

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING

WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-6890

TTY (909) 383-6300

*Flex your power!  
Be energy efficient!*

February 6, 2012

Matt Straite  
Project Planner  
County of Riverside  
P.O. Box 1409  
Riverside, CA 92502-1409

The Crossroads in Winchester Specific Plan 288 amendment No. 2. Riv-79-R15.9

Dear Mr. Straite,

We have completed our review for the Case Transmittal noted above. The proposed project is adjacent to the west of SR-79 (Winchester Road) on either side of Domenigoni Parkway in the Community of Winchester. The Specific Plan 288 proposes to create a balanced community on 221 acres within Winchester Valley which comprises of residential, retail and open space.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

Please advise that the Department of Transportation (Caltrans) is proposing future improvements to SR-79 including realignment (EA 80-49400) and relinquishment between Newport Road and SR-74 (Florida Avenue).

We anticipate that the proposed Crossroads in Winchester project will generate significant traffic which may impact the nearby SR-79. We therefore request a Traffic Study to be provided for further analysis:

#### Traffic Study

A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:

[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)

Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide. The data used in the TIS should not be more than 2 years old.

### Permit Requirements

Any proposed alterations to existing improvements within State right-of-way may only be performed upon issuance of a valid encroachment permit and must conform to current Caltrans design standards and construction practices.

Review and approval of street, grading and drainage construction plans will be necessary prior to permit issuance. Information regarding permit application and submittal requirements may be obtained by contacting:

Office of Encroachment Permits  
Department of Transportation  
464 West 4<sup>th</sup> Street, 6<sup>th</sup> Floor, MS-619  
San Bernardino, CA 92401-1400  
(909) 383-4526

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Joe Shaer at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,



DANIEL KOPULSKY  
Office Chief  
Community Planning/IGR-CEQA

STATE OF CALIFORNIA

Edmund G. Brown, Jr., Governor

**NATIVE AMERICAN HERITAGE COMMISSION**

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-8251  
Fax (916) 657-5390  
Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
e-mail: [ds\\_nahc@pacbell.net](mailto:ds_nahc@pacbell.net)



November 2, 2011

Mr. Matt Straite, Senior Planner  
**County of Riverside Planning Department**  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502-1409

Sent by FAX to: 951-955-1811  
No. of Pages: 4

Re Tribal Consultation Pursuant to Government Codes No. 127e §§ 65092, 65351, 65352.3, 65352.4, 65560 and 65562.5 (SB 18) for the General Plan Amendment No. 01110 (GPA01110) and Specific Plan 288 Amendment No. 2 (SP288A2); located in the Winchester Community; Riverside County, California

Dear Mr. Straite:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. The Native American Heritage Commission is the state "trustee agency" designated for the protection of Native American Cultural Resource pursuant to CA Public Resources Code §21070. In the 1985 Appellate Court decision ((170 Cal App 3rd 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources, impacted by proposed projects including archaeological, places of religious significance to Native Americans and burial sites

Attached is a consultation list of tribal governments with traditional lands or cultural places located within the Project Area of Potential Effect (APE). The tribal entities on the list are for your guidance for **government-to-government consultation** purposes. Pursuant to CA Public Resources Code §5097.95, please provide pertinent project information to the tribal consulting parties.

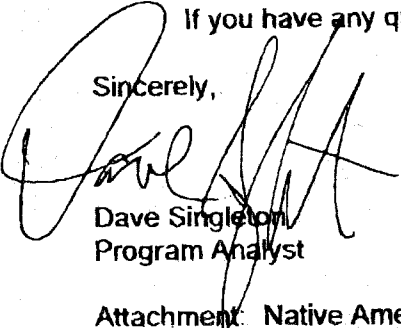
The NAHC did perform a Sacred Lands File search of the project location and no Native American cultural resources were identified. However, the absence of archaeological, Native American cultural resources does not indicate that they do not exist; they may be discovered inadvertently during construction activity. California Public Resources Code §§5097.94 (a) and 5097.96 authorize the NAHC to establish a Sacred Land Inventory to record Native American sacred sites and burial sites. These records are exempt from the provisions of the California Public Records Act pursuant to California Government Code §6254 (r). The purpose of this code is to protect such sites from vandalism, theft and destruction. Please contact the Native Americans on the attached list to determine, from their knowledge, if the proposed changes or governmental action might impact on Native American cultural resources. If so, Section 15382 of the CEQA Guidelines defines a significant impact on the environment as "substantial," and

Section 2183.2 requires documentation, data recovery of cultural resources identified. The NAHC recommends that lead agencies provide appropriate archaeological studies and pertinent project information to the consulting Native American tribes, as appropriate.

The Native American Heritage Commission works with Native American tribal governments regarding its identification of 'Areas of Traditional Use.' The Commission may adjust the submitted data defining the 'Area of Traditional Use' in accordance with documentation provided by consulting tribes, generally accepted ethnographic, anthropological, archeological research and oral history.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,



Dave Singleton  
Program Analyst

Attachment: Native American Tribal Government Consultation List

**Native American Tribal Consultation List  
Riverside County  
November 2, 2011**

**Coyotes Band of Mission Indians**  
 Elaine Chapparosa, Spokesperson  
 P.O. Box 189                      Cahuilla  
 Temecula, CA 92086  
 elaine@coyotes@earthlink.net  
 (951) 782-0711

**Soboba Band of Mission Indians**  
 Scott Cozaet, Chairperson; Attn: Carrie Garcia  
 P.O. Box 487                      Luiseno  
 San Jacinto, CA 92581  
 carrieg@soboba-nsn.gov  
 (951) 654-2765

**Palatka Band of Mission Indians**  
 Michael Historic Preservation Office/Shasta Gaughen  
 108 Pala Temecula Road, PMB      Luiseno  
 Palatka, CA 92059              Cupeno  
 shughen@palatribe.com  
 (951) 891-3515

**Santa Rosa Band of Mission Indians**  
 John Marcus, Chairman  
 P.O. Box 391820                      Cahuilla  
 Anza, CA 92539  
 jmarcus@sestrada@  
 (951) 659-2700  
 (951) 659-2228 Fax

**Yuma & Yuima Reservation**  
 Randall Majel, Chairperson  
 P.O. Box 369                      Luiseno  
 Yuma Valley, CA 92061  
 randmajel@yumareservation@aol.com  
 (951) 782-1289

**San Luis Rey Band of Mission Indians**  
 Tribal Council  
 1889 Sunset Drive                      Luiseno  
 Vista, CA 92081  
 760-724-8505

**Ramon Band of Cahuilla Mission Indians**  
 Joseph Hamilton, Chairman  
 P.O. Box 391670                      Cahuilla  
 Banning, CA 92539  
 joseph@ramonatribes.com  
 (951) 763-4105

**Morongo Band of Mission Indians**  
 Robert Martin, Chairperson  
 12700 Pumarra Road                      Cahuilla  
 Banning, CA 92220              Serrano  
 (951) 849-8807  
 (951) 755-5200

**Rincon Band of Mission Indians**  
 Jeffery Wolfe, Cultural & Environmental Department  
 P.O. Box 68                      Luiseno  
 Valley Center, CA 92082  
 jeff@rincontribe.org  
 (951) 297-2632

**Pechanga Band of Mission Indians**  
 Mark Macarro, Chairperson  
 P.O. Box 1477                      Luiseno  
 Temecula, CA 92593  
 mark@brown@pechanga-nsn.gov  
 (951) 770-6100

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3 and 65362.4.

