

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

503B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 22, 2012

SUBJECT: CHANGE OF ZONE NO. 7788 - Applicant: Dedrick Phillips - Location: Northerly of Hodges Lane, easterly of Regency Road, westerly of Juniper Springs Rd and southerly of Juniper Flats Road - Zoning: Commercial Retail (C-R) - REQUEST: The Change of Zone proposes to amend the zoning classification for the subject property from Commercial Retail (C-R) to Residential Agricultural - 1 Acre Minimum (R-A-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 Regulations, Section 15162 exist; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7788, amending the zoning classification for the subject property from Commercial Retail to Residential Agricultural - 1 Acre Minimum, in accordance with Exhibit #3 based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

BACKGROUND:

On October 17, 2012, the Riverside County Planning Commission voted to recommend to the Board of Supervisors approval of this project (Vote 5-0).

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL:pr
J.M.

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: November 20, 2012
xc: Planning(2), Applicant, Co.Co.

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

Prev. Agn. Ref.

District: 5/5

Agenda Number:

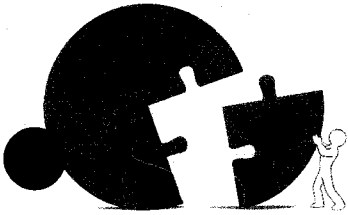
16.2

REVIEWED BY EXECUTIVE OFFICE

DATE 10/22/12
Tina Grande

Departmental Concurrence

Dep't Recomm.: Policy Consent
Per Exec. Ofc.: Policy Consent



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

*Carolyn Syms Luna
Director*

503B

DATE: October 22, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

*11/20/2012
KI*

SUBJECT: Change of Zone No. 7788 (CZ7788)

(Charge your time to these case numbers)

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

- | | |
|--|--|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | <small>(5th Dist) Press Enterprise</small> |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(5th Dist) Press Enterprise

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination
Fish & Game Receipt (CFG5910)

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 OCTOBER 17, 2012**

I. AGENDA ITEM 3.4

CHANGE OF ZONE NO. 7788 – No New Environmental Documents Required – Applicant: Dedrick Phillips – Engineer/Representative: Alicen Wong – Fifth/Fifth Supervisorial District – Homeland Zoning Area – Lakeview / Nuevo Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Hodges Lane, easterly of Regency Road, westerly of Juniper Springs Road, and southerly of Juniper Flats Road – 1.09 Net Acres - Zoning: Commercial Retail (C-R).Project Planner: (Legislative)

II. PROJECT DESCRIPTION:

The zone change proposes to change the zoning classification for the subject property from Commercial Retail (C-R) to Rural Agricultural – 1 Acre Minimum (R-A-1).

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.

There were no speakers in favor, neutral, or in opposition of the subject proposal:

IV. CONTROVERSIAL ISSUES:

No

V. PLANNING COMMISSION ACTION:

Motion made by Comm. Zuppardo; second by Comm. Roth
Vote 5-0 to:

ADOPT 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 APPROVE CHANGE OF ZONE NO. 7788, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors.

VI. CD

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

Agenda Item No.:
Area Plan: Lakeview / Nuevo
Zoning Area: Homeland
Supervisorial District: Fifth/Fifth
Project Planner: Paul Rull
Planning Commission: October 17, 2012

CHANGE OF ZONE NO. 7788
Applicant: Dedrick Phillips
Engineer/Rep: Alicen Wong

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7788 proposes to change the zoning classification for the subject property from Commercial Retail (C-R) to Residential Agricultural – 1 Acre Minimum (R-A-1). The project is located northerly of Hodges Lane, easterly of Regency Road, westerly of Juniper Springs Road, and southerly of Juniper Flats Road.

ISSUES OF CONCERN:

This stand alone Change of Zone is proposing to make the site consistent with the General Plan, surrounding existing uses and surrounding zoning.

Consistent with the General Plan

The proposed change of zone from Commercial Retail (C-R) to Residential Agricultural – 1 Acre Minimum (R-A-1) is consistent with the existing General Plan designation of Rural: Rural Residential (R:RR) (5 Acre Minimum). The uses permitted in the R-A-1 zone are consistent with the intended vision and character outlined in the R:RR land use designation, which exhibits a rural lifestyle including agricultural, equestrian, and estate living. The current C-R zoning however is inconsistent with the R:RR designation. Approving this change of zone will allow the zoning to be consistent with General Plan.

The Rural Residential (RR) designation as defined in the General Plan Land Use Element allows for one single family residences per five acres. The intent of this regulation is to manage new land subdivision so that future lot sizes are consistent with the character of the surrounding neighborhood. The project is on an existing 1.09 net acre property with a single family residence and is not proposing any subdivision, and is therefore consistent with the General Plan.

Consistent with the Zoning

The proposed change of zone is consistent with the zoning in the area. The site is currently zoned Commercial Retail (C-R) along with several adjacent parcels to the east. There are no existing commercial businesses located on the C-R zoned properties. Changing the zone for this project from C-R to R-A-1 will not jeopardize any existing commercial businesses, and will make the site consistent with the General Plan.

