

project does not present any other geological hazards or risks. Lake Skinner is located about 13,000 feet (2.5 miles) to the southeast of the project site. *Based upon Figure 10, Flood Hazards, Southwest Area Plan, the project site is not located within a Dam Inundation zone for Lake Skinner.* This indicates a low likelihood for seiche resulting from strong seismic activity near the Lake Skinner Dam, which would impact the property." (Emphasis Added)

Section 26 Flood Plains states: "The project is not located within a flood zone. *As noted previously, no defined drainage course traverses the project site nor is the site within a Dam inundation area.* Development of the property has the potential to increase stormwater runoff due to an increase in impervious surfaces, such as buildings and paved parking areas. However, as a standard condition/measure, a retention/detention basin(s) is required to maintain the historic rate of stormwater runoff from the property, thereby minimizing the potential effect upon drainage facilities." (Emphasis Added)

Letter Comment: "The Project's intensification of use would result increase the impermeable surfaces on the Project site and substantially increase the amount of surface run-off that could create on- or off-site flooding." (p. 6)

**Response:** As noted above, the Initial Study refers to specific County requirements that are standard measures for development to ensure that additional stormwater runoff from the property does not occur. In addition, the response to Section 25 Water Quality Impacts states: "The project is not located within a flood zone. No defined drainage course blue line stream traverses the property, based in part upon an evaluation of Winchester, CA U.S.G.S. Map. The site is not subject to other flood hazards, including dam inundation (see topic in geology regarding seiche). *Development of the project site would require the preparation of standard plans, such as grading plans, and a Stormwater Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP), since the site is greater than one (1) acre in size. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review of that proposal and, if applicable, an EA shall be prepared to evaluate project compliance, assess potential impacts, and ensure compliance with County development standards, which will include a hydrology analysis.*" The SWPPP and WQMP are required to address water runoff from the project site and methods to minimize its adverse effect upon water quality and to maintain historic stormwater discharge volumes.

## Land Use Planning

**Letter Comment:** "The Initial Study concludes that the Project would not affect land use within a city sphere of influence. However, the Project site is located within the City of Murrieta's Sphere of Influence; thus, the finding that the Project would have no impact to land use within a city sphere of influence is wrong." (p. 6)

**Response:** The Initial Study identifies the project site as being within the Murrieta Sphere of Influence. The proposed project would change the County Land Use designations, but not be in conflict with the City of Murrieta Land Use designations because the City of Murrieta 2035 General Plan Policy Map does not identify land uses within the sphere of influence area.

The City's General Plan text contains very little discussion on activities within the sphere of influence. General Plan Land Use Goal LU-26 states the following: "The City understands that development on lands adjacent to the City's corporate boundary can profoundly affect Murrieta residents and businesses." The two (2) policies that are part of this Goal are listed below.

LU-26.1 Cooperate with other jurisdictions in developing compatible land uses on lands adjacent to, or near, the City's corporate boundaries to minimize significant impacts and potentially benefit residents, businesses, and/or infrastructure systems in Murrieta.

LU-26.2 Monitor planning and environmental assessments for development projects in adjacent jurisdictions and participate in public hearings for the projects.

Based upon this analysis the proposed project would not adversely affect the City of Murrieta Sphere of Influence.

**Letter Comment:** "The Initial Study also incorrectly states that the Project would not disrupt or divide the physical arrangement of an established community. However, the only access to the Project site is Old Keller Road, so the Project would route commercial traffic through an established rural residential community and a recently approved Low Density Residential zone."

**Response:** The Initial Study discusses the adopted circulation plan that was created by Specific Plan 380 to the north of the project site. Specific Plan 380 re-aligned Keller Road to the north away from the project site and resulted in need to maintain "Old Keller Road" to ensure continued access to the project site and adjoining residential neighbors. As such, Old Keller Road now represents the southerly boundary of Specific Plan 380.

The adoption of Specific Plan 380 established an urban boundary to the north of the project site and adjacent to residents south of Old Keller Road. The Low Density Residential zone referred to in the above listed comment is within Specific Plan 380 and is part of the urban area that now exists to the north. The increase in traffic generated by a commercial project on the subject property would not divide "an established rural residential community", as referenced in the letter, because a rural community no longer exists north of Old Keller Road due to the adoption of Specific Plan 380. It is also possible for future development within Specific Plan 380 to utilize Old Keller Road as they move in and out of their project area.

The amount of traffic generated by the proposed commercial land use would be adequately served by the improvement of a Local roadway design, as envisioned in the adoption of Specific Plan 380.

### **Noise**

Letter Comment: "The Initial Study incorrectly concludes there would be no significant impacts from highway noise because the Project is not located near any highways and Highway 79 is one half mile east of the Project site."

**Response:** This is not true. Section 32 Highway Noise states "The project is located adjacent to Highway 79. Noise from this distance could be significant. However, Building Code requirements would reduce the potential interior noise levels to less than significant."

Letter Comment: "The Initial Study also fails to analyze noise impacts from the Project's increased intensity of use." (p. 7)

**Response:** The Initial Study states that "Development of the site would generate noise during construction and operation. Construction noise from private construction projects within ¼ mile of an inhabited dwelling is exempt from adopted noise standards, but must comply with restrictions contained in Ordinance 847 related to times and days. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 903 and Change of Zone No. 7818 is submitted, a subsequent review of the proposal and, if applicable, an EA shall be prepared to evaluate project compliance and assess potential impacts." (Section 34 Noise Effects on or by the Project)

Letter Comment: "the Initial Study lacks any analysis of environmental impacts to/from traffic. Changing the general plan foundation component and land use designation, as well as zoning on the Project site to allow commercial development, will result in substantially more automobile trips than a rural residence." The comment letter also

states "Not only would the Project fail to reduce trips by 9%, but the intensification of use would substantially increase traffic." (p. 8)

**Response:** In Section 43 Circulation a), the Initial Study states the following: "The project is located within the Highway 79 Policy Area of the General Plan. The current proposal is consistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation due to transportation infrastructure and capacity deficiencies. *The proposed project is replacing residential with Commercial Retail, thus the policy does not apply.* The details of implementation will drive the consistency with any other circulation plans. The Land Use change, by itself, is consistent with the circulation plans." As such, the reference to a 9% reduction is not applicable. The Air Quality model used in the project evaluation identified a potential for approximately 2,800 vehicle trips per day.

