

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP  
Planning Director

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR 36668/ GPA 1126/ CZ 7811

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Peter Lange Title: Project Planner Date: 7/14/2015

Applicant/Project Sponsor: Bixby Land Company, LLC Date Submitted: 2/26/2014

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: 7/14/2015

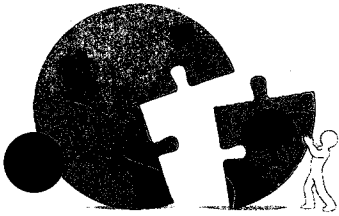
The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501

For additional information, please contact Peter Lange at 951-955-1417.

Please charge deposit fee case#: ZEA42636 ZCFG 6013

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss AICP**  
**Planning 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.**

TR36668/CZ7811/GPA1126

*Project Title/Case Numbers*

Peter Lange

*County Contact Person*

951-955-1417

*Phone Number*

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

Bixby Land Company, LLC

*Project Applicant*

2211 Michelson Drive, Suite 500, Irvine, CA 92612

*Address*

The proposed project is located southerly of Center Street and easterly of California Avenue

*Project Location*

A schedule "A" subdivision of 65.2 acres into 200 residential lots, three (3) water quality basins, two (2) park sites, eleven (11) open space lots. In addition, the project will alter the current sites zoning from Manufacturing-Service Commercial (M-SC) and Industrial Park (IP) to One Family Dwellings (R-1) and amend the General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) to Community Development: Medium Density Residential (CD:MDR).

*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. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, 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*

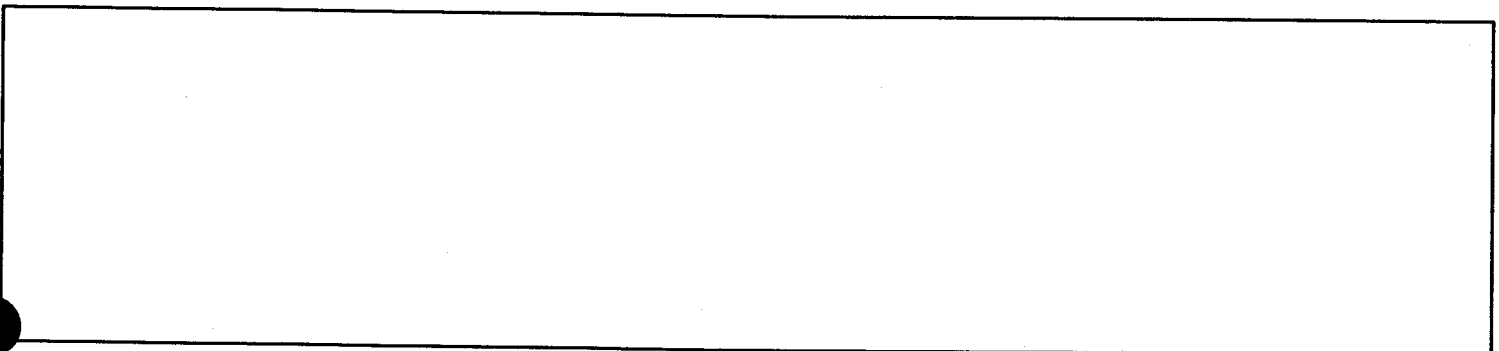
Project Planner

*Title*

7/14/2015

*Date*

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



Please charge deposit fee case#: ZEA 42636 ZCFG 6013.

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1310264

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

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

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

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

Received from: BIXBY LAND COMPANY \$50.00  
paid by: CK 4758  
EA42636  
paid towards: CFG06013 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Oct 24, 2013 15:18  
MGARDNER posting date Oct 24, 2013

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

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1409834

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: BIXBY LAND COMPANY \$2,181.25  
paid by: CK 6683  
paid towards: CFG06013 CALIF FISH & GAME: DOC FEE  
EA42636  
at parcel #:   
appl type: CFG3


By \_\_\_\_\_ Sep 09, 2014 07:59  
MGARDNER posting date Sep 09, 2014

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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

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



**Agenda Item No.**  
Riverside County Planning Commission

General Plan Amendment No. 01126  
Change of Zone No. 07811  
Tentative Tract Map No. 36668

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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Agenda Item Riverside County Planning Commission July 29, 2015

**Vicinity Map**



RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07811 GP01126 TR0668

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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Agenda Item Riverside County Planning Commission July 29, 2015

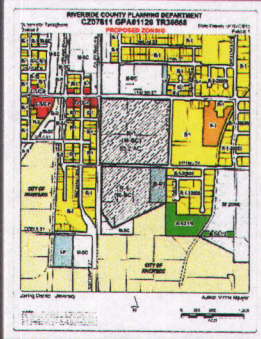
**Zoning**

**Current Zoning:**  
Manufacturing Service Commercial (M SC)

**Proposed Zoning:**  
One-Family Dwellings (R-1)

**Surrounding Zoning:**

- None
- Manufacturing Service Commercial (M SC)
- Industrial Park (I-P)
- One-Family Dwellings (R-1)
- EDC
- Light Agriculture-2 (Agriculture Minimum (A-1.2-1))
- One-Family Dwellings (R-1)
- One-Family Dwellings 20,000 square foot minimum (R-1-20000)
- ESR
- City of Riverside
- Manufacturing Service Commercial (M SC)
- None
- One-Family Dwellings (R-1)
- General Commercial (C-1-C-P)



RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07811 GP01126 TR0668

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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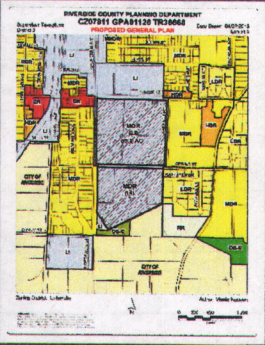
Agenda Item Riverside County Planning Commission July 29, 2015

## General Plan

**Current Designation:**  
Community Development, Light Industrial (CDLI)

**Proposed Designation:**  
Community Development, Medium Density Residential (CDMR)

**Surrounding Designations:**  
North:  
Community Development, Light Industrial (CDLI)  
Community Development, High Density Residential (CDHDR)  
East:  
Community Development, Low Density Residential (CDLDR)  
Community Development, Medium Density Residential (CDMR)  
Rural, Rural Residential (RRR)  
South:  
Open Space/Conservation (OS/C)  
Community Development, Light Industrial (CDLI)  
City of Riverside  
West:  
Community Development, Medium Density Residential (CDMR)  
Community Development, Commercial Retail (CDCLR)



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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Agenda Item Riverside County Planning Commission July 29, 2015

## Existing Land Use

**Current Land Use:**  
The project site is currently undeveloped.

**Surrounding Land Use:**

**North:**  
Industrial

**East:**  
Single Family Residential  
Elementary School  
Vacant Property

**South:**  
Industrial City of Riverside

**West:**  
Single Family Residential (SFR)



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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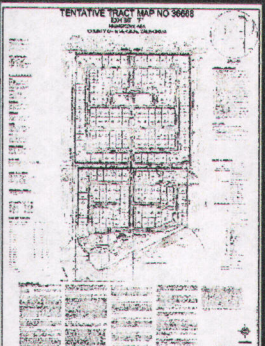
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Agenda Item Riverside County Planning Commission July 29, 2015

## Project Proposal

- Schedule "A" Subdivision
- 65.2 acres into 200 residential lots
- Three water quality basins
- Two park sites
- Eleven open space lots and regional trails
- Circulation/right of way improvements



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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Riverside County Planning Commission July 29, 2015

**Recommendations**

**STAFF RECOMMENDS THAT THE PLANNING COMMISSION:**

APPROVE the Planning **PLANNING COMMISSION RESOLUTION NO. 2015-009** recommending adoption of General Plan Amendment No. 1125 to the Central Valley Board of Supervisors.