The rest of the surrounding properties in the area are zoned Residential Agricultural – 1 and 5 Acre Minimums (R-A-1) and (R-A-5), with the exception of one property to the north zoned Open Area Combining Zone Residential Developments (R-5). The proposed change of zone would be compatible with these zones, and therefore consistent with zoning in this area.

Consistent with the Surrounding Uses

The proposed site contains an existing single-family residence. The surrounding properties are also mainly single-family residences. The project's size is also similar with other single family residence sized lots in the area. The project's existing single-family residence is consistent with the surrounding uses.

The proposed change of zone will not increase the available density for the site that had been previously reviewed and assessed in the Riverside County General Plan Environmental Impact Report, nor does it propose or authorize the construction of any structures. The General Plan, as the leading authority, has already set specific density levels for the site. 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): Rural: Rural Residential (R:RR) (5 Acre Minimum)
- 2. Surrounding General Plan Land Use (Ex. #5): The property is completely surrounded by Rural: Rural Residential (R:RR) (5 Acre Minimum) designation
- 3. Proposed Zoning (Ex. #3): Residential Agricultural 1 Acre Minimum (R-A-1)
- 4. Surrounding Zoning (Ex. #3):
North: Residential Agricultural 5 Acre Minimum (R-A-5) and Open Area Combining Zone Residential Developments (R-5)
East: Commercial Retail (C-R)
South: Commercial Retail (C-R)
West: Residential Agricultural 5 Acre Minimum (R-A-5) and Residential Agricultural 1 Acre Minimum (R-A-1)
- 5. Existing Land Use (Ex. #1): Single Family Residential uses
- 6. Surrounding Land Use (Ex. #1):
North: Vacant and Single Family Residences
East: Single Family Residences
South: Single Family Residences
West: Single Family Residences
- 7. Project Data: Total Acreage: 1.09 Net 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. 7788**, 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 Rural: Rural Residential (R:RR) (5 Acre Minimum), and with all other elements of the Riverside County General Plan.
2. The proposed change of zone is consistent with the Residential Agricultural 1 Acre Minimum (R-A-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 Rural: Rural Residential (R:RR) (5 Acre Minimum) in the Lakeview / Nuevo Area Plan.
2. The proposed change of zone is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation.
3. The proposed Change of Zone will make the zoning consistent with 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: Rural Residential (R:RR) (5 Acre Minimum).
5. The proposed zoning for the subject site is Residential Agricultural 1 Acre Minimum (R-A-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 Residential Agriculture 1 Acre Minimum (R-A-1).
7. Residential uses have been constructed and are operating in and around the project.

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
 - 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 Rural: Rural Residential in 2003, this change of zone is proposing a zone that is consistent with 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. A 100 Year Flood Zone;
 - f. Dam inundation zone;
 - g. An area of high liquefaction;
 - h. Specific Plan; or,
 - i. Airport Influence Area.
3. The project site is located within:
 - a. A High Fire Area;
 - b. Stephen's Kangaroo Rat Fee Area;
 - c. Lakeview/Nuevo/Romoland/Homeland #146 – Street Lightning County Service Area
 - d. Nuevo Union and Perris Union High School District; and,
 - e. Mt. Palomar Observatory– 31.30 miles
4. The subject site is currently designated as Assessor's Parcels Number 455-030-044

