

**PUBLIC HEARING NOTICE LABELS CERTIFICATION FORM**

I, David Mares, certify that on 10/6/10,  
Print name Date

the attached property owner's list was prepared by:

David Mares for the following project, CUP 3622,  
Print Company Name and/or Individual's Name Project case number(s)

using a radius distance of 1000 feet, pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the project applicant, the applicant's engineer/representative, if any, the owner(s) of the subject property, the school district or districts within whose boundary the subject project is located, every City within one mile of the subject property or within whose sphere of influence the subject property is located, if any, and, all other property owners within a 600 foot radius around the subject property, and all contiguously owned properties, if any, 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 area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the property 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 the property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information field is true and correct to the best of my knowledge.

Name: David Mares

Title/Registration: Principal Planner

Address: 4080 Lemon St.

Address: \_\_\_\_\_

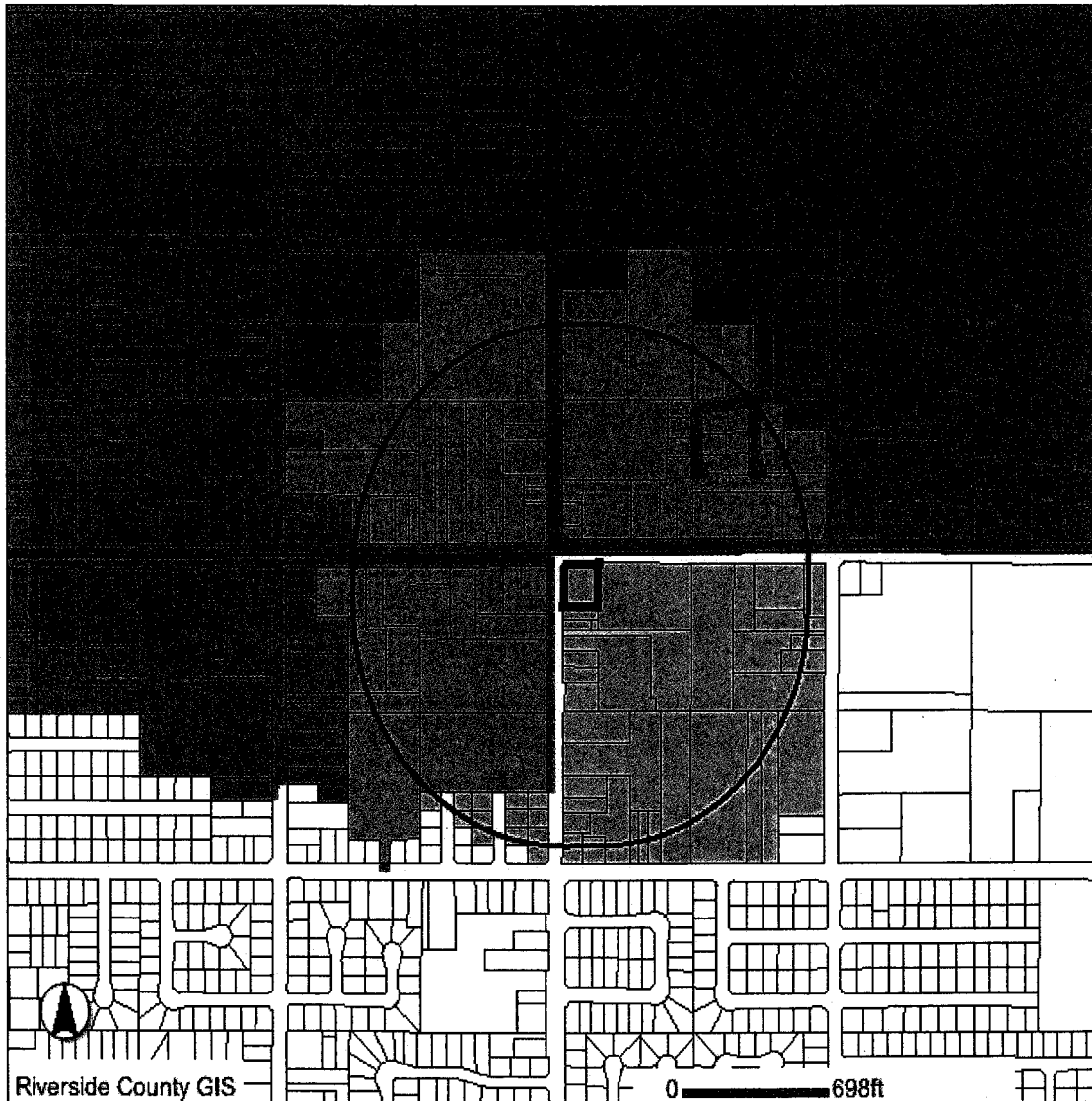
City: Riverside State: Ca Zip: 92502

Telephone No.: (951) 955-9076 Fax No.: ( ) \_\_\_\_\_

E-Mail: \_\_\_\_\_

Case No.: CUP 3622

CUP3622 - 1,000 Ft. Buffer



**Selected parcel(s):**

No labels created these parcel(s)...

- 438-220-001
- 438-220-021 438-230-002 438-230-006 438-230-009 438-230-011 438-230-015 438-230-027
- 438-230-032 438-230-036 438-230-039 438-240-001 438-240-011 438-240-015 438-240-029
- 438-240-033 438-240-036 438-240-039 438-240-042 438-250-002 445-210-005 445-220-001
- 445-220-003 445-220-009 445-290-002 445-290-005 445-290-021 445-300-014 445-300-020
- 445-300-026 445-300-033 445-300-039

**\*IMPORTANT\***

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

MAP PRINTED ON...10/7/2010

Applicant:  
Jeff Rahman  
328 North State St.  
Hemet, CA 92543

Owner:  
R & B Investments, Inc.  
328 North State St., Ste. 201  
Hemet, CA 92543

OWNER:  
R & B Investments, Inc.  
328 North State St., Ste. 201  
Hemet, CA 92543

CMP 3627 (96)

APN: 445300034 ASMT: 445300034  
CLAUDIA A COVERT  
PMB 226  
41800 WASHINGTON ST B105  
BERMUDA DUNES CA 92203

APN: 445300035 ASMT: 445300035  
SALLY RAEHL  
LAWRENCE H ALDERSON  
RICHARD L ALDERSON  
THOMAS C ALDERSON, ETAL.  
1400 W JOHNSTON AVE  
HEMET CA 92543

APN: 445300036 ASMT: 445300036  
BALDEMAR CORRALES  
MINERVA CORRALES  
25941 COLUMBIA ST  
HEMET CA. 92544

APN: 445300039 ASMT: 445300039  
PARK COLUMBIA APARTMENTS INC  
C/O NANCY ANDERSON  
P O BOX 9118  
RANCHO SANTA FE CA 92067



APN: 445300027 ASMT: 445300027  
ROBERTO CERVANTES  
MARIA CERVANTES  
25969 TAMARISK DR  
HEMET CA. 92544

APN: 445300028 ASMT: 445300028  
PAUL J GETZ  
LOUISE A GETZ  
4497 DU CAME ST  
HEMET CA 92544

APN: 445300029 ASMT: 445300029  
ARMANDO IBARRA  
NORMA A BAHENA  
25940 TAMARISK DR  
HEMET CA. 92544

APN: 445300030 ASMT: 445300030  
RAFAEL R MEZA  
14645 ELM CROFT AVE  
NORWALK CA 90650

APN: 445300031 ASMT: 445300031  
DEREK G MIAH  
AIMEE C MIAH  
DAVID MIAH  
C/O DAVID MIAH  
25980 TAMARISK DR  
HEMET CA. 92544

APN: 445300033 ASMT: 445300033  
KINTAI YUE LAPWAN  
P O BOX 1597  
ROMOLAND CA 92585

APN: 438250005 ASMT: 438250005  
NORMAN E HUREWITZ  
KAREN E HUREWITZ  
2750 VISTA WAY  
HEMET CA. 92544

APN: 445210005 ASMT: 445210005  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

