

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

410B



REVIEWED BY EXECUTIVE OFFICE

DATE 6/30/2010  
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 30, 2010

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1095 / CHANGE OF ZONE NO. 7730** – CEQA Exempt – Applicant: County Initiated – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: southerly of Mission Boulevard, easterly of Pontiac Avenue, and westerly of Rubidoux Boulevard – 0.41 Gross Acres – Zoning: Rubidoux-Village Commercial (R-VC) – Center – **REQUEST:** The General Plan Amendment proposes to amend the existing Riverside County General Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre). The Change of Zone proposes to change the project site's existing zoning classification from Rubidoux-Village Commercial (R-VC) – Center to Multiple Family Dwellings (R-2) – APN(s): 181-052-011 and 181-052-012. (Legislative)

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION RECOMMENDS:**

**APPROVAL** of **GENERAL PLAN AMENDMENT NO. 1095** amending the Land Use Designation for the subject property from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre) in accordance with Exhibit #6; based on the findings and conclusions incorporated in the staff report, subject to resolution adoption by the Board of Supervisors; and,

Ron Goldman  
Planning Director

Initials:  
RG:vc  
TGW

(continued of attached page)

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Buster, Stone, Benoit, and Ashley  
Nays: None  
Absent: Tavaglione  
Date: July 27, 2010  
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

- Dept's Recomm.:  Consent  Policy
- Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref. | District: Second | Agenda Number:

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

16.2

The Honorable Board of Supervisors

Re: General Plan Amendment No. 1055, Change of Zone No. 7663, Tentative Parcel Map No. 35683

Page 2 of 2

the Board of Supervisors;

**APPROVAL of CHANGE OF ZONE NO. 7663**, from Rural Residential (R-R) zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5) zoning classification zone, subject to Ordinance adoption by the Board of Supervisors; and,

**APPROVAL of TENTATIVE PARCEL MAP NO. 35683**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

The proposed project was scheduled for a public hearing before the Riverside County Board of Supervisors and was continued by the Board of Supervisors on September 24, 2009, October 20, 2009 and December 1, 2009 due to outstanding community concerns regarding “excessive grading proposed both on and off-site as it relates to the project, concerns over drainage discharge from the project site as a result of construction related activities, concerns regarding access to and from the project site, and concerns regarding the increased density proposed by the project relative to the General Plan Amendment application. On January 5, 2010, the Board of Supervisors allowed public testimony from the project applicant and adjacent neighbors, evaluated the project’s impacts compared to the proposed mitigation measures as identified within the Environmental Assessment (EA 41965) and determined that the proposed project has the potential to negatively impact the surround community, the immediate environment in which the project resides and cause a serious constraint upon the access, drainage, and quality of life of the community in which the project is being proposed. Based upon these factors, the Board of Supervisors tentatively denied the proposed project.

Since the Board of Supervisors decision to tentatively deny the project, the applicant has since addressed these concerns with the adjacent property owners and a compromise has been met to mitigate these issues. The applicant will provide a Letter of Credit (LOC) in the amount of \$10,000 for road improvements surrounding the proposed project to mitigate all on and off-site grading, drainage and discharge issues related to the project. Given these improvements will be provided, the negative impacts related to the community and the environment would be mitigated.

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

### NOTICE OF EXEMPTION

9/30/10  
Date

kb  
Initial

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 9th Floor  38686 El Cerrito Road  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case Nos.: General Plan Amendment No. 1095 and Change of Zone No. 7730

Project Location: The project site is located in the Community of Rubidoux within the Jurupa Area Plan in Western Riverside County; more specifically, southerly of Mission Boulevard, easterly of Pontiac Avenue and westerly of Rubidoux Boulevard.

Project Description: General Plan Amendment No. 1095 proposes to amend the existing General Plan Land Use Designation for the subject property from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) for a 0.41 gross acre site. Change of Zone No. 7730 proposes to amend the existing zoning classification for the subject property from Rubidoux-Village Commercial (R-VC) - Center to Multiple Family Dwellings (R-2).

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: County Initiated

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (15303)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption ( )  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: (15061)

**Reasons why project is exempt:**

The proposed amendment is subject to the California Environmental Quality Act Section No. 15061, Review for Exemption (b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Two single-family residences will be constructed on the amendment site with a total building area of 3,704 square feet, in an urbanized area. The project is not located within an environmentally sensitive area or in a Criteria Area of the Multi-Species Habitat Conservation Plan. The project site is located southerly of Mission Boulevard in the Community of Rubidoux which is the most intensely commercially and residentially developed of all the communities in the Jurupa Area Plan. Urban development has been approved to the north, east and west. Vacant land, single-family residences and commercial areas currently surround the amendment site. The amendment site is currently vacant.

The proposed amendment is also subject to the California Environmental Quality Act Section No. 15303, New Construction or Conversion of Small Structures. This section states "Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. 1. Upon adoption by the Board of Supervisor's, Change of Zone No. 7730 will amend the existing zoning classification for the subject property from Rubidoux-Village Commercial (R-VC) - Center to Multiple Family Dwellings (R-2). 2. Two single-family residences will be constructed on the amendment site with a total building area of 3,704 square feet, in an urbanized area. 3. The amendment site currently has public water, sewer, gas, and electric on site and is served by the applicable utilities. The amendment site is located southerly of Mission Boulevard. The General Plan Circulation Element designates Mission Boulevard as an Arterial 128' Right-Of-Way roadway where public services and facilities are available to existing and/or future urban development.

Christian Hinojosa

County Contact Person

951-955-0972

Phone Number

Signature

Project Planner

Title

April 22, 2010

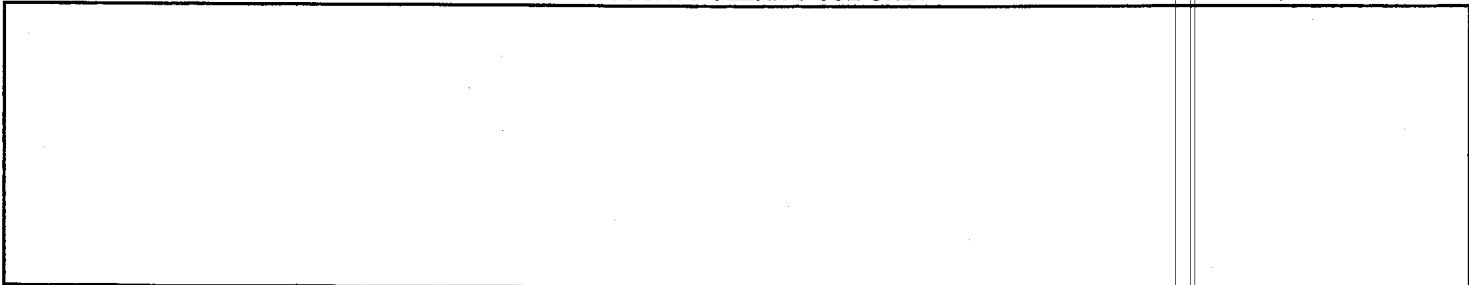
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: FREE POSTING PER CA GOVERNMENT CODE 6103 AND 27383.

FOR COUNTY CLERK'S USE ONLY

7/27/10 16.2  
SEP 28 2010 3.73



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
*George A. Johnson · Agency Director*  
**Planning Department**  
*Ron Goldman · Planning Director*

410B

07.27.10

**DATE:** June 22, 2010

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

**FROM:** Planning Department - Riverside Office

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 1095 / CHANGE OF ZONE NO. 7730 – CEQA Exempt

(Charge your time to these case numbers)

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

- |  |   |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive &amp; File; EOT)</small>   | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small>      |
| <input type="checkbox"/> Labels provided If Set For Hearing<br><input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | <input checked="" type="checkbox"/> Publish in Newspaper:<br>(2nd Dist) Press Enterprise and County Record              |
| <input type="checkbox"/> Place on Consent Calendar   | <input checked="" type="checkbox"/> CEQA Exempt   |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small>  | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day              |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small>  | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
|  | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO   |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(2nd Dist) Press Enterprise and County Record

Please schedule on the July 27, 2010 BOS Agenda

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

Notice of Exemption  
Fish & Game Receipt (CFG5668)

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

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

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

The Honorable Board of Supervisors

Re: **GENERAL PLAN AMENDMENT NO. 1095 / CHANGE OF ZONE NO. 7730**

Page 2 of 2

**APPROVAL** of **CHANGE OF ZONE NO. 7730** amending the zoning classification for the subject property from Rubidoux-Village Commercial (R-VC) – Center to Multiple Family Dwellings (R-2) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report; and, subject subject to ordinance adoption by the Board of Supervisors

**PLANNING COMMISSION  
MINUTE ORDER JUNE 2, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 4.2: GENERAL PLAN AMENDMENT NO. 1095 / CHANGE OF ZONE NO. 7730 -**  
CEQA Exempt - Applicant: County Initiated - Second Supervisorial District - Rubidoux Zoning District - Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) - Location: southerly of Mission Boulevard, easterly of Pontiac Avenue, and westerly of Rubidoux Boulevard - 0.41 Gross Acres - Zoning: Rubidoux-Village Commercial (R-VC) – Center - **APNs:** 181-052-011 and 181-052-012 - (Legislative)
- II. PROJECT DESCRIPTION**  
The General Plan Amendment proposes to amend the existing Riverside County General Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre). The Change of Zone proposes to change the project site's existing zoning classification from Rubidoux-Village Commercial (R-VC) - Center to Multiple Family Dwellings (R-2).
- III. MEETING SUMMARY**  
Subject proposal did not require a presentation.  
Project Planner: Christian Hinojosa, Ph: (951) 955-0972 or E-mail [chinojos@rcplma.org](mailto:chinojos@rcplma.org)
- No one spoke in favor, neutral or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**  
NONE
- V. PLANNING COMMISSION ACTION**  
The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo absent); recommended to the Board of Supervisors;
- APPROVAL** of **GENERAL PLAN AMENDMENT NO. 1095** amending the Land Use Designation for the subject property from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre) in accordance with Exhibit #6; based on the findings and conclusions incorporated in the staff report;
- APPROVAL** of **CHANGE OF ZONE NO. 7704** amending the zoning classification for the subject property from Rubidoux-Village Commercial (R-VC) – Center to Multiple Family Dwellings (R-2) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report; and,
- ADOPTION** of a **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 1095** to the Board of Supervisors.
- VI. CD**  
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rcplma.org](mailto:cgriffin@rcplma.org).

**Agenda Item No.: 4.2**  
**Area Map: Jurupa**  
**Zoning District: Rubidoux**  
**Supervisorial District: Second**  
**Project Planner: Christian Hinojosa**  
**Planning Commission: June 2, 2010**

**General Plan Amendment No. 1095**  
**Change of Zone No. 7730**  
**CEQA Exempt**  
**Applicant: County Initiated**  
**Engineer/Representative: County Initiated**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

**General Plan Amendment No. 1095** proposes to amend the existing General Plan Land Use Designation for the subject property from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) for a 0.41 gross acre site.

**Change of Zone No. 7730** proposes to amend the existing zoning classification for the subject property from Rubidoux-Village Commercial (R-VC) - Center to Multiple Family Dwellings (R-2).