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07788
VICINITY/POLICY AREAS

Supervisor Ashley
 District 5

Date Drawn: 9/12/12
 Vicinity Map



Zoning Area: HOMELAND
 Township/Range: T5SR2W
 Section: 4

Assessors Bk. Pg. 455 - 03
 Thomas Bros. Pg. 809 F4
 Edition 2009



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



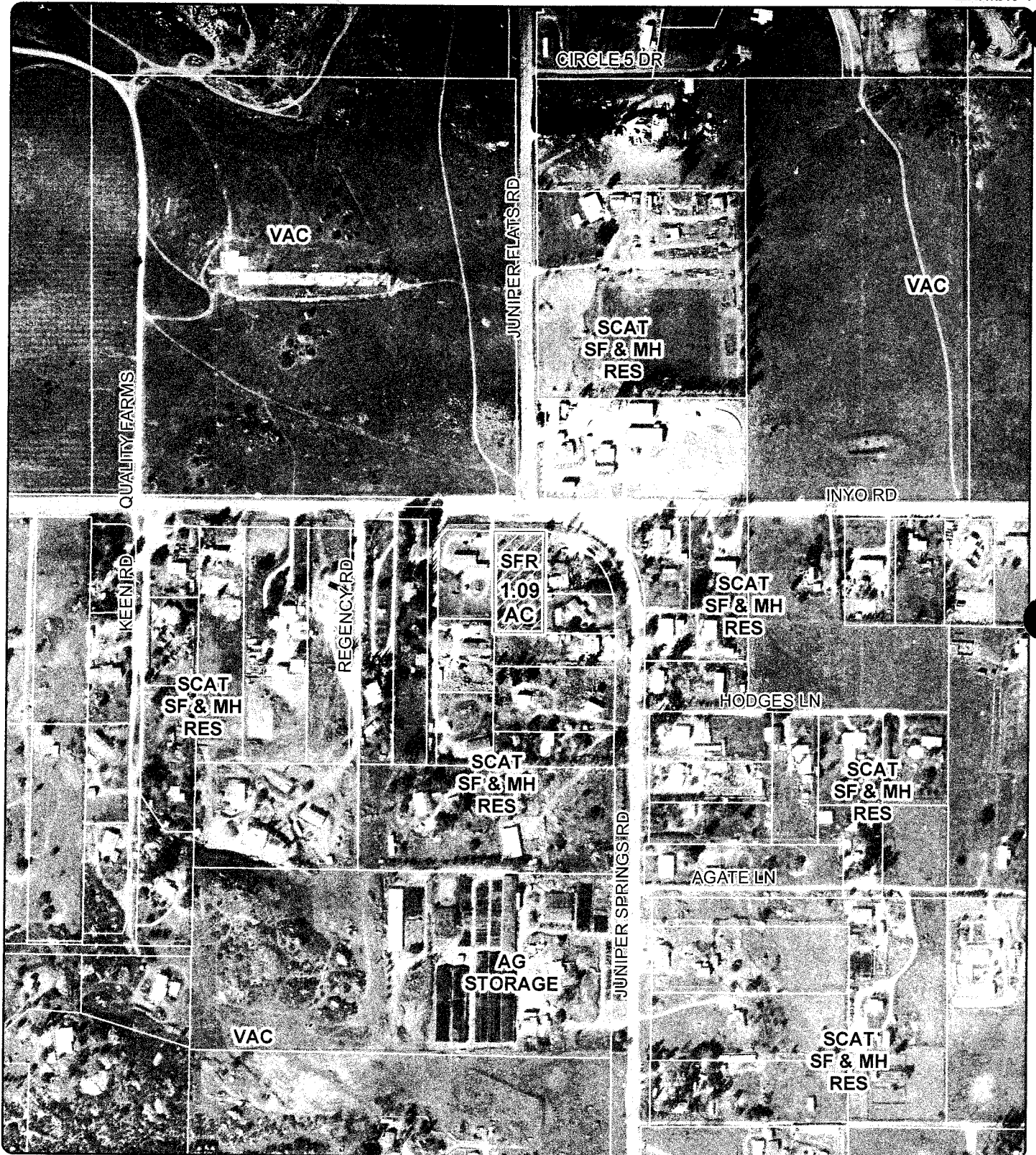
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07788

LAND USE

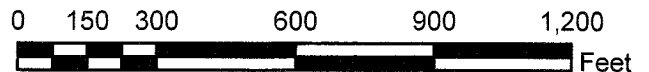
Supervisor Ashley
District 5

Date Drawn: 9/12/12
Exhibit 1



Zoning Area: HOMELAND
Township/Range: T5SR2W
Section: 4

Assessors Bk. Pg. 455 - 03
Thomas Bros. Pg. 809 F4
Edition 2009



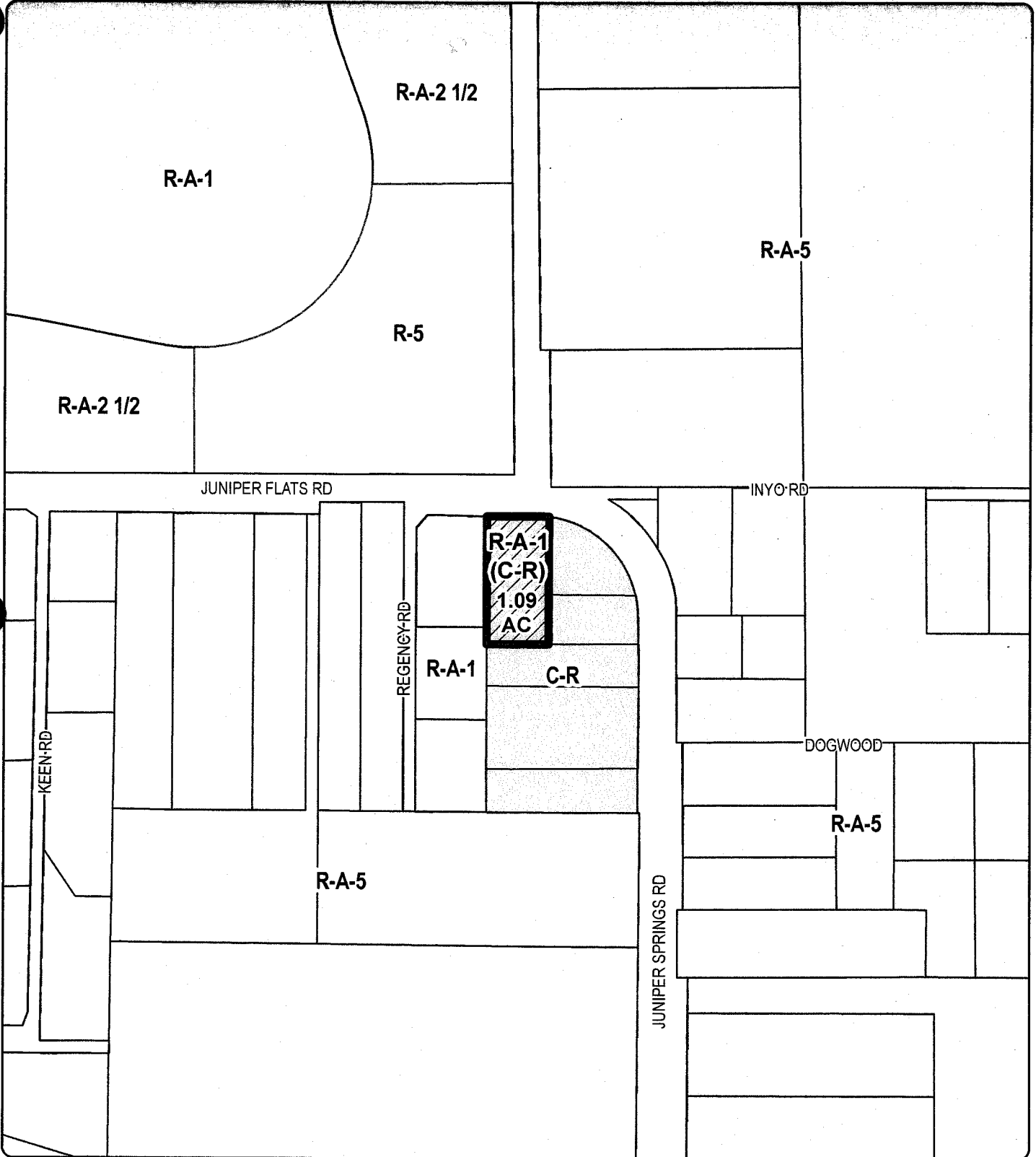
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CZ07788