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

**ADOPT THE MITIGATED NEGATIVE DECLARATION AND ENVIRONMENTAL ASSESSMENT NO. 42636**, based on the findings incorporated in the initial study and the conclusion is that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1125** amending the General Plan Land Use Designation of the subject property from Community Development Light Industrial (CCLLI) to 25-G-60 Floor Area Ratio to Community Development Medium Density Residential (CDDMR) (2-5 Dwelling Units Per Acre) in accordance with Exhibit B, and,

**TENTATIVELY APPROVE THE CHANGE OF ZONE NO. 7811** changing the zoning classification for the subject property from Manufacturing Office Commercial (MLOC) and Inshore of Park (IP) to One-Family Dwelling (R-1) in accordance with Exhibit B, subject to the adoption of the ordinance based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE THE TENTATIVE TRACT MAP NO. 36669**, subject to the attached conditions of approval, and based upon the background conclusions incorporated in the staff report.

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Back Next Stop Previous

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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

August 19, 2015

RIVERSIDE COUNTY RECORD  
ATTN: LEGALS  
P.O. BOX 3187  
RIVERSIDE, CA 92519

E-MAIL: [recordmde@aol.com](mailto:recordmde@aol.com)  
FAX: (951) 685-2961

RE: NOTICE OF PUBLIC HEARING: GPA 1126; CZ 7811; TTM 36668

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Thursday, August 20, 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:** Michael Evans <recordmde@aol.com>  
**Sent:** Wednesday, August 19, 2015 8:58 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: GPA 1126 CZ 7811 TTM 36668

Good Morning,  
Thank much.

Mike

-----Original Message-----

**From:** Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)>  
**To:** recordmde <[recordmde@aol.com](mailto:recordmde@aol.com)>  
**Sent:** Wed, Aug 19, 2015 8:32 am  
**Subject:** FOR PUBLICATION: GPA 1126 CZ 7811 TTM 36668

Good morning! Attached is a Notice of Public Hearing, for publication on Thursday, August 20, 2015. Please confirm. THANK YOU!

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

## **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 August 19, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

GPA 1126; CZ 7811; TTM 36668

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:** September 1, 2015 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil*      DATE: August 19, 2015  
Cecilia Gil

**Gil, Cecilia**

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**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Wednesday, August 19, 2015 12:55 PM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: GPA 1126 CZ 7811 TTM 36668

received

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**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Wednesday, August 19, 2015 8:34 AM  
**To:** Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: GPA 1126 CZ 7811 TTM 36668

One more...

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 A TENTATIVE TRACT MAP IN THE SECOND 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, September 1, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Bixby Land Company, LLC, on **General Plan Amendment No. 1126**, which proposes to amend the current land use from Light Industrial (LI) to Medium Density Residential (MDR); **Change of Zone No. 7811**, which proposes to change the zoning from Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to One Family Dwelling (R-1), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 36668, Schedule A**, which proposes to subdivide 65.2 acres into 200 single family residential lots with a minimum lot size of 7,200 square feet, three water quality basins, two park sites, and eleven open space lots ("the project"). The project is located southerly of Center Street, easterly of California Street, and westerly of Garfield Avenue in the University Zoning – Highgrove Area Plan, Second Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42636**.

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 PETER LANGE, PROJECT PLANNER, AT (951) 955-1417 OR EMAIL [PLANGE@rctlma.org](mailto:PLANGE@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: August 19, 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 County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on August 19, 2015, I mailed a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

GPA 1126; CZ 7811; TTM 36668

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:** September 1, 2015 @ 10:30 AM

SIGNATURE: *Cecilia Gil*      DATE: August 19, 2015  
Cecilia Gil

Riverside Transit Agency  
1825 3<sup>rd</sup> Street  
Riverside CA 92507

City of Riverside  
Attention: Planning Department  
3900 Main Street, Suite 3  
Riverside, CA 92522

Riverside Unified School District  
3380 14<sup>th</sup> Street  
Riverside, CA 92501

Waste Resources Management,  
Riverside County  
Mail Stop 5950

Riverside Highland Water Company  
12374 Michigan Street  
Grand Terrace, CA 92313

Southern California Gas Co.  
4495 Howard Avenue  
Riverside, CA 92507

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

Santa Ana Regional Water Quality  
Control Board  
3737 Main Street Suite 500  
Riverside, CA 92501

Southern California Gas Co.  
4495 Howard Avenue  
Riverside, CA 92507

South Coast Air Quality Management  
District  
21865 Copley Drive  
Diamond Bar, CA 91765

Pechanga Band of Luiseno Indians  
12705 Pechanga Road  
Temecula, CA 92593

Soboba Band of Luiseno Indians  
23904 Soboba Road  
San Jacinto, CA 92583



ASMT: 247061013, APN: 247061013  
SVS PROP MANAGEMENT  
65 VIA DEL CIELO  
RCH PALOS VERDES CA 90275

ASMT: 247062019, APN: 247062019  
ELEANOR MOJICA VENTURA, ETAL  
313 MAGNOLIA AVE  
GLENDALE CA 91204

ASMT: 247062007, APN: 247062007  
DARLENE AYALA  
963 CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 247062020, APN: 247062020  
PATRICIA KITCHEN  
215 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247062008, APN: 247062008  
SALVADOR RUVALCABA  
P O BOX 56074  
RIVERSIDE CA 92517

ASMT: 247062021, APN: 247062021  
RUDY FLORES  
971 CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 247062013, APN: 247062013  
FORREST MCKINLEY  
1186 CENTER ST STE A  
RIVERSIDE CA 92507

ASMT: 247063005, APN: 247063005  
RTH PROP MANAGEMENT  
3334 E COAST HWY STE 364  
CORONA DEL MAR CA 92625

ASMT: 247062016, APN: 247062016  
RUBY SNODGRASS  
10345 WALNUT GROVE CT  
YUCAIPA CA 92399

ASMT: 247063008, APN: 247063008  
RICHARD WEST  
737 FOREST PARK DR  
RIVERSIDE CA 92501

ASMT: 247062017, APN: 247062017  
MINERVA BLANCO  
12157 MT VERNON  
GRAND TERRACE CA 92313

ASMT: 247063013, APN: 247063013  
SHARON COBB, ETAL  
1845 PORT STANHOPE PL  
NEWPORT BEACH CA 92660

ASMT: 247062018, APN: 247062018  
MARIA GONZALEZ, ETAL  
247 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247063015, APN: 247063015  
CHRISTINA EVERINGTON, ETAL  
268 PROSPECT AVE  
RIVERSIDE CA 92507