APN: 445210007 ASMT: 445210007  
RIVERSIDE COUNTY FLOOD CONTROL  
1995 MARKET ST  
RIVERSIDE CA 92501

APN: 445220001 ASMT: 445220001  
DAVEID M LUDWIG  
241 N SANDPIPER CIR  
ORANGE CA 92869

APN: 445220003 ASMT: 445220003  
SREENIVASA R NAKKA  
HEMALATHA NAKKA  
C/O ROSENTHAL & EXCELL  
1600 E FLORIDA AVE 110  
HEMET CA 92544

APN: 445220009 ASMT: 445220009  
L CRAIG WHITE  
LUANN L WHITE  
2224 E FLORIDA  
HEMET CA 92544

APN: 445220010 ASMT: 445220010  
TEODORO CERVANTES  
SONIA B CERVANTES  
2244 E FLORIDA AVE  
HEMET CA. 92544

APN: 445220011 ASMT: 445220011  
JOSEPH DATTILO  
MARIA C DATTILO  
2288 E FLORIDA AVE  
HEMET CA. 92544

APN: 445220013 ASMT: 445220013  
JORGE LEYVA  
RAQUEL LEYVA  
118 E FLORIDA AVE  
HEMET CA 92543

APN: 445220015 ASMT: 445220015  
KALI P CHAUDHURI  
C/O KPC PROPERTY MGMT  
2312 PARK AVE NO 602  
TUSTIN CA 92782

APN: 445220016 ASMT: 445220016  
WILLIAM E THOMAS  
SOUTH PAC TRUST INTERNATIONAL  
INC  
C/O GREENACRE FAMILY TRUST  
42830 CHAUDHURI CIR  
HEMET CA 92544

APN: 445220019 ASMT: 445220019  
HABIB REHMAN  
NASREEN AYESHA REHMAN  
27561 CORNELL ST  
HEMET CA 92544

APN: 445220021 ASMT: 445220021  
LATHAM MANAGEMENT &  
CONSULTING SERVICES INC  
1225 E LATHAM AVE  
HEMET CA 92543

APN: 445220024 ASMT: 445220024  
TRACI HOLLAND VINCENT  
6026 ST AGUSTINE DR  
RIVERSIDE CA 92506

APN: 445220025 ASMT: 445220025  
FRANCISCO JAVIER MEDINA  
1324 STROZLER AVE  
SOUTH EL MONTE CA 91733

APN: 445290002 ASMT: 445290002  
DGVM V34 INC  
2433 E FLORIDA AVE  
HEMET CA 92544

APN: 445290021 ASMT: 445290021  
NADIM HASAN  
NAWAL HASAN  
ALI M YASIN  
SALAM A YASIN  
5930 COPPERFIELD AVE  
RIVERSIDE CA 92507

APN: 445290022 ASMT: 445290022  
GEORGE H MAYERS  
P O BOX 158  
HEMET CA 92546

APN: 445290023 ASMT: 445290023  
CHUN INV  
C/O LARRY JOHN  
4230 DOUGLAS BLV NO 100  
GRANITE BAY CA 95746

APN: 445290024 ASMT: 445290024  
MARKET STREET LAND & CATTLE CO  
GONE FISHING  
C/O CHIP OWEN  
1415 SAVOY CIR  
SAN DIEGO CA 92107

APN: 445290026 ASMT: 445290026  
DALE H ROBSON  
FLORA M ROBSON  
MAY E ROBSON  
C/O MAY ROBSON  
7501 PALM AVE SPC 171  
YUCCA VALLEY CA 92284

APN: 445290027 ASMT: 445290027  
TRINITY LUTHERAN CHURCH OF  
HEMET  
191 S COLUMBIA ST  
HEMET CA. 92544

APN: 445290028 ASMT: 445290028  
CRC CA  
P O BOX 281  
GLEN DIVE MT 59330

APN: 445300020 ASMT: 445300020  
MOHAMMADREZA MOHAMMADKHANI  
MICHAEL NABER  
25951 CHERRYWOOD DR  
HEMET CA. 92544

APN: 445300021 ASMT: 445300021  
WILLIAM G STROMBLAD  
26146 REGENT CT  
HEMET CA 92544

APN: 445300022 ASMT: 445300022  
VICENTE VILLA  
25964 CHERRYWOOD DR  
HEMET CA. 92544

APN: 445300026 ASMT: 445300026  
RAFAEL PEREZ  
105 B AVE  
NATIONAL CITY CA 91950

APN: 438220001 ASMT: 438220001  
ROBERT L TAYLOR  
JOAN A TAYLOR  
P O BOX 129  
HEMET CA 92546

APN: 438220002 ASMT: 438220002  
JOHN R SPENCER  
SHIRLEY G SPENCER  
12700 SOULE ST  
POWAY CA 92064

APN: 438220003 ASMT: 438220003  
SOWATHANA LAMSONG  
25936 COLUMBIA ST  
HEMET CA. 92544

APN: 438220004 ASMT: 438220004  
SPSSM INV II  
4900 SANTA ANA NO 2C  
EL MONTE CA 91732

APN: 438220005 ASMT: 438220005  
CARLOS NAVARRO  
ERNESTINA NAVARRO  
25960 COLUMBIA ST  
HEMET CA. 92544

APN: 438220006 ASMT: 438220006  
BETTY J HALMAN  
41014 ACACIA AVE  
HEMET CA. 92544

APN: 438220007 ASMT: 438220007  
ENTRUST ADMINISTRATION INC  
555 12TH ST NO 1250  
OAKLAND CA 94607

APN: 438220008 ASMT: 438220008  
FANCY VISIONS INTERNATIONAL INC  
C/O DENNIS W WEBB  
46740 JUN HILLS DR  
AGUANGA CA 92536

APN: 438220009 ASMT: 438220009  
GLEN MCMILLIN  
41070 ACACIA AVE  
HEMET CA. 92544

APN: 438220011 ASMT: 438220011  
EARL L MORRIS  
ELMONDA R MORRIS  
41088 ACACIA AVE  
HEMET CA. 92544

APN: 438220012 ASMT: 438220012  
JAMES L OLSEN  
SANDRA OLSEN  
41122 E ACACIA AVE  
HEMET CA. 92544

APN: 438220013 ASMT: 438220013  
FARMERS & MERCHANTS BANK OF  
LONG BEACH  
C/O REO DEPT  
302 PINE AVE  
LONG BEACH CA 90802

APN: 438220014 ASMT: 438220014  
JOSE O GOMEZ  
LILIAN GOMEZ  
41198 ACACIA AVE  
HEMET CA. 92544

APN: 438220015 ASMT: 438220015  
NSM FAROQUE  
1565 COULSTON STE 4  
SAN BERNARDINO CA 92408

APN: 438220021 ASMT: 438220021  
NEW YORK APTS  
C/O DOUG WETTON  
P O BOX 5647  
BALBOA ISLAND CA 92662

APN: 438230002 ASMT: 438230002  
OTTO JOHN P & THELMA J FAMILY  
TRUST  
JOHN P OTTO  
THELMA J OTTO  
27325 IDA LN  
HEMET CA 92544

APN: 438230003 ASMT: 438230003  
HAROLD HOCHBERG  
25808 COLUMBIA ST  
HEMET CA. 92544

APN: 438230006 ASMT: 438230006  
PAUL F THOMPSON  
25858 COLUMBIA ST  
HEMET CA. 92544

APN: 438230009 ASMT: 438230009  
JOHN P OTTO  
THELMA J OTTO  
OTTO JOHN P & THELMA J FAMILY  
TRUST  
27325 IDA LN  
HEMET CA 92544