**Native American Tribal Consultation List  
Riverside County  
November 2, 2011**

●  
Cahuilla Band of Indians  
Her Salgado, Sr., , Chairperson  
P.O. Box 391760 Cahuilla  
Cahuilla, CA 92539  
cahuillacouncil@cahuilla.net  
951-763-5549

● This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3. and 65362.4.



March 30, 2012

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Randy A. Record

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**Legal Counsel**  
Redwine and Sherrill

Matt Straite  
Riverside County Planning  
4080 Lemon Street 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92501

**Subject: Water Supply Assessment for Crossroads at Winchester, Specific Plan 288**

Dear Mr. Straite,

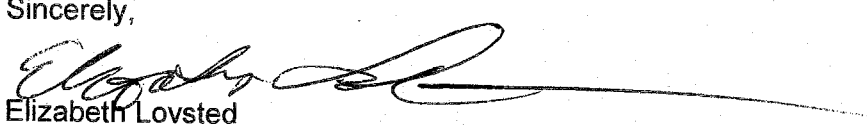
On February 21, 2007 Eastern Municipal Water District (EMWD)'s Board of Director approved a Water Supply Assessment (WSA) for the Crossroads at Winchester, Specific Plan 288. The conclusions in the WSA were based on supply and demand information available at the time.

EMWD has received the landuse plan for the amendment to the project. No changes have occurred to the proposed project that would increase the water demand for the project and require a new water supply assessment. EMWD will continue to consider the demand for the Crossroads at Winchester project in future assessments.

Please be advised that the current water supply conditions have changed from the conditions detailed in the 2007 assessment. Current information about EMWD's projected water demands and supply reliability is in the 2010 EMWD Urban Water Management Plan available at <http://www.emwd.org/index.aspx?page=281>. The final decision to request a new WSA with updated supply and demand information would be with the County of Riverside, not EMWD.

If you have any questions or concerns, please do not hesitate to call me at (951) 928-3777, Ext. 4307.

Sincerely,

  
Elizabeth Lovsted  
Sr. Civil Engineer  
Resource Development

EL:ier

cc: Bruce A. Davis, PE, WEBB Associates

Winchester Homeowners Association  
Winchester Town Association  
P.O. Box 122  
Winchester, Calif. 92596

RECEIVED  
MAR 12 2012  
ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

March 3, 2012

Matt Straite  
County Of Riverside Planning Department  
4080 Lemon St. 12<sup>th</sup> floor  
Riverside, Calif. 92501

Re: Crossroads in Winchester  
Environmental Impact report 376 Addendum No. 1  
Specific Plan No. 288 Amendment No. 2

Dear Mr Straite,

This letter is being written to address concerns of the Winchester Homeowners Association, aka Winchester Town Association relating to the above proposed changes EIR 376 and Specific Plan 288.

Specific plan 288 was endorsed by the Homeowners Association and approved by the County in 1997. Specific Plan 288 was subsequently included on the County General Plan for the Harvest Valley/. Winchester area in 2003. The Homeowners association has historically reviewed and commented on Land Use proposals for the area based on their compliance with the General Plan designations as approved/endorsed in 2003.

Through our own efforts we have become aware of the proposed EIR addendum and Specific Plan changes which the County is currently processing for the applicants on a "fast track" basis. One of the applicants, Rancon Goup, if fully aware that the Winchester Homeowners Association and Community in general should be made aware of any and all Land Use changes for the area. They along with Regent Properties bypassed the Planning Commission and made application directly to the County Planning Department on a fast track basis without advising the Community of the changes they are proposing to the General Plan for the Community. When this issue of bypassing the Community and Homeowners Association was brought to the attention of Rancon they responded by providing the Homeowners Association with presentations of the Land Use changes being proposed to the 2003 General Plan EIR 376 and Specific Plan 288. The Winchester Homeowners Association Land Use Committee has reviewed the proposed addendums and Specific Plan changes and made the following comments/recommendations to the general membership of the Association.



Based on areas of local concern and information provided by the applicant The Homeowners Association makes the following comments.

### **Residential Density:**

SP 288 proposed a residential density of 860 units on 185 acres or a density of 4.65 units per acre. SP 288 A2 proposes 945 units on 113 acres or a density of 8.4 units per acre of residential development.

This density increase grossly ignores the specified density of the General Plan for the project location as well as relates to the previously approved SP 288 densities.

### **Residential Traffic**

The proposal indicates a reduction of traffic trips of 759 daily traffic trips— 8,326 to 6,567 per day. This assumes a reduction/change from 9.7 trips per day, per unit to 6.9 trips per day, per unit. There is no documentation in the information we received from the applicant to justify/support this conclusion.

Not only are we opposed to the proposed density We have serious concerns as to the analysis of impacts and mitigation relating to the traffic of the density changes.

### **Commercial**

The applicant has removed 19.6 acres of residential and increased the remaining residential densities to compensate for the loss on the 19.6 acres, resulting in much higher (8.4 units per acre) residential density than specified in SP 288 which is 4.65 units per acre). In its place the applicant has added 19.6 acres of Commercial, increasing the SP 288 Commercial from 20.5 acres to 32.1 acres.

### **Commercial Traffic**

In the documents the addition of 19.6 acres will result in an increase of 9,292 daily traffic trips to the 8,094 trips per day as specified in SP 288 for a total of 17,386 Commercial traffic trips per day. SP 288 proposed 675 trips per day per acre of Commercial and 288 A2 is proposing 541 trips per day per acre of Commercial.

### **Traffic General.**

SP 288 proposed a total of 16,420 daily traffic trips for the Specific Plan. SP 288 A2 proposes 23,292 daily traffic trips for the Specific Plan. This is an increase in traffic trips per day of 7,533, an increase in traffic of 42%.

Access to the Commercial is provided by three Right In Right Out (RIRO) entry/exit locations. With 17,386 traffic trips per day and assuming 14 hours per day of demand, results in approximately 1242 trips per hour (20 trips per minute) being allocated to the three access points. RIRO ingress/egress from Domenigoni Parkway, a 60MPH Arterial Highway and Winchester Road a 45MPH Highway, creates significant traffic safety conditions for entry and exit to the Commercial that need to be mitigated. In addition with the RIRO design, U-turn configuration must be addressed at Domenigoni Parkway intersections with Winchester Road and Rice Road as well as the easterly frontage access point along Winchester Road.

Traffic requirements/impacts in general for the project as well as the surrounding area needs to be addressed and fully mitigated.

### **Highway 79 Policy Area.**

Addendum #1 on the EIR #376, briefly addresses the Highway 79 Policy Area which was established to address traffic capacity issues within the Policy Area Boundaries when the Riverside County Integrated Project and General Plan was adopted in 2003. The Policy Area required that development projects produce traffic generation at a level that is 9 percent less than the trips projected from the General Plan traffic model. It appears that this project which is increasing residential and commercial densities is using an anticipated 2015 build out year which is highly unlikely. We do not know if an updated analysis was done with the more current traffic models available. A more realistic build out would be 2030 which current projects are required to use. We have not been supplied with the Traffic Analysis Report that was prepared by Albert A. Webb Associates.

