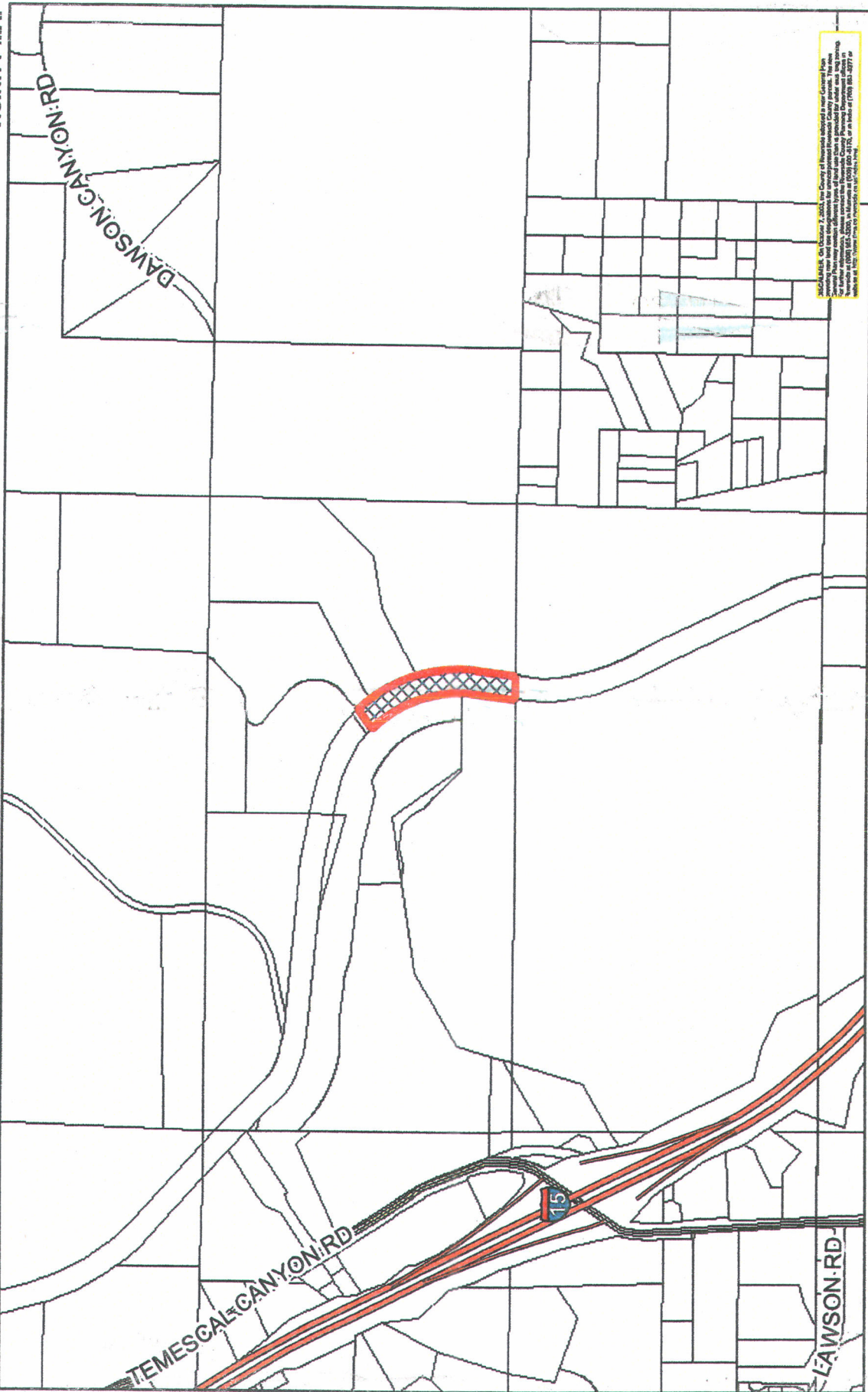


Supervisor Buster  
District 1

Date Drawn: 01/31/08

**GPA00896**  
**VICINITY MAP**

Planner: Amy Aldana  
Date: 02/05/08  
VICINITY MAP



NOTICE: On October 7, 2002, the County of Riverside adopted a new Canyon Area Ordinance that will set new regulations for development in Canyon Areas. This ordinance will affect all Canyon Areas within the County of Riverside. Canyon Planning Department advises that for further information, please contact the Canyon Planning Department at (951) 261-1100, ext. 1100, or at an office at (951) 261-1100. For more information, please visit our website at www.riversideca.gov.

