

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

614B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
September 9, 2014

**SUBJECT:** CHANGE OF ZONE NO. 7797 – No New Environmental Documentation Required – Applicant: Serafin Aleman – Fifth/Third Supervisorial District – Location: Northerly of Highway 74, southerly of Ritter Street, easterly of Creag Avenue, and westerly of Melba Avenue.

**RECOMMENDED MOTION:** That the Board of Supervisors:

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 441** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

**APPROVE CHANGE OF ZONE NO. 7797**, amending the zoning classification for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

Continued on next page

  
\_\_\_\_\_  
Juan C. Perez TLMA Director/  
Interim Planning Director

MS

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	


<b>SOURCE OF FUNDS:</b> Deposit based funds	<b>Budget Adjustment:</b>
	For Fiscal Year:

**C.E.O. RECOMMENDATION:** APPROVE  
BY:   
Tina Grande  
County Executive Office Signature

**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 approved as recommended and that the above Ordinance is adopted as recommended with waiver of the reading.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: October 7, 2014  
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.: | District:5/3 | Agenda Number:

16-3

FORM APPROVED COUNTY COUNSEL  
DATE 9/9/14  
BY GREGORY P. PRAMOS  
Department of Conference

A-30  
4/5 Vote  
Positions Added  
Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: Change of Zone No. 7797**

**DATE:** June 23, 2014

**PAGE:** Page 2 of 2

**ADOPT ORDINANCE NO. 348. 4787** amending the zoning in the Homeland Area shown on Map No. 2.2364 Change of Zone No. 7797 attached hereto and incorporated herein by reference.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

**BACKGROUND:**

The applicant is proposing a change of zone to be consistent with the General Plan designation. The Zone Change was before the Planning Commission on March 20, 2013.

**ATTACHMENTS:**

- A. **Planning Commission Staff Report**
- B. **Ordinance No. 348.4787**

1 ORDINANCE NO. 348.4787

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as  
6 amended, are further amended by placing in effect in the Homeland Area, the zone or zones as shown on  
7 the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2364,  
8 Change of Zone Case No. 7797" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10  
11 BOARD OF SUPERVISORS OF THE COUNTY  
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: Jeff Stone  
14 Chairman, Board of Supervisors  
15 **JEFF STONE**

16 ATTEST:  
17 KECIA HARPER-IHEM  
18 Clerk of the Board

19 By: Kellie Wagon

20 (SEAL)

21  
22 APPROVED AS TO FORM  
23 September 8, 2014

24  
25 By: Michelle Clack  
26 MICHELLE CLACK  
27 Deputy County Counsel

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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on October 7, 2014, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

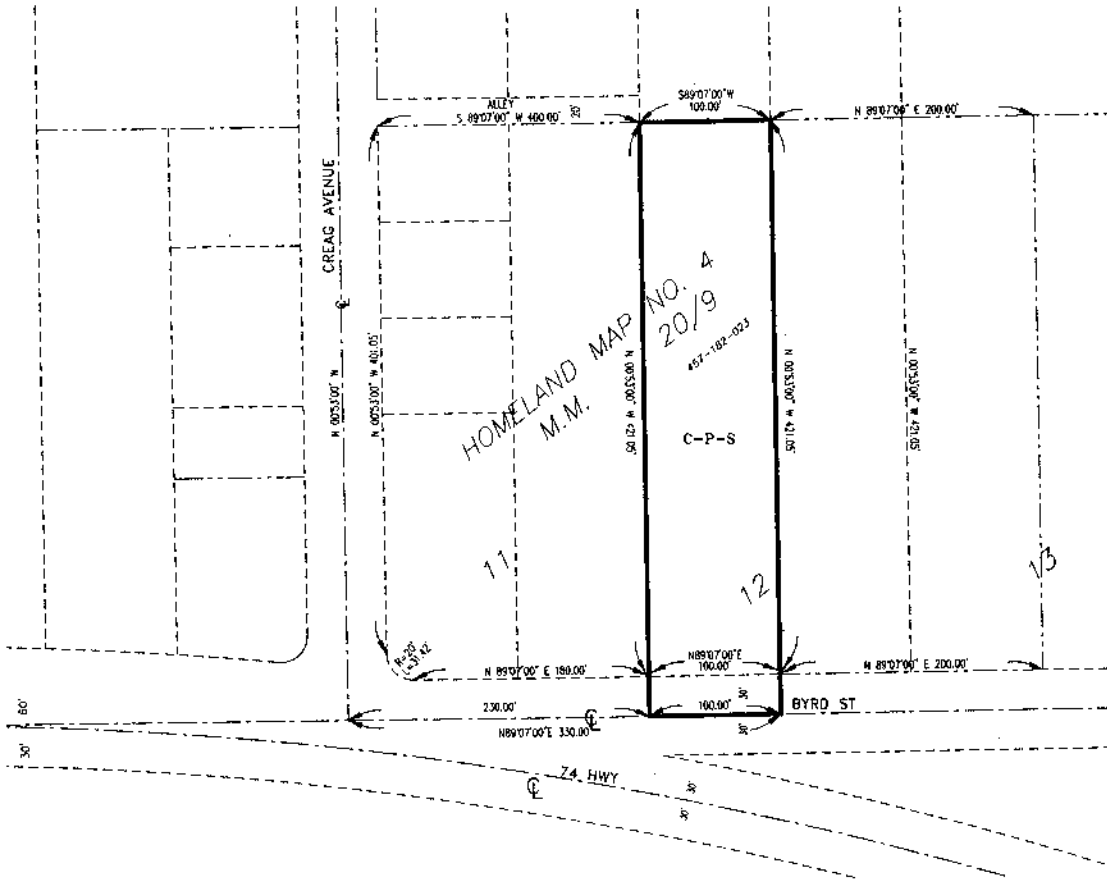
AYES:                   Jeffries, Tavaglione, Stone, Benoit and Ashley  
NAYS:                   None  
ABSENT:                 None

DATE:            October 7, 2014

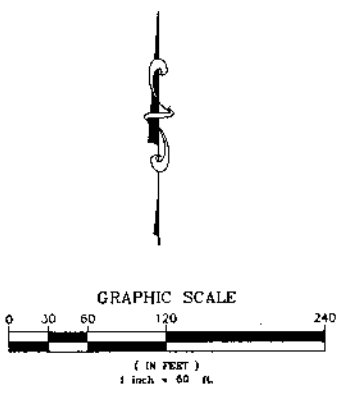
KECIA HARPER-IHEM  
Clerk of the Board  
BY: *Kecia Harper-Ihem*  
Deputy

SEAL

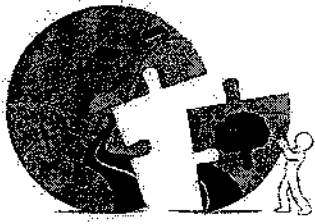
HOMELAND AREA  
SECTION 8, T5S, R2W S.B.B. & M.



**LEGEND**  
 C-P-S SCENIC HIGHWAY COMMERCIAL



MAP NO. 2,2364  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 , ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 7787  
 ADOPTED BY ORDINANCE NO. 348.4787



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
Director

Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on.

10/10/14  
Date

KB  
Initial

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

Change of Zone No. 7797

*Project Title/Case Numbers*

Matt Straite  
*County Contact Person*

951-955-8631  
*Phone Number*

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

Serafin Aleman  
*Project Applicant*

31231 Highway 74 Homeland CA 92548  
*Address*

The project is located northerly of Highway 74, southerly of Ritter Street, easterly of Creag Avenue, and westerly of Melba Avenue.  
*Project Location*

The zone change proposes to change the zoning classification for the subject property from Commercial Retail (CR), to Scenic Highway Commercial (C-P-S).  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 10/7/14, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (Proof of previous payment + \$50)
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

[Signature]  
*Signature*

Board Assistant  
*Title*

10/7/14  
*Date*

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

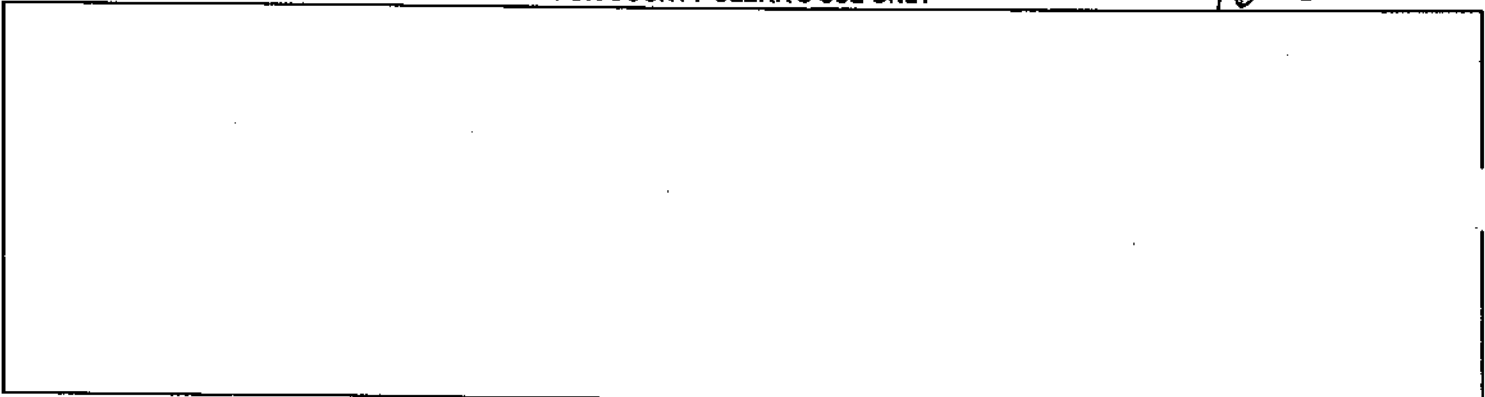
DW/rj  
Revised 8/25/2009  
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA

ZCFG05945

FOR COUNTY CLERK'S USE ONLY

OCT 07 2014 16-3



EA 38614

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200301036

Lead Agency: COUNTY PLANNING Date: 10/07/2003

County Agency of Filing: Riverside Document No: 200301036

Project Title: EIR 441; EA 38614; COMPREHENSIVE GPA 618

Project Applicant Name: COUNTY PLANNING Phone Number:

Project Applicant Address: 4080 LEMON ST. 9TH FLOOR RIVERSIDE, CA 92501

Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

- Environmental Impact Report \$850.00
  - Negative Declaration \_\_\_\_\_
  - Application Fee Water Diversion (State Water Resources Control Board Only) \_\_\_\_\_
  - Project Subject to Certified Regulatory Programs \_\_\_\_\_
  - County Administration Fee \$64.00
  - Project that is exempt from fees (DeMinimis Exemption) \_\_\_\_\_
  - Project that is exempt from fees (Notice of Exemption) \_\_\_\_\_
- Total Received** \$914.00

Signature and title of person receiving payment: \_\_\_\_\_

Notes:

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0318520

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: COUNTY OF RIVERSIDE - TLMA  
paid by: JV 0000576128 \$914.00  
paid towards: CFG02705 CALIF FISH & GAME: EIR  
FISH & GAME FOR EIR00441 (GPA00618)  
at parcel #:   
appl type: CFG2

By ADANELYA Oct 01, 2003 12:57  
posting date Oct 01, 2003

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$850.00
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!  
Additional info at [www.rctlma.org](http://www.rctlma.org)



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1300403

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

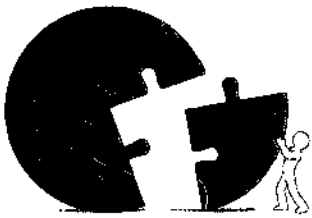
\*\*\*\*\*  
\*\*\*\*\*  
Received from: ALEMAN SERAFIN & SANCHEZ ADELAID \$50.00  
paid by: CK 1145  
paid towards: CFG05945 CALIF FISH & GAME: DOC FEE  
CFG fee for CZ7797  
at parcel #: 31816 HIGHWAY 74 HOML  
appl type: CFG3

By \_\_\_\_\_ Jan 15, 2013 14:37  
MGARDNER posting date Jan 15, 2013

\*\*\*\*\*  
\*\*\*\*\*  
Account Code Description Amount  
658353120100208100 CF&G TRUST: RECORD FEES \$50.00

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

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



**RIVERSIDE COUNTY  
PLANNING DEPARTMENT**

*Clerk's Original*

*Juan C. Perez  
Interim Planning Director*

*614 B  
10-7-2014  
ET*

**DATE: 8/25/14**

**TO: Clerk of the Board of Supervisors**

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

**SUBJECT: CZ07797**

**(Charge your time to these case numbers)**

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

- Place on Administrative Action (Receive & File; EOT)
    - Labels provided If Set For Hearing
      - 10 Day  20 Day  30 day
  - Place on Consent Calendar
  - Place on Policy Calendar (Resolutions; Ordinances; PNC)
  - Place on Section Initiation Proceeding (GPIP)
  - Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
  - Publish in Newspaper:
    - (3rd Dist) Press Enterprise and The Californian
  - No New Environmental Documentation Required
    - 10 Day  20 Day  30 day
  - Notify Property Owners (app/agencies/property owner labels provided)
- Controversial:  YES  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 (CFG05945)

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

**3 Extra sets were taken to:  
Clerk of the Board**

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  
MINUTE ORDER  
MARCH 20, 2013**

**I. AGENDA ITEM 3.2**

**CHANGE OF ZONE NO. 7797** – No New Environmental Documentation Required – Applicant: Serafin Aleman – Owner: Adelaida Sanchez and Serafin Aleman – Third/Fifth Supervisorial District – Location: Northerly of Highway 74, southerly of Ritter Street, easterly of Creag Avenue, and westerly of Melba Avenue – 0.93 Acres. **REQUEST:** Project Planner: Matt Straite at (951) 955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative)

**II. PROJECT DESCRIPTION:**

Propose change of zone from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S).

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Principal Planner: David Mares at (951) 955-9076 or email [dmares@rctlma.org](mailto:dmares@rctlma.org).

No one spoke in favor, neutral, or in opposition to the project. Dee Bonnett, 31770 Wakefield Ave, Homeland, turned in a speaker card after the matter was adopted and tentatively approved.

**IV. CONTROVERSIAL ISSUES: Yes.** Flood denied the project, but Planning is moving for approval anyway.

**V. PLANNING COMMISSION ACTION:**

Motion by Chairman Petty, 2<sup>nd</sup> by Commissioner Sloman

A vote of 5-0

**CONSIDERATION of FINDINGS that NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED; and, TENTATIVELY APPROVED CHANGE OF ZONE NO. 7797**

**CD**

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

Agenda Item No.:  
Area Plan: Harvest Valley / Winchester  
Zoning District: Homeland  
Supervisory District: Fifth/Third  
Project Planner: Matt Straite  
Planning Commission: March 20, 2013

CHANGE OF ZONE NO. 7797  
Applicant: Serafin Aleman  
Engineer/Rep: Sergio Vaquez, Olympic  
Mapping

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7797 proposes to change the zoning classification for the subject property from Rural Residential (R-R), to Scenic Highway Commercial (C-P-S).

The applicant is proposing a change of zone to be consistent with the General Plan designation.

The project is located northerly of Highway 74, southerly of Ritter Street, easterly of Creag Avenue, and westerly of Melba Avenue.