### **Special note!!**

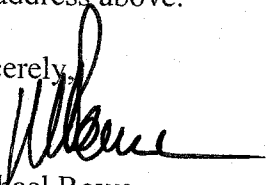
In Screencheck No. 1, the back side of "i", it states in the middle of the 2nd paragraph, "An addendum does not need to be circulated in or attached to the final EIR (14 CCR 15164(c).) If this means that changes such as the changes proposed in this addendum, can proceed without the communities input, we would be concerned that if every approved Specific Plan or tract map was allowed to make similar revisions our community might end up extremely unbalanced.

### **Community Land Use Planning**

Supervisor Stone on behalf of the Winchester Municipal Advisory Council has initiated a Winchester Land Use Study. A Planning Consultant, Gary Thornhill is on board and workshops have already begun. A major component of this planning process is looking at what has been approved and what other components are needed to make-up a well balanced community with an eye on cityhood.

We request being kept informed and advised of the County's schedule and processing of this Project as well as any others in the Winchester MAC area.  
Should you have any questions or require clarification, please contact me at 951-926-2444 or at the address above.

Sincerely,



Michael Rowe  
Winchester Homeowners Association  
Land use committee Chairman

cc: Cindy Domenigoni, WHOA President  
Andy Domenigoni, Chairman, Winchester MAC  
Jeff Stone, Riverside County Supervisor

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

DATE: January 30, 2012

TO

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health - Industrial Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Dept.-Strategic Planning Bureau

Riv. Co. Building & Safety - Grading  
Riv. Co. 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  
3rd District Supervisor  
3rd District Planning Commissioner  
CALTRANS Dist. #8

**SPECIFIC PLAN NO. 288 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 1110, and CHANGE OF ZONE NO. 7767 (FTA NO. 2011-13) - EA42485 - Applicant: Rancon Crossroads- Third/Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre), Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Open Space Recreation (OS-R), and Open Space Conservation (OS-C) as reflected on the Land Use Plan of SP288- 243 Gross Acres - Location: Southerly of Olive Road, westerly of Highway 79 (Winchester Road), and northerly Newport Road - Zoning: Specific Plan (SP288) - **REQUEST:** The **Specific Plan Amendment** proposes to modify the approved Specific Plan by adding 15 acres gross to the total plan area, and revising- the classifications on the Land Use Plan, the circulation plan, the landscape plan, the grading and drainage plan, and the water and sewer circulation plan. The total density is proposed to increase from 791 residential units to a potential maximum of 1,134 residential units. The **General Plan Amendment** proposes to revise the boundary of Specific Plan No. 288 "Winchester Crossroads" by adding 15.08 gross acre parcel to the Specific Plan. The **Change of Zone** proposes to modify the Specific Plan boundary and revise the zoning ordinance for the Project. - **NOTE: a CEQA determination has yet to be made. Please advise of all studies that need revised from previous EIR.** APN(s): 461210019, 461220003, 461220004, 461220005, 461220006, 461220007, 461220010, 461220011, and 461220013.**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 1, 2012**. 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 item, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-8631 or e-mail at **MSTRAITE@rctima.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.

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/31/2013.

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

APN (s) or case numbers SPO288A7 For

Company or Individual's Name Planning Department,

Distance buffered 1200'

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

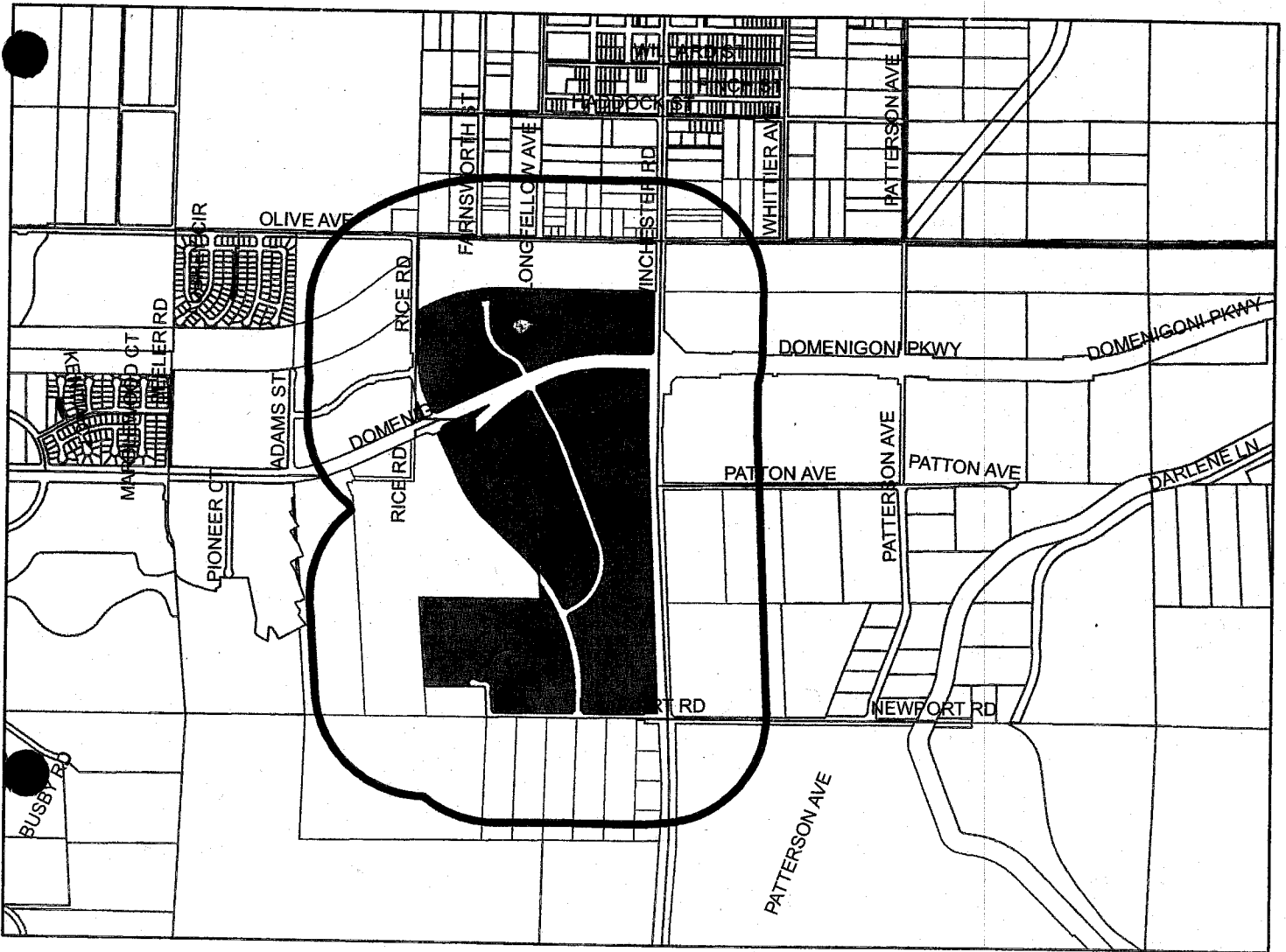
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