Zone: Glen Ivy  
 Area: T4SR6W  
 Township/Range: T4SR6W  
 Section: 35

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
 Bk. Pg. 283-19  
 Thomas  
 Bros. Pg. 804 F4

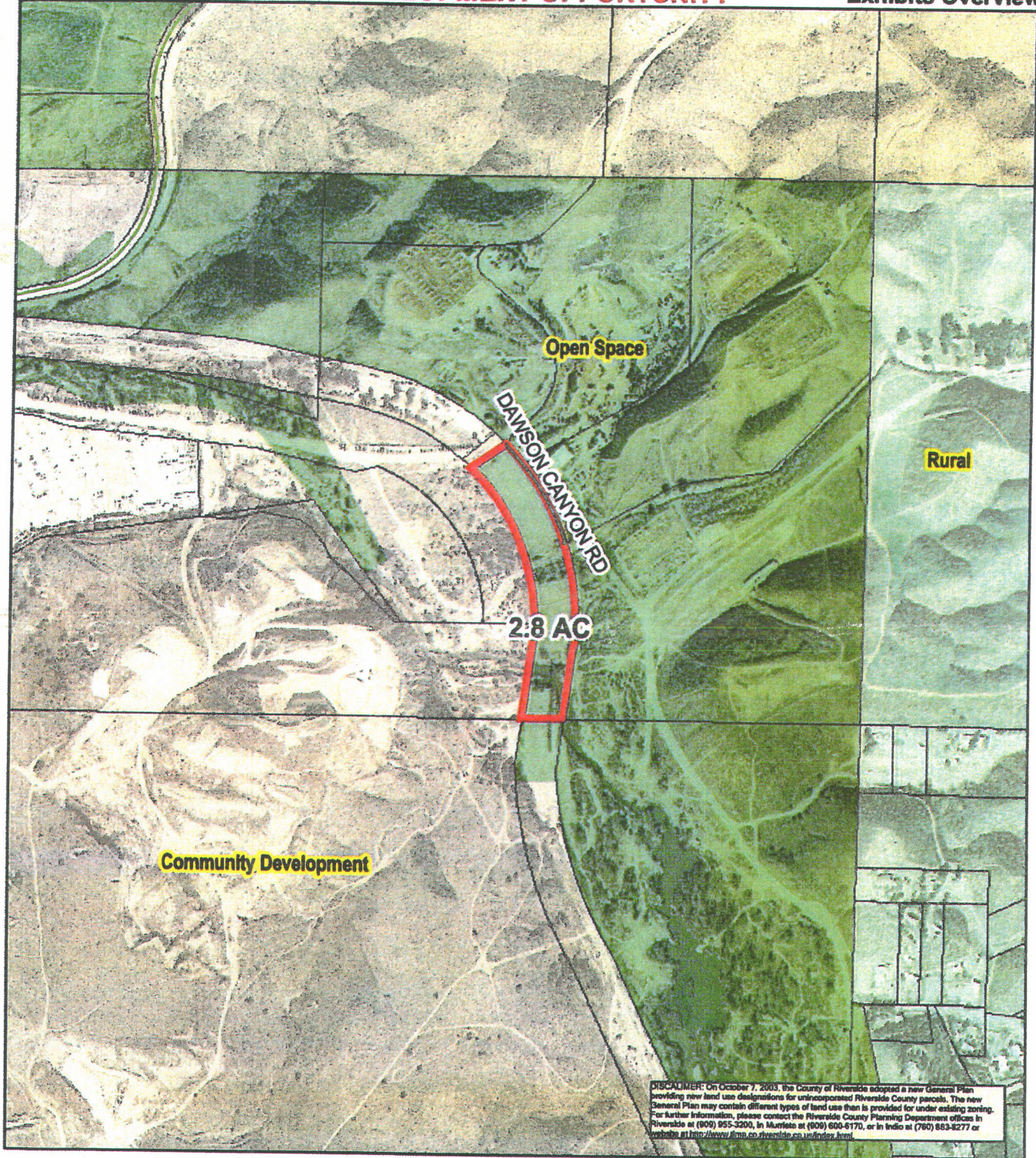


Supervisor Buster  
District 1  
Date Drawn: 01/31/08

GPA00896

Planner: Amy Aldana  
Date: 02/05/08  
Exhibits Overview

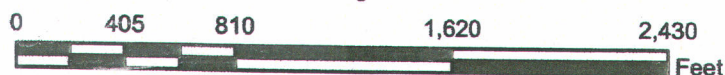
**DEVELOPMENT OPPORTUNITY**



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.sno.co.riverside.ca.us/index.html>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area  
Plan: Glen Ivy  
Township/Range: T4SR6W  
Section: 35

