



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

June 4, 2015

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: GPA 928D1; ZC 7863; CUP 3681 EA

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Tuesday, June 9, 2015.**

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:** Thursday, June 04, 2015 9:26 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: GPA 928D1 ZC 7863 CUP 3681 EA

Received for publication on June 9. 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: 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\*\***

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

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**The Press-Enterprise** PE.COM / UNIDOS

A Freedom News Group Company

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**From:** Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)>  
**Sent:** Thursday, June 4, 2015 8:41 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: GPA 928D1 ZC 7863 CUP 3681 EA

Notice of Public Hearing, for publication on Tuesday, June 9, 2015. Please confirm. THANK YOU!

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



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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

June 4, 2015

THE CALIFORNIAN  
ATTN: LEGALS  
P.O. BOX 120191  
TEMECULA, CA 92590

E-MAIL:  
LegalsSWRiverside@UTSanDiego.com

RE: NOTICE OF PUBLIC HEARING: GPA 928D1; ZC 7863; CUP 3681 EA

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Tuesday, June 9, 2015.**

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Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

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

**Gil, Cecilia**

---

**From:** cathy.viars@utsandiego.com  
**Sent:** Thursday, June 04, 2015 9:51 AM  
**To:** Gil, Cecilia  
**Subject:** 1219291 10923632 GPA 928D1 ZC7863 CUP3681  
**Attachments:** M:\\OrderConf.pdf

Hi Cecilia

I took the period out behind the email address in the 5<sup>th</sup> paragraph

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)

It made it go to an additional line. Please confirm this is ok to publish like this.

Have a great afternoon!

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

**YOUR ACCOUNT# 1219291 AD# 10923632 PO# GPA 928D1 ZC7863 CUP3681**


**NET \$ 344.24**

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

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

**06/09/15**

**NO OTHER PUBLICATIONS**

 We **DO NOT** file the affidavits with the court of hearing.  
When you receive the original affidavit you will be responsible  
to file with the court before your hearing date.

You can check with the court of hearing and see if they will  
accept an **E-Filing** which an original copy of the Affidavit is attached.

**Please email me back if there are any changes or questions.**

Thank you  
Cathy Viars  
951-251-0329

To ensure your ad to be published as requested, send all advertising to:

**LegalsSWRiverside@UTSanDiego.com**

## **CERTIFICATE OF POSTING**

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 4, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

GPA 928D1; ZC 7863; CUP 3681

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

**Board Agenda Date:** June 30, 2015 @ 10:30 A.M.

SIGNATURE: Cecilia Gil      DATE: June 4, 2015  
Cecilia Gil

**Gil, Cecilia**

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Thursday, June 04, 2015 9:43 AM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: GPA 928D1 ZC 7863 CUP 3681

Received and will be posted

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Thursday, June 04, 2015 8:43 AM  
**To:** Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: GPA 928D1 ZC 7863 CUP 3681

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

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

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND CONDITIONAL USE PERMIT IN THE RANCHO CALIFORNIA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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, June 30, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Hennie Monteleone – John Munroe, on **General Plan Amendment No. 928D1**, which proposes to amend the land use from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) (2-5 D.U./Acre); **Change of Zone No. 7863**, which proposes to change the zoning from Rural Residential (R-R) to Scenic Highway Commercial (CPS), or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3681**, which proposes to permit an existing weddings/receptions/special events facilities comprised of outside and enclosed area, including a 17,425 sq. ft. pond, a 3,600 square foot caretakers unit, a 340 square foot gazebo, two outdoor BBQ structures, an outdoor bar, a 4,100 square foot reception center with storage and proposed kitchen, a 1,375 square foot restroom and changing facility, a 600 square foot restroom facility, a 280 square foot office trailer with no restroom facilities, four corrals and 104 parking spaces ("the project"). The project is located northerly of Raven Court Road, southerly of Monteleone Meadows Drive, Easterly of I-215, and westerly of Briggs Road in the Rancho California Zoning Area – Southwest Area Plan, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42499**.