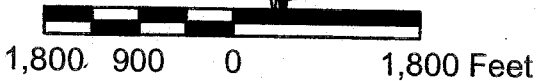
*checked by  
matt  
Office 4/31/14*

**SP0288A2 (1200 feet buffer)**



**Selected Parcels**

466-050-004 463-130-001 463-130-005 463-130-010 463-130-011 466-050-006 465-190-057 465-190-058 466-050-019 466-050-020  
 466-050-021 466-050-017 466-050-002 462-120-034 462-120-042 462-120-044 463-130-007 462-120-049 466-050-003 462-120-037  
 462-090-001 462-120-004 462-120-005 462-120-006 462-120-012 462-120-014 462-120-015 462-120-016 462-120-043 462-120-054  
 462-120-069 461-210-006 466-050-007 462-120-063 466-060-038 462-120-027 461-200-043 461-200-046 461-210-020 462-120-028  
 461-210-019 461-220-005 461-220-006 461-220-014 461-220-015 461-220-018 461-220-011 461-220-016 461-200-038 461-220-009  
 465-180-006 462-120-030 462-120-026 462-120-036 462-120-055 462-120-056 462-120-050 461-200-042 461-200-044 461-200-045  
 465-180-016 465-180-022 462-090-002 462-120-038 463-130-006 462-120-068 466-050-005 462-120-052 462-120-013 462-120-



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: 461200036, APN: 461200036  
WFP PARTNERS 2  
P O BOX 1978  
RANCHO SANTA FE CA 92067

ASMT: 461220018, APN: 461220018  
RANCON CROSSROADS  
41391 KALMIA ST NO 200  
MURRIETA CA 92562

ASMT: 461200045, APN: 461200045  
SF 150  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

ASMT: 462090002, APN: 462090002  
SOUTHERN CALIFORNIA EDISON CO  
2131 WALNUT GROVE 2ND FL  
ROSEMEAD CA 91770

ASMT: 461210006, APN: 461210006  
PAT DAYTON, ETAL  
3706 BLUFF ST  
NORCO CA 92860

ASMT: 462120013, APN: 462120013  
THERESA BECKER  
4955 RIO DOSA LN  
PASO ROBLES CA 93446

ASMT: 461210020, APN: 461210020  
PACWEST GROUP  
1391 KALMIA NO 100  
MURRIETA CA 92562

ASMT: 462120016, APN: 462120016  
LIN CAPITAL 2010  
1515 LOWER PASEO LA CRESTA  
PLS VRDS EST CA 90274

ASMT: 461210033, APN: 461210033  
WINCHESTER 68  
C/O JOHN P KING JR  
450 NEWPORT CENTER 500  
NEWPORT BEACH CA 92660

ASMT: 462120026, APN: 462120026  
ROBERTA MAHONEY  
28950 LONGFELLOW AVE  
WINCHESTER, CA. 92596

ASMT: 461220013, APN: 461220013  
WINCHESTER 12 PARTNERS  
38680 CALLE DE LOBO  
MURRIETA CA 92562

ASMT: 462120028, APN: 462120028  
EDNA CORBERA, ETAL  
32816 OLIVE AVE  
WINCHESTER, CA. 92596

ASMT: 461220016, APN: 461220016  
REGENT WINCHESTER  
C/O JEFF DINKIN  
11990 SAN VICENTE STE 200  
LOS ANGELES CA 90049

ASMT: 462120029, APN: 462120029  
THOMAS TRAN  
32826 OLIVE AVE  
WINCHESTER, CA. 92596



ASMT: 462120030, APN: 462120030  
PATRICIA LARA, ETAL  
P O BOX 763  
WINCHESTER CA 92596

ASMT: 462120036, APN: 462120036  
MARIA PRECIADO, ETAL  
2105 MONTECITO RD  
RAMONA CA 92065

ASMT: 462120037, APN: 462120037  
AMY STRAWN, ETAL  
P O BOX 733  
WINCHESTER CA 92596

ASMT: 462120038, APN: 462120038  
PATRICK KELLY, ETAL  
C/O F KELLY  
P O BOX 728  
ROGUE RIVER OR 97537

ASMT: 462120043, APN: 462120043  
MARCIA MONROY  
28966 LONGFELLOW ST  
WINCHESTER CA 92596

ASMT: 462120044, APN: 462120044  
STAFFORD LEE, ETAL  
237 REBECCA DR  
SAN DIMAS CA 91773

ASMT: 462120049, APN: 462120049  
IMELDA LEDESMA  
14186 KNOWLWOOD CT  
CORONA CA 92880

ASMT: 462120050, APN: 462120050  
JOSE PEREZ, ETAL  
P O BOX 436  
WINCHESTER CA 92596

ASMT: 462120052, APN: 462120052  
SUZANN JEFFERS  
32900 OLIVE AVE  
MORAGA CA 94556

ASMT: 462120054, APN: 462120054  
MARCIA MONROY  
P O BOX 223  
WINCHESTER CA 92596

ASMT: 462120056, APN: 462120056  
ANN BAKER, ETAL  
110 MADONNA DR  
NEWBURY PARK CA 91320

ASMT: 462120063, APN: 462120063  
MAUREEN DAVIS  
32910 OLIVE AVE  
WINCHESTER, CA. 92596

ASMT: 462120068, APN: 462120068  
STEVEN WOLCOTT  
28800 LONGFELLOW ST  
WINCHESTER, CA. 92596

ASMT: 462120069, APN: 462120069  
MARGARET GADBERRY  
330 W HIGHWAY 246 NO 130  
BUELLTON CA 93427

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ZHENG LEI, ETAL  
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GLORIA RAMIREZ, ETAL  
11853 E 164TH ST  
NORWALK CA 90650

ASMT: 463130011, APN: 463130011  
BONAM INC  
25945 BLASCOS  
MISSION VIEJO CA 92691

ASMT: 465180006, APN: 465180006  
RIVERSIDE COUNTY FLOOD CONT  
995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 465180022, APN: 465180022  
SOBOBA BAND OF LUISENO INDIANS  
P O BOX 487  
SAN JACINTO CA 92581

ASMT: 465190030, APN: 465190030  
ZENY WARD  
2571 YUCCA RD  
OCEANSIDE CA 92054

ASMT: 465190058, APN: 465190058  
BRUCE ALLEN  
C/O COOPER AND COMPANY INC  
13661 166TH ST  
DUNN SPRINGS KS 66012

ASMT: 466050002, APN: 466050002  
EDWARD PIERCE  
P O BOX 798  
SUN CITY CA 92586

ASMT: 466050003, APN: 466050003  
KATHLEEN GIARDINA  
P O BOX 81  
WINCHESTER CA 92596

ASMT: 466050004, APN: 466050004  
SANDRA FRANCO, ETAL  
4081 LINCOLN AVE  
HEMET CA 92544

ASMT: 466050005, APN: 466050005  
LEE FRANCO, ETAL  
C/O SUSAN SANCHEZ  
9413 CECILIA ST  
DOWNEY CA 90241

ASMT: 466050006, APN: 466050006  
BONNIE MACDONALD  
25957 CLEARVIEW DR  
HEMET CA 92544

ASMT: 466050007, APN: 466050007  
MATT DAHL  
8052 SUNDANCE LN  
LA PALMA CA 90623

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COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502