**Letter Comment:** The comment letter contains the following language: "The Initial Study states, 'With the required mitigation outlined above, the proposed project will be able to address any congestion management program through the standard fees and mitigation required at the time development is proposed.' However, there is no mitigation proposed or required anywhere in the Initial Study." (p. 8)

**Response:** The comment letter misquotes the language in the Initial Study. The Initial Study, as provided in Section 43 Circulation b), states the following: "*The proposed project will be able to address any congestion management program through the standard fees and mitigation required at the time development is proposed.*" It does not refer to required mitigation outlined above. The purpose of fee programs, such as the County's Development Impact Fees including TUMF, Fire Mitigation Fee, Traffic Signal Mitigation Fee and others, is to provide a broad based solution to particular environmental issues. These fees are to be applied at applicable times during the development construction/occupancy process, such as prior to issuance of a grading or building permit. Since a specific project has not been proposed nor approved, a determination as to the type or amount of fees cannot occur. However, it is appropriate to note the existence of this mitigation mechanism in reducing potential development impacts and that such a fee(s) will be applied during the development process.

### **Cumulative Impacts**

**Letter Comment:** "The Initial Study fails to analyze cumulative impacts from the Project in light of the recently approved Specific Plan 380, which neighbors the Project site to the north, or GPA No. 925, which is located about a mile east of the Project and will convert approximately 200 acres from Rural Residential to Low Density Residential.

The County must analyze cumulative impacts to/from air quality, greenhouse gases, land use, noise, and traffic, among other effects, before the Project approval.” (p. 9)

**Response:** The cumulative effects of the proposed project were evaluated as part of the evaluation of each individual Initial Study topic. No individual topic or issue was found to be potentially significant. In addition to the specific issues delineated above, the analysis in the Initial Study Checklist demonstrates that the proposed project is in the compliance with all applicable regional plans. Compliance with regional plans serves to reduce impacts on a regional basis so that the proposed project would not produce cumulatively considerable impacts when considering the effects of other past, present, and probable future projects.

### **Findings for General Plan Amendment**

Letter Comment: “The County states that the approval of Specific Plan 380, which permits substantial urban development west of Winchester Road/Highway 79, is a new condition that justifies modifying the General Plan. However, as stated above, the rural general plan land use designations provide an edge to urban development and evidence the County’s long term land use pattern for the area. The expansion of urban development into areas designated by the General Plan as Rural land use does not justify further modifying the General Plan to eliminate rural communities.” (p. 10)

**Response:** Any adopted amendment to the General Plan is considered part of the current version of the General Plan. State law permits amendments to General Plans to maintain their relevance to current conditions. Also, the statement referred to above that land use “designations provide an edge to urban development...” is somewhat out of context since it refers to a comment describing the land use pattern provided for in the 2003 General Plan and how it has changed over time, due to the number of Plan amendments. The proposed project represents the continuation of the pattern that has occurred over time, but which still maintains the rural nature of the remaining residential areas located further to the west of Highway 79.

The applicable portion of the Staff Report states as follows: “Prior to the adoption of SP 380 the General Plan generally provided a separation of urban and rural land uses in the area along Winchester Road/Highway 79, with Commercial Retail, Very High Density Residential (14-20 du/ac), and Medium Density Residential (2-5 du/ac) to the east of Winchester Road/Highway 79 and Rural-Residential to the west. However, with the adoption of Specific Plan 380, substantial urban development is now provided for on the west side of Winchester Road/Highway 79, immediately adjacent to and north of the subject property. In addition, SP 380 represents the continued southerly expansion of the urbanized area

originally established in the 2003 General Plan at the intersection of Scott Road/Highway 79 plan. Lastly, the subject property is immediately adjacent to Highway 79, a six (6) lane State Highway extending from Beaumont to Temecula.”

“The proposed change in land use for the subject property would continue the land use transition that has occurred in the area and reflect the planned level of activity established by the new land uses and roadway system, and is consistent with all other policies of the General Plan.” (p. 4)

**NOTICE OF PUBLIC HEARING  
and  
INTENT TO ADOPT A NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 & 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 903 and CHANGE OF ZONE NO. 7818** – Intent to Adopt a Negative Declaration – Applicant: Milan Chakrabarty – Third/Third Supervisorial District - Location: Northwesterly of Highway 79, easterly of Pourroy Rd., and southerly of Keller Rd. - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning on the 3.5 acre site from Rural Residential (RR) to General Commercial (C-1/C-P).

**TIME OF HEARING:**                   **9:00 am** or as soon as possible thereafter  
**JULY 15, 2015**  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Matt Straite, at 951-955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org) or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If you challenge this project 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 delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Matt Straite  
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I Matt Strante, certify that on July 23, 2015  
the attached property owners list was prepared by Planning  
APN(s) or case numbers 6880903  
for Company or Individual's Name PLANNING DEPARTMENT  
Distance Buffered 600 2000.