ASMT: 247063016, APN: 247063016  
HIGHGROVE CENTER STREET  
P O BOX 790  
REDLANDS CA 92373

ASMT: 247121014, APN: 247121014  
JOSE ALVARADO  
P O BOX 77636  
CORONA CA 92877

ASMT: 247063017, APN: 247063017  
HIGHGROVE CENTER STREET, ETAL  
C/O LAND MANAGEMENT/ANIL MAKHIJA  
10 PRESIDENTIAL WAY  
WOBURN MA 1801

ASMT: 247121017, APN: 247121017  
ELINOR LAFEVERS, ETAL  
12536 MIRADO AVE  
GRAND TERRACE CA 92313

ASMT: 247121004, APN: 247121004  
MARYLUE QUIROGA  
980 CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 247121018, APN: 247121018  
DENIS KIDD  
22874 PICO ST  
GRAND TERRACE CA 92324

ASMT: 247121010, APN: 247121010  
ALEJANDRO CAPIZ  
240 ISHBELL CT  
RIVERSIDE CA 92507

ASMT: 247122004, APN: 247122004  
MARCELO FARIAS  
390 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247121011, APN: 247121011  
ISRAEL ZAMORANO  
367 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247122010, APN: 247122010  
PSY PROP  
1602 TURNPOST LN  
HACIENDA HEIGHTS CA 91745

ASMT: 247121012, APN: 247121012  
RICARDO PADILLA  
21233 BRONCO LN  
DIAMOND BAR CA 91765

ASMT: 247122012, APN: 247122012  
HIGHGROVE METHODIST CHURCH  
938 CENTER ST  
RIVERSIDE CA 92507

ASMT: 247121013, APN: 247121013  
KATHLEEN MULLANEY, ETAL  
391 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247122015, APN: 247122015  
ASSET SENTRY  
C/O WILLIAM LEONG  
915 W FOOTHILL BLV STE C  
CLAREMONT CA 91711





ASMT: 247122016, APN: 247122016  
DONNA GARRETT, ETAL  
2250 ROSEDALE AVE  
COLTON CA 92324

ASMT: 247123006, APN: 247123006  
BOBBIE HERSHMAN, ETAL  
975 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247122017, APN: 247122017  
SP ASSETS  
8628 HILLSIDE RD  
ALTA LOMA CA 91701

ASMT: 247123007, APN: 247123007  
LINDA GOMEZ, ETAL  
443 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247122018, APN: 247122018  
HIGHGROVE METHODIST CHURCH  
938 W CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 247123008, APN: 247123008  
EULOGIO HERNANDEZ  
433 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247123001, APN: 247123001  
MARTHA GONZALEZ, ETAL  
9275 DARREN CIR  
RIVERSIDE CA 92509

ASMT: 247123009, APN: 247123009  
APRIL REID, ETAL  
427 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247123003, APN: 247123003  
MONICA ZAVALA ARIAS  
420 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247123010, APN: 247123010  
RAQUEL HERNANDEZ  
6614 ALDAMA ST  
LOS ANGELES CA 90042

ASMT: 247123004, APN: 247123004  
MARIA CASTILLO, ETAL  
430 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247123011, APN: 247123011  
RAMONA ANDERSON  
415 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247123005, APN: 247123005  
FRANK VILLALOBOS, ETAL  
415 TRANSIT AVE  
RIVERSIDE CA 92507

ASMT: 247123012, APN: 247123012  
MARLENE RITZ, ETAL  
480 E MAIN ST  
RIVERSIDE CA 92507



ASMT: 247124012, APN: 247124012  
RUBEN CHAGOLLA  
406 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247124026, APN: 247124026  
KATHLEEN RUIZ  
879 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247124013, APN: 247124013  
RENEE MUNOZ, ETAL  
416 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247124027, APN: 247124027  
FERNANDO GUARDIAN  
863 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247124014, APN: 247124014  
PEDRO SANCHEZ  
422 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247124029, APN: 247124029  
YESENIA MEDINA, ETAL  
851 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247124015, APN: 247124015  
JOSE DELEON  
430 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247125001, APN: 247125001  
ALICIA CASILLAS  
450 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247124016, APN: 247124016  
GUADALUPE MAI, ETAL  
444 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247125002, APN: 247125002  
ALICIA GONZALEZ, ETAL  
460 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247124019, APN: 247124019  
PEDRO SANCHEZ  
422 PROSPECT  
RIVERSIDE CA 92507

ASMT: 247125004, APN: 247125004  
JOVITA SANCHEZ, ETAL  
493 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247124022, APN: 247124022  
RAFAELA GOMEZ, ETAL  
6699 RIVERSIDE DR  
CHINO CA 91710

ASMT: 247125005, APN: 247125005  
MARIA PEREZ, ETAL  
485 PROSPECT AVE  
RIVERSIDE, CA. 92507



ASMT: 247125006, APN: 247125006  
YOLANDA MUNOZ  
24025 PARK SORRENTO 210  
CALABASAS CA 91302

ASMT: 247125015, APN: 247125015  
JUANA SERRATO  
490 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247125007, APN: 247125007  
MARY VASQUEZ  
471 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126001, APN: 247126001  
NANCY RICE, ETAL  
456 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247125008, APN: 247125008  
PATRICIA RAMOS, ETAL  
465 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126002, APN: 247126002  
VIRGINIA VARGAS, ETAL  
466 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247125009, APN: 247125009  
LEONARDO RAMOS  
455 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126003, APN: 247126003  
RICHARD BARNETT  
474 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247125011, APN: 247125011  
SUSAN PADILLA, ETAL  
470 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126004, APN: 247126004  
DIANE FRANKS  
484 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247125013, APN: 247125013  
VICTORIA GOMEZ  
480 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126005, APN: 247126005  
SPSSM INVESTMENTS VI  
4900 SANTA ANITA STE 2C  
EL MONTE CA 91731

ASMT: 247125014, APN: 247125014  
SYLVIA RABAGO, ETAL  
498 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126006, APN: 247126006  
RAYMOND STODDARD, ETAL  
931 SPRING ST  
RIVERSIDE, CA. 92507



ASMT: 247126007, APN: 247126007  
AMY RICH, ETAL  
C/O AMY RICH  
12195 ORANGEMONT LN  
RIVERSIDE CA 92503

ASMT: 247160012, APN: 247160012  
MARIA CAMACHO  
514 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126009, APN: 247126009  
THEODORE SZUSKIEWICZ, ETAL  
27885 VISTA RD  
ROMOLAND CA 92585

ASMT: 247160013, APN: 247160013  
JOSEFINA VALDEZ, ETAL  
520 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126012, APN: 247126012  
ALTAGRACIA SANCHEZ  
854 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247160015, APN: 247160015  
MILTON HERNANDEZ  
542 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126014, APN: 247126014  
DEBRA HYSMITH  
866 VILLA ST  
RIVERSIDE, CA. 92507

