

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



403 B

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
September 20, 2012

**CHANGE OF ZONE NO. 7307**– Applicant: JBL Investments, Inc. –Third/Third Supervisorial District- Location: Northerly of Olive Road, easterly of Patterson Avenue, westerly of California Avenue, and southerly of Simpson Road – 118.8 Gross Acres- **REQUEST:** The zone change proposes to change the zoning classification for the subject property from Residential Agricultural (R-A), Residential Agricultural – 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to One Family Dwelling (R-1).

**RECOMMENDED MOTION:**

**ADOPTION** of FINDINGS that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because **ENVIRONMENTAL IMPACT REPORT NO. 441** adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13, Section 21083.3, Subsection 1, and none of the conditions described in California Code of Regulations, Section 15162 exist; and,

**APPROVAL** of **CHANGE OF ZONE NO. 7307**, and based upon the findings and conclusions incorporated in the staff report in accordance with Exhibit No. 3, and pending final adoption of the zoning ordinance by the Board of Supervisors.

*Carolyn Syme Luna*  
Carolyn Syme Luna  
Planning Director

Initials:  
MS

(continued on next page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley 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: November 20, 2012  
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem  
Clerk of the Board  
By: *[Signature]*  
Deputy

Prev. Agn. Ref.

District: 3/3

Agenda Number:

16.1

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

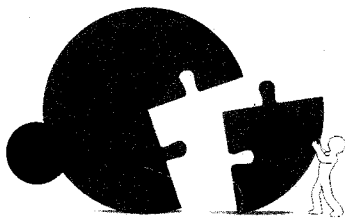
The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7770, SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC  
PLAN NO. 184, AMENDMENT NO. 2 and TENTATIVE TRACT MAP NO. 36376

Page 2 of 2

**BACKGROUND:**

The Zone Change was before the Planning Commission on September 19, 2012. They raised concerns with density proposed by the change and the proposed zoning's relevance to the subject property's underlying General Plan designation. The Commission questioned Riverside County Flood Control and Water Conservation District staff regarding their recommendation that the zone change be denied, and Transportation Department staff spoke regarding the potential for future Highway 79 re-alignment. The Commission also discussed the balance between a need to satisfy the legal requirements of zoning consistency and their discretionary powers.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

403B

11/20/2012

KI

DATE: 9/20/12

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office DM

SUBJECT: CZ07307

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

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

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

Notice of Determination  
Fish & Game Receipt (CFG04180)

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

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

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

"Planning Our Future... Preserving Our Past"





**PLANNING COMMISSION  
MINUTE ORDER JULY 20, 2011**

**I. AGENDA ITEM 3.3**

**CHANGE OF ZONE NO. 7307** – No New Environmental Documents Required – Applicant: JBL Investments Inc – Engineer/Representative: RBF Consulting – Third/Third Supervisorial District – Hemet/San Jacinto Zoning District – Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre): Highway 79 Policy Area – Location: Northerly of Olive Road, easterly of Patterson Avenue, westerly of California Avenue, and southerly of Simpson Road – 118.8 Gross Acres - Zoning: Residential Agriculture (R-A), Residential Agriculture – 1 Acre Minimum (R-A-1), Residential Agriculture – 5 Acre Minimum (R-A-5), Heavy Agriculture – 10 Acre Minimum (A-2-10). (Legislative)

**II. PROJECT DESCRIPTION:**

The zone change proposes to change the zoning classification for the subject property from Residential Agricultural (R-A), Residential Agricultural – 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to One Family Dwelling (R-1).

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org)

There were 2 speakers in favor of the subject proposal:

- James Bach, MDMG, 41635 Enterprise Circle N, Temecula CA 92590 (951) 296-3466  
[JRB@Markhamdmg.com](mailto:JRB@Markhamdmg.com)
- Sam Alhadeff, 1 Ridge Gate Dr., #245, Temecula CA 92550 (951) 252-6850  
[sahadeff@lbbslaw.com](mailto:sahadeff@lbbslaw.com)

There were no speakers in opposition or neutral position of the subject proposal.

**IV. CONTROVERSIAL ISSUES:**

Flood Control District recommended denial of the project due to drainage issues and the potential future alignment of Highway 79 through the project was discussed.

**V. PLANNING COMMISSION ACTION:**

By a vote of 3-1 (Roth voted nay; 4<sup>TH</sup> District absent)

**ADOPTED FINDINGS that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED, because ENVIRONMENTAL IMPACT REPORT NO. 441** adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13 Section 21083.3 subsection 1 and none of the conditions described in California Code of Regulations Section 15162 exist; and,

**TENTATIVELY APPROVED CHANGE OF ZONE NO. 7307**, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors.



**PLANNING COMMISSION  
MINUTE ORDER JULY 20, 2011**

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

Agenda Item No.: 3.3  
Area Plan: Harvest Valley / Winchester  
Zoning District: Hemet-San Jacinto  
Supervisory District: Third/Third  
Project Planner: Matt Straite  
Planning Commission: September 19, 2012

CHANGE OF ZONE NO. 7307  
Applicant: JBL Investments, Inc.  
Engineer/Rep: RBF Consulting

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Change of Zone No. 7307** proposes to change the zoning classification for the subject property from Residential Agricultural (R-A), Residential Agricultural – 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to One Family Dwelling (R-1).

The applicant is proposing a change of zone to be consistent with the General Plan designation. In addition, the subject property could potentially be impacted by the Riverside County Transportation Commission (RCTC) proposed State Highway 79 realignment project. Given there has been no decision made from the RCTC as to the location of the realignment, the applicant is moving forward with a change of zone for consistency purposes until such time a decision is made by RCTC.

The project is located Northerly of Olive Road, easterly of Patterson Avenue, westerly of California Avenue, and southerly of Simpson Road.

### ISSUES OF CONCERN:

The Riverside County Flood Control Department has indicated that they cannot support the Change of Zone proposal. The Flood Control Department specifically stated:

The entire site is located within the 100-year Zone A floodplain limits for Hemet Channel as delineated on Map Nos. 06065C2080G and 06065C2085G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). There is a large drainage area of approximately 27 square miles tributary to this site resulting in a floodplain that is very broad in this reach and widespread damage can be expected. It shall be noted that while no specific development proposal was submitted with this change of zone request, encroachment into the floodplain with this proposed density will require significant improvements to Hemet Channel from Salt Creek Channel to a point upstream where flows can be fully collected into this improved channel. This point may be several miles. A Letter of Map Revision based on fill (LOMR-F) is not appropriate or acceptable.

Until the regional drainage facilities are constructed that remove these properties from the floodplain and/or severe flood hazard, the District believes that this site is not physically suitable for the proposed density of development. Additionally, a development proposal should be submitted with this change of zone application. Therefore, the District recommends that this change of zone proposal be denied at this time.

