

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



713B

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 22, 2013

SUBJECT: **CHANGE OF ZONE NO. 7805** – Applicant: EPC Holdings 781 LLC – Third/Third Supervisorial District – Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 9.7 Gross Acres - Zoning: Specific Plan (SP) – **REQUEST:** The Project proposes to formalize the Planning Area boundaries for Planning Area No. 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan

**PLANNING COMMISSION RECOMMENDED MOTION:**

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7805** proposing to formalize the planning area boundaries for Planning Area No. 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan, based upon the final adoption by the Board of Supervisors.

**BACKGROUND:**

The Zone Change was before the Planning Commission on November 6, 2013 and the Commission, by a vote of 5-0, recommended approval of the zone change.

*Carolyn Syms Luna*  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:ms

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, 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: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: January 7, 2014  
xc: Planning(2), Applicant, Co.Co.

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

Prev. Agn. Ref.

District: 3&3

Agenda Number:

16-1

REVIEWED BY EXECUTIVE OFFICE

DATE 12/19/13

Mina Grande

Departmental Concurrence

Policy ☒

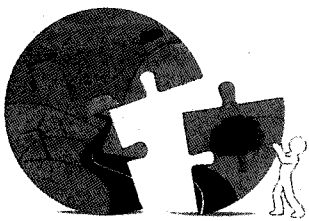
Consent ☐

Dep't Recomm.: ☐

Policy ☒

Consent ☐

Per Exec. Ofc.: ☐



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

01.07.2014  
KI

DATE: November 7, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office D.M.

SUBJECT: CHANGE OF ZONE NO. 7805

(Charge your time to these case numbers)

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

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

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

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

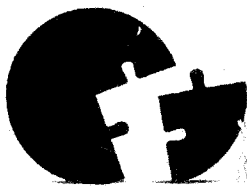
Notice of Determination  
Fish & Game Receipt (CFG05995)

**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"



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
NOVEMBER 6, 2013**

**3.3 CHANGE OF ZONE NO: 7805 – CEQA**  
Exempt - Applicant: EPC Holdings 781 LLC –  
Third/Third Supervisorial District – Location:  
Southerly of Keller Road, westerly of  
Washington Street, and easterly of Coventry  
Lane – 9.7 Gross Acres - Zoning: Specific  
Plan (SP) – **REQUEST:** The Project proposal  
to formalize the planning area boundaries for  
Planning Area No. 4 of Specific Plan No. 286,  
the Winchester 1800 Specific Plan. Project  
Planner, Matt Straite at (951) 955-8631 or  
email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative)

Staff Report Recommendation:

**THE PLANNING COMMISSION  
RECOMMEND TO THE BOARD OF  
SUPERVISORS APPROVAL OF THE  
CHANGE OF ZONE.**

Staff's Recommendation at Hearing:

**THE PLANNING COMMISSION  
RECOMMEND TO THE BOARD OF  
SUPERVISORS APPROVAL OF THE  
CHANGE OF ZONE.**

Planning Commission Action:

By A Vote Of 4-0 (Commissioner Sanchez  
absent), **THE PLANNING COMMISSION  
RECOMMENDS TO THE BOARD OF  
SUPERVISORS APPROVAL OF THE  
CHANGE OF ZONE.**

Agenda Item No.: 3.3  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third/Third  
Project Planner: Matt Straite  
Planning Commission: November 6, 2013

CHANGE OF ZONE NO. 7805  
CEQA Exempt  
Applicant: EPC Investment Holdings 781 LLC  
Engineer/Rep.: ACS Consulting

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Change of Zone No. 7805** is a proposal to formalize the planning area boundaries for Planning Area No. 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan.

The proposed project is located southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane in the Southwest Area Plan.

### ISSUES OF POTENTIAL CONCERN:

Condition of Approval 50.PLANNING.3 for Tentative Tract Map No. 33303 requires that the Specific Plan Planning Area boundary for P.A. No. 4 be formalized through the Change of Zone process prior to the recordation of the implementing tract map. Board adoption of this Change of Zone will permit TR33303 to record. According to staff research, the Specific Plan has yet to formalize any Planning Area boundaries.

### SUMMARY OF FINDINGS:

- |                                   |  |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1):    | Single family residence and vacant   |
| 2. Surrounding Land Use (Ex. #1): | Single family residential development to the south, vacant land and approved for single family residential development to the north (TR31700), vacant land to the east and rural residences to the west. |
| 3. Existing Zoning (Ex. #2):      | Winchester 1800 Specific Plan (SP286A4, PA4) and Residential Agricultural – 2½ Acre Minimum (R-A-2½)   |
| 4. Surrounding Zoning (Ex. #2):   | Specific Plan (SP286A4) to the south and west, One Family Dwelling (R-1) to the north, and Light Agricultural – 10 Acre Minimum (A-1-10) to the east.  |
| 5. General Plan:                  | Land Use: Medium Density Residential (MDR) (2-5 dwelling units per acre)   |
| 6. Project Data:                  | Total Acreage: 2.9 Gross Acres<br>Proposed Min. Lot Size: 7,200 square feet<br>Proposed Density: 2.47 dwelling units per acre<br>Schedule: A   |
| 7. Environmental Concerns:        | The project is exempt from CEQA pursuant to CEQA Guidelines Section 15182.   |

D.M.

**THE PLANNING DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION  
RECOMMEND TO THE BOARD OF SUPERVISORS:**

**APPROVAL** of **CHANGE OF ZONE NO. 7805** proposing to formalize the planning area boundaries for Planning Area 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan, based upon the final adoption by the Board of Supervisors.

**FINDINGS:**

1. The project site is designated Medium Density Residential (MDR) (2-5 dwelling units per acre) on the Southwest Area Plan.
2. The proposed Change of Zone is formalizing a planning area boundary and will not be changing the uses or standards of a zone. It will only be identifying the extents to which the Specific Plan zoning will apply.
3. The zoning for the subject site is Specific Plan.
4. The project site is surrounded by properties which are zoned Specific Plan to the south and west, One Family Dwelling (R-1) to the north, and Light Agricultural – 10 Acre Minimum (A-1-10) to the east.
5. This project is located within Criteria Area No. 5279 of the Multi-Species Habitat Conservation Plan, and as such underwent the HANS and JPR review process. The Environmental Programs Department concluded that no conservation is described for the project site.
6. Pursuant to CEQA section 15182, this Change of Zone is within a Specific Plan that has a previously prepared EIR dated after 1980, and that has not been subject to the provisions of CEQA Guidelines Section 15162 (requirements for a subsequent EIR). No further environmental documents are required.

**CONCLUSIONS:**

1. The proposed project is in conformance the Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) Land Use Designation as reflected on the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan 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 project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSCHP).

**INFORMATIONAL ITEMS:**

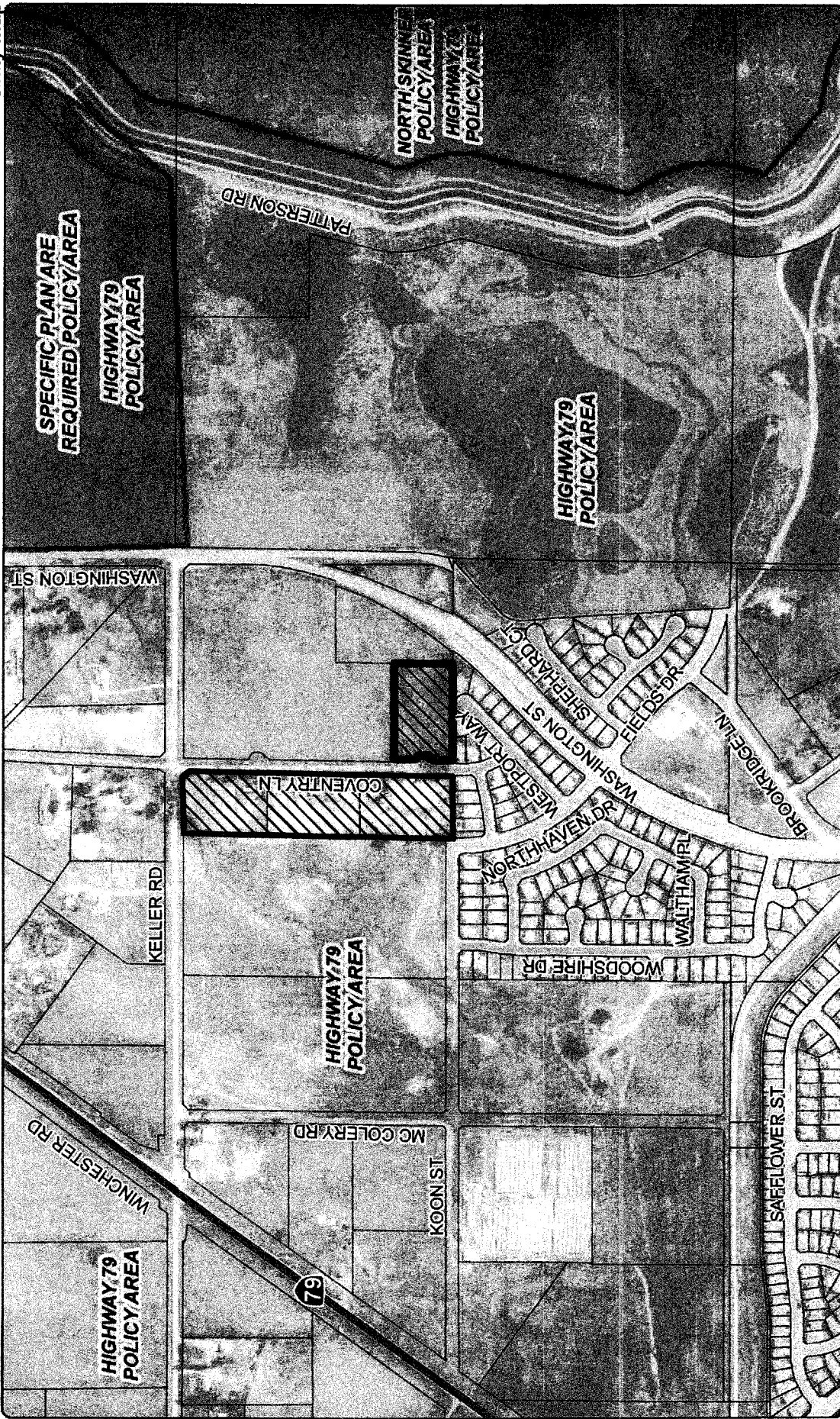
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Alquist-Priolo fault hazard zone;
  - b. The Stephens Kangaroo Rat Core Reserve Area; or
  - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
  - a. The city of Temecula sphere of influence;
  - b. The boundaries of the Hemet Unified School District;
  - c. A 100-year flood plain or dam inundation area;
  - d. The Murrieta Creek/Warm Springs Valley Area Drainage Plan;
  - e. The Stephens Kangaroo Rat Fee Area; and,
  - f. The Valley Wide Recreation and Parks District.
4. The subject site is currently designated as Assessor's Parcel Number 476-010-029, 476-010-030, 476-010-031, and 476-010-051.

# RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07805

Supervisor Stone  
District 3

Date Drawn: 9/12/13  
Vicinity Map

VICINITY/POLICY AREAS



Zoning Area: Rancho California  
Township/Range: T6SR2W  
Section: 28

Assessors Bk. Pg. 476-10  
Thomas Bros. Pg. 899 F3  
Edition 2009



DISCLAIMER: On October 7, 2013, 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.indio.gov/indio/indio.aspx>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07805

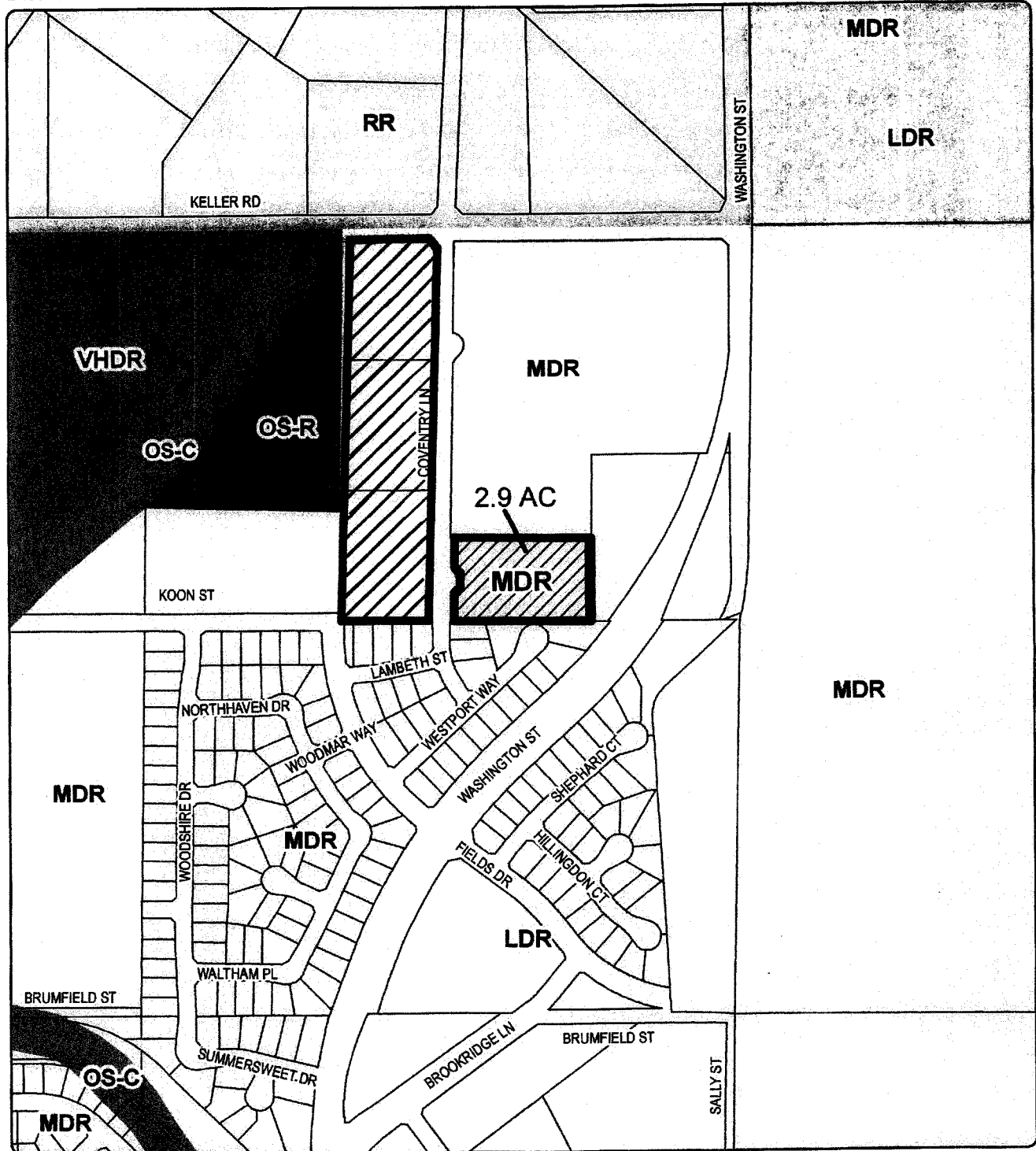
### EXISTING GENERAL PLAN

Supervisor Stone

District: 3

Date Drawn: 9/12/13

Exhibit 5



Zoning Area: Rancho California

Township/Range: T6SR2W

Section: 28

Assessors Bk. Pg. 476-10

Thomas Bros. Pg. 899 F3

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) 965-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.time.co.riverside.ca.us/index.html>



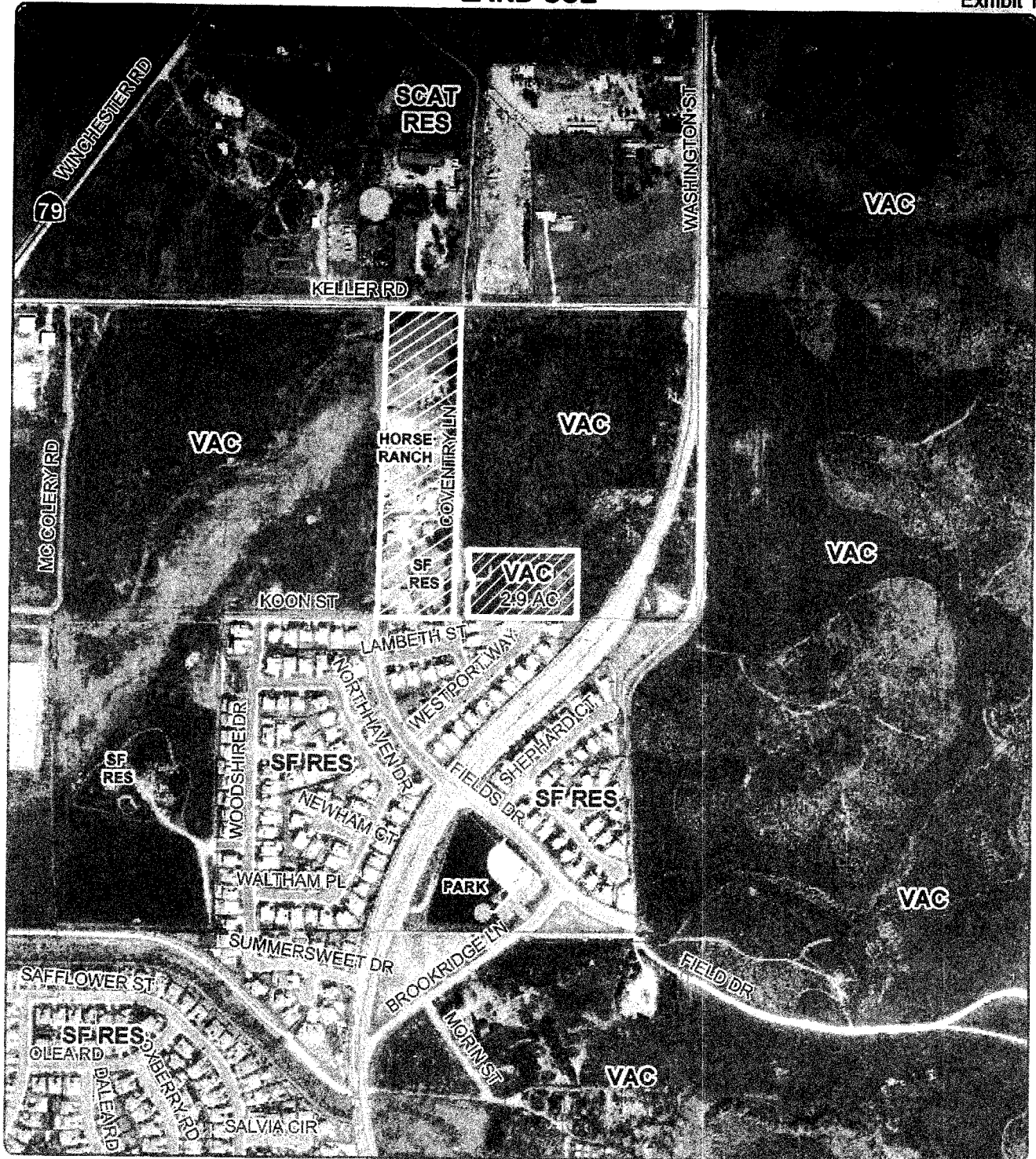
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**CZ07805**

**LAND USE**

Supervisor Stone  
District 3

Date Drawn: 9/12/13  
Exhibit 1



Zoning Area: Rancho California  
Township/Range: T6SR2W  
Section: 28

Assessors Bk. Pg. 476-10  
Thomas Bros. Pg. 899 F3  
Edition 2009



0 125 250 500 750 1,000  
Feet

DISCLAIMER: On October 7, 2009, 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) 856-3200 (Western County), or in Indio at (760) 895-8277 (Eastern County) or website at <http://www.riverside.ca.gov/planning>