ASMT: 247160016, APN: 247160016  
LILCHUND NATHRAJ, ETAL  
4931 W MONT ST  
RIVERSIDE CA 92507

ASMT: 247126016, APN: 247126016  
LORRAINE BUXTON, ETAL  
222 W AVENUE L  
CALIMESA CA 92320

ASMT: 247160017, APN: 247160017  
WILLIE TOWNSEND  
558 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247126017, APN: 247126017  
REGINA SAFFOLD SANDERS  
P O BOX 4545  
CARSON CA 90749

ASMT: 247160019, APN: 247160019  
FRANCES AYERS  
570 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160011, APN: 247160011  
HERMELINDA LEDESMA, ETAL  
510 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160020, APN: 247160020  
FABIOLA BRICENO  
576 TRANSIT AVE  
RIVERSIDE, CA. 92507





ASMT: 247160021, APN: 247160021  
MARITZA CRISTALES  
584 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160030, APN: 247160030  
ARMANDO MENDEZ, ETAL  
555 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160022, APN: 247160022  
NEAL FORTIN  
596 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160031, APN: 247160031  
ROBERT WOMBLE, ETAL  
C/O ROBERT L WOMBLE  
561 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160023, APN: 247160023  
ROBERT MAXWELL  
509 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160032, APN: 247160032  
GARY BAZO, ETAL  
571 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160025, APN: 247160025  
MARITZA LOZANO, ETAL  
517 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160033, APN: 247160033  
LORNA NICOLAS  
575 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160026, APN: 247160026  
JOSEPH QUATROCHI  
29270 EAGLE DR  
MURRIETA CA 92563

ASMT: 247160034, APN: 247160034  
RENE SOLORIO  
585 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160028, APN: 247160028  
JEANNE FERGUSON SASO, ETAL  
2369 W 248TH ST  
LOMITA CA 90717

ASMT: 247160035, APN: 247160035  
JORGE PENA  
593 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160029, APN: 247160029  
MARIA RODRIGUEZ, ETAL  
549 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160036, APN: 247160036  
DEAN HALL  
510 PROSPECT AVE  
RIVERSIDE, CA. 92507



ASMT: 247160037, APN: 247160037  
GUADALUPE NAVARRO, ETAL  
516 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160044, APN: 247160044  
TONI CABRERA  
1333 RECHE CYN RD APT 501  
COLTON CA 92324

ASMT: 247160038, APN: 247160038  
CARL ROBINSON  
880 SPRING ST  
RIVERSIDE, CA. 92507

ASMT: 247160045, APN: 247160045  
CONSUELO AREVALO, ETAL  
588 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160039, APN: 247160039  
IRENE CLETO  
528 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160046, APN: 247160046  
DAVID RUBIO  
592 PROSPECT AVE  
RIVERSIDE CA 92501

ASMT: 247160040, APN: 247160040  
DAVID HEARD  
538 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160047, APN: 247160047  
JOSE MENDOZA  
600 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160041, APN: 247160041  
MARGARET BIXLER, ETAL  
546 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160048, APN: 247160048  
MIGUEL TREJO  
605 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160042, APN: 247160042  
PATRICIA MCGINNIS  
558 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160049, APN: 247160049  
MARCELLA RIVERA, ETAL  
599 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160043, APN: 247160043  
ALFONSO LARA  
570 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160051, APN: 247160051  
MARY CARRILLO, ETAL  
13381 MAGNOLIA AVE NO 114  
CORONA CA 92879



ASMT: 247160052, APN: 247160052  
LORENA ARELLANO  
621 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160072, APN: 247160072  
CHIU WONG, ETAL  
524 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 247160053, APN: 247160053  
MARTIN GONZALEZ, ETAL  
610 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 247170022, APN: 247170022  
HLK GROUP  
C/O DANIEL GAO  
20069 SHADOW MOUNTAIN RD  
WALNUT CA 91789

