

Insufficient information. This property is currently designated Open Space: Conservation, which is defined as follows:

Open Space-Conservation (OS-C) - The Open Space-Conservation land use designation is applied to land designated for preservation of non-MSHCP habitat lands, protection from natural hazards, and preservation of scenic and other natural resources. Ancillary structures or uses may be permitted provided that they further the intent of this designation and do not substantially alter the character of the area. Actual building or structure size, siting, and design will be determined on a case by case basis.

No information has been provided in the staff report as to why the land was so-designated in 2003, what has changed since then, or why the original designation is in error. *If* in error due to surrounding highways and development, and *if* the site does not represent scenic, natural resources, or natural hazards, then a change may be appropriate.

Thank you for considering our views, and we look forward to working with you on a successful Fire-Year Update Cycle.

With best wishes for the New Year,



Dan Silver, MD
Executive Director

Electronic cc: Ron Goldman
Mike Harrod
Kathrine Lind
Interested parties

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Leo F. Wesselink and Betty R. Wesselink, Trustees of the Leo F. Wesselink and Betty R. Wesselink 2012 Revocable Trust and Leo F. Wesselink and Betty R. Wesselink ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 551-200-058, 551-200-062 and 551-200-061 ("PROPERTY"); and,

WHEREAS, on February 14, 2008, PROPERTY OWNER filed an application for General Plan Amendment No. 983 and on June 15, 2015, PROPERTY OWNER filed an application for Change of Zone No. 7875 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Leo and Betty Wesselink
9590 Nacimiento Lake Drive
Paso Robles, CA 93446

With a copy to:
Dave Jeffers
19 Spectrum Point Dr., Ste. 609
Lake Forest, CA 92630

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth

herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange

facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. ***Joint and Several Liability.*** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. ***Effective Date.*** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

Signatures follow on next page

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

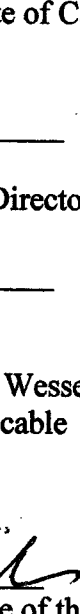
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Steven Weiss
Riverside County Planning Director

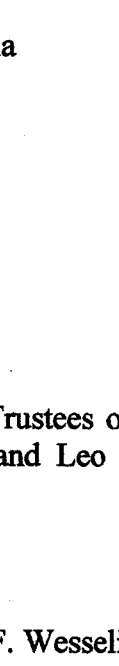
Dated: 11/23/15

PROPERTY OWNER:

Leo F. Wesselink and Betty R. Wesselink, Trustees of the Leo F. Wesselink and Betty R. Wesselink 2012 Revocable Trust and Leo F. Wesselink and Betty R. Wesselink

By: 
Leo F. Wesselink, Co-Trustee of the Leo F. Wesselink
and Betty R. Wesselink 2012 Revocable Trust

Dated: 11/3/2015

By: 
Betty R. Wesselink, Co-Trustee of the Leo F. Wesselink
and Betty R. Wesselink 2012 Revocable Trust

Dated: 11-3-2015

See Attached Certificate

By: 
Leo F. Wesselink

Dated: 11/3/2015

By: 
Betty R. Wesselink

Dated: 11-3-2015

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Luis Obispo

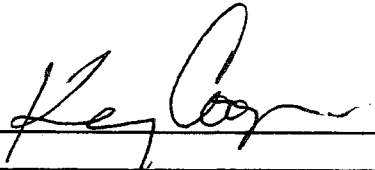
On November 3, 2015 before me, Kerry Cooper, Notary Public
(insert name and title of the officer)

personally appeared Leo F. Wesselink and Betty R. Wesselink
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are
subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in
~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

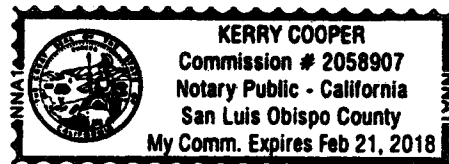
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 983 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7875 – Intent to Adopt a Negative Declaration – Applicant: David Jeffers Consulting, Inc. – Engineer/Representative: David Jeffers Consulting, Inc. – Third Supervisorial District – Area Plan: San Jacinto Valley – Zone District: Valle Vista – Zone: Light Agriculture (A-1-5) – Location: Northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue – Project Size: 3.34 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Conservation (C) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio), and change the site's zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on three parcels, totaling 3.34 acres.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
NOVEMBER 4, 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, John Hildebrand, at 951-955-1888 or email jhildebr@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: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING SCHEDULING REQUEST FORM

DATE SUBMITTED: 09/25/2015

TO: Planning Commission Secretary

FROM: John Hildebrand

(Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rctlma.org

SCHEDULE FOR: Planning Commission on 11/04/2015

20-Day Advertisement: Advertisement Adopt Negative Declaration

GENERAL PLAN AMENDMENT NO. 983 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7875 – Intent to adopt a Negative Declaration – APPLICANT: David Jeffers Consulting, Inc. – ENGINEER/REPRESENTATIVE: David Jeffers Consulting, Inc. – SUPERVISORIAL DISTRICT: Third – AREA PLAN: San Jacinto Valley – ZONE DISTRICT: Valle Vista – ZONE: Light Agriculture (A-1-5) – LOCATION: Northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue – PROJECT SIZE: 3.34 acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD), amend its Land Use Designation from Conservation (C) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio), and change the site's zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on three parcels, totaling 3.34 acres – APNs: 551-200-058, 551-200-061, & 551-200-062.