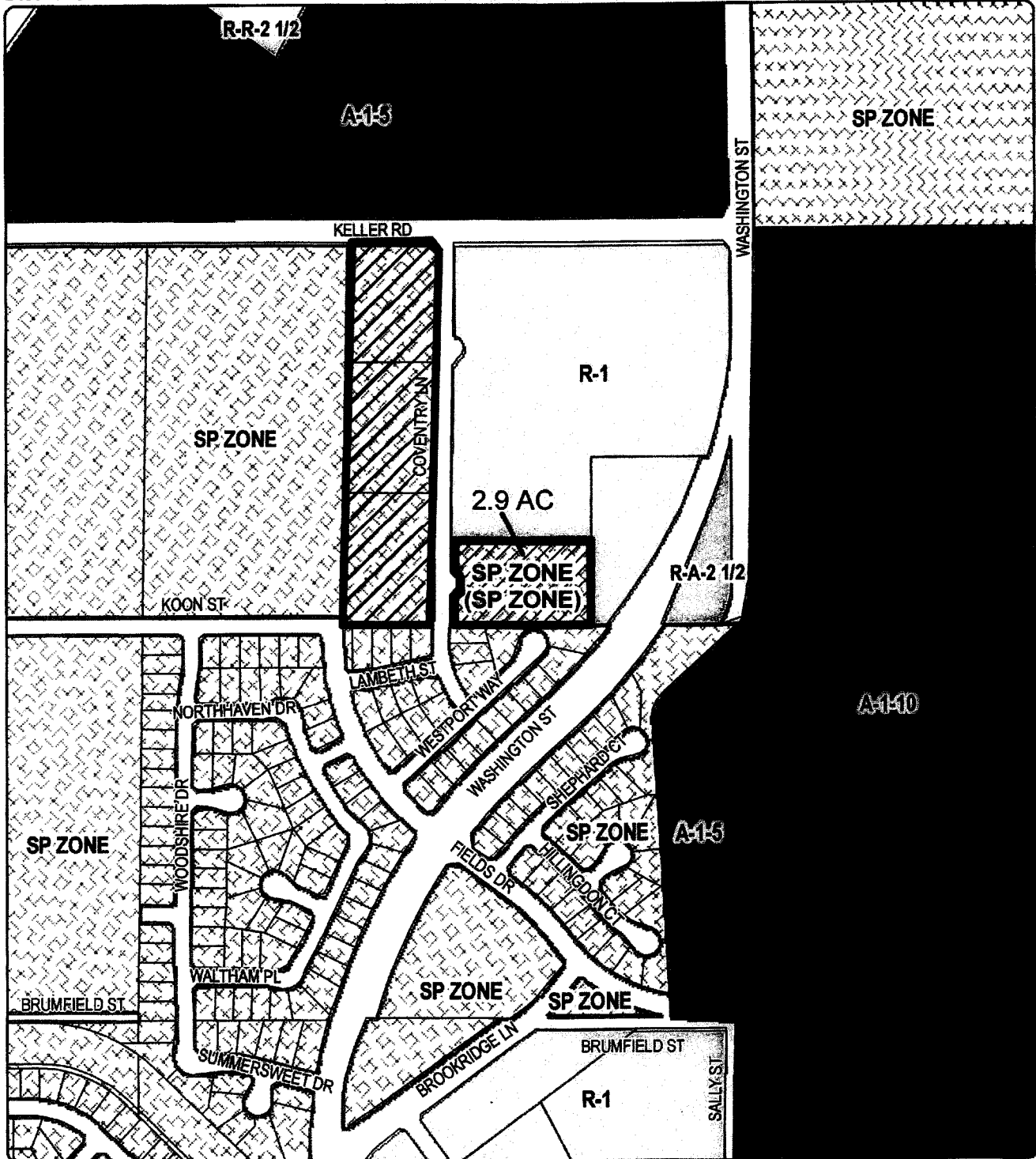
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07805

### PROPOSED ZONING

Supervisor Stone  
District 3

Date Drawn: 9/12/13  
Exhibit 3



Zoning Area: Rancho California  
Township/Range: T6SR2W  
Section: 28

Assessors Bk. Pg. 476-10  
Thomas Bros. Pg. 899 F3  
Edition 2009

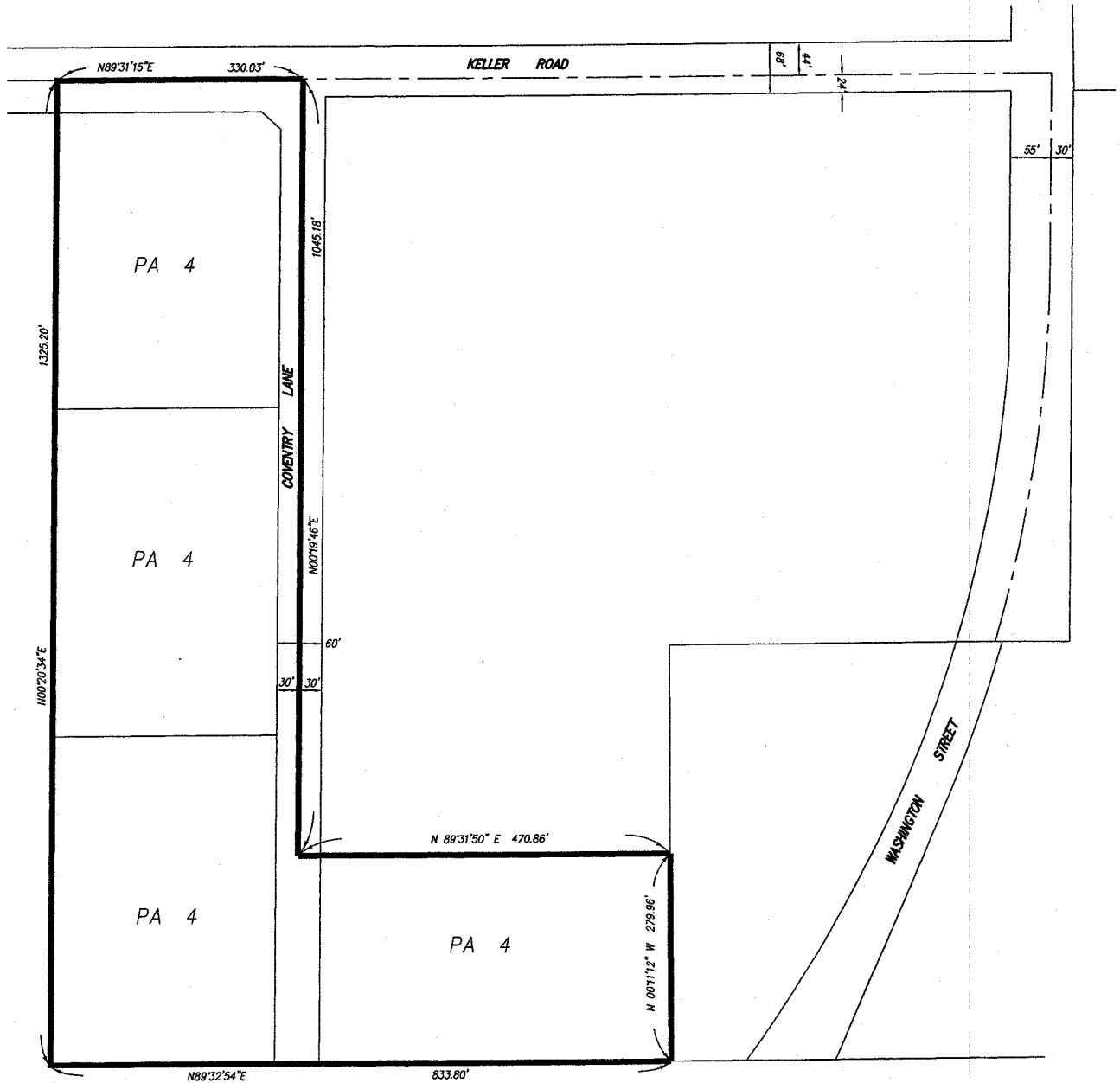


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# RANCHO CALIFORNIA AREA

SEC. 28, T.6 S., R.2 W. S.B.B. & M.

SHT. 1 OF 1



## LEGEND

SP ZONE

SPECIFIC PLAN (SP286)

MAP NO. \_\_\_\_\_

CHANGE OF OFFICIAL ZONING PLAN  
AMENDING

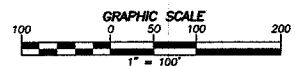
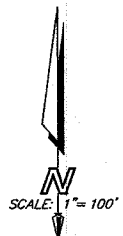
MAP NO. \_\_\_\_\_, ORDINANCE NO. \_\_\_\_\_

CHANGE OF ZONE CASE NO. 7805

ADOPTED BY ORDINANCE NO. \_\_\_\_\_

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

RIVERSIDE COUNTY BOARD OF SUPERVISORS

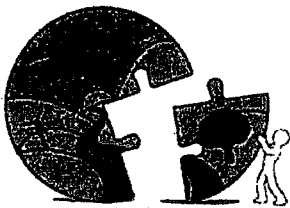




# STATISTICAL ABSTRACT

SPECIFIC PLAN LAND USE	CHASSAMOUNT SUBDIVISION	ACRES	PERCENT	UNITS
VERY LOW JOHNSON	ESTATE (0.1-0.99 AC)	17.6	0.2	4
LOW JANUARY	MEDIUM (1 - 0.99 AC)	24.7	0.3	40
MEDIUM-LOW JANUARY	MEDIUM (1 - 0.99 AC)	178.1	2.1	548
MEDIUM JANUARY	MEDIUM (1 - 0.99 AC)	724.4	2.4	2,467
MEDIUM-HIGH JANUARY	MEDIUM-HIGH (0.4-0.99 AC)	161.4	0.3	650
VERY HIGH JANUARY	VERY HIGH (0.4-0.99 AC)	40.5	0.0	100
MIXED USE	MIXED USE	19.2	0.0	175
<b>RESIDENTIAL SUBTOTAL</b>		<b>1,146.5</b>	<b>0.0</b>	<b>4,675</b>
COMMERCIAL	COMMERCIAL RETAIL	64.6		
COMMERCIAL RECREATION	COMMERCIAL RECREATION	26.7		
SCHOOLS	PUBLIC FACILITIES	99.6		141
ACTIVE PARKS	OPEN SPACE RECREATION	66.4		14
OPEN SPACE/DRILLAGE CONSERVATION/PAVING	OPEN SPACE CONSERVATION	149.6		
ROADS		6.2		
<b>TOTAL</b>		<b>1,496.5</b>	<b>0.0</b>	<b>4,870</b>

\*INCLUDES DEVELOPMENT OF 176 DWELLING UNITS WITHIN  
PLANNING AREA NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 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819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 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1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## 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:          CZ 07805 DATE SUBMITTED: 9/2005

### APPLICATION INFORMATION

Applicant's Name: EPC HOLDINGS 781, LLC E-Mail: MBYFR@RICHLANDINVESTMENTS.COM

Mailing Address: 3161 MICHELSON DR STE 425  
IRVINE CA 92612  
City State ZIP

Daytime Phone No: (949) 383 4137 Fax No: (949) 261 7016

Engineer/Representative's Name: ACS CONSULTING E-Mail: FRANK@ACSCONSULTINGINC.COM

Mailing Address: PO BOX 2252  
TEMECULA CA 92593  
City State ZIP

Daytime Phone No: (951) 757 5178 Fax No: (951) 225 9637

Property Owner's Name: SAME AS APPLICANT E-Mail:         

Mailing Address:           
                            
City State ZIP

Daytime Phone No: ( )          Fax No: ( )         

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

Desert Office • 38886 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.