ASMT: 247160054, APN: 247160054  
DEBORAH FURY  
620 PROSPECT AVE  
RIVERSIDE, CA. 92507

ASMT: 255040017, APN: 255040017  
W PROP, ETAL  
807 CENTER ST  
RIVERSIDE CA 92507

ASMT: 247160058, APN: 247160058  
SHELBY SHINKLE  
955 CITRUS ST  
RIVERSIDE, CA. 92507

ASMT: 255051001, APN: 255051001  
JAMES WISNER  
698 FLYNN ST  
RIVERSIDE, CA. 92507

ASMT: 247160064, APN: 247160064  
LORRAINE ANTON, ETAL  
973 CITRUS ST  
RIVERSIDE, CA. 92507

ASMT: 255051002, APN: 255051002  
MARSHA CLARK  
4359 BANDINI AVE  
RIVERSIDE CA 92506

ASMT: 247160070, APN: 247160070  
NATALIA MCCALL, ETAL  
15718 PARAMOUNT BL STE E  
PARAMOUNT CA 90723

ASMT: 255051003, APN: 255051003  
AMBER AUGUSTINE  
674 FLYNN ST  
RIVERSIDE, CA. 92507

ASMT: 247160071, APN: 247160071  
MARLENE RITZ, ETAL  
536 TRANSIT AVE  
RIVERSIDE, CA. 92507

ASMT: 255051004, APN: 255051004  
SUSAN LOFTIN, ETAL  
666 FLYNN ST  
RIVERSIDE, CA. 92507

ASMT: 255051008, APN: 255051008  
ELIZABETH TOWNSON, ETAL  
193 WALKER AVE  
RIVERSIDE, CA. 92507

ASMT: 255051015, APN: 255051015  
LYNDA SCHNUR  
205 WARING AVE  
RIVERSIDE, CA. 92507

ASMT: 255051009, APN: 255051009  
CHARLES ROBERSON  
205 WALKER AVE  
RIVERSIDE, CA. 92507

ASMT: 255051016, APN: 255051016  
MINTA RAMIREZ, ETAL  
673 TULARE ST  
RIVERSIDE, CA. 92507

ASMT: 255051010, APN: 255051010  
DONNA ZINCHUK, ETAL  
12225 OVERCREST DR  
YUCAIPA CA 92399

ASMT: 255051017, APN: 255051017  
DIANNA GUYER, ETAL  
683 TULARE ST  
RIVERSIDE, CA. 92507

ASMT: 255051011, APN: 255051011  
KATIE WILSHIRE  
222 WARING AVE  
RIVERSIDE, CA. 92507

ASMT: 255051018, APN: 255051018  
MICHAEL JIBAJA  
7063 FREESIA CT  
EASTVALE CA 92880

ASMT: 255051012, APN: 255051012  
ROSE COOLEY  
2849 MOORGATE PL  
RIVERSIDE CA 92506

ASMT: 255051019, APN: 255051019  
NORMA PEREZ, ETAL  
194 HARVEY AVE  
RIVERSIDE, CA. 92507

ASMT: 255051013, APN: 255051013  
DIXIE HESS, ETAL  
194 WARING ST  
RIVERSIDE, CA. 92507

ASMT: 255052005, APN: 255052005  
DOROTHY ALZEN, ETAL  
234 WALKER AVE  
RIVERSIDE, CA. 92507

ASMT: 255051014, APN: 255051014  
LYNDA SCHNUR, ETAL  
P O BOX 15884  
BEVERLY HILLS CA 90209

ASMT: 255052006, APN: 255052006  
MARIA OCHOA, ETAL  
250 WALKER AVE  
RIVERSIDE, CA. 92507





ASMT: 255052007, APN: 255052007  
JULIA MENA, ETAL  
PO BOX 51793  
RIVERSIDE CA 92517

ASMT: 255053006, APN: 255053006  
REBEKAH LUTHER, ETAL  
268 OWETZAL LN  
RIVERSIDE CA 92507

ASMT: 255052008, APN: 255052008  
JACQUELINE SHEWALTER, ETAL  
290 WALKER AVE  
RIVERSIDE, CA. 92507

ASMT: 255053007, APN: 255053007  
PAULA RUDD, ETAL  
630 TULARE ST  
RIVERSIDE, CA. 92507

ASMT: 255053001, APN: 255053001  
NINABELLE BUSBOOM, ETAL  
26031 HOLLY VISTA BLV  
SAN BERNARDINO CA 92404

ASMT: 255053008, APN: 255053008  
LIVIER MARISCAL  
629 CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 255053002, APN: 255053002  
LADONNA GARRISON, ETAL  
682 TULARE ST  
RIVERSIDE, CA. 92507

ASMT: 255053009, APN: 255053009  
JENNIE GARCIA, ETAL  
9549 51ST ST  
RIVERSIDE CA 92509

ASMT: 255053003, APN: 255053003  
OTR VENTURES  
3528 KING PL  
SIMI VALLEY CA 93063

ASMT: 255053010, APN: 255053010  
LIBERTAD PINEDA, ETAL  
1412 BLAIR LN  
TUSTIN CA 92780

ASMT: 255053004, APN: 255053004  
JANE BRUINS, ETAL  
666 TULARE ST  
RIVERSIDE, CA. 92507

ASMT: 255053011, APN: 255053011  
ESTELA RODRIGUEZ  
665 CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 255053005, APN: 255053005  
IMOGENE POWELL  
654 TULARE ST  
RIVERSIDE, CA. 92507

ASMT: 255053012, APN: 255053012  
SHIRLEY MACARTHUR  
2185 ADAMS ST  
RIVERSIDE CA 92507



ASMT: 255110006, APN: 255110006  
BIXBY LAND CO  
C/O JIM O'DONNELL  
2211 MICHELSON DR NO 500  
IRVINE CA 92612

ASMT: 255120014, APN: 255120014  
CAROLYN CARTY  
807 PALMYRITA AVE  
RIVERSIDE, CA. 92507

ASMT: 255110016, APN: 255110016  
MAGNON CO  
815 MARLBOROUGH STE 200  
RIVERSIDE CA 92507

ASMT: 255120031, APN: 255120031  
CRESCENT ASSOC, ETAL  
C/O ROGER GIMBEL  
185 MADISON AVE  
NEW YORK NY 10016

ASMT: 255110023, APN: 255110023  
WATER CONS DIST, ETAL  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 255250007, APN: 255250007  
HIGHGROVE ELEMENTARY SCHOOL DIST  
UNKNOWN 03-30-94

ASMT: 255110026, APN: 255110026  
GENARO RIVAS  
880 N LAKE ST SP 62  
HEMET CA 92544

ASMT: 255250008, APN: 255250008  
HIGHGROVE PROP OWNER  
4590 MACARTHUR BLV NO 600  
NEWPORT BEACH CA 92660

ASMT: 255110029, APN: 255110029  
BIXBY LAND CO  
C/O JIM O'DONNELL  
2211 MICHELSON DR STE 500  
IRVINE CA 92612

ASMT: 255250010, APN: 255250010  
JOANNA GRANADOS, ETAL  
608 CENTER ST  
RIVERSIDE, CA. 92507

ASMT: 255110030, APN: 255110030  
TSG BLUE WATER CAPITAL  
2 PARK PLAZA STE 700  
IRVINE CA 92614

ASMT: 255250011, APN: 255250011  
ISABEL GONZALES, ETAL  
630 CENTER ST  
RIVERSIDE CA 92507

ASMT: 255120012, APN: 255120012  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