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CAS DEV  
PMB 519  
668 N COAST HWY  
LAGUNA BEACH CA 92651

ASMT: 466060038, APN: 466060038  
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LOS ANGELES CA 90054

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Los Angeles, CA 90049

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Los Angeles District,  
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3602 Inland Empire Blvd., Suite C-220  
Ontario, CA 91764

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3050 Pullman Street  
Costa Mesa, CA 92626~~

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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~~



- A. Building height shall not exceed three (3) stories with a maximum height of forty feet (40').
- B. Lot Area shall not be less than two thousand (2,000) square feet.
- C. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
- D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
- E. Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
- F. Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides.
- G. Rear yards shall be not less than three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
- H. Fireplaces, media niches, bay windows, porches, window boxes and similar architectural features shall be allowed to encroach on a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback

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regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.

I. In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.

J. Tandem garages are permitted.

(3) The development standards for attached two-family and multi-family homes in Planning Areas 1, 6, 7, and 11 of Specific Plan No. 288, shall be the same as those standards identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5.b., c., e., and j. shall be deleted and replaced with the following:

A. The height of buildings shall not exceed forty-five feet (45').

B. The distance between buildings shall be no less than six feet (6').

C. The minimum building setbacks from a project's exterior streets and boundary lines shall be two and one-half feet (2.5'). The minimum building setback from interior drives shall be three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.

D. The number of dwelling units in one building shall not exceed eighteen (18) units.

E. Pedestrian walkways with a minimum width of four feet (4') shall be installed between the dwelling units and the recreational areas of the project.

F. No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, garages, patios,

1 and similar features, whether attached or detached to a dwelling,  
2 shall not be included when calculating the floor living area.

3 G. Tandem garages are permitted.

4 (4) Except as provided above, all other zoning requirements shall be the same  
5 as those requirements identified in Article VI and in Article XVIII, Section  
6 18.5 of Ordinance No. 348.

7 b. Planning Areas 2, 8, 15 and 17.

8 (1) The uses permitted in Planning Areas 2, 8, 15 and 17 of Specific Plan No.  
9 288 shall be the same as those uses permitted in Article VIII.e, Section  
10 8.100 of Ordinance No. 348, except that the uses permitted pursuant to  
11 Section 8.100.a.(1) and (9);b.(1); and c.(1) shall not be permitted. In  
12 addition, the permitted uses identified under Section 8.100.a. shall also  
13 include public parks and playgrounds.

14 (2) The development standards for Planning Areas 2, 8, 15 and 17 of Specific  
15 Plan No. 288 shall be the same as those standards identified in Article  
16 VIII.e, Section 8.101 of Ordinance No. 348.

17 (3) Except as provided above, all other zoning requirements shall be the same  
18 as those requirements identified in Article VIII.e of Ordinance No. 348.

19 c. Planning Areas 3 and 9.

20 (1) The uses permitted in Planning Areas 3 and 9 of Specific Plan No. 288 shall  
21 be the same as those uses permitted in Article IX.b, Section 9.50 of  
22 Ordinance No. 348, except that the uses permitted pursuant to Section  
23 9.50.b.(1), (7), (13), and (19), shall not be permitted.

24 (2) The development standards for Planning Areas 3 and 9 of Specific Plan No.  
25 288 shall be the same as those standards identified in Article IX.b, Section  
26 9.53 of Ordinance No. 348. Additionally, the development standards shall  
27 also include the following:  
28

1  
2 i) All commercial areas shall contain at least one enclosure for the  
3 collection of recyclable materials.

4 (3) Except as provided above, all other zoning requirements shall be the same  
5 as those requirements identified in Article IX.b of Ordinance No. 348.

6 d. Planning Areas 4, 5, 12 and 13.

7 (1) The uses permitted in Planning Areas 4, 5, 12 and 13 of Specific Plan No.  
8 288 shall be the same as those uses permitted in Article VIII.e, Section  
9 8.100 of Ordinance No. 348, except that the uses permitted pursuant to  
10 Section 8.100.a.(1), (2), (3) and (9); c.(1) shall not be permitted. In addition,  
11 the permitted uses identified under Section 8.100.a. shall include open  
12 space, trails, paseos and hiking areas.

13 (2) The development standards for Planning Areas 4, 5, 12 and 13 of Specific  
14 Plan No. 288 shall be the same as those standards identified in Article  
15 VIII.e, Section 8.101 of Ordinance No. 348.

16 (3) Except as provided above, all other zoning requirements shall be the same  
17 as those requirements identified in Article VIII.e of Ordinance No. 348.

18 e. Planning Areas 10 and 16.

19 (1) The uses permitted in Planning Areas 10 and 16 of Specific Plan No. 288  
20 shall be the same as those uses permitted in Article VI, Section 6.1 of  
21 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.  
22 (2) and (3); b.(1) and (3); and c.(1) shall not be permitted. In addition, the  
23 uses permitted under Section 6.1.a. shall include parks, open space trails,  
24 and temporary real estate tract offices located within a subdivision to be  
25 used only for and during the original sale of the subdivision, but not to  
26 exceed a period of five (5) years in any event.

27 (2) The development standards for detached single-family residential lots  
28 within Planning Areas 10 and 16 of Specific Plan No. 288 shall be the same



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as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. b., c., d. and e. (1), (2), (3) and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than two thousand (2,800) square feet. The minimum lot area shall be determined by excluding that portion of a lot used solely for access to the portion of a lot used as a building site.
- B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of seventy feet (70').
- C. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. Front yards shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
- E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
- F. Rear yards shall be not less than 10 feet (10'), except that the second

1 floor living space and balconies located in the rear yard shall be  
2 permitted within one foot (1') of the rear property line, and garages  
3 shall be permitted within five feet (5') of the rear property line.

4  
5 G. Fireplaces, media niches, bay windows, porches, window boxes, and  
6 similar architectural features shall be allowed to encroach a  
7 maximum of two and one half feet (2.5') into setbacks. At least one  
8 side of the structure shall maintain a four foot (4') setback regardless  
9 of encroachments. No second floor structural encroachments shall  
10 be permitted within one foot (1') of the rear property line. No other  
11 structural encroachments shall be permitted in the front, rear or side  
12 yard except as provided for in Section 18.19 of Ordinance No. 348.

13 H. In no case shall more than sixty percent (60%) of any lot be covered  
14 by a dwelling footprint.

15 (3) The development standards for detached single-family homes within  
16 Planning Areas 10 and 16 of Specific Plan No. 288 shall be the same  
17 standards as those identified in Article XVIII, Section 18.5 of Ordinance  
18 No. 348 except that the development standards set forth in Article XVIII,  
19 Section 18.5.b. and c. shall be deleted and replaced by the following:

20 A. Building height shall not exceed three stories, with a maximum  
21 height of 40 feet (40').

22 B. Lot Area shall not be less than two thousand (2,000) square feet.

23 C. The minimum average width of each lot shall be thirty-five feet  
24 (35') and the minimum average depth shall be fifty-eight feet (58').