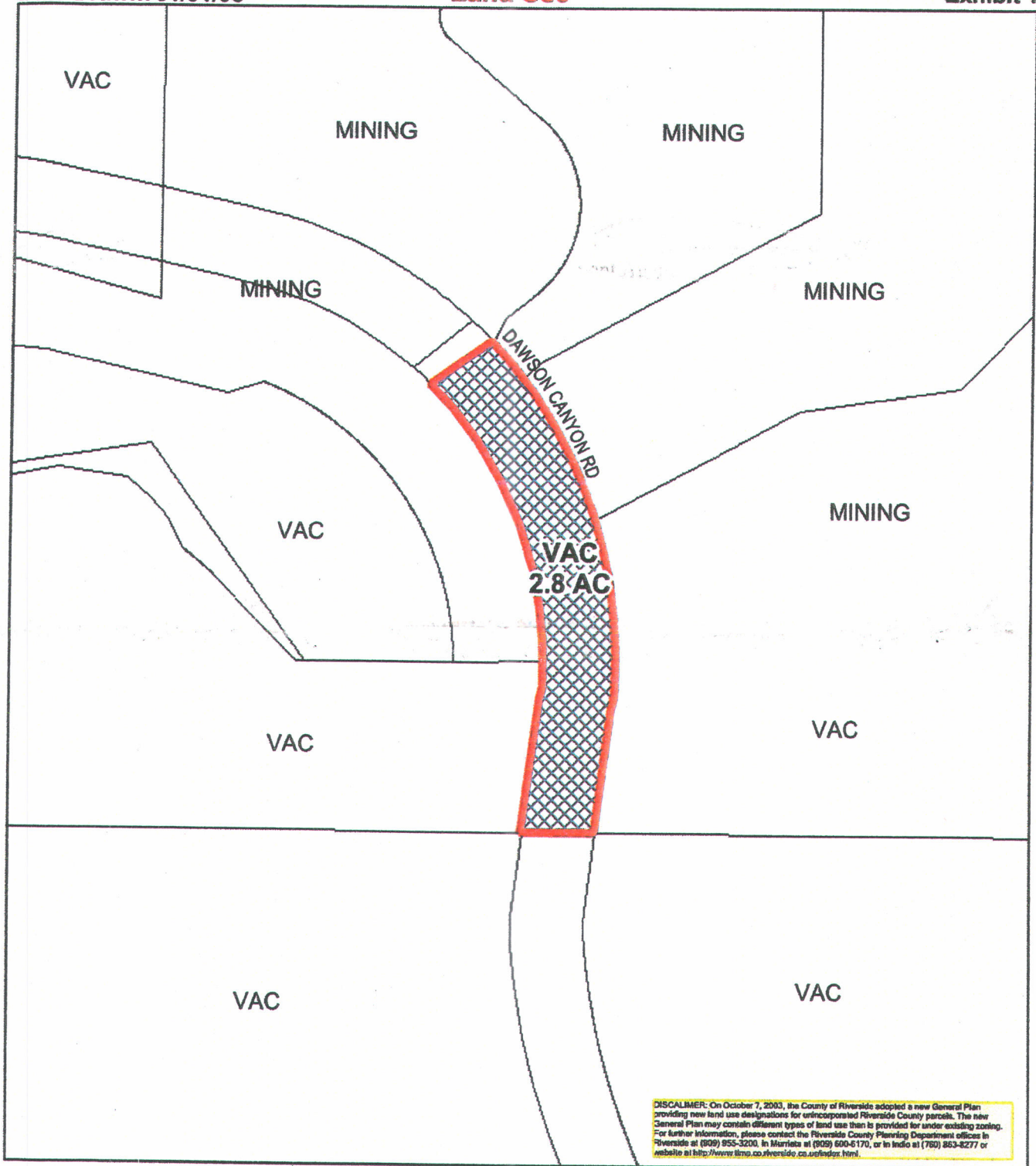


Assessors  
Bk. Pg. 283-19  
Thomas  
Bros. Pg. 804 F4

Supervisor Buster  
District 1  
Date Drawn: 01/31/08

GPA00896  
Land Use

Planner: Amy Aldana  
Date: 02/05/08  
Exhibit 1



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Marrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlmo.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
Area: Glen Ivy  
Township/Range: T4SR6W  
Section : 35