### ISSUES OF CONCERN:

There are no issues of concern with the proposal.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development – Commercial Retail (CD:CR)
2. Surrounding General Plan Land Use (Ex. #5): Community Development – Commercial Retail (CD:CR) to the south, east and west, Medium Density Residential (MDR) to the north.
3. Proposed Zoning (Ex. #3): Scenic Highway Commercial (C-P-S)
4. Surrounding Zoning (Ex. #3): Scenic Highway Commercial (C-P-S) to the east, Rural Residential (R-R) to the north, west and south.
5. Existing Land Use (Ex. #1): Single family dwelling and storage uses
6. Surrounding Land Use (Ex. #1): Single family dwellings to the north and west, Highway 74 to the south, storage to the east.
7. Project Data: Total Acreage: 0.93 Gross Acres
8. Environmental Concerns: Nothing Further Required (see below for more detail)

### RECOMMENDATIONS:

**CONSIDERATION of FINDINGS that NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because ENVIRONMENTAL IMPACT REPORT NO. 441 adequately analyzed all environmental impacts**

pursuant to applicable legal standards pursuant to Public Resources Code Division 13 Section 21083.3 subsection 1 and none of the conditions described in California Code of Regulations Section 15162 exist; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7797**, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors.

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

1. The project site is designated Community Development – Commercial Retail (CD-CR) in the Harvest Valley / Winchester Area Plan.
2. The proposed change of zone is consistent with the Community Development – Commercial Retail (CD-CR) land use designation.
3. The proposed Change of Zone will make the zoning consistent with the General Plan. Density allocations for the site are established by the General Plan, and the proposed zoning simply implements the General Plan. This zone change proposal will not specifically authorize any construction or permit any structures on the site. Any studies or infrastructure needed will be identified and required when an entitlement such as a subdivision, use permit, or single-family residential building permit is issued for the site.
4. The project site is surrounded by properties which have a General Plan Land Use designation of Community Development – Commercial Retail (CD:CR) to the south, east and west, Medium Density Residential (MDR) to the north.
5. The proposed zoning for the subject site is Scenic Highway Commercial (C-P-S).
6. No development is proposed at this time; however, the subject property would allow for development consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
7. Residential and retail/storage uses have been constructed and are operating in the project vicinity. These are compatible uses and the proposal will not create any incompatibility.
8. This change of zone is not located within a Criteria Area Cell Group and as such the Planning Department has conferred with the Environmental Programs Department and was determined the project fulfills the requirements of the WRCMSHCP.
9. Pursuant to Public Resources Code Division 13 Section 21083.3 subsection 1, the General Plan has been designated to accommodate a specific density of development and an EIR was approved for that planning action. The subject site does not contain any features that would create environmental impacts that would be peculiar to the subject parcels, beyond what was studied in the General Plan EIR.
10. None of the conditions described in California Code of Regulations Section 15162 exist:

- a. There have been no substantial changes to the site since 2003, the site is and was used for storage and single family use.
- b. There is no new information that was not known at the time the General Plan EIR was created that would result in any increase in impacts identified in the EIR.
- c. The General Plan created the designation Commercial Retail in 2003, this change of zone is proposing a designation that is consistent with the density established in the General Plan.

**CONCLUSIONS:**

1. The proposed change of zone is in conformance with the Community Development – Commercial Retail (CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed change of zone is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed change of zone is clearly compatible with the present and future logical development of the area.
5. The proposed change of zone does not require additional CEQA review beyond that done for the General Plan in EIR No. 441.
6. The proposed change of zone will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. Fault Zone;
  - b. A City Sphere of Influence
  - c. General Plan Policy Overlay;
  - d. A 100 Year Flood Zone;
  - e. Dam inundation zone;
  - f. Specific Plan; or,
  - g. Airport Influence Area.
3. The project site is located within:
  - a. High Fire Area;
  - b. Highway 79 Policy Area;
  - c. An area of low liquefaction;
  - d. Romoland & Perris School District; and,
  - e. Mt. Palomar Observatory Zone B– 30.09 miles
4. The subject site is currently designated as Assessor's Parcel Numbers 457-182-023

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07797

LAND USE

Supervisor Stone  
District 3

Date Drawn: 02/13/2013  
Exhibit 1



Zoning Area: Homeland  
Township/Range: T5SR2W  
Section: 8

Assessors Bk. Pg. 457-18  
Thomas Bros. Pg. 839 C1  
Edition 2011



DISCLAIMER: On October 7, 2008, 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.tps.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07797

PROPOSED ZONING

Supervisor Stone  
District 3

Date Drawn: 02/13/2013  
Exhibit 3



Zoning Area: Homeland  
Township/Range: T5SR2W  
Section: 8

Assessors Bk. Pg. 457-18  
Thomas Bros. Pg. 839 C1  
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

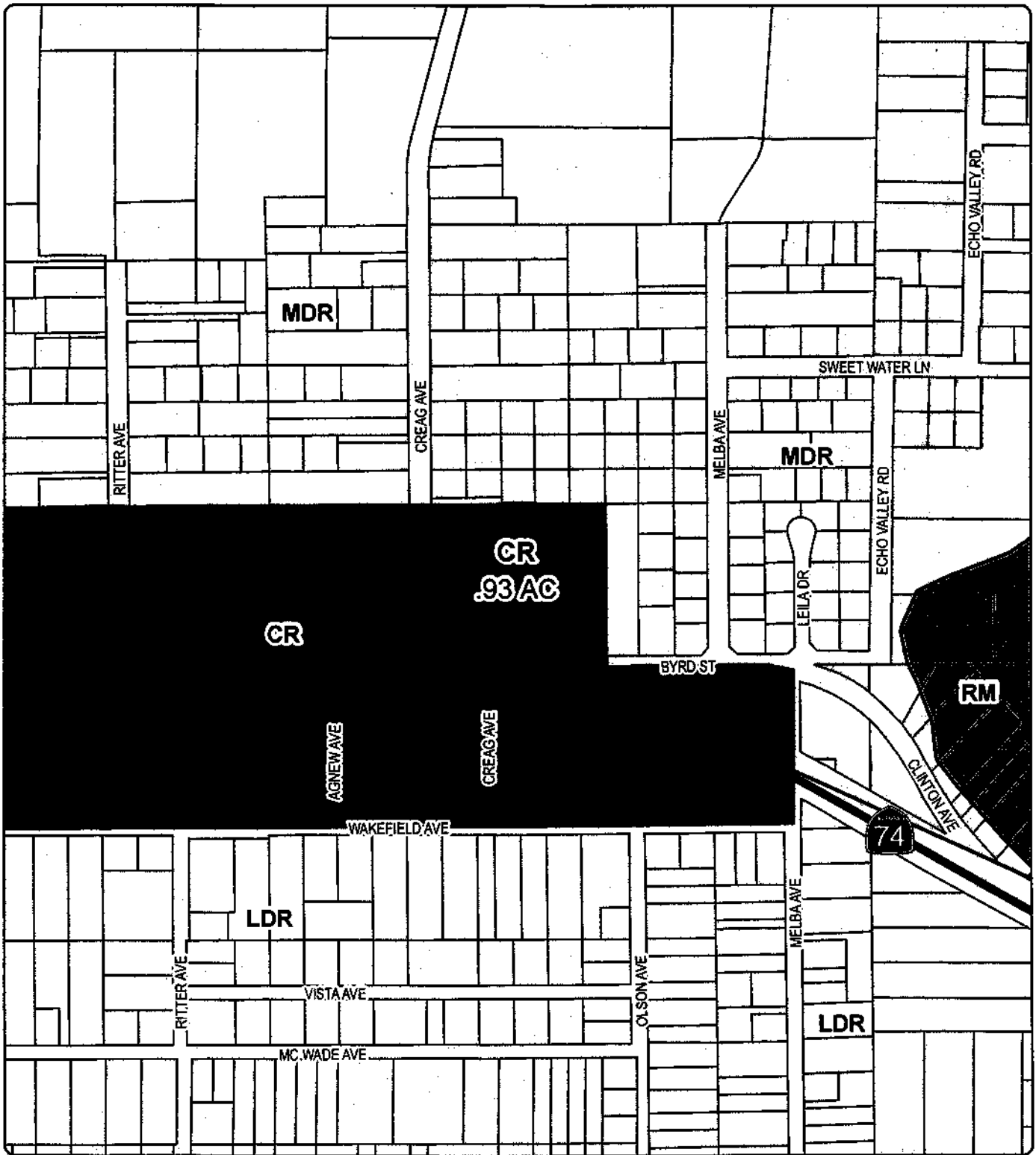
CZ07797

EXISTING GENERAL PLAN

Date Drawn: 02/13/2013

Exhibit 5

Supervisor Stone  
District: 3



Zoning Area: Homeland  
Township/Range: T5SR2W  
Section: 8

Assessors Bk. Pg. 457-18  
Thomas Bros. Pg. 839 C1  
Edition 2011



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

SEC. B T. 5S R. 2W. S.B.P. & M.  
**CHANGE OF ZONE**  
 ( JANUARY 2013 )

**(1) APPLICANT:**

THOMAS BROTHERS MAP  
 3125 HIGHLAND AV.  
 HONOLULU, CA 92046  
 (951) 525-8255

**(2) OWNER:**

SEAFAR ALUMIN AND ANODIZED SERVICES  
 3125 HIGHLAND AV.  
 HONOLULU, CA 92046  
 (951) 634-4045

**(3) EXHIBIT PREPARER:**

OLYMPIC MAPPING SYSTEM INC.  
 1848 N 17TH STREET, STE. A  
 HONOLULU, CA 92046  
 (951) 525-8255  
 (951) 525-8255 FAX

**(4) APN: & SITE ADDRESS:**

APN 462-182-023  
 3125 HIGHLAND AV.  
 HONOLULU, CA 92046

**(7) PREPARED:**

01/01/2013

**(9) LEGAL DESCRIPTION:**

ALL REAL PROPERTY SITUATED IN THE COUNTY OF WINDSOR, STATE OF CALIFORNIA, DESCRIBED AS:  
 THE WEST HALF OF LOT THREE (1) OF HIGHLAND MAP, AS PER MAP RECORDS OF SA COUNTY.

**(10) LOT SIZE:**

1.24 AC GROSS  
 0.97 AC NET

**(12) THOMAS BROTHERS MAP:**

RECORDS OF SA COUNTY  
 PL. 588, CORNER 12 & 11

**(14) EXISTING ZONING CODE & PROPOSED:**

EXISTING ZONE R-R  
 PROPOSED ZONE CPS

**(16) SPECIFIC PLA :**

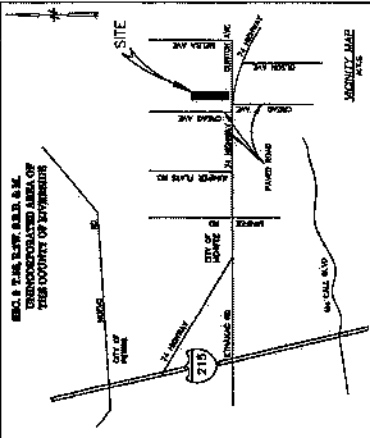
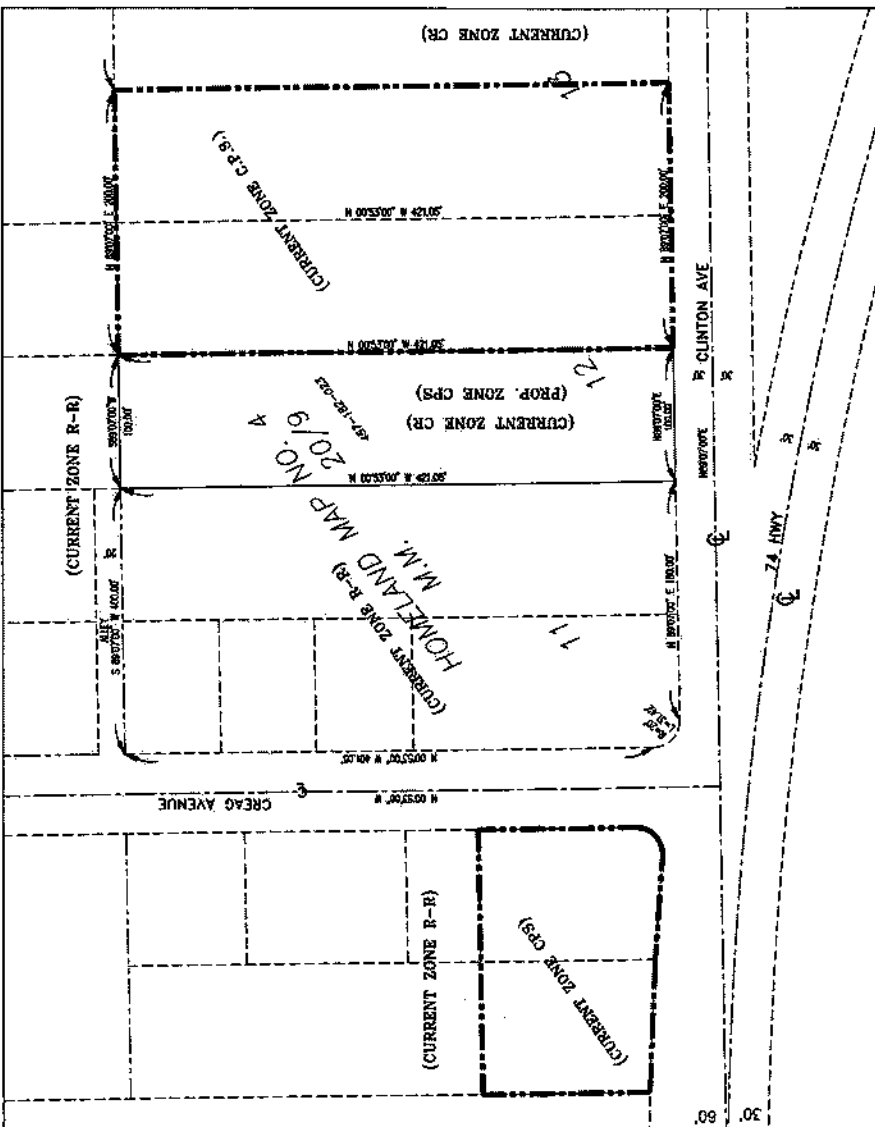
NOT WITH SPECIFIC PLAN

**(17) UTILITY PURVEYORS & SCHOOL:**

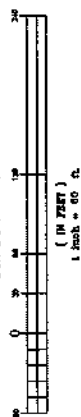
WATER - EASTERN METROPOLITAN WATER DISTRICT  
 SEWER - METROPOLITAN WATER DISTRICT  
 ELECTRIC - SOUTHERN CALIFORNIA Edison CO.  
 CABLE - THE BARNETT CABLE  
 SCHOOL DISTRICT - HIGHLAND & PERRIS UNION HIGH

**(18) FEMA FLOOD PLAINS:**

100 YEAR FLOOD ZONE AA PER  
 COMMUNITY-FLOOD NUMBER 60005 CH09 C  
 REV. AUGUST 26, 2008 FINAL



GRAPHIC SCALE



**LEGEND**

- CPS
- SEMI-HIGHWAY COMMERCIAL, ARTICLE 105
- RR
- RURAL RESIDUAL
- ZONE LIMITS

**CHANGE OF OFFICIAL ZONING PLAN**  
 LAKEVIEW AREA  
 DISTRICT

CHANGE OF ZONE CASE No. \_\_\_\_\_  
 AMENDING ORDINANCE No. \_\_\_\_\_  
 ADOPTED BY ORDINANCE No. \_\_\_\_\_

JANUARY 2013

RIVER SIDE COUNTY BOARD OF SUPERVISORS

MARK	DATE	ITEM	REVISIONS

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

DATE: January 22, 2013

FILE COPY

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District

Riv. Co. Fire Department  
Riv. Co. Building & Safety - Grading  
Regional Parks & Open Space District

Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Archaeology Section

**CHANGE OF ZONE NO. 7797** – EA42569 – Applicant: Serafin Aleman – Owner: Adelaida Sanchez and Serafin Aleman – Third/Fifth Supervisorial District – Homeland Area Zoning District – Harvest Valley/Winchester Area Plan –Community Development: Commercial Retail - (C-R) – Location: Northerly of Highway 74, southerly of Ritter Street, easterly of Creag Avenue, and westerly of Melba Avenue – 0.93 Acres – Zoning: Rural Residential - (R-R) - **REQUEST:** Propose to change of zone from current Rural Residential - (R-R) to Scenic Highway Commercial (C-P-S) – APN: 457-182-023

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a ~~public meeting on February 14, 2013~~. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-8631 or email at [mstraite@rctlma.org](mailto:mstraite@rctlma.org) / MAILSTOP# 1070.