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: June 4, 2015

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

## **CERTIFICATE OF MAILING**

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

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

County of Riverside, do hereby certify that I am not a party to the within action or  
proceeding; that on June 4, 2015, I mailed a copy of the following  
document:

## **NOTICE OF PUBLIC HEARING**

GPA 928D1; ZC 7863; CUP 3681

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:** June 30, 2015 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: June 4, 2015  
Cecilia Gil



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/16/2015.

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

APN (s) or case numbers CUP03681 For

Company or Individual's Name Planning Department.

Distance buffered 1000'.

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

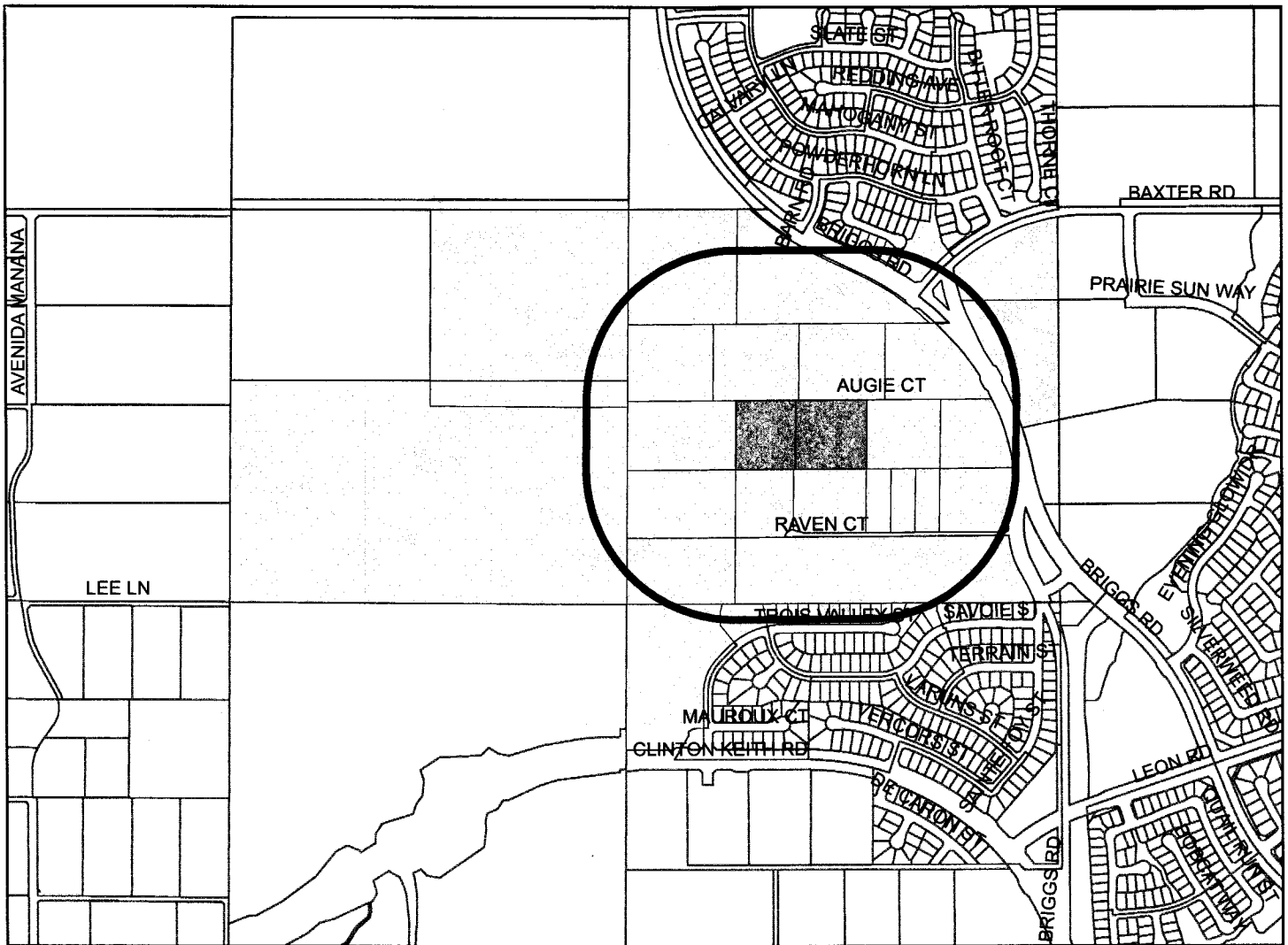
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*Checked by [signature]  
on 6/16/15*