PROPOSED ZONING

Supervisor Ashley
District 5

Date Drawn: 9/12/12
Exhibit 3



Zoning Area: HOMELAND
Township/Range: T5SR2W
Section: 4



Assessors Bk. Pg. 455 - 03
Thomas Bros. Pg. 809 F4
Edition 2009

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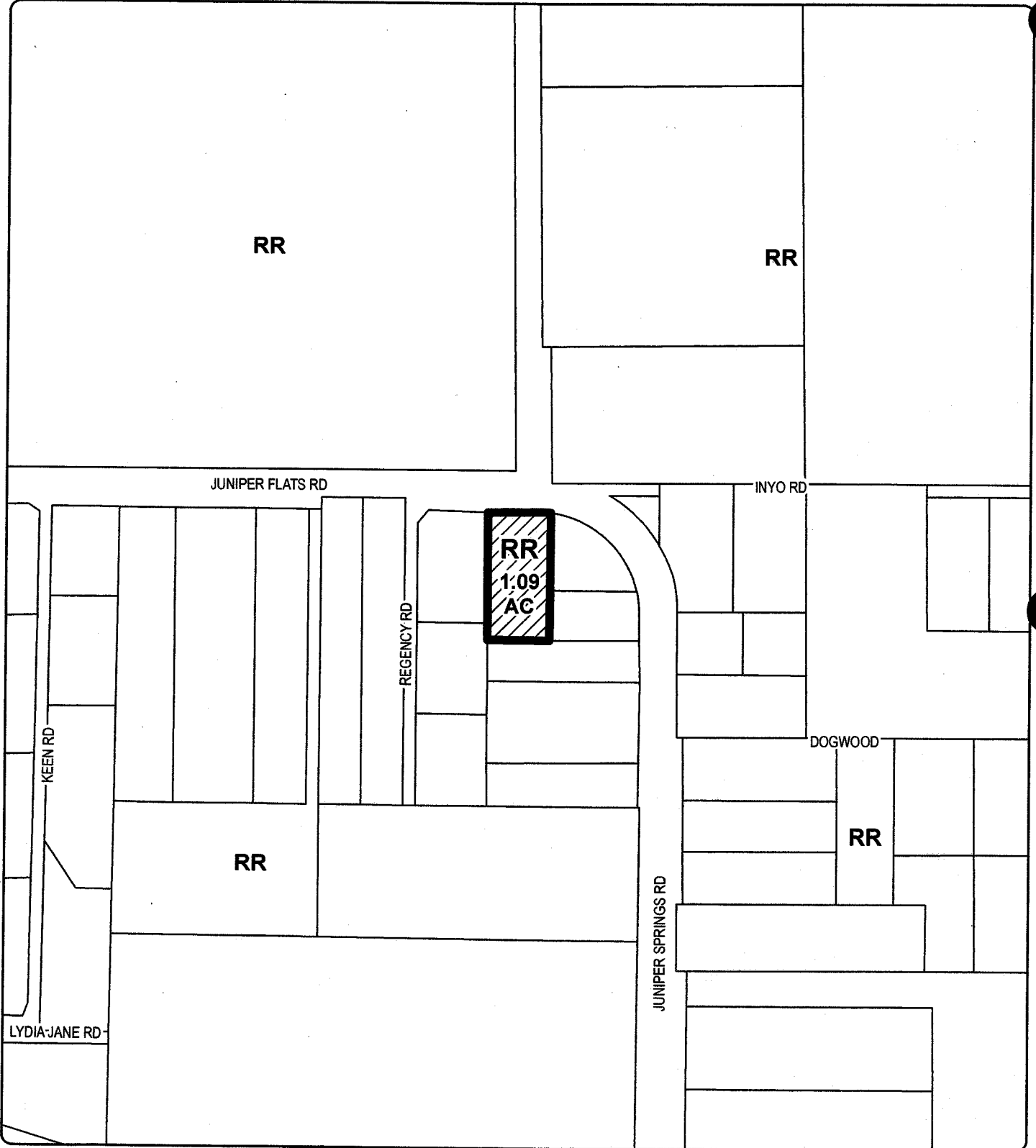
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07788