Public Hearing Path: DH:  PC:  BOS:

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.*



RIVERSIDE COUNTY  
**PLANNING DEPARTMENT**

Carolyn Syms Luna  
Director

### APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

**Standard Change of Zone**

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07797 DATE SUBMITTED: 1-15-2013

**APPLICATION INFORMATION**

Applicant's Name: SERAFIN ALEMAN E-Mail: \_\_\_\_\_

Mailing Address: 31231 HIGHWAY 74  
HOMELAND CA 92548  
City State ZIP

Daytime Phone No: (951) 575-0983 Fax No: (909) 920-9907

Engineer/Representative's Name: SERGIO VAZQUEZ / OLYMPIC MAPPING SVC. E-Mail: SERGIO@OLYMPICMAPPING.COM

Mailing Address: 1846 W 11TH ST  
UPLAND CA 91786  
City State ZIP

Daytime Phone No: (909) 920-9901 Fax No: (909) 920-9907

Property Owner's Name: ADELAIDA SANCHEZ SERAFIN ALEMAN E-Mail: \_\_\_\_\_

Mailing Address: 31231 HIGHWAY 74  
HOMELAND CA 92548  
City State ZIP

Daytime Phone No: (909) 920-9901 Fax No: (909) 920-9907

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"*

**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.

Serafin Aleman Serafin Aleman  
PRINTED NAME OF APPLICANT 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.

Serafin Aleman Serafin Aleman  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Adelaida Sanchez Adelaida Sanchez  
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): 457-182-023-2

Section: 8 Township: 5 South Range: 2 West

Approximate Gross Acreage: 0.99 acre

General location (nearby or cross streets): North of HWY 7A, South of RITTER ST, East of CREAG AVE, West of MELBA AVE

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: PAGE 839 GRID C1

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

CHANGE ZONE FROM R.R. TO CPS.

Related cases filed in conjunction with this request:

NONE

for PC

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/7/2013

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07797 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

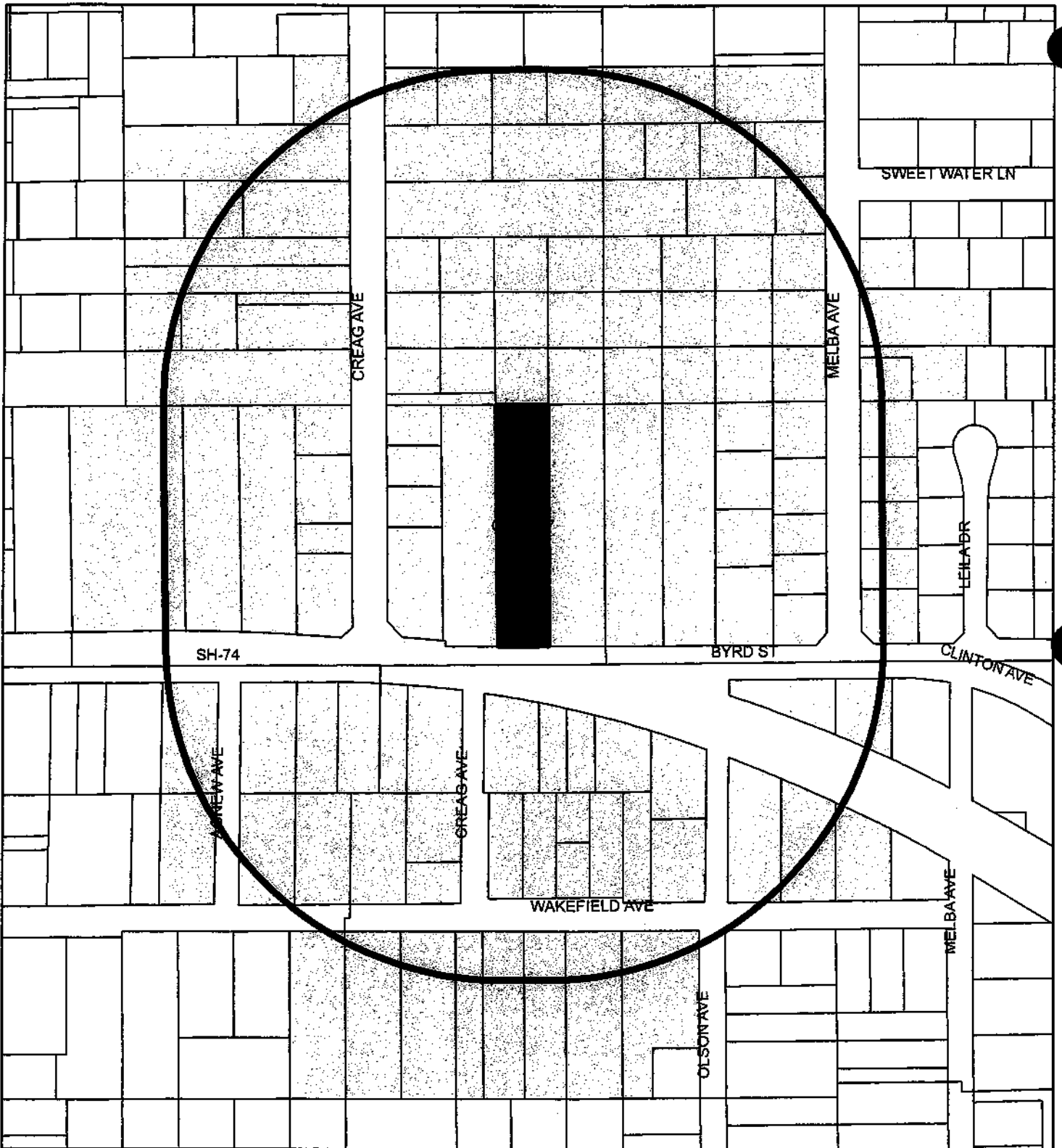
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

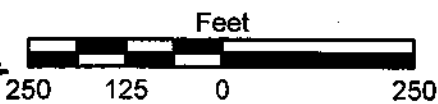
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

checked by  
m. strait  
2/7/13  
exp 8/7/13

# CZ07797 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstraitte on 6/23/2014

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.



TERRY E ADKINS  
25874 MELBA AVE  
ROMOLAND, CA. 92585

SERAFIN ALEMAN  
31231 HIGHWAY 74  
HOMELAND, CA. 92548

GRACIELA ALFARO  
P O BOX 7000  
HOMELAND, CA. 92548

ALFONSO ALVAREZ  
25829 HOMELAND AVE  
HOMELAND, CA. 92548

MANUEL AMEZOLA  
31767 WAKEFIELD AVE  
HOMELAND, CA. 92548

ERNEST E ANDRUS  
25823 MELBA AVE  
HOMELAND, CA. 92548

DAVID M ANKENBRANDT  
24746 ROLLINGWOOD RD  
LAKE FOREST, CA. 92630

JESSE ARRELLANES  
C/O STANDARD MORTGAGE  
6820 INDIANA AVE STE 260  
RIVERSIDE, CA. 92506

DANNEY EDWARD BALL  
PMB 333  
140 E STETSON  
HEMET, CA. 92543

BANK OF AMERICA  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY, CA. 93063

SILVIA BARRERA  
25897 MELBA AVE  
HOMELAND, CA. 92548

ATZIMBA ANABELLA BEDOLLA  
25925 MELBA AVE  
HOMELAND, CA. 92548

J SCOTT BERESFORD  
C/O HASKELL REAL ESTATE  
55 N 8TH ST  
BANNING, CA. 92220

IGNACIO MIRANDA BERMUDEZ  
26154 NAUMANN AVE  
HOMELAND, CA. 92548

J JESUS AGUILA BOTELLO  
C/O JESUS J ALFEREZ  
31934 CLINTON AVE  
HOMELAND, CA. 92548

VICTORIA C BUSTAMANTE  
25881 CREAG AVE  
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P O BOX 42  
HOMELAND, CA. 92548

LARRY CALEY  
P O BOX 897  
PERRIS, CA. 92572

TIFFANY JOY CAMPBELL  
25876 CREAG AVE  
HOMELAND, CA. 92548

RONALD CASSINI  
P O BOX 894131  
TEMECULA, CA. 92589

ENRIQUE CERVANTES  
25906 MELBA AVE  
HOMELAND, CA. 92548

LUIS ALFREDO G CISNEROS  
26224 NAUMANN AVE  
HOMELAND, CA. 92548

RAYMOND LEE COOPER  
P O BOX 464  
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IGNACIO CORDERO  
28265 RAWLINGS RD  
HEMET, CA. 92543

MARIA C CORNEJO  
968 CAMDEN CT  
HEMET, CA. 92545

JOSE D CORVERA  
C/O CESAR CORVERA  
25849 CREAG AVE  
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OSCAR R CORVERA  
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ROBERT W CRAWLEY  
2424 W RAMSEY ST  
BANNING, CA. 92220

RODOLFO PULIDO CRUZ  
27526 SYLVIA AVE  
SUN CITY, CA. 92585

CINDY DAHLENE  
28640 LEON RD  
WINCHESTER, CA. 92596

GRANT DAYTON  
1205 A ULUNIU RD  
KIHEI, HI. 96753

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146 C XIMENO  
LONG BEACH, CA. 90803

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JOSE MIGUEL DIAZ  
25867 MELBA AVE  
HOMELAND, CA. 92548

FEDERAL NATL MORTGAGE ASSN  
C/O NATIONSTAR MORTGAGE  
350 HIGHLAND DR  
LEWISVILLE, TX. 75067

JOHN R GAKLE  
6164 PREMIERE AVE  
LAKEWOOD, CA. 90712

FLORENTINO QUEZADA GARCIA  
25973 MELBA AVE  
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JUAN H GARCIA  
P O BOX 761  
HOMELAND, CA. 92548

AMANDA E GREEN  
18 ROOSEVELT AVE  
PEABODY, MA. 1960

GLENN ALLAN GROCHOWSKI  
25864 CREAG AVE  
HOMELAND, CA. 92548

ANTONIO GUTIERREZ  
25806 CREAG AVE  
HOMELAND, CA. 92548

VERA MAE HARRIS  
C/O SHERYL JANUARY  
25917 MELBA AVE  
HOMELAND, CA. 92548

JEFFREY V HARRISON  
25847 MELBA AVE  
HOMELAND, CA. 92548

JOSEPH LEDESMA HERNANDEZ  
1618 S PACIFIC ST  
OCEANSIDE, CA. 92054

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1949 W LINCOLN AVE  
SAN BERNARDINO, CA. 92411

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PLACENTIA, CA. 92870

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P O BOX 7000 318  
ROLLING HILL ESTATE, CA. 90274

JOY WAY CAPITAL TRUST  
P O BOX 7000 318  
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JOLANTA KRAMARZ  
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1611 A S MELROSE DR 394  
VISTA, CA. 92081

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ARRIE G MELUGIN  
861 FELIPE PL  
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ROBERT A MORENO  
2722 S DEEGAN DR  
SANTA ANA, CA. 92704

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25883 MELBA AVE  
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ADAN URIBE NAVARRO  
25993 MELBA AVE  
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25851 MELBA AVE  
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CORONA, CA. 92881

ADOLFO PAREDES  
7531 EL CERRITO RD  
CORONA, CA. 92881

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C/O WAYNE D PAUL  
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WAYNE D PAUL  
31838 WAKEFIELD AVE  
HOMELAND, CA. 92548

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MURRIETA, CA. 92562

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PERRIS, CA. 92570

PHILLIP J SANDOVAL  
21820 JOHNS ST  
PERRIS, CA. 92570

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C/O RAY TARANGO  
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HEMET, CA. 92544



WON KYUN YUN  
31880 HIGHWAY 74  
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DANA ZUNIGA  
C/O IGNACIO ZUNIGA  
28391 MURRIETA RD  
SUN CITY, CA. 92586

ASMT: 457181004, APN: 457181004  
ESTHER GONZALEZ, ETAL  
25811 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457181015, APN: 457181015  
ROGELIO TARANGO  
C/O RAY TARANGO  
468 W PAISLEY AVE  
HEMET CA 92543

ASMT: 457181006, APN: 457181006  
RICHARD VEGA  
25829 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457181016, APN: 457181016  
ORALIA SANDOVAL, ETAL  
21820 JOHNS ST  
PERRIS CA 92570

ASMT: 457181008, APN: 457181008  
LUCIA LUQUE, ETAL  
25871 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457181017, APN: 457181017  
MARY YANNI  
C/O RICHARD OUELLETTE  
25925 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457181009, APN: 457181009  
ROSEMARIE COUCH, ETAL  
146 C XIMENO  
LONG BEACH CA 90803

ASMT: 457181018, APN: 457181018  
JEANETTE POE, ETAL  
25941 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457181011, APN: 457181011  
VICTORIA BUSTAMANTE  
25881 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457181019, APN: 457181019  
MARIA CORNEJO  
968 CAMDEN CT  
HEMET CA 92545

ASMT: 457181012, APN: 457181012  
DONNA WILLMON  
P O BOX 237  
HOMELAND CA 92548

ASMT: 457181020, APN: 457181020  
JANA MILLER, ETAL  
468 SERRA  
CORONA DEL MAR CA 92625

ASMT: 457181013, APN: 457181013  
MOISES DESANTIAGO  
25887 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457181023, APN: 457181023  
MARY HUNT  
P O BOX 161  
HOMELAND CA 92548

ASMT: 457181028, APN: 457181028  
JOSE CORVERA, ETAL  
25849 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457182011, APN: 457182011  
OCTAVIO PANDO  
4029 W 138TH ST  
HAWTHORNE CA 90250

ASMT: 457181029, APN: 457181029  
JOSEPHINE HICKMAN  
230 AGAPE CIR  
BISHOP CA 93514

ASMT: 457182012, APN: 457182012  
DOROTHY SAMPSON, ETAL  
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HOMELAND, CA. 92548

ASMT: 457181032, APN: 457181032  
KAZUKO TAKAHASHI, ETAL  
31638 HIGHWAY 74  
HOMELAND, CA. 92548

ASMT: 457182013, APN: 457182013  
CARLOS PALACIO  
25880 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457182007, APN: 457182007  
TINA STEWART, ETAL  
25848 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457182014, APN: 457182014  
JOSE LOPEZ  
25884 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457182008, APN: 457182008  
JULIA MORENO, ETAL  
1247 S SHAWNEE DR  
SANTA ANA CA 92704

ASMT: 457182015, APN: 457182015  
ARCELIA ARRELLANES, ETAL  
C/O STANDARD MORTGAGE  
6820 INDIANA AVE STE 260  
RIVERSIDE CA 92506

ASMT: 457182009, APN: 457182009  
GEORGE MORRISON, ETAL  
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HOMELAND CA 92548

ASMT: 457182016, APN: 457182016  
ELIUD TOVAR, ETAL  
25920 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 457182010, APN: 457182010  
URBAN DEV OF WASH D C, ETAL  
C/O MICHAELSON CONNOR & BOUL  
4400 WILL ROGERS STE 300  
OKLAHOMA CITY OK 73108