The project site is located in the Community of Rubidoux within the Jurupa Area Plan in Western Riverside County; more specifically, southerly of Mission Boulevard, easterly of Pontiac Avenue and westerly of Rubidoux Boulevard.

### **BACKGROUND:**

**February 9, 2010**

On February 9, 2010 the Board of Supervisor's adopted an order initiating General Plan Amendment proceedings for General Plan Amendment No. 1095, and directed the Planning Department to process a general plan amendment and change of zone on subject parcels, owned by the Riverside County Economic Development Agency to provide for development of two affordable single-family homes. The Riverside County Economic Development Agency offered Habitat for Humanity Riverside, a Community Housing Development Organization (CHDO) the ability to continue their building efforts in the Community of Rubidoux.

### **ISSUES OF POTENTIAL CONCERN:**

#### **Justification for the proposed General Plan Amendment**

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1095 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two required findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two required findings are:

- a. The proposed change does not involve a change in or conflict with:

W

(1) The Riverside County Vision;

(2) Any General Plan Principle; or

(3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

**Consideration Analysis:**

**First Required Finding:** The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed Amendment does not conflict with:

(1) The Riverside County Vision. The approval of General Plan Amendment No. 1095 and Change of Zone No. 7730 to develop two affordable single-family homes will provide an opportunity for the County to show its support of Habitat Riverside's efforts and commitment to fulfillment of the housing fundamental values stated in the RCIP Vision Chapter and in the Jurupa Area Plan Vision Summary section.

The Riverside County "acknowledges shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities."

(2) Any General Plan Principle. Given staff's review the proposed designation will satisfy each of the General Plan Principals and Policies.



(3) Any Foundation Component designation in the General Plan. The project designation is within the same Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation.

**Second Required Finding:** The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The Housing Element of the General Plan recognizes that "housing policies must be responsive to the special housing needs of persons who cannot afford market-rate housing, such as those of persons with disabilities, elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter."

Habitat for Humanity Riverside actions assist in the development of housing to meet the needs of the very low, low, and moderate income households within the northwestern part of Riverside County and help Riverside County meet the goals, policies, and actions specified in the adopted Riverside County Housing Element. The approval of General Plan Amendment No. 1095 and Change of Zone No. 7730 to develop two affordable single-family homes will provide an opportunity for the County to show its support of Habitat Riverside's efforts and commitment to fulfillment of the goals and policies within the Housing Element. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

**Third Required Finding:** In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. The appropriate additional finding for the proposed Amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." As previously stated, the proposed Amendment can meet the housing goals of the Riverside County Vision by accommodating the anticipated maturation in the community and by providing special housing needs to persons who cannot afford market-rate housing, such as those of persons with disabilities, elderly, large families, farm workers, and families with female heads of households.

The proposed Amendment allows the development of two affordable single-family homes in the Community of Rubidoux where there is an imbalance increase between jobs and housing due to the current economic downturn unanticipated in preparing the General Plan, and is expected to provide a range of housing prices to meet the needs of future area residents. This finding can be made for the proposed Amendment.

**SUMMARY OF FINDINGS:**

- |                                    |   |
|------------------------------------|---|
| 1. Existing Land Use (Ex. #1):     | Vacant land   |
| 2. Surrounding Land Use (Ex. #1):  | Vacant land and commercial to the north, single family residences to the south, single family residences and commercial to the east and commercial to the west. |
| 3. Existing Zoning (Ex. #3):       | Rubidoux-Village Commercial (R-VC) – Center   |
| 4. Surrounding Zoning (Ex. #3):    | Rubidoux-Village Commercial (R-VC) – Center to the north, south, east and west.   |
| 5. General Plan Land Use (Ex. #6): | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio)  |

6. Surrounding General Plan Land Use (Ex. #6): Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the north, south, east and west.
7. Project Data: Total Acreage: 0.41 Gross  
Proposed General Plan Land Use: Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre)  
Proposed Zoning: Multiple Family Dwellings (R-2)
8. Environmental Concerns: CEQA Exempt Per Section No. 15061, Review for Exemption and Section 15303, New Construction or Conversion of Small Structures

**RECOMMENDATIONS:**

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 1095** amending the Land Use Designation for the subject property from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 Dwelling Units per Acre) in accordance with Exhibit #6; based on the findings and conclusions incorporated in the staff report;

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7730** amending the zoning classification for the subject property from Rubidoux-Village Commercial (R-VC) – Center to Multiple Family Dwellings (R-2) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report; and,

**ADOPTION** of a **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 1095** to the Board of Supervisors.

**CONCLUSIONS:**

1. Upon adoption by the Board of Supervisor's, the proposed amendment is in conformance with all elements of the Riverside County General Plan.
2. Upon adoption by the Board of Supervisor's, the proposed amendment will be consistent with the Rubidoux-Village Commercial (R-VC) – Center to Multiple Family Dwellings (R-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. Upon adoption by the Board of Supervisor's, the proposed amendment will be compatible with the present and future logical development of the area.
5. The proposed amendment will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
6. The proposed amendment will not have a significant effect on the environment.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project site is proposing a designation of Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the Jurupa Area Plan.
2. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the north, south, east and west.
3. The current zoning for the subject site is Rubidoux-Village Commercial (R-VC) – Center.
4. The proposed zoning for the subject site is Multiple Family Dwellings (R-2).
5. The project site is surrounded by properties which are zoned Rubidoux-Village Commercial (R-VC) – Center to the north, south, east and west.
6. Within the vicinity of the proposed amendment there are vacant land and commercial to the north, single family residences to the south, single family residences and commercial to the east and commercial to the west.
7. This amendment is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. The proposed amendment is subject to the California Environmental Quality Act Section No. 15061, Review for Exemption (b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Two single-family residences will be constructed on the amendment site with a total building area of 3,704 square feet, in an urbanized area. The project is not located within an environmentally sensitive area or in a Criteria Area of the Multi-Species Habitat Conservation Plan. The project site is located southerly of Mission Boulevard in the Community of Rubidoux which is the most intensely commercially and residentially developed of all the communities in the Jurupa Area Plan. Urban development has been approved to the north, east and west. Vacant land, single-family residences and commercial uses currently surround the amendment site. The amendment site is currently vacant.
9. The proposed amendment is also subject to the California Environmental Quality Act Section No. 15303, New Construction or Conversion of Small Structures. This section states "Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to:
  - a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

1. Upon adoption by the Board of Supervisor's, Change of Zone No. 7730 will amend the existing zoning classification for the subject property from Rubidoux-Village Commercial (R-VC) – Center to Multiple Family Dwellings (R-2).
2. Two single-family residences will be constructed on the amendment site with a total building area of 3,704 square feet, in an urbanized area.
3. The amendment site currently has public water, sewer, gas, and electric on site and is served by the applicable utilities. The amendment site is located southerly of Mission Boulevard. The General Plan Circulation Element designates Mission Boulevard as an Arterial 128' Right-Of-Way roadway where public services and facilities are available to existing and/or future urban development.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
  - b. A City of Sphere of Influence;
  - c. The SKR Fee Area (Ordinance No. 663.10);
  - d. A Circulation Element Right-Of-Way;
  - e. An Agriculture Preserve;
  - f. A WRCMSHCP Criteria Cell;
  - g. A High Fire area;
  - h. A County Fault Zone;
  - i. A Flood Zone;
  - j. An Area Drainage Plan Area; or,
  - k. A Dam Inundation Area.
3. The project site is located within:
  - a. The Boundaries of the Jurupa Area Plan;
  - b. An MSHCP Fee Area (Ordinance No. 810);
  - c. A Development Impact Fee Area (Ordinance No. 659);
  - d. The Rubidoux Community Service District;
  - e. The Flabob Airport Influence Area Zone D;
  - f. The Rubidoux Redevelopment Project Area;
  - g. The Rubidoux Village Policy Area;
  - h. A High Paleontological Potential (High A);
  - i. An Area Very High Liquefaction Potential;
  - j. An Area Susceptible to Subsidence; and,
  - k. The boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 181-052-011 and 181-052-012.

5. The General Plan Amendment and Change of Zone were filed with the Planning Department on February 9, 2010.

4  
5 **RESOLUTION**  
6 **RECOMMENDING ADOPTION OF**  
7 **GENERAL PLAN AMENDMENT NO. 1095**

8 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a  
9 public hearing was held before the Riverside County Planning Commission in Riverside, California on  
10 June 2, 2010 to consider the above-referenced matter; and,

11 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside  
12 County Rules to Implement the Act have been met and the environmental document prepared or relied on  
13 is sufficiently detailed so that all the potentially significant effects of the project on the environment and  
14 measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with  
15 the above-referenced Act and Procedures; and,

16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the  
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning  
19 Commission of the County of Riverside, in regular session assembled on June 2, 2010, that it has  
20 reviewed and considered the environmental document prepared or relied on and recommends the  
21 following based on the staff report and the findings and conclusions stated therein:  
22

23 **ADOPTION/CERTIFICATION** of the environmental document, and **ADOPTION** of  
24 General Plan Amendment No. 1095.  
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28

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
GPA01095 CZ07730  
VICINITY/POLICY AREAS**

Supervisor Tavaglione  
District 2

Date Drawn: 4/21/2010  
Vicinity Map



Zoning District: Rubidoux  
Township/Range: T2SR5W  
Section: 16

Assessors Bk. Pg. 181-05  
Thomas Bros. Pg. 685 D1  
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.co.liveriside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01095 CZ07730