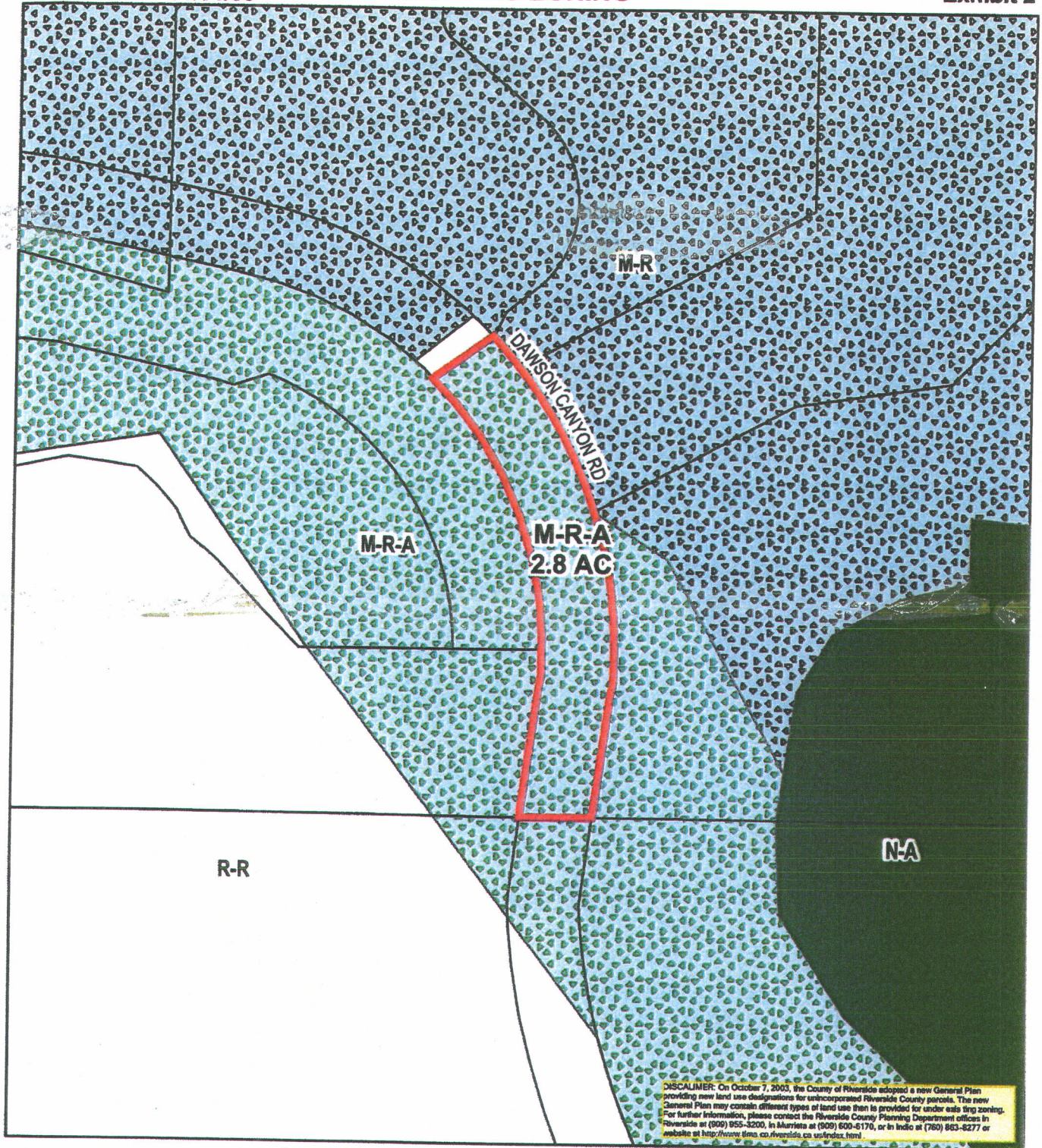


Assessors  
Bk. Pg. 283-19  
Thomas  
Bros. Pg. 804 F4

Supervisor Buster  
District 1  
Date Drawn: 01/31/08

**GPA00896**  
**EXISTING ZONING**

Planner: Amy Aldana  
Date: 02/05/08  
Exhibit 2

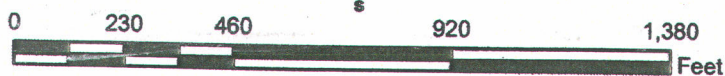


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.sraa.co.riverside.ca.us/index.html>

Zone Area: Glen Ivy  
Township/Range: T4SR6W  
Section : 35

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
Bk. Pg. 283-19  
Thomas  
Bros. Pg. 804 F4