ASMT: 457182017, APN: 457182017  
MANUEL MARQUEZ  
P O BOX 65  
HOMELAND CA 92548

ASMT: 457182018, APN: 457182018  
 FEDERAL NATL MORTGAGE ASSN  
 C/O FANNIE MAE  
 P O BOX 650043  
 DALLAS TX 75265

ASMT: 457182033, APN: 457182033  
 BANK OF AMERICA  
 C/O RECONTRUST CO  
 1800 TAPO CANYON SV2202  
 SIMI VALLEY CA 93063

ASMT: 457182023, APN: 457182023  
 LAURA COOPER  
 P O BOX 464  
 HOMELAND CA 92548

ASMT: 457182034, APN: 457182034  
 THERESA RHOADES, ETAL  
 21312 AVENIDA DE ARBOLES  
 MURRIETA CA 92562

ASMT: 457182024, APN: 457182024  
 NELSON RINGGOLD, ETAL  
 C/O BANNING RV DISCOUNT CENTER  
 2424 WEST RAMSEY ST  
 BANNING CA 92220

ASMT: 457182035, APN: 457182035  
 MICHAEL PHELPS  
 25800 CREAG AVE  
 HOMELAND, CA. 92548

ASMT: 457182026, APN: 457182026  
 CINDY DAHLENE  
 25836 CREAG AVE  
 HOMELAND CA 92548

ASMT: 457182036, APN: 457182036  
 ANTONIO GUTIERREZ  
 P O BOX 83  
 TEMECULA CA 92590

ASMT: 457182027, APN: 457182027  
 ELIAS JIMENEZ  
 111 S VAN BUREN ST NO F  
 PLACENTIA CA 92870

ASMT: 457182037, APN: 457182037  
 RONALD CASSINI  
 P O BOX 894131  
 TEMECULA CA 92589

ASMT: 457182028, APN: 457182028  
 JOHN GAKLE  
 6164 PREMIERE AVE  
 LAKEWOOD CA 90712

ASMT: 457191004, APN: 457191004  
 ANTONIA SEPULVEDA, ETAL  
 670 W BROADWAY 103  
 ANAHEIM CA 92805

ASMT: 457182029, APN: 457182029  
 GRANT DAYTON  
 1205 A ULUNIU RD  
 KIHEI HI 96753

ASMT: 457191005, APN: 457191005  
 KATHRY ORR, ETAL  
 2609 JEFFERSON ST  
 LONG BEACH CA 90810

ASMT: 457191006, APN: 457191006  
BARBARA CALEY, ETAL  
P O BOX 897  
PERRIS CA 92572

ASMT: 457191013, APN: 457191013  
IGNACIO ZUNIGA, ETAL  
C/O IGNACIO ZUNIGA  
28391 MURRIETA RD  
SUN CITY CA 92586

ASMT: 457191007, APN: 457191007  
RUBY ANDRUS, ETAL  
25823 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191014, APN: 457191014  
ANDRES PEREZ  
25863 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191008, APN: 457191008  
MARTA EVERSON, ETAL  
P O BOX 7000  
HOMELAND CA 92548

ASMT: 457191015, APN: 457191015  
WILLIAM DEJONG, ETAL  
25861 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191009, APN: 457191009  
KIM HARRISON, ETAL  
25847 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191016, APN: 457191016  
MARTHA HERNANDEZ  
28382 ARBORGLEN DR  
MORENO VALLEY CA 92555

ASMT: 457191010, APN: 457191010  
IGNACIO BERMUDEZ  
26154 NAUMANN AVE  
HOMELAND CA 92548

ASMT: 457191017, APN: 457191017  
ROBERT MORENO  
2722 S DEEGAN DR  
SANTA ANA CA 92704

ASMT: 457191011, APN: 457191011  
REYNA OCHOA, ETAL  
25851 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191018, APN: 457191018  
ALEJANDRO MUNOZ  
25883 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191012, APN: 457191012  
HERMELINDA DIAZ, ETAL  
25867 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457191019, APN: 457191019  
SILVIA BARRERA  
3530 EMERALD NO 31  
TORRANCE CA 90503

ASMT: 457191020, APN: 457191020  
 LUZ CISNEROS, ETAL  
 26224 NAUMANN AVE  
 HOMELAND CA 92548

ASMT: 457191027, APN: 457191027  
 VIRGINIA PULIDO, ETAL  
 27526 SYLVIA AVE  
 SUN CITY CA 92585

ASMT: 457191021, APN: 457191021  
 CONCEPCION SANCHEZ  
 25913 MELBA AVE  
 HOMELAND, CA. 92548

ASMT: 457191028, APN: 457191028  
 LINDA RIFE, ETAL  
 P O BOX 42  
 HOMELAND CA 92548

ASMT: 457191022, APN: 457191022  
 BEVERLY YOUNG, ETAL  
 241 N HEMET ST  
 HEMET CA 92544

ASMT: 457191029, APN: 457191029  
 REYNALDA SEGRAVES, ETAL  
 P O BOX 644  
 HOMELAND CA 92548

ASMT: 457191023, APN: 457191023  
 VERA HARRIS  
 C/O SHERYL JANUARY  
 25917 MELBA AVE  
 HOMELAND, CA. 92548

ASMT: 457191031, APN: 457191031  
 BARBARA RAMIREZ  
 26633 AMANDA ST  
 HEMET CA 92545

ASMT: 457191024, APN: 457191024  
 COULA DUBUC, ETAL  
 2424 W RAMSEY ST  
 BANNING CA 92220

ASMT: 457191032, APN: 457191032  
 ATZIMBA BEDOLLA  
 25925 MELBA AVE  
 HOMELAND, CA. 92548

ASMT: 457191025, APN: 457191025  
 TERRIE SCHUG, ETAL  
 11178 JOSHUA ST  
 OAK HILLS CA 92345

ASMT: 457191034, APN: 457191034  
 AMANDA GREEN  
 18 ROOSEVELT AVE  
 PEABODY MA 1960

ASMT: 457191026, APN: 457191026  
 RUSSELL LAGASSE  
 C/O HARKELL REAL ESTATE  
 55 N 8TH ST  
 BANNING CA 92220

ASMT: 457191036, APN: 457191036  
 PABLA QUEZADA, ETAL  
 25973 MELBA AVE  
 HOMELAND, CA. 92548

ASMT: 457191037, APN: 457191037  
ESMERALDA QUINTERO, ETAL  
25983 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457193019, APN: 457193019  
DONALD BALFOUR  
C/O HELLER CROUSE & CO  
P O BOX 1189  
CARLSBAD CA 92018

ASMT: 457191038, APN: 457191038  
MARIA URIBE, ETAL  
25993 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457193020, APN: 457193020  
FRANK TRANI  
25942 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457193009, APN: 457193009  
MARIA SAGRERO  
25862 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457193021, APN: 457193021  
J BOTELLO  
C/O JESUS J ALFEREZ  
31934 CLINTON AVE  
HOMELAND, CA. 92548

ASMT: 457193015, APN: 457193015  
OSCAR CORVERA  
25908 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 457193039, APN: 457193039  
NANCY ADKINS, ETAL  
25874 MELBA AVE  
ROMOLAND, CA. 92585

ASMT: 457193016, APN: 457193016  
ENRIQUE CERVANTES  
25906 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 459162005, APN: 459162005  
DANNEY BALL  
PMB 333  
140 E STETSON  
HEMET CA 92543

ASMT: 457193017, APN: 457193017  
LORENA AGUERO, ETAL  
25924 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 459162006, APN: 459162006  
MARY PECKHAM, ETAL  
31666 WAKEFIELD AVE  
HOMELAND, CA. 92548

ASMT: 457193018, APN: 457193018  
ADELA MARTINEZ  
25928 MELBA AVE  
HOMELAND, CA. 92548

ASMT: 459163001, APN: 459163001  
MARIA CORDERO, ETAL  
28265 RAWLINGS RD  
HEMET CA 92543

ASMT: 459163002, APN: 459163002  
MARIA SEGOVIA, ETAL  
27488 SWALLOW CT  
TEMECULA CA 92591

ASMT: 459172001, APN: 459172001  
MARIA ALVAREZ, ETAL  
25829 HOMELAND AVE  
HOMELAND CA 92548

ASMT: 459163003, APN: 459163003  
MARIA SEGOVIA, ETAL  
31721 HIWGHWAY 74  
HOMELAND CA 92548

ASMT: 459172002, APN: 459172002  
E LOVE, ETAL  
30290 SAN JACINTO ST  
HEMET CA 92543

ASMT: 459163005, APN: 459163005  
HIROKO REANEY, ETAL  
31700 WAKEFIELD AVE  
HOMELAND, CA. 92548

ASMT: 459172004, APN: 459172004  
TAHMIROO ANKENBRANDT, ETAL  
24746 ROLLINGWOOD RD  
LAKE FOREST CA 92630

ASMT: 459164007, APN: 459164007  
YESENIA PRADO, ETAL  
1147 LINDEN ST NO 5  
RIVERSIDE CA 92507

ASMT: 459172005, APN: 459172005  
ARLENE MELUGIN, ETAL  
861 FELIPE PL  
HEMET CA 92543

ASMT: 459171003, APN: 459171003  
JOSEPH HERNANDEZ  
1618 S PACIFIC ST  
OCEANSIDE CA 92054

ASMT: 459172012, APN: 459172012  
JUAN GARCIA  
P O BOX 761  
HOMELAND CA 92548

ASMT: 459171004, APN: 459171004  
MANUELA SANTIAGO, ETAL  
23375 DAVID JONES RD  
PERRIS CA 92570

ASMT: 459172013, APN: 459172013  
JULIE PAUL, ETAL  
31838 WAKEFIELD AVE  
HOMELAND, CA. 92548

ASMT: 459171005, APN: 459171005  
ANTONIA DELOPEZ  
P O BOX 95  
HOMELAND CA 92548

ASMT: 459172015, APN: 459172015  
DONALD SMITH  
31764 WAKEFIELD AVE  
HOMELAND, CA. 92548





ASMT: 459172016, APN: 459172016  
 CECILIA DEPARADES, ETAL  
 7531 EL CERRITO RD  
 CORONA CA 92881

ASMT: 459179007, APN: 459179007  
 PALMAS DEL VISTA  
 412 OLIVE AVE NO 518  
 HUNTINGTON BEACH CA 92648

ASMT: 459172017, APN: 459172017  
 H CHAMBERS  
 26051 OLSON AVE  
 HOMELAND, CA. 92548

ASMT: 459179011, APN: 459179011  
 JANOS MOLNAR  
 P O BOX 797  
 BONSALL CA 92003

ASMT: 459173003, APN: 459173003  
 JOY WAY CAPITAL TR  
 P O BOX 7000 318  
 ROLLING HILL ESTATE CA 90274

*Serafin Aleman*  
*31231 Highway 74*  
*Homeland CA 92548*

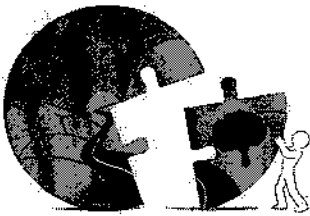
ASMT: 459174001, APN: 459174001  
 KWANG YUN, ETAL  
 31880 HIGHWAY 74  
 HOMELAND, CA. 92548

*Sergio Diazquez*  
*Olympic Mapping*  
*1846 W 11th Street*  
*Upland CA 91786*

ASMT: 459174002, APN: 459174002  
 ORALIA SANDOVAL, ETAL  
 21820 JOHN ST  
 PERRIS CA 92570

ASMT: 459179001, APN: 459179001  
 JOLANTA KRAMARZ  
 C/O WAKEFIELD T  
 1611 A S MELROSE DR 394  
 VISTA CA 92081

ASMT: 459179002, APN: 459179002  
 VICTORIA AMEZOLA, ETAL  
 31767 WAKEFIELD AVE  
 HOMELAND, CA. 92548



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
*Director*

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

Change of Zone No. 7797

*Project Title/Case Numbers*

Matt Straite

*County Contact Person*

951-955-8631

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Serafin Aleman.

*Project Applicant*

31231 Highway 74 Homeland CA 92548

*Address*

The project is located northerly of Highway 74, southerly of Ritter Street, easterly of Creag Avenue, and westerly of Melba Avenue.

*Project Location*

The zone change proposes to change the zoning classification for the subject property from Commercial Retail (CR), to Scenic Highway Commercial (C-P-S).

*Project Description*

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

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (Proof of previous payment + \$50)
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

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

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

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

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

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

Please charge deposit fee case#: ZEA

ZCFG05945

**FOR COUNTY CLERK'S USE ONLY**

EA 38614

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200301036

Lead Agency: COUNTY PLANNING Date: 10/07/2003  
County Agency of Filing: Riverside Document No: 200301036  
Project Title: EIR 441; EA 38614; COMPREHENSIVE GPA 618  
Project Applicant Name: COUNTY PLANNING Phone Number:  
Project Applicant Address: 4080 LEMON ST. 9TH FLOOR RIVERSIDE, CA 92501  
Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

- Environmental Impact Report \$850.00
  - Negative Declaration \_\_\_\_\_
  - Application Fee Water Diversion (State Water Resources Control Board Only) \_\_\_\_\_
  - Project Subject to Certified Regulatory Programs \_\_\_\_\_
  - County Administration Fee \$64.00
  - Project that is exempt from fees (DeMinimis Exemption)
  - Project that is exempt from fees (Notice of Exemption)
- Total Received** \$914.00

*C. [Signature]*

Signature and title of person receiving payment: \_\_\_\_\_

Notes:

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0318520

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: COUNTY OF RIVERSIDE - TLMA  
paid by: JV 0000576128 \$914.00  
paid towards: CFG02705 CALIF FISH & GAME: EIR  
FISH & GAME FOR EIR00441 (GPA00618)  
at parcel #:  
appl type: CFG2

By ADANELYA Oct 01, 2003 12:57  
posting date Oct 01, 2003

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$850.00
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!  
Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1300403

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: ALEMAN SERAFIN & SANCHEZ ADELAID \$50.00  
paid by: CK 1145  
paid towards: CFG05945 CALIF FISH & GAME: DOC FEE  
CFG fee for CZ7797  
at parcel #: 31816 HIGHWAY 74 HOML  
appl type: CFG3

