CA. 92544

APN: 549152029 ASMT: 549152029
WILLIAM BRENT VOITH
44135 C ST
HEMET CA. 92544

APN: 549152030 ASMT: 549152030
FERNANDO ALVAREZ
MARIA SOCORRO ALVAREZ
1995 E DEVONSHIRE
HEMET CA 92544

APN: 549152038 ASMT: 549152038
PATRICIA DARLENE FREY
44174 FLORIDA AVE
HEMET CA. 92544

APN: 549152039 ASMT: 549152039
BOYD H GELHAUS
NIKKI B GELHAUS
702 VIA ZAPATA
RIVERSIDE CA 92507

APN: 549152044 ASMT: 549152044
ZOILA MARINA ORTIZ SANCHEZ
9404 S GRAHAM AVE
LOS ANGELES CA 90002

APN: 549152045 ASMT: 549152045
JONATHAN HERNANDEZ
44070 FLORIDA AVE
HEMET CA. 92544

APN: 549152046 ASMT: 549152046
JENA HUMMEL
44108 FLORIDA AVE
HEMET CA. 92544

APN: 549152059 ASMT: 549152059
CRAIG WILLIAM JACKSON
44130 FLORIDA AVE
HEMET CA. 92544

APN: 549152062 ASMT: 549152062
BELINDA DAVILA
44125 C ST
HEMET CA. 92544

APN: 549152064 ASMT: 549152064
JEFFERY P ROEHRIG
44120 FLORIDA AVE
HEMET CA. 92544

APN: 549152065 ASMT: 549152065
ELIA H LEMUS
104 GARDENSIDE CT
FALLBROOK CA 92028

APN: 549152069 ASMT: 549152069
REYNALDO ROMERO
LIDIA ROMERO
AMALIA HERNANDEZ
44152 C ST
HEMET CA. 92544

APN: 549152070 ASMT: 549152070
TEODORO GONZALEZ
EMMA GONZALEZ
44144 C ST
HEMET CA. 92544

APN: 549152088 ASMT: 549152088
ROALD A JACOBSEN
4300 LICHAU RD
PENNGROVE CA 94951

APN: 549152090 ASMT: 549152090
U S BANK NATL ASSN
C/O CHASE HOME FINANCE
10790 RANCHO BERNARDO RD
SAN DIEGO CA 92127

APN: 549152091 ASMT: 549152091
DEUTSCHE BANK NATL TRUST CO
C/O HOME LOAN SVCS INC
150 ALLEGHENY CENTER
PITTSBURGH PA 15212