# **CUP03681 (1000 feet buffer)**



## **Selected Parcels**

480-120-010	480-120-012	480-120-002	480-100-001	480-110-037	480-090-020	480-090-021	480-120-007	480-120-006	480-090-012
480-120-011	480-090-015	480-090-016	480-710-015	480-710-016	480-710-017	480-710-018	480-710-019	480-710-029	480-710-030
480-711-001	480-711-002	480-120-001	480-120-042	480-090-008	480-090-009	480-090-010	480-090-011	480-120-009	480-090-001
480-090-002	480-090-005	480-090-006	480-090-007	480-090-065	480-120-005	480-090-018	480-090-019	480-120-013	480-090-017
480-090-014	480-120-014	480-090-074	480-090-078	480-120-008	480-120-003	480-120-004	480-090-013	392-350-024	392-350-025
392-350-026									



1,000 500 0 1,000 Feet

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

ASMT: 392350026, APN: 392350026  
WESTERN RIVERSIDE COUNTY REG CON AUT  
C/O REAL ESTATE DIVISION  
3403 10TH ST STE 500  
RIVERSIDE CA 92501

ASMT: 480090019, APN: 480090019  
HENDRICA VANGAALE, ETAL  
35375 BRIGGS RD  
MURRIETA, CA. 92563

ASMT: 480090009, APN: 480090009  
MICHAEL MONTELEONE  
35245 BRIGGS RD  
MURRIETA, CA. 92563

ASMT: 480090021, APN: 480090021  
GAIL PATTON, ETAL  
P O BOX 130  
BEATTY OR 97621

ASMT: 480090012, APN: 480090012  
ANNA MOSSA, ETAL  
35205 BRIGGS RD  
MURRIETA CA 92563

ASMT: 480090065, APN: 480090065  
MURRIETA VALLEY UNIFIED SCHOOL DIST  
41870 MCALBY CT  
MURRIETA CA 92562

ASMT: 480090013, APN: 480090013  
STEVEN DRENNAN, ETAL  
35405 BRIGGS RD  
MURRIETA, CA. 92563

ASMT: 480090074, APN: 480090074  
RIVERSIDE MITLAND 03  
C/O RICHARD WHITNEY  
12865 POINTE DEL MAR 200  
DEL MAR CA 92014