STAFF RECOMMENDATION:

- ☐ APPROVAL (CONSENT CALENDAR)
- ☒ APPROVAL
- ☐ APPROVAL WITHOUT DISCUSSION
- ☐ CONTINUE WITH DISCUSSION TO _____
- ☐ CONTINUE WITHOUT DISCUSSION TO _____
- ☐ CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- ☐ DENIAL
- ☐ SCOPING SESSION
- ☐ INITIATION OF THE GENERAL PLAN AMENDMENT
- ☐ DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- ☐ _____

☒ Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative (Confirmed to be less than 6 months old from date of preparation to hearing date)

☒ Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$2,789.65, as of 09/25/2015.

CFG Case # CFG05157 - Fee Balance: \$ 2,274.00

Estimated amount of time needed for Public Hearing: 10 Minutes (Min 5 minutes)

Controversial: YES ☐ NO ☒

Provide a very brief explanation of controversy (1 short sentence)

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/1/2015.

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

APN (s) or case numbers CZ07875/GPA00983 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

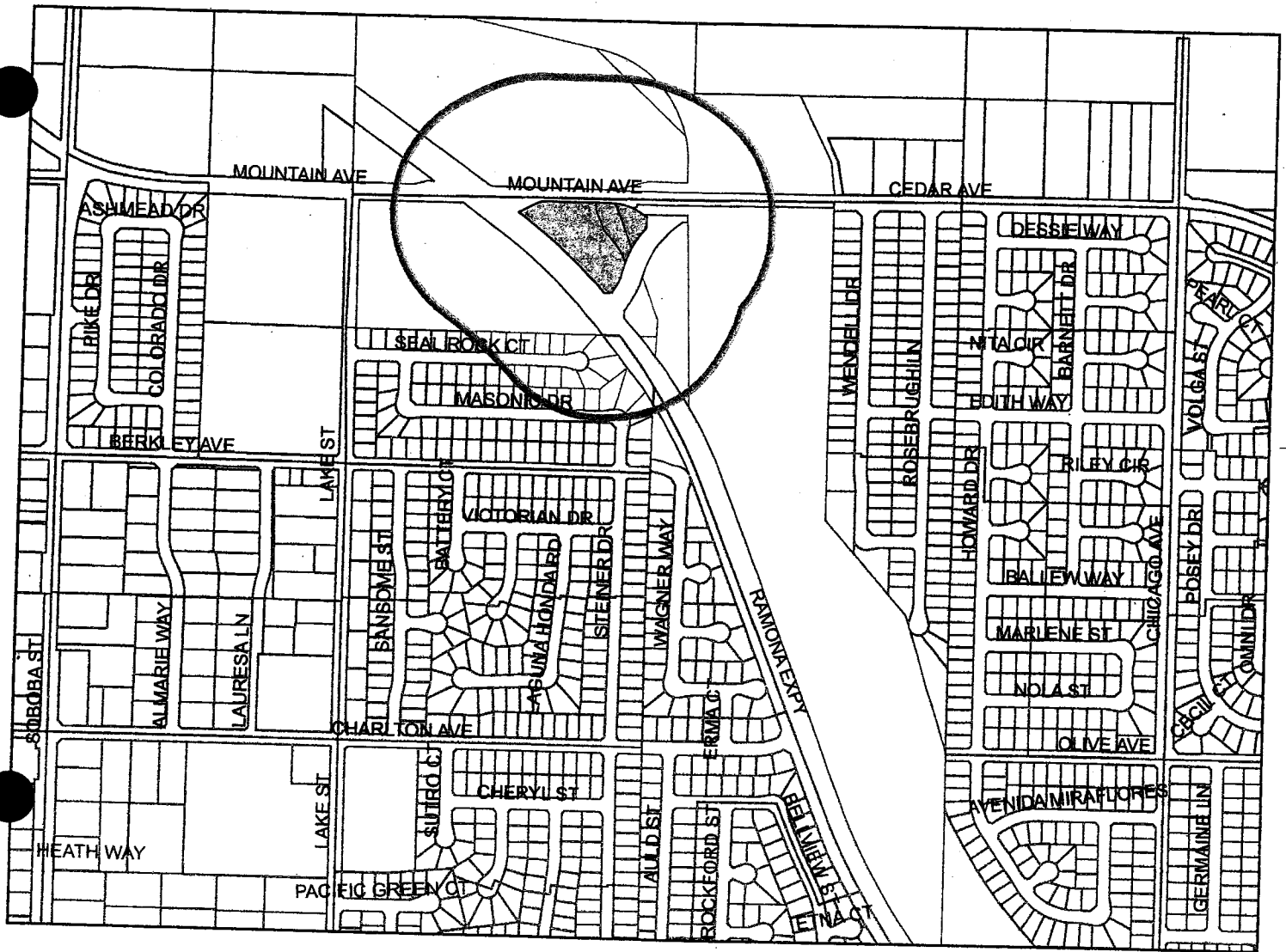
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07875 GPA00983 (600 feet buffer)



Selected Parcels

551-451-015	551-451-019	551-451-008	551-200-001	551-451-010	551-451-026	551-451-011	551-451-014	551-451-020	551-451-044
551-451-029	551-451-009	551-451-018	551-070-014	551-200-058	551-200-061	551-200-062	551-451-030	551-451-016	551-200-055
551-200-056	551-200-057	551-451-045	551-070-015	551-451-048	551-372-003	551-451-021	551-070-011	551-070-013	551-200-034
551-451-027	551-451-012	551-451-022	551-451-028	551-451-046	551-451-013	551-451-047	551-451-017		