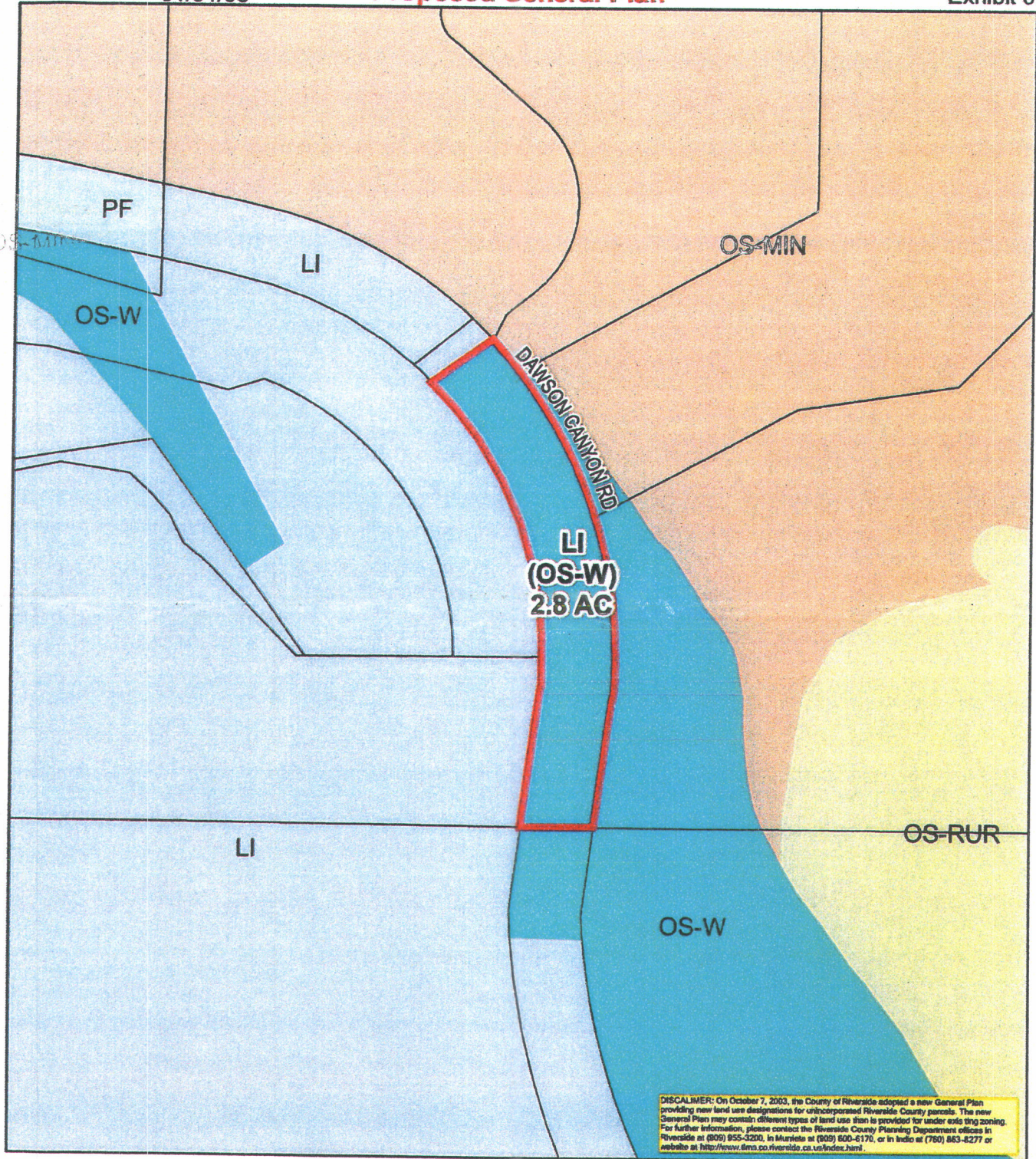


Supervisor Buster  
District 1  
Date Drawn: 01/31/08

**GPA00896**

Planner: Amy Aldana  
Date: 02/05/08  
Exhibit 6

**Proposed General Plan**



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.sra.co.riverside.ca.us/index.html>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
Area: Glen Ivy  
Township/Range: T4SR6W  
Section : 35