By \_\_\_\_\_ Jan 15, 2013 14:37  
MGARDNER posting date Jan 15, 2013

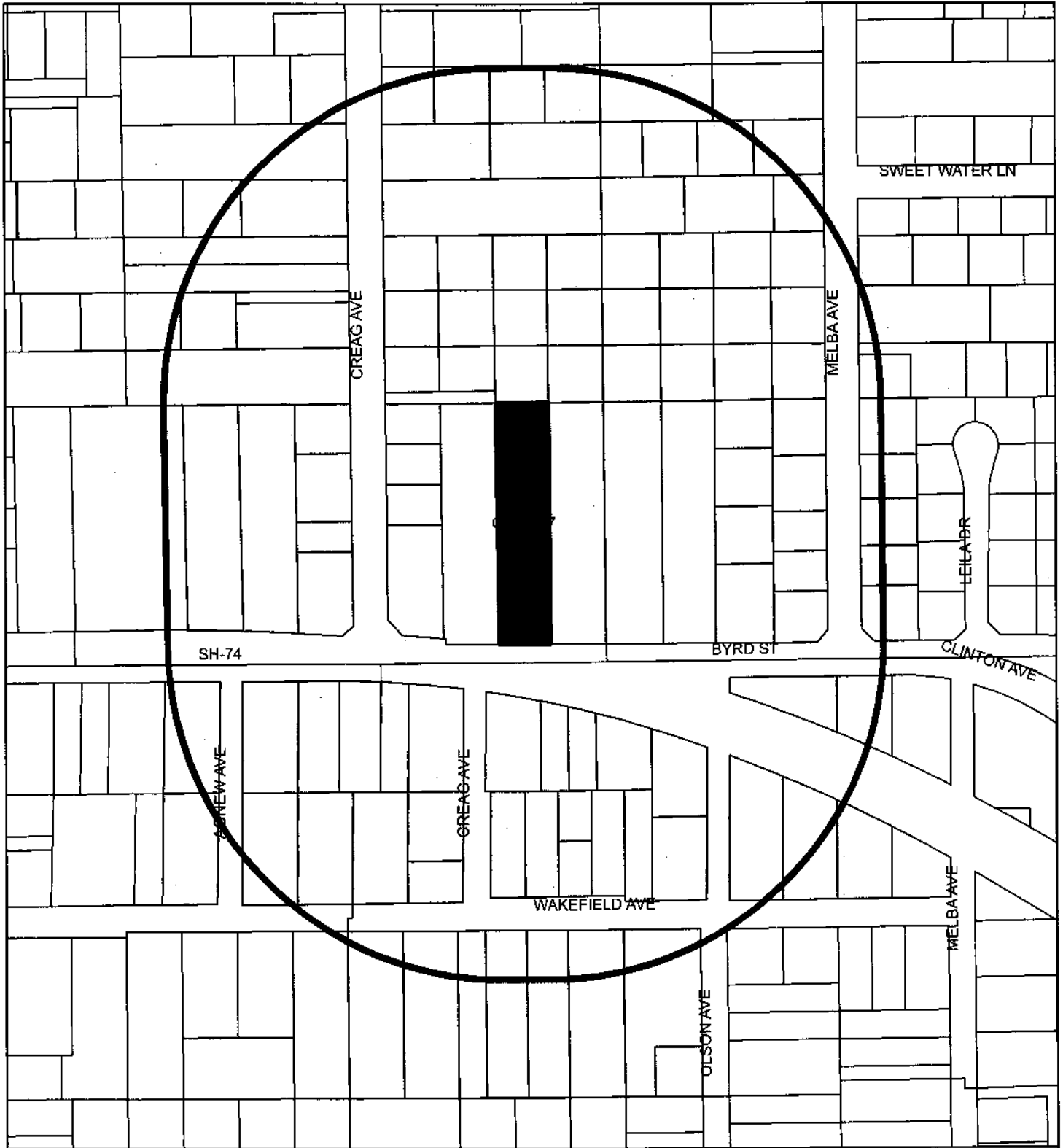
\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

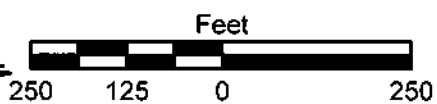
Overpayments of less than \$5.00 will not be refunded!

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

# CZ07797 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstraitte on 6/23/2014

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.



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

September 23, 2014

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: ZC 7797

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, September 27, 2014.**

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,

*Karen Barton*

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


**Gil, Cecilia**

---

**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Tuesday, September 23, 2014 3:03 PM  
**To:** Barton, Karen  
**Subject:** Re: LEGALS for Publication: Change of Zone 7797

Received for publication on September 27. Proof with cost to follow.

Thank You!  
Legal Advertising

  
Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

**Please Note NEW Deadlines (effective 06/14): Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.**

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

---

**From:** Barton, Karen <[KLBarton@rcbos.org](mailto:KLBarton@rcbos.org)>  
**Sent:** Tuesday, September 23, 2014 2:58 PM  
**To:** PEC Legals Master  
**Subject:** LEGALS for Publication: Change of Zone 7797





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

September 23, 2014

THE CALIFORNIAN  
ATTN: LEGALS  
PO BOX 12019  
Temecula, CA 92590

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

RE: NOTICE OF PUBLIC HEARING: ZC 7797

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, September 27, 2014.**

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,

*Karen Barton*

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

**Barton, Karen**

---

**From:** cathy.viars@utsandiego.com  
**Sent:** Tuesday, September 23, 2014 3:36 PM  
**To:** Barton, Karen  
**Subject:** 1219291 10872260 NOPH ZC7797  
**Attachments:** M:\\OrderConf.pdf

Hi Karen

Hope all is well, how's Cynthia doing, haven't heard from her in awhile?  
Tell her I said hello. Have a great afternoon!

Please print attached Order Confirmation for Ad Copy and Account Information for your records.

**YOUR ACCOUNT# 1219291 AD# 10872260 PO# NOPH ZC7797**

**NET \$ 284.96**

**U-T San Diego TEMECULA "U~T Californian"  
Covers SouthWest RIVERSIDE**

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

**09/27/14**

Thank you  
Cathy Viars  
951-251-0329

**[LegalsSWRiverside@UTSanDiego.com](mailto:LegalsSWRiverside@UTSanDiego.com)**



**Cathy Viars | Multi-Media Account Representative**  
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, Karen Barton, 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 September 23, 2014, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

Change of Zone 7797

to be posted, pursuant to Government Code Section 21092 et seq, 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:** October 7, 2014 @ 10:30 A.M.

SIGNATURE: Karen Barton

Karen Barton

DATE: September 23, 2014

**Gil, Cecilia**

---

**From:** Barton, Karen  
**Sent:** Wednesday, September 24, 2014 7:48 AM  
**To:** Gil, Cecilia  
**Subject:** FW: FOR POSTING: Change of Zone 7797

Best wishes,

*Karen Lynn Barton*

Karen L Barton  
Board Assistant  
Clerk of the Board of Supervisors  
(951) 955-9864

**From:** Kennemer, Bonnie [<mailto:bkenneme@asrcrkrec.com>]  
**Sent:** Tuesday, September 23, 2014 5:14 PM  
**To:** Barton, Karen; Meyer, Mary Ann  
**Cc:** Buie, Tammie  
**Subject:** RE: FOR POSTING: Change of Zone 7797

Received

**From:** Barton, Karen [<mailto:KLBarton@rcbos.org>]  
**Sent:** Tuesday, September 23, 2014 3:12 PM  
**To:** Meyer, Mary Ann  
**Cc:** Buie, Tammie; Kennemer, Bonnie  
**Subject:** FOR POSTING: Change of Zone 7797

Notice of Public Hearing for Posting. Please confirm. Thank you!

Best wishes,

*Karen Lynn Barton*

Karen L Barton  
Board Assistant  
Clerk of the Board of Supervisors  
(951) 955-9864

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE HOMELAND ZONING DISTRICT – HARVEST VALLEY/WINCHESTER AREA PLAN, FIFTH/THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED**

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, October 7, 2014 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Serafin Aleman, on **Change of Zone No. 7797**, which proposes to change zoning from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S), or such other zones as the Board may find appropriate. The project is located Northerly of Highway 74, southerly of Ritter Street, easterly of Creag Avenue, and westerly of Melba Avenue in the Homeland Zoning District, Fifth/Third Supervisorial District.

No New Environmental Documentation is required because EIR No. 441 adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13, Section 21083.3, subsection (a) and (e), and none of the conditions described in California Code Regulations, Section 15162 exist.

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 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 [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: September 23, 2014

Kecia Harper-Ihem  
Clerk of the Board  
By: Karen Barton, Board Assistant

## CERTIFICATE OF MAILING

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

I, Karen Barton, 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 September 23, 2014, I mailed a copy of the following document:

### NOTICE OF PUBLIC HEARING

Change of Zone No. 7797

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

SIGNATURE: Karen Barton DATE: September 23, 2014  
Karen Barton

for BOS

### PROPERTY OWNERS CERTIFICATION FORM

I Matt Straite, certify that on June 23, 2014  
the attached property owners list was prepared by Planning  
APN(s) or case numbers C207797  
for Company or Individual's Name PLANNING DEPARTMENT  
Distance Buffered 600'

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

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

NAME: Matt Straite  
TITLE: Planner  
ADDRESS: 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501  
TELEPHONE: 58631

for BOS

## PROPERTY OWNERS CERTIFICATION FORM

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NAME: Matt Straite

TITLE: Planner

ADDRESS: 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501

TELEPHONE: 58631



0Z07797

J JESUS AGUILA BOTELLO  
C/O JESUS J ALFEREZ  
31934 CLINTON AVE  
HOMELAND, CA. 92548

VICTORIA C BUSTAMANTE  
25881 CREAG AVE  
HOMELAND, CA. 92548

BETTY J BUTLER  
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HOMELAND, CA. 92548

LARRY CALEY  
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PERRIS, CA. 92572

TIFFANY JOY CAMPBELL  
25876 CREAG AVE  
HOMELAND, CA. 92548

RONALD CASSINI  
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TEMECULA, CA. 92589

ENRIQUE CERVANTES  
25906 MELBA AVE  
HOMELAND, CA. 92548

LUIS ALFREDO G CISNEROS  
26224 NAUMANN AVE  
HOMELAND, CA. 92548

RAYMOND LEE COOPER  
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HOMELAND, CA. 92548

IGNACIO CORDERO  
28265 RAWLINGS RD  
HEMET, CA. 92543

MARIA C CORNEJO  
968 CAMDEN CT  
HEMET, CA. 92545

JOSE D CORVERA  
C/O CESAR CORVERA  
25849 CREAG AVE  
HOMELAND, CA. 92548

OSCAR R CORVERA  
25908 MELBA AVE  
HOMELAND, CA. 92548

ROBERT W CRAWLEY  
2424 W RAMSEY ST  
BANNING, CA. 92220

707797  
114

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RODOLFO PULIDO CRUZ  
27526 SYLVIA AVE  
SUN CITY, CA. 92585

CINDY DAHLENE  
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WINCHESTER, CA. 92596

GRANT DAYTON  
1205 A ULUNIU RD  
KIHEI, HI. 96753

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146 C XIMENO  
LONG BEACH, CA. 90803

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25887 CREAG AVE  
HOMELAND, CA. 92548

JOSE MIGUEL DIAZ  
25867 MELBA AVE  
HOMELAND, CA. 92548

FEDERAL NATL MORTGAGE ASSN  
C/O NATIONSTAR MORTGAGE  
350 HIGHLAND DR  
LEWISVILLE, TX. 75067

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LAKEWOOD, CA. 90712

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PEABODY, MA. 1960

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ANTONIO GUTIERREZ  
25806 CREAG AVE  
HOMELAND, CA. 92548



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C/O SHERYL JANUARY  
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JEFFREY V HARRISON  
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HOMELAND, CA. 92548

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SAN BERNARDINO, CA. 92411

HERNANDEZ FAMILY TRUST  
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OCEANSIDE, CA. 92054

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APPLE VALLEY, CA. 92308

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PLACENTIA, CA. 92870

JOY WAY CAPITAL TR  
P O BOX 7000 318  
ROLLING HILL ESTATE, CA. 90274

JOY WAY CAPITAL TRUST  
P O BOX 7000 318  
ROLLING HILL ESTATE, CA. 90274

JOLANTA KRAMARZ  
C/O WAKEFIELD T  
1611 A S MELROSE DR 394  
VISTA, CA. 92081

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25829 CREAG AVE  
HOMELAND, CA. 92548



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ROBERT A MORENO  
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SANTA ANA, CA. 92704

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CORONA, CA. 92881

ADOLFO PAREDES  
7531 EL CERRITO RD  
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WAYNE D PAUL  
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HOMELAND, CA. 92548

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HOMELAND, CA. 92548

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MARTIN PEREZ  
25920 CREAG AVE  
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BANNING, CA. 92220

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PERRIS, CA. 92570

PHILLIP J SANDOVAL  
21820 JOHNS ST  
PERRIS, CA. 92570

OZ07797

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ANAHEIM, CA. 92805

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HOMELAND, CA. 92548

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LAKE FOREST, CA. 92630

JESSE ARRELLANES  
C/O STANDARD MORTGAGE  
6820 INDIANA AVE STE 260  
RIVERSIDE, CA. 92506

DANNEY EDWARD BALL  
PMB 333  
140 E STETSON  
HEMET, CA. 92543

BANK OF AMERICA  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY, CA. 93063

SILVIA BARRERA  
25897 MELBA AVE  
HOMELAND, CA. 92548

ATZIMBA ANABELLA BEDOLLA  
25925 MELBA AVE  
HOMELAND, CA. 92548

J SCOTT BERESFORD  
C/O HASKELL REAL ESTATE  
55 N 8TH ST  
BANNING, CA. 92220

IGNACIO MIRANDA BERMUDEZ  
26154 NAUMANN AVE  
HOMELAND, CA. 92548





0207797

WON KYUN YUN  
31880 HIGHWAY 74  
HOMELAND, CA. 92548

DANA ZUNIGA  
C/O IGNACIO ZUNIGA  
28391 MURRIETA RD  
SUN CITY, CA. 92586



**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:** Brent Neal

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

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

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

**Date:** \_\_\_\_\_ **Agenda #** 16-3

**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.

**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:** Raymond Cooper

**Address:** 31814 Hwy 74 Ho  
(only if follow-up mail response requested)

**City:** Hemet **Zip:** 92549

**Phone #:** 951 522 7407 02 16-3

**Date:** 10-7-14 **Agenda #** 7797

**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:** \_\_\_\_\_

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Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
9/27/2014	I09971282-09272014	ZC 7797	Press-Enterprise	2 x 75 LI	150	1	1.45	217.50	217.50

Ordered By: Cecilia Gil

RECEIVED RIVERSIDE COUNTY  
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 2014 OCT 2 PM 12:18

*Planning  
 16-3 of 10/07/14  
 ZC 7797*

Legal Advertising Invoice

Balance
\$217.50

Sales Contact Information		Advertiser Information		
Maia Tinajero 951-368-9225	Billing Period 09/27/2014 - 09/27/2014	Billed Account Number 1100141323	Advertiser/Client Number 1100141323	Advertiser/Client Name BOARD OF SUPERVISORS

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Balance \$217.50	Invoice Number I09971282-09272014	Terms Of Payment Due Upon Receipt

Billing Account Name And Address

Remittance Address

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PROOF OF PUBLICATION OF

Ad Desc.: ZC 7797 /

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:

09/27/2014

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

Date: September 27, 2014  
At: Riverside, California

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

Ad Number: 0009971282-01

P.O. Number:

Ad Copy:

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE HOMELAND ZONING DISTRICT - HARVEST VALLEY/WINCHESTER AREA PLAN, FIFTH/THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED**

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, October 7, 2014 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Serefin Aleman, on **Change of Zone No. 7797**, which proposes to change zoning from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S), or such other zones as the Board may find appropriate. The project is located Northerly of Highway 74, southerly of Ritter Street, easterly of Creag Avenue, and westerly of Melba Avenue in the Homeland Zoning District, Fifth/Third Supervisorial District.