EPC Holdings 781, LLC  
PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

EPC Holdings 781, LLC  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

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

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 476-010-051

Section: 28 Township: 6S Range: 2W

Approximate Gross Acreage: 2.92

General location (nearby or cross streets): North of LAMBETH ST, South of KELLER RD, East of COVENTRY LN, West of WASHINGTON ST.

**APPLICATION FOR CHANGE OF ZONE**

Thomas Brothers map, edition year, page number, and coordinates: P6899; GRID F3

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

CURRENT ZONING IS SP PER SP286, PA 4. PROPOSED  
LAND USE IS MEDIUM DENSITY RESIDENTIAL. THE  
ZONE CHANGE IS REQUIRED PER CONDITION OF  
APPROVAL SO. PLANNING 003.

Related cases filed in conjunction with this request:

TR 33303

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## PROPERTY OWNERS CERTIFICATION FORM

I, Stella Spadafora certify that on September 12, 2013,

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

For APN (s) or case numbers CZ07805

Company or Individual's Name RCIT - GIS,

Distance buffered 600 Feet

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.

TITLE GIS Analyst Signature *Stella Spadafora*

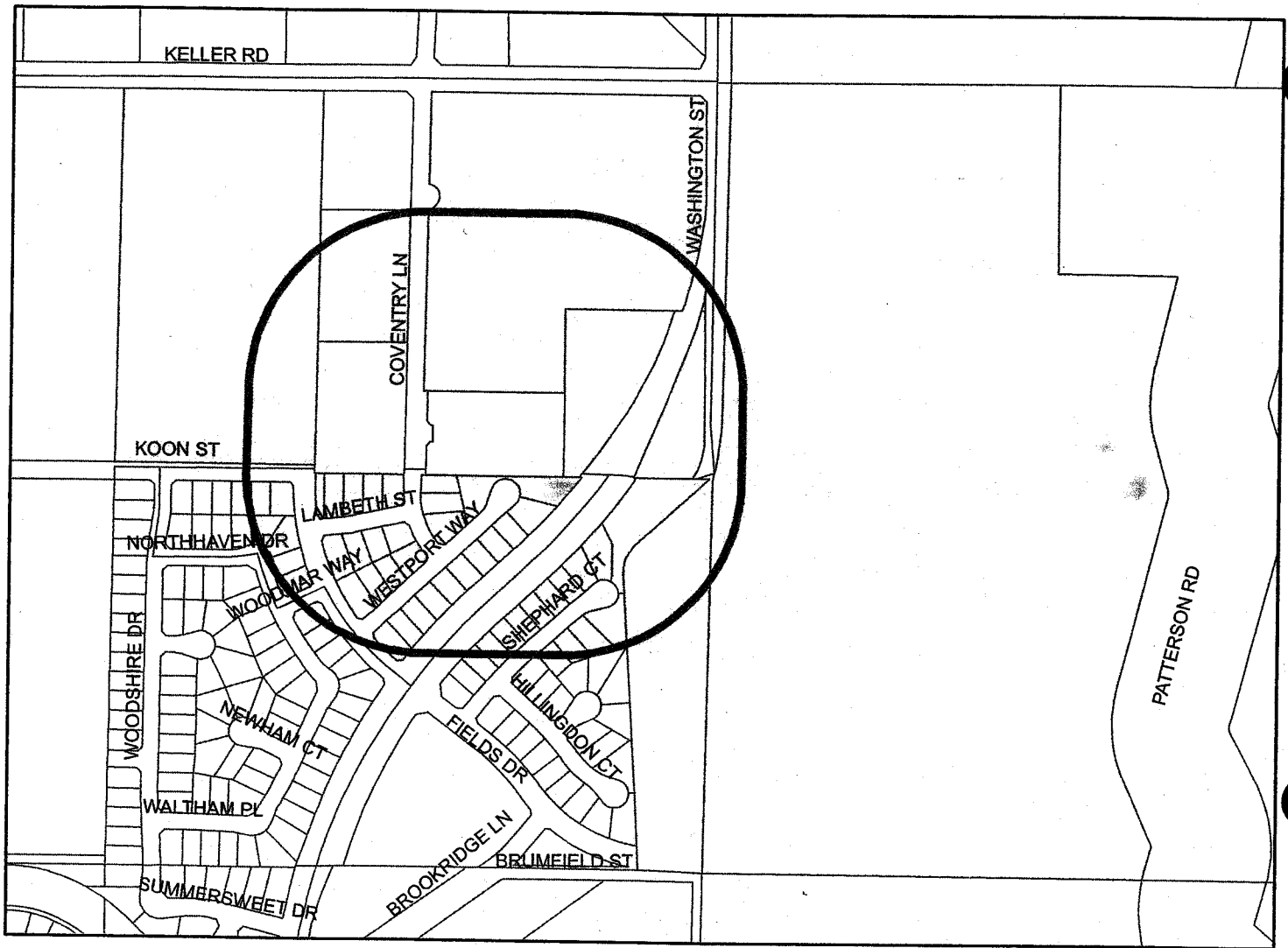
ADDRESS: 4080 Lemon Street, 10th Floor

Riverside, CA 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-3288

*checked by me  
EFP Feb 12  
2014*

**CZ07805**  
**(600 Feet Radius)**



**Selected Parcels**

476-331-006	476-332-002	476-333-005	476-331-003	476-340-005	476-331-008	476-331-002	476-340-008	476-332-003	476-333-003
476-333-010	476-330-011	476-322-001	476-331-005	476-340-004	476-333-012	476-333-004	476-340-003	476-340-015	476-010-051
476-010-052	476-010-053	476-331-004	476-340-011	476-331-007	476-340-007	476-330-004	476-333-014	476-330-005	476-340-009
476-333-013	476-010-030	476-010-031	476-333-001	476-322-002	476-331-001	476-333-011	476-333-002	476-340-006	476-340-010
476-330-013	476-332-001	476-340-014	476-332-004	476-330-006	476-340-013	476-333-006	476-333-015	476-330-012	476-333-009
472-170-001	476-010-040	476-010-045	476-333-007	476-333-008	476-010-028	476-010-042	476-332-005	476-340-016	476-330-014
476-340-012									



500 250 0 500 Feet

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

ASMT: 476010028, APN: 476010028  
SHIRLEY SABA, ETAL  
41309 AVENIDA BIONA  
TEMECULA CA 92591

ASMT: 476330004, APN: 476330004  
DONNA SOLOMAN, ETAL  
32697 KOON ST  
WINCHESTER, CA. 92596

ASMT: 476010030, APN: 476010030  
HEATHER TUCKER, ETAL  
32805 KELLER RD  
WINCHESTER, CA. 92596

ASMT: 476330005, APN: 476330005  
ERNESTINE ANDERSON, ETAL  
32709 KOON ST  
WINCHESTER, CA. 92596

ASMT: 476010031, APN: 476010031  
ROBYN HOOKER, ETAL  
32825 KELLER RD  
WINCHESTER, CA. 92596

ASMT: 476330006, APN: 476330006  
MARINA RESOLME, ETAL  
351 PLAZA LOS OSOS  
CHULA VISTA CA 91914

ASMT: 476010045, APN: 476010045  
REGENT FRENCH VALLEY  
C/O JEFF DINKIN  
11990 SAN VICENTE STE 200  
LOS ANGELES CA 90049

ASMT: 476330011, APN: 476330011  
PEGGY LINDGREN, ETAL  
718 GUAM CIR  
BEAUFORT SC 29902

ASMT: 476010053, APN: 476010053  
EPC HOLDINGS 781  
3161 MICHELSON DR STE 425  
IRVINE CA 92612

ASMT: 476330012, APN: 476330012  
DERRICK BROWN, ETAL  
34298 NORTHHAVEN DR  
WINCHESTER, CA. 92596

ASMT: 476322001, APN: 476322001  
ELIAH HUTCHINS, ETAL  
34330 NORTHHAVEN DR  
WINCHESTER, CA. 92596

ASMT: 476330013, APN: 476330013  
MARTIN REYES  
34306 NORTHHAVEN DR  
WINCHESTER, CA. 92596

ASMT: 476322002, APN: 476322002  
JENNIFER RELENTE  
34338 NORTHHAVEN DR  
WINCHESTER, CA. 92596

ASMT: 476330014, APN: 476330014  
MARLA PITZEK, ETAL  
34314 NORTHHAVEN DR  
WINCHESTER, CA. 92596



ASMT: 476331001, APN: 476331001  
JOHN TOTTEN  
32756 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476331008, APN: 476331008  
ANNA RICARDO  
32757 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476331002, APN: 476331002  
BARRY BRYSMAN  
32768 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476332001, APN: 476332001  
KATRINA ROSS GREENBERG, ETAL  
32764 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476331003, APN: 476331003  
NISHKE FOLAND, ETAL  
32780 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476332002, APN: 476332002  
BRIAN SPENCE, ETAL  
32776 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476331004, APN: 476331004  
EVA HERNANDEZ  
34279 COVENTRY LN  
WINCHESTER, CA. 92596