LAND USE

Supervisor Tavaglione  
 District 2

Date Drawn: 4/21/2010  
 Exhibit 1

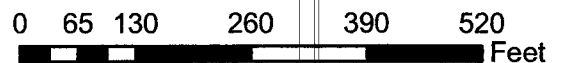


Zoning District: Rubidoux  
 Township/Range: T2s5w  
 Section: 16



Assessors Bk. Pg. 181-05  
 Thomas Bros. Pg. 685 D2  
 Edition 2009

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01095 CZ07730

PROPOSED ZONING

Supervisor Tavaglione  
District 2

Date Drawn: 4/21/2010  
Exhibit 3



Zoning District: Rubidoux  
Township/Range: T2SR5W  
Section: 16

Assessors Bk. Pg. 181-05  
Thomas Bros. Pg. 685 D1  
Edition 2009



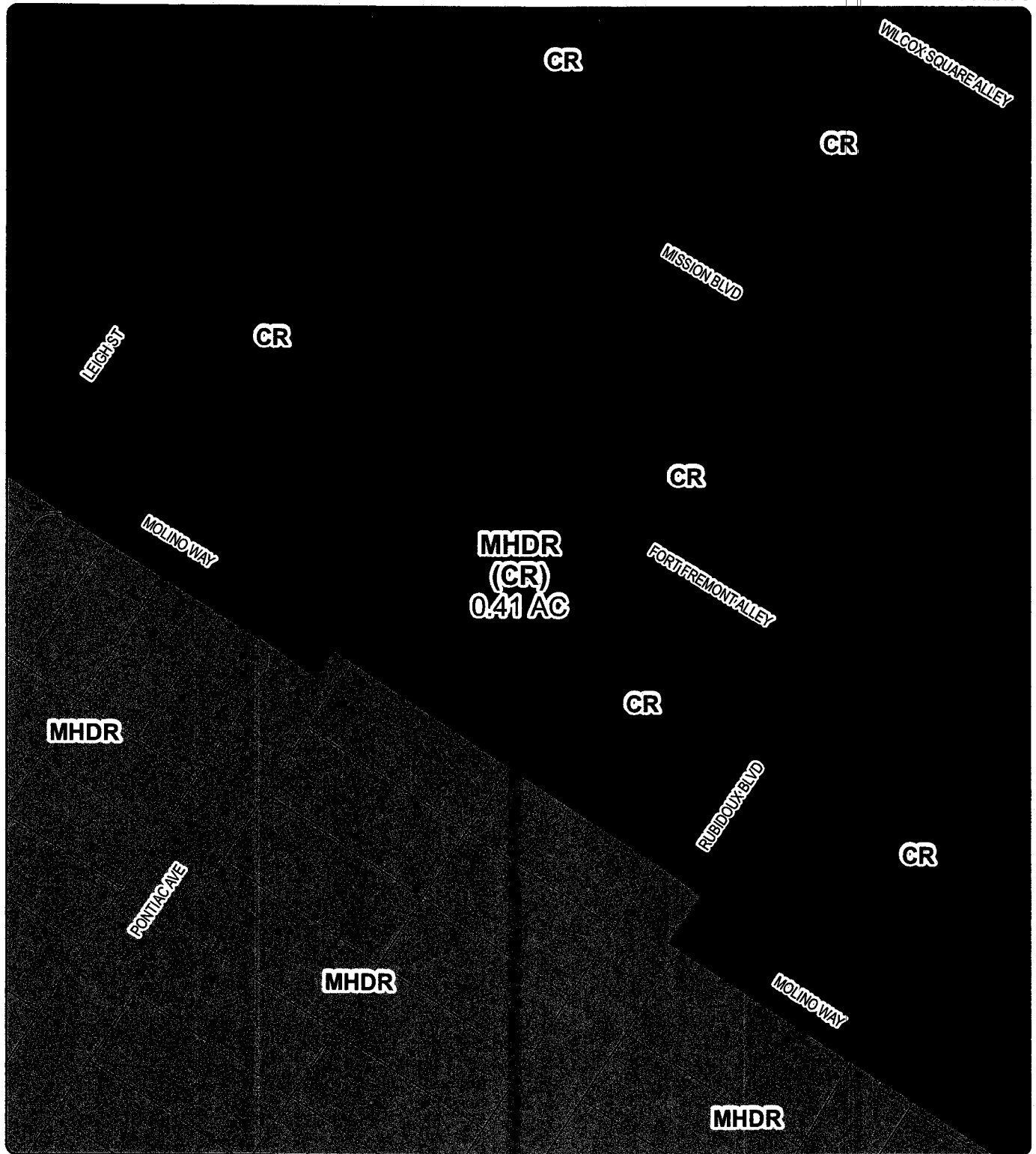
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01095 CZ07730  
PROPOSED GENERAL PLAN

Supervisor Tavaglione  
District: 2

Date Drawn: 4/21/2010  
Exhibit 6



Zoning District: Rubidoux  
Township/Range: T2SR5W  
Section: 16

Assessors Bk. Pg. 181-05  
Thomas Bros. Pg. 685 D1  
Edition 2009



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## NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1095 / CHANGE OF ZONE NO. 7730 – CEQA Exempt –**  
Applicant: County Initiated – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area  
Plan: Community Development: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35  
Floor Area Ratio) – Location: southerly of Mission Boulevard, easterly of Pontiac Avenue, and westerly  
of Rubidoux Boulevard – 0.41 Gross Acres – Zoning: Rubidoux-Village Commercial (R-VC) – Center –  
**REQUEST:** The General Plan Amendment proposes to amend the existing Riverside County General  
Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35  
Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5 – 8  
Dwelling Units per Acre). The Change of Zone proposes to change the project site's existing zoning  
classification from Rubidoux-Village Commercial (R-VC) – Center to Multiple Family Dwellings (R-2) –  
APN(s): 181-052-011 and 181-052-012. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: June 2, 2010  
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 Christian Hinojosa, Project Planner at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@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](http://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: Christian Hinojosa  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 4/20/2010.

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

APN (s) or case numbers GPA01095 / C207730 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 *Checked by V. Nguyen*

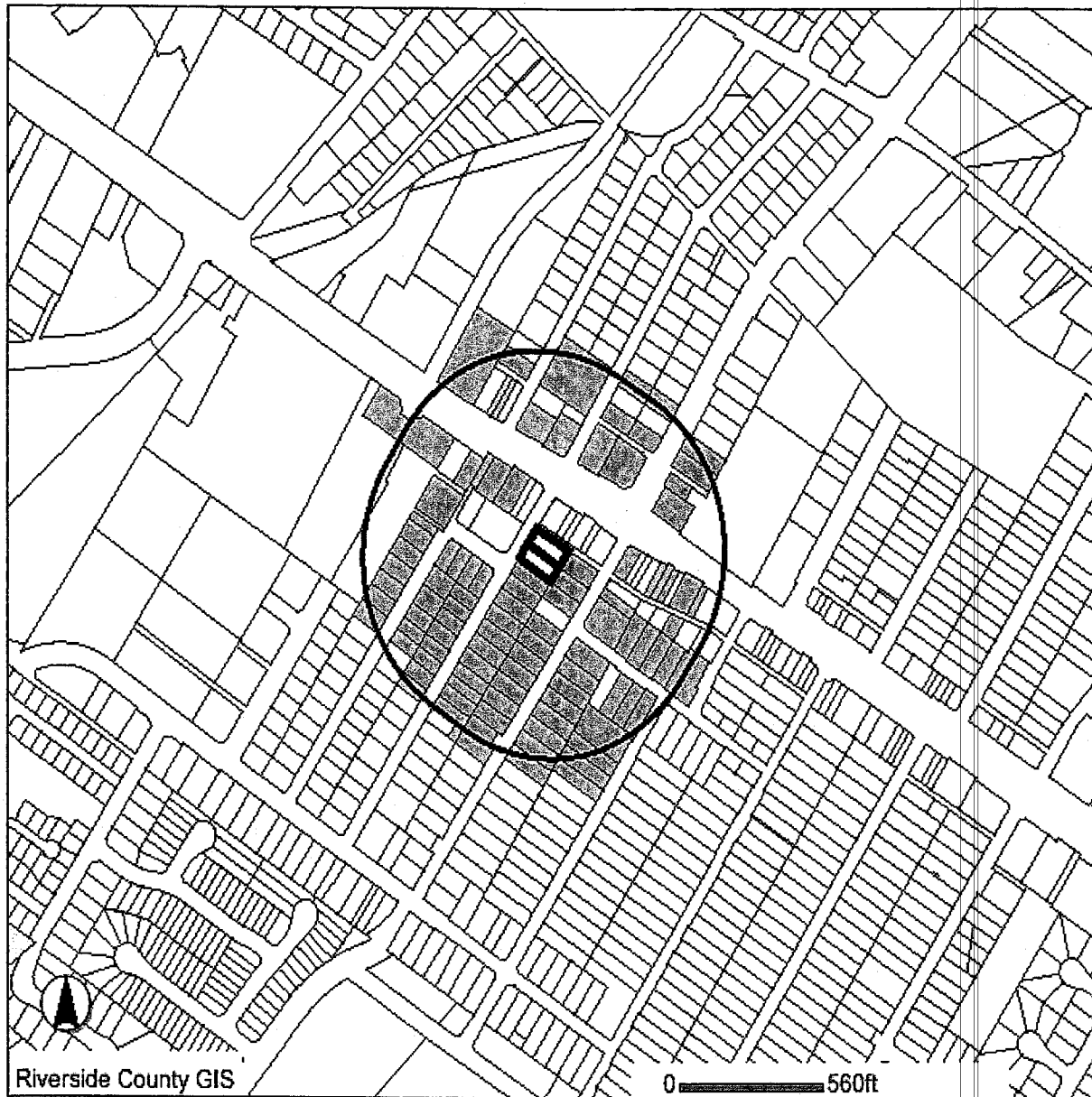
TITLE GIS Analyst *AP: 10/20/10*

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

600 feet buffer



**Selected parcel(s):**

179-112-018	179-112-022	179-112-023	179-112-025	179-121-023	179-121-024	179-121-027
179-122-002	179-122-004	179-122-023	179-122-025	179-122-027	179-122-028	179-160-015
179-160-016	179-160-018	179-160-025	181-020-010	181-020-011	181-020-012	181-020-013
181-020-014	181-020-015	181-020-016	181-020-025	181-020-026	181-044-021	181-051-017
181-051-018	181-051-019	181-052-007	181-052-008	181-052-009	181-052-010	181-053-006
181-053-009	181-053-014	181-053-018	181-053-021	181-053-022	181-053-024	181-053-025
181-053-027	181-053-028	181-053-030	181-053-034	181-053-035	181-053-037	181-071-002
181-071-003	181-071-004	181-071-006	181-071-007	181-071-008	181-071-009	181-071-010
181-071-011	181-071-027	181-071-028	181-071-029	181-071-030	181-071-031	181-071-032
181-071-033	181-071-034	181-071-035	181-071-036	181-071-040	181-072-001	181-072-002
181-072-003	181-072-004	181-072-005	181-072-006	181-072-007	181-072-008	181-072-009
181-072-029	181-072-030	181-072-031	181-072-032	181-072-033	181-072-034	181-072-035
181-072-036	181-082-002	181-082-003	181-082-004	181-082-005	181-082-006	181-082-008
181-082-032	181-082-033	181-082-039	181-082-044	181-082-045	181-082-047	181-082-048
		181-082-049	181-082-052			

**\*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...04/21/2010

APN: 179112018 ASMT: 179112018  
RAUL DIAZ  
LUCRECIA DIAZ  
19493 QUEBEC AVE  
CORONA CA 92881

APN: 179112022 ASMT: 179112022  
MISSION OAKS NATL BANK  
41530 ENTERPRISE S NO 100  
TEMECULA CA 92590

APN: 179112023 ASMT: 179112023  
ADIB J MILBES  
9110 MIGONETTE ST  
ALTA LOMA CA 91701

APN: 179112025 ASMT: 179112025  
SAMUEL R RAMIREZ  
MARIA S RAMIREZ  
9213 TARA CIR  
RIVERSIDE CA 92509

APN: 179121023 ASMT: 179121023  
JOHN D KARAGIAS  
KATHERINE KARAGIAS  
STYLIANOS T KALIVAS  
ELENI KALIVAS  
16518 FRANCISQUITO AVE  
LA PUENTE CA 91744

APN: 179121024 ASMT: 179121024  
WILLIAM W SCHY  
NORMA L SCHY  
DENNIS W FOSDICK  
DELIA J FOSDICK  
5645 MISSION BLV  
RIVERSIDE CA. 92509

APN: 179121027 ASMT: 179121027  
JOHN A ADLER  
DAVID C ADLER  
C/O DAVID C ADLER  
16 COSTA DEL SOL  
DANA POINT CA 92629

APN: 179122002 ASMT: 179122002  
CALLIS HERBERT  
ZARA F HERBERT  
CALLIS F HERBERT  
3730 PONTIAC AVE  
RIVERSIDE CA 92509

APN: 179122003 ASMT: 179122003  
CALLIS F HERBERT  
ZARA F HERBERT  
3730 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179122024 ASMT: 179122024  
MARIA EVA RAMIREZ  
6825 COMSTOCK AVE  
RIVERSIDE CA 92503