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

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

Dated: September 23, 2014  
Kecia Harper-Ihem, Clerk of the Board  
By: Karen Barton, Board Assistant 9/27



9/27/14

Order Confirmation

<u>Ad Order Number</u> 0010872260	<u>Customer</u> RIV CO BOARD OF SUPERVISORS	<u>Payor Customer</u> RIV CO BOARD OF SUPERVISORS	<u>PO Number</u> NOPH ZC7797 (Updated Ad conf)
<u>Sales Rep</u> Viars	<u>Customer Account</u> 1219291	<u>Payor Account</u> 1219291	<u>Ordered By</u> KAREN BARTON
<u>Order Taker</u> Viars	<u>Customer Address</u> ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	<u>Payor Address</u> ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	<u>Customer Fax</u>
<u>Order Source</u>	<u>Customer Phone</u> (951) 955-1060	<u>Payor Phone</u> (951) 955-1060	<u>Customer EMail</u> cogill@rcbos.org

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>Blind Box</u>
0	0	0	
<u>Net Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Amount Due</u>
\$288.84	\$288.84	Invoice	288.84
		<u>Payment Amount</u>	
		\$0.00	

Planning 10/07/14  
16-3 of 207797



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

Proof of Publication of

**STATE OF CALIFORNIA  
County of Riverside**

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of

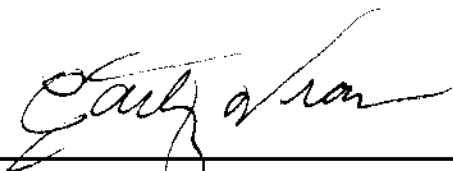
**THE CALIFORNIAN**  
*An Edition of the UT San Diego*

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

**September 27<sup>TH</sup>, 2014**

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

Dated at TEMECULA, California, this  
**29<sup>TH</sup> day of September, 2014**



Cathy Viars  
Legal Advertising  
The Californian

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE HOMELAND ZONING DISTRICT - HARVEST VALLEY/WINCHESTER AREA PLAN, FIFTH/THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED**

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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: September 23, 2014  
Kecla Harper-Thern, Clerk of the Board  
By: Karen Barton, Board Assistant  
Published: 9-27-14  
10872260C



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

October 10, 2014

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4787

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, October 15, 2014**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **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

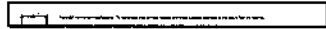
**Gil, Cecilia**

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**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Friday, October 10, 2014 9:12 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Adoption of Ord. No. 348.4787

Received for publication on 10/15

Nick Eller  
Legal Advertising

  
Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

**Please Note NEW Deadlines (effective 06/14): Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.**  
**\*\*Additional days required for larger ad sizes\*\***

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**From:** Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)>  
**Sent:** Friday, October 10, 2014 9:01 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: Adoption of Ord. No. 348.4787

Good morning! Attached is an Adoption of Ordinance, for publication on Wednesday, Oct. 15, 2014. Please confirm. THANK YOU!

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

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

**(INSERT ORD. NO. 348.4787 AND MAP HERE)**

Jeff Stone, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **October 7, 2014**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Stone, Benoit and Ashley  
NAYS: None  
ABSENT: None

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

1 ORDINANCE NO. 348.4787

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348; and official Zoning Plan Map No. 2, as  
6 amended, are further amended by placing in effect in the Homeland Area, the zone or zones as shown on  
7 the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2364,  
8 Change of Zone Case No. 7797" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10  
11 ~~BOARD OF SUPERVISORS OF THE COUNTY  
12 OF RIVERSIDE, STATE OF CALIFORNIA~~


13 By: \_\_\_\_\_  
14 ~~Chairman, Board of Supervisors~~

15 ATTEST:  
16 KECA HARPER-IHEM  
17 Clerk of the Board

18 By: \_\_\_\_\_

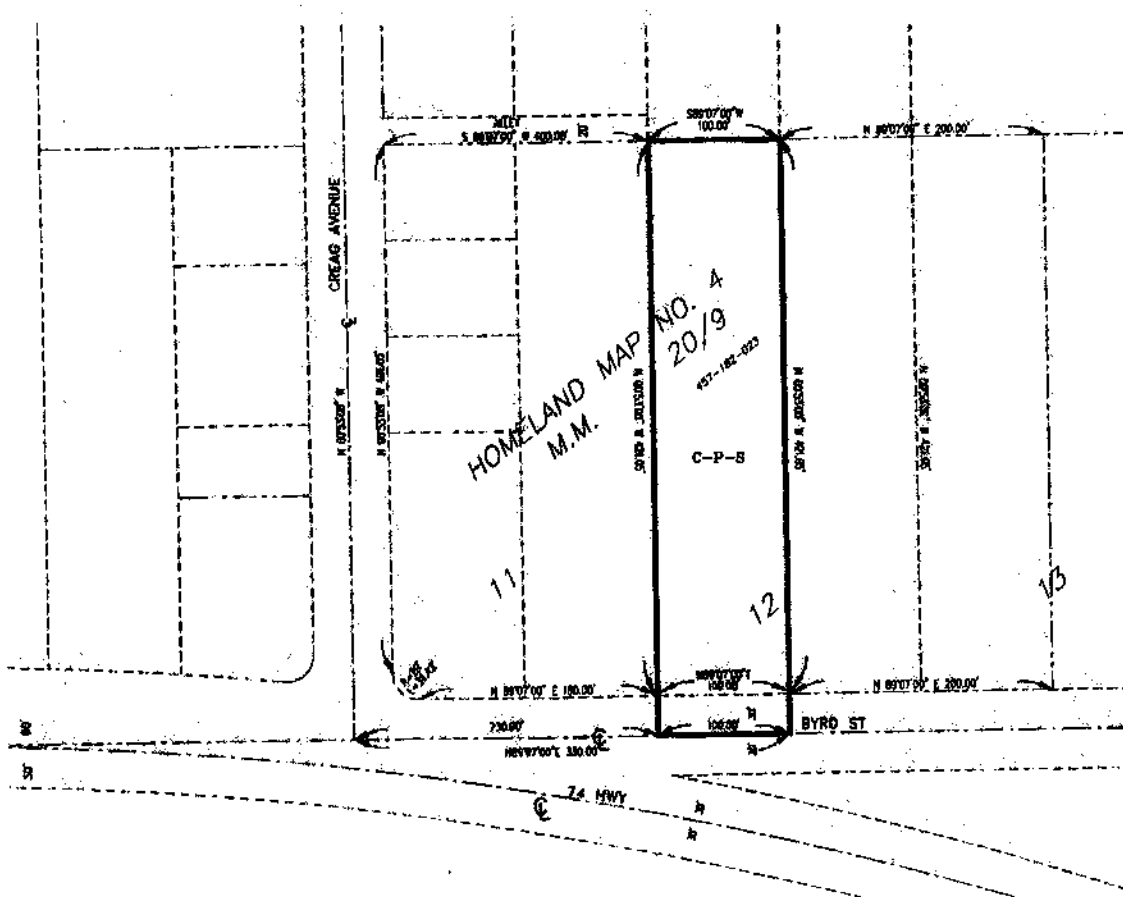
19  
20 (SEAL)

21  
22  
23 APPROVED AS TO FORM  
24 September 8, 2014

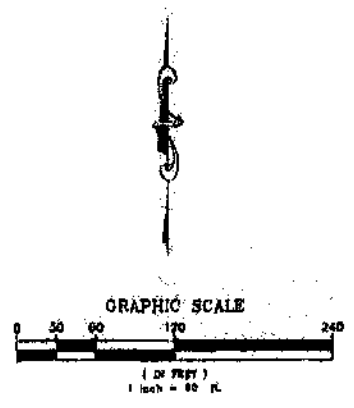
25 By:   
26 MICHELLE CLACK  
27 Deputy County Counsel

28 MPC:sk  
8/25/14

HOMELAND AREA  
SECTION 8, T6S, R2W S.B.B. & M.



**LEGEND**  
C-P-S SCenic HIGHWAY COMMERCIAL



MAP NO. 2.2384  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 7787  
ADOPTED BY ORDINANCE NO. 348.4787

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APPLICANT'S PARCEL NO. 487-182-023

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE HOMELAND ZONING DISTRICT – HARVEST VALLEY/WINCHESTER AREA PLAN, FIFTH/THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED**

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Dated: September 23, 2014

Kecia Harper-Ihem  
Clerk of the Board  
By: Karen Barton, Board Assistant

16-3 of 10/07/14

BC: 92502114747 \*2808-05801-27-18

92502114747

NIXIE 918 DE 1260 0009/27/14  
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VACANT  
UNABLE TO FORWARD

RECEIVED RIVERSIDE COUNTY  
CLERK / CLERK OF SUPERVISORS  
2014 OCT 2 PM 12: 14

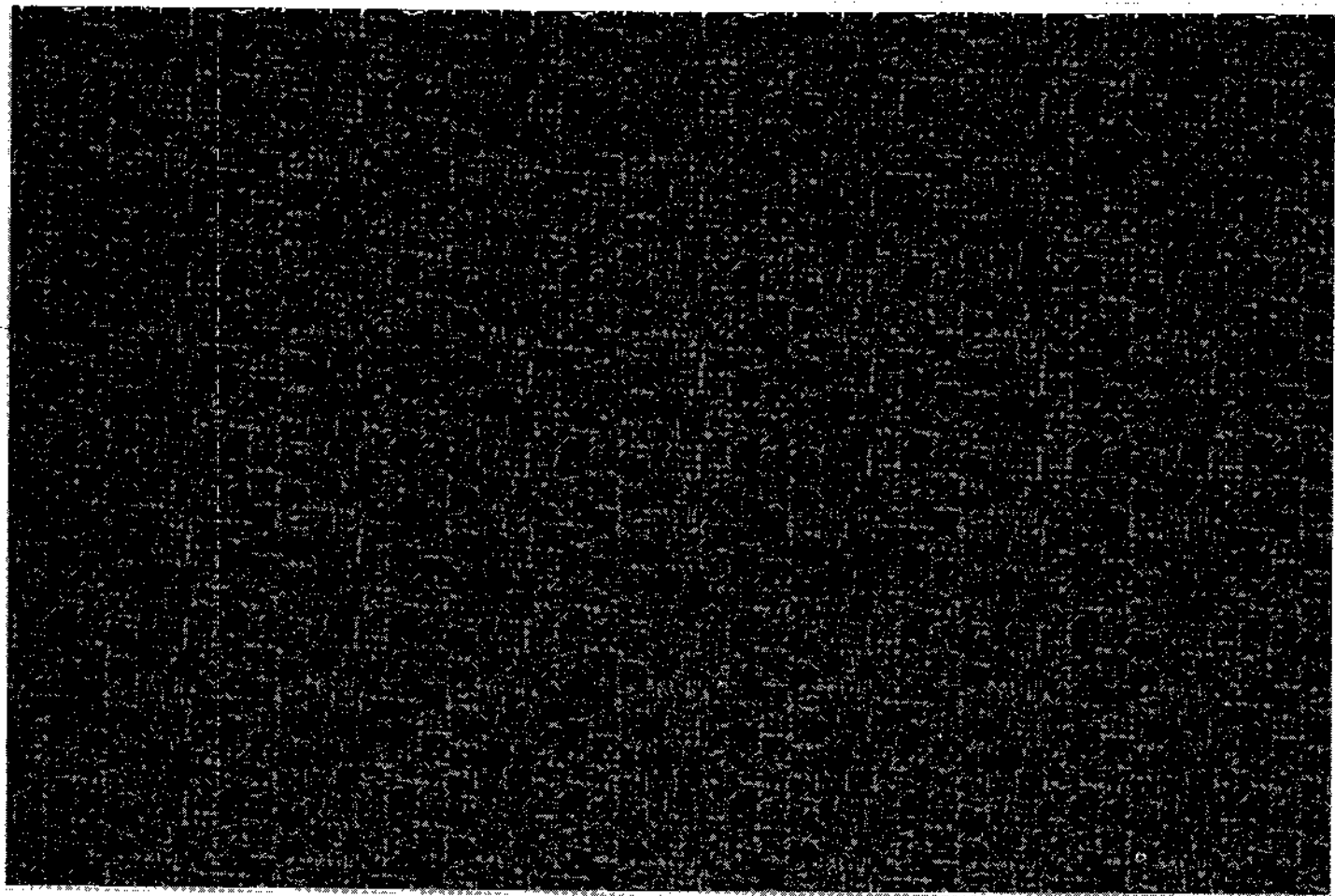
MARY HUNT  
P O BOX 161  
HOMELAND, CA. 92548

**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



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





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Clerk of the Board  
By: Karen Barton, Board Assistant

16-3 of 10/07/14

BT: 92502114747 \* 0818-08500-27-18

92502114747

NOT DELIVERABLE TO ADDRESSEE  
RETURN TO SENDER  
UNDELIVERABLE TO ADDRESSEE

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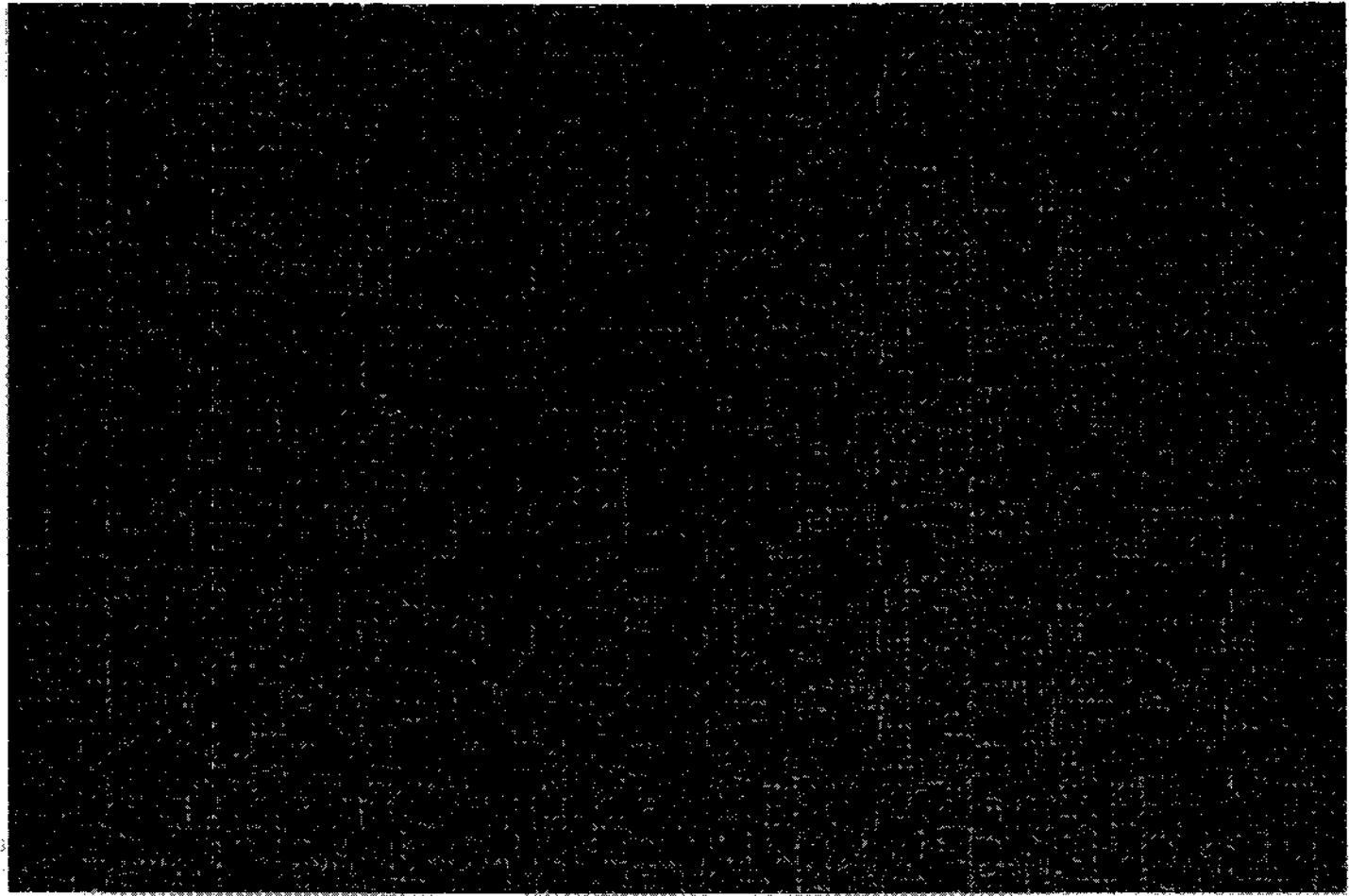
RECEIVED RIVERSIDE COUNTY  
CLERK'S OFFICE OF SUPERVISOR