560 280 0 560 Feet

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

ASMT: 551070014, APN: 551070014
LAKE HEMET MUNICIPAL WATER DIST
26385 FAIRVIEW AVE
HEMET CA 92544

ASMT: 551372003, APN: 551372003
ESPERANZA ESPINOZA, ETAL
43052 BERKLEY AVE
HEMET, CA. 92544

ASMT: 551070015, APN: 551070015
MOUNTAIN VIEW PARK INC
4110 DUDLEY ST
DEARBORN HEIGHTS MI 48125

ASMT: 551451008, APN: 551451008
CAH 2014 1 BORROWER
9305 E VIA DE VENTURA 201
SCOTTSDALE AZ 85258

ASMT: 551200001, APN: 551200001
CASA DEL REY ESTATES
C/O PATTI HASBROUCK
1045 E MORTON PL
HEMET CA 92543

ASMT: 551451009, APN: 551451009
MARY CAMERON, ETAL
42866 SEAL ROCK CT
HEMET, CA. 92544

ASMT: 551200034, APN: 551200034
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 551451010, APN: 551451010
CRAIG KING
42888 SEAL ROCK CT
HEMET, CA. 92544

ASMT: 551200057, APN: 551200057
ROSALIE BLACKBURN, ETAL
20197 NANDINA AVE
PERRIS CA 92570

ASMT: 551451011, APN: 551451011
DANIEL FLORES
25036 STEINER DR
HEMET CA 92544

ASMT: 551200058, APN: 551200058
BETTY WESSELINK, ETAL
43175 CEDAR AVE
HEMET, CA. 92544

ASMT: 551451012, APN: 551451012
STEVEN TEPPER
P O BOX 80291
RANCHO SANTA MARGARITA CA 92688

ASMT: 551200061, APN: 551200061
BETTY WESSELINK, ETAL
P O BOX 92
HEMET CA 92546

ASMT: 551451013, APN: 551451013
ALICE RAINES, ETAL
42922 SEAL ROCK CT
HEMET, CA. 92544



ASMT: 551451014, APN: 551451014
DAVID STEINER
42936 SEAL ROCK CT
HEMET, CA. 92544

ASMT: 551451021, APN: 551451021
RAUL DAMIANPEREZ
43002 MASONIC DR
HEMET, CA. 92544

ASMT: 551451015, APN: 551451015
AMY HIGGINSON
26141 ADRIENNE WAY
HEMET CA 92544

ASMT: 551451022, APN: 551451022
JANINE JORDAN, ETAL
24952 STEINER DR
HEMET, CA. 92544

ASMT: 551451016, APN: 551451016
MARIA URIAS
42964 SEAL ROCK CT
HEMET, CA. 92544

ASMT: 551451026, APN: 551451026
CARMEN CORTEZ, ETAL
42960 MASONIC DR
HEMET, CA. 92544

ASMT: 551451017, APN: 551451017
GLENDA MOYER, ETAL
42975 SEAL ROCK CT
HEMET, CA. 92544

ASMT: 551451027, APN: 551451027
EMILY GUTIERREZ, ETAL
42946 MASONIC DR
HEMET, CA. 92544

ASMT: 551451018, APN: 551451018
DESIREE DEEMER, ETAL
27345 TIERRA VERDE
HEMET CA 92544

ASMT: 551451028, APN: 551451028
BARBARA MILLER, ETAL
42932 MASONIC DR
HEMET, CA. 92544

ASMT: 551451019, APN: 551451019
SOCORRO ROSAS, ETAL
42974 MASONIC DR
HEMET, CA. 92544

ASMT: 551451029, APN: 551451029
OLGA ELLIOTT, ETAL
42918 MASONIC DR
HEMET, CA. 92544

ASMT: 551451020, APN: 551451020
FOSTER HURTADO
42988 MASONIC DR
HEMET, CA. 92544

ASMT: 551451030, APN: 551451030
LUKE TABOR
42904 MASONIC DR
HEMET, CA. 92544



ASMT: 551451044, APN: 551451044
GAIL HANSEN
42891 SEAL ROCK CT
HEMET, CA. 92544

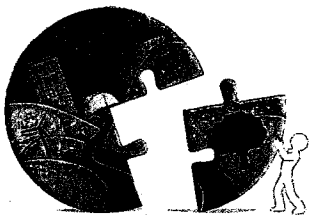
ASMT: 551451045, APN: 551451045
MARY GARDNER, ETAL
42905 SEAL ROCK CT
HEMET, CA. 92544

ASMT: 551451046, APN: 551451046
BENJAMIN MELO, ETAL
42919 SEAL ROCK CT
HEMET, CA. 92544

ASMT: 551451047, APN: 551451047
WILLIAM KIFER
42933 SEAL ROCK CT
HEMET, CA. 92544

ASMT: 551451048, APN: 551451048
KEITH BRAJEVICH, ETAL
C/O KEITH BRAJEVICH
42947 SEAL ROCK CT
HEMET CA 92544





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.

General Plan Amendment No. 983

Project Title/Case Numbers

John Hildebrand - Project Planner

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Dave Jeffers

Project Applicant

19 Spectrum Pointe Drive, Suite 609, Lake Forest, CA 92630

Address

The project site is located northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue.