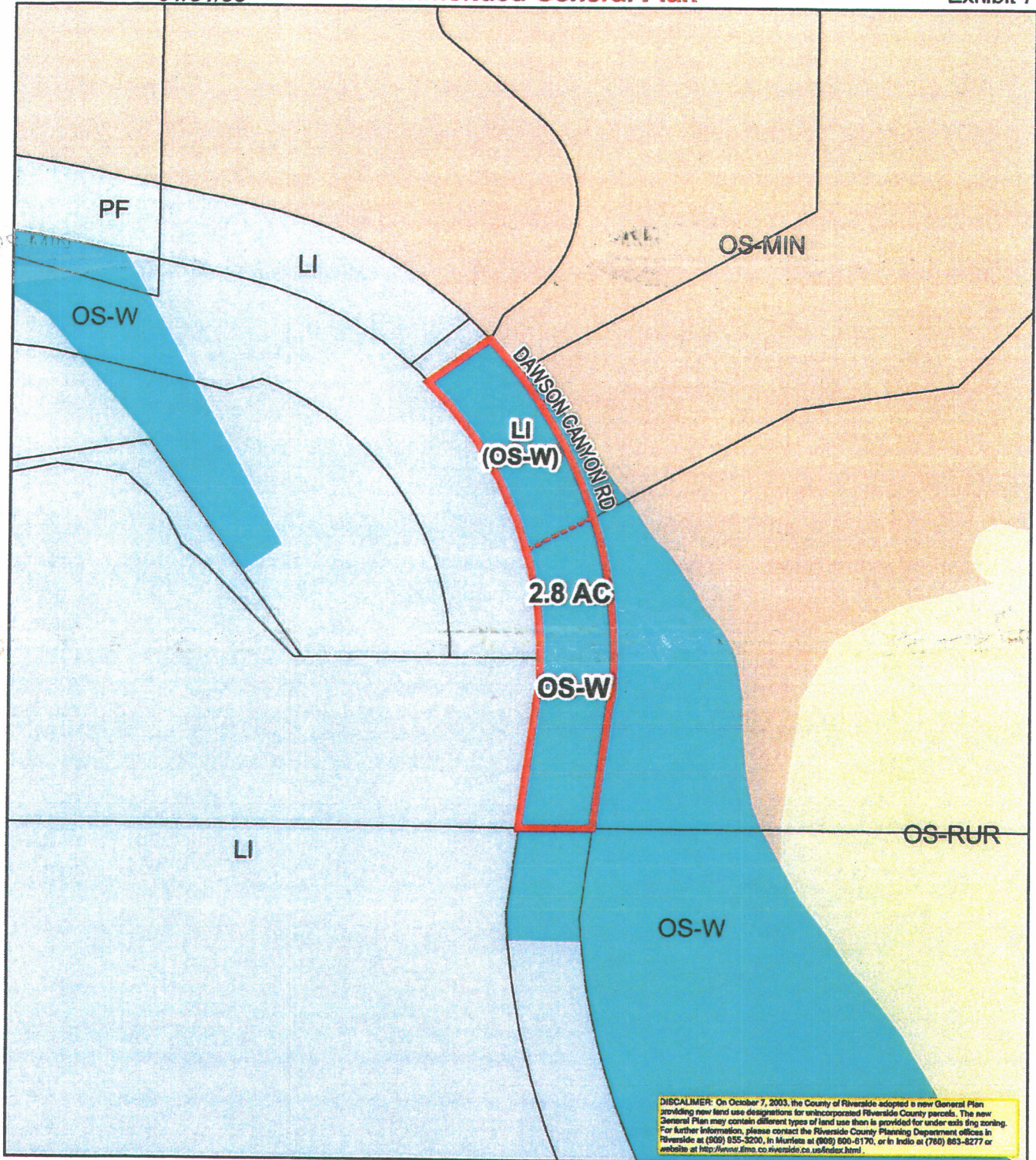
Assessors  
Bk.Pg. 283-19  
Thomas  
Bros. Pg. 804 F4