While the Planning Department understands and appreciates Flood controls concern, the need for additional study and infrastructure to protect the site can and will be provided when specific development is proposed. This stand alone Change of Zone is proposing to make the site consistent with the General Plan. Such an action does not increase the available density for the site, nor does it

D.M.

propose or authorize the construction of any structures in the flood plain. The General Plan, as the leading authority, has already set specific density levels for the site. The Planning Department met with Flood Control to discuss the project and the limited implications of this proposal to change the zone. Flood Control maintains the change is inappropriate. The findings below reflect the understanding that the Change of Zone alone does not allow higher density or permit any construction on the site.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Community Development - Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community - Estate Density Residential (RC-EDR) to the north, Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) to the east and west and Open Space - Recreation (OS-R) to the south.
3. Proposed Zoning (Ex. #3): One-Family Dwellings (R-1)
4. Surrounding Zoning (Ex. #3):  
North: Heavy Agriculture – 10-Acre Minimum (A-2-10)  
East: Heavy Agriculture - 10-Acre Minimum (A-2-10)  
South: Residential Agricultural – 20-Acre Minimum (R-A-20)  
West: Rural Residential (R-R)
5. Existing Land Use (Ex. #1): Vacant and Single Family Residential uses
6. Surrounding Land Use (Ex. #1):  
North: Vacant  
East: Vacant and Single Family Residences  
South: Vacant and Single Family Residences  
West: Vacant
7. Project Data: Total Acreage: 118.8 Gross Acres
8. Environmental Concerns: Nothing Further Required (see below for more detail)

**RECOMMENDATIONS:**

**ADOPTION** of FINDINGS that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because **ENVIRONMENTAL IMPACT REPORT NO. 441** adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13 Section 21083.3 subsection 1 and none of the conditions described in California Code of Regulations Section 15162 exist; and,



**TENTATIVE APPROVAL** of CHANGE OF ZONE NO. 7307, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors.

**CONCLUSIONS:**

1. The proposed change of zone is in conformance with the Community Development - Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre), and with all other elements of the Riverside County General Plan.
2. The proposed change of zone is consistent with the One Family Dwelling (R-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed change of zone is clearly compatible with the present and future logical development of the area.
5. The proposed change of zone does not require additional CEQA review beyond that done for the General Plan in EIR No. 441.
6. The proposed change of zone will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Community Development - Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) in the Harvest Valley / Winchester Area Plan.
2. The proposed change of zone is consistent with the Community Development - Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) land use designation.
3. The proposed Change of Zone will make the zoning consistent with the General Plan. Density allocations for the site are established by the General Plan, and the proposed zoning simply implements the General Plan. This zone change proposal will not specifically authorize any construction or permit any structures on the site. Any studies or infrastructure needed to protect the site from flood waters will be identified and required when an entitlement such as a subdivision, use permit, or single-family residential building permit is issued for the site.
4. The project site is surrounded by properties which have a General Plan Land Use designation of Rural Community - Estate Density Residential (RC-EDR) to the north, Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) to the east and west and Open Space - Recreation (OS-R) to the south.
5. The proposed zoning for the subject site is One Family Dwelling (R-1).
6. No development is proposed at this time; however, the subject property would allow for development consistent with the development standards set forth in the General One Family Dwelling (R-1).

7. Residential uses have been constructed and are operating in the project vicinity.
8. This change of zone is not located within a Criteria Area Cell Group and as such the Planning Department has conferred with the Environmental Programs Department and was determined the project fulfills the requirements of the WRCMSHCP.
9. Pursuant to Public Resources Code Division 13 Section 21083.3 subsection 1, the General Plan has been designated to accommodate a specific density of development and an EIR was approved for that planning action. The subject site does not contain any features that would create environmental impacts that would be peculiar to the subject parcels, beyond what was studied in the General Plan EIR.
10. None of the conditions described in California Code of Regulations Section 15162 exist:
  - a. There have been no substantial changes to the site since 2003, the site is and was farmland
  - b. There is no new information that was not known at the time the General Plan EIR was created that would result in any increase in impacts identified in the EIR
  - c. The general Plan changed the designation to Medium Density Residential in 2003, this change of zone is proposing a designation that is consistent with the density established in the General Plan.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. Fault Zone;
  - b. A City Sphere of Influence
  - c. General Plan Policy Overlay;
  - d. High Fire Area;
  - e. Dam inundation zone;
  - f. Specific Plan; or,
  - g. Airport Influence Area.
3. The project site is located within:
  - a. Highway 79 Policy Area;
  - b. Diamond Valley Lake Policy Area;
  - c. A 100 Year Flood Zone;
  - d. An area of high liquefaction;
  - e. Hemet Unified School District; and,
  - f. Mt. Palomar Observatory– 26.21 miles
4. The subject site is currently designated as Assessor's Parcels Number 465-170-001, 465-170-002, 465-170-014, 465-170-015, 465-170-024 and 465-170-025



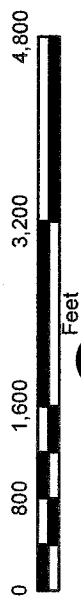
**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07307  
VICINITY/POLICY AREAS**

Supervisor Stone  
District 3

Date Drawn: 07/26, 2012  
Vicinity Map



Zoning District: Hemet-San Jacinto  
Township/Range: T5SR2W  
Section: 26



Assessors Bk. Pg. 465-170  
Thomas Bros. Pg. 839 6H  
Edition 2011

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 965-5200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://planning.riverside.ca.gov/plnweb.pln>