2014 OCT 17 PM 12:36

DONALD K SMITH  
31764 WAKEFIELD AVE  
HOMELAND, CA 92548

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

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



REMOVE SIDE EDGES FIRST  
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Dated: September 23, 2014

Kecia Harper-Ihem  
Clerk of the Board  
By: Karen Barton, Board Assistant

16-3 of 10/07/14

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801 92502214747 \* 0818-00497-27-18

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NOT DELIVERABLE AS ADDRESSEE  
UNABLE TO FORWARD

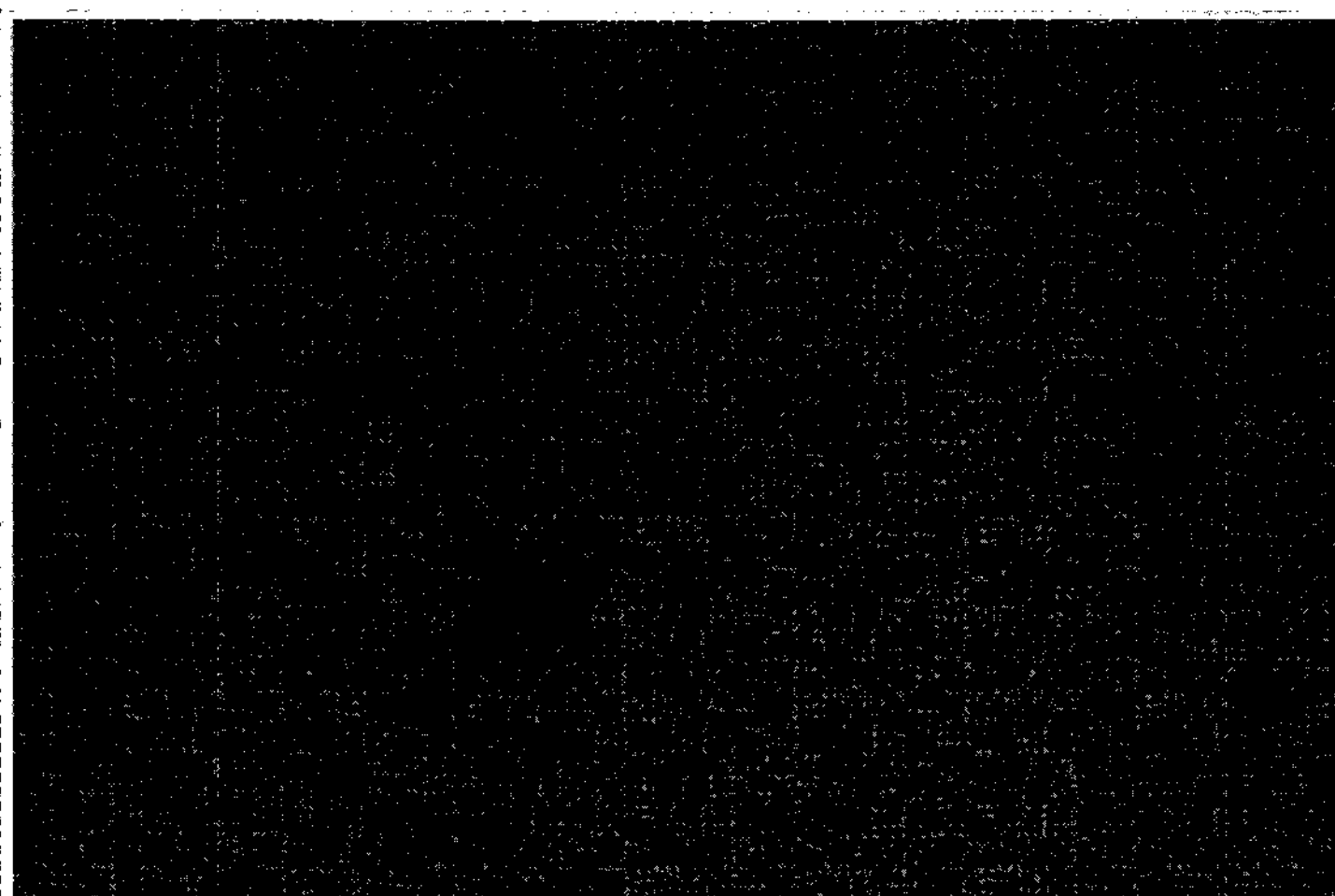
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2010 OCT 7 PM 12:36  
RIVERSIDE COUNTY  
CLERK OF SUPERVISORS

ERNEST E ANDRUS  
25823 MELBA AVE  
HOMELAND, CA 92548

**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



THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE HOMELAND ZONING DISTRICT – HARVEST VALLEY/WINCHESTER AREA PLAN, FIFTH/THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED**

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

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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: September 23, 2014

Kecia Harper-Ihem  
Clerk of the Board  
By: Karen Barton, Board Assistant

16-3 of 10/07/14

92502114747 \*2077-05110-28-27

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NIXIE 917 FE 1 0009/28/14

CLERK OF SUPERVISOR  
RIVERSIDE COUNTY

2014 OCT 6 PM 12:49

ROBERT A MORENO  
2722 S DEEGAN DR  
SANTA ANA, CA 92704

**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



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE HOMELAND ZONING DISTRICT – HARVEST VALLEY/WINCHESTER AREA PLAN, FIFTH/THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED**

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Dated: September 23, 2014

Kecia Harper-Ihem  
Clerk of the Board  
By: Karen Barton, Board Assistant

16-3 of 10/07/14

92100001 92805  
8C: 92502114747 \* 2608-00897-01-15

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NIXIE 917 DE 1260 0010/01/14

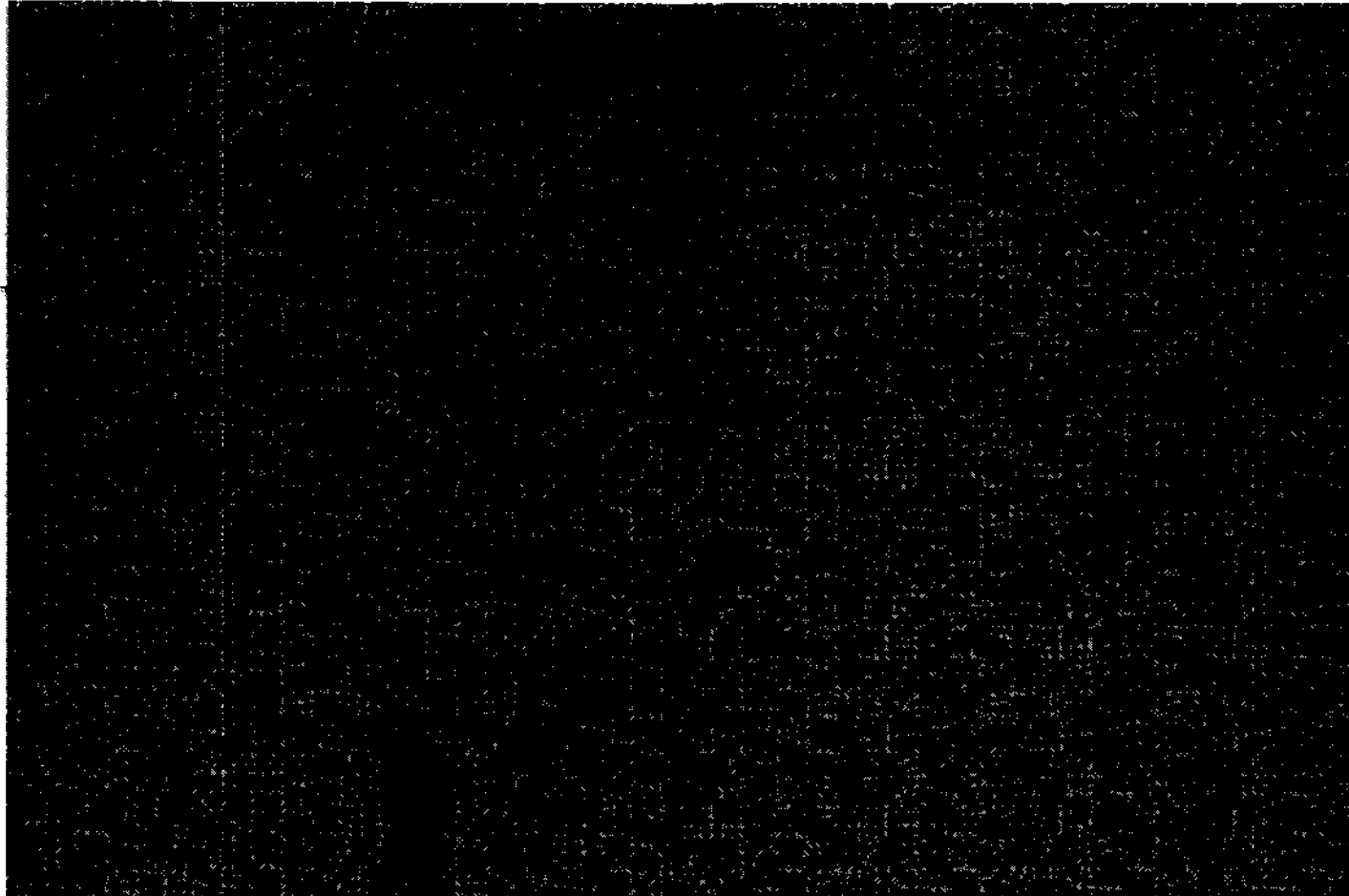
RECEIVED RIVERSIDE COUNTY  
CLERK / CLERK OF SUPERVISORS

2014 OCT 7 PM 12:36

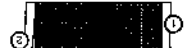
IGNACIO LARA VILLA  
670 W BROADWAY 103  
ANNHEIM, CA 92805

**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



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





**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE HOMELAND ZONING DISTRICT – HARVEST VALLEY/WINCHESTER AREA PLAN, FIFTH/THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED**

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Dated: September 23, 2014

Kecia Harper-Ihem  
Clerk of the Board  
By: Karen Barton, Board Assistant

16-3 of 10/07/14

BC: 92502114747 \*0818-02892-03-26

92502114747

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NIXIE 918 FE 1260 0010/03/14

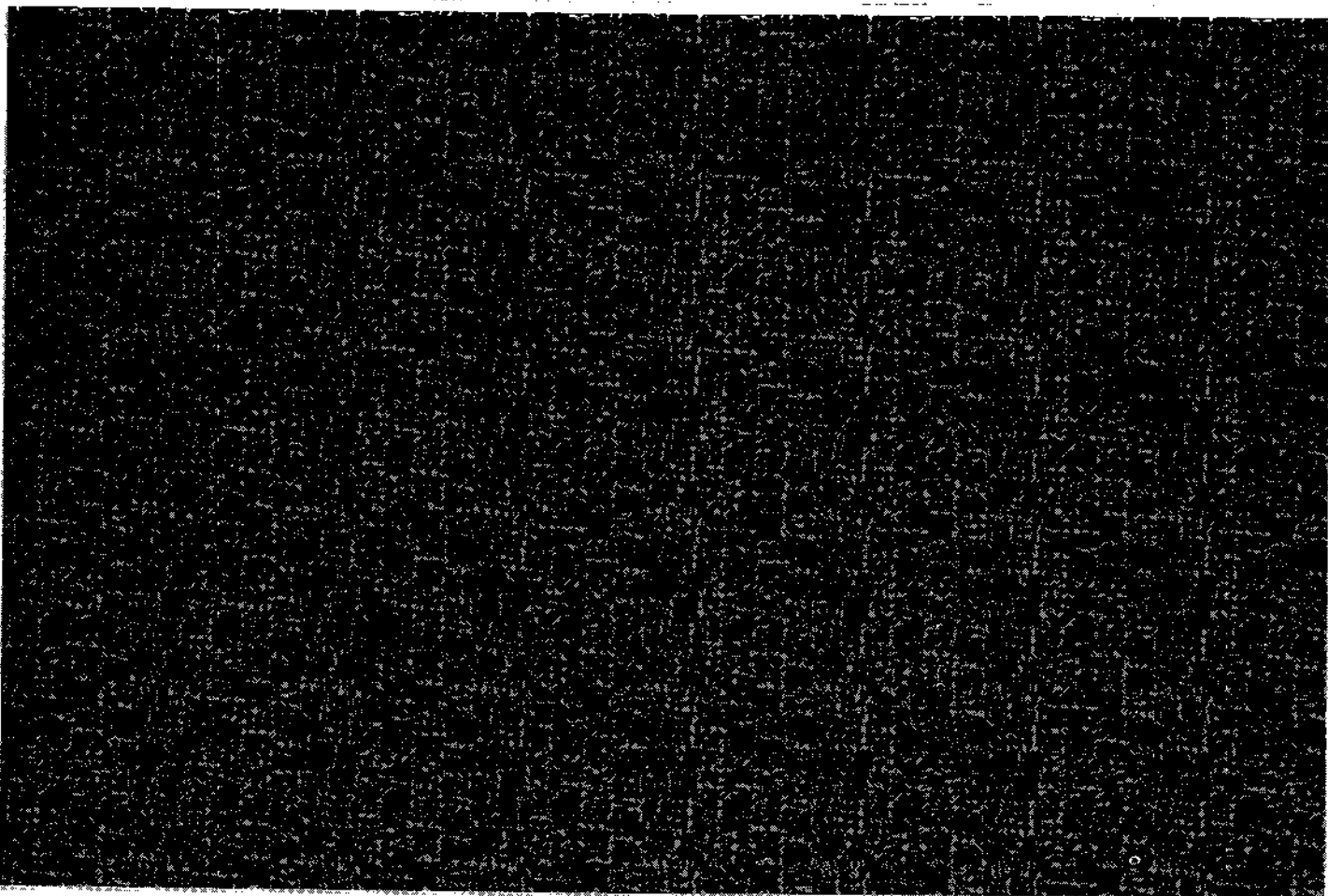
COMMUNICATIONS SECTION  
BOARD OF SUPERVISORS

2014 OCT -9 PM 12:00

JOY WAY CAPITAL TRUST  
P O BOX 7000 318  
ROLLING HILL ESTATE, CA. 90274

**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



FOR BILLING INQUIRIES:  
 CALL: (951) 368-9710  
 EMAIL: BillingInquiry@pe.com

# THE PRESS-ENTERPRISE **PE.com**

Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
10/15/2014	I09978098-10152014	PE-348.4787 Ord No 348.4787	Press-Enterprise	2 x 75 Li	150	1	1.45	217.50	217.50
Ordered By: Cecilia Gil									
									<b>Balance</b>
									<b>\$217.50</b>

2014 OCT 20 AM 11:15  
 COUNTY OF RIVERSIDE  
 BOARD OF SUPERVISORS

*Planning  
 10-3 of 10/07/14  
 20 7797*

Legal Advertising Invoice

Sales Contact Information		Advertiser Information		
Name	Billing Period	Billed Account Number	Advertiser/Client Number	Advertiser/Client Name
Maria Tinajero 951-368-9225	10/15/2014 - 10/15/2014	1100141323	1100141323	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

THE PRESS-ENTERPRISE **PE.com**

Legal Advertising Invoice

Advertiser/Client Name		
BOARD OF SUPERVISORS		
Billing Period	Billed Account Number	Advertiser/Client Number
10/15/2014 - 10/15/2014	1100141323	1100141323
Balance	Invoice Number	Terms Of Payment
\$217.50	I09978098-10152014	Due Upon Receipt

Billing Account Name And Address

Remittance Address

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

The Press-Enterprise  
 POST OFFICE BOX 12009  
 RIVERSIDE, CA 92502-2209

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
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

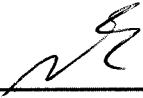
Ad Desc.: PE-348.4787 Ord No 348.4787 /

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,

**10/15/2014**

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

Date: October 15, 2014  
At: Riverside, California



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

Ad Number: 0009978098-01

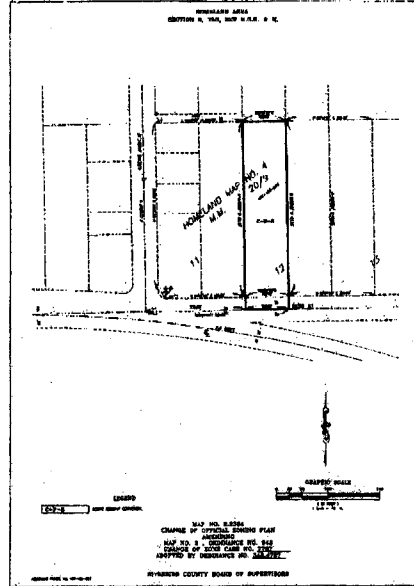
P.O. Number:

### Ad Copy:

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

ORDINANCE NO. 348.4787  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348 RELATING  
TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:  
Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Homeland Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2364, Change of Zone Case No. 7797" which map is made a part of this ordinance.  
Section 2. This ordinance shall take effect 30 days after its adoption.