25 D. The minimum frontage of a lot shall be thirty-five feet (35'), except  
26 that lots fronting on knuckles or cul-de-sacs shall have a minimum  
27 frontage of thirty feet (30'). Lot frontage along curvilinear streets  
28 shall be measured at the building setback in accordance with zone

1  
2 development standards.

3 E. Front yards shall not be less than three feet (3'), measured from the  
4 existing street right-of-way or from any future street right-of-way as  
5 shown on any specific plan of highways, whichever is nearer to the  
6 proposed structure.

7 F. Side yards on interior and through lots shall be not less than three  
8 feet (3'). Side yards on corner and reverse corner lots shall not be  
9 less than five feet (5') from the existing street right-of-way or from  
10 any future street right-of-way as shown on any specific plan of  
11 highways, whichever is nearer to the proposed structure, upon which  
12 the building sides.

13 G. Rear yards shall be not less than three feet (3'), except that the  
14 second floor living space and balconies located in the rear yard shall  
15 be permitted within one foot (1') of the rear property line.

16 H. Fireplaces, media niches, bay windows, porches, window boxes, and  
17 similar architectural features shall be allowed to encroach a  
18 maximum of two feet and one-half (2.5') into setbacks. At least one  
19 side of the structure shall maintain a four-foot (4') setback  
20 regardless of encroachments. No second floor structural  
21 encroachments shall be permitted within one foot (1') of the rear  
22 property line. No other structural encroachments shall be permitted  
23 in the front, rear or side yard setback except as provided for in  
24 Section 18.19 of Ordinance No. 348.

25 I. In no case shall more than seventy-five percent (75%) of any lot be  
26 covered by a dwelling.

27 J. Tandem garages are permitted.

28 (4) Except as provided above, all other zoning requirements shall be the same

1  
2 as those requirements identified in Article XVIII and Article XVIII, Section  
3 18.5 of Ordinance No. 348.

4 f. Planning Area 14.

5 (1) The uses permitted in Planning Area 14 of Specific Plan No. 288 shall be  
6 the same as those uses permitted in Article VI, Section 6.1 of Ordinance  
7 No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3);  
8 b.(1) and (3); and c.(1) shall not be permitted. In addition, the uses  
9 permitted under Section 6.1.a. shall include parks, open space trails and  
10 temporary real estate tract offices located within a subdivision to be used  
11 only for and during the original sale of the subdivision, but not to exceed a  
12 period of five (5) years in any event.

13 (2) The development standards for detached single-family residential lots  
14 within Planning Area 14 of Specific Plan No. 288 shall be the same as those  
15 standards identified in Article VI, Section 6.2 of Ordinance No. 348, except  
16 that the development standards set forth in Article VI, Section 6.2. b., c., d.,  
17 and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:

18 A. Lot area shall be not less than three thousand five hundred (3,500)  
19 square feet. The minimum lot area shall be determined by excluding  
20 that portion of a lot used solely for access to the portion of a lot used  
21 as a building site.

22 B. The minimum average width of that portion of a lot to be used as a  
23 building site shall be forty feet (40') with a minimum average depth  
24 of eighty feet (80').

25 C. The minimum frontage of a lot shall be thirty five feet (35'), except  
26 that lots fronting on knuckles or cul-de-sacs may have a minimum  
27 frontage of thirty feet (30'). Lot frontage along curvilinear streets  
28 may be measured at the building setback in accordance with zone

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development standards.

D. Front yards shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.

E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

F. Rear yards shall be not less than 10 feet (10'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.

G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

H. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling footprint.

I. Tandem garages are permitted.

1  
2 (3) Except as provided above, all other zoning requirements shall be the  
3 same as those requirements identified in Article VI of Ordinance  
4 No. 348.”

5 Section 3. This ordinance shall take effect 30 days after its adoption.  
6

7 BOARD OF SUPERVISORS OF THE COUNTY  
8 OF RIVERSIDE, STATE OF CALIFORNIA

9 By: \_\_\_\_\_  
10 Chairman


11 ATTEST:

12 CLERK OF THE BOARD:

13  
14 By: \_\_\_\_\_  
15 Deputy

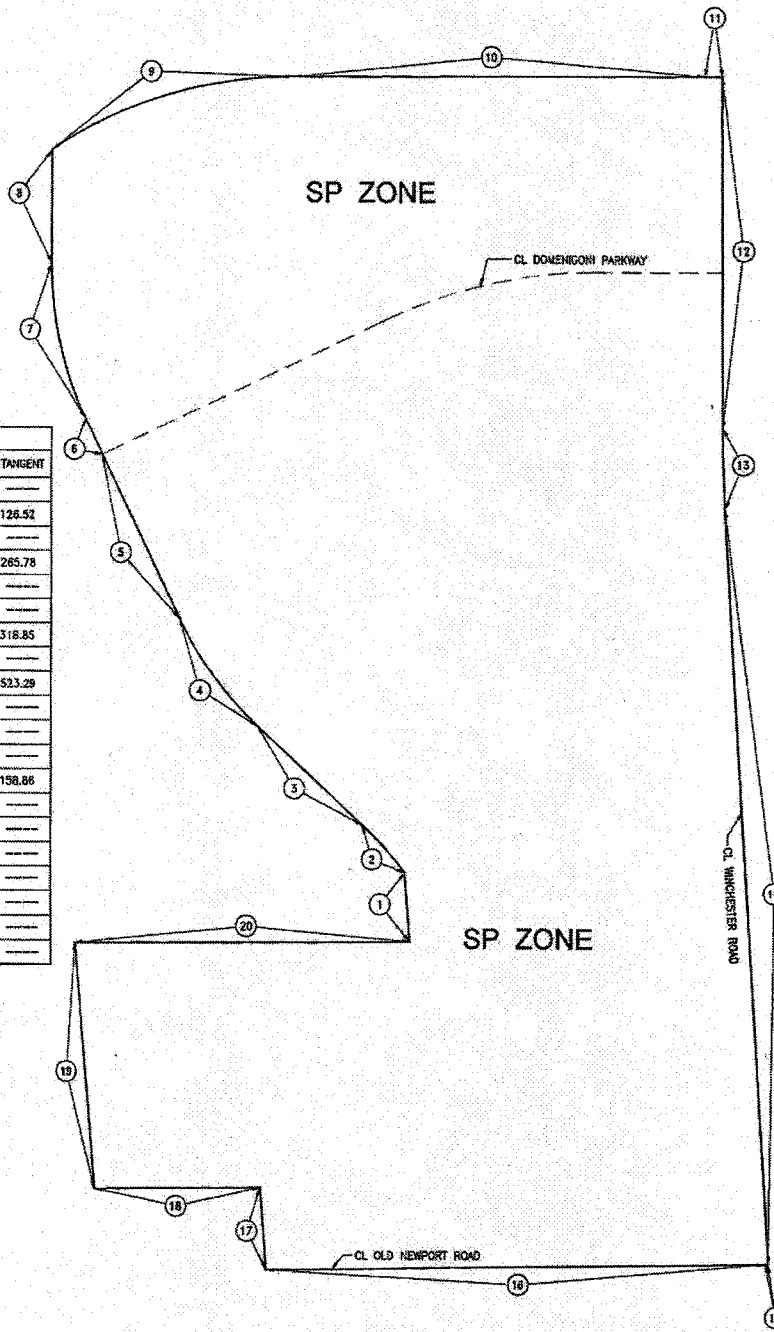
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19 APPROVED AS TO FORM:  
20 December 9, 2013