ASMT: 476332003, APN: 476332003  
ANGELA PETROSUIS, ETAL  
32788 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476331005, APN: 476331005  
BIANKA RODRIGUEZ GAY, ETAL  
34267 COVENTRY LN  
WINCHESTER, CA. 92596

ASMT: 476332004, APN: 476332004  
NICHOLAS GUERRE  
32800 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476331006, APN: 476331006  
DEEPA SAENZ, ETAL  
32781 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476332005, APN: 476332005  
SIENNA II AVANTE II  
2900 ADAMS ST NO C25  
RIVERSIDE CA 92503

ASMT: 476331007, APN: 476331007  
BEVERLY CARLSON, ETAL  
38353 ESPLENDIDA WAY  
TEMECULA CA 92592

ASMT: 476333001, APN: 476333001  
LYNNETTE VARGAS, ETAL  
34252 COVENTRY LN  
WINCHESTER, CA. 92596



ASMT: 476333002, APN: 476333002  
MARISOL BRONSON, ETAL  
34264 COVENTRY LN  
WINCHESTER, CA. 92596

ASMT: 476333009, APN: 476333009  
RAYMOND DELNEGRO  
6647 GOLDEN WEST AVE  
ARCADIA CA 91007

ASMT: 476333003, APN: 476333003  
CALLE CORAL INV  
5312 BOLSA AVE STE 200  
HUNTINGTON BEACH CA 92649

ASMT: 476333010, APN: 476333010  
CHRISTOPHER LOREDO  
32821 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333004, APN: 476333004  
DIANA SILLIN  
32689 COTTONWOOD RD  
WINCHESTER CA 92596

ASMT: 476333011, APN: 476333011  
KELLY SMITH  
32809 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333005, APN: 476333005  
JUAN RODRIGUEZ, ETAL  
32881 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333012, APN: 476333012  
CELINA WAINWRIGHT, ETAL  
32797 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333006, APN: 476333006  
OTAVIS HALL  
32869 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333013, APN: 476333013  
JASON FEUZ  
32785 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333007, APN: 476333007  
MARIE FREDERICK, ETAL  
32857 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333014, APN: 476333014  
ESMERALDA CERVANTES, ETAL  
32773 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333008, APN: 476333008  
KIM BARRIGA, ETAL  
32845 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333015, APN: 476333015  
MARIA SOTO, ETAL  
32761 WESTPORT WAY  
WINCHESTER, CA. 92596



ASMT: 476340003, APN: 476340003  
JUANITA RISELING, ETAL  
32852 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340010, APN: 476340010  
MARK EDGREN  
32936 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340004, APN: 476340004  
DAVID MILLER  
32864 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340011, APN: 476340011  
FH RANCH  
71175 AURORA RD  
DSRT HOT SPG CA 92241

ASMT: 476340005, APN: 476340005  
KARISSA HARRILL, ETAL  
32876 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340012, APN: 476340012  
ANGI ELLINGTON, ETAL  
32927 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340006, APN: 476340006  
BARBARA LUCERO, ETAL  
413 BONITA VALLE  
FALLBROOK CA 92028

ASMT: 476340013, APN: 476340013  
DAYRIN MAGADAN, ETAL  
32915 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340007, APN: 476340007  
FREDRICK AMOS  
207 VIA ORO VERDE  
FALLBROOK CA 92028

ASMT: 476340014, APN: 476340014  
MIRIAM HEATH  
1601 N SEPULVEDA BLV 562  
MANHATTAN BEACH CA 90266

ASMT: 476340008, APN: 476340008  
MARIA MAPLE, ETAL  
32912 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340015, APN: 476340015  
JOHN SANMIGUEL, ETAL  
32891 SHEOHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340009, APN: 476340009  
RACHEL DUFFY, ETAL  
32924 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340016, APN: 476340016  
DOUGLAS DICKSON, ETAL  
34376 HILLINGDON CT  
WINCHESTER, CA. 92596



ACS Consulting  
PO Box 2252  
Temecula CA 92593

ACS Consulting  
PO Box 2252  
Temecula CA 92593

EPC Holdings 781  
3161 Michelson Drive Suite 452  
Irvine CA 92612

EPC Holdings 781  
3161 Michelson Drive Suite 452  
Irvine CA 92612

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1309283

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

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

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

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

Received from: EPC HOLDINGS 781

\$50.00

paid by: CK 3000709

paid towards: CFG05995 CALIF FISH & GAME: DOC FEE  
CFG FOR CZ07805

at parcel #: 32455 KELLER RD WINC

appl type: CFG3

By \_\_\_\_\_ Sep 27, 2013 16:20  
MGARDNER posting date Sep 27, 2013

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

Account Code  
658353120100208100

Description  
CF&G TRUST: RECORD FEES

Amount  
\$50.00

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

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



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

December 20, 2013

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

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

RE: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 7805

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, December 26, 2013.**

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,

*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, December 19, 2013 10:03 AM  
**To:** Gil, Cecilia  
**Subject:** Re: [Legals] FOR PUBLICATION: Change of Zone No. 7805

Received for publication on Dec. 26. Proof with cost to follow.

Thank You!



Publisher of The Press-Enterprise  
Inland Southern California's News Leader

**Legal Advertising**

Phone: 1.800.880.0345

Fax: 951.368.9018

E-mail: [legals@pe.com](mailto:legals@pe.com)

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

**\*\*Additional days required for larger ad sizes\*\***

On Thu, Dec 19, 2013 at 8:24 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

Notice Inviting Bids, for publication on Thursday, Dec. 26, 2013. Please confirm. THANK YOU!

***Cecilia Gil***

Board Assistant

Clerk of the Board

951-955-8464

MS# 1010



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

December 20, 2013

THE CALIFORNIAN  
ATTN: LEGALS  
28441 RANCHO CALIFORNIA RD., SUITE 103  
TEMECULA, CA 92590

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

RE: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 7805

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, December 26, 2013.**

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,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** cathy.viars@utsandiego.com  
**Sent:** Thursday, December 19, 2013 1:56 PM  
**To:** Gil, Cecilia  
**Subject:** 1219291 10803760 CA-ZC 7805 CEQA  
**Attachments:** M:\OrderConf.pdf

Hi Cecilia

**ACCOUNT# 1219291 AD# 10803760 ID# CA-ZC 7805 CEQA**

**NET \$ 93.60**

**U-T San Diego TEMECULA SouthWest RIVERSIDE**

**AD will be Published on the following date(s):**

**12/23/13**

Thank you  
Cathy Viars  
951-251-0329

**LegalsSWRiverside@UT SanDiego.com**



**Cathy Viars**  
O: 951-251-0329  
cathy.viars@utsandiego.com  
UTSanDiego.com  
28441 Rancho California Rd, Ste 103, Temecula, CA 92590

## **CERTIFICATE OF POSTING**

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on December 20, 2013, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **Notice of Public Hearing for: Change of Zone NO. 7805 CEQA Exempt**

to be posted, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** January 7, 2014 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil*      DATE: December 20, 2013  
Cecilia Gil

## Gil, Cecilia

---

**From:** Buie, Tammie <tbuie@asrclkrec.com>  
**Sent:** Thursday, December 19, 2013 2:28 PM  
**To:** Gil, Cecilia; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: Change of Zone No. 7805

Your notice has been received and will be posted today.

Thank you

Tammie Buie  
Supervising ACR Technician  
Gateway Clerk  
951-486-7405 (phone) or 77405 (micro)

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Thursday, December 19, 2013 2:03 PM  
**To:** Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FW: FOR POSTING: Change of Zone No. 7805

Hello! Can somebody please confirm receipt of this Notice for posting? Thank you so much ☺!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

---

**From:** Gil, Cecilia  
**Sent:** Thursday, December 19, 2013 8:41 AM  
**To:** Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR PUBLICATION: Change of Zone No. 7805

Good morning! Can you please post this Notice and send me confirmation? Thank you!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, THIRD SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 7, 2014 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by EPC Holdings 781 LLC, for **Change of Zone No. 7805**, which proposes to formalize the Planning Area boundaries for Planning Area No. 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan, or such other zones as the Board may find appropriate, ("the project"). The project is located southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane at Rancho California Zoning – Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 or EMAIL at [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

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

Dated: December 20, 2013

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

## **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 December 20, 2013, I mailed a copy of the following document:

**Notice of Public Hearing for: Change of Zone No. 7805 CEQA Exempt**

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:** January 7, 2014 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: December 20, 2013  
Cecilia Gil

## PROPERTY OWNERS CERTIFICATION FORM

I, Stella Spadafora certify that on September 12, 2013,

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


For APN (s) or case numbers CZ07805

Company or Individual's Name RCIT - GIS,

Distance buffered 600 Feet

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.