Supervisor Ashley
District 5

Date Drawn: 9/12/12
Exhibit 5

EXISTING GENERAL PLAN



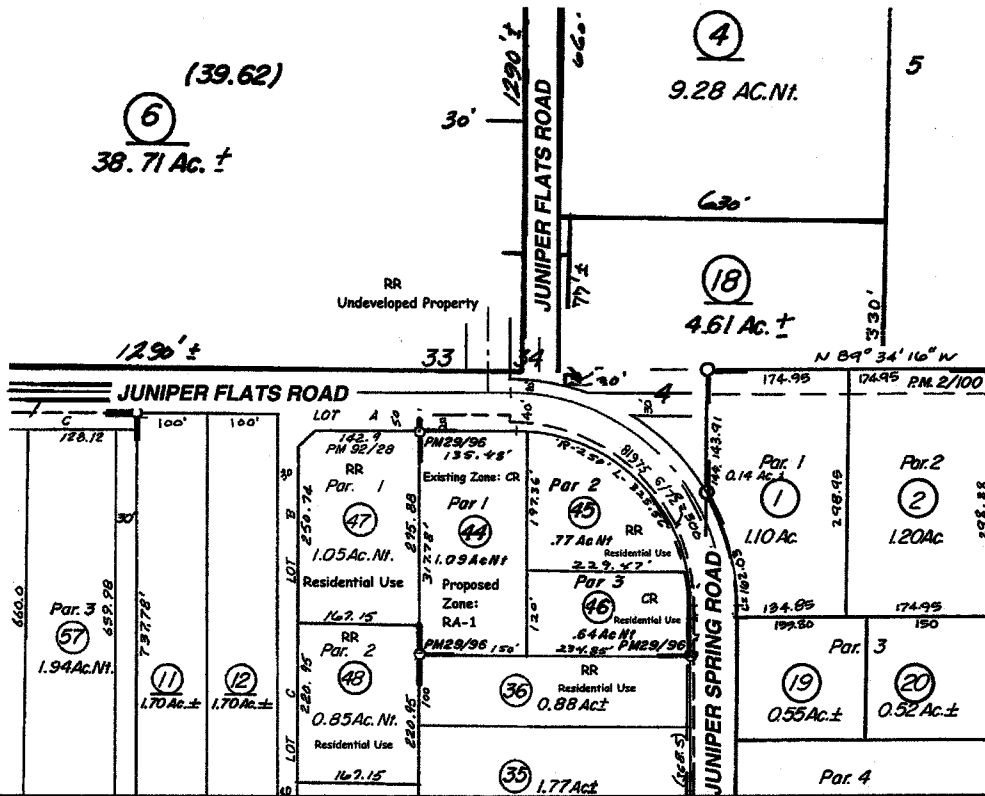
Zoning Area: HOMELAND
Township/Range: T5SR2W
Section: 4

Assessors Bk. Pg. 455 - 03
Thomas Bros. Pg. 809 F
Edition 2009



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SEC. , T. S., R. W S. B. B. & M.



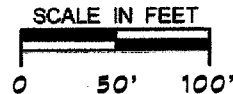
Applicant: Dedrick Phillips
 23920 Juniper Flats Road, Homeland, CA 92548;
 (909) 437-5570

Landowner: Same as Applicant
Exhibit Preparer: Alicen Wong
 550 E. Hospitality Lane, Suite 300, San Bernardino,
 CA 92408; (909) 723-1811
Assessor's Parcel No.: 455-030-044
Address of Property: 23920 Juniper Flats Road,
 Homeland, CA 92548
Exhibit Prepared: August 13, 2012
FEMA Flood Plain: No

Legal Description: Parcel 1 and adjoining letter
 Lot of Parcel Map No. 6539, as shown by map on
 file in Book 29, Pages 96 and 97 of Parcel Maps,
 Records of Riverside County, California.

Thomas Brothers: 809 F4
Utilities:
 Water: Eastern Municipal Water District
 Electric: So. California Edison
 Propane: Ballard
 Phone: Verizon
 TV: Satellite
 Sewer: Septic
 School District: Nuview Union and Perris Union
 High

LEGEND

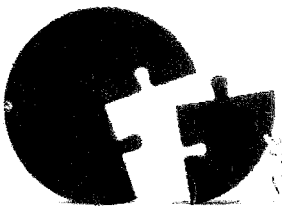


MAP NO.
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO.
 ADOPTED BY ORDINANCE NO.
 (DATE)

1" = 100'

ASSESSORS PARCEL NO.