Supervisor Buster  
District 1  
Date Drawn: 01/31/08

**GPA00896**

Planner: Amy Aldana  
Date: 02/05/08  
Exhibit 7

**Recommended General Plan**



Zone  
Area: Glen Ivy  
Township/Range: T4SR6W  
Section : 35

**RIVERSIDE COUNTY PLANNING DEPARTMENT**



Assessors  
Bk.Pg. 283-19  
Thomas  
Bros. Pg. 804 F4

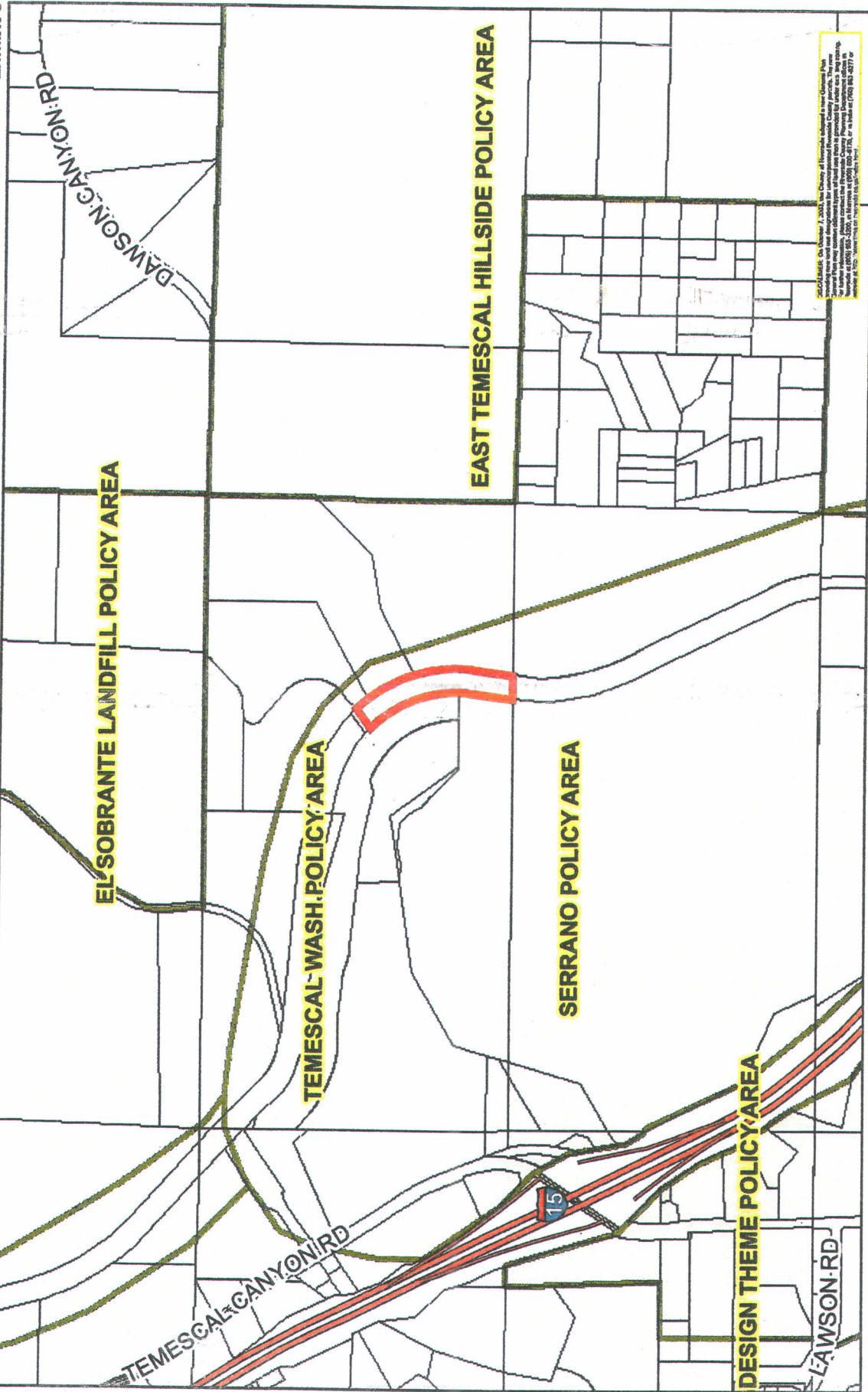
Supervisor Buster  
District 1

Date Drawn: 01/31/08

GPA00896

POLICY AREAS

Planner: Amy Aldana  
Date: 02/05/08  
Exhibit 8



NOTICE: On October 7, 2003, the County of Riverside adopted a new General Plan. This map was prepared and designed for the unincorporated Riverside County areas. The map is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

Zone Area: Glen Ivy  
Township/Range: T4SR6W  
Section : 35

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 283-19  
Thomas  
Bros. Pg. 804 F4



January 2, 2007

Mr. Ron Goldman  
Advanced Planning, 9th Floor  
County of Riverside Transportation and Land Management Agency  
Riverside, CA 92501

Subject: Application for General Plan Amendment  
Tonkinson Industrial Project Site on a portion of APN 283-190-043  
PAR00812/HANS1294 (LSA Project No. TKI0601)

Dear Mr. Goldman:

LSA Associates, Inc. has been conducting the technical studies required by the Environmental Programs Department and the Planning Department for Mr. Greg Tonkinson over the past year. Mr. Tonkinson is proposing a batch plant facility on a northern portion of APN 283-190-043. While reviewing the project history, it was discovered that the parcel was included in Conditional Use Permit (CUP02865R1) for a batch plant currently in operation on APN 283-190-042 and that the subject parcel was zoned M-R-A with an inconsistent land use designation of OS-W.

The purpose of this letter is to justify an amendment to the Riverside County General Plan. The amendment request is to change the Land Use Designation from Open Space-Water (OS-W) to Light Industrial (LI) on 2.8 acres zoned as Mineral Resources & Related Manufacturing (M-R-A) in the Temescal Canyon Area Plan.