APN: 179122025 ASMT: 179122025  
JOSE M SANCHEZ  
MARIA B SANCHEZ  
1474 RIPCHAK SE  
CORONA CA 92879

APN: 179122027 ASMT: 179122027  
DAYCO FUNDING CORP  
LUXOR PROP INC  
C/O LUXOR PROPERTIES INC  
4751 WILSHIRE BLVD NO 203  
LOS ANGELES CA 90010

APN: 179122028 ASMT: 179122028  
JIM KAIRIS  
DIMITRA KAIRIS  
1821 ROSEDALE AVE  
COLTON CA 92324

APN: 179160016 ASMT: 179160016  
ROSS A LYBARGER  
MARY LYBARGER  
3742 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 179160018 ASMT: 179160018  
JAMESLANE ASSOC LTD PARTNERSHIP  
STATER BROS MARKETS  
C/O STATER BROS MARKETS  
P O BOX 150  
COLTON CA 92324

APN: 179160025 ASMT: 179160025  
MGA & P INTER COMMON SHARED REF SYSTEMS  
CO  
C/O FLORENCE M NEGLIA  
5856 SUNSET RANCH RD  
RIVERSIDE CA 92506

APN: 181020010 ASMT: 181020010  
MITSURU INABA  
MEIKO INABA  
ANTHONY S INABA  
BEVERLY F INABA  
4280 MT VERNON AVE  
RIVERSIDE CA 92507

APN: 181020011 ASMT: 181020011  
BOBBIE JOAN SEIFFERT  
KATHLEEN SUE SEIFFERT  
C/O LARRY SHAFFER  
3702 ARTESIAN  
RIVERSIDE CA 92503

APN: 181020012 ASMT: 181020012  
VENANCIO SALGADO  
CATALINA SALGADO  
3905 LEIGH ST  
RIVERSIDE CA 92501

APN: 181020013 ASMT: 181020013  
RAMON VENEGAS MENDOZA  
3925 LEIGH ST  
RIVERSIDE CA. 92509

APN: 181020014 ASMT: 181020014  
PEDRO MARTINEZ  
3935 LEIGH ST  
RIVERSIDE CA. 92509

APN: 181020015 ASMT: 181020015  
RICARDO LARA FAJARDO  
HERMINIA FAJARDO  
20991 HANSEN AVE  
NUEVO CA 92567

APN: 181020016 ASMT: 181020016  
EDUARDO MUNOZ  
NATALIA MUNOZ  
3957 LEIGH ST  
RIVERSIDE CA. 92509

APN: 181020025 ASMT: 181020025  
ANTHONY S INABA  
BEVERLY F INABA  
1985 BRONSON WAY  
RIVERSIDE CA 92506

APN: 181020026 ASMT: 181020026  
MISSION PLAZA PROP  
C/O PETER SCHULTZ  
3625 DEL AMO BLV NO 130  
TORRANCE CA 90503

APN: 181044021 ASMT: 181044021  
CARMELO JIMENEZ  
3969 LEIGH ST  
RIVERSIDE CA. 92509

APN: 181051017 ASMT: 181051017  
NICHOLAS E RENNA  
PATRICIA E RENNA  
19189 HITCHING POST PL  
RIVERSIDE CA 92508

APN: 181051018 ASMT: 181051018  
IDA E BARR  
27121 VINEWOOD PL  
MORENO VALLEY CA 92555



*APN 10000*

APN: 181051019 ASMT: 181051019  
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE  
3525 14TH ST  
RIVERSIDE CA 92501

APN: 181052007 ASMT: 181052007  
JESUS JIMENEZ  
GRICELDA ARREOLA DEJIMENEZ  
1301 N MAIN ST  
SANTA ANA CA 92705

APN: 181052008 ASMT: 181052008  
ROBERT H VENEGAS  
JUNE LORRAINE VENEGAS  
6185 SANDOVAL AVE  
RIVERSIDE CA 92509

APN: 181052009 ASMT: 181052009  
MIGUEL LUNA  
ENEDINA LUNA  
11784 RUSTIC PL  
FONTANA CA 92337

APN: 181052010 ASMT: 181052010  
AGAPITO NAJERA  
AURORA NAJERA  
12327 HONLEY AVE  
DOWNEY CA 90242

APN: 181053006 ASMT: 181053006  
DAVID GUARACHA  
KEVIN BUSH  
6550 VAN BUREN BLV NO C  
RIVERSIDE CA 92503

APN: 181053009 ASMT: 181053009  
JALISCO INTERNATIONAL CORP  
5576 MISSION BLV  
RIVERSIDE CA. 92509

APN: 181053014 ASMT: 181053014  
LARRY D WILSON  
24265 SUNNYMEAD BLV  
MORENO VALLEY CA 92553

APN: 181053018 ASMT: 181053018  
MIGUEL RIOS  
GRACE RIOS  
3848 RUBIDOUX BLV  
RIVERSIDE CA 92509

APN: 181053021 ASMT: 181053021  
JUAN M CONSTANTINO  
5575 MOLINO WAY  
RIVERSIDE CA. 92509

APN: 181053022 ASMT: 181053022  
TIFFANY DIXON  
5571 MOLINO WAY  
RIVERSIDE CA 92509

APN: 181053024 ASMT: 181053024  
ALICE PHILOK JEONG  
JENNY JEONG NA  
SUNG WUK NA  
P O BOX 886  
FONTANA CA 92334

APN: 181053025 ASMT: 181053025  
ROBERT HERNANDEZ  
5064 GENEVA ST  
RIVERSIDE CA 92505

APN: 181053027 ASMT: 181053027  
LAURA MACLEOD  
EUGENE CLARK HERRERA  
STE 207  
3633 CAMINO DEL RIO S  
SAN DIEGO CA 92108

APN: 181053028 ASMT: 181053028  
GABRIEL PORRAS  
SONIA PORRAS  
913 S IRA CT  
ANAHEIM CA 92804

APN: 181053030 ASMT: 181053030  
MORENO FAMILY TRUST  
5592 MISSION BLV  
RIVERSIDE CA 92509

APN: 181053034 ASMT: 181053034  
MOEZ  
C/O M TAHAMI  
P O BOX 9381  
BREA CA 92822

APN: 181053035 ASMT: 181053035  
ANN M BANARES  
5581 MOLINO WAY  
RIVERSIDE CA. 92509

APN: 181053037 ASMT: 181053037  
RIV LIGHT WORLD CHURCH OF GOD IN CHRIST COR  
5595 MOLINO WAY  
RIVERSIDE CA. 92509

APN: 181071002 ASMT: 181071002  
LUIS GONZALEZ  
3889 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181071003 ASMT: 181071003  
MILDRED KATHLYN KIMPTON  
RAYMOND WILLIAM KIMPTON  
5476 WAYMAN ST  
RIVERSIDE CA 92504

APN: 181071004 ASMT: 181071004  
PRIMITIVO PEREZ  
3913 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181071006 ASMT: 181071006  
EUGENE V HANSON  
3939 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181071007 ASMT: 181071007  
ANGELA L BRAKE  
3953 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181071008 ASMT: 181071008  
KEITH DALE  
ROSEMARY HURTADO  
1128 NEALE DR  
SANTA ROSA CA 95404

APN: 181071009 ASMT: 181071009  
JENNIFER LAM  
P O BOX 802  
ROSEMEAD CA 91770

APN: 181071010 ASMT: 181071010  
WELLS FARGO BANK  
2780 LAKE VISTA DR  
LEWISVILLE TX 75067

APN: 181071011 ASMT: 181071011  
JOSE LUIS SANCHEZ  
3986 PONTIAC AVE  
RIVERSIDE CA 92509

APN: 181071027 ASMT: 181071027  
JOSE LUIS REYES  
NYDIA NOEMI REYES  
3976 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071028 ASMT: 181071028  
LUZ MARIA CARDENAS  
3962 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071029 ASMT: 181071029  
VICTOR M PEREZ  
ESTER A PEREZ  
20133 WINTON RD  
CORONA CA 92881

APN: 181071030 ASMT: 181071030  
RODERICK BURTON  
SUNDAY BURTON  
3944 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071031 ASMT: 181071031  
ANDRES DELATORRE  
ADELAIDA DELATORRE  
3934 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071032 ASMT: 181071032  
FRANCISCO ALVAREZ  
3924 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071033 ASMT: 181071033  
JENARO ALARCON  
3910 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071034 ASMT: 181071034  
ANTONIO MADRID  
3894 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071035 ASMT: 181071035  
REFUGIO AGUIRRE  
GLORIA AGUIRRE  
3886 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071036 ASMT: 181071036  
ROSA HERNANDEZ  
3870 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071040 ASMT: 181071040  
BLANCA ESTELA SANDOVAL  
3925 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181072001 ASMT: 181072001  
JOSE ROSARIO GARCIA  
YOLANDA GARCIA  
1438 W TROPICANA CT  
ONTARIO CA 91762

APN: 181072002 ASMT: 181072002  
CESAR TOVAR  
5670 MOLINO WAY  
RIVERSIDE CA. 92509

APN: 181072003 ASMT: 181072003  
PATTY BARRAGAN  
6950 VALDEZ ST  
RIVERSIDE CA 92509

APN: 181072004 ASMT: 181072004  
DONALD ALBERT ROBBINS  
5692 MOLINO WAY  
RIVERSIDE CA. 92509

APN: 181072005 ASMT: 181072005  
NORMA JEAN SARVEY  
3934 LEIGH ST  
RIVERSIDE CA. 92509

APN: 181072006 ASMT: 181072006  
RAYMUNDO JARDINES RODRIGUEZ  
3944 LEIGH ST  
RIVERSIDE CA. 92509

APN: 181072007 ASMT: 181072007  
LUIS O ALVAREZ  
ESPERANZA M ALVAREZ  
1254 N SIXTH ST  
REDLANDS CA 92374

APN: 181072008 ASMT: 181072008  
ENRIQUE VICTORIO  
3964 LEIGH ST  
RIVERSIDE CA. 92509

APN: 181072009 ASMT: 181072009  
CONSUELO V SERRATO  
3974 LEIGH ST  
RIVERSIDE CA. 92509

APN: 181072029 ASMT: 181072029  
FRANCISCO D VEGA  
TERESA VEGA  
3981 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181072030 ASMT: 181072030  
LONNIE T LAWHON  
LOIS G LAWHON  
3961 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181072031 ASMT: 181072031  
SONIA ROMO  
3959 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181072032 ASMT: 181072032  
JOSE R PAYAN  
PATSY A PAYAN  
3947 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181072033 ASMT: 181072033  
MARY CHRISTINE CAMPOS  
NANCY ROSE CAMPOS  
JOSE RAMON PAYAN  
PATSY PAYAN  
11611 64TH ST  
MIRA LOMA CA 91752

APN: 181072034 ASMT: 181072034  
JOSE LUIS RUVALCABA  
ISABEL RUVALCABA  
3925 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181072035 ASMT: 181072035  
JOSE M GALVEZ  
3911 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181072036 ASMT: 181072036  
PHUONG N NGUYEN  
SARAH I NGUYEN  
16197 MT BADEN POWELL ST  
FOUNTAIN VALLEY CA 92708