APN: 549152092 ASMT: 549152092
3T PROPERTIES
1191 MAGNOLIA AVE STE D
CORONA CA 92879

APN: 549153001 ASMT: 549153001
ROBERT H MCPHERSON
JUDITH A MCPHERSON
41187 THORNTON AVE
HEMET CA 92544

APN: 549153004 ASMT: 549153004
SHER H CAMPBELL
49800 HIGHWAY 174
HEMET CA 92544

APN: 549153013 ASMT: 549153013
OMAR RUIZ
OLGA L RUIZ
44085 C ST
HEMET CA 92544

APN: 549153014 ASMT: 549153014
ROBERT P LEFFLER
33546 MAPLEWOOD CT
TEMECULA CA 92592

APN: 549153015 ASMT: 549153015
HEMET AUTO CENTER LEASING INC
P O BOX 8328
HEMET CA 92545

APN: 549163003 ASMT: 549163003
ARTURO MAGANA
10700 ARLETA AVE
MISSION HILLS CA 91345

APN: 549163004 ASMT: 549163004
COOK INLET
204 W SPEAR ST
CARSON CITY NV 89703

APN: 549163006 ASMT: 549163006
STEVEN UNLAND
VIRGINIA UNLAND
25801 5TH ST
HEMET CA 92544

APN: 549164001 ASMT: 549164001
MARTHA L LUNDY
43941 E FLORIDA AVE
HEMET CA 92544

APN: 549164005 ASMT: 549164005
COUNTY OF RIVERSIDE
C/O AMELIA M VAILUU
3525 14TH ST
RIVERSIDE CA 92501

APN: 549164010 ASMT: 549164010
JEREMY SHANE UNLAND
43974 D ST
HEMET CA 92544

APN: 549164011 ASMT: 549164011
ANTHONY LICALZI
LYNDA LICALZI
43950 D ST
HEMET CA 92544

APN: 549164013 ASMT: 549164013
STEVEN FRED UNLAND
VIRGINIA UNLAND
25801 5TH ST
HEMET CA 92544

APN: 549165001 ASMT: 549165001
KENNETH D KELLEY
SUSAN J KELLEY
27260 BIG SPRING RANCH RD
HEMET CA 92544

APN: 549165002 ASMT: 549165002
YADOLLAH MAGHSOODI
3657 FAIRMOUNT AVE
SAN DIEGO CA 92105

APN: 549165003 ASMT: 549165003
LEE LANHART
43975 D ST
HEMET CA. 92544

APN: 549165004 ASMT: 549165004
INEZ L SOZA
25835 FAIRVIEW AVE
HEMET CA 92544

APN: 549171005 ASMT: 549171005
WILLIAM W CARPENTER
VERSIE M CARPENTER
P O BOX 144
SAN JACINTO CA 92583

APN: 549171007 ASMT: 549171007
DONALD S WILLIAMS
25800 FAIRVIEW AVE
HEMET CA. 92544

APN: 549171008 ASMT: 549171008
CIRIA FAJARDO
ALBERTO RODRIGUZ BELTRAN
44024 D ST
HEMET CA. 92544

APN: 549171009 ASMT: 549171009
MICHAEL W KING
JEANNE C KING
8872 UNDERWOOD AVE
CALIFORNIA CITY CA 93505

APN: 549171011 ASMT: 549171011
FRED WHEELER
RUTH WHEELER
12062 EVANSBLUFF CT
JACKSONVILLE FL 32246

APN: 549171012 ASMT: 549171012
JOHN C HURST
NORMA J HURST
30065 MORSE RD
HEMET CA 92544

APN: 549171013 ASMT: 549171013
JAMES A REES
27660 MERIDIAN
HEMET CA 92544

APN: 549172001 ASMT: 549172001
MARY O HANSON
DONNA R HAMMACK
25836 FAIRVIEW AVE
HEMET CA. 92544

APN: 549172002 ASMT: 549172002
WILBUR L HOMAN
ROSA E HOMAN
44025 D ST
HEMET CA. 92544

APN: 549172003 ASMT: 549172003
TRANSITO TORRES
11501 JANETTE LN
GARDEN GROVE CA 92840

APN: 549172004 ASMT: 549172004
BRENT CLOUS
KARYN CLOUS
44043 D ST
HEMET CA. 92544

APN: 549172005 ASMT: 549172005
LEONARDO PASOS
10121 CORKWOOD AVE
SANTEE CA 92071

APN: 549172006 ASMT: 549172006
CHARLES DOUGLAS SHEPHERD
640 N CAWSTON
HEMET CA 92544

APN: 549173002 ASMT: 549173002
WILLIAM L KERR
REGINA M KERR
P O BOX 1060
WINCHESTER CA 92596

APN: 549173003 ASMT: 549173003
LAVONNE F RIGGERT
44099 D ST
HEMET CA. 92544

APN: 549173004 ASMT: 549173004
RAUL L MENDOZA
CARMEN B MENDOZA
3489 CORNADO AVE
HEMET CA 92545

APN: 549173005 ASMT: 549173005
BERNARD BOHORQUEZ
ADRIAN BERNARDO BOHORQUEZ
44113 D ST
HEMET CA. 92544

APN: 549173006 ASMT: 549173006
MARIA GARCIA
PLACIDO VILLA
44119 D ST
HEMET CA. 92544

APN: 549173035 ASMT: 549173035
SIDNEY WALKER
25860 4TH ST
HEMET CA. 92544

APN: 549180001 ASMT: 549180001
JUDY HOLTER
GARY V WACKER
RITA W WACKER
P O BOX 4020
HEMET CA 92546

APN: 549180002 ASMT: 549180002
JAMES W CARTER
KAREN CARTER
44103 FLORIDA AVE
HEMET CA. 92544

APN: 549180003 ASMT: 549180003
NORMA SEIFERT
44113 FLORIDA AVE
HEMET CA. 92544

APN: 549180004 ASMT: 549180004
JACQUELINE ELISE FENAROLI
DONALD NELSON FENAROLI