RIVERSIDE COUNTY BOARD OF SUPERVISORS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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 the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or 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: C207788 / EA42535 / CFG-05910 DATE SUBMITTED: 8 / 15 / 2012

APPLICATION INFORMATION

Applicant's Name: Dedrick Phillips E-Mail: dphil40180@aol.com

Mailing Address: 23920 Juniper Flats Road
Homeland City Street CA 92548 State ZIP

Daytime Phone No: (909) 437-5570 Fax No: (951) 926-7575

Engineer/Representative's Name: Alicen Wong E-Mail: Alicen.Wong@GreshamSavage.com

Mailing Address: 550 E. Hospitality Lane, Suite 300
San Bernardino Street CA 92408 City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner's Name: Dedrick Phillips E-Mail: dphil40180@aol.com

Mailing Address: 23920 Juniper Flats Road
Homeland City Street CA 92548 State ZIP

Daytime Phone No: (909) 437-5570 Fax No: (951) 926-7575

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR CHANGE OF ZONE

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.

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.

Dedrick E. Phillips
PRINTED NAME OF APPLICANT

Dedrick E. Phillips
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.

Dedrick E. Phillips
PRINTED NAME OF PROPERTY OWNER(S)

Dedrick E. Phillips
SIGNATURE OF PROPERTY OWNER(S)

CHRISTINE Phillips
PRINTED NAME OF PROPERTY OWNER(S)

Christine Phillips
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): 455 030 044

Section: 4 Township: 55 Range: 2W

Approximate Gross Acreage: 1.09 acres net

General location (nearby or cross streets): North of Jurupa Flats Road, South of Quail Canyon Road, East of Juniper Springs Road, West of Regency Road.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2006, Page 809, Grid B6

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change of zone from Retail Commercial (CR) to Rural Agricultural one acre minimum (RA-1)

Related cases filed in conjunction with this request:

N/A

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County** Planning Commission to consider the project shown below:

CHANGE OF ZONE NO. 7788 – No New Environmental Documents Required – Applicant: Dedrick Phillips – Engineer/Representative: Alicen Wong – Fifth/Fifth Supervisorial District – Homeland Zoning Area – Lakeview / Nuevo Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Hodges Lane, easterly of Regency Road, westerly of Juniper Springs Road, and southerly of Juniper Flats Road – 1.09 Net Acres - Zoning: Commercial Retail (C-R) - **REQUEST:** The zone change proposes to change the zoning classification for the subject property from Commercial Retail (C-R) to Rural Agricultural – 1 Acre Minimum (R-A-1). (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: October 17, 2012
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Paul Rull, Project Planner at (951) 955-0972 or e-mail prull@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.rctlma.org/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

CZ07788

APN 455-030-044

I, Mickey Zolezio, certify that on
(Print Name)

9/11/2012 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered : 600'

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

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

NAME: Mickey Zolezio

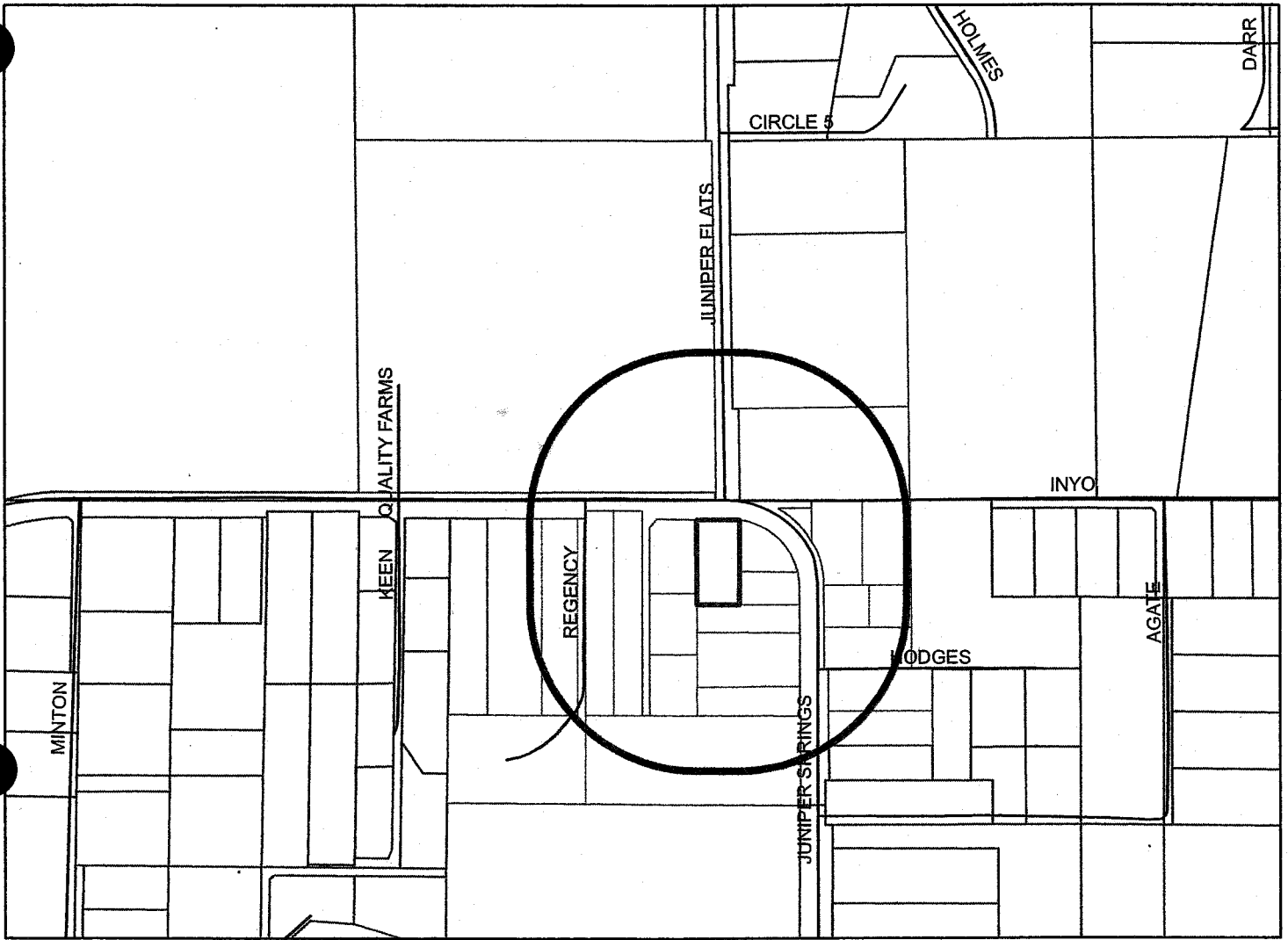
TITLE/REGISTRATION Senior GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