APN: 181082002 ASMT: 181082002  
ISRAEL SALDANA  
3920 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181082003 ASMT: 181082003  
ANICETO O FLORES  
JOLENE Y FLORES  
3930 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181082004 ASMT: 181082004  
ROBERT W FRASER  
16291 RINGBIT CT  
RIVERSIDE CA 92506

APN: 181082005 ASMT: 181082005  
MIGUEL A FRANCO  
3958 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181082006 ASMT: 181082006  
HUMBERTO IBARRA  
DORA MARINA VASQUEZ  
3966 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181082008 ASMT: 181082008  
RAUL RAMIREZ  
REYNA RAMIREZ  
5503 AVENUE JUAN BAUTISTA  
RIVERSIDE CA 92509

APN: 181082032 ASMT: 181082032  
MICHAEL J SICKLER  
KATHI CARRICK SICKLER  
3973 FORT DR  
RIVERSIDE CA. 92509

APN: 181082033 ASMT: 181082033  
CONTINENTAL CORP  
P O BOX 2409  
RIVERSIDE CA 92516

APN: 181082039 ASMT: 181082039  
ROSA ZEPEDA  
ROSA ZEPEDA DELACRUZ  
MARIO ALCALA VILLASENOR  
5308 34TH ST  
RIVERSIDE CA 92509

APN: 181082044 ASMT: 181082044  
DON N PHAM  
CECILIA K PHAM  
4568 LA MADERA AVE  
EL MONTE CA 91732

APN: 181082045 ASMT: 181082045  
HUMBERTO GRANERO  
3976 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181082047 ASMT: 181082047  
MICHAEL L MURPHY  
970 WEST C ST  
COLTON CA 92324

APN: 181082048 ASMT: 181082048  
JULIO MENDEZ  
5562 MOLINO WAY  
RIVERSIDE CA. 92509

APN: 181082049 ASMT: 181082049  
CALEB HO TENG  
LILY YEH TENG  
3941 FORT DR  
RIVERSIDE CA. 92509



APN: 181082052 ASMT: 181082052  
JOSE M BUGARIN  
ERIKA E ROBLES  
3955 FORT DR  
RIVERSIDE CA. 92509



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

July 8, 2010

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

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: GPA 1095, ZC 7730 CEQA Exempt

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, July 15, 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, July 08, 2010 8:31 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: GPA 1095 ZC 7730 CEQA

**Received for publication on July 15**

*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, July 08, 2010 8:21 AM  
**To:** PE Legals  
**Subject:** FOR PUBLICATION: GPA 1095 ZC 7730 CEQA

I will be on vacation next week so I'm sending this one out now....Notice of Public Hearing, for publication on Thursday, July 15, 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.**





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

July 8, 2010

RIVERSIDE COUNTY RECORD  
ATTN: LEGALS  
P.O. BOX 3187  
RIVERSIDE, CA 92519

E-MAIL: [recordmde@aol.com](mailto:recordmde@aol.com)  
FAX: (951) 685-2961

RE: NOTICE OF PUBLIC HEARING: GPA 1095, ZC 7730 CEQA Exempt

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, July 15, 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:** Thursday, July 08, 2010 8:44 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: GPA 1095 ZC 7730 CEQA

Good Morning,  
I have received the notice of publication.  
Thanks, Mike  
P.S. Where are (we, just kidding) you going for vacation?

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

**From:** Gil, Cecilia <CCGIL@rcbos.org>  
**To:** recordmde@aol.com  
**Sent:** Thu, Jul 8, 2010 8:21 am  
**Subject:** FOR PUBLICATION: GPA 1095 ZC 7730 CEQA

I will be on vacation next week so I'm sending this one out now.... Notice of Public Hearing, for publication on Thursday, July 15, 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 COUNTY INITIATED GENERAL PLAN AMENDMENT AND CHANGE OF ZONE IN THE RUBIDOUX ZONING DISTRICT – JURUPA AREA PLAN, SECOND 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 27, 2010 at 1:30 P.M.** to consider a County-Initiated application of **General Plan Amendment No. 1095**, which proposes to amend the Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5-8 Dwelling Units per Acre); and, **Change of Zone No. 7730**, which proposes to change the zoning from Rubidoux-Village Commercial (R-VC) – Center to Multiple Family Dwellings (R-2) (“the project”), or such other zones as the Board may find appropriate. The project is located southerly of Mission Boulevard, easterly of Pontiac Avenue, and westerly of Rubidoux Boulevard in the Rubidoux Zoning District – Jurupa Area Plan, Second 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 7:00 a.m. to 5:30 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, 9<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 or EMAIL at [chinojos@rctlma.org](mailto:chinojos@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: July 8, 2010

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



**Gil, Cecilia**

---

**From:** Meyer, Mary Ann [MaMeyer@arcokrec.com];  
**Sent:** Thursday, July 08, 2010 9:45 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR POSTING: GPA 1095 ZC 7730 CEQA

received and posted

---

**From:** Gil, Cecilia  
**Sent:** Thursday, July 08, 2010 8:22 AM  
**To:** Meyer, Mary Ann  
**Cc:** Marshall, Tammie  
**Subject:** FOR POSTING: GPA 1095 ZC 7730 CEQA

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 July 8, 2010, I mailed a copy of the following document:

**Notice of Public Hearing for: GPA 1095 and ZC 7730**

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:** July 27, 2010 @ 1:30 PM

SIGNATURE: Mcgil DATE: July 8, 2010  
Cecilia Gil

APN: 179112018 ASMT: 179112018  
RAUL DIAZ  
LUCRECIA DIAZ  
19493 QUEBEC AVE  
CORONA CA 92881

APN: 179112022 ASMT: 179112022  
MISSION OAKS NATL BANK  
41530 ENTERPRISE S NO 100  
TEMECULA CA 92590

APN: 179112023 ASMT: 179112023  
ADIB J MILBES  
9110 MIGONETTE ST  
ALTA LOMA CA 91701

APN: 179112025 ASMT: 179112025  
SAMUEL R RAMIREZ  
MARIA S RAMIREZ  
9213 TARA CIR  
RIVERSIDE CA 92509

APN: 179121023 ASMT: 179121023  
JOHN D KARAGIAS  
KATHERINE KARAGIAS  
STYLIANOS T KALIVAS  
ELENI KALIVAS  
16518 FRANCISQUITO AVE  
LA PUENTE CA 91744

APN: 179121024 ASMT: 179121024  
WILLIAM W SCHY  
NORMA L SCHY  
DENNIS W FOSDICK  
DELIA J FOSDICK  
5645 MISSION BLV  
RIVERSIDE CA. 92509

APN: 179121027 ASMT: 179121027  
JOHN A ADLER  
DAVID C ADLER  
C/O DAVID C ADLER  
16 COSTA DEL SOL  
DANA POINT CA 92629

APN: 179122002 ASMT: 179122002  
CALLIS HERBERT  
ZARA F HERBERT  
CALLIS F HERBERT  
3730 PONTIAC AVE  
RIVERSIDE CA 92509

APN: 179122003 ASMT: 179122003  
CALLIS F HERBERT  
ZARA F HERBERT  
3730 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179122024 ASMT: 179122024  
MARIA EVA RAMIREZ  
6825 COMSTOCK AVE  
RIVERSIDE CA 92503

APN: 179122025 ASMT: 179122025  
JOSE M SANCHEZ  
MARIA B SANCHEZ  
1474 RIPCHAK SE  
CORONA CA 92879

APN: 179122027 ASMT: 179122027  
DAYCO FUNDING CORP  
LUXOR PROP INC  
C/O LUXOR PROPERTIES INC  
4751 WILSHIRE BLVD NO 203  
LOS ANGELES CA 90010

APN: 179122028 ASMT: 179122028  
JIM KAIRIS  
DIMITRA KAIRIS  
1821 ROSEDALE AVE  
COLTON CA 92324

APN: 179160016 ASMT: 179160016  
ROSS A LYBARGER  
MARY LYBARGER  
3742 RUBIDOUX BLV  
RIVERSIDE CA. 92509

GPA 1095 ZC7730 (99)



APN: 179160018 ASMT: 179160018  
JAMESLANE ASSOC LTD PARTNERSHIP  
STATER BROS MARKETS  
C/O STATER BROS MARKETS  
P O BOX 150  
COLTON CA 92324

APN: 179160025 ASMT: 179160025  
MGA & P INTER COMMON SHARED REF SYSTEMS  
CO  
C/O FLORENCE M NEGLIA  
5856 SUNSET RANCH RD  
RIVERSIDE CA 92506

APN: 181020010 ASMT: 181020010  
MITSURU INABA  
MEIKO INABA  
ANTHONY S INABA  
BEVERLY F INABA  
4280 MT VERNON AVE  
RIVERSIDE CA 92507

APN: 181020011 ASMT: 181020011  
BOBBIE JOAN SEIFFERT  
KATHLEEN SUE SEIFFERT  
C/O LARRY SHAFFER  
3702 ARTESIAN  
RIVERSIDE CA 92503

APN: 181020012 ASMT: 181020012  
VENANCIO SALGADO  
CATALINA SALGADO  
3905 LEIGH ST  
RIVERSIDE CA 92501

APN: 181020013 ASMT: 181020013  
RAMON VENEGAS MENDOZA  
3925 LEIGH ST  
RIVERSIDE CA. 92509

APN: 181020014 ASMT: 181020014  
PEDRO MARTINEZ  
3935 LEIGH ST  
RIVERSIDE CA. 92509

APN: 181020015 ASMT: 181020015  
RICARDO LARA FAJARDO  
HERMINIA FAJARDO  
20991 HANSEN AVE  
NUEVO CA 92567

APN: 181020016 ASMT: 181020016  
EDUARDO MUNOZ  
NATALIA MUNOZ  
3957 LEIGH ST  
RIVERSIDE CA. 92509

APN: 181020025 ASMT: 181020025  
ANTHONY S INABA  
BEVERLY F INABA  
1985 BRONSON WAY  
RIVERSIDE CA 92506

APN: 181020026 ASMT: 181020026  
MISSION PLAZA PROP  
C/O PETER SCHULTZ  
3625 DEL AMO BLV NO 130  
TORRANCE CA 90503

APN: 181044021 ASMT: 181044021  
CARMELO JIMENEZ  
3969 LEIGH ST  
RIVERSIDE CA. 92509

APN: 181051017 ASMT: 181051017  
NICHOLAS E RENNA  
PATRICIA E RENNA  
19189 HITCHING POST PL  
RIVERSIDE CA 92508

APN: 181051018 ASMT: 181051018  
IDA E BARR  
27121 VINEWOOD PL  
MORENO VALLEY CA 92555



APRIL 2011

APN: 181051019 ASMT: 181051019  
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE  
3525 14TH ST  
RIVERSIDE CA 92501