RIVERSIDE COUNTY PLANNING DEPARTMENT

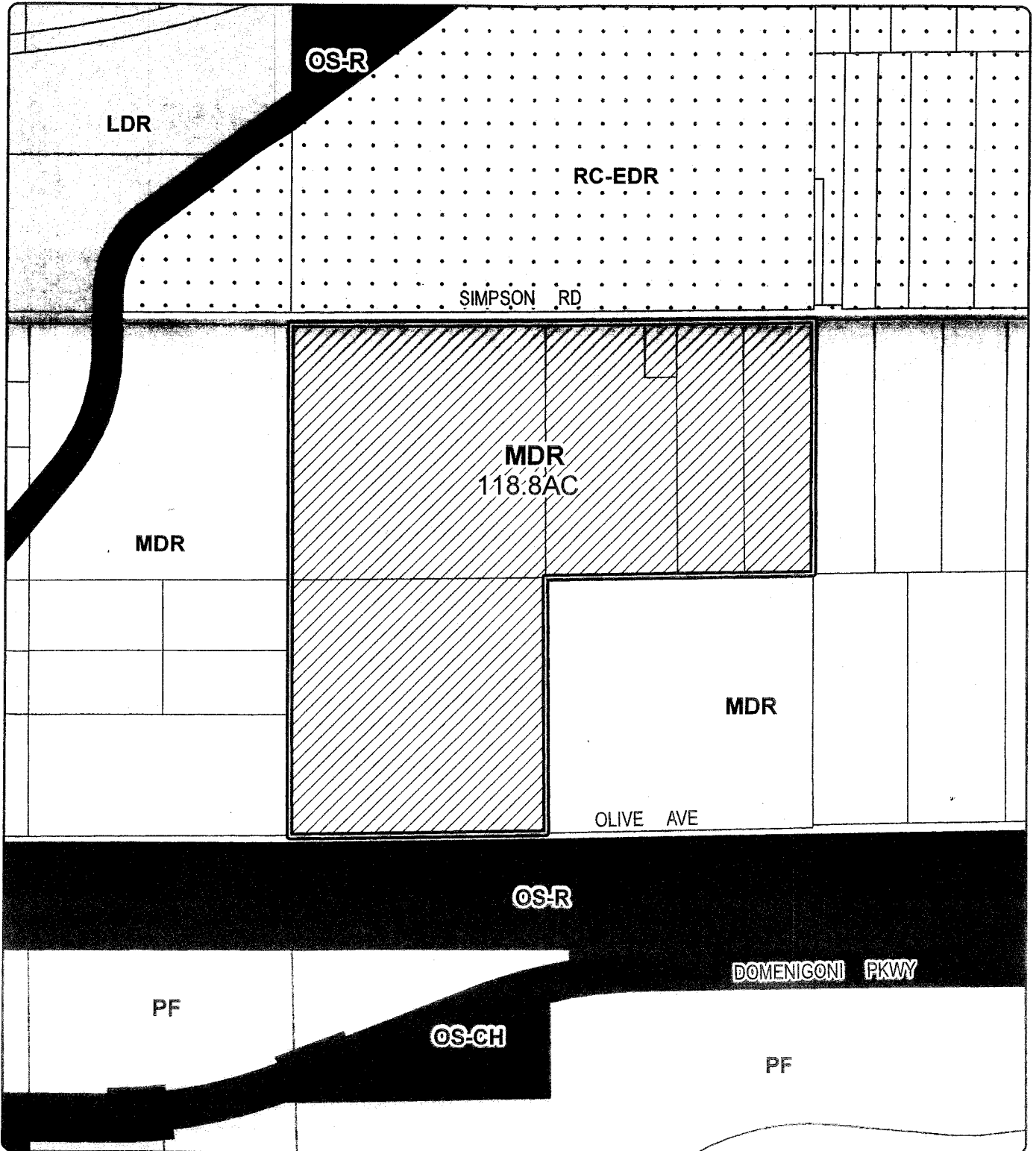
CZ07307

EXISTING GENERAL PLAN

Date Drawn: 7/26/2012

Exhibit 5

Supervisor Stone  
District: 3



Zoning District: Hemet-San Jacinto  
Township/Range: T5SR2W  
Section: 26

Assessors Bk. Pg. 465-170  
Thomas Bros. Pg. 839 6H  
Edition 2011



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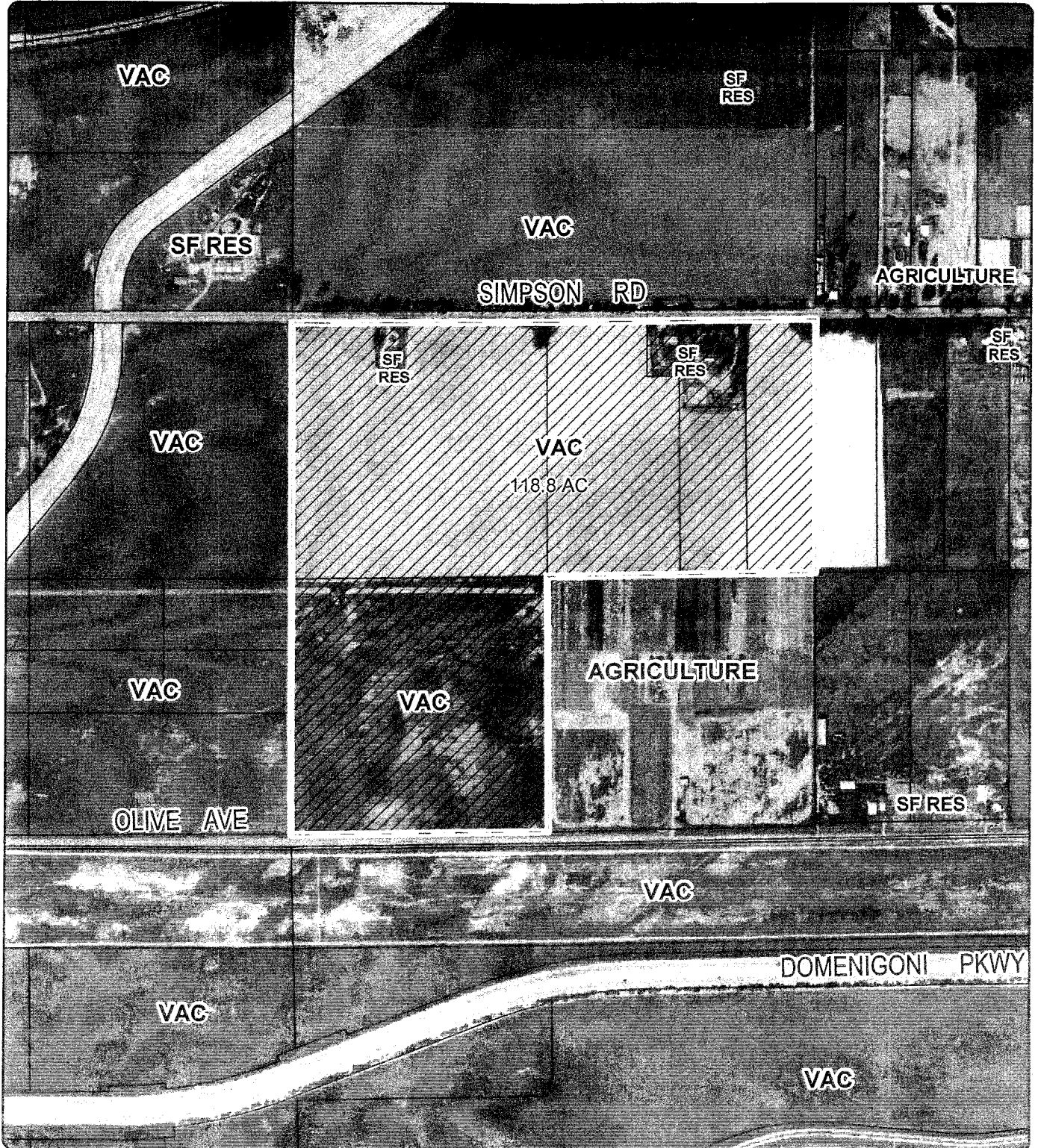


RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07307  
LAND USE

Supervisor Stone  
District 3

Date Drawn: 7/29/2012  
Exhibit 1



Zoning District: Hemet-San Jacinto  
Township/Range: T5SR2W  
Section: 26

Assessors Bk. Pg. 465-170  
Thomas Bros. Pg. 839 6H  
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07307

PROPOSED ZONING

Date Drawn: 7/26/2012

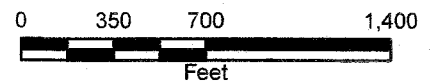
Exhibit 3

Supervisor Stone  
District 3

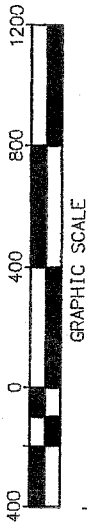


Zoning District: Hemet-San Jacinto  
Township/Range: T5SR2W  
Section: 26

Assessors Bk. Pg. 465-170  
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Edition 2011



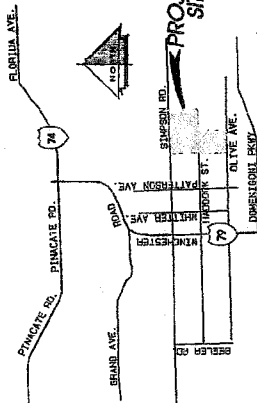
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GRAPHIC SCALE

**RBF**  
CONSULTING

SCALE: 1"=400'



VICINITY MAP

UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# CHANGE OF ZONE

**PARCEL 1:**  
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, EXCEPT THE NORTHERLY 30 FEET THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 12, 1941 IN BOOK 522, PAGE 184 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FOR ROAD PURPOSES.