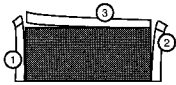
Jeff Stone, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **October 7, 2014**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

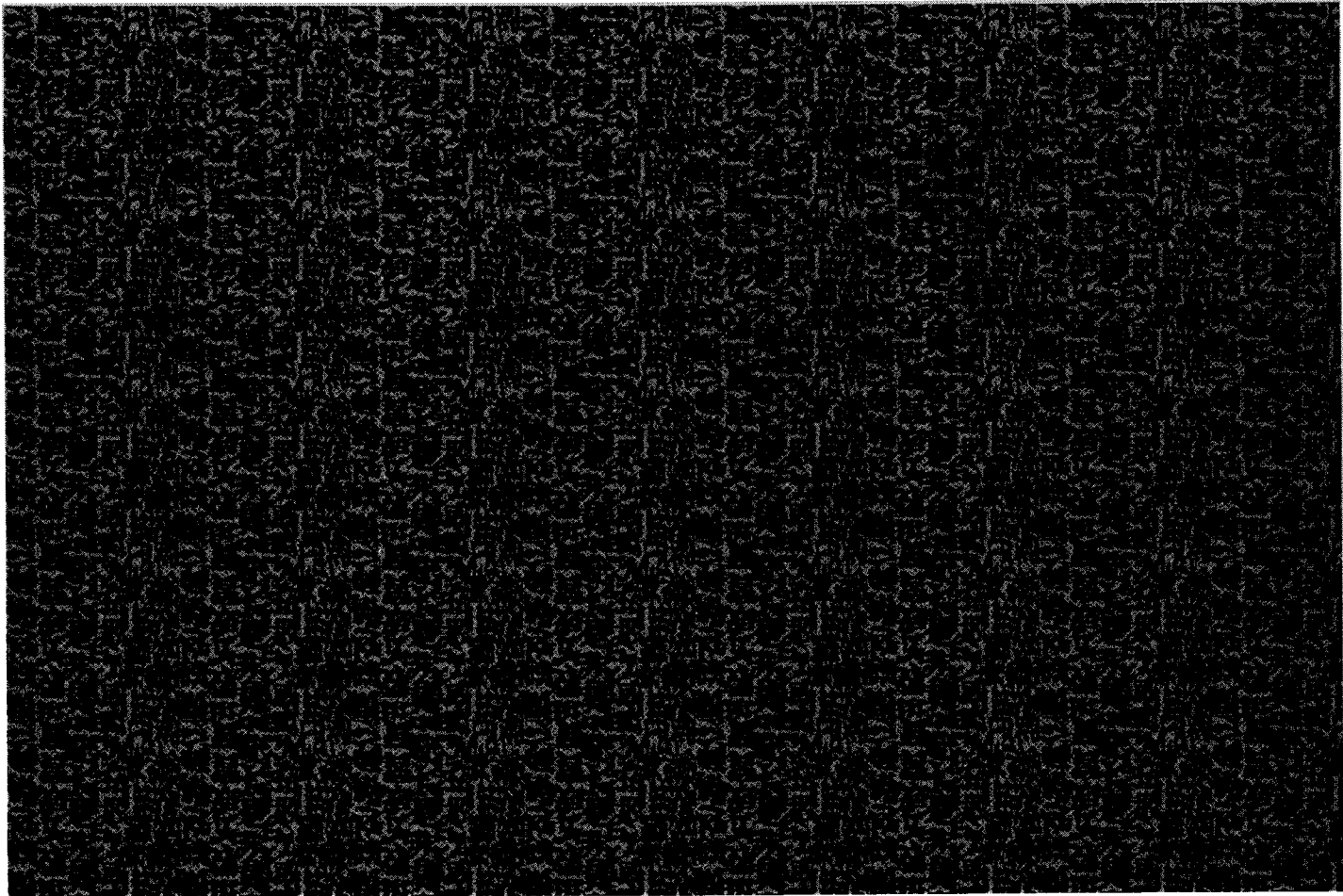
AYES: Jeffries, Tavaglione, Stone, Benoit and Ashley  
NAYS: None  
ABSENT: None

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

10/15



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



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

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

DANA ZUNIGA  
C/O IGNACIO ZUNIGA  
28391 MURRIETA RD  
SUN CITY, CA. 92586

*VAC*

2014 OCT 14 AM 11:21

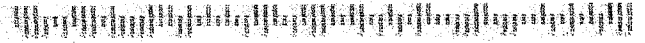
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ADMINISTRATIVE CENTER

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92502@1147

BC: 92502114747 \*1608-00496-29-25



16-3 of 10/07/14

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE HOMELAND ZONING DISTRICT - HARVEST VALLEY/WINCHESTER AREA PLAN, FIFTH/THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED**

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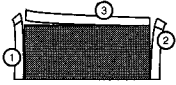
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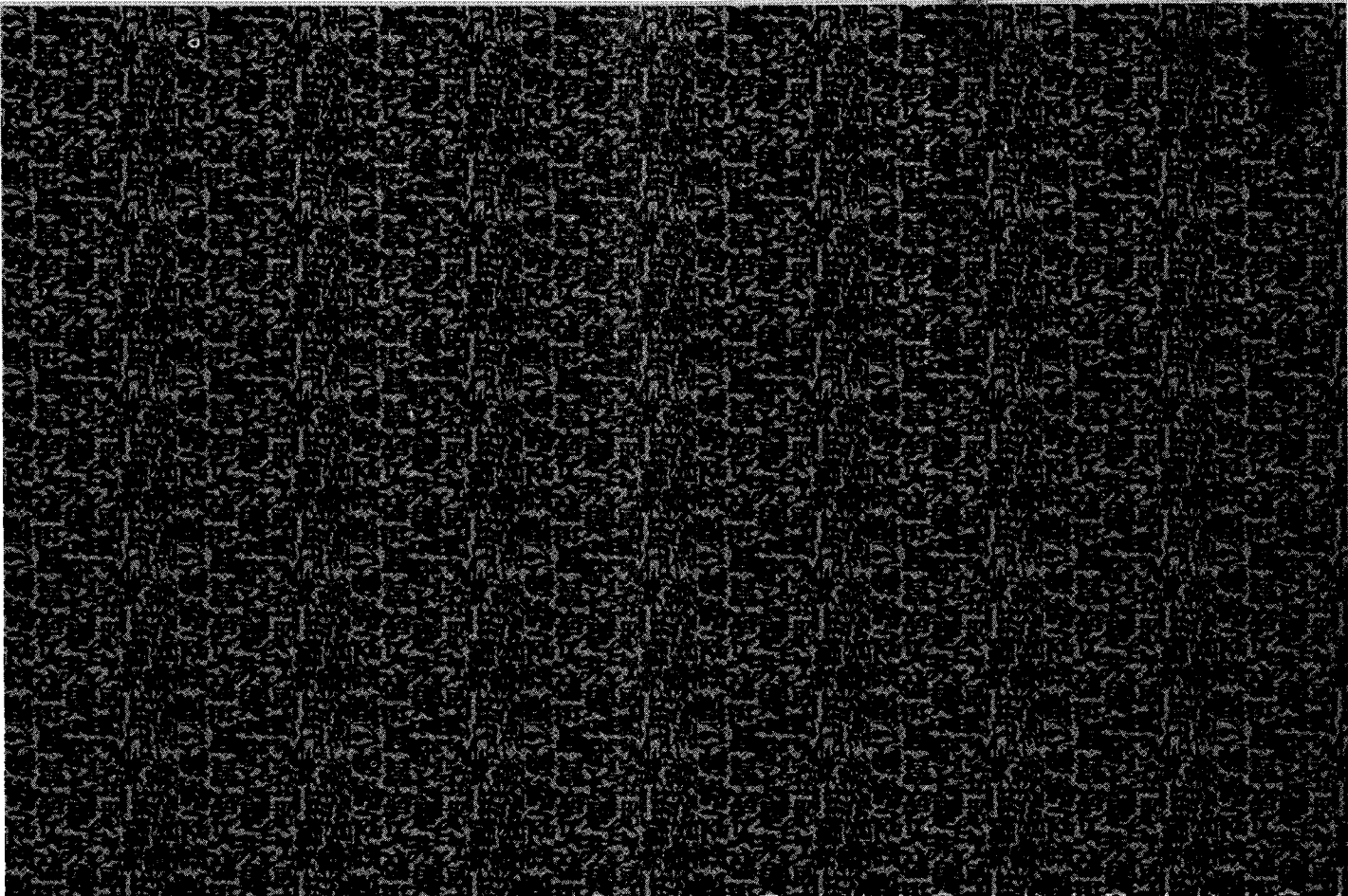
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Dated: September 23, 2014

Kecia Harper-Ihem  
Clerk of the Board  
By: Karen Barton, Board Assistant



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

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

ELIAS JIMENEZ  
111 S VAN BUREN ST NO F  
PLACENTIA, CA. 92870

2014 OCT 14 AM 11:21

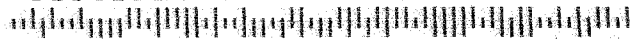
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CLERK / BOARD OF SUPERVISORS

NIXIE 917 DE 1989 0010/06/14

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BC: 92502114747 \*0618-05740-28-30

925021147



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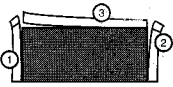
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Dated: September 23, 2014

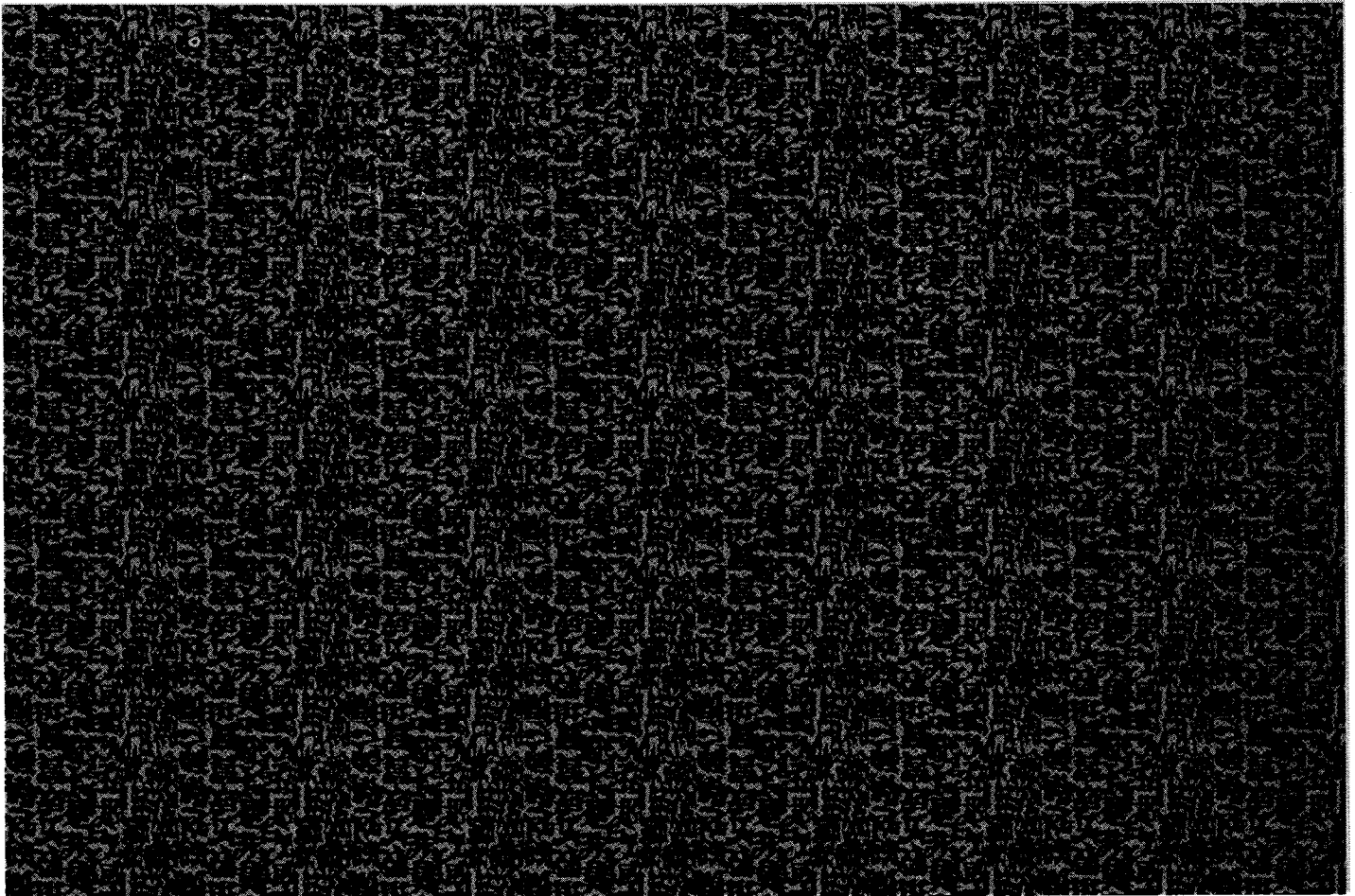
Kecia Harper-Ihem  
Clerk of the Board  
By: Karen Barton, Board Assistant

16-3 of 10/07/14





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

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

JOY WAY CAPITAL TR  
P O BOX 7000 318  
ROLLING HILL ESTATE, CA. 90274

2014 OCT 17 PM 12: 18

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CLERK / BOARD OF SUPERVISORS

NIXIE 918 FE 1260 0010/11/14

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141-RMB 9027  
92502@1147

BC: 92502114747 \*0818-02891-03-26



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE IN THE HOMELAND ZONING DISTRICT - HARVEST VALLEY/WINCHESTER AREA PLAN, FIFTH/THIRD SUPERVISORIAL DISTRICT AND NOTICE OF NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED**

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, October 7, 2014 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Serafin Aleman, on **Change of Zone No. 7797**, which proposes to change zoning from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S), or such other zones as the Board may find appropriate. The project is located North of Highway 74, southerly of Ritter Street, easterly of Creag Avenue, and westerly of Melba Avenue in the Homeland Zoning District, Fifth/Third Supervisorial District.

No New Environmental Documentation is required because EIR No. 441 adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13, Section 21083.3, subsection (a) and (e), and none of the conditions described in California Code Regulations, Section 15162 exist.

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 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 [mstrait@rcplma.org](mailto:mstrait@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: September 23, 2014

Kecia Harper-Ihem  
Clerk of the Board

By: Karen Barton, Board Assistant

16-3 of 10/07/14