ASMT: 480090014, APN: 480090014  
MARY ORR, ETAL  
30370 RAVEN CT  
MURRIETA, CA. 92563

ASMT: 480090078, APN: 480090078  
RIVERSIDE MITLAND 03  
1522 BROOKHOLLOW DR STE 1  
SANTA ANA CA 92705

ASMT: 480090016, APN: 480090016  
JOHN SANMARTINI  
10561 COVINGTON CIR  
VILLA PARK CA 92861

ASMT: 480110037, APN: 480110037  
D R HORTON LOS ANGELES HOLDING CO INC  
2280 WARDLOW CIR STE 100  
CORONA CA 92880

ASMT: 480090017, APN: 480090017  
REGINALD BARTH  
2440 FRONT ST  
SAN DIEGO CA 92101

ASMT: 480120001, APN: 480120001  
DORRIS ESCOBAR, ETAL  
30154 TROIS VALLEY ST  
MURRIETA, CA. 92563



GPA 928D1

207863

40

ASMT: 480120002, APN: 480120002  
BRENDA TILLET  
30166 TROIS VALLEY ST  
MURRIETA, CA. 92563

ASMT: 480120009, APN: 480120009  
MICHAEL OTTO  
30250 TROIS VALLEY ST  
MURRIETA, CA. 92563

ASMT: 480120003, APN: 480120003  
RENEE JOHNSON, ETAL  
30178 TROIS VALLEY ST  
MURRIETA, CA. 92563

ASMT: 480120010, APN: 480120010  
2014 2 IH BORROWER  
C/O INVITATION HOMES  
901 MAIN ST NO 4700  
DALLAS TX 75202

ASMT: 480120004, APN: 480120004  
SUSAN OCHS, ETAL  
30190 TROIS VALLEY ST  
MURRIETA, CA. 92563

ASMT: 480120011, APN: 480120011  
RAMONA MARSDEN, ETAL  
30274 TROIS VALLEY ST  
MURRIETA, CA. 92563

ASMT: 480120005, APN: 480120005  
MUSTAFA NAYAB  
30202 TROIS VALLEY ST  
MURRIETA, CA. 92563

ASMT: 480120012, APN: 480120012  
LYNNE MICHAELS, ETAL  
30286 TROIS VALLEY ST  
MURRIETA, CA. 92563

ASMT: 480120006, APN: 480120006  
JACQUELINE HOWELLS  
30214 TROIS VALLEY ST  
MURRIETA, CA. 92563

ASMT: 480120013, APN: 480120013  
TRACY EDDINS, ETAL  
30298 TROIS VALLEY ST  
MURRIETA, CA. 92563

ASMT: 480120007, APN: 480120007  
GARRY PARKER, ETAL  
30226 TROIS VALLEY ST  
MURRIETA, CA. 92563

ASMT: 480120014, APN: 480120014  
EILEEN SONNEFELD, ETAL  
30310 TROIS VALLEY ST  
MURRIETA, CA. 92563

ASMT: 480120008, APN: 480120008  
ESMERALDA STOUT, ETAL  
30238 TROIS VALLEY ST  
MURRIETA, CA. 92563

ASMT: 480120042, APN: 480120042  
GRACE VU, ETAL  
30350 SAVOIE ST  
MURRIETA, CA. 92563





ASMT: 480711002, APN: 480711002  
KB HOME COASTAL INC  
36310 INLAND VALLEY DR  
WILDOMAR CA 92596

ATTN: John Guerin  
Airport Land Use Commission  
Mail Stop 1070

Aviation Administration,  
Riverside County  
Mail Stop 1560

ATTN: Dan Kopulsky  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 725  
San Bernardino, CA 92401-1400

ATTN: Bill Brown  
County Service Area 104  
c/o EDA  
Mail Stop 1040

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

Murrieta Valley Unified School Distr  
41870 McCalby Ct.  
Murrieta, CA 92562-7036

Hennie Monteleone  
35245 Briggs Road  
Murrieta CA 92563

City of Menifee  
29714 Haun Road  
Menifee, CA 92586

Valley-Wide Recreation & Park Dist  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

ATTN: Stanley Sniff, Sheriff  
Sheriff's Department, Riverside County  
Mail Stop 1450

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

# THE PRESS-ENTERPRISE **PE** com

Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
6/9/2015	10057437	PH: GPA 928D1; ZC 7863; CUP 3681 EA	Press-Enterprise	2 x 89 Li	178	1	1.45	258.10	258.10

Ordered By: Cecilia Gil

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2015 JUN 12 PM 12:27

Planning  
162 of 06/30/15  
ZC 7863

## Legal Advertising Invoice

Balance  
\$258.10

Sales Contact Information		Advertiser Information		
Maria Tinajero 951-368-9225		Billing Period	Billed Account Number	Advertiser/Client Name
		06/09/2015 - 06/09/2015	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
06/09/2015 - 06/09/2015	1100141323	1100141323
Balance	Invoice Number	Terms Of Payment
\$258.10	10057437	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

B  
C  
P  
R

Ac  
P.

UT  
San Diego

4/9

Order Confirmation

<u>Ad Order Number</u> 0010923632	<u>Customer</u> RIV CO BOARD OF SUPERVISORS	<u>Payer Customer</u> RIV CO BOARD OF SUPERVISORS	<u>PO Number</u> GPA 928D1 ZC7863 CUP3681
<u>Sales Rep</u> Viars	<u>Customer Account</u> 1219291	<u>Payer Account</u> 1219291	<u>Ordered By</u> CECILIA GIL
<u>Order Taker</u> Viars	<u>Customer Address</u> ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	<u>Payer 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>Payer Phone</u> (951) 955-1060	<u>Customer Email</u> ccgil@rcbos.org