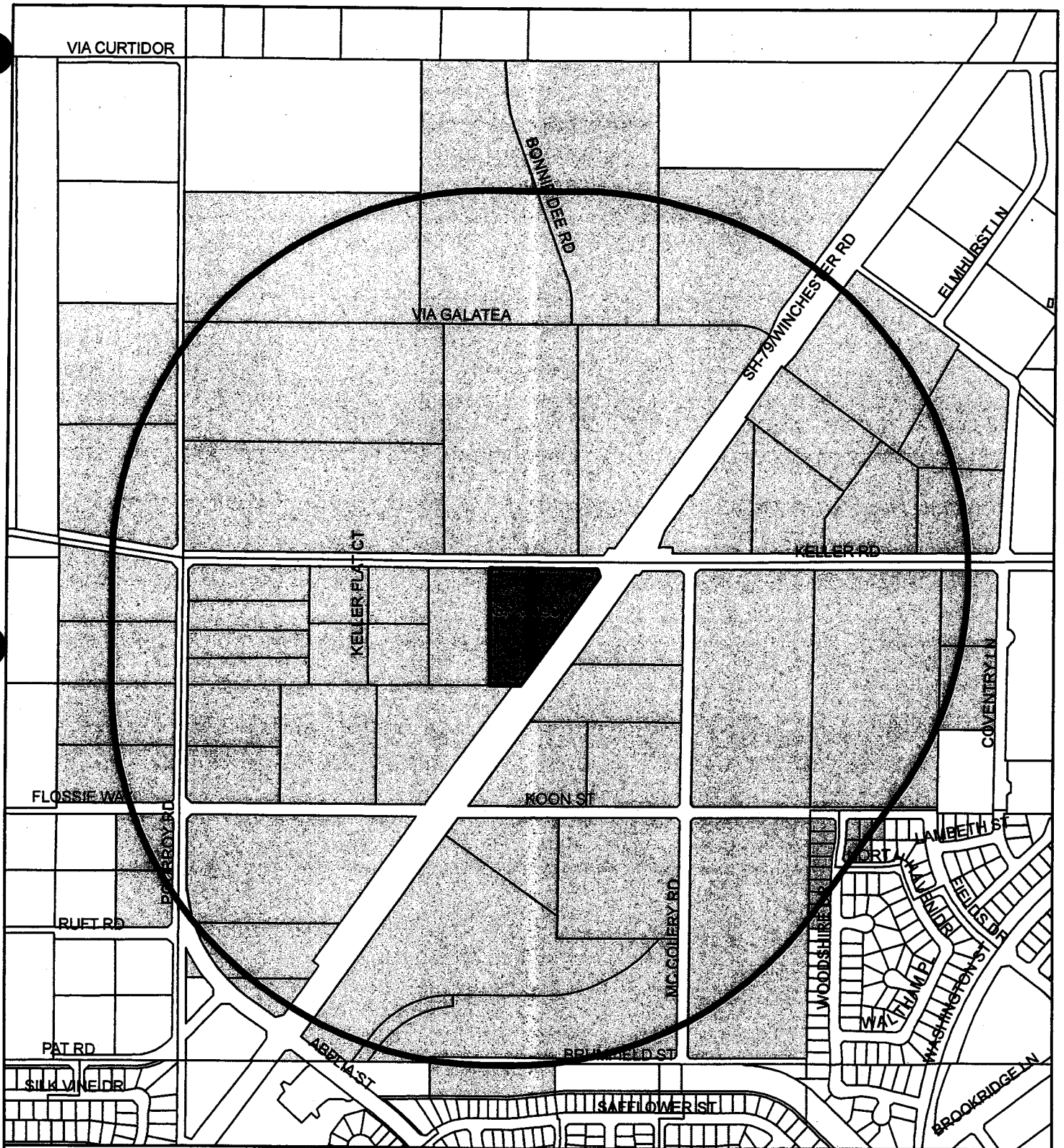
Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, 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.

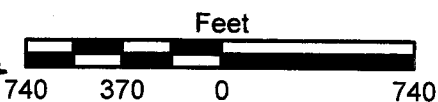
NAME: Matt Strante  
TITLE: Planner  
ADDRESS: 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501  
TELEPHONE: 955 8631



# GPA00903 (2,000 Foot Buffer)



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



Printed by mstrait on 7/23/2015

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.