APNs: 551-200-058, 551-200-061, & 551-200-062

Project Location

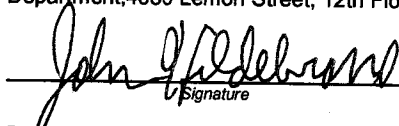
General Plan Amendment, No. 983, to amend the General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend the General Plan Land Use from Conservation (C) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) and Change of Zone No. 7875 to change the Zoning designation from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on three parcels, totaling 3.34 acres.

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 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 for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings WERE NOT 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

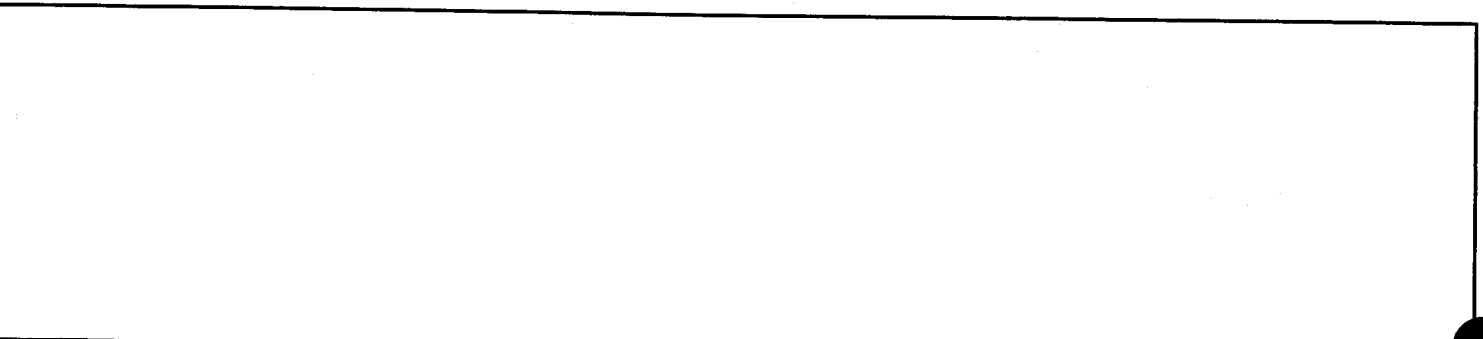
John Hildebrand

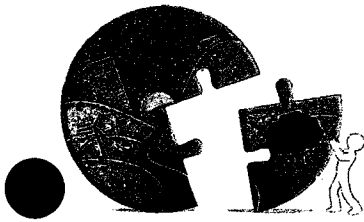
Title

08/31/2015

Date

Date Received for Filing and Posting at OPR: _____





Steven Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 983

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 (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: John Hildebrand Title: Project Planner Date: August 31, 2015

Applicant/Project Sponsor: Dave Jeffers Date Submitted: February 14, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The 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 John Hildebrand at (951) 955-1888.

Revised: 10/16/07

Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA41810 ZCFG05157

FOR COUNTY CLERK'S USE ONLY

--

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0801612

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: WESSELINK LEO AND BETTY
paid by: CK 3354
paid towards: CFG05157 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41810
at parcel #:
appl type: CFG3

\$64.00

By _____ Feb 15, 2008 09:07
MBRASWEL posting date Feb 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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1510486

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: WESSELINK LEO AND BETTY
paid by: CK 5225
paid towards: CFG05157 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41810
at parcel #:
appl type: CFG3

\$2,210.00

By _____ Sep 17, 2015 14:23
MGARDNER posting date Sep 17, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

Additional info at www.rctlma.org

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/1/2015

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

APN (s) or case numbers CZ07875/GPA00983 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