23663 PEPPERLEAF ST
MURRIETA CA 92562

APN: 549180005 ASMT: 549180005
ROBERT L HOLCOMB
3040 E FLORIDA AVE
HEMET CA 92544

APN: 549180006 ASMT: 549180006
JEANETTE L FREEMAN
25880 JOANNE DR
HEMET CA 92544

APN: 549180030 ASMT: 549180030
MARIA J GOMEZ
P O BOX 992
HEMET CA 92546

APN: 549180032 ASMT: 549180032
LORENA BERNAL
44128 D ST
HEMET CA. 92544

APN: 549180033 ASMT: 549180033
THOMAS NEIL KEEN
44114 D ST
HEMET CA. 92544

APN: 549180034 ASMT: 549180034
ROBERT STERLING BATES
44104 D ST
HEMET CA. 92544

APN: 549180035 ASMT: 549180035
FAUSTINO MARTINEZ
SILVIA MARTINEZ
4040 MACARTHUR BLV 320
NEWPORT BEACH CA 92660

APN: 549180036 ASMT: 549180036
YOLANDA SOFIA SANCHEZ
45271 E FLORIDA
HEMET CA 92544

APN: 549180037 ASMT: 549180037
MARCELINO CARRILLO
KATHY CARRILLO
P O BOX 1413
ROMOLAND CA 92585

APN: 549180054 ASMT: 549180054
VICTOR VALLEY HOMES INC
4195 CHINO HILLS NO 335
CHINO HILLS CA 91709

APN: 549180055 ASMT: 549180055
MARK A COLEBROOK
CAROL L COLEBROOK
P O BOX 925
WINCHESTER CA 92596

APN: 549180056 ASMT: 549180056
JIN SEN WU
MEI HUA WU
365 ORIENTE ST
DALY CITY CA 94014

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

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

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

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

ATTN: Connie Day, Sup., CEQA
Office of Planning & Rules,
South Coast Air Quality Mngmt Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

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

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

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

APPLICANT

Western Land Company
P.O. Box 8328
Hemet, CA 92545

Western Land Company
P.O. Box 8328
Hemet, CA 92545

Western Land Company
P.O. Box 8328
Hemet, CA 92545

OWNER

Hemet Auto Center Leasing, Inc.
P.O. Box 8238
Hemet, CA 92545

Hemet Auto Center Leasing, Inc.
P.O. Box 8238
Hemet, CA 92545

Hemet Auto Center Leasing, Inc.
P.O. Box 8238
Hemet, CA 92545

ENG - PER

James W Unland & Associates
3550 E. Florida Ave., Suite G
Hemet, CA 92544

James W Unland & Associates
3550 E. Florida Ave., Suite G
Hemet, CA 92544

James W Unland & Associates
3550 E. Florida Ave., Suite G
Hemet, CA 92544



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

RECEIVED RIVERSIDE
FEB 22 2010

2010 FEB 22 PM 4:00

PRESORTED
FIRST CLASS



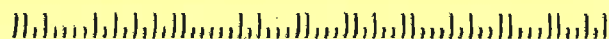
UNITED STATES POSTAGE
EITNEY BOWES
02 1R
0002098691
MAILED FROM ZIP CODE 92504
\$ 00.38²
FEB 18 2010

PUBLIC HEARING NOTICE
This may affect your property

APN: 549152038 ASMT: 549152038
PATRICIA DARLENE F
44174 FLORIDA AVE
HEMET CA. 92544

9250201147

923 NFE 1 709C 00 02/19/10
RETURN TO SENDER
FREY
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER
BC: 92502114747 *1977-02514-19-43





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

RECEIVED RIVERSIDE
JAN 24 2010

2010 FEB 24 PM 2:22

PRESORT
FIRST CLASS



UNITED STATES POSTAGE
METNEY BOWEN
02 1R
0002098691 FEB 18 2010
\$ 00.38²
MAILED FROM ZIP CODE 92504

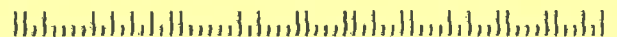
PUBLIC HEARING NOTICE
This may affect your property

APN: 549173003 ASMT: 549173003
LAVONNE F RIGGERT
44099 D ST
HEMET CA. 92544

NIXIE 923 DE 1 00 02/22/10
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92502114747 *1977-10621-22-40

9250201147





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

PUBLIC HEARING NOTICE
This may affect your property

RECEIVED RIVERSIDE

2010 FEB 24 PM 2:22

PRESORTED
FIRST CLASS



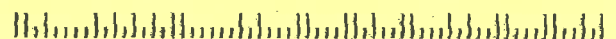
UNITED STATES POSTAGE
PITNEY BOWES
02 1R
0002098691
\$ 00.38²
FEB 18 2010
MAILED FROM ZIP CODE 92504