APN: 438230011 ASMT: 438230011  
MASKO HOLDINGS  
C/O SWATI PANSE  
27110 SOBOBA ST  
HEMET CA 92544

APN: 438230012 ASMT: 438230012  
GEORGE SAFFIE  
28304 VISTA DEL VALLE  
HEMET CA 92544

APN: 438230015 ASMT: 438230015  
TOURYALAI SHALIKAR  
OLGA SHALIKAR  
41215 E FLORIDA AVE  
HEMET CA 92544

APN: 438230016 ASMT: 438230016  
IRVIN HENRY ROBINSON  
BERNICE L ROBINSON  
25825 CORNELL ST  
HEMET CA. 92544

APN: 438230018 ASMT: 438230018  
SARAH MAE TORRES  
42051 SAN JOSE DR  
SAN JACINTO CA 92583

APN: 438230019 ASMT: 438230019  
JUDY HOLTE  
GARY V WACKER  
RITA W WACKER  
P O BOX 4020  
HEMET CA 92546

APN: 438230027 ASMT: 438230027  
R & B INV INC  
415 N SANTA FE AVE  
VISTA CA 92084

APN: 438230032 ASMT: 438230032  
MARK TWAIN CLEMONS  
25828 COLUMBIA ST  
HEMET CA. 92543

~~APN: 438230033 ASMT: 438230033  
RAKESH C GUPTA~~

~~APN: 438230036 ASMT: 438230036~~

~~APN: 438230037 ASMT: 438230037  
JERRY ERWIN ASSOC INC~~

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

① BILLING PERIOD 11/19/10 - 11/19/10  
 ⑩ ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS  
 ⑥ BILLING DATE 11/19/10 (951) 368-9713  
 FOR BILLING INFORMATION CALL ④ PAGE NO 1  
 ③ TOTAL AMOUNT DUE 221.00  
 \* UNAPPLIED AMOUNT ⑦ TERMS OF PAYMENT Due Upon Receipt

⑧ BILLED ACCOUNT NAME AND ADDRESS  
 BOARD OF SUPERVISORS  
 COUNTY OF RIVERSIDE  
 P.O. BOX 1147  
 RIVERSIDE CA 92502

⑥ BILLED ACCOUNT NUMBER 045202  
 REP NO LE04

Statement #: 56570667 Amount Paid \$ \_\_\_\_\_ Your Check # \_\_\_\_\_


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

⑩ DATE	① REFERENCE	⑫ ⑬ ⑭ DESCRIPTION OTHER COMMENTS/CHARGES	⑮ SAU SIZE ⑯ BILLED UNITS	⑰ RATE	⑱ GROSS AMOUNT	⑲ NET AMOUNT
11/19	4248835 C0	CUP 3622 Class : 10 Ctext Ad# 10469922 Placed By : Cecilia Gil	170 L	1.30		221.00

RECEIVED RIVERSIDE COUNTY  
 CLERK / BOARD OF SUPERVISORS  
 2010 DEC - 1 PM 1:01

Planning  
 16.1 of 11/30/10  
 96P = 1hr  
 CUP 3622

⑲ CURRENT NET AMOUNT DUE	⑳ 30 DAYS	㉑ 60 DAYS	㉒ OVER 90 DAYS	* UNAPPLIED AMOUNT	⑳ PLEASE PAY THIS AMOUNT 221.00
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THE PRESS-ENTERPRISE   
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 RIVERSIDE, CA 92502-2209  
 TELEPHONE (951) 368-9711  
 (951) 368-9720 □ (951) 368-9713

**ADVERTISING STATEMENT/INVOICE**   
 \* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

⑲ STATEMENT NUMBER	① BILLING PERIOD	⑩ BILLED ACCOUNT NUMBER	⑩ ADVERTISER/CLIENT NUMBER	⑩ ADVERTISER/CLIENT NAME
56570667	11/19/10 - 11/19/10	045202		BOARD OF SUPERVISORS



# THE PRESS-ENTERPRISE

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

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

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: CUP 3622

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:

11-19-10

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

Date: Nov. 19, 2010  
At: Riverside, California



BOARD OF SUPERVISORS

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

Ad #: 10469922

PO #:

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

Ad Copy:

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT IN THE RAMONA 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, November 30, 2010 at 1:30 P.M.** to consider the application submitted by Jeff Rahman, for **Conditional Use Permit No. 3622**, which proposes to convert an existing unoccupied building totaling approximately 9,720 square-feet into a 4,088 square-foot convenience store and a 5,632 square-foot of shell leasable area, in which the convenience store would include a market/deli and the sale of alcoholic beverages including beer, wine and distilled spirits for off-premises consumption (ABC License Type 21), and, in addition, an approximately 650 square-foot storage facility is to be removed and 42 parking spaces are proposed ("the project"). The project is located southerly of Florida Avenue, easterly of Columbia Street, westerly of Cornell Street, and northerly of Acacia Avenue, in the Ramona 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 7:30 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, 12th Floor, Riverside, California 92501.

**FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT WENDELL BUGTAL, PROJECT PLANNER, AT (951) 955-2419 or EMAIL at wbugtal@rcfilma.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: November 16, 2010  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

11/19

RIVERSIDE CO. BOARD OF SUPERVISORS  
 ATTN: CECILIA GIL  
 P.O. BOX 1147  
 RIVERSIDE, CA 92502-1147  
 951-955-8464

THE CALIFORNIAN | nctimes.com | californian.com  
An edition of the North County Times

AD NUMBER	PAGE NO.
2276221	1 of 1
BILL DATE	SALESPERSON
11/19/10	06
START DATE	STOP DATE
11/19/10	11/19/10

AD NUMBER	AD DESCRIPTION	CLASS	LINES
2276221	NOTICE OF PUBLIC HEARING NOTICE O	16000 LEGAL ADVERTISING	122 * 2

Publication	Insertions	Rate	Net Amount	Gross Amount
9 THE CALIFORNIAN	1	L1	\$0.00	
23 INTERNET	1	L1	\$0.00	
TOTAL AD CHARGE			\$163.96	
<i>Planning 16.1 of 11/30/10 or CUP3622</i>				
Purchase Order CUP 3622			PAY THIS AMOUNT	\$163.96
				\$164.46*
				*AFTER 12/19/10





RECEIVED RIVERSIDE COUNTY  
 CLERK/BOARD OF SUPERVISORS  
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Thank you for advertising with the North County Times. For legal affidavits, please call our Business Office at (760) 739-6660.

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**NORTH COUNTY TIMES**  
 c/o LEE NEWSPAPERS  
 PO BOX 540  
 WATERLOO IA 50704-0540

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Please make checks payable to: **NORTH COUNTY TIMES**

Legal

Ad Number	2276221
Billing Date	11/19/10
Amount Due	\$ 163.96
Amount Enclosed	\$



000068  
 RIVERSIDE CO. BOARD OF SUPERVISORS  
 ATTN: CECILIA GIL  
 P.O. BOX 1147  
 RIVERSIDE, CA 92502-1147

**NORTH COUNTY TIMES**  
 c/o LEE NEWSPAPERS  
 PO BOX 742548  
 CINCINNATI OH 45274-2548



21720200000022762210000000000000001644600000163962

# PROOF OF PUBLICATION

(2015.5 C.C.P.)