MICHAEL ABUAN  
33900 WINCHESTER RD NO B  
WINCHESTER, CA. 92596

HERIBERTO ACOSTA  
34120 POURROY RD  
WINCHESTER, CA. 92596

ANAHI C ALVAREZ  
34118 KELLER FLAT CT  
WINCHESTER, CA. 92596

MICHAEL MATTHEW BELIE  
34266 NORTHHAVEN DR  
WINCHESTER, CA. 92596

GEORGIA JEANNE BIMSON  
5302 EAST JUNIPER AVE  
SCOTTSDALE, AZ. 85254

MEL ANTHONY CABIAS  
34339 WOODSHIRE DR  
WINCHESTER, CA. 92596

ROBERT SCOTT CARLSON  
34205 POURROY RD  
WINCHESTER, CA. 92596

VALENTIN CENOZ  
P O BOX 279  
WINCHESTER, CA. 92596

MILANKUMAR S CHAKRABARTY  
1003 E FLORIDA AVE NO 101  
HEMET, CA. 92543

JOHN V CROWE  
34267 WOODSHIRE DR  
WINCHESTER, CA. 92596

BRIAN T DEROUIN  
34351 WOODSHIRE DR  
WINCHESTER, CA. 92596

RYAN EGAN  
32025 KELLER RD  
WINCHESTER, CA. 92596

LINCOLN ERAMO  
34125 POURROY RD  
WINCHESTER, CA. 92596

AESPERITA FLENOID  
34220 POURROY RD  
WINCHESTER, CA. 92596

HECTOR F GARCIA  
WOODSHIRE DR  
WINCHESTER, CA. 92596

GARCIA EVELYN L TRUST  
C/O SUSAN L RODE CLIFTON  
7556 SULLIVAN PL  
BUENA PARK, CA. 90621

JOHN GEALTA  
34185 POURROY RD  
WINCHESTER, CA. 92596

MICHAEL T GURLING  
36781 PEBLEY CT  
WINCHESTER, CA. 92596

VIOLET B HANNA  
C/O HANNA CAPITAL MGMT  
43 POST  
IRVINE, CA. 92618

HIGHPOINTE WASH ST  
20 ENTERPRISE STE 320  
ALISO VIEJO, CA. 92656

ZACHARY HORNSEY  
32661 KOON ST  
WINCHESTER, CA. 92596

WADE WESLEY HOUGH  
33975 POURROY RD  
WINCHESTER, CA. 92596

KRISTA A HUNDLEY  
42389 WINCHESTER RD NO B  
TEMECULA, CA. 92590

BRIAN THOMAS JAMES  
38033 AUGUSTA DR  
MURRIETA, CA. 92563

KARNEZIS FAMILY PROP II  
C/O THEODORE KARNEZIS  
6 GLADSTONE LN  
LAGUNA NIGUEL, CA. 92677

YING KUANG  
32673 KOON ST  
WINCHESTER, CA. 92596

MUI A LAM  
32333 KOON ST  
WINCHESTER, CA. 92596

WILLIAM R LIESMAN  
31472 CORTE SALINAS  
TEMECULA, CA. 92592

WILLIAM R LIESMAN  
34155 WINCHESTER RD  
WINCHESTER, CA. 92596

DEWEY J MARTINEAU  
34250 POURROY RD  
WINCHESTER, CA. 92596

JAMIE M MOORE  
34044 POURROY RD  
WINCHESTER, CA. 92596

ZIVE JOHNNY PETROVSKI  
32187 KELLER RD  
WINCHESTER, CA. 92596

PINNACLE WINCHESTER  
C/O BARRY LALL  
8369 VICKERS ST NO 101  
SAN DIEGO, CA. 92111

PRIME II INV  
23591 EL TORO RD STE 120  
LAKE FOREST, CA. 92630

FELIX RAMIREZ  
34255 WOODSHIRE DR  
WINCHESTER, CA. 92596

RANCON SEVILLA 180  
41391 KALMIA ST STE 200  
MURRIETA, CA. 92562

EVANTHIA RIGAS  
C/O VASILIOS RIGAS  
30 POINT LOMA DR  
CORONA DEL MAR, CA. 92625

VASILIOS RIGAS  
30 POINT LOMA DR  
CORONA DEL MAR, CA. 92625

RIVERSIDE CO FLOOD CONT & WATER DIST  
1995 MARKET ST  
RIVERSIDE, CA. 92501

STEPHEN A RUSH  
32265 KELLER RD  
WINCHESTER, CA. 92596

SABA A SABA  
41309 AVENIDA BIONA  
TEMECULA, CA. 92591

SAINT THOMAS HERMIT COPTIC ORTHO  
PO BOX 893313  
TEMECULA, CA. 92589

ERNEST SALCEDO  
2 [REDACTED] MADISON AVE  
MURRIETA, CA. 92562

SCOTT R SELLAND  
32755 KELLER RD  
WINCHESTER, CA. 92596

DEBORAH A SEYMOUR  
34258 NORTHHAVEN DR  
WINCHESTER, CA. 92596

SIENNA II AVANTE II MAINTENANCE CORP  
C/O BARBARA KOENIG  
2900 ADAMS ST NO C25  
RIVERSIDE, CA. 92504

FRANK STONE  
34315 WOODSHIRE DR  
WINCHESTER, CA. 92596

JASON SCOTT TUCKER  
32805 KELLER RD  
WINCHESTER, CA. 92596

VINTAGE PLAZA LTD  
7 CORPORATE PLZ  
[REDACTED] PORT BEACH, CA. 92660

WIMBLEY COURT  
C/O JEFFERY LEE  
P O BOX 56432  
SHERMAN OAKS, CA. 91403

5/15/2014 12:25:47 PM

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

ATTN: Patrick Richardson, Director of  
Planning & Development  
City of Temecula  
41000 Main St.  
Temecula, CA 92590

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

Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545-3654

Menifee Union School District  
30205 Menifee Rd.  
Menifee, CA 92562

Pechanga Cultural Resource Dept.  
P.O. Box 1583  
Temecula, CA 92593

Perris Elementary School District  
143 E. 1st St.  
Perris, CA 92570-2113

ATTN: Emmanuelle Reynolds  
Perris Union High School District  
155 E. 4th St.  
Perris, CA 92570-2124

ATTN: Executive Officer  
Reg. Water Quality Control Board #8  
Santa Ana  
3737 Main St., Suite 500  
Riverside, CA 92501-3348

Dr. Chakrabarty  
1003 E. Florida Ave.  
Hemet CA 92543

Jim Morrissey  
41738 Fulton Ave.  
Hemet, CA 92544

*John & Sadlock  
26785 Camino Secco  
Temecula, CA 92590*

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**



*Juan C. Perez*  
*Interim Planning Director*

**NEGATIVE DECLARATION**

Project/Case Number: General Plan Amendment No. 903 (GPA903) and Change of Zone No. 7818

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

PROJECT DESCRIPTION, LOCATION, TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment)

**COMPLETED/REVIEWED BY:**

By: Matt Straite Title: Project Planner Date: May 13, 2014

Applicant/Project Sponsor: Milan Chakrabarty Date Submitted: January 15, 2008

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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, 12th Floor, Riverside, CA 92501

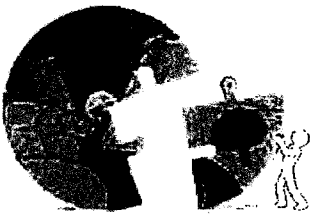
For additional information, please contact Matt Straite at [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\GPA00903\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41706 ZCFG05054

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
*Interim 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.**

EA41706, GPA903, CZ7818

*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)*

Milan Chakrabarty

*Project Applicant*

1003 East Florida Ave Hemet CA 92543

*Address*

Northwesterly of Highway 79, easterly of Pourroy Rd., and southerly of Keller Rd.

*Project Location*

General Plan Amendment No. 903 proposes to amend the General Plan Foundation Component of the 3.5 acre site subject site from Rural (RUR) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio). Change of Zone No. 7818 proposes to change the zoning on the 3.5 acre site from Rural Residential (RR) to General Commercial (C-1/C-P).

*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 Negative Declaration was prepared and certified 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 NOT adopted as part 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.
6. Findings were made pursuant to the provisions of CEQA.