APN: 181052007 ASMT: 181052007  
JESUS JIMENEZ  
GRICELDA ARREOLA DEJIMENEZ  
1301 N MAIN ST  
SANTA ANA CA 92705

APN: 181052008 ASMT: 181052008  
ROBERT H VENEGAS  
JUNE LORRAINE VENEGAS  
6185 SANDOVAL AVE  
RIVERSIDE CA 92509

APN: 181052009 ASMT: 181052009  
MIGUEL LUNA  
ENEDINA LUNA  
11784 RUSTIC PL  
FONTANA CA 92337

APN: 181052010 ASMT: 181052010  
AGAPITO NAJERA  
AURORA NAJERA  
12327 HONLEY AVE  
DOWNEY CA 90242

APN: 181053006 ASMT: 181053006  
DAVID GUARACHA  
KEVIN BUSH  
6550 VAN BUREN BLV NO C  
RIVERSIDE CA 92503

APN: 181053009 ASMT: 181053009  
JALISCO INTERNATIONAL CORP  
5576 MISSION BLV  
RIVERSIDE CA. 92509

APN: 181053014 ASMT: 181053014  
LARRY D WILSON  
24265 SUNNYMEAD BLV  
MORENO VALLEY CA 92553

APN: 181053018 ASMT: 181053018  
MIGUEL RIOS  
GRACE RIOS  
3848 RUBIDOUX BLV  
RIVERSIDE CA 92509

APN: 181053021 ASMT: 181053021  
JUAN M CONSTANTINO  
5575 MOLINO WAY  
RIVERSIDE CA. 92509

APN: 181053022 ASMT: 181053022  
TIFFANY DIXON  
5571 MOLINO WAY  
RIVERSIDE CA 92509

APN: 181053024 ASMT: 181053024  
ALICE PHILOK JEONG  
JENNY JEONG NA  
SUNG WUK NA  
P O BOX 886  
FONTANA CA 92334

APN: 181053025 ASMT: 181053025  
ROBERT HERNANDEZ  
5064 GENEVA ST  
RIVERSIDE CA 92505

APN: 181053027 ASMT: 181053027  
LAURA MACLEOD  
EUGENE CLARK HERRERA  
STE 207  
3633 CAMINO DEL RIO S  
SAN DIEGO CA 92108



APN: 181053028 ASMT: 181053028  
GABRIEL PORRAS  
SONIA PORRAS  
913 S IRA CT  
ANAHEIM CA 92804

APN: 181053030 ASMT: 181053030  
MORENO FAMILY TRUST  
5592 MISSION BLV  
RIVERSIDE CA 92509

APN: 181053034 ASMT: 181053034  
MOEZ  
C/O M TAHAMI  
P O BOX 9381  
BREA CA 92822

APN: 181053035 ASMT: 181053035  
ANN M BANARES  
5581 MOLINO WAY  
RIVERSIDE CA. 92509

APN: 181053037 ASMT: 181053037  
RIV LIGHT WORLD CHURCH OF GOD IN CHRIST COR  
5595 MOLINO WAY  
RIVERSIDE CA. 92509

APN: 181071002 ASMT: 181071002  
LUIS GONZALEZ  
3889 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181071003 ASMT: 181071003  
MILDRED KATHLYN KIMPTON  
RAYMOND WILLIAM KIMPTON  
5476 WAYMAN ST  
RIVERSIDE CA 92504

APN: 181071004 ASMT: 181071004  
PRIMITIVO PEREZ  
3913 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181071006 ASMT: 181071006  
EUGENE V HANSON  
3939 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181071007 ASMT: 181071007  
ANGELA L BRAKE  
3953 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181071008 ASMT: 181071008  
KEITH DALE  
ROSEMARY HURTADO  
1128 NEALE DR  
SANTA ROSA CA 95404

APN: 181071009 ASMT: 181071009  
JENNIFER LAM  
P O BOX 802  
ROSEMEAD CA 91770

APN: 181071010 ASMT: 181071010  
WELLS FARGO BANK  
2780 LAKE VISTA DR  
LEWISVILLE TX 75067

APN: 181071011 ASMT: 181071011  
JOSE LUIS SANCHEZ  
3986 PONTIAC AVE  
RIVERSIDE CA 92509

APN: 181071027 ASMT: 181071027  
JOSE LUIS REYES  
NYDIA NOEMI REYES  
3976 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071028 ASMT: 181071028  
LUZ MARIA CARDENAS  
3962 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071029 ASMT: 181071029  
VICTOR M PEREZ  
ESTER A PEREZ  
20133 WINTON RD  
CORONA CA 92881

APN: 181071030 ASMT: 181071030  
RODERICK BURTON  
SUNDAY BURTON  
3944 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071031 ASMT: 181071031  
ANDRES DELATORRE  
ADELAIDA DELATORRE  
3934 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071032 ASMT: 181071032  
FRANCISCO ALVAREZ  
3924 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071033 ASMT: 181071033  
JENARO ALARCON  
3910 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071034 ASMT: 181071034  
ANTONIO MADRID  
3894 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071035 ASMT: 181071035  
REFUGIO AGUIRRE  
GLORIA AGUIRRE  
3886 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071036 ASMT: 181071036  
ROSA HERNANDEZ  
3870 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181071040 ASMT: 181071040  
BLANCA ESTELA SANDOVAL  
3925 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181072001 ASMT: 181072001  
JOSE ROSARIO GARCIA  
YOLANDA GARCIA  
1438 W TROPICANA CT  
ONTARIO CA 91762

APN: 181072002 ASMT: 181072002  
CESAR TOVAR  
5670 MOLINO WAY  
RIVERSIDE CA. 92509

APN: 181072003 ASMT: 181072003  
PATTY BARRAGAN  
6950 VALDEZ ST  
RIVERSIDE CA. 92509

APN: 181072004 ASMT: 181072004  
DONALD ALBERT ROBBINS  
5692 MOLINO WAY  
RIVERSIDE CA. 92509

APN: 181072005 ASMT: 181072005  
NORMA JEAN SARVEY  
3934 LEIGH ST  
RIVERSIDE CA. 92509

APN: 181072006 ASMT: 181072006  
RAYMUNDO JARDINES RODRIGUEZ  
3944 LEIGH ST  
RIVERSIDE CA. 92509

APN: 181072007 ASMT: 181072007  
LUIS O ALVAREZ  
ESPERANZA M ALVAREZ  
1254 N SIXTH ST  
REDLANDS CA 92374

APN: 181072008 ASMT: 181072008  
ENRIQUE VICTORIO  
3964 LEIGH ST  
RIVERSIDE CA. 92509

APN: 181072009 ASMT: 181072009  
CONSUELO V SERRATO  
3974 LEIGH ST  
RIVERSIDE CA. 92509

APN: 181072029 ASMT: 181072029  
FRANCISCO D VEGA  
TERESA VEGA  
3981 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181072030 ASMT: 181072030  
LONNIE T LAWHON  
LOIS G LAWHON  
3961 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181072031 ASMT: 181072031  
SONIA ROMO  
3959 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181072032 ASMT: 181072032  
JOSE R PAYAN  
PATSY A PAYAN  
3947 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181072033 ASMT: 181072033  
MARY CHRISTINE CAMPOS  
NANCY ROSE CAMPOS  
JOSE RAMON PAYAN  
PATSY PAYAN  
11611 64TH ST  
MIRA LOMA CA 91752

APN: 181072034 ASMT: 181072034  
JOSE LUIS RUVALCABA  
ISABEL RUVALCABA  
3925 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181072035 ASMT: 181072035  
JOSE M GALVEZ  
3911 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181072036 ASMT: 181072036  
PHUONG N NGUYEN  
SARAH I NGUYEN  
16197 MT BADEN POWELL ST  
FOUNTAIN VALLEY CA 92708

APN: 181082002 ASMT: 181082002  
ISRAEL SALDANA  
3920 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181082003 ASMT: 181082003  
ANICETO O FLORES  
JOLENE Y FLORES  
3930 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181082004 ASMT: 181082004  
ROBERT W FRASER  
16291 RINGBIT CT  
RIVERSIDE CA 92506

APN: 181082005 ASMT: 181082005  
MIGUEL A FRANCO  
3958 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181082006 ASMT: 181082006  
HUMBERTO IBARRA  
DORA MARINA VASQUEZ  
3966 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181082008 ASMT: 181082008  
RAUL RAMIREZ  
REYNA RAMIREZ  
5503 AVENUE JUAN BAUTISTA  
RIVERSIDE CA 92509

APN: 181082032 ASMT: 181082032  
MICHAEL J SICKLER  
KATHI CARRICK SICKLER  
3973 FORT DR  
RIVERSIDE CA. 92509

APN: 181082033 ASMT: 181082033  
CONTINENTAL CORP  
P O BOX 2409  
RIVERSIDE CA 92516

APN: 181082039 ASMT: 181082039  
ROSA ZEPEDA  
ROSA ZEPEDA DELACRUZ  
MARIO ALCALA VILLASENOR  
5308 34TH ST  
RIVERSIDE CA 92509

APN: 181082044 ASMT: 181082044  
DON N PHAM  
CECILIA K PHAM  
4568 LA MADERA AVE  
EL MONTE CA 91732

APN: 181082045 ASMT: 181082045  
HUMBERTO GRANERO  
3976 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181082047 ASMT: 181082047  
MICHAEL L MURPHY  
970 WEST C ST  
COLTON CA 92324

APN: 181082048 ASMT: 181082048  
JULIO MENDEZ  
5562 MOLINO WAY  
RIVERSIDE CA. 92509

APN: 181082049 ASMT: 181082049  
CALEB HO TENG  
LILY YEH TENG  
3941 FORT DR  
RIVERSIDE CA. 92509



APN: 181082052 ASMT: 181082052  
JOSE M BUGARIN  
ERIKA E ROBLES  
3955 FORT DR  
RIVERSIDE CA. 92509

① REMITTANCE ADDRESS  
 POST OFFICE BOX 12009  
 RIVERSIDE, CA 92502-2209  
 FAX (951) 368-9026

① BILLING PERIOD 07/15/10 - 07/15/10  
 ② BILLING DATE 07/15/10  
 ③ TOTAL AMOUNT DUE 214.50  
 ② ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS  
 ③ FOR BILLING INFORMATION CALL (951) 368-9713  
 ④ UNAPPLIED AMOUNT 0  
 ④ PAGE NO 1  
 TERMS OF PAYMENT Due Upon Receipt

① BILLED ACCOUNT NAME AND ADDRESS  
 BOARD OF SUPERVISORS  
 COUNTY OF RIVERSIDE  
 P.O. BOX 1147  
 RIVERSIDE CA 92502

① BILLED ACCOUNT NUMBER 045202  
 REP NO LE04

Statement #: 56551105 Amount Paid \$ \_\_\_\_\_ Your Check # \_\_\_\_\_


**PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE**

① DATE	① REFERENCE	② ③ ④ DESCRIPTION-OTHER COMMENTS/CHARGES	⑤ SAU SIZE ⑥ BILLED UNITS	⑦ RATE	⑧ GROSS AMOUNT	⑨ NET AMOUNT
07/15	4208058 CO	GPA 1095 ZC 7730 CEQA Class : 10 Ctext Ad# 10329574 Placed By : Cecilia Gil	165 L	1.30		214.50


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*Planning  
 16.2 of 07/27/10  
 99 P = 1 hr  
 ZC 7730*

① CURRENT NET AMOUNT DUE	② 30 DAYS	③ 60 DAYS	④ OVER 90 DAYS	⑤ UNAPPLIED AMOUNT	⑥ PLEASE PAY THIS AMOUNT
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**ADVERTISING STATEMENT/INVOICE**