ASMT: 255250012, APN: 255250012  
NANCY TRUJILLO, ETAL  
22140 LADERA ST  
GRAND TERRACE CA 92313





ASMT: 255250013, APN: 255250013  
JUANA CASTILLO, ETAL  
620 CENTER ST  
RIVERSIDE CA 92507

ASMT: 255372002, APN: 255372002  
ROBERT KLINE  
563 KEOWN CT  
RIVERSIDE, CA. 92507

ASMT: 255371001, APN: 255371001  
SUSAN KELLY, ETAL  
605 SWEETSER DR  
RIVERSIDE, CA. 92507

ASMT: 255372003, APN: 255372003  
WANDA MILLER, ETAL  
583 KEOWN CT  
RIVERSIDE, CA. 92507

ASMT: 255371002, APN: 255371002  
CHRISTINA TAGALOA, ETAL  
625 SWEETSER DR  
RIVERSIDE, CA. 92507

ASMT: 255372004, APN: 255372004  
DEBORAH PIERCE, ETAL  
603 KEOWN CT  
RIVERSIDE, CA. 92507

ASMT: 255371003, APN: 255371003  
NOE PEREZ  
645 SWEETSER DR  
RIVERSIDE, CA. 92507

ASMT: 255372005, APN: 255372005  
SARAH RUSSELL, ETAL  
608 KEOWN CT  
RIVERSIDE, CA. 92507

ASMT: 255371004, APN: 255371004  
SARAH LIVERMORE, ETAL  
5 FALLING LEAF  
IRVINE CA 92612

ASMT: 255372006, APN: 255372006  
ELSIE CARBAJAL  
600 KEOWN CT  
RIVERSIDE, CA. 92507

ASMT: 255371005, APN: 255371005  
JOY LIESENFELT, ETAL  
685 SWEETSER DR  
RIVERSIDE, CA. 92507

ASMT: 255372007, APN: 255372007  
MARCELO JUAREZ, ETAL  
154 HIGHLAND AVE  
RIVERSIDE CA 92507

ASMT: 255372001, APN: 255372001  
VICTOR QUEZADA  
543 KEOWN CT  
RIVERSIDE, CA. 92507

ASMT: 255372008, APN: 255372008  
CYNTHIA HAYES PEREZ  
560 KEOWN CT  
RIVERSIDE, CA. 92507



ASMT: 255372009, APN: 255372009  
FRANCISCO RAMIREZ  
640 SWEETSER DR  
RIVERSIDE, CA. 92507

ASMT: 255372016, APN: 255372016  
NATALIE RABONE  
627 SWAYZEE CT  
RIVERSIDE, CA. 92507

ASMT: 255372010, APN: 255372010  
RUBEN RODRIGUEZ, ETAL  
620 SWEETSER DR  
RIVERSIDE, CA. 92507

ASMT: 255372011, APN: 255372011  
BEATRICE ETCHISON  
602 SWEETSER DR  
RIVERSIDE, CA. 92507

ASMT: 255372012, APN: 255372012  
REGINA RUBIDOUX, ETAL  
577 SWAYZEE CT  
RIVERSIDE, CA. 92507

ASMT: 255372013, APN: 255372013  
DAVID NICHOLS  
597 SWAYZEE CT  
RIVERSIDE, CA. 92507

ASMT: 255372014, APN: 255372014  
CHRISTINA SEGOVIA, ETAL  
607 SWAYZEE CT  
RIVERSIDE, CA. 92507

ASMT: 255372015, APN: 255372015  
ARMANDO HERNANDEZ  
617 SWAYZEE CT  
RIVERSIDE, CA. 92507



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND A TENTATIVE TRACT MAP IN THE SECOND 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, September 1, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Bixby Land Company, LLC, on **General Plan Amendment No. 1126**, which proposes to amend the current land use from Light Industrial (LI) to Medium Density Residential (MDR); **Change of Zone No. 7811**, which proposes to change the zoning from Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to One Family Dwelling (R-1), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 36668, Schedule A**, which proposes to subdivide 65.2 acres into 200 single family residential lots with a minimum lot size of 7,200 square feet, three water quality basins, two park sites, and eleven open space lots ("the project"). The project is located southerly of Center Street, easterly of California Street, and westerly of Garfield Avenue in the University Zoning – Highgrove Area Plan, Second Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42636**.

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 PETER LANGE, PROJECT PLANNER, AT (951) 955-1417 OR EMAIL [PLANGE@rctlma.org](mailto:PLANGE@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: August 19, 2015

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

16-2 of 09/01/15

BC: 92502114747 \*061R-04595-25-14

92502@1147  
GVI-LMB 9130

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

NIXIE 917 DE 1260 0008/25/15

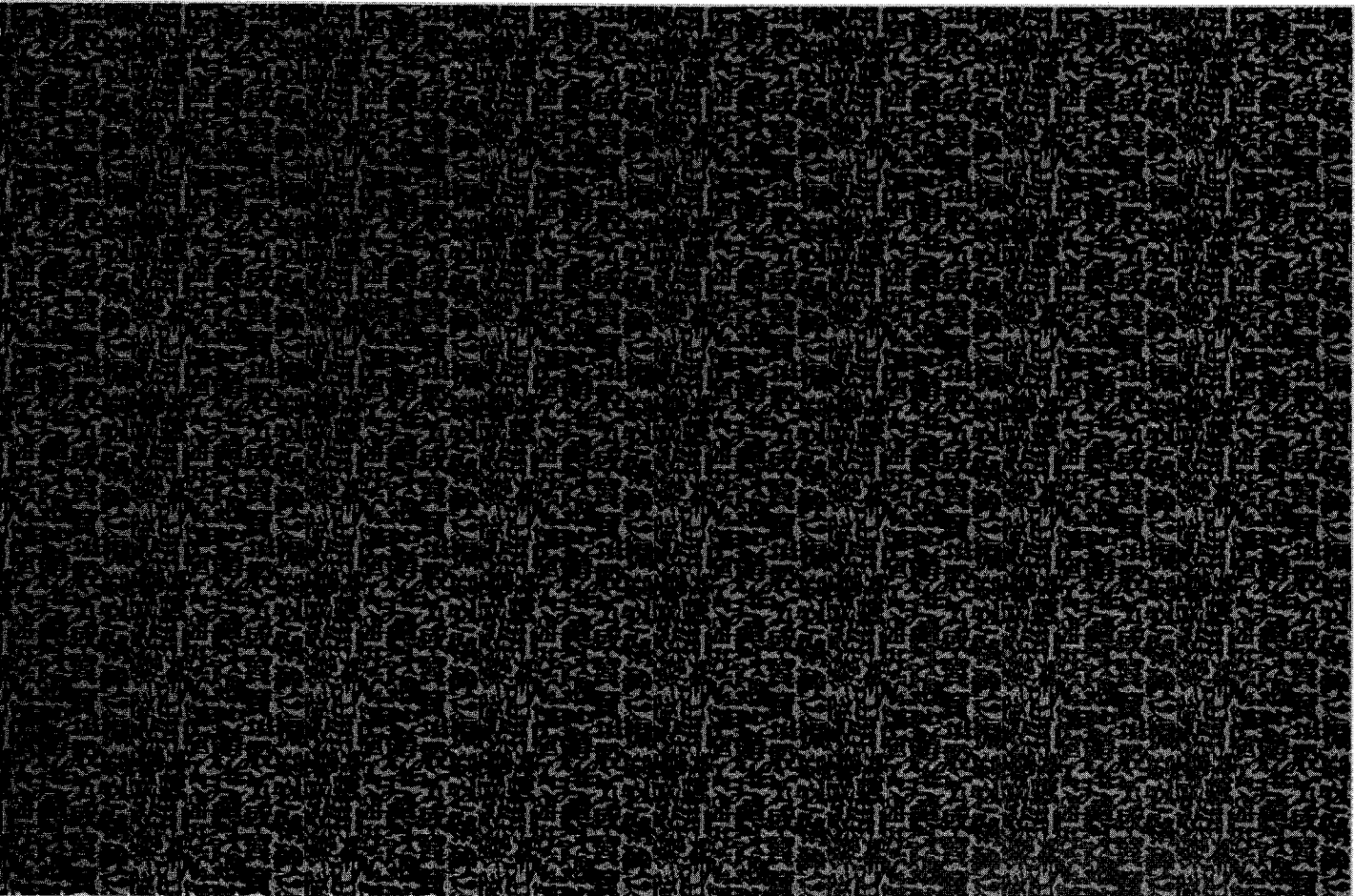
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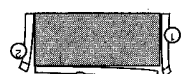
ASMT: 247125006, APN: 247125006  
YOLANDA MUNOZ  
24025 PARK SORRENTO 210  
CALABASAS CA 91302

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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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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND A TENTATIVE TRACT MAP IN THE SECOND SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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Dated: August 19, 2015