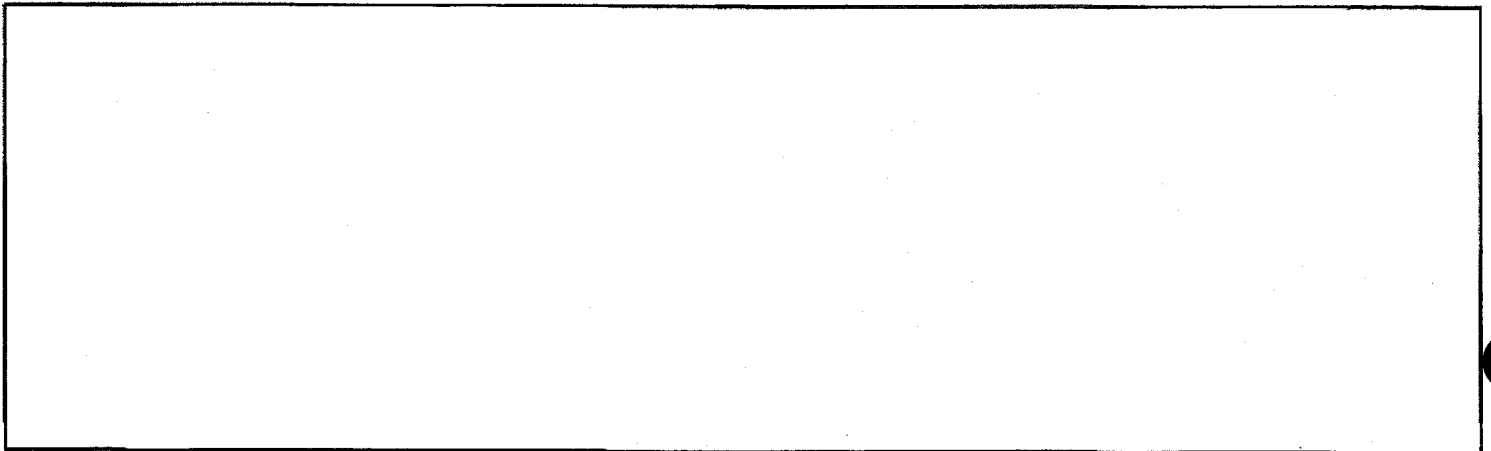
This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

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

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

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

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



Please charge deposit fee case#: ZEA41706 ZCFG5054 .

**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0800432

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: CHAKRABARTY MILAN \$64.00  
paid by: CK 688  
paid towards: CFG05054 CALIF FISH & GAME: DOC FEE  
CLAIFORNIA FISH & GAME FOR GPA903 CZ7818  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Jan 15, 2008 11:43  
MBRASWEL posting date Jan 15, 2008

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

Account Code	Description	Amount
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

M\* REPRINTED \* R1403638

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: CHAKRABARTY MILAN \$2,181.25  
paid by: CK 5131  
CLAIFORNIA FISH & GAME FOR GPA903 CZ7818  
paid towards: CFG05054 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Apr 09, 2014 15:41  
MGARDNER posting date Apr 09, 2014

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

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

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



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 24, 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 903 and ZC 7818

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Tuesday, September 29, 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**

---

**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Thursday, September 24, 2015 8:30 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: GPA 903 ZC 7818

Received for publication on Sept. 29. 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

---

**From:** Gil, Cecilia <CCGIL@rcbos.org>  
**Sent:** Thursday, September 24, 2015 7:48 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: GPA 903 ZC 7818

Good morning! Attached is a Notice of Public Hearing, for publication on Tuesday, Sept. 29, 2015. Please confirm. THANK YOU!

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

**Gil, Cecilia**

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Thursday, September 24, 2015 7:50 AM  
**To:** Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: GPA 903 ZC 7818

Received and will be posted

---

**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Thursday, September 24, 2015 7:49 AM  
**To:** Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: GPA 903 ZC 7818

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

## **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 September 24, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

GPA 903 and ZC 7818

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:** October 20, 2015 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil*      DATE: September 24, 2015  
Cecilia Gil

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A 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, October 20, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Milan Chakrabarty on **General Plan Amendment No. 903**, which proposes to amend the subject site from Rural (RUR) to Community Development (CD) and to amend the land use from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio); and, **Change of Zone No. 7818**, which proposes to change the zoning on the 3.5 acre site from Rural Residential (RR) to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate ("the project"). The project is located northwesterly of Highway 79, easterly of Pourroy Rd, and southerly of Keller Rd in the "French Valley" community within the Southwest Area Plan, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41706**.

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@rctlma.org](mailto:mstrait@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 24, 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 September 24, 2015, I mailed a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

GPA 903 and ZC 7818

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 20, 2015 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: September 24, 2015  
Cecilia Gil



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 7/23/2015.

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

APN (s) or case numbers CZ07818/GPA00903 For

Company or Individual's Name Planning Department,

Distance buffered 1800'.

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.