## STATE OF CALIFORNIA County of Riverside

I am a citizen of the United States and a resident of the County aforesaid. 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 CALIFORNIAN**

*An Edition of the North County Times*

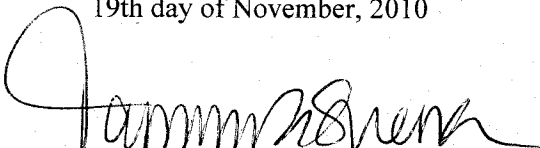
a newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

**November 19 2010**

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

Dated at TEMECULA, CALIFORNIA, this

19th day of November, 2010



Signature

Tammi E. Swenson  
Legal Advertising Representative

Title

## NOTICE OF PUBLIC HEARING Riverside County Planning

### NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT IN THE RAMONA ZONING DISTRICT - SAN JACINTO VALLEY AREA PLANNING THIRD SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested parties will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administration Center, 4080 Lemon Street, Riverside, on Tuesday, November 30, 2010, at 7:30 P.M. to consider the application submitted by Jeff Rahm, Conditional Use Permit No. 3622, which proposes to convert an existing building totaling approximately 9,720 square feet into a convenience store and a 5,632 square-foot of shell leaseable building. The convenience store would include a market/deli and the sale of alcoholic beverages including beer, wine and distilled spirits for off-premise consumption (ABC License Type 21), and, in addition, an approximately 42-space storage facility is to be removed and 42 parking spaces created ("the project"). The project is located southerly of Florida Street, east of Columbia Street, westerly of Cornell Street, and northerly of 12th Street, in the Ramona Zoning District - San Jacinto Valley Area Planning 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 date of the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central File Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT WENDELL BUGTAL, PROJECT PLANNER, AT (951) 953-4412 or EMAIL at [wbugtal@rcclma.org](mailto:wbugtal@rcclma.org).

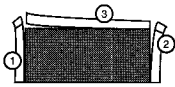
Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board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

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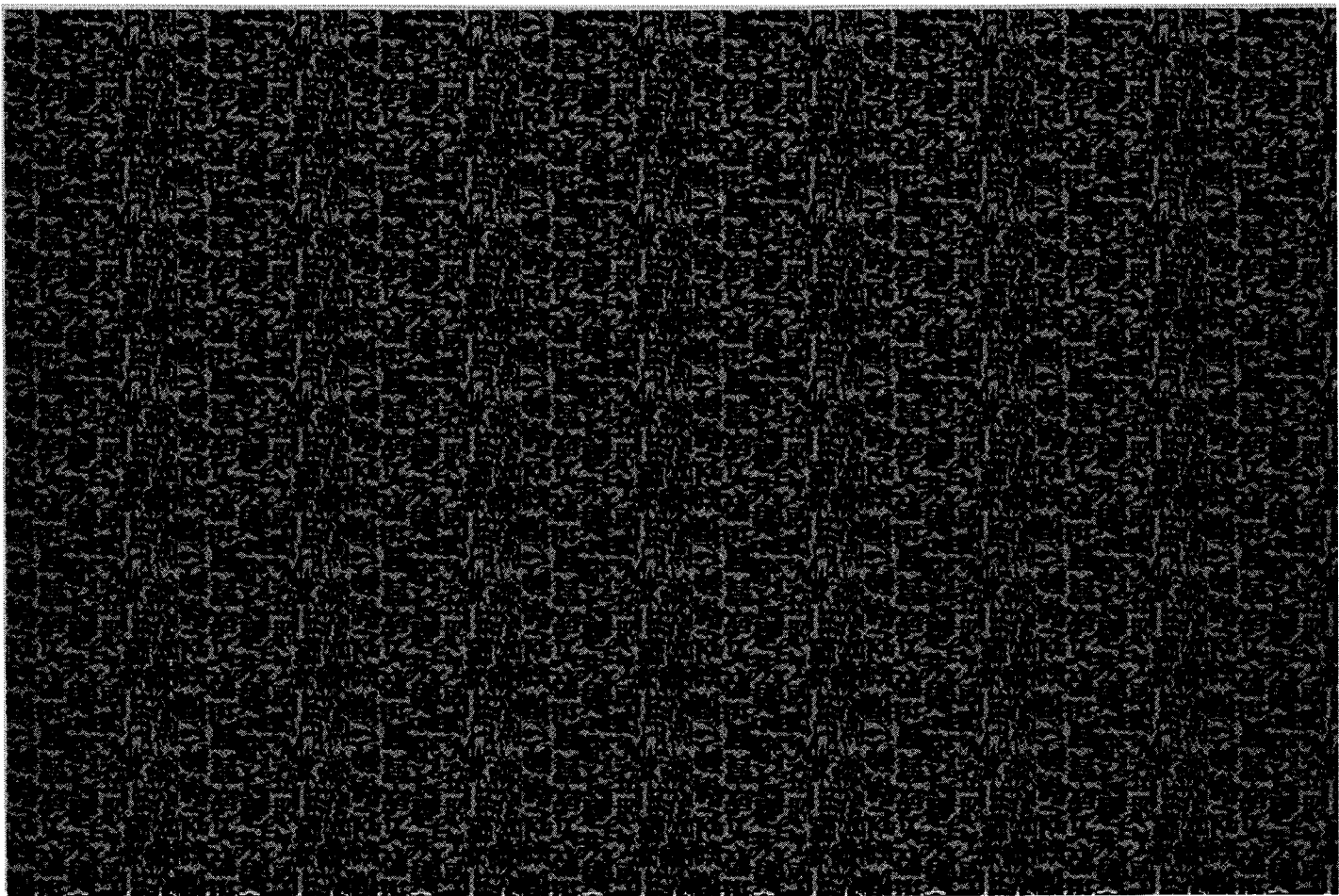
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147.

Dated: November 16, 2010  
Kecla Harper-Ihlem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

PUB: November 18, 2010



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*

APN: 445290023 ASMT: 445290023  
CHUN INV  
C/O LARRY JOHN  
4230 DOUGLAS BLV NO 100  
GRANITE BAY CA 95746

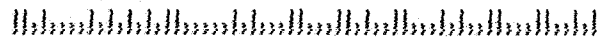
RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2010 NOV 24 PM 2:29

NIXIE 937 DE 1 00 11/21/10

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 92502114747 \*2472-09707-21-06

11-22-10 11:57



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT IN THE RAMONA ZONING DISTRICT - SAN JACINTO VALLEY AREA PLAN, THIRD SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION**

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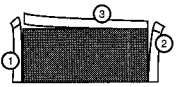
Clerk of the Board  
4080 Lemon Street, 1st Floor  
Post Office Box 1147  
Riverside, CA 92502-1147

Kecia Harper-Ithem

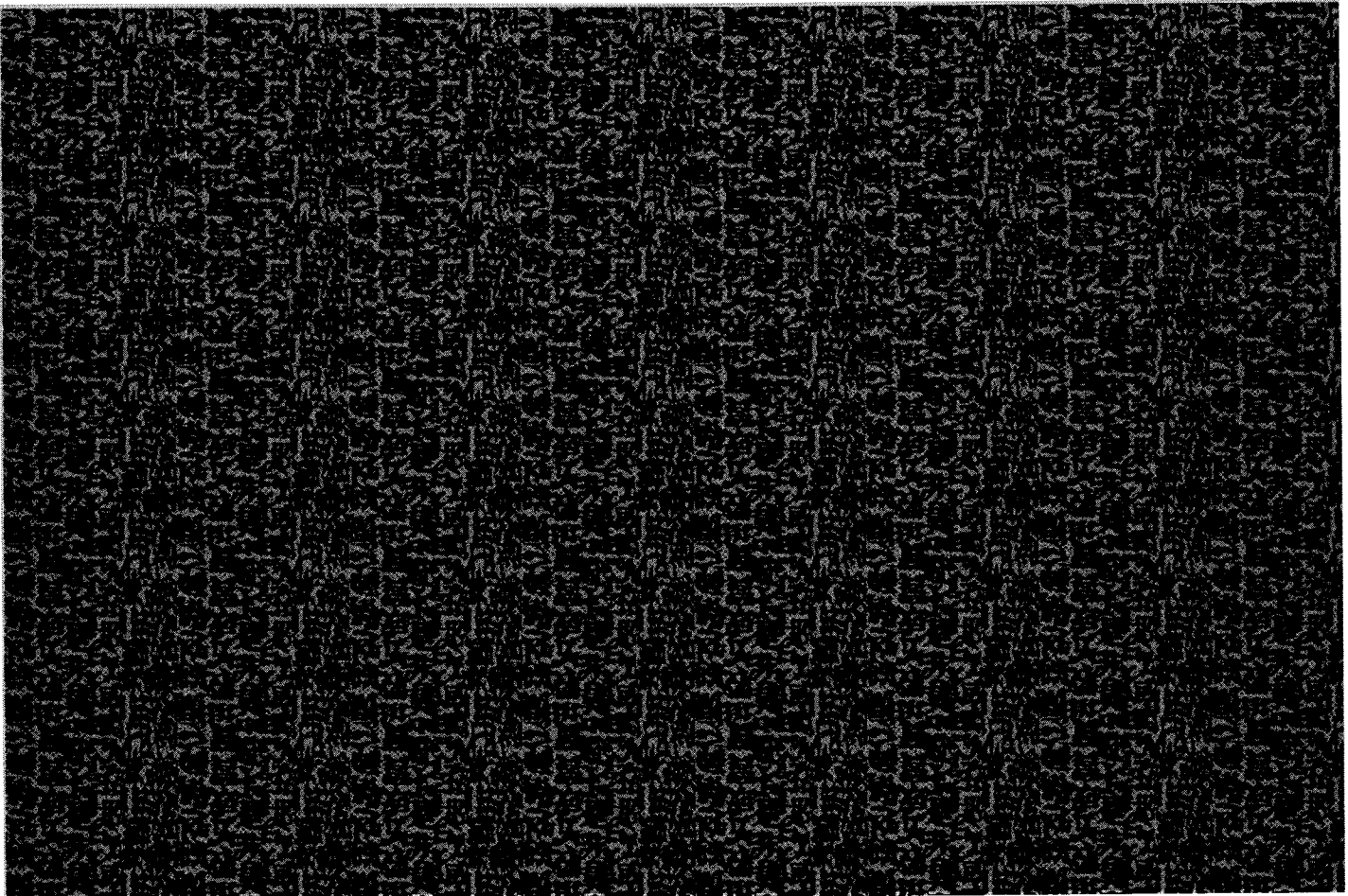
Clerk of the Board  
By: Cecilia Gil, Board Assistant