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

16-2 of 09/01/15

BC: 92502114747 \*0618-03520-22-22

92502114747

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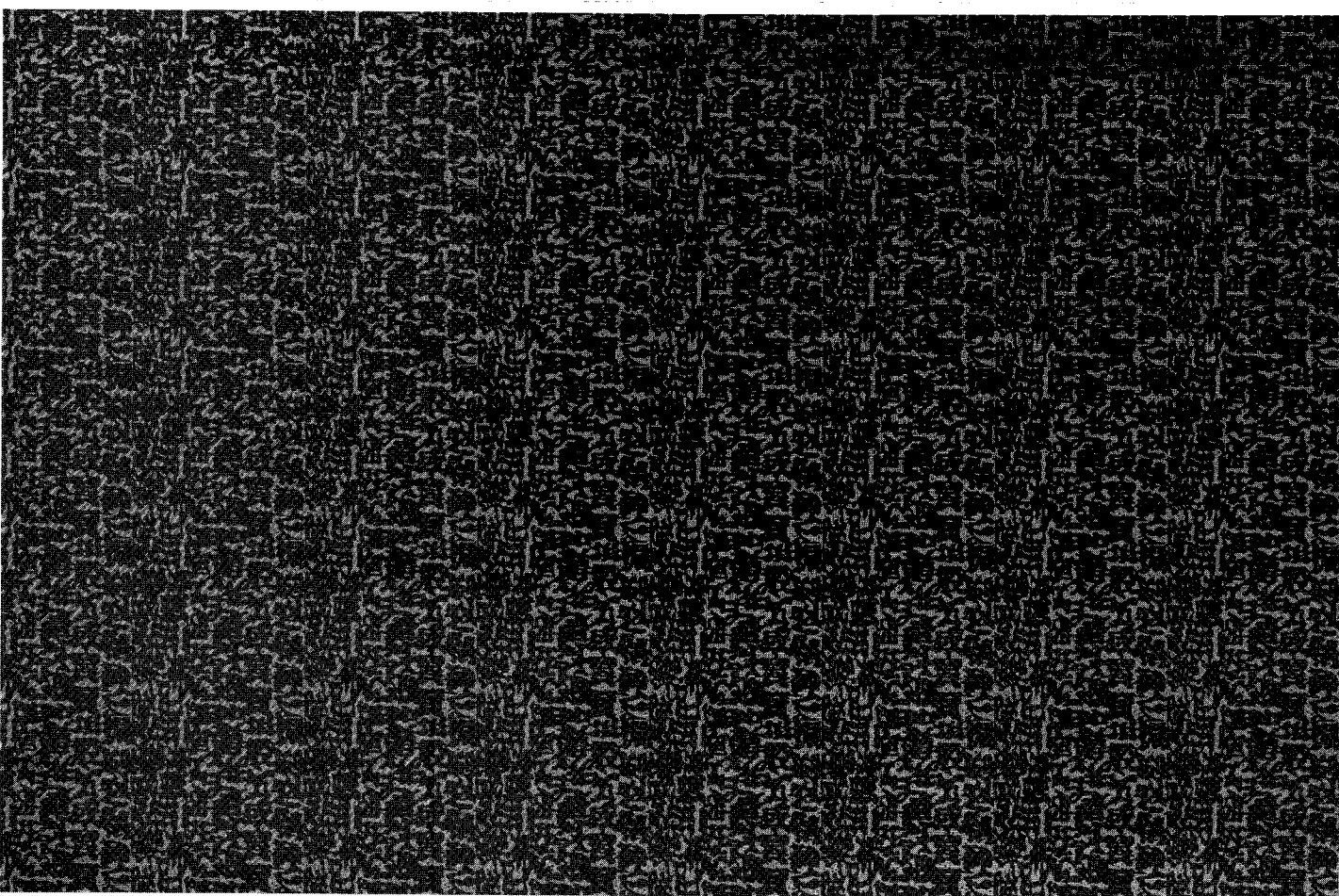
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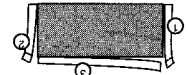
ASMT: 247124022, APN: 247124022  
RAFAELA GOMEZ, ETAL  
6699 RIVERSIDE DR  
CHINO CA 91710

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County Administrative Center  
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Dated: August 19, 2015

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

16-2 of 09/01/15

BC: 92502114747 \*1004-04403-19-43

9255832924 COPIES 92302 @1117

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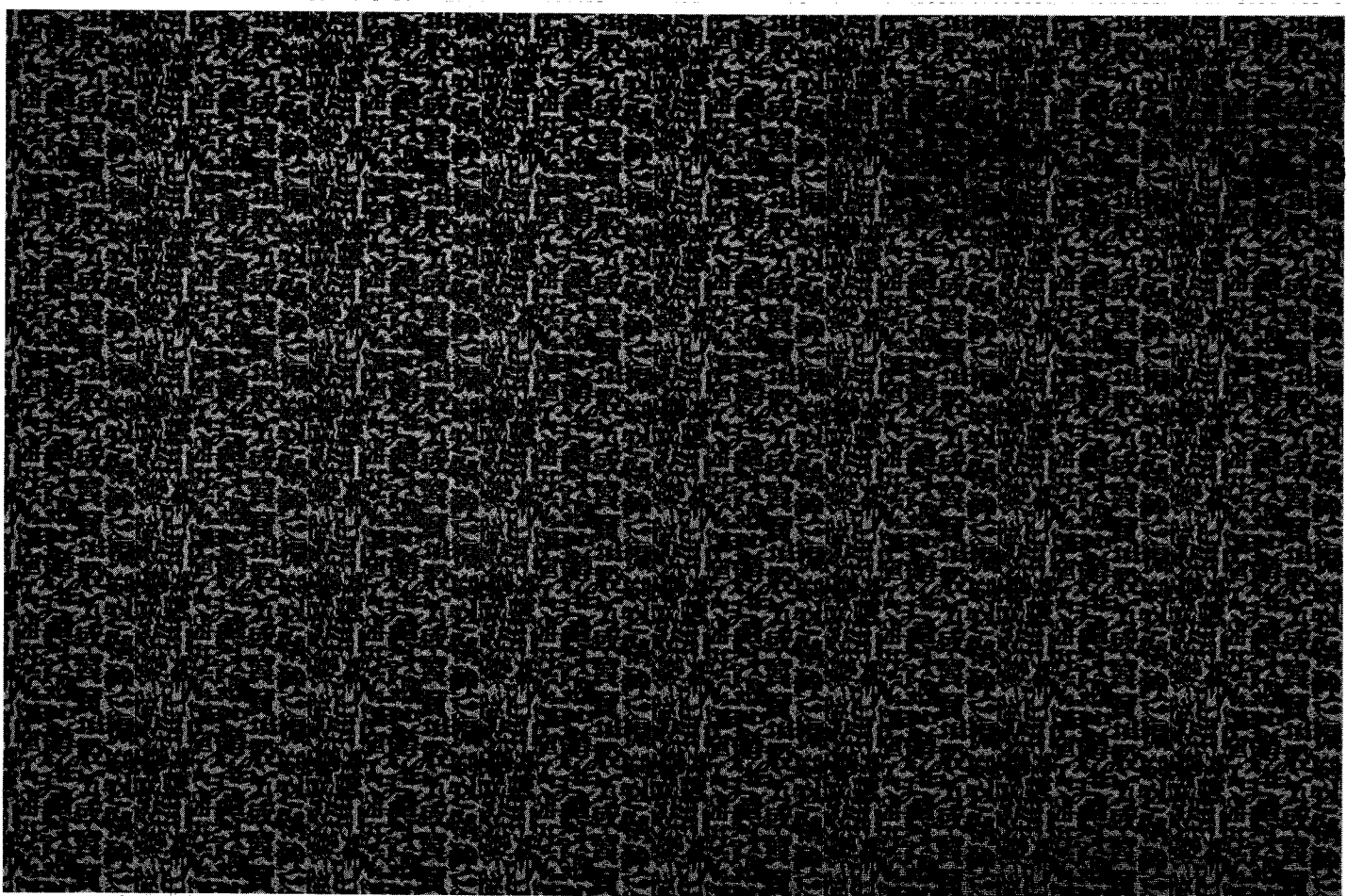
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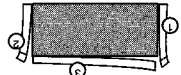
Soboba Band of Luiseno Indians  
23904 Soboba Road  
San Jacinto, CA 92583