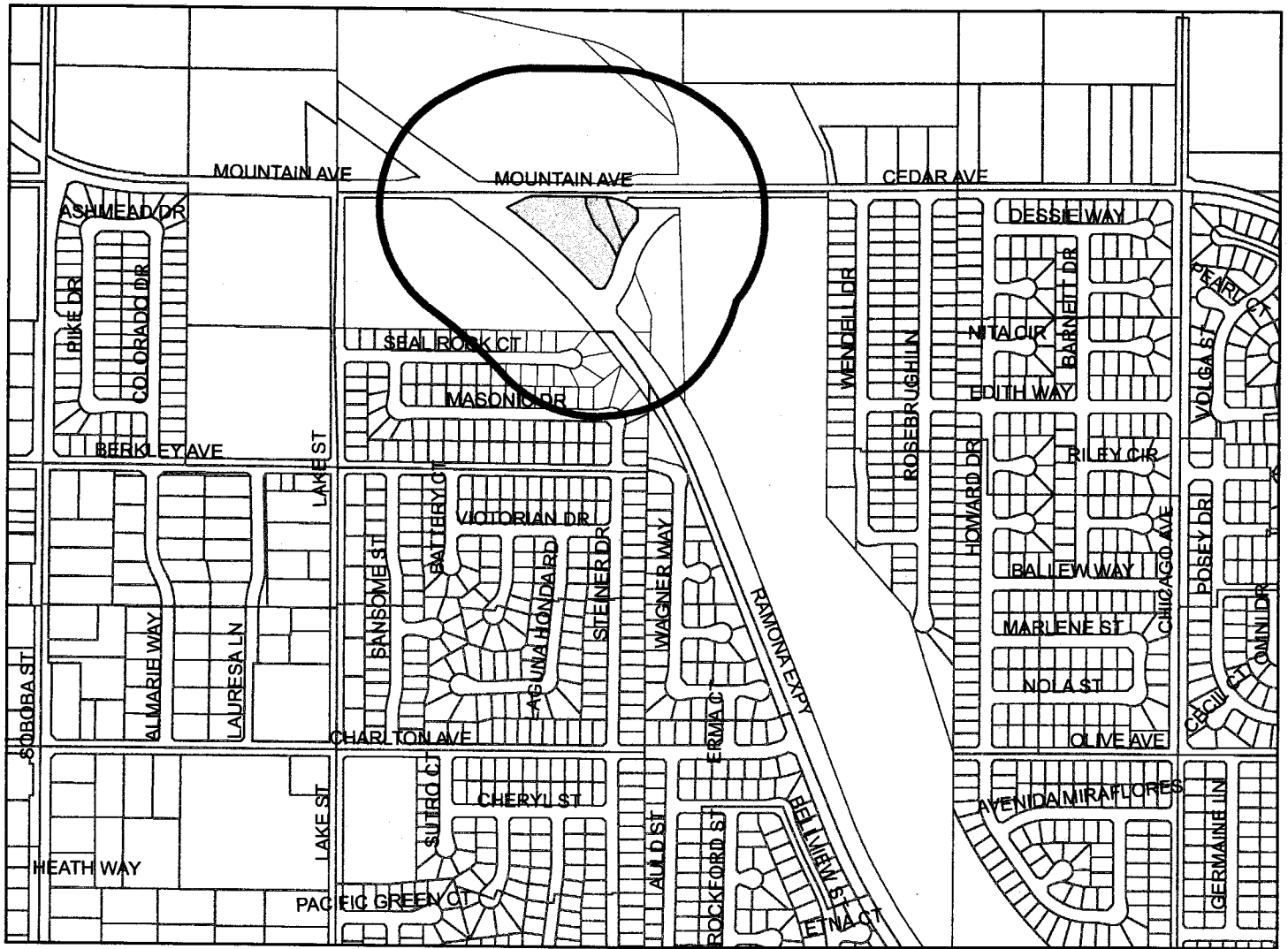
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07875 GPA00983 (600 feet buffer)



Selected Parcels

551-451-015	551-451-019	551-451-008	551-200-001	551-451-010	551-451-026	551-451-011	551-451-014	551-451-020	551-451-044
551-451-029	551-451-009	551-451-018	551-070-014	551-200-058	551-200-061	551-200-062	551-451-030	551-451-016	551-200-055
551-200-056	551-200-057	551-451-045	551-070-015	551-451-048	551-372-003	551-451-021	551-070-011	551-070-013	551-200-034
551-451-027	551-451-012	551-451-022	551-451-028	551-451-046	551-451-013	551-451-047	551-451-017		



560 280 0 560 Feet

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

ASMT: 551070014, APN: 551070014
LAKE HEMET MUNICIPAL WATER DIST
26385 FAIRVIEW AVE
HEMET CA 92544

ASMT: 551372003, APN: 551372003
ESPERANZA ESPINOZA, ETAL
43052 BERKLEY AVE
HEMET, CA. 92544

ASMT: 551070015, APN: 551070015
MOUNTAIN VIEW PARK INC
4110 DUDLEY ST
DEARBORN HEIGHTS MI 48125

ASMT: 551451008, APN: 551451008
CAH 2014 1 BORROWER
9305 E VIA DE VENTURA 201
SCOTTSDALE AZ 85258

ASMT: 551200001, APN: 551200001
CASA DEL REY ESTATES
C/O PATTI HASBROUCK
1045 E MORTON PL
HEMET CA 92543

ASMT: 551451009, APN: 551451009
MARY CAMERON, ETAL
42866 SEAL ROCK CT
HEMET, CA. 92544

ASMT: 551200034, APN: 551200034
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 551451010, APN: 551451010
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42888 SEAL ROCK CT
HEMET, CA. 92544

ASMT: 551200057, APN: 551200057
ROSALIE BLACKBURN, ETAL
20197 NANDINA AVE
PERRIS CA 92570

ASMT: 551451011, APN: 551451011
DANIEL FLORES
25036 STEINER DR
HEMET CA 92544

ASMT: 551200058, APN: 551200058
BETTY WESSELINK, ETAL
43175 CEDAR AVE
HEMET, CA. 92544

ASMT: 551451012, APN: 551451012
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P O BOX 80291
RANCHO SANTA MARGARITA CA 92688

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C/O KEITH BRAJEVICH
42947 SEAL ROCK CT
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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

December 31, 2015

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

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

RE: NOTICE OF PUBLIC HEARING: GPA 983 and ZC 7875

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, January 6, 2016.**

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: Wednesday, December 30, 2015 2:49 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 983 ZC 7875
Attachments: 010124404.pdf

Good afternoon,

Thank you for your email. A proof for your review is attached.

Nick Eller

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: 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****

The Press-Enterprise PE.COM / UNIDOS
A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Wednesday, December 30, 2015 2:38 PM
To: PEC Legals Master
Subject: FOR PUBLICATION: GPA 983 ZC 7875

Good afternoon!

Might as well send this one now since it's ready. Publication on Wednesday, January 6, 2016. Please confirm.
THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
(951) 955-8464
MS# 1010

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, January 26, 2016 at 9:00 A.M.** or as soon as possible thereafter, to consider the application submitted by David Jeffers Consulting, Inc., on **General Plan Amendment No. 983**, which proposes to amend the foundation component from Open Space (OS) to Community Development (CD) and amend the land use from Conservation (C) to Commercial Retail (CR) (0.20.-0.35 FAR); and, **Change of Zone No. 7875**, which proposes to change the zoning from A-1-5 (Light Agriculture, 5-Acre Minimum) to C-1/C-P (General Commercial) on three parcels, totaling 3.34 acres ("the project"), or such other zones as the Board may find appropriate. The project is located northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue in the San Jacinto Valley 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. 41810**.