**PARCEL 2:**  
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

**PARCEL 3:**  
THE NORTH 280 FEET OF THE EAST 160 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

**PARCEL 4:**  
THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

**PARCEL 5:**  
EXCEPT THE NORTH 280 FEET OF THE EAST 160 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN

ALSO EXCEPTING THEREFROM THE NORTH 30 BERRY-THOMAS CONVEYED FOR ROAD PURPOSES TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JANUARY 7, 1942 IN BOOK 827, PAGE 218 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

**PARCEL 6:**  
THE EAST HALF OF THE EAST HALF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

**PARCEL 7:**  
THE WEST HALF OF THE EAST HALF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

PROPOSED WATER SERVICE WILL BE PROVIDED BY: EASTERN MUNICIPAL WATER DISTRICT  
 PROPOSED SEWER SERVICE WILL BE PROVIDED BY: EASTERN MUNICIPAL WATER DISTRICT  
 ALL UTILITIES SHALL BE UNDERGROUND:  
 GAS:.....SOUTHERN CALIFORNIA GAS COMPANY  
 ELECTRIC:.....SOUTHERN CALIFORNIA EDISON COMPANY  
 TELEPHONE:.....GENERAL TELEPHONE COMPANY

SCHOOLS: HEMET UNIFIED SCHOOL DISTRICT  
 A.P.N.'S 465-170-001, 002, 014, 015, 023, 024, 025  
 THOMAS GUIDE - RIVERSIDE COUNTY: PG 839, H-6 & 7 2004ed.  
 FEMA ZONE DESIGNATION - "A" (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED)

**ENGINEER**  
 RBF CONSULTING  
 40810 COUNTY CENTER DRIVE  
 SUITE 100  
 TEMECULA, CA 92581  
 (951) 676-8042

**OWNER/DEVELOPER**  
 JBL INVESTMENTS, INC. ET AL  
 4414 KATIE CT.  
 TEMECULA, CA 92582

**OWNER REPRESENTATIVE**  
 MAMG - ATTN: LARRY MARRHAM  
 41655 ENTERPRISE CIRCLE NORTH  
 SUITE B  
 TEMECULA, CA 92580  
 (951) 676-8042

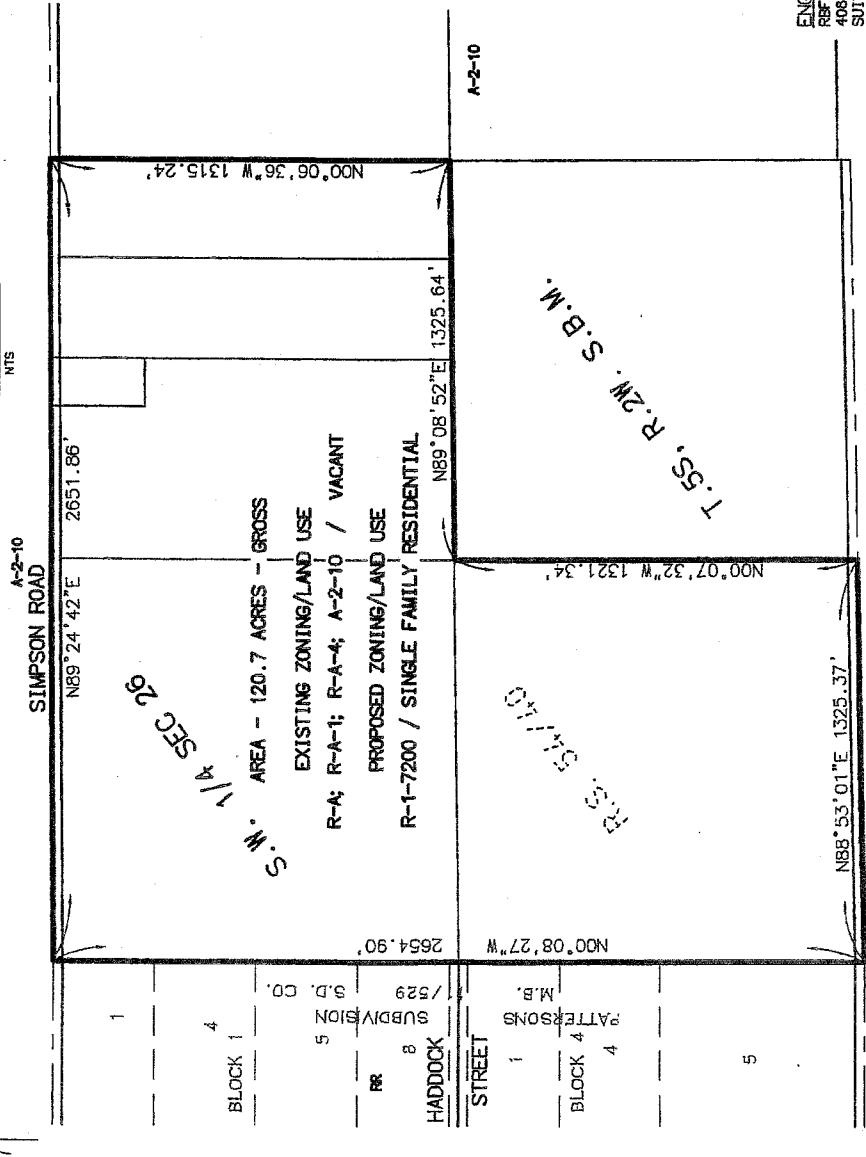


EXHIBIT A  
 CASE #: CA0510  
 DATED: 1/1/10  
 LANNER, K. Brady



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

DATE: October 12, 2011

**TO:**

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Public Health – Industrial Hygiene

Riv. Co. Flood Control District

Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones

P.D. Landscaping Section-R. Dyo

P.D. Archaeology Section-L. Mouriquand

**CHANGE OF ZONE NO. 7307– EA40744 – Applicant: JBL Investments Inc – Engineer/Representative: RBF Consulting - Third Supervisorial District – Hemet/San Jacinto Zoning District –Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre): Highway 79 Policy Area – Location: Northerly of Olive Road, easterly of Patterson Avenue, westerly of California Avenue, and southerly of Simpson Road – 118.8 Gross Acres - Zoning: Residential Agriculture (R-A), Residential Agriculture – 1 Acre Minimum (R-A-1), Residential Agriculture – 5 Acre Minimum (R-A-5), Heavy Agriculture – 10 Acre Minimum (A-2-10) - **REQUEST:** The zone change proposes to change the zoning classification for the subject property from from Residential Agricultural (R-A), Residential Agricultural – 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to One Family Dwelling (R-1). APNs: 465-170-001, 002, 014, 015, 024, 025**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on November 10, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Wendell Bugtai**, Project Planner, at **(951) 955-2419** or email at **WBUGTAI@rctlma.org / MAILSTOP# 1070**.

**COMMENTS:**

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

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

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

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

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

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
Robert C. Johnson Planning Director

**APPLICATION FOR CHANGE OF ZONE**

CHECK ONE AS APPROPRIATE:

**Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define a Planning Area within a Specific Plan.
- Type 2:** Used to change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER:     C207307     DATE SUBMITTED: \_\_\_\_\_

**APPLICATION INFORMATION**      EA 40744      CFG 04181

Applicant's Name: JBL Investments, Inc. Et Al E-Mail: Contact: Gene Tobin

Mailing Address: 44414 Katie Ct.