21   
22 MICHELLE P. CLACK  
23 Deputy County Counsel

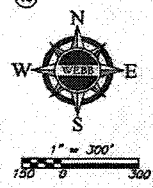
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1	268.03	N0° 03' 38"W	----	----
2	252.36	N41° 51' 36"W	1400.00	126.52
3	565.08	N47° 01' 26"W	----	----
4	525.32	N36° 16' 28"W	1400.00	265.78
5	716.72	S25° 31' 30"E	----	----
6	154.63	S25° 31' 30"E	----	----
7	627.00	S12° 41' 42"E	1400.00	318.85
8	443.77	S00° 05' 07"W	----	----
9	1016.64	S72° 58' 43"W	1740.00	523.29
10	1632.02	S89° 41' 01"W	----	----
11	67.00'	N89° 49' 53"E	----	----
12	1375.90	N00° 10' 07"W	----	----
13	317.65	N01° 39' 51"W	6000.00	158.88
14	2977.11	N03° 12' 23"W	----	----
15	9.920	S89° 04' 26"W	----	----
16	1972.60	N89° 09' 28"E	----	----
17	322.71	S04° 13' 24"E	----	----
18	658.72	N80° 17' 46"E	----	----
19	971.92	S04° 27' 45"E	----	----
20	1324.08	S89° 30' 58"W	----	----

LEGEND  
**SP ZONE** SPECIFIC PLAN (SP00288A2)



MAP NO. 2.2356  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07767  
ADOPTED BY ORDINANCE NO. 348.4772  
DECEMBER 17, 2013  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO. 461-210-019, 461-220-007,  
461-220-003, 461-220-004, 461-220-005,  
461-220-006

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RIVERSIDE, CA 92502-2209



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A SPECIFIC PLAN AMENDMENT AND A CHANGE OF ZONE IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT**

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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 25, 2013

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

16-1 of 12/10/13

BC: 92502114747 \*0704-00233-26-45

945563999 47

RETURN TO SENDER  
NO SUCH STREET  
UNABLE TO FORWARD

NTXTH 957 DE 1009 0017/02/13

ASMT: 462120052, APN: 462120052  
SUZANN JEFFERS  
32900 OLIVE AVE  
MORAGA CA 94556

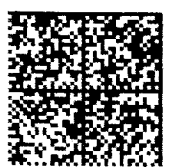
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2013 DEC -9 PM 1:20

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

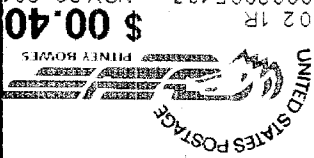
Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147



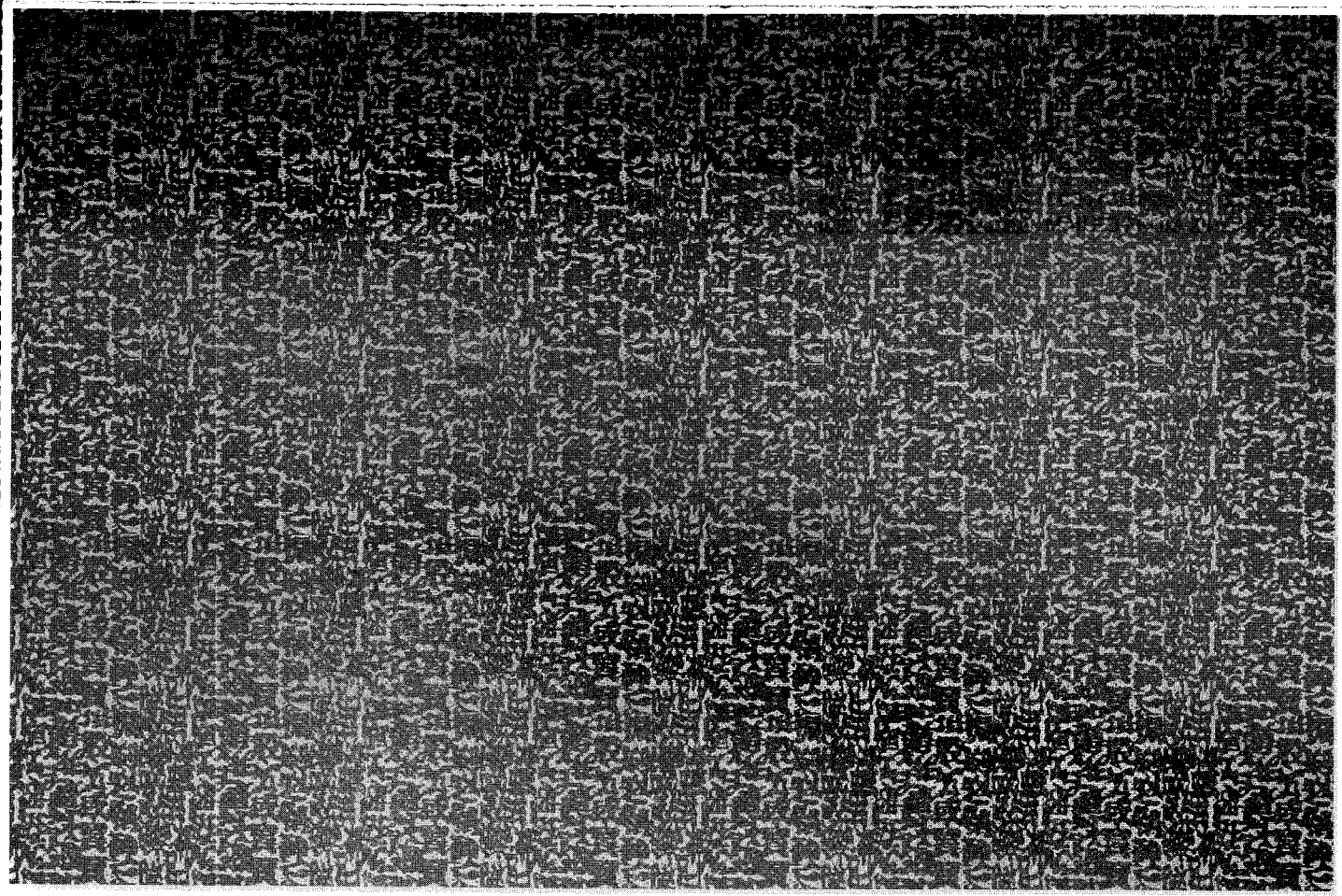
PRESORTED  
FIRST CLASS



02 1R 0002005437 NOV 26 2013  
MAILED FROM ZIP CODE 92500



\$ 00.40  
PINNEY BOWLES



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



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Dated: November 25, 2013

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

16-1 of 12/10/13

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2013 DEC - 5 PM 2: 55

ASMT: 461210006, APN: 461210006  
PAT DAYTON, ETAL  
3706 BLUFF ST  
NORCO CA 92860

NIXIE 917 FE 1260 0011/30/13

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 92502114747 \* 0618-06913-30-26