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 JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL jhildebr@rctlma.org.

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

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

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

Dated: December 31, 2015

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

CERTIFICATE OF POSTING

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on December 31, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 983 and ZC 7875

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

Board Agenda Date: January 26, 2016 @ 9:00 A.M.

SIGNATURE: Cecilia Gil DATE: December 31, 2015
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, December 30, 2015 4:33 PM
To: Gil, Cecilia; Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie
Subject: RE: FOR POSTING: GPA 917

received

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Wednesday, December 30, 2015 2:40 PM
To: Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: GPA 917

One more for posting. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
(951) 955-8464
MS# 1010

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 December 31, 2015, I mailed a
copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 983 and ZC 7875

to the parties listed in the attached labels, by depositing said copy with postage thereon
fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California,
92501.

Board Agenda Date: January 26, 2016 @ 9:00 AM

SIGNATURE: Cecilia Gil DATE: December 31, 2015
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/1/2015,

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

APN (s) or case numbers CZ07875/GPA00983 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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NAME: Vinnie Nguyen

TITLE GIS Analyst

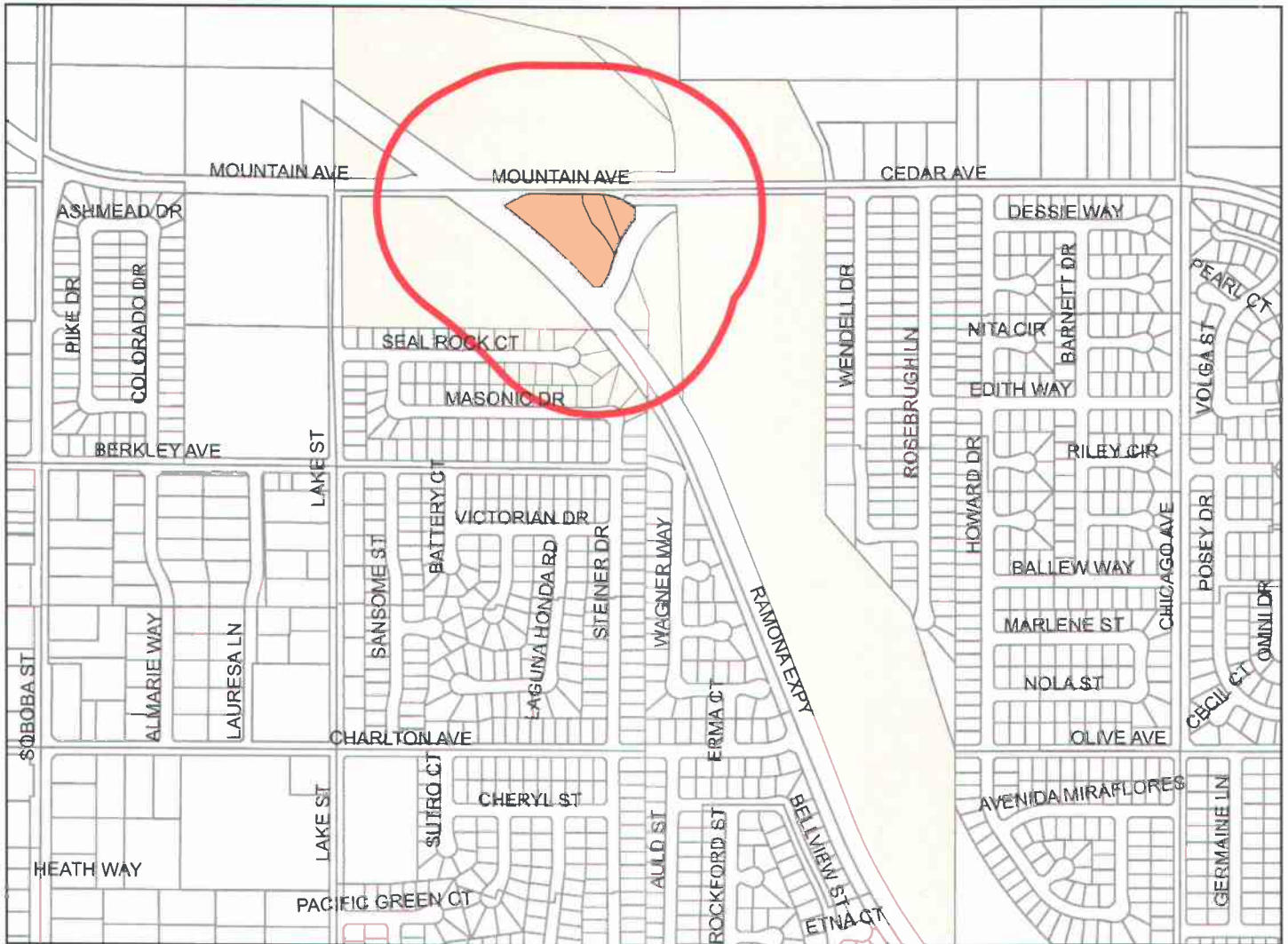
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by matts
eCP 3/1/16*