\_\_\_\_\_ Temecula \_\_\_\_\_ CA \_\_\_\_\_ 92592  
City State ZIP

Daytime Phone No: (951) 760.6097 Fax No: (951) 303.3664

Engineer/Representative's Name: Contact → RBF Consulting E-Mail: scottcooper@rbf.com

Mailing Address: 40810 County Center Drive, Suite 100

\_\_\_\_\_ Temecula \_\_\_\_\_ CA \_\_\_\_\_ 92591  
City State ZIP

Daytime Phone No: (951) 676.8042 Fax No: (951) 676.7240

Representative:  
Property Owner's Name: MDMG (Larry Markham) E-Mail: lrm@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B

\_\_\_\_\_ Temecula \_\_\_\_\_ CA \_\_\_\_\_ 92590  
City State ZIP

Daytime Phone No: (951) 296.3466 Fax No: (951) 296.3476

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

**APPLICATION FOR CHANGE OF ZONE**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

Scott Cooper

PRINTED NAME OF APPLICANT

[Signature]

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Allen Su, Pres. JBL Industri-

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 465-170-001, 002, 014, 015, 024, 025

Section: 26 Township: 5S Range: 2W

Approximate Gross Acreage: 120.6

General location (street address, cross streets, etc.): North of Olive Avenue, South of Simpson Road, East of Patterson Ave, West of \_\_\_\_\_

Thomas Brothers map, edition year, page number, and coordinates: 2004, p. 839, D-6/D-7

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 7/26/2012

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

APN (s) or case numbers C207307 For

Company or Individual's Name Planning Department

Distance buffered 1600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

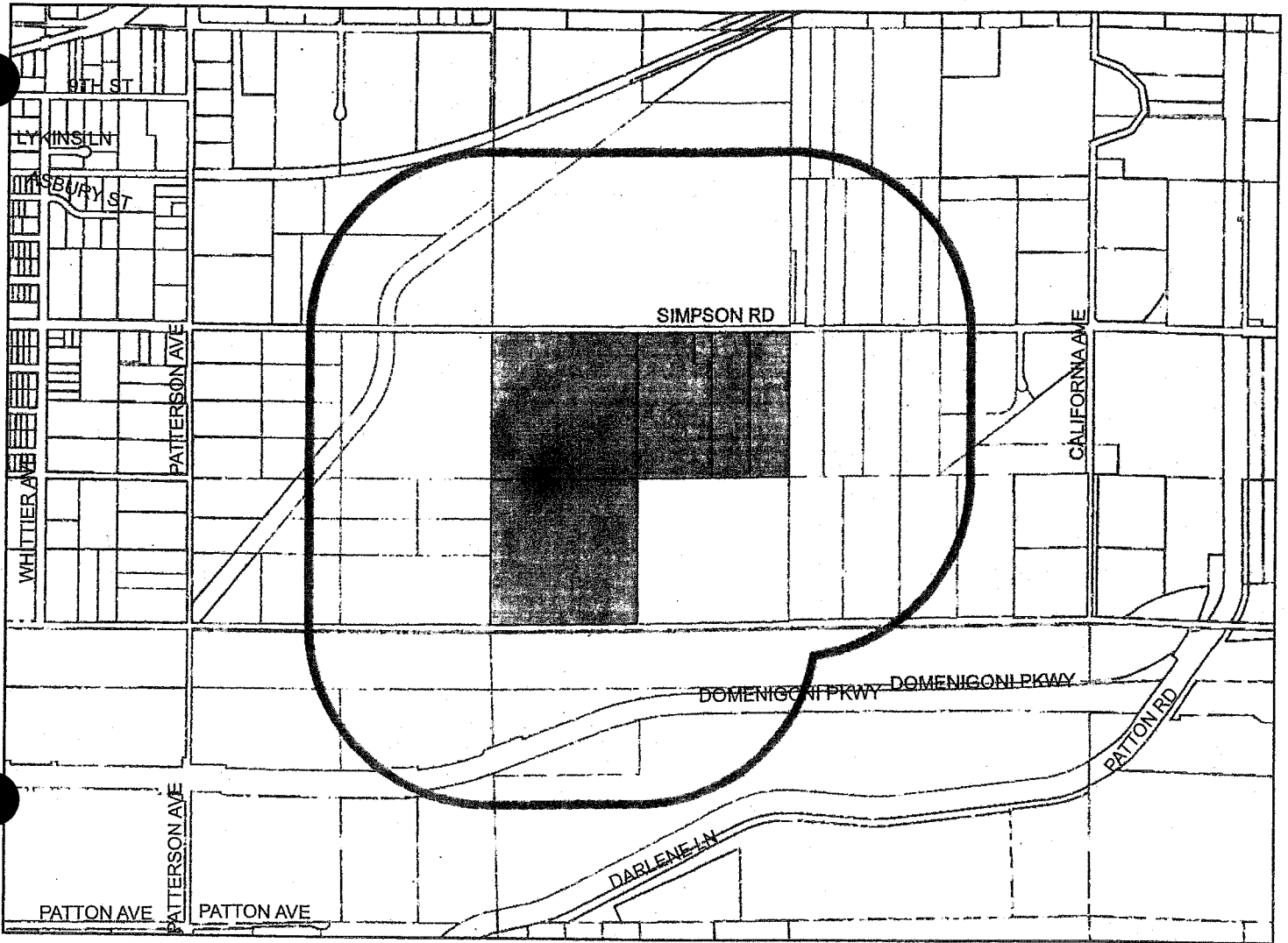
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*checked 8/7/12  
expires 11/9/12  
M.S.*

# CZ07307 (1600 feet buffer)



## Selected Parcels

465-170-027	465-170-028	465-170-034	463-090-013	465-150-009	465-160-005	465-170-026	465-150-005	465-160-002	465-170-015
465-170-001	465-170-002	465-170-025	465-170-007	465-170-008	465-170-006	465-150-007	465-170-003	465-180-027	465-180-034
465-180-037	465-200-016	465-200-018	465-200-020	465-200-021	465-170-036	465-150-010	465-160-007	465-160-009	465-150-008
463-090-012	463-170-029	463-170-030	463-180-020	465-150-019	465-180-035	465-200-022	465-160-003	465-160-004	465-170-009
465-160-001	465-170-033	463-170-028	463-170-024	463-170-025	463-170-026	463-170-027	463-170-032	465-180-038	465-170-029
463-180-007	463-180-024	463-180-025	463-180-026	463-180-027	463-180-032	463-180-033	463-180-037	465-160-006	463-090-007
463-090-010	465-170-014	465-170-024	463-170-031						



1,500 750 0 1,500 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 463090010, APN: 463090010  
TIMBERLINE KINGREG HEMET  
18800 VON KARMAN NO 100  
IRVINE CA 92612