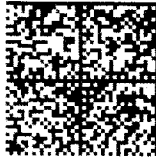
92502 01147 9

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

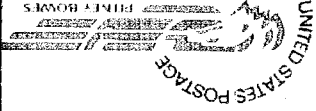
Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1st Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147



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02 1R 0002005487  
MAILED FROM ZIP CODE 92500  
NOV 26 2013  
**\$ 00.40**



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Dated: November 25, 2013

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

16-1 of 12/10/13

925244819559  
RC: 92592114747 \*1598-99139-30-22  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
NIXIE 918 4E 1260 0011/30/13

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2013 DEC -3 PM 11 25

ASMT: 463130006, APN: 463130006  
ZHENG LEI, ETAL  
P O BOX 471  
WINCHESTER CA 92596

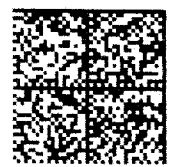
KXK

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

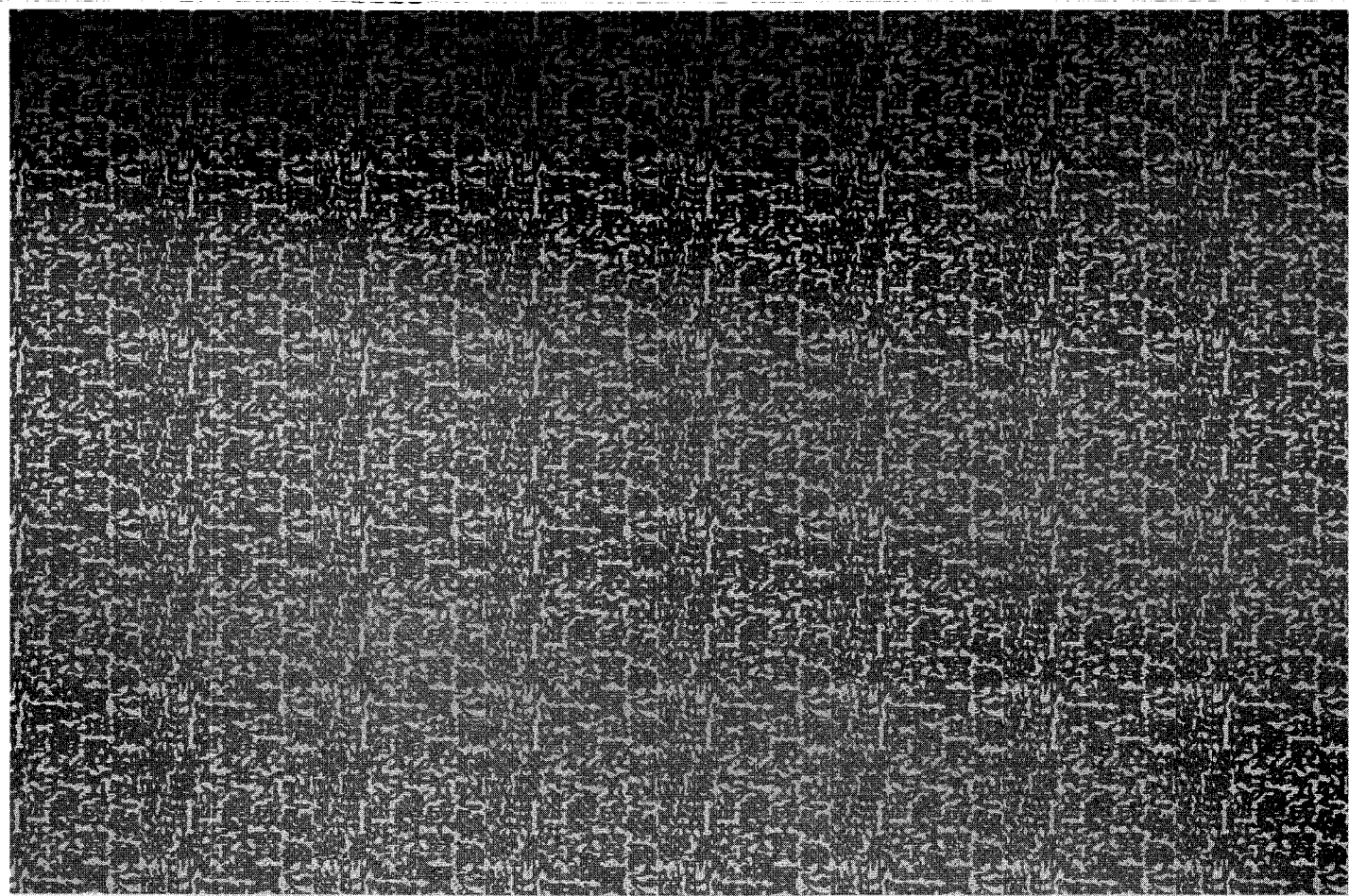
Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147



PRESORTED  
FIRST CLASS



02 1R 0002005437 NOV 26 2  
\$ 00.40  
MAILED FROM ZIP CODE 92506



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



**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  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Frank Igo

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

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

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

**Date:** 12-10-13 **Agenda #** 16-1

**PLEASE STATE YOUR POSITION BELOW:**

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

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

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

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

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**SPEAKER'S NAME:** ~~XXXXXXXXXX~~ / Daniel Guczman

**Address:** 11990 San Vicente Blvd Ste 200  
(only if follow-up mail response requested)

**City:** Los Angeles **Zip:** 90049

**Phone #:** 310 806 9822

**Date:** 2/10/13 **Agenda #** 16-1

**PLEASE STATE YOUR POSITION BELOW:**

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

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

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

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**SPEAKER'S NAME:** GARRY GRANT

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

**City:** PERRIS **Zip:** 92570

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

**Date:** DEC 10TH 03 **Agenda #** 16.1

**PLEASE STATE YOUR POSITION BELOW:**

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

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Request to Speak**

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*COMED*

**SPEAKER'S NAME:** Paul Macarro

**Address:** PO Box 2183  
(only if follow-up mail response requested)

**City:** Temecula **Zip:** 92593

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

**Date:** 12/10/13 **Agenda #** 16-1

**PLEASE STATE YOUR POSITION BELOW:**

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

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

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

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**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  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Anna Hoover

**Address:** Po Box 2183  
(only if follow-up mail response requested)

**City:** Temecula **Zip:** 92593

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

**Date:** 12/10/13 **Agenda #** 16-1

**PLEASE STATE YOUR POSITION BELOW:**

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

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      X **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:** Paul Macagno

## **BOARD RULES**

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

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to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Paul Jacobs

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

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

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

**Date:** 12/10/13 **Agenda #** 16-1

**PLEASE STATE YOUR POSITION BELOW:**

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

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

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

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**SPEAKER'S NAME:** X Robert Mader

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

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

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

**Date:** 12/10/13 **Agenda #** 16-1

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