CZ07875 GPA00983 (600 feet buffer)



Selected Parcels

551-451-015	551-451-019	551-451-008	551-200-001	551-451-010	551-451-026	551-451-011	551-451-014	551-451-020	551-451-044
551-451-029	551-451-009	551-451-018	551-070-014	551-200-058	551-200-061	551-200-062	551-451-030	551-451-016	551-200-055
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551-451-027	551-451-012	551-451-022	551-451-028	551-451-046	551-451-013	551-451-047	551-451-017		



560 280 0 560 Feet

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43052 BERKLEY AVE
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4110 DUDLEY ST
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9305 E VIA DE VENTURA 201
SCOTTSDALE AZ 85258

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CASA DEL REY ESTATES
C/O PATTI HASBROUCK
1045 E MORTON PL
HEMET CA 92543

ASMT: 551451009, APN: 551451009
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HEMET, CA. 92544

ASMT: 551200034, APN: 551200034
RIVERSIDE COUNTY FLOOD CONT
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RIVERSIDE CA 92501

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HEMET, CA. 92544

ASMT: 551200057, APN: 551200057
ROSALIE BLACKBURN, ETAL
20197 NANDINA AVE
PERRIS CA 92570

ASMT: 551451011, APN: 551451011
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25036 STEINER DR
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P O BOX 80291
RANCHO SANTA MARGARITA CA 92688

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P O BOX 92
HEMET CA 92546

ASMT: 551451013, APN: 551451013
ALICE RAINES, ETAL
42922 SEAL ROCK CT
HEMET, CA. 92544



GPA 983 ZC 7875



ASMT: 551451014, APN: 551451014
DAVID STEINER
42936 SEAL ROCK CT
HEMET, CA. 92544

ASMT: 551451021, APN: 551451021
RAUL DAMIANPEREZ
43002 MASONIC DR
HEMET, CA. 92544

ASMT: 551451015, APN: 551451015
AMY HIGGINSON
26141 ADRIENNE WAY
HEMET CA 92544

ASMT: 551451022, APN: 551451022
JANINE JORDAN, ETAL
24952 STEINER DR
HEMET, CA. 92544

ASMT: 551451016, APN: 551451016
MARIA URIAS
42964 SEAL ROCK CT
HEMET, CA. 92544

ASMT: 551451026, APN: 551451026
CARMEN CORTEZ, ETAL
42960 MASONIC DR
HEMET, CA. 92544

ASMT: 551451017, APN: 551451017
GLENDA MOYER, ETAL
42975 SEAL ROCK CT
HEMET, CA. 92544

ASMT: 551451027, APN: 551451027
EMILY GUTIERREZ, ETAL
42946 MASONIC DR
HEMET, CA. 92544

ASMT: 551451018, APN: 551451018
DESIREE DEEMER, ETAL
27345 TIERRA VERDE
HEMET CA 92544

ASMT: 551451028, APN: 551451028
BARBARA MILLER, ETAL
42932 MASONIC DR
HEMET, CA. 92544

ASMT: 551451019, APN: 551451019
SOCORRO ROSAS, ETAL
42974 MASONIC DR
HEMET, CA. 92544

ASMT: 551451029, APN: 551451029
OLGA ELLIOTT, ETAL
42918 MASONIC DR
HEMET, CA. 92544

ASMT: 551451020, APN: 551451020
FOSTER HURTADO
42988 MASONIC DR
HEMET, CA. 92544

ASMT: 551451030, APN: 551451030
LUKE TABOR
42904 MASONIC DR
HEMET, CA. 92544

ASMT: 551451044, APN: 551451044
GAIL HANSEN
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ASMT: 551451048, APN: 551451048
KEITH BRAJEVICH, ETAL
C/O KEITH BRAJEVICH
42947 SEAL ROCK CT
HEMET CA 92544



GPA00983 – Applicant

Dave Jeffers Consulting, Inc.
19 Spectrum Pointe Drive, Suite 609
Lake Forest, CA 92630

GPA00983 – Owner

Leo & Betty Wesselink
9590 Nacimiento Lake D
Paso Robles, CA 93446

GPA00983 – Representative

Dave Jeffers Consulting, Inc.
19 Spectrum Pointe Drive, Suite 609
Lake Forest, CA 92630

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GPA00983 – Owner

Leo & Betty Wesselink
9590 Nacimiento Lake D
Paso Robles, CA 93446

GPA00983 – Representative

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DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	AMOUNT
1/6/16	0010124404	GPA 983 & ZC 7875	PE Riverside	2 x 77 Li	223.30

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2016 JAN 21 PM 2:29

*Planning
16-1 of 01/26/16
ZC 7875*

Placed by: Cecilia Gil

Legal Advertising Invoice

BALANCE DUE

223.30

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	01/06/2016	1100141323	1100141323	BOARD OF SUPERVISORS

FREEDOM
NEWS GROUP

THE PRESS-ENTERPRISE

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BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
01/06/2016	1100141323	1100141323
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
223.30	0010124404	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

The Press-Enterprise
1825 Chicago Ave, Suite 100
Riverside, CA 92507

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.: GPA 983 & ZC 7875

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, 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:

01/06/2016

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

Date: Jan 06, 2016

At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0010124404-01

P.O. Number: GPA 983 & ZC 7875

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, January 26, 2016 at 9:00 A.M.** or as soon as possible thereafter, to consider the application submitted by David Jeffers Consulting, Inc., on **General Plan Amendment No. 983**, which proposes to amend the foundation component from Open Space (OS) to Community Development (CD) and amend the land use from Conservation (C) to Commercial Retail (CR) (0.20-0.35 FAR); and, **Change of Zone No. 7875**, which proposes to change the zoning from A-1-5 (Light Agriculture, 5-Acre Minimum) to C-1/C-P (General Commercial) on three parcels, totaling 3.34 acres ("the project"), or such other zones as the Board may find appropriate. The project is located northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue in the San Jacinto Valley 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. 41810**.