CZ07788



Selected Parcels

455-030-047	455-210-018	455-210-019	455-030-045	455-030-044	455-210-006	455-030-046	455-030-036	455-210-001	455-210-004
455-210-002	455-030-048	429-260-004	455-030-012	429-250-006	455-030-010	455-030-049	455-030-031	455-030-035	455-030-056
455-030-011	455-030-058	455-030-057	429-260-018	455-030-054	455-210-020				



530 265 0 530 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: 429250006, APN: 429250006
LEI ZHAO
1270 OXFORD
SAN MARINO CA 91108

ASMT: 455030035, APN: 455030035
MITZI ALBRIGHT
24131 JUNIPER SPRINGS
HOMELAND CA 92548

ASMT: 429260004, APN: 429260004
MARILYN DIGENOVA, ETAL
23850 JUNIPER FLATS RD
HOMELAND, CA. 92548

ASMT: 455030036, APN: 455030036
ISMAEL BUGARIN
24071 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 429260018, APN: 429260018
LIDIA ARGUETA, ETAL
24010 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030044, APN: 455030044
CHRISTINE PHILLIPS, ETAL
23920 JUNIPER FLATS RD
HOMELAND, CA. 92548

ASMT: 455030010, APN: 455030010
LEONILO HERNANDEZ, ETAL
24191 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030045, APN: 455030045
TAMMY KENNEDY, ETAL
24025 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030011, APN: 455030011
ANITA GEISEL, ETAL
23851 JUNIPER FLATS RD
HOMELAND, CA. 92548

ASMT: 455030046, APN: 455030046
MARY PANKONIN, ETAL
24085 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030012, APN: 455030012
CHRISTINE HARRIS, ETAL
23900 JUNIPER FLATS RD
HOMELAND CA 92548

ASMT: 455030047, APN: 455030047
JUDY FRAIRE, ETAL
23910 JUNIPER FLATS RD
HOMELAND, CA. 92548

ASMT: 455030031, APN: 455030031
MITZI ALBRIGHT
24131 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030048, APN: 455030048
GABRIELA ORTEGA, ETAL
C/O GABRIELA ORTEGA
24074 REGENCY RD
HOMELAND, CA. 92548

ASMT: 455030049, APN: 455030049
MICHAEL ESCOBEDO
P O BOX 206
HOMELAND CA 92548

ASMT: 455210004, APN: 455210004
RHONDA KELLY, ETAL
24188 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030054, APN: 455030054
SHELLEY RAM
24210 JUNIPER SPRINGS RD
HOMELAND CA 92548

ASMT: 455210006, APN: 455210006
ANA ECHEGOYEN, ETAL
24212 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030056, APN: 455030056
JOYANN PEREZ, ETAL
23876 JUNIPER FLATS RD
HOMELAND, CA. 92548

ASMT: 455210018, APN: 455210018
ANA SANDOVAL, ETAL
24196 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030057, APN: 455030057
CARLOS RODRIGUEZ, ETAL
14212 CLARISSA LN
SANTA ANA CA 92705

ASMT: 455210019, APN: 455210019
DOROTHY RITTER, ETAL
24140 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030058, APN: 455030058
ALMA RODRIGUEZ, ETAL
23886 JUNIPER FLATS RD
HOMELAND, CA. 92548

ASMT: 455210020, APN: 455210020
SHERRY EHLERT
SHERRY EHLERT
24146 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455210001, APN: 455210001
ISABEL ESCOVAR, ETAL
24100 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455210002, APN: 455210002
ESPERANZA ENGEL, ETAL
24120 JUNIPER SPRINGS RD
HOMELAND CA 92548