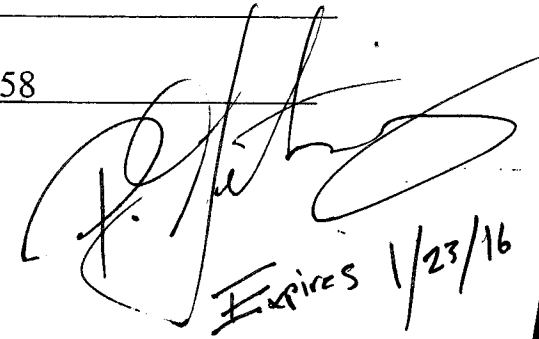
NAME: Vinnie Nguyen

TITLE GIS Analyst

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

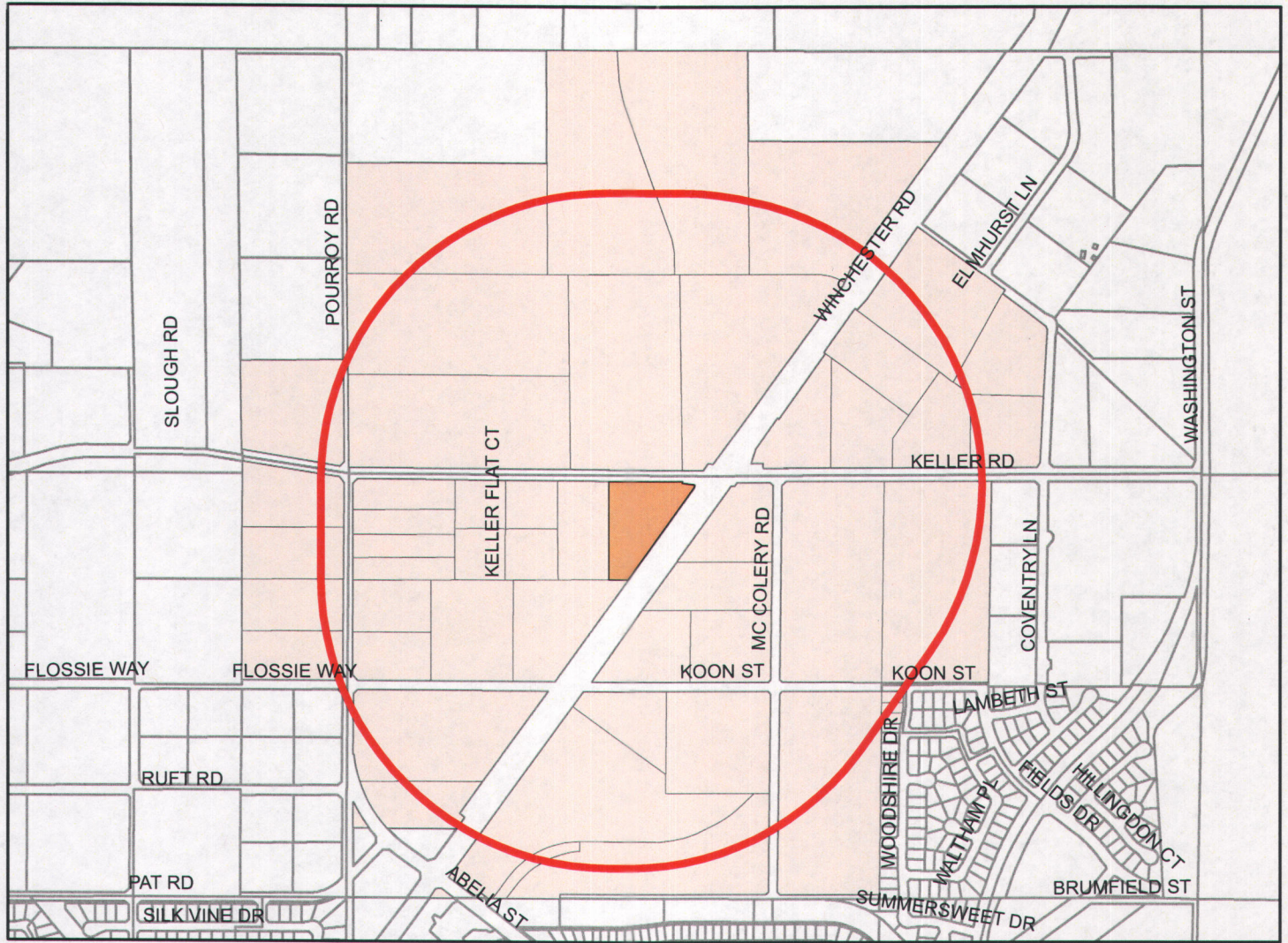
Riverside, Ca. 92502

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



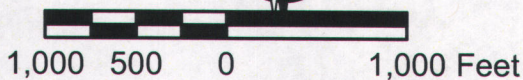
Expires 1/23/16

**CZ07818 / GPA00903 (1800 feet buffer)**



**Selected Parcels**

- |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 476-010-012 | 476-010-007 | 476-010-005 | 476-010-011 | 476-010-056 | 476-321-013 | 472-110-041 | 472-110-042 | 476-010-003 | 476-010-004 |
| 476-010-036 | 476-010-002 | 476-321-012 | 480-030-031 | 472-110-031 | 480-030-030 | 480-030-029 | 472-110-022 | 476-010-008 | 476-010-060 |
| 476-010-024 | 476-010-054 | 476-010-055 | 472-110-025 | 476-010-063 | 476-010-072 | 476-010-073 | 476-010-074 | 480-030-032 | 476-010-001 |
| 476-010-027 | 476-010-028 | 476-321-011 | 476-010-009 | 472-110-024 | 476-010-050 | 476-010-057 | 476-010-058 | 472-110-002 | 472-110-003 |
| 472-110-004 | 472-110-007 | 472-110-008 | 472-110-009 | 472-110-033 | 472-110-034 | 472-090-025 | 476-010-059 | 476-010-013 | 472-110-038 |
| 476-010-006 |             |             |             |             |             |             |             |             |             |



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: 472090025, APN: 472090025  
VICTORIA HOUGH, ETAL  
33975 POURROY RD  
WINCHESTER, CA. 92596

ASMT: 472110042, APN: 472110042  
GEORGIA BIMSON  
5302 EAST JUNIPER AVE  
SCOTTSDALE AZ 85254

ASMT: 472110022, APN: 472110022  
MICHAEL ABUAN  
33900 WINCHESTER RD NO B  
WINCHESTER CA 92596

ASMT: 476010001, APN: 476010001  
KELLY EGAN, ETAL  
32025 KELLER RD  
WINCHESTER, CA. 92596

ASMT: 472110024, APN: 472110024  
JACLYN CENOZ, ETAL  
P O BOX 279  
WINCHESTER CA 92596

ASMT: 476010002, APN: 476010002  
AMY MCKAIG, ETAL  
34044 POURROY RD  
WINCHESTER, CA. 92596

ASMT: 472110025, APN: 472110025  
PRIME II INV  
23591 EL TORO RD STE 120  
LAKE FOREST CA 92630

ASMT: 476010004, APN: 476010004  
OFELIA ACOSTA, ETAL  
34120 POURROY RD  
WINCHESTER CA 92596

ASMT: 472110031, APN: 472110031  
KARNEZIS FAMILY PROP II  
C/O THEODORE KARNEZIS  
6 GLADSTONE LN  
LAGUNA NIGUEL CA 92677