Dated: November 16, 2010

16-1 of 11/30/10



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*

APN: 438240025 ASMT: 438240025  
JOHN T HAYS  
CAROLYN J HAYS  
2406 EL RANCHO CIR  
HEMET CA 92544

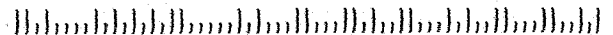
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2010 NOV 22 PM 2:45

NIXIE 923 DE 1 00 11/20/10

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UNABLE TO FORWARD

BC: 92502114747 \*1977-01295-20-42

IL \* 550107FA



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT IN THE RAMONA ZONING DISTRICT – SAN JACINTO VALLEY AREA PLAN, THIRD SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION**

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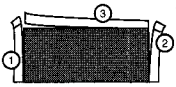
Please send all written correspondence to:

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

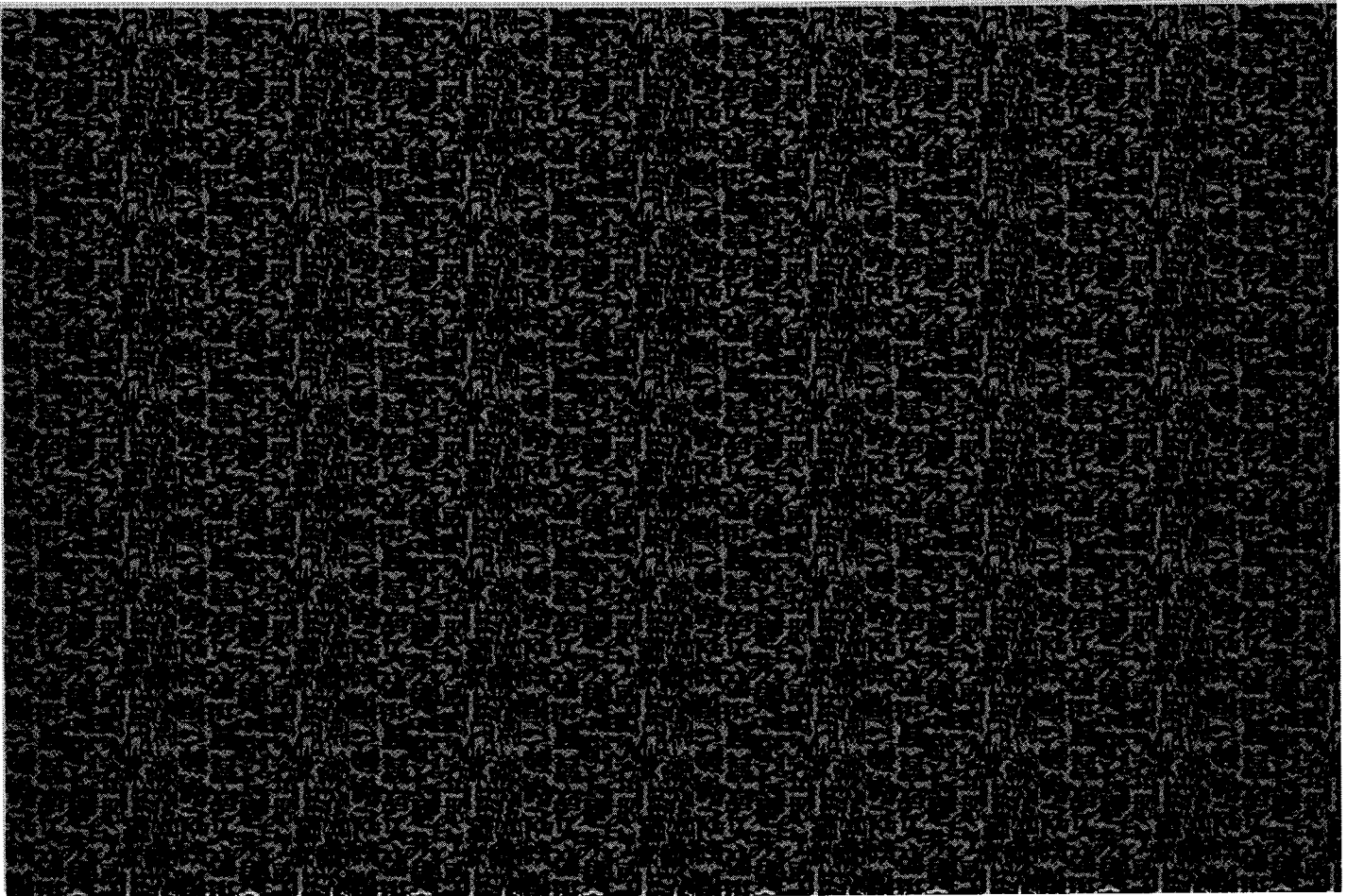
Dated: November 16, 2010

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

16-1 of 11/30/10



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*

*18*

APN: 445220021 ASMT: 445220021  
LATHAM MANAGEMENT &  
CONSULTING SERVICES INC  
1225 E LATHAM AVE  
HEMET CA 92543

2010 NOV 22 PM 2:45

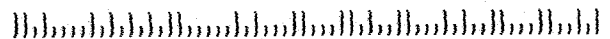
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

NIXIE 923 DE 1 00 11/21/10

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UNABLE TO FORWARD

BC: 92502114747 \*0908-02042-17-04

9250201147





**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT IN THE RAMONA ZONING DISTRICT - SAN JACINTO VALLEY AREA PLAN, THIRD SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION**

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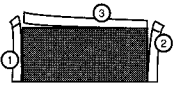
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Clerk of the Board  
4080 Lemon Street, 1st Floor  
Post Office Box 1147  
Riverside, CA 92502-1147