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56551105	07/15/10 - 07/15/10	045202		BOARD OF SUPERVISORS

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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 1095 ZC 7730 CEQA

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:

07-15-10

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

Date: Jul. 15, 2010  
At: Riverside, California



BOARD OF SUPERVISORS

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

Ad #: 10329574

PO #:

Agency #: \_\_\_\_\_

Ad Copy:

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTY INITIATED GENERAL PLAN AMENDMENT AND CHANGE OF ZONE IN THE RUBIDOUX ZONING DISTRICT - JURUPA AREA PLAN, SECOND 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, July 27, 2010 at 1:30 P.M. to consider a County-initiated application of General Plan Amendment No. 1095, which proposes to amend the Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5-8 Dwelling Units per Acre); and, Change of Zone No. 7730, which proposes to change the zoning from Rubidoux-Village Commercial (R-VC) - Center to Multiple Family Dwellings (R-2) ("the project"), or such other zones as the Board may find appropriate. The project is located southerly of Mission Boulevard, easterly of Pontiac Avenue, and westerly of Rubidoux Boulevard in the Rubidoux Zoning District - Jurupa Area Plan, Second 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 7:00 a.m. to 5:30 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 CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 or EMAIL at chinijos@rcplma.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: July 8, 2010  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

7/15





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## INVOICE

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July 14, 2010

Riverside County  
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Riverside, CA 92502- 1147

Legal Advertising

Notice of Public Hearing

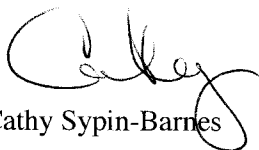
Your: GPA 195, ZC 7730 CEQA Exempt  
Our #0558

13.00 column inches x \$8.94 = \$116.22

Publish one (1) week: July 15, 2010

Amount Due: \$116.22

Thank You,

  
Cathy Sypin-Barnes

*Planning  
16.2 of 07/22/10*

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# Affidavit of Publication

(2015.5 C.C.P.)

## County of Riverside

## State of California

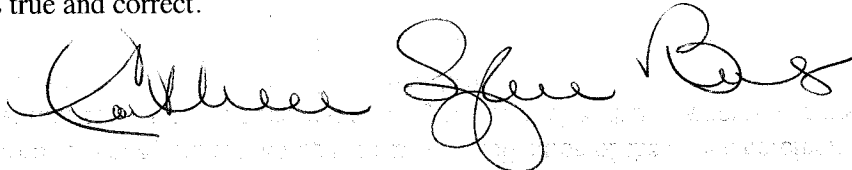
Catherine Sypin-Barnes, being first duly sworn, deposes and says: That at all times hereinafter, mentioned that she was a citizen of the United States, over the age of eighteen years, and a resident of said County, and was at and during all said times the principal clerk of the printer and publisher 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 of 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:

July 15, 2010

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



Signature

Dated: July 15, 2010 at

Riverside, California

#### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTY INITIATED GENERAL PLAN AMENDMENT AND CHANGE OF ZONE IN THE RUBIDOUX ZONING DISTRICT - JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

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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 7:00 a.m. to 5:30 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 CHRISTIAN HINCLOS, PROJECT PLANNER, AT (951) 955-0972 or EMAIL at [chinclos@rcplma.org](mailto:chinclos@rcplma.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 writ-



Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTY INITIATED GENERAL PLAN AMENDMENT AND CHANGE OF ZONE IN THE RUBIDOUX ZONING DISTRICT - JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION**

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Please send all written correspondence to:

Clerk of the Board  
4080 Lemon Street, 1st Floor  
Post Office Box 1147  
Riverside, CA 92502-1147

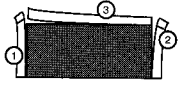
Kecia Harper-Ihem

Clerk of the Board

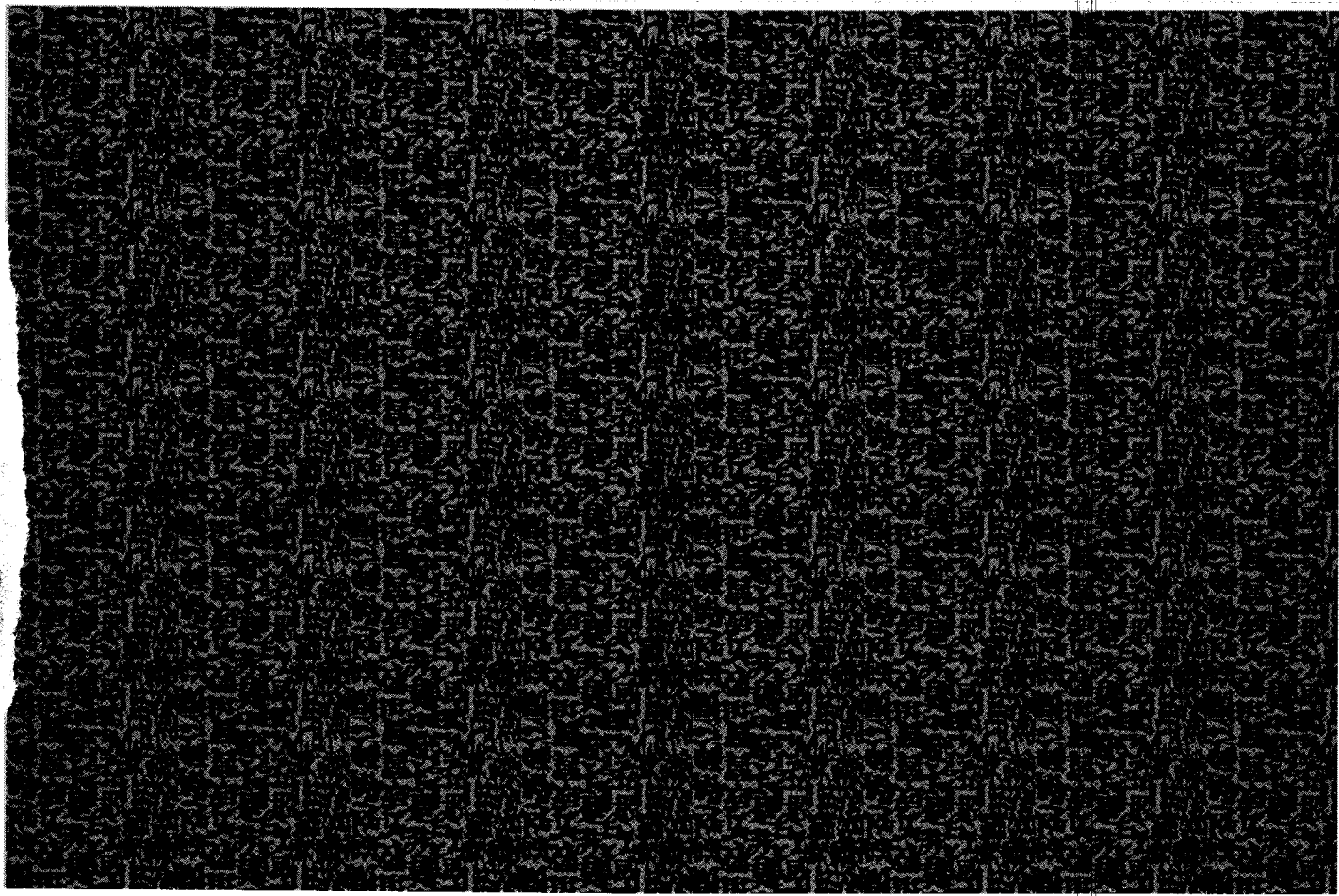
By: Cecilia Gil, Board Assistant

Dated: July 8, 2010

16.2 by 07-27-10



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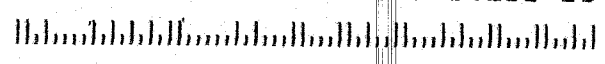
APN: 181053030 ASMT: 181053030  
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E\*LI92502114747



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

Dated: July 8, 2010

4080 Lemon Street, 1st Floor  
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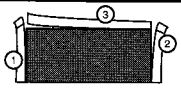
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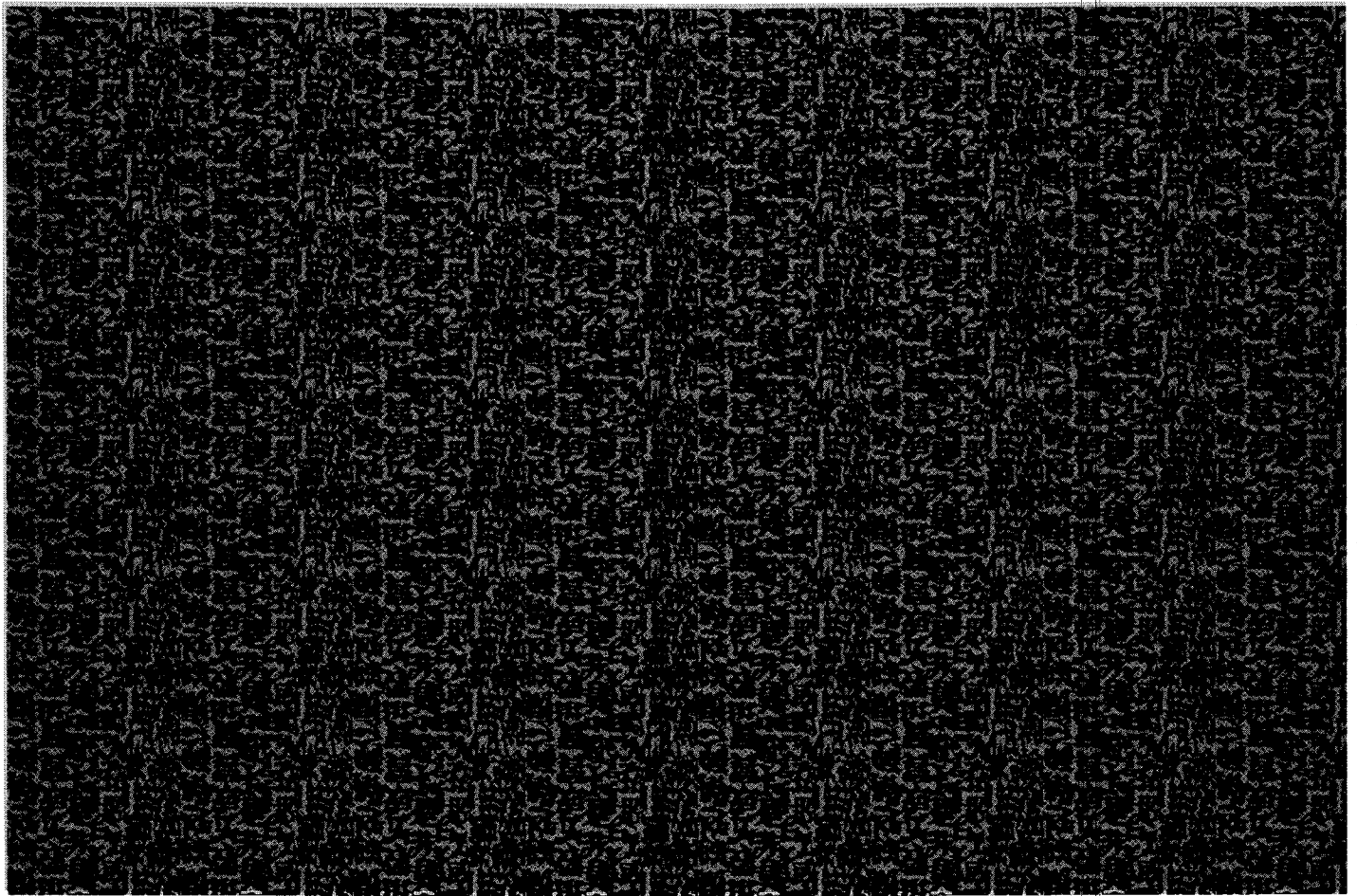
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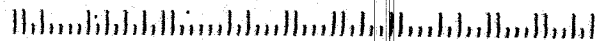
APN: 181053006 ASMT: 181053006  
DAVID GUARACHA  
KEVIN BUSH  
6550 VAN BUREN BLV NO C  
RIVERSIDE CA 92503