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>Blind Box</u>	
0	0	0		
<u>Net Amount</u> \$344.24	<u>Total Amount</u> \$344.24	<u>Payment Method</u> Invoice	<u>Payment Amount</u> \$0.00	<u>Amount Due</u> 344.24

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2015 JUN 15 AM 10:57

Planning  
16-2 of 06/30/15  
ZC7863



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

**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

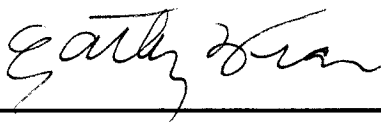
**THE CALIFORNIAN**  
*An Edition of the UT San Diego*

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:

**June 9<sup>TH</sup>, 2015**

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

Dated at TEMECULA, California, this  
**9<sup>TH</sup> day of June, 2015**



Cathy Viars  
Legal Advertising  
The Californian

Proof of Publication of

**NOTICE OF PUBLIC HEARING BEFORE THE  
BOARD OF SUPERVISORS OF RIVERSIDE COUNTY  
ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE  
AND CONDITIONAL USE PERMIT IN THE  
RANCHO CALIFORNIA - SOUTHWEST AREA PLAN, THIRD  
SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO  
ADOPT A MITIGATED NEGATIVE DECLARATION**

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**FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstraite@rctima.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: June 4, 2015      Kacia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant      Pub: 06/09/15-10923632C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND CONDITIONAL USE PERMIT IN THE RANCHO CALIFORNIA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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, June 30, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Hennie Monteleone – John Munroe, on **General Plan Amendment No. 928D1**, which proposes to amend the land use from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) (2-5 D.U./Acre); **Change of Zone No. 7863**, which proposes to change the zoning from Rural Residential (R-R) to Scenic Highway Commercial (CPS), or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3681**, which proposes to permit an existing weddings/receptions/special events facilities comprised of outside and enclosed area, including a 17,425 sq. ft. pond, a 3,600 square foot caretakers unit, a 340 square foot gazebo, two outdoor BBQ structures, an outdoor bar, a 4,100 square foot reception center with storage and proposed kitchen, a 1,375 square foot restroom and changing facility, a 600 square foot restroom facility, a 280 square foot office trailer with no restroom facilities, four corrals and 104 parking spaces ("the project"). The project is located northerly of Raven Court Road, southerly of Monteleone Meadows Drive, Easterly of I-215, and westerly of Briggs Road in the Rancho California Zoning Area – Southwest Area Plan, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42499**.

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Dated: June 4, 2015

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

16-2 of 06/30/15

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2015 JUN 15 AM 10:56



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

## PUBLIC HEARING NOTICE

*This may affect your property*

ASMT: 480090074, APN: 480090074  
RIVERSIDE MITLAND 03  
C/O RICHARD WHITNEY  
12865 POINTE DEL MAR 200  
DEL MAR CA 92014

NIXIE 918 DE 1260 0006/11/15  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92502114747 \*2808-02559-11-21  
EVT-LMB 92014

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND CONDITIONAL USE PERMIT IN THE RANCHO CALIFORNIA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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Dated: June 4, 2015

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

16-2 of 06/30/15

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2015 JUN 15 AM 10:56



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*

ASMT: 480090078, APN: 480090078  
RIVERSIDE MITLAND 03  
1522 BROOKHOLLOW DR STE 1  
SANTA ANA CA 92705

EVI-LMB 92705 92502-1147  
RC: 92502114747  
1608-05040-10-15  
NIXIE 918 FE 1250 0006/10/15  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
11 TC

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



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Dated: June 4, 2015

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

16-2 of 06/30/15



RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2015 JUN -8 PM 12:25

ATTN: Bill Brown  
County Service Area 104  
c/o EDA  
Mail Stop 1040

RETURNED FOR  
BETTER  
ADDRESS

*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  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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Dated: June 4, 2015

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

16-2 ef 06/30/15



RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2015 JUN -8 PM 12:25

ATTN: Stanley Sniff, Sheriff  
Sheriff's Department, Riverside Coun  
Mail Stop 1450

*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  
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Dated: June 4, 2015