ASMT: 476010005, APN: 476010005  
DANA JAMES, ETAL  
38033 AUGUSTA DR  
MURRIETA CA 92563

ASMT: 472110034, APN: 472110034  
DAVID HANNA, ETAL  
C/O HANNA CAPITAL MGMT  
43 POST  
IRVINE CA 92618

ASMT: 476010006, APN: 476010006  
MORGAN KIMBELL, ETAL  
32187 KELLER RD  
WINCHESTER, CA. 92596

ASMT: 472110038, APN: 472110038  
WIMBLEY COURT  
C/O JEFFERY LEE  
P O BOX 56432  
SHERMAN OAKS CA 91403

ASMT: 476010007, APN: 476010007  
ANAHI ALVAREZ  
34118 KELLER FLAT CT  
WINCHESTER, CA. 92596

GPA 903 2C 7818 33



THE NATIONAL HEALTH SERVICE ACT 1946

Section 1. The National Health Service shall be established for the purpose of providing for the health of the people of Great Britain and Northern Ireland.

### PROVISIONS AS TO THE NATIONAL HEALTH SERVICE

Section 2. The National Health Service shall be administered by the Secretary of State for Health, who shall be responsible to Parliament for the service.

### PROVISIONS AS TO THE NATIONAL HEALTH SERVICE

### PROVISIONS AS TO THE NATIONAL HEALTH SERVICE

Section 3. The Secretary of State may make regulations for the purposes of this Act, and such regulations may be made in relation to any matter which is required to be done by or under this Act.

### PROVISIONS AS TO THE NATIONAL HEALTH SERVICE

### PROVISIONS AS TO THE NATIONAL HEALTH SERVICE

Section 4. The Secretary of State may make regulations for the purposes of this Act, and such regulations may be made in relation to any matter which is required to be done by or under this Act.



ASMT: 476010008, APN: 476010008  
KIRK GURLING, ETAL  
36781 PEBLEY CT  
WINCHESTER CA 92596

ASMT: 476010055, APN: 476010055  
PINNACLE WINCHESTER  
C/O BARRY LALL  
8369 VICKERS ST NO 101  
SAN DIEGO CA 92111

ASMT: 476010009, APN: 476010009  
JANA RUSH, ETAL  
32265 KELLER RD  
WINCHESTER, CA. 92596

ASMT: 476010058, APN: 476010058  
EVANTHIA RIGAS, ETAL  
30 POINT LOMA DR  
CORONA DEL MAR CA 92625

ASMT: 476010011, APN: 476010011  
SHERRIE MARTINEAU, ETAL  
34250 POURROY RD  
WINCHESTER, CA. 92596

ASMT: 476010059, APN: 476010059  
WILLIAM LIESMAN  
34155 WINCHESTER RD  
WINCHESTER CA 92596

ASMT: 476010012, APN: 476010012  
AESPERITA FLENOID  
34220 POURROY RD  
WINCHESTER, CA. 92596

ASMT: 476010060, APN: 476010060  
MANJUSHREE CHAKRABARTY, ETAL  
1003 E FLORIDA AVE NO 101  
HEMET CA 92543

ASMT: 476010013, APN: 476010013  
ANDREA LIESMAN, ETAL  
31472 CORTE SALINAS  
TEMECULA CA 92592

ASMT: 476010074, APN: 476010074  
RANCON SEVILLA 180  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

ASMT: 476010024, APN: 476010024  
MUI LAM  
32333 KOON ST  
WINCHESTER CA 92596

ASMT: 476321011, APN: 476321011  
SHIRLEY SABA, ETAL  
41309 AVENIDA BIONA  
TEMECULA CA 92591

ASMT: 476010036, APN: 476010036  
HIGHPOINTE WASH ST  
20 ENTERPRISE STE 320  
ALISO VIEJO CA 92656

ASMT: 476321012, APN: 476321012  
JANESSA CROWE, ETAL  
34267 WOODSHIRE DR  
WINCHESTER, CA. 92596





ASMT: 476321013, APN: 476321013  
DANICA RAMIREZ, ETAL  
34255 WOODSHIRE DR  
WINCHESTER, CA. 92596

ASMT: 480030029, APN: 480030029  
SHERYL ERAMO, ETAL  
34125 POURROY RD  
WINCHESTER, CA. 92596

ASMT: 480030030, APN: 480030030  
KRISTA HUNDLEY  
42389 WINCHESTER RD NO B  
TEMECULA CA 92590

ASMT: 480030031, APN: 480030031  
JOHN GEALTA  
34185 POURROY RD  
WINCHESTER, CA. 92596

ASMT: 480030032, APN: 480030032  
MARY CARLSON, ETAL  
34205 POURROY RD  
WINCHESTER, CA. 92596





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U.S. GOVERNMENT PRINTING OFFICE: 1964

SECRET

SECRET  
U.S. GOVERNMENT PRINTING OFFICE: 1964

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U.S. GOVERNMENT PRINTING OFFICE: 1964

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SECRET  
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CALL (951) 368-9710  
EMAIL [billinginquiry@pe.com](mailto:billinginquiry@pe.com)

DATE	ORDER NUMBER	PO Number	PRODUCT	RATE	SIZE	AMOUNT
9/29/15	0010094307		PE Riverside	1.45	2 x 78 Li	226.20

Invoice text: PH: GPA 903 and ZC 7818

**RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2015 OCT -2 AM 11:31**

*Planning  
16-1 of 10/20/15  
ZC 7818*

**BALANCE DUE**

226.20

**Legal Advertising Invoice**

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Maria Tinajero 951-368-9225	09/29/2015	1100141323	1100141323	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
09/29/2015	1100141323	1100141323
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
226.20	0010094307	DUE UPON RECEIPT

**FREEDOM**  
NEWS GROUP  
**THE PRESS-ENTERPRISE**  
Legal Advertising Invoice

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

The Press-Enterprise  
File 1555  
1801 W Olympic Blvd  
Pasadena. CA 91199-1555

# 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.: PH: GPA 903 and ZC 7818

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:

09/29/2015

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

Date: Sep 29, 2015

At: Riverside, California



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

Ad Number: 0010094307-01

P.O. Number:

### Ad Copy:

#### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A 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 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 20, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Milan Chakrabarty on **General Plan Amendment No. 903**, which proposes to amend the subject site from Rural (RUR) to Community Development (CD) and to amend the land use from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio); and, **Change of Zone No. 7818** which proposes to change the zoning on the 3.5 acre site from Rural Residential (RR) to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate ("the project"). The project is located northwesterly of Highway 79, easterly of Pourroy Rd, and southerly of Keller Rd in the "French Valley" community within the Southwest Area Plan, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41706**.