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 JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL jhildebr@rctlma.org.

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

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

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

Dated: December 31, 2015 Kecia Harper-Ihem,
Clerk of the Board
By: Cecilia Gil, Board Assistant

1/6/2016

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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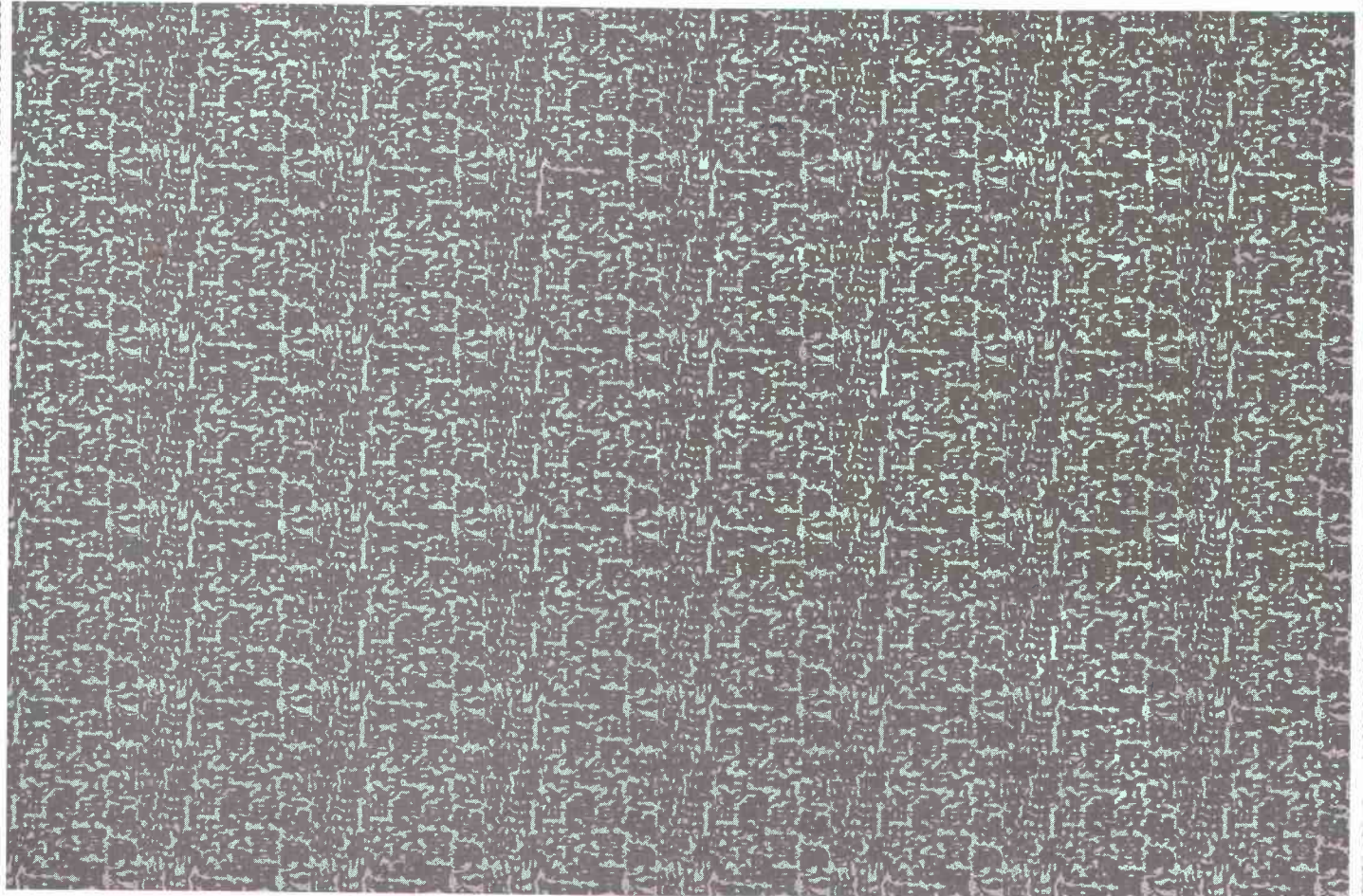
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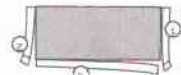
Dated: December 31, 2015

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

16-109 01/26/16



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

PUBLIC HEARING NOTICE

This may affect your property

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BETTY WESSELINK, ETAL
P O BOX 92
HEMET, CA 92546

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92502 @1147

LV1-LMB 92546

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Dated: December 31, 2015

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

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
JAN 26 2016

16-1 of 01/26/16



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

PUBLIC HEARING NOTICE

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43175 CEDAR AVE
HEMET, CA. 92544

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BC: 92502114747 *1004-07

**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: Dave Jeffers

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: Jan. 26, 2016 **Agenda #** 16-1

PLEASE STATE YOUR POSITION BELOW:

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

✓ **Support** **Oppose** **Neutral**

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

 Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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