ASMT: 465150007, APN: 465150007  
NOREEN MEZA, ETAL  
34524 SIMPSON RD  
HEMET, CA. 92545

ASMT: 463090013, APN: 463090013  
DOUGLAS WEIR  
P O BOX 899  
WINCHESTER CA 92596

ASMT: 465150008, APN: 465150008  
RIETKERK FAMILY PROP  
C/O ROBERT J RIETKERK  
5232 IVYWOOD DR  
LA PALMA CA 90623

ASMT: 463170028, APN: 463170028  
SCA MARKETING GROUP INC  
27710 JEFFERSON AVE 102  
TEMECULA CA 92590

ASMT: 465150010, APN: 465150010  
RANCHO DIAMANTE INV  
4370 LA JOLLA VLG STE 960  
SAN DIEGO CA 92122

ASMT: 463170031, APN: 463170031  
WINCHESTER PROP GROUP  
1150 S VINEYARD AVE  
ONTARIO CA 91761

ASMT: 465160001, APN: 465160001  
ROBERTO MEZA  
607 S KERN AVE  
LOS ANGELES CA 90022

ASMT: 463170032, APN: 463170032  
SIMPSON ESTATES  
C/O ANTHONY SOUZA  
16051 AVENIDA SAN MIGUEL  
LA MIRADA CA 90638

ASMT: 465160002, APN: 465160002  
HAO YANG  
34390 SIMPSON RD  
WINCHESTER CA 92596

ASMT: 463180024, APN: 463180024  
THEODORE KING  
711 CHURCH HILL RD  
LA HABRA HEIGHTS CA 90631

ASMT: 465160003, APN: 465160003  
CYNTHIA HUBBS, ETAL  
34458 SIMPSON RD  
HEMET CA 92545

ASMT: 465150005, APN: 465150005  
GREAT PACIFIC DEV CORP, ETAL  
20 VIA LUCCA NO C124  
IRVINE CA 92612

ASMT: 465160005, APN: 465160005  
C MATTESON, ETAL  
C/O PATRICIA A MATTESON  
26383 CYNTHIA ST  
HEMET CA 92544

ASMT: 465160006, APN: 465160006  
 KIM VU, ETAL  
 34514 SIMPSON AVE  
 HEMET, CA. 92545

ASMT: 465170025, APN: 465170025  
 VIOLETTE MIRHAN, ETAL  
 C/O ALLEN SU  
 P O BOX 173231  
 ARLINGTON TX 76003

ASMT: 465160009, APN: 465160009  
 RANCHO DIAMANTE INV  
 C/O STRATA EQUITY GROUP  
 4370 LA JOLLA VILLAGE 960  
 SAN DIEGO CA 92122

ASMT: 465170026, APN: 465170026  
 AURELIO FLORES, ETAL  
 490 S SANTA FE ST  
 HEMET CA 92543

ASMT: 465170003, APN: 465170003  
 YU HUANG, ETAL  
 P O BOX 870  
 WINCHESTER CA 92596

ASMT: 465170027, APN: 465170027  
 BILL KOTLAR  
 2361 CRESTVIEW DR  
 LAGUNA BEACH CA 92651

ASMT: 465170006, APN: 465170006  
 KALINA ANTOVSKI, ETAL  
 1723 W COUNTRY CLUB LN  
 ESCONDIDO CA 92026

ASMT: 465170028, APN: 465170028  
 JEROME ANDERSON, ETAL  
 C/O JEROME ANDERSON  
 P O BOX 956  
 WINCHESTER CA 92596

ASMT: 465170007, APN: 465170007  
 KINGSLEY FAMILY INV  
 3007 SANTA MONICA BLV  
 SANTA MONICA CA 90404

ASMT: 465170029, APN: 465170029  
 SUSAN PRUSA  
 P O BOX 580  
 WINCHESTER CA 92596

ASMT: 465170008, APN: 465170008  
 BETTY DOBBS, ETAL  
 28309 ELLER WAY  
 ROMOLAND CA 92585

ASMT: 465170033, APN: 465170033  
 PATRICIA CASTRO, ETAL  
 27135 YALE ST  
 HEMET CA 92544

ASMT: 465170009, APN: 465170009  
 BILLY PONDER, ETAL  
 34541 SIMPSON RD  
 HEMET, CA. 92545

ASMT: 465170034, APN: 465170034  
 AMANDA KNOX, ETAL  
 34785 SIMPSON RD  
 HEMET CA 92545

ASMT: 465170036, APN: 465170036  
HANH NGUYEN, ETAL  
34771 SIMPSON RD  
HEMET, CA. 92545

ASMT: 465180038, APN: 465180038  
SOBOBA BAND OF LUISENO INDIANS  
P O BOX 487  
SAN JACINTO CA 92581

ASMT: 465200021, APN: 465200021  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 465200022, APN: 465200022  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501



Co. Waste Mgmt  
Mail Stop No. 5950

RBF Consulting  
40810 County Center STE 100  
Temecula CA 92591

Valley-Wide Recreation & Park District  
901 W. Esplanade  
San Jacinto CA 92582

Riverside Transit Agency  
1825 3rd St.  
Riverside CA 92517-1968

JBL Investments Inc.  
44414 Katie Ct  
Temecula CA 92592

Sheriff's Department, Riverside County  
Mail Stop 1450

Eastern Municipal Water District  
2270 Trumble Rd.  
Perris CA 92570

CALTRANS District #8  
ATTN: Dan Kopulsky  
464 W. 4th St.  
6th Floor Mail Stop 725  
San Bernardino CA 92401

Southern California Edison  
2244 Walnut Grove Ave.  
Rosemead CA 91770

Southern California Gas Transmission  
251 E. 1st St.  
Beaumont CA 92223-2903

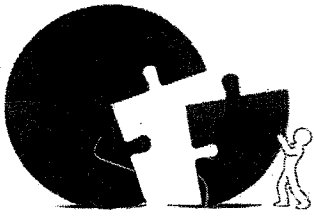
Cultural Resources Committee, Pechanga  
Band of Luiseno Mission Indians  
P.O. Box 2183  
Temecula CA 92593

~~Forma  
Gene Hsieh  
3050 Pullman Street  
Costa Mesa, CA 92626~~

~~Black Emerald LLC  
91711 82<sup>nd</sup> Ave  
Thermal CA 92274~~

~~Innovative Land Concepts Inc.  
Paul Quill  
51245 Avenida Rubio  
La Quinta CA 92253~~

~~Impact Sciences  
Joe Gibson  
803 Camarillo Springs Road  
Camarillo CA 93012~~



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
Director

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

Change of Zone No. 7307

*Project Title/Case Numbers*

Matt Straite  
*County Contact Person*

951-955-8631  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

JBL Investments Inc.  
*Project Applicant*

44414 Katie Ct. Temecula CA 92592  
*Address*

Northerly of Olive Road, easterly of Patterson Avenue, westerly of California Avenue, and southerly of Simpson Road  
*Project Location*

The zone change proposes to change the zoning classification for the subject property from Residential Agricultural (R-A), Residential Agricultural - 1 Acre Minimum (R-A-1), Residential Agricultural - 5 Acre Minimum (R-A-5), and Heavy Agriculture  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

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

DM/rj  
Revised 8/25/2009  
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA      ZCFG

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* T0603095

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

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

Received from: JBL INVESTMENTS INC \$64.00  
paid by: CK 1037  
paid towards: CFG04181 CALIF FISH & GAME: DOC FEE  
CA FISH & GAME FEE FOR EA40744  
at parcel #: 34321 SIMPSON RD HEM  
appl type: CFG3

By \_\_\_\_\_ Mar 15, 2006 12:34  
SBROSTRO posting date Mar 15, 2006

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

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





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

November 6, 2012

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: CHANGE OF ZONE NO. 7307

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, November 9, 2012.**

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:** mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>  
**Sent:** Tuesday, November 06, 2012 11:03 AM  
**To:** Gil, Cecilia  
**Subject:** Re: [Legals] FOR PUBLICATION: ZC 7307 EIR 441

Received for publication on Nov. 9. Proof with cost to follow.