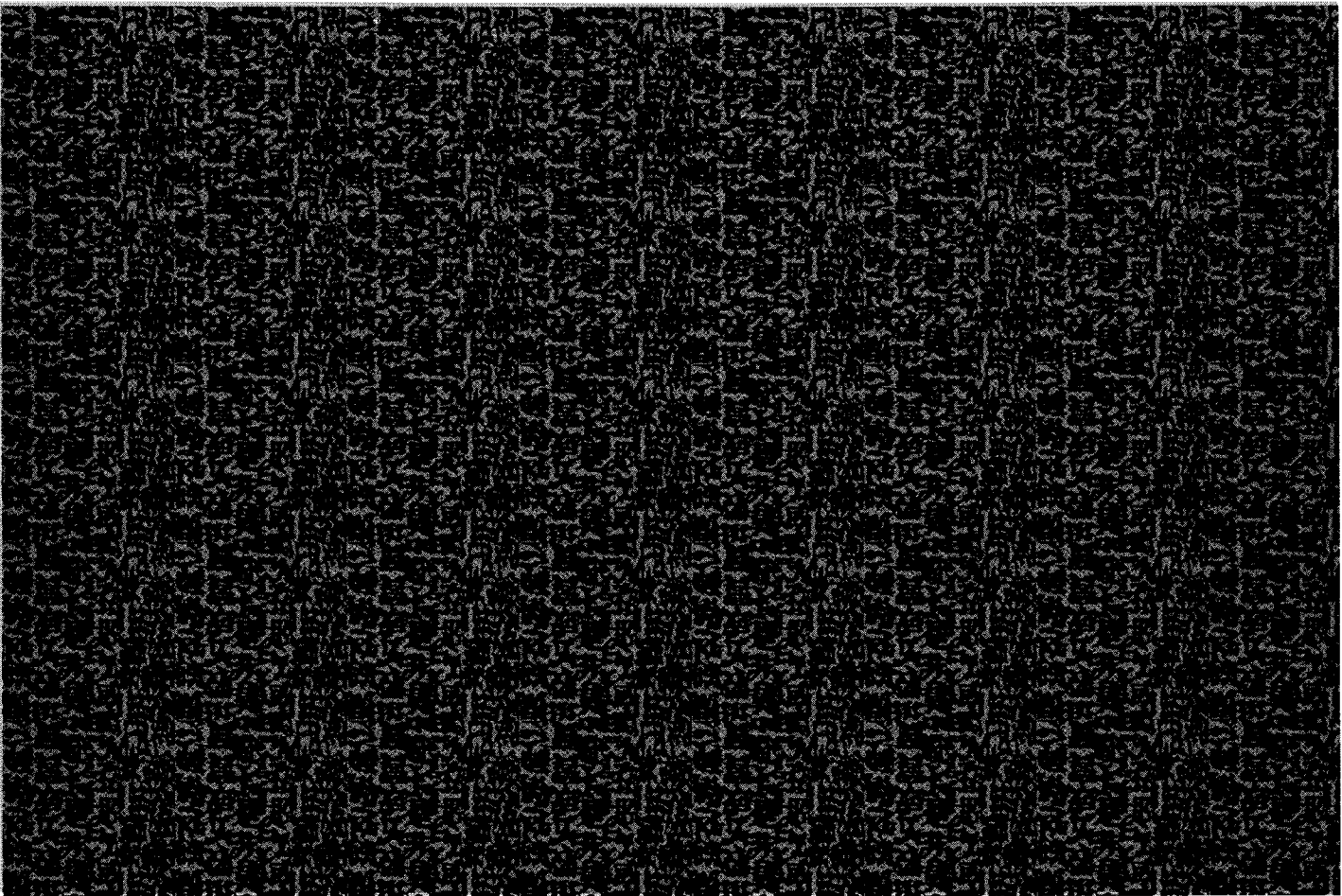
Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gil, Board Assistant

Dated: November 16, 2010

16.1 of 11/30/10



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*

APN: 438240001 ASMT: 438240001  
JERRY T RASKEY  
183 SULGRAVE DR  
HEMET CA. 92544

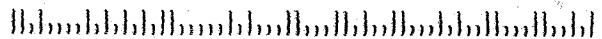
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CLERK/BOARD OF SUPERVISORS  
2010 NOV 22 PM 2:45

NIXIE 923 DE 1 00 11/19/10

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BC: 92502114747 \*1977-03004-19-40

IL\*025020325A



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT IN THE RAMONA ZONING DISTRICT - SAN JACINTO VALLEY AREA PLAN, THIRD SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION**

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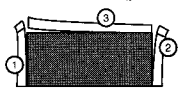
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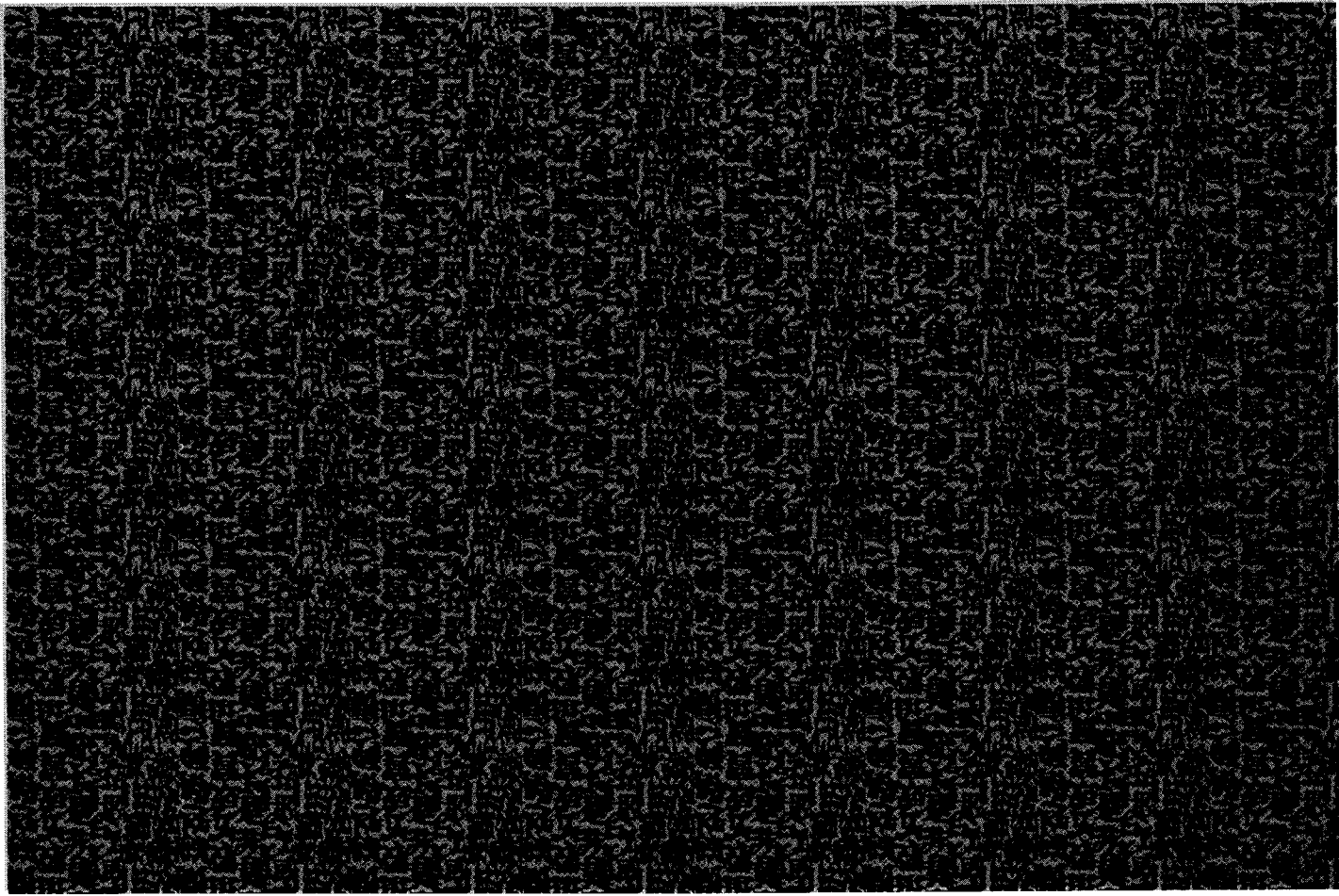
Kecia Harper-Ithem  
Clerk of the Board  
By: Cecilia Gil, Board Assistant