TITLE GIS Analyst Signature 

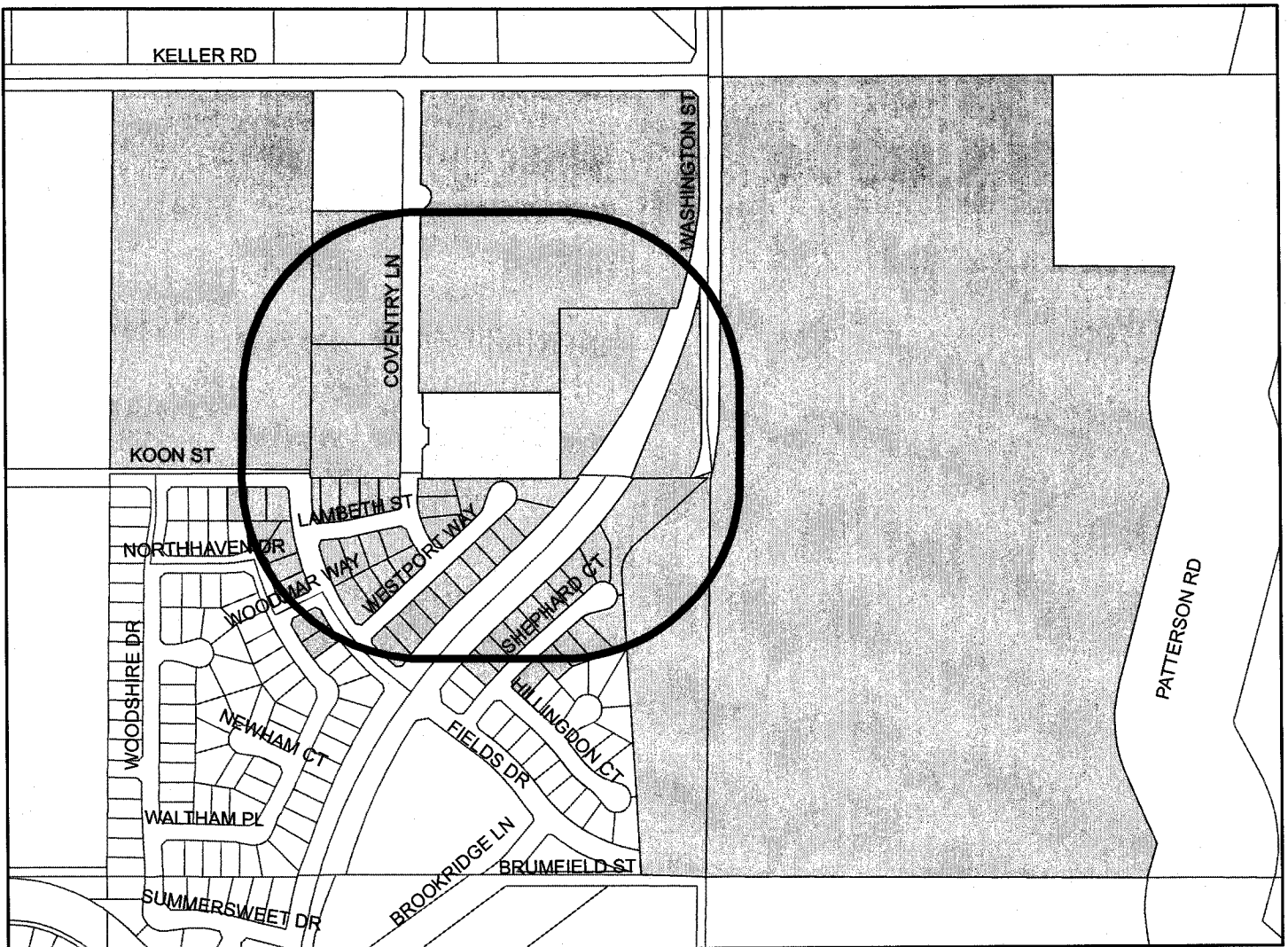
ADDRESS: 4080 Lemon Street, 10th Floor

Riverside, CA 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-3288

*checked by h...  
EFP Feb 12  
2014*

**CZ07805**  
**(600 Feet Radius)**



**Selected Parcels**

476-331-006	476-332-002	476-333-005	476-331-003	476-340-005	476-331-008	476-331-002	476-340-008	476-332-003	476-333-003
476-333-010	476-330-011	476-322-001	476-331-005	476-340-004	476-333-012	476-333-004	476-340-003	476-340-015	476-010-051
476-010-052	476-010-053	476-331-004	476-340-011	476-331-007	476-340-007	476-330-004	476-333-014	476-330-005	476-340-009
476-333-013	476-010-030	476-010-031	476-333-001	476-322-002	476-331-001	476-333-011	476-333-002	476-340-006	476-340-010
476-330-013	476-332-001	476-340-014	476-332-004	476-330-006	476-340-013	476-333-006	476-333-015	476-330-012	476-333-009
472-170-001	476-010-040	476-010-045	476-333-007	476-333-008	476-010-028	476-010-042	476-332-005	476-340-016	476-330-014
476-340-012									



500 250 0 500 Feet

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

EPC Holdings 781  
3161 Michelson Drive Suite 452  
Irvine CA 92612

ASMT: 476010028, APN: 476010028  
SHIRLEY SABA, ETAL  
41309 AVENIDA BIONA  
TEMECULA CA 92591

ASMT: 476010030, APN: 476010030  
HEATHER TUCKER, ETAL  
32805 KELLER RD  
WINCHESTER, CA. 92596

ASMT: 476010031, APN: 476010031  
ROBYN HOOKER, ETAL  
32825 KELLER RD  
WINCHESTER, CA. 92596

ASMT: 476010045, APN: 476010045  
REGENT FRENCH VALLEY  
C/O JEFF DINKIN  
11990 SAN VICENTE STE 200  
LOS ANGELES CA 90049

ASMT: 476010053, APN: 476010053  
EPC HOLDINGS 781  
3161 MICHELSON DR STE 425  
IRVINE CA 92612

ASMT: 476322001, APN: 476322001  
ELIAH HUTCHINS, ETAL  
34330 NORTHHAVEN DR  
WINCHESTER, CA. 92596

ASMT: 476322002, APN: 476322002  
JENNIFER RELENTE  
34338 NORTHHAVEN DR  
WINCHESTER, CA. 92596

ASMT: 476330004, APN: 476330004  
DONNA SOLOMAN, ETAL  
32697 KOON ST  
WINCHESTER, CA. 92596

ASMT: 476330005, APN: 476330005  
ERNESTINE ANDERSON, ETAL  
32709 KOON ST  
WINCHESTER, CA. 92596

ASMT: 476330006, APN: 476330006  
MARINA RESOLME, ETAL  
351 PLAZA LOS OSOS  
CHULA VISTA CA 91914

ASMT: 476330011, APN: 476330011  
PEGGY LINDGREN, ETAL  
718 GUAM CIR  
BEAUFORT SC 29902

ASMT: 476330012, APN: 476330012  
DERRICK BROWN, ETAL  
34298 NORTHHAVEN DR  
WINCHESTER, CA. 92596

ASMT: 476330013, APN: 476330013  
MARTIN REYES  
34306 NORTHHAVEN DR  
WINCHESTER, CA. 92596

ASMT: 476330014, APN: 476330014  
MARLA PITZEK, ETAL  
34314 NORTHHAVEN DR  
WINCHESTER, CA. 92596

58

707805

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, THIRD SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 7, 2014 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by EPC Holdings 781 LLC, for **Change of Zone No. 7805**, which proposes to formalize the Planning Area boundaries for Planning Area No. 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan, or such other zones as the Board may find appropriate, ("the project"). The project is located southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane at Rancho California Zoning – Southwest Area Plan, Third Supervisorial District.

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

Dated: December 20, 2013

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

16-1 of 01/07/14

KAT50401 92596  
 BC: 92502114747 \* 2808-06089-22-26  
 RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD  
 918 FE 1260 0012/22/13  
 NIXIE

RECEIVED RIVERSIDE COUNTY  
 CLERK / BOARD OF SUPERVISORS  
 2013 DEC 24 PM 1:02

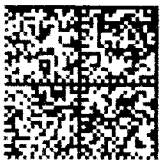
ASMT: 476331008, APN: 476331008  
 ANNA RICARDO  
 32757 LAMBETH ST  
 WINCHESTER, CA. 92596

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

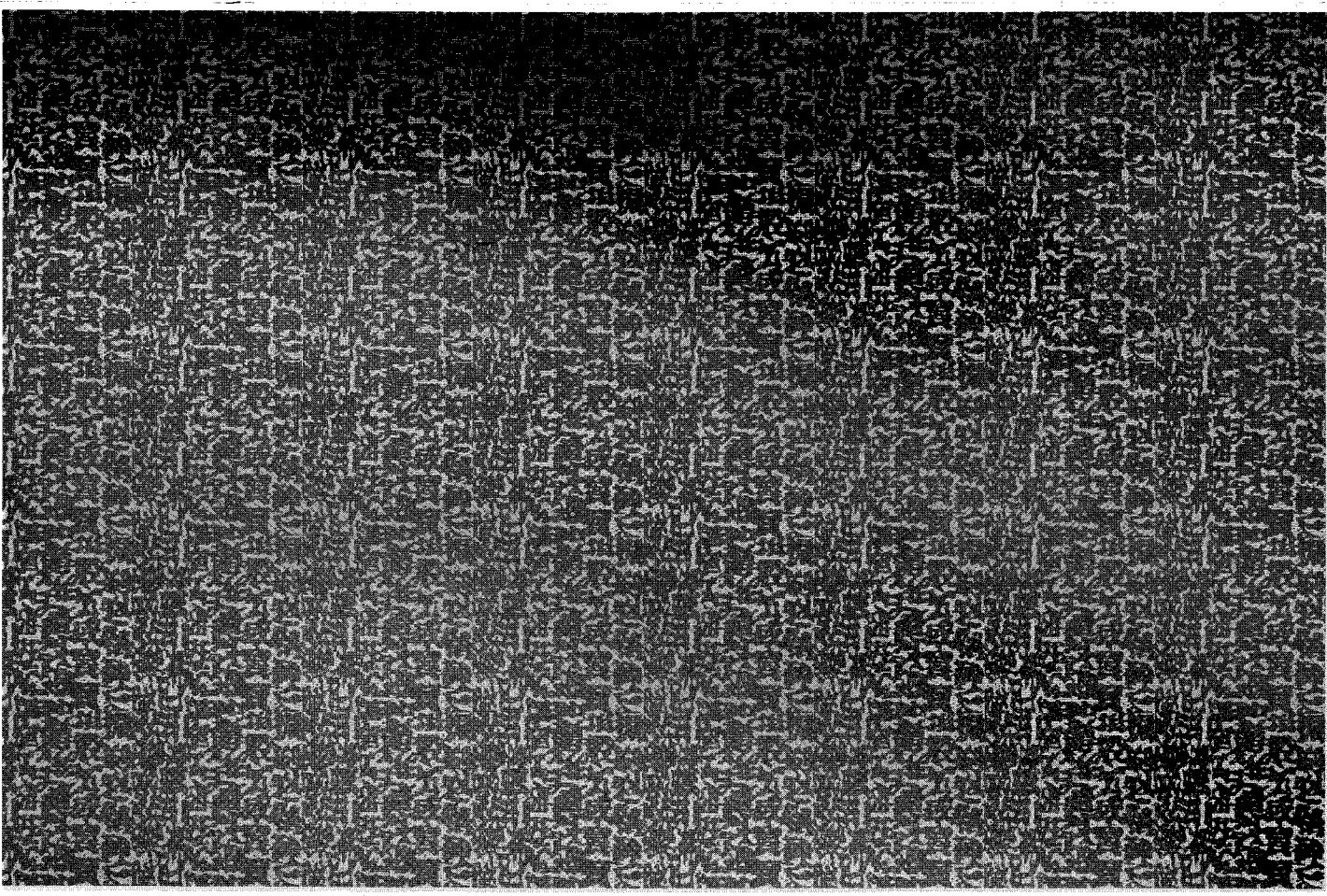
Riverside County Clerk of the Board  
 County Administrative Center  
 4080 Lemon Street, 1st Floor Annex  
 P. O. Box 1147  
 Riverside, CA 92502-1147