APN: 549152064 ASMT: 549152064
JEFFERY P ROE
44120 FLORIDA /
HEMET CA. 9254

NIXIE 925 DC 1 00 02/22/10

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92502114747 *1977-02513-19-43



L*LVLT-92548



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

RECEIVED RIVERSIDE

2010 FEB 24 PM 2:22

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
FITNEY BOWES
02 1R
0002098691 FEB 18 2010
\$ 00.38²
MAILED FROM ZIP CODE 92504

PUBLIC HEARING NOTICE
This may affect your property

APN: 549151005 ASMT: 549151005
BRUCE S HERWIG
AMY BETH HERVIG
PMB 144
1222 MAGNOLIA
CORONA CA 928

NIXIE 927 DE 1 00 02/20/10

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92502114747 *2077-03305-20-25

L*LV 925021147





PRESORTED
FIRST CLASS



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

RECEIVED RIVERSIDE

2010 FEB 24 PM 2:22

PRESORTED
FIRST CLASS



PUBLIC HEARING NOTICE
This may affect your property

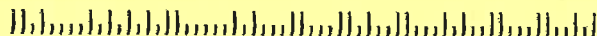
APN: 549151003 ASMT: 549151003
GENEVIEVE A SLAT
2639 REDLANDS DR
NEWPORT BEACH

NIXIE 927 DE 1 00 02/20/10

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 92502114747 *0704-01415-19-42

925021147





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County Administrative Center
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PUBLIC HEARING NOTICE
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APN: 549180006 ASMT: 540480006
JEANETTE L FREEMAN
25880 JOANNE DR
HEMET CA 92544

RECEIVED RIVERSIDE

2010 FEB 25 PM 3:16

RESORTED
FIRST CLASS

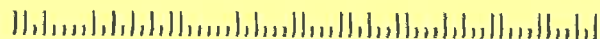


UNITED STATES POSTAGE
MONEY BOWERS
02 1R
0002098691 FEB 18 2010
\$ 00.38²
MAILED FROM ZIP CODE 92504

NIXIE 923 DC 1 00 02/23/10

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92502114747 *1977-02817-20-40



L*LVLM-92544



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RECEIVED RIVERSIDE

2010 FEB 25 PM 3:40

PRESORTED
FIRST CLASS



02 1R
0002098691 FEB 18 2010
MAILED FROM ZIP CODE 92504

\$ 00.38²

PUBLIC HEARING NOTICE
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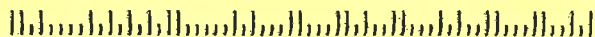
APN: 549180035-ASMT-549180035
FAUSTINO MARTINEZ
SILVIA MARTINEZ
4040 MACARTHUR BL
NEWPORT BEACH CA

NIXIE 927 DE 1 00 02/23/10

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92502114747 *2077-00318-23-01

L*L*LM1 925021147





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

RECEIVED
CLERK / BOARD OF SUPERVISORS
RIVERSIDE COUNTY
2010 MAY 11 PM 2:55

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
EITNEY BOWES
02 1R
0002098691 FEB 18 2010
\$ 00.38²
MAILED FROM ZIP CODE 92504

PUBLIC HEARING NOTICE
This may affect your property

UNDELIVERABLE, COMMERCIAL MAIL
RECEIVING AGENCY, NO AUTHORIZATION
TO RECEIVE MAIL FOR THIS ADDRESS

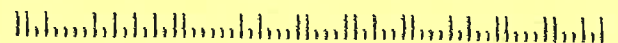
APN: 549152092 ASMT: 549152092

3T PROPERTIES
1101 MAGNOLIA AVE
RIVERSIDE, CA 92504

NIXIE 927 DO 1 00 03/07/10

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92502114747 *2077-05030-07-24



L*LVLM 925021147



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

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2010 MAY 11 PM 2:55

PRE-SORTED
FIRST CLASS



PUBLIC HEARING NOTICE
This may affect your property

"UNDELIVERABLE, COMMERCIAL
RECEIVING AGENCY, NO AUTHORITY
TO RECEIVE MAIL FOR THIS ADDRESS"

APN: 549151011 ASMT: 549151011
3T PROP

1151 MAGNOLIA
CORONA 928

L*LVLR 925021147

NIXIE 927 DC 1 00 05/07/10
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92502114747 *2077-05029-07-24