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Dated: August 19, 2015

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By: Cecilia Gil, Board Assistant

16-2 of 09/01/15

92502@1147  
92502@1147

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16-2 of 09/01/15

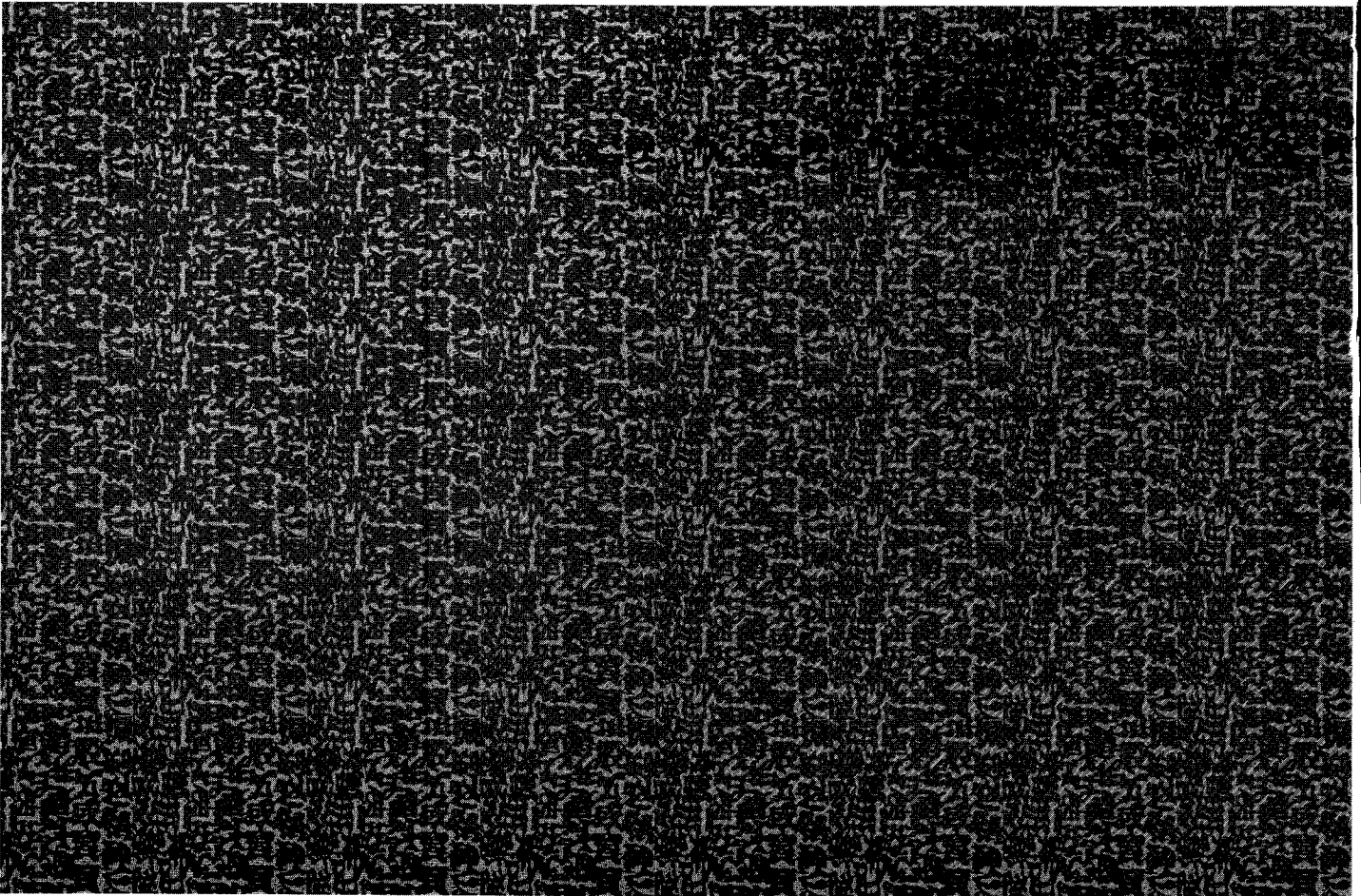
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ASMT: 255250007, APN: 255250007  
HIGHGROVE ELEMENTARY SCHOOL DIST  
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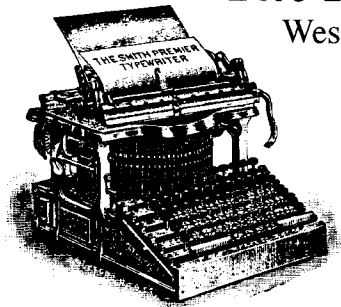
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## INVOICE

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August 20, 2015

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

Attn: Kecia Harper-Ihem

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Publish one (1) week: August 20, 2015

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Thank You,

  
Cathy Sypin-Barnes

Planning  
162 of 09/01/15

# Affidavit of Publication

(2015.5 C.C.P.)

## County of Riverside

## State of California

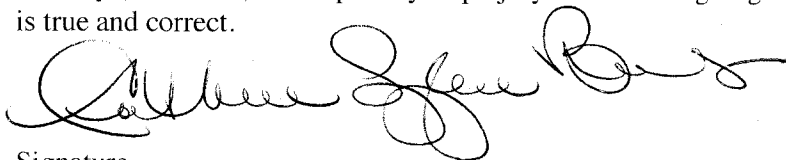
Catherine Sypin-Barnes, being first duly sworn, deposes and says: That at all times hereinafter, mentioned that she was a citizen of the United States, over the age of eighteen years, and a resident of said County, and was at and during all said times the principal clerk of the printer and publisher of The Riverside County Record-News, a newspaper of general circulation, adjudicated by court decree, printed and published weekly in said County of Riverside, State of California, that said Riverside County Record-News is and was at all times herein mentioned, a newspaper of general circulation as that term is defined in section 4460 of the Political Code, and, as provided by that section, is published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to nor published for the interest, entertainment or instruction of a particular class, profession, trade, calling, race or denominations; that at all said time said newspaper has been established, printed and published in said County and State at regular intervals for more than one year preceding the date of publication of the notice hereinafter mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black face type not smaller than nonpareil describing and expressing in general terms the purport and character of the notice intended to be given; that the

### RIVERSIDE COUNTY RECORD NEWSPAPER

of which the annexed is a printed copy, published and printed in said newspaper in at least 1 weekly issues, as follows:

August 20, 2015

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



Signature

Dated: August 20, 2015  
at Riverside, California

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Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant  
Pub: August 20, 2015 RCR0690