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E\*L925020114747





16.2 of 07-24-10

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

Dated: July 8, 2010

4080 Lemon Street, 1st Floor  
Post Office Box 1147  
Riverside, CA 92502-1147  
Clerk of the Board

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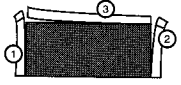
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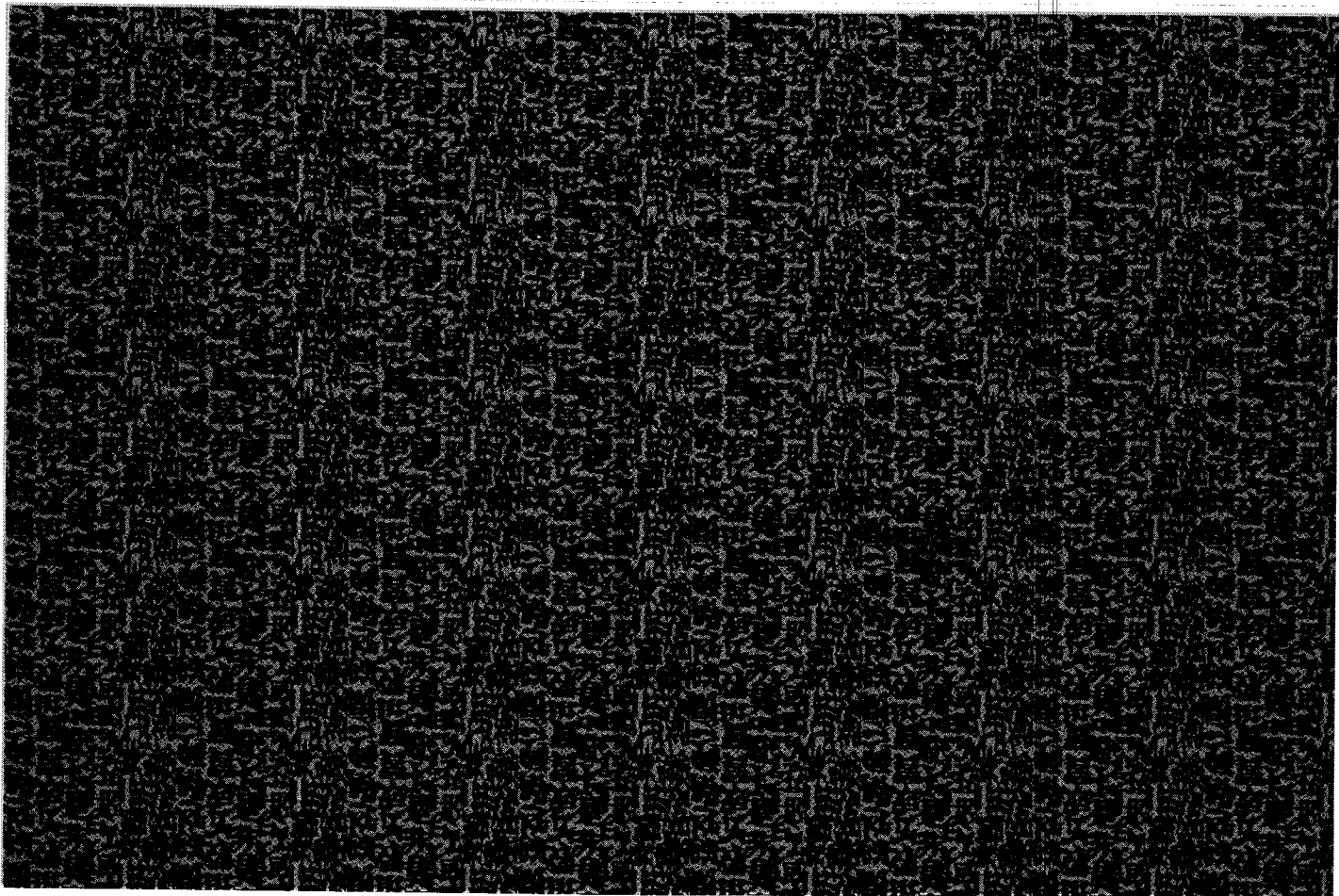
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**PUBLIC HEARING NOTICE**  
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CLERK / BOARD OF SUPERVISORS

2010 JUL 19 PM 3:52

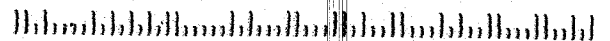
APN: 181053018 ASMT: 181053018  
MIGUEL RIOS  
GRACE RIOS  
3848 RUBIDOUX BLV  
RIVERSIDE CA 92509

NIXIE 923 DE 1 00 07/14/10

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 92502114747 \*1977-05061-14-39

E\*LU92502114747



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTY INITIATED GENERAL PLAN AMENDMENT AND CHANGE OF ZONE IN THE RUBIDOUX ZONING DISTRICT - JURUPA AREA PLAN, SECOND 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 27, 2010 at 1:30 P.M.** to consider a County-Initiated application of **General Plan Amendment No. 1095**, which proposes to amend the Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5-8 Dwelling Units per Acre); and, **Change of Zone No. 7730**, which proposes to change the zoning from Rubidoux-Village Commercial (R-VC) - Center to Multiple Family Dwellings (R-2) ("the project"), or such other zones as the Board may find appropriate. The project is located southerly of Mission Boulevard, easterly of Pontiac Avenue, and westerly of Rubidoux Boulevard in the Rubidoux Zoning District - Jurupa Area Plan, Second 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 7:00 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1<sup>st</sup> Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 9<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 or EMAIL at [chinijosos@rcplma.org](mailto:chinijosos@rcplma.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.

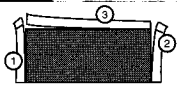
Please send all written correspondence to:

Clerk of the Board  
4080 Lemon Street, 1<sup>st</sup> Floor  
Post Office Box 1147  
Riverside, CA 92502-1147

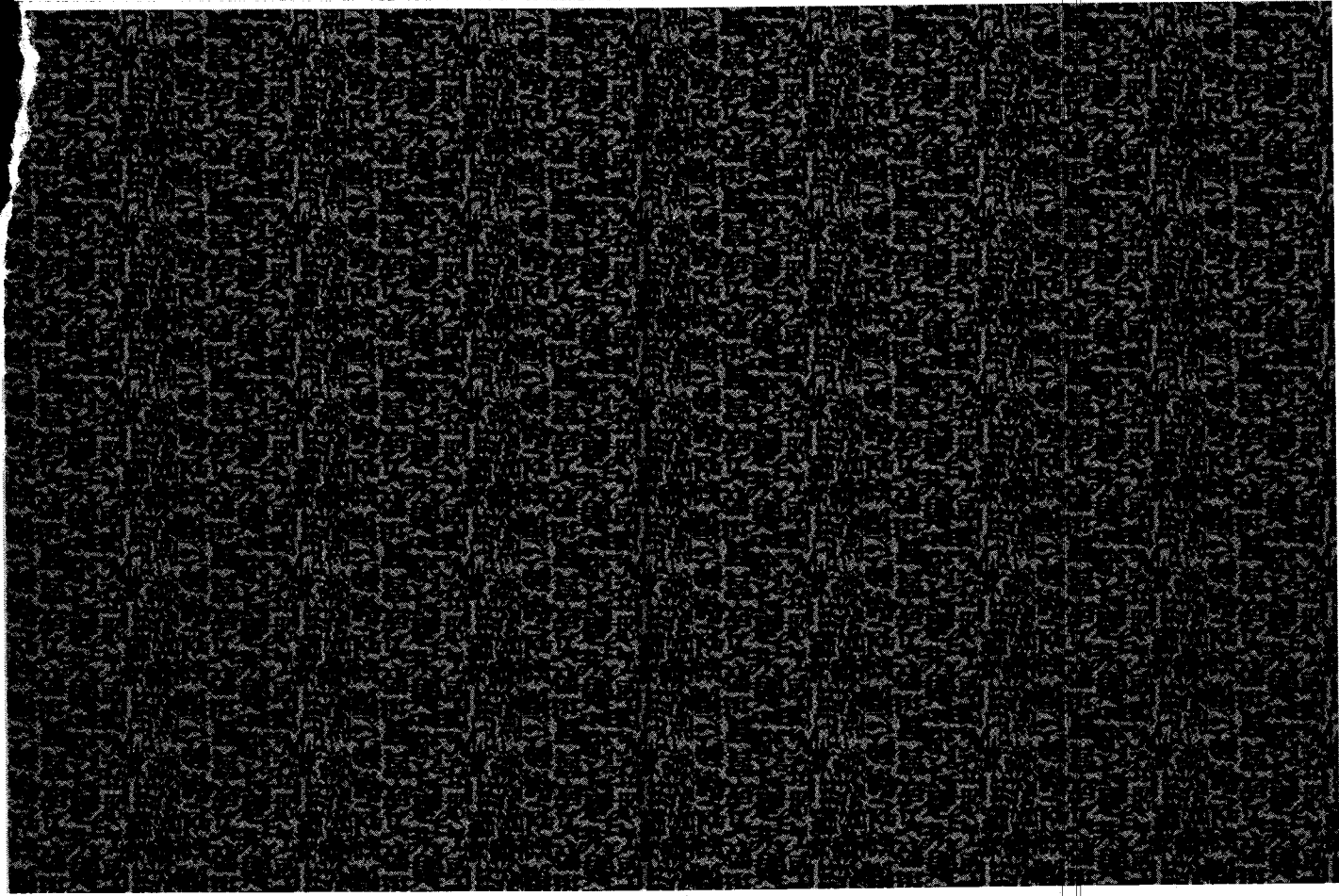
Dated: July 8, 2010

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

16.2 of 07-27-10



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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

**PUBLIC HEARING NOTICE**  
*This may affect your property*

*Return*

RECEIVED RIVERSIDE COUNTY  
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2010 JUL 19 PM 3:52

*Paul*

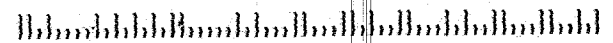
APN: 181072033 ASMT: 181072033  
MARY CHRISTINE CAMPOS  
NANCY ROSE CAMPOS  
JOSE RAMON PAYAN  
PATSY PAYAN  
11611 64TH ST  
MIRA LOMA CA 91752

NIXIE 927 DE 1 00 07/14/10

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BC: 92502114747 \*2077-10326-14-29

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Riverside, CA 92502-1147

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

Dated: July 8, 2010

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