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, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL [mstraite@rcplma.org](mailto:mstraite@rcplma.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 24, 2015

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

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

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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).

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.

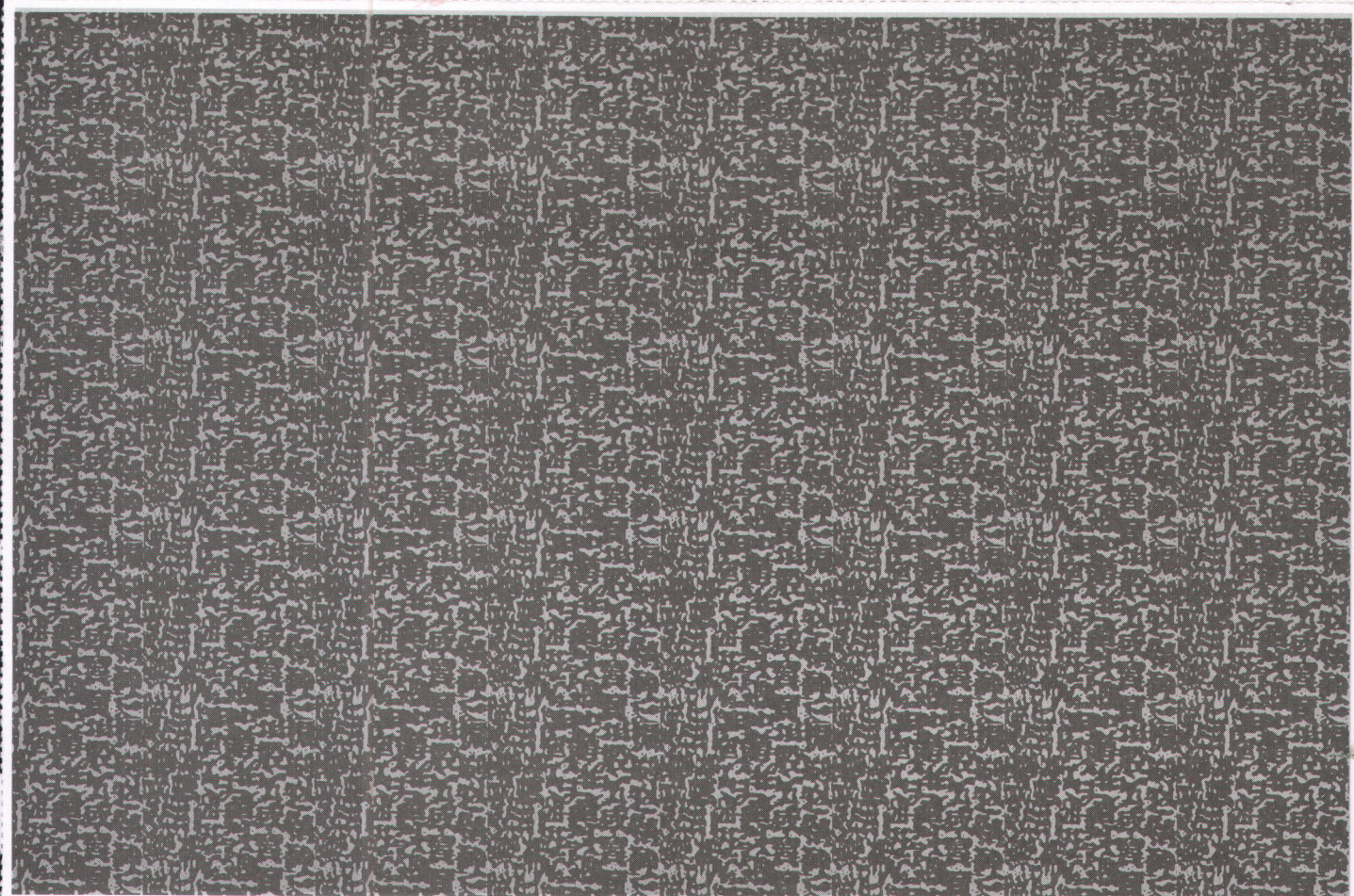
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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 24, 2015

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

16-1 of 10/20/15



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*

PRESORTED  
FIRST CLASS



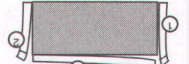
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DANICA RAMIREZ, ETAL  
34255 WOODSHIRE DR  
WINCHESTER, CA, 92596

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CLERK / BOARD OF SUPERVISORS  
2015 OCT -5 AM 11:39

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THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Stephen Rush

**Address:** 32265 Keller RD  
(only if follow-up mail response requested)

**City:** Winchester **Zip:** 92596

**Phone #:** 951 712-2434

**Date:** 10-20-15 **Agenda #** GPA 903

**PLEASE STATE YOUR POSITION BELOW:**

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

       Support        X   Oppose        X   Neutral

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

       Support             Oppose             Neutral

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

## **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:** Jim Morrissey

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

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

**Phone #:** 951/925-8455

**Date:** 10/20/15 **Agenda #** 16-1

**PLEASE STATE YOUR POSITION BELOW:**

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

**Support**     **Oppose**     **Neutral**  
Applicant's representative

**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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