Dated: November 16, 2010

16.1 of 11/30/10



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*

APN: 445300020 ASMT: 445300020  
MOHAMMADREZA MOHAMMADKHANI  
MICHAEL NABER  
25951 CHERRYWOOD DR  
HEMET CA. 92544

2010 NOV 22 PM 2:45

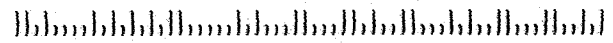
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

NIXIE 923 DE 1 00 11/19/10

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BC: 92502114747 \*1977-00953-19-40

IL \*68502012544



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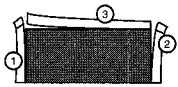
Kecia Harper-Ihem

Clerk of the Board

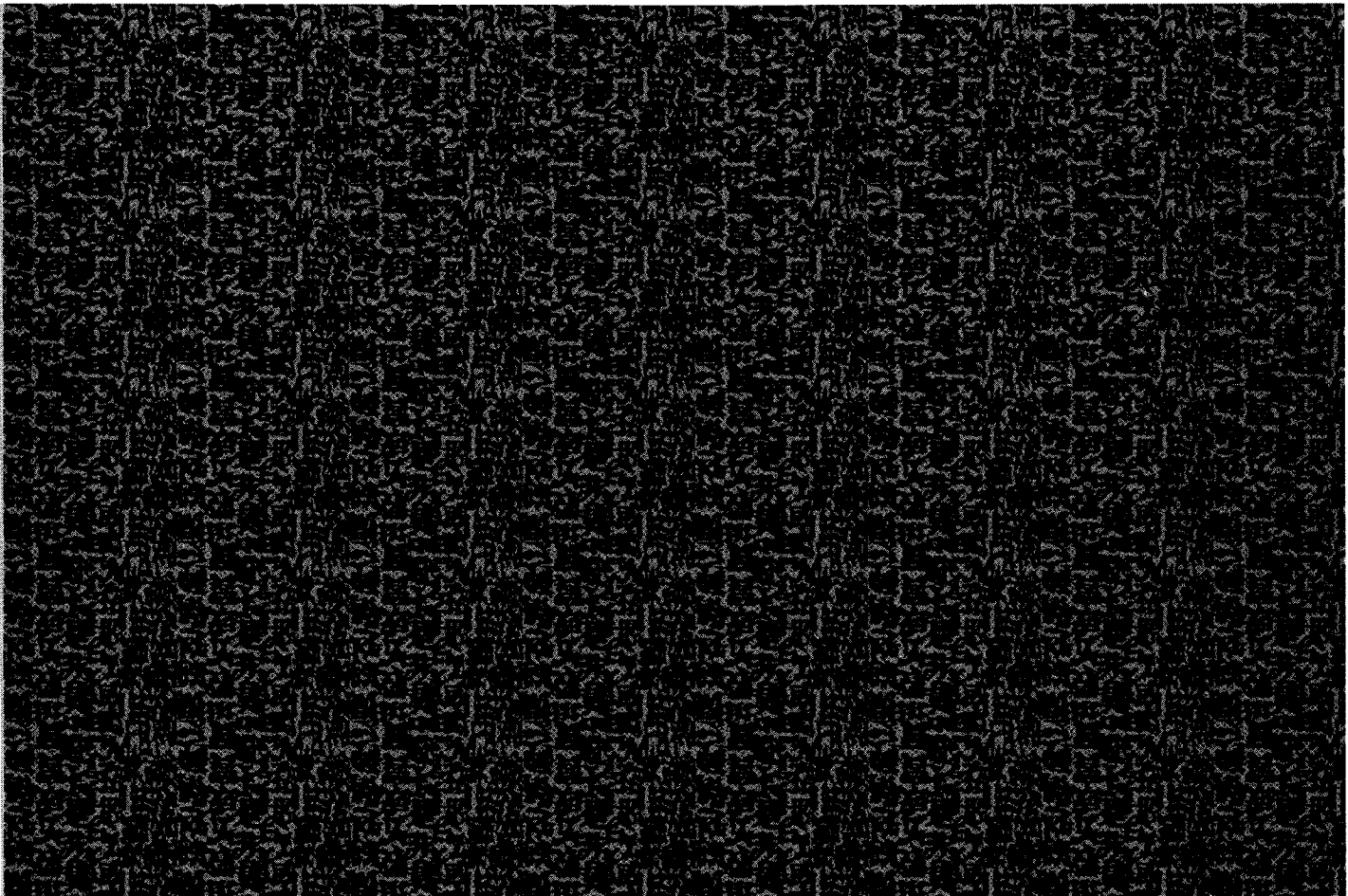
By: Cecilia Gil, Board Assistant

Dated: November 16, 2010

16.1 of 11/30/10



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*

APN: 445300035 ASMT: 445300035  
SALLY RAEHL  
LAWRENCE H ALDERSON  
RICHARD L ALDERSON  
THOMAS C ALDERSON, ETAL.  
1400 W JOHNSTON AVE  
HEMET CA 92543

2010 NOV 22 PM 2:45

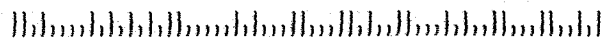
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

NIXIE 929 DE 1 00 11/19/10

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 92502114747 \*1977-00947-19-40

IL\*550100054:



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The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 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, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT WENDELL BUGTAL, PROJECT PLANNER, AT (951) 955-2419 or EMAIL at [wbugtala@rccltma.org](mailto:wbugtala@rccltma.org).

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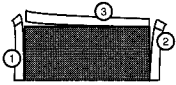
Please send all written correspondence to:

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

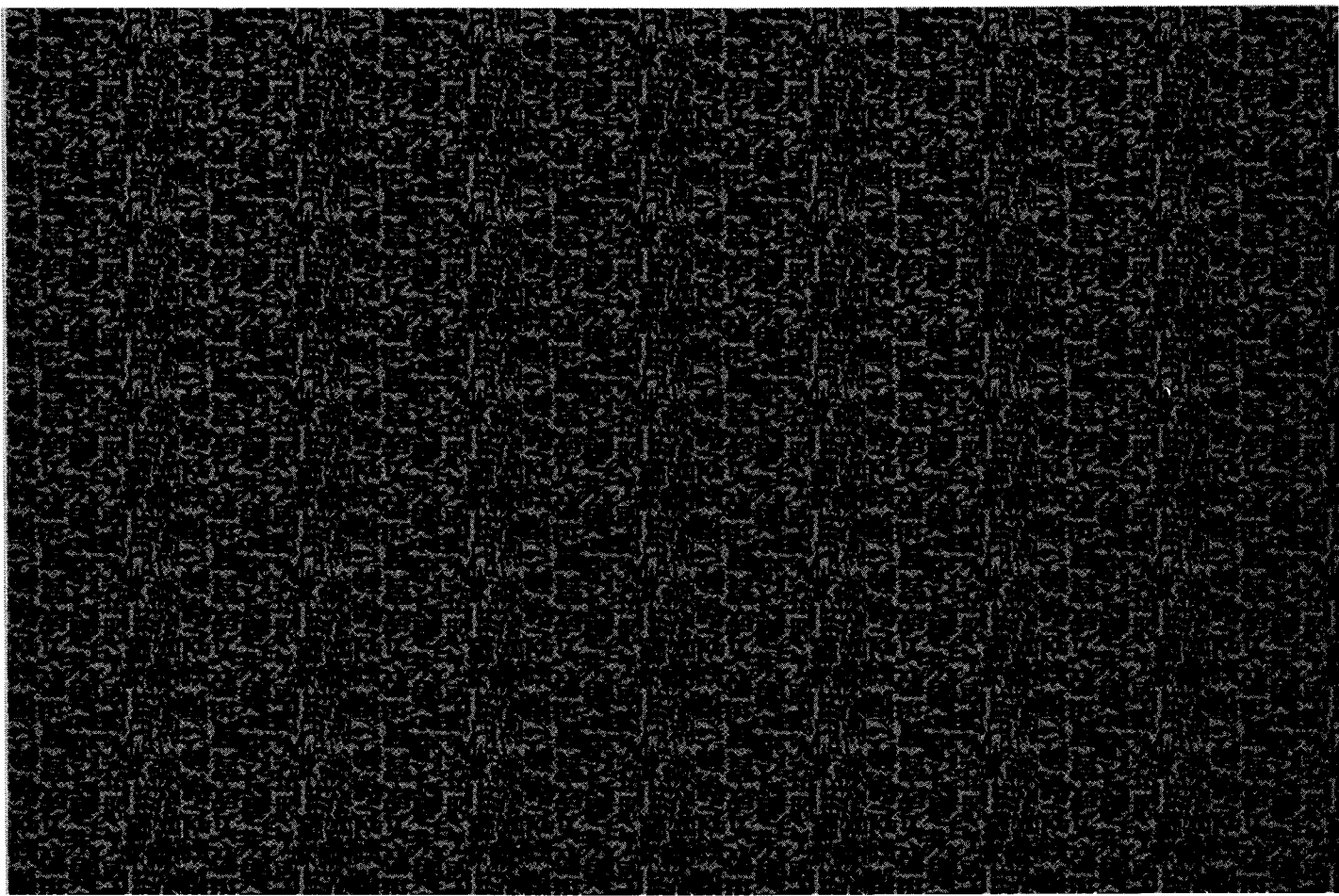
Dated: November 16, 2010

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

16.1 of 11/30/10



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*

APN: 438230006 ASMT: 438230006  
PAUL F THOMPSON  
25858 COLUMBIA ST  
HEMET CA. 92544

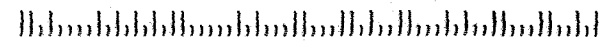
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2010 NOV 22 PM 2:45

NIXIE 923 DE 1 00 11/19/10

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 92502114747 \*1977-00711-19-40

11\*92502114744





**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT IN THE RAMONA ZONING DISTRICT – SAN JACINTO VALLEY AREA PLAN, THIRD SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION**

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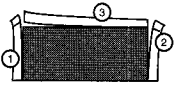
Please send all written correspondence to:

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

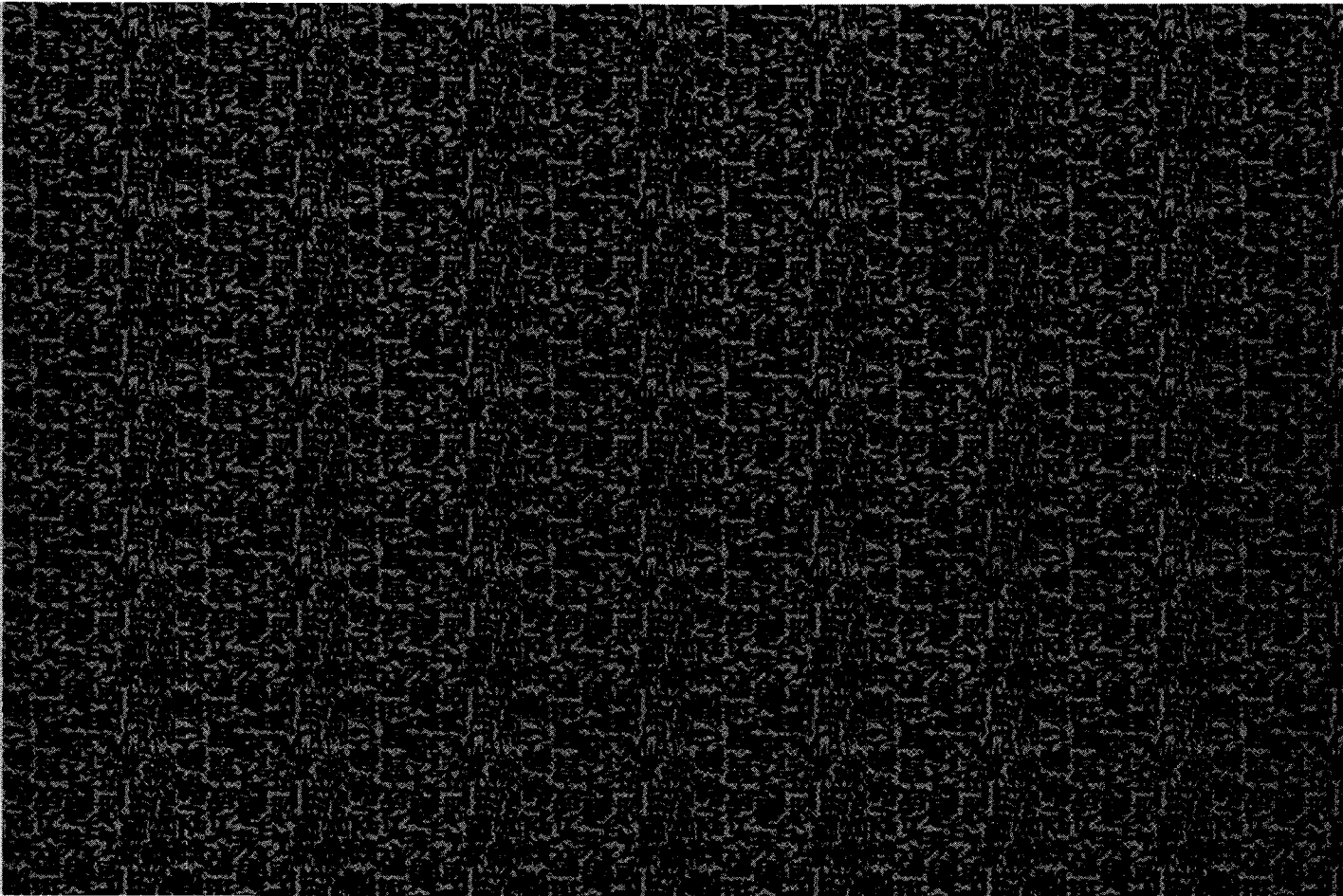
Dated: November 16, 2010

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

16-1 of 11/30/10



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

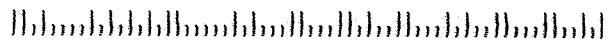
**PUBLIC HEARING NOTICE**  
*This may affect your property*

APN: 438220006 ASMT: 438220006  
BETTY J HALMAN  
41014 ACACIA AVE  
HEMET CA. 92544

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2010 NOV 22 PM 2:45

929 NFE 1 B091 00 11/17/10  
RETURN TO SENDER  
HALMAN, BETTY J  
MOVED LEFT NO ADDRESS  
UNABLE TO FORWARD  
RETURN TO SENDER  
BC: 92502114747 \*1977-09475-17-04

11 92502114744



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4080 Lemon Street, 1st Floor  
Post Office Box 1147  
Riverside, CA 92502-1147

Dated: November 16, 2010

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

16.1 of 11/30/10

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** DICK EVITT

**Address:** 5905 WINNCLIFF DR  
(only if follow-up mail response requested)

**City:** RIVERSIDE **Zip:** 92509

**Phone #:** (909) 821-6426

**Date:** 11/30/10 **Agenda #** 16.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**       **Oppose**       **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

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Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** GLEN Holmes

**Address:** 649 N. LAKE ST  
(only if follow-up mail response requested)

**City:** Hemet **Zip:** 92544

**Phone #:** 951-229-1418

**Date:** Nov 30 **Agenda #:** 16.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

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the appeal below:

**Support**       **Oppose**       **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** GARRY GRANT

**Address:** 27068 JARVIS ST  
(only if follow-up mail response requested)

**City:** PERDUE **Zip:** 92570

**Phone #:** \_\_\_\_\_

**Date:** NOV 30TH **Agenda #** 3.26

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

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\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

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