On Tue, Nov 6, 2012 at 10:25 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

Hello! Attached is a Notice of Public Hearing, for publication on Friday, Nov. 9, 2012. 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.**

--  
Legal Advertising



Publisher of The Press-Enterprise

Phone: 1.800.880.0345

Fax: 951.368.9018



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

November 6, 2012

THE CALIFORNIAN  
ATTN: LEGALS  
28765 SINGLE OAK DR., STE. 100  
TEMECULA, CA 92590

E-MAIL: [legals@californian.com](mailto:legals@californian.com)  
FAX: (951) 699-1467

RE: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 7307

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, November 9, 2012.**

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:** Tammi.Swenson@californian.com  
**Sent:** Tuesday, November 06, 2012 10:35 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: ZC 7307 EIR 441

Received...



**Tammi Swenson**  
O: 951-676-4315 ext 2604  
Tammi.Swenson@californian.com  
UTSanDiego.com  
28765 Single Oak Dr. #100, Temecula, CA 92590

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Tuesday, November 06, 2012 10:26 AM  
**To:** Cal Legals  
**Subject:** FOR PUBLICATION: ZC 7307 EIR 441

Hello! Attached is a Notice of Public Hearing, for publication on Friday, Nov. 9, 2012. Please confirm. THANK YOU!

*Cecilia Gil*

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

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



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE HEMET/SAN JACINTO ZONING DISTRICT - THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

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, November 20, 2012 at 11:00 A.M.** or as soon as possible thereafter, to consider the application submitted by JBL Investments, Inc. – RBF Consulting, on **Change of Zone No. 7307**, which proposes to change the zoning from Residential Agricultural (R-A), Residential Agricultural – 1 Acre Minimum (R-A-1), Residential Agricultural – 5 Acre Minimum (R-A-5), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to One Family Dwelling (R-1), or such other zones as the Board may find appropriate (“the project”). The project is located northerly of Olive Road, easterly of Patterson Avenue, westerly of California Avenue, and southerly of Simpson Road in the Hemet/San Jacinto Zoning District, Third Supervisorial District.

The Planning Commission approved the project, found that the environmental effects have been addressed and recommended the certification of **Environmental Impact Report No. 441**.

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, 1<sup>st</sup> Floor, and at the Riverside County Planning Department, 12<sup>th</sup> Floor, at 4080 Lemon Street, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL [mstrait@rctlma.org](mailto:mstrait@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 Riverside County Clerk of the Board at 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147.

Dated: November 6, 2012

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



## Gil, Cecilia

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**From:** Kennemer, Bonnie <bkenneme@asrclkrec.com>  
**Sent:** Tuesday, November 06, 2012 11:01 AM  
**To:** Gil, Cecilia; Anderson, Rosemarie; Meyer, Mary Ann; Reese, Brenda  
**Subject:** RE: FOR POSTING: ZC 7307 EIR 441

Received

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**From:** Gil, Cecilia  
**Sent:** Tuesday, November 06, 2012 10:27 AM  
**To:** Anderson, Rosemarie; Kennemer, Bonnie; Meyer, Mary Ann; Reese, Brenda  
**Subject:** FOR POSTING: ZC 7307 EIR 441

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

*Cecilia Gil*

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

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

## CERTIFICATE OF MAILING

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

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

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 6, 2012, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING CHANGE OF ZONE NO. 7307

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:** November 20, 2012 @ 11:00 A.M.

SIGNATURE: Mcgil  
Cecilia Gil

DATE: November 6, 2012

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/26/2012.

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

APN (s) or case numbers C207307 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

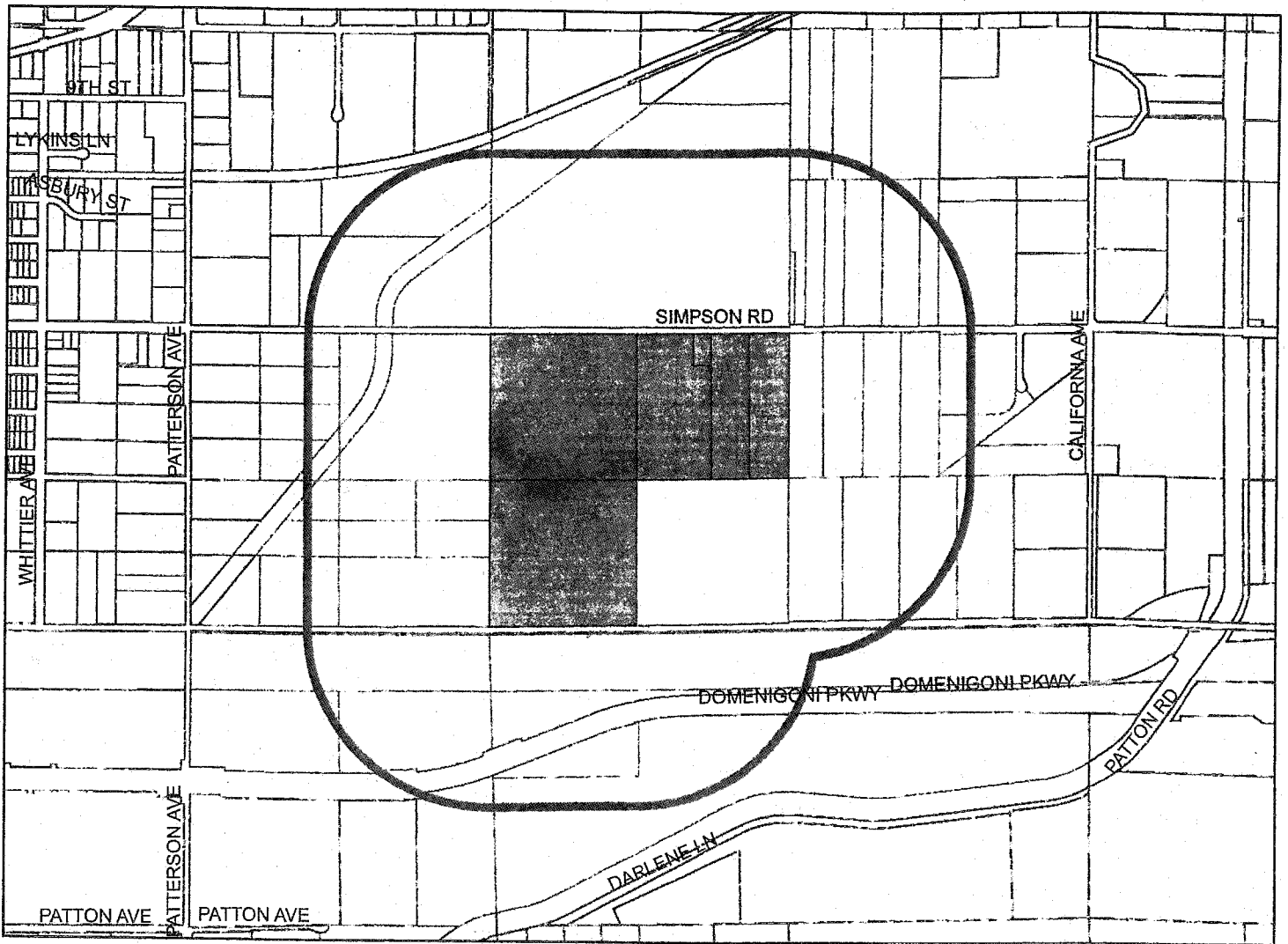
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*checked 1/27/12  
expires 1/28/12  
M.S*