UNITED STATES POSTAGE  
 \$00.40  
 02 1R  
 0002004053  
 DEC 19 20  
 MAILED FROM ZIP CODE 925  
 PITY ROWES



PRESORTED  
 FIRST CLASS



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





12/26/13

## Order Confirmation

Ad Order Number

Customer

Customer Account

Sales Rep  
Viars

Customer Address

Order Taker  
Viars

Customer Phone

Order Source

Pavor Customer  
RIV CO BOARD OF SUPERVISORS

Pavor Account  
1219291

Pavor Address  
ATTN: CECILIA GIL  
RIVERSIDE CA 925021147 USA

Pavor Phone  
(951) 955-1060

PO Number

Ordered By

Customer Fax

Customer EMail  
ccgil@rcbos.org

Tear Sheets

Proofs

Affidavits

Blind Box

0

0

0

Net Amount  
\$93.60

Total Amount  
\$93.60

Payment Method  
Invoice

Payment Amount  
\$0.00

Amount Due

Planning  
16-1 of 01/07/14  
207805



Production Method  
AdBooker

Pick Up

Ad Number Ad Type  
0010803760-01 CLS NC Legal

Ad Size Columns/Inches Color  
3.22 x 5.87 2x5.86

**WYSIWYG Content**

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, THIRD SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION**

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The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

**FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 or EMAIL at [mstraite@rcplma.org](mailto:mstraite@rcplma.org)**

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to the public hearing. Be advised that as a result of the public hearing, and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

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

Dated: December 20, 2013  
Kecia Harper-Iham, Clerk of the Board  
By: Cecilia Gil, Board Assistant Published: December 26, 2013



<u>Product</u>	<u>Zone</u>	<u>Placement</u>	<u>Position</u>	<u>Start Date</u>	<u>End Date</u>	<u>Insertions</u>
UTSanDiego Mobile	Digital	NC Legals	NCT Legals	12/26/2013	12/26/2013	1
UTSanDiego Online	Digital	NC Legals	NCT Legals	12/26/2013	12/26/2013	1
UTSanDiego Print	CAL	NC Legals	NCT Legals	12/26/2013	12/26/2013	1



10	11	12	13	15	16	17	18	19	20
DATE	REFERENCE NUMBER	DESCRIPTION - OTHER COMMENTS/CHARGES	PRODUCT/ZONE	SIZE	BILLED UNITS	TIMES RUN	RATE	GROSS AMOUNT	NET AMOUNT
12/26/2013	I01193582-12262013	PO# CZ7805, NOTICE OF PUBLIC HEAL	Press-Enterprise	1 x 152 LI	152	1	1.30	197.60	197.60
Order Placed by: Cecilia Gil									

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2013 DEC 31 PM 12:38

Planning  
16-1 of 61/07/14  
ZC 7805  
1hr

## Legal Advertising Invoice

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\$197.60

SALES CONTACT INFORMATION	25	ADVERTISER INFORMATION
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PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE



## Legal Advertising Invoice

2	ADVERTISER/CLIENT NAME				
BOARD OF SUPERVISORS					
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
12/26/2013 - 12/26/2013		100141323		100141323	
23	BALANCE	24	INVOICE NUMBER	3	TERMS OF PAYMENT
\$197.60		I01193582-12262013		DUE UPON RECEIPT	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
P.O. BOX 1147  
RIVERSIDE, CA 92502

Enterprise Media  
POST OFFICE BOX 12009  
RIVERSIDE, CA 92502-2209

# THE PRESS-ENTERPRISE

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

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

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: / CZ7805

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

12/26/2013

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

Date: December 26, 2013  
At: Riverside, California

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
P.O. BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0001193582-01

P.O. Number: CZ7805

### Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, THIRD SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, January 7, 2014 at 10:30 A.M., or as soon as possible thereafter, to consider the application submitted by EPC Holdings 781 LLC, for Change of Zone No. 7805, which proposes to formalize the Planning Area boundaries for Planning Area No. 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan, or such other zones as the Board may find appropriate, ("the project"). The project is located southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane at Rancho California Zoning - Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act. The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 or EMAIL at mstraite@rcclima.org.

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed. Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147.

Dated: December 26, 2013  
Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gil, Board Assistant 12/26

**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:** Jay Hooker

**Address:** ~~328~~ 32825 Keller Rd  
(only if follow-up mail response requested)

**City:** Winchester **zip:** 92596

**Phone #:** 775-7313

**Date:** 1/7/14 **Agenda #** 16-1

**PLEASE STATE YOUR POSITION BELOW:**

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

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

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

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

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

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

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

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

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

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

ASMT: 476010028, APN: 476010028  
SHIRLEY SABA, ETAL  
41309 AVENIDA BIONA  
TEMECULA CA 92591

ASMT: 476010030, APN: 476010030  
HEATHER TUCKER, ETAL  
32805 KELLER RD  
WINCHESTER, CA. 92596

ASMT: 476010031, APN: 476010031  
ROBYN HOOKER, ETAL  
32825 KELLER RD  
WINCHESTER, CA. 92596

ASMT: 476010045, APN: 476010045  
REGENT FRENCH VALLEY  
C/O JEFF DINKIN  
11990 SAN VICENTE STE 200  
LOS ANGELES CA 90049

ASMT: 476010053, APN: 476010053  
EPC HOLDINGS 781  
3161 MICHELSON DR STE 425  
IRVINE CA 92612

ASMT: 476322001, APN: 476322001  
ELIAH HUTCHINS, ETAL  
34330 NORTHHAVEN DR  
WINCHESTER, CA. 92596

ASMT: 476322002, APN: 476322002  
JENNIFER RELENTE  
34338 NORTHHAVEN DR  
WINCHESTER, CA. 92596

ASMT: 476330004, APN: 476330004  
DONNA SOLOMAN, ETAL  
32697 KOON ST  
WINCHESTER, CA. 92596

ASMT: 476330005, APN: 476330005  
ERNESTINE ANDERSON, ETAL  
32709 KOON ST  
WINCHESTER, CA. 92596

ASMT: 476330006, APN: 476330006  
MARINA RESOLME, ETAL  
351 PLAZA LOS OSOS  
CHULA VISTA CA 91914

ASMT: 476330011, APN: 476330011  
PEGGY LINDGREN, ETAL  
718 GUAM CIR  
BEAUFORT SC 29902

ASMT: 476330012, APN: 476330012  
DERRICK BROWN, ETAL  
34298 NORTHHAVEN DR  
WINCHESTER, CA. 92596

ASMT: 476330013, APN: 476330013  
MARTIN REYES  
34306 NORTHHAVEN DR  
WINCHESTER, CA. 92596

ASMT: 476330014, APN: 476330014  
MARLA PITZEK, ETAL  
34314 NORTHHAVEN DR  
WINCHESTER, CA. 92596



ASMT: 476331001, APN: 476331001  
JOHN TOTTEN  
32756 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476331008, APN: 476331008  
ANNA RICARDO  
32757 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476331002, APN: 476331002  
BARRY BRYSMAN  
32768 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476332001, APN: 476332001  
KATRINA ROSS GREENBERG, ETAL  
32764 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476331003, APN: 476331003  
NISHKE FOLAND, ETAL  
32780 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476332002, APN: 476332002  
BRIAN SPENCE, ETAL  
32776 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476331004, APN: 476331004  
EVA HERNANDEZ  
34279 COVENTRY LN  
WINCHESTER, CA. 92596

ASMT: 476332003, APN: 476332003  
ANGELA PETROSUIS, ETAL  
32788 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476331005, APN: 476331005  
BIANKA RODRIGUEZ GAY, ETAL  
34267 COVENTRY LN  
WINCHESTER, CA. 92596

ASMT: 476332004, APN: 476332004  
NICHOLAS GUERRE  
32800 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476331006, APN: 476331006  
DEEPA SAENZ, ETAL  
32781 LAMBETH ST  
WINCHESTER, CA. 92596

ASMT: 476332005, APN: 476332005  
SIENNA II AVANTE II  
2900 ADAMS ST NO C25  
RIVERSIDE CA 92503

ASMT: 476331007, APN: 476331007  
BEVERLY CARLSON, ETAL  
38353 ESPLENDIDA WAY  
TEMECULA CA 92592

ASMT: 476333001, APN: 476333001  
LYNNETTE VARGAS, ETAL  
34252 COVENTRY LN  
WINCHESTER, CA. 92596

ASMT: 476333002, APN: 476333002  
MARISOL BRONSON, ETAL  
34264 COVENTRY LN  
WINCHESTER, CA. 92596

ASMT: 476333003, APN: 476333003  
CALLE CORAL INV  
5312 BOLSA AVE STE 200  
HUNTINGTON BEACH CA 92649

ASMT: 476333004, APN: 476333004  
DIANA SILLIN  
32689 COTTONWOOD RD  
WINCHESTER CA 92596

ASMT: 476333005, APN: 476333005  
JUAN RODRIGUEZ, ETAL  
32881 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333006, APN: 476333006  
OTAVIS HALL  
32869 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333007, APN: 476333007  
MARIE FREDERICK, ETAL  
32857 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333008, APN: 476333008  
KIM BARRIGA, ETAL  
32845 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333009, APN: 476333009  
RAYMOND DELNEGRO  
6647 GOLDEN WEST AVE  
ARCADIA CA 91007