Dedrick Phillips
23920 Juniper Flats Rd
Homeland, CA 92548

Alice Wong
550 E. Hospitality Lane, Suite 300
San Bernardino, CA 92408

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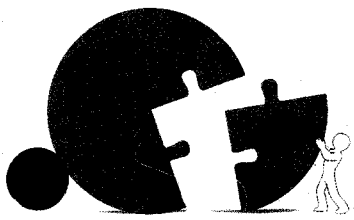
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RIVERSIDE COUNTY PLANNING DEPARTMENT

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. 7788

Project Title/Case Numbers

Paul Rull 951-955-0972
County Contact Person Phone Number

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

Dedrick Phillips 23920 Juniper Flats Rd, Homeland CA 92548
Project Applicant Address

Northerly of Hodges Lane, easterly of Regency Road, westerly of Juniper Springs Road, and southerly of Juniper Flats Road
Project Location

The zone change proposes to change the zoning classification for the subject property from Commercial Retail (C-R) to Residential Agricultural - 1 Acre Minimum (R-A-1)
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.

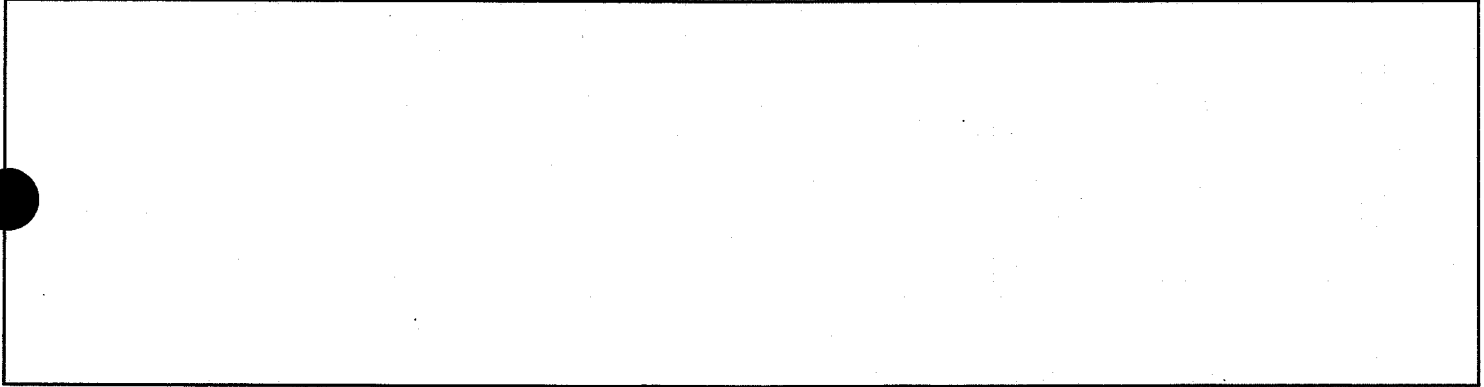
This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

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

S* REPRINTED * R1207119

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: PHILLIPS DEDRICK \$64.00
paid by: CK 1495
CFG FOR EA42535
paid towards: CFG05910 CALIF FISH & GAME: DOC FEE
at parcel: 23920 JUNIPER FLATS RD HOML
appl type: CFG3

By _____ Aug 15, 2012 15:51
MGARDNER posting date Aug 15, 2012

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

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



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 8, 2012

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

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

RE: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 7788

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, November 10, 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: Thursday, November 08, 2012 10:47 AM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: ZC 7788

Received for publication on Nov. 10. Proof with cost to follow.

On Thu, Nov 8, 2012 at 10:30 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

One more...Notice of Public Hearing, for publication on Saturday, November 10, 2012. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
[951-955-8464](tel: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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE HOMELAND ZONING AREA – LAKEVIEW / NUEVO AREA PLAN, FIFTH 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 1st 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 Dedrick Phillips – Alicen Wong, on **Change of Zone No. 7788**, which proposes to change the zoning from Commercial Retail (C-R) to Residential Agricultural – 1 Acre Minimum (R-A-1), or such other zones as the Board may find appropriate (“the project”). The project is located northerly of Hodges Lane, easterly of Regency Road, westerly of Juniper Springs Road, and southerly of Juniper Flats Road in the Homeland Zoning Area – Lakeview / Nuevo Area Plan, Fifth 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, 1st Floor, and at the Riverside County Planning Department, 12th Floor, at 4080 Lemon Street, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PAUL RULL, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL prull@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 8, 2012

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

Gil, Cecilia

From: Anderson, Rosemarie <randerso@asrclkrec.com>
Sent: Thursday, November 08, 2012 11:15 AM
To: Gil, Cecilia; Kennemer, Bonnie; Meyer, Mary Ann; Reese, Brenda
Subject: RE: FOR POSTING: ZC 7788

Received

From: Gil, Cecilia
Sent: Thursday, November 08, 2012 10:31 AM
To: Anderson, Rosemarie; Kennemer, Bonnie; Meyer, Mary Ann; Reese, Brenda
Subject: FOR POSTING: ZC 7788

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 8, 2012, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING CHANGE OF ZONE NO. 7788

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 8, 2012

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Homeland, CA 92548

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