# CZ07307 (1600 feet buffer)



## Selected Parcels

465-170-027	465-170-028	465-170-034	463-090-013	465-150-009	465-160-005	465-170-026	465-150-005	465-160-002	465-170-015
465-170-001	465-170-002	465-170-025	465-170-007	465-170-008	465-170-006	465-150-007	465-170-003	465-180-027	465-180-034
465-180-037	465-200-016	465-200-018	465-200-020	465-200-021	465-170-036	465-150-010	465-160-007	465-160-009	465-150-008
463-090-012	463-170-029	463-170-030	463-180-020	465-150-019	465-180-035	465-200-022	465-160-003	465-160-004	465-170-009
465-160-001	465-170-033	463-170-028	463-170-024	463-170-025	463-170-026	463-170-027	463-170-032	465-180-038	465-170-029
463-180-007	463-180-024	463-180-025	463-180-026	463-180-027	463-180-032	463-180-033	463-180-037	465-160-006	463-090-007
463-090-010	465-170-014	465-170-024	463-170-031						



1,500 750 0 1,500 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 463090010, APN: 463090010  
TIMBERLINE KINGREG HEMET  
18800 VON KARMAN NO 100  
IRVINE CA 92612

ASMT: 465150007, APN: 465150007  
NOREEN MEZA, ETAL  
34524 SIMPSON RD  
HEMET, CA. 92545

ASMT: 463090013, APN: 463090013  
DOUGLAS WEIR  
P O BOX 899  
WINCHESTER CA 92596

ASMT: 465150008, APN: 465150008  
RIETKERK FAMILY PROP  
C/O ROBERT J RIETKERK  
5232 IVYWOOD DR  
LA PALMA CA 90623

ASMT: 463170028, APN: 463170028  
SCA MARKETING GROUP INC  
27710 JEFFERSON AVE 102  
TEMECULA CA 92590

ASMT: 465150010, APN: 465150010  
RANCHO DIAMANTE INV  
4370 LA JOLLA VLG STE 960  
SAN DIEGO CA 92122

ASMT: 463170031, APN: 463170031  
WINCHESTER PROP GROUP  
1150 S VINEYARD AVE  
ONTARIO CA 91761

ASMT: 465160001, APN: 465160001  
ROBERTO MEZA  
607 S KERN AVE  
LOS ANGELES CA 90022

ASMT: 463170032, APN: 463170032  
SIMPSON ESTATES  
C/O ANTHONY SOUZA  
16051 AVENIDA SAN MIGUEL  
LA MIRADA CA 90638

ASMT: 465160002, APN: 465160002  
HAO YANG  
34390 SIMPSON RD  
WINCHESTER CA 92596

ASMT: 463180024, APN: 463180024  
THEODORE KING  
711 CHURCH HILL RD  
LA HABRA HEIGHTS CA 90631

ASMT: 465160003, APN: 465160003  
CYNTHIA HUBBS, ETAL  
34458 SIMPSON RD  
HEMET CA 92545

ASMT: 465150005, APN: 465150005  
GREAT PACIFIC DEV CORP, ETAL  
20 VIA LUCCA NO C124  
IRVINE CA 92612

ASMT: 465160005, APN: 465160005  
C MATTESON, ETAL  
C/O PATRICIA A MATTESON  
26383 CYNTHIA ST  
HEMET CA 92544

ASMT: 465160006, APN: 465160006  
KIM VU, ETAL  
34514 SIMPSON AVE  
HEMET, CA. 92545

ASMT: 465170025, APN: 465170025  
VIOLETTE MIRHAN, ETAL  
C/O ALLEN SU  
P O BOX 173231  
ARLINGTON TX 76003

ASMT: 465160009, APN: 465160009  
RANCHO DIAMANTE INV  
C/O STRATA EQUITY GROUP  
4370 LA JOLLA VILLAGE 960  
SAN DIEGO CA 92122

ASMT: 465170026, APN: 465170026  
AURELIO FLORES, ETAL  
490 S SANTA FE ST  
HEMET CA 92543

ASMT: 465170003, APN: 465170003  
YU HUANG, ETAL  
P O BOX 870  
WINCHESTER CA 92596

ASMT: 465170027, APN: 465170027  
BILL KOTLAR  
2361 CRESTVIEW DR  
LAGUNA BEACH CA 92651

ASMT: 465170006, APN: 465170006  
KALINA ANTOVSKI, ETAL  
1723 W COUNTRY CLUB LN  
ESCONDIDO CA 92026

ASMT: 465170028, APN: 465170028  
JEROME ANDERSON, ETAL  
C/O JEROME ANDERSON  
P O BOX 956  
WINCHESTER CA 92596

ASMT: 465170007, APN: 465170007  
KINGSLY FAMILY INV  
3007 SANTA MONICA BLV  
SANTA MONICA CA 90404

ASMT: 465170029, APN: 465170029  
SUSAN PRUSA  
P O BOX 580  
WINCHESTER CA 92596

ASMT: 465170008, APN: 465170008  
BETTY DOBBS, ETAL  
28309 ELLER WAY  
ROMOLAND CA 92585

ASMT: 465170033, APN: 465170033  
PATRICIA CASTRO, ETAL  
27135 YALE ST  
HEMET CA 92544

ASMT: 465170009, APN: 465170009  
BILLY PONDER, ETAL  
34541 SIMPSON RD  
HEMET, CA. 92545

ASMT: 465170034, APN: 465170034  
AMANDA KNOX, ETAL  
34785 SIMPSON RD  
HEMET CA 92545



ASMT: 465170036, APN: 465170036  
HANH NGUYEN, ETAL  
34771 SIMPSON RD  
HEMET, CA. 92545

ASMT: 465180038, APN: 465180038  
SOBOBA BAND OF LUISENO INDIANS  
P O BOX 487  
SAN JACINTO CA 92581

ASMT: 465200021, APN: 465200021  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 465200022, APN: 465200022  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

Co. Waste Mgmt  
Mail Stop No. 5950

RBF Consulting  
40810 County Center STE 100  
Temecula CA 92591

Valley-Wide Recreation & Park District  
901 W. Esplanade  
San Jacinto CA 92582

Riverside Transit Agency  
1825 3rd St.  
Riverside CA 92517-1968

JBL Investments Inc.  
44414 Katie Ct  
Temecula CA 92592

Sheriff's Department, Riverside County  
Mail Stop 1450

Eastern Municipal Water District  
2270 Trumble Rd.  
Perris CA 92570

CALTRANS District #8  
ATTN: Dan Kopulsky  
464 W. 4th St.  
6th Floor Mail Stop 725  
San Bernardino CA 92401

Southern California Edison  
2244 Walnut Grove Ave.  
Rosemead CA 91770

Southern California Gas Transmission  
251 E. 1st St.  
Beaumont CA 92223-2903

Cultural Resources Committee, Pechanga  
Band of Luiseno Mission Indians  
P.O. Box 2183  
Temecula CA 92593

~~Forma  
Gene Hsieh  
3050 Pullman Street  
Costa Mesa, CA 92626~~

~~Black Emerald LLC  
91711 82<sup>nd</sup> Ave  
Thermal CA 92274~~

~~Innovative Land Concepts Inc.  
Paul Quill  
51245 Avenida Rubio  
La Quinta CA 92253~~

~~Impact Sciences  
Joe Gibson  
803 Camarillo Springs Road  
Camarillo CA 93012~~

**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:** Larry Markham

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** 909 322 8482

**Date:** 11.20.12 **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:** \_\_\_\_\_