ASMT: 476333010, APN: 476333010  
CHRISTOPHER LOREDO  
32821 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333011, APN: 476333011  
KELLY SMITH  
32809 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333012, APN: 476333012  
CELINA WAINWRIGHT, ETAL  
32797 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333013, APN: 476333013  
JASON FEUZ  
32785 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333014, APN: 476333014  
ESMERALDA CERVANTES, ETAL  
32773 WESTPORT WAY  
WINCHESTER, CA. 92596

ASMT: 476333015, APN: 476333015  
MARIA SOTO, ETAL  
32761 WESTPORT WAY  
WINCHESTER, CA. 92596



ASMT: 476340003, APN: 476340003  
JUANITA RISELING, ETAL  
32852 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340010, APN: 476340010  
MARK EDGREN  
32936 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340004, APN: 476340004  
DAVID MILLER  
32864 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340011, APN: 476340011  
FH RANCH  
71175 AURORA RD  
DSRT HOT SPG CA 92241

ASMT: 476340005, APN: 476340005  
KARISSA HARRILL, ETAL  
32876 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340012, APN: 476340012  
ANGI ELLINGTON, ETAL  
32927 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340006, APN: 476340006  
BARBARA LUCERO, ETAL  
413 BONITA VALLE  
FALLBROOK CA 92028

ASMT: 476340013, APN: 476340013  
DAYRIN MAGADAN, ETAL  
32915 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340007, APN: 476340007  
FREDRICK AMOS  
207 VIA ORO VERDE  
FALLBROOK CA 92028

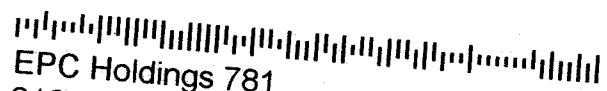
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MIRIAM HEATH  
1601 N SEPULVEDA BLV 562  
MANHATTAN BEACH CA 90266

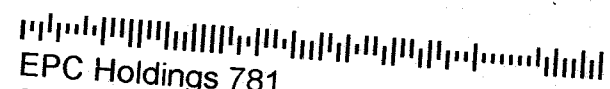
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MARIA MAPLE, ETAL  
32912 SHEPHARD CT  
WINCHESTER, CA. 92596

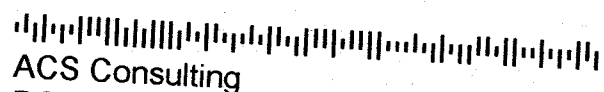
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WINCHESTER, CA. 92596

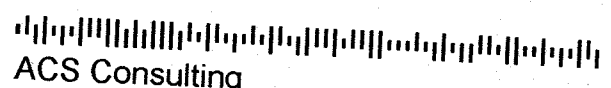
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RACHEL DUFFY, ETAL  
32924 SHEPHARD CT  
WINCHESTER, CA. 92596

ASMT: 476340016, APN: 476340016  
DOUGLAS DICKSON, ETAL  
34376 HILLINGDON CT  
WINCHESTER, CA. 92596

  
EPC Holdings 781  
3161 Michelson Drive Suite 452  
Irvine CA 92612

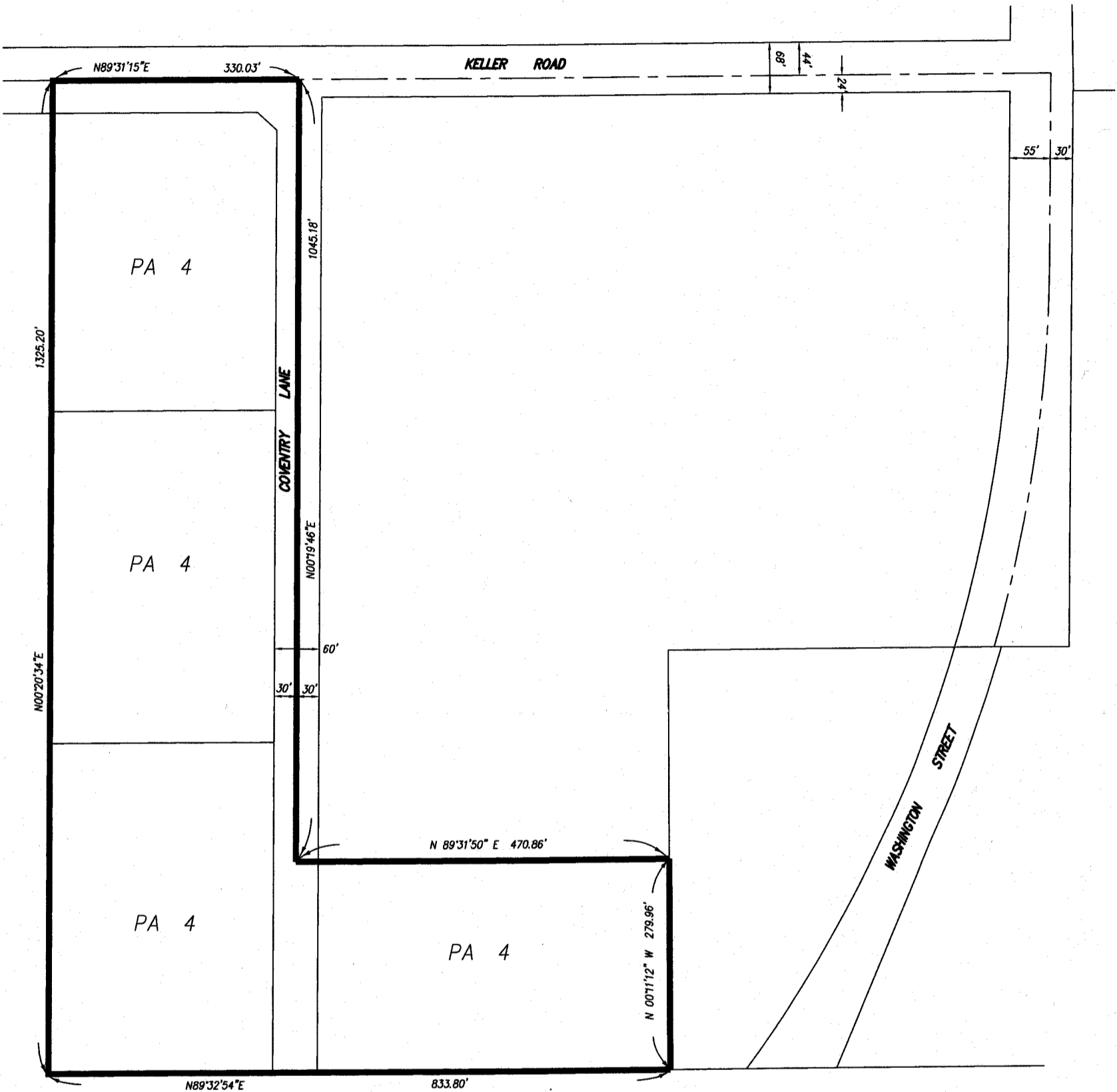
  
EPC Holdings 781  
3161 Michelson Drive Suite 452  
Irvine CA 92612

  
ACS Consulting  
PO Box 2252  
Temecula CA 92593

  
ACS Consulting  
PO Box 2252  
Temecula CA 92593

RANCHO CALIFORNIA AREA  
SEC. 28, T.6 S., R.2 W. S.B.B. & M.

SHT. 1 OF 1

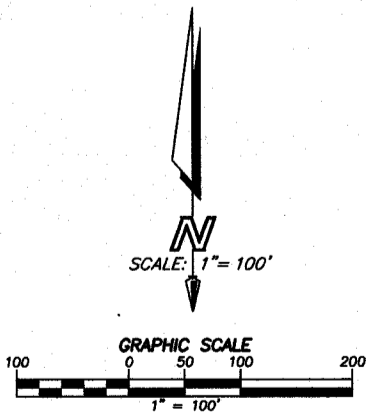


LEGEND

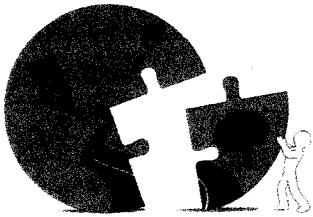
SP ZONE

SPECIFIC PLAN (SP286)

MAP NO. \_\_\_\_\_  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. \_\_\_\_\_, ORDINANCE NO. \_\_\_\_\_  
CHANGE OF ZONE CASE NO. 7805  
ADOPTED BY ORDINANCE NO. \_\_\_\_\_  
DATE: \_\_\_\_\_  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSOR MAP NUMBER: 476-010-051



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Determination/Notice of  
Clerks for posting to County

3/19/14  
Date

Box  
Initial

## NOTICE OF EXEMPTION

TO: ☐ Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
P.O. Box 3044 ☐ 4080 Lemon Street, 12th Floor ☐ 38686 El Cerrito Road  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
☒ County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Change of Zone No. 7805

Project Location: In the unincorporated area of Riverside County, southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane in the Southwest Area Plan

Project Description: Change of Zone No. 7805 is a proposal to formalize the planning area boundaries for Planning Area 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: EPC Investment Holdings 781 LLC

**Exempt Status: (Check one)**

- |   |  |
|---|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268)              | <input type="checkbox"/> Categorical Exemption (_____)                     |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a))    | <input type="checkbox"/> Statutory Exemption (_____)                       |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input checked="" type="checkbox"/> Other: <u>Exempt per section 15182</u> |

Reasons why project is exempt: Pursuant to CEQA section 15182, this Change of Zone is within a Specific Plan that has previously prepared EIR dated after 1980, and that has not been subject to the provisions of CEQA Guidelines Section 15162 (requirements for a subsequent EIR). No further environmental documents are required.

Matt Straite

County Contact Person

951-955-8631

Phone Number

Signature

Title

Date

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

Revised: 3/15/10: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZCZ7805 -

FOR COUNTY CLERK'S USE ONLY

1/7/2014 16-1