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

16-2 of 06/30/15

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2015 JUN -8 PM 12: 25

Aviation Administration,  
Riverside County  
Mail Stop 1560

*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



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

16-2 of 06/30/15

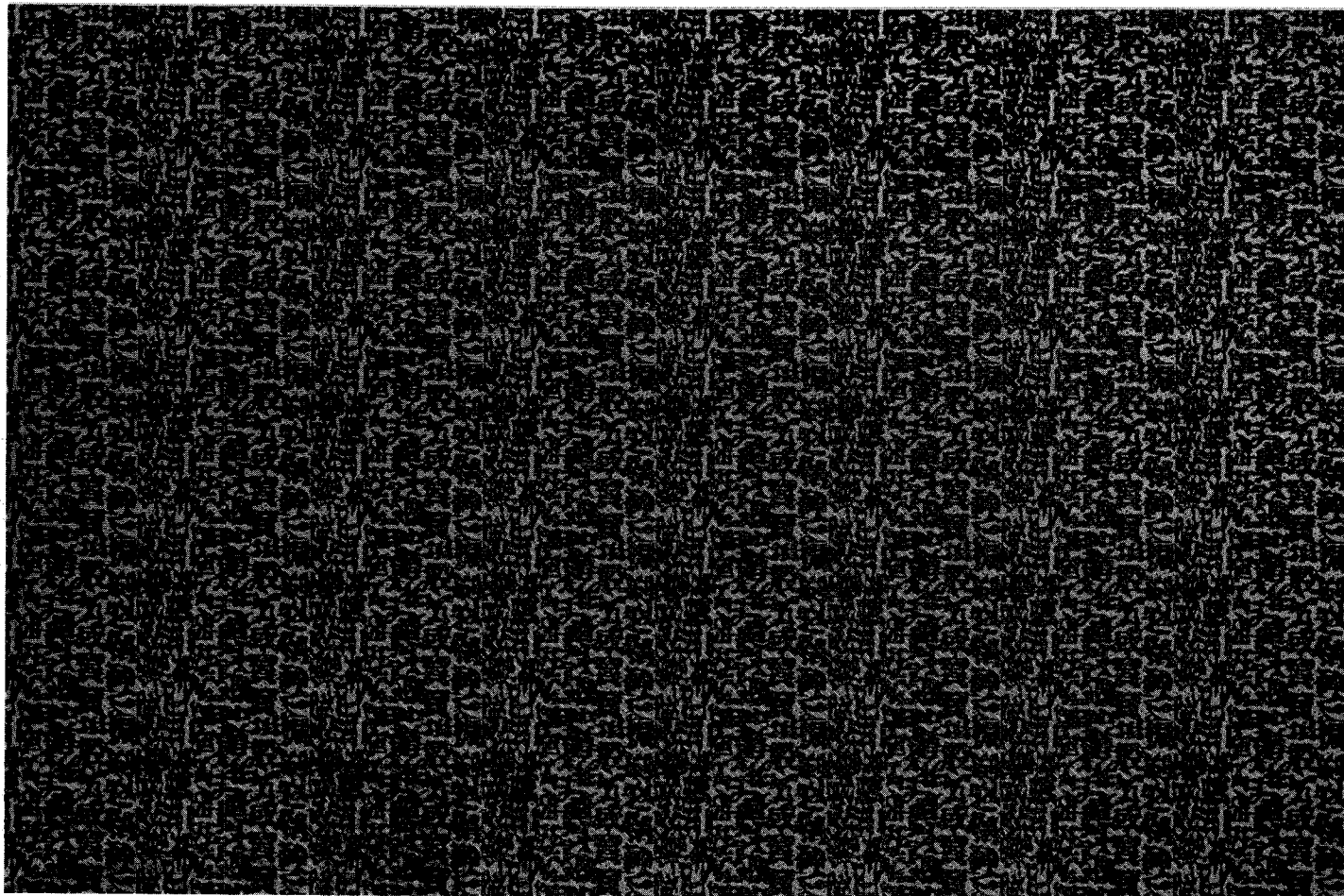
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2015 JUN - 8 PM 12: 25

ATTN: John Guerin  
Airport Land Use Commission  
Mail Stop 1070

**PUBLIC HEARING NOTICE**  
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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



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