This is a reasonable request due to the following facts:

- 1) The land use designations adjacent to the 2.8-acre project area are Light Industrial (LI) and Open Space-Mineral Resources (OS-MIN). The site is bounded by Park Canyon Road, Dawson Canyon Road, and Dawson Canyon wash. Changing the land use to LI on the northern portion of APN 283-190-043 would have all the land at the intersection of Dawson Canyon Road and Park Canyon Road as the same land use designation. Refer to Figure 5 and to the site plan map.
- 2) The zoning of the subject parcel and the adjacent parcels is Mineral Resources & Related Manufacturing (M-R-A) and Mineral Resources (M-R). The current land use designation of OS-W is not consistent with the zoning of the area. Changing the land use designation to LI would be consistent with M-R-A and M-R zoning.
- 3) The site is currently a vacant graded area in an easily accessible location adjacent to similar light industrial operations. The 2.8-acre project site is intended to be used for a proposed cement mixing batch plant. The proposed use of the site would be compatible with the existing land use since the road intersection is already used by haul trucks and other commercial vehicles.
- 4) The amendment would only apply to an upland area and would not apply to land in the 100-year flood zone, in Dawson Canyon, or in Temescal Wash. The project would be limited to an upland area void of waters of the U.S. or state, and lacking in sensitive habitat, and without the presence

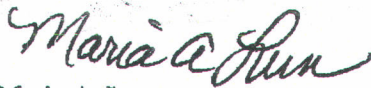


- of plant or wildlife species of concern. The remaining area of APN 283-190-043, designated as OS-W, would be adjacent to LI and OS-W.
- 5) The boundary of the OS-W land use designation in Temescal Canyon Area Plan generally follows the FEMA 100-year flood plain and Riverside County flood zone maps. See attached flood plain maps.
  - 6) The land use designation of OS-W on the majority of APN 283-190-043 is inappropriate, since the parcel is outside the 100-year flood plain. The only area within the 100-year flood plain is Temescal Wash. The wash is located within the southern end of the subject parcel. Note, that the flood plain is very narrow at this location because of the in-fill for the railroad trestle.
  - 7) Temescal Wash no longer used as an aggregate source is considered an important wildlife corridor and habitat area under the Western Riverside County Multiple Species Habitat Mitigation Plan. With this conservation goal in mind, note that there is break in the land use designation of Temescal Wash west of the subject parcel. Changing just the northern half of the subject parcel would not add to this disconnect in the OS-W designation along Temescal Wash.

Please feel free to contact me by phone at (951) 781-9310 or by email at [maria.lum@lsa-assoc.com](mailto:maria.lum@lsa-assoc.com) for additional information or comments on the general plan amendment application materials.

Sincerely,

LSA ASSOCIATES, INC.



Maria A. Lum  
Senior Biologist

Attachments

General Plan Amendment Form  
Grant Deed with legal description  
Recorded Easements shown on two survey plats  
Tonkinson Industrial Site Plan (10 copies, more available upon request)  
Figure 1. Project Location  
Figure 2. Site Plan on Aerial Photograph  
Figure 3. Site Photograph Key Map  
Figure 3A-3D. Site Photographs  
Figure 4. Flood Plain Map  
Figure 5. Land Use Map  
CD containing PDF of all figures and maps  
Check No. \_\_\_\_\_ in amount of \$ \_\_\_\_\_ for GPA/EA fees.

cc. Greg Tonkinson

TONKINSON INDUSTRIAL

PAR00812

DEC. 28, 2007

Time line of County Planning Meetings and other Correspondence regarding project on APN 283-190-043 in Temescal Canyon Area Plan, Riverside County.

People spoken to

Ebony J. McGee	Riv Co. Contract Planner
Lela Weiss	Riv. Co Senior Planner and lan use technician
Bob Linares	Riv. Co, Planner III
Becky Brewington	Riv. Co. Land Use Technician II
Orbin McDonald	Riv. Co. Building and Safety
Mike Lara	Regional office manager
William "Michael" Cornelius	Riv. County Flood Control
Ed Lotz	Riv. Co. Flood Control
Mike Lapaglia	Riv. Co. Flood Control
Kris Flanigan	Civil Engineer Ric Co. Flood Control
Ken Baez	Riv. Co. Environmental
Chad Young	Riv. Co. Environmental
Mark Dur ham	Army Corp of engineers
Phil Serpa	Army Corp of engineers
Gabby	State Fish and Game
Maxine	State Fish and Game
Jess Brandt	State Fish and Game
Eric Becker	State Regional Water quality control board
Michael Roth	Regional Water Quality Board Santa Ana Region

May 2005 met and discussed Land use and zoning with Bob Linares and Becky Brewington.

July and August, 2005 met, phoned or e-mailed her with Lela Weiss on the zoning and land uses for the corona property. During these conversations, I learned of the land use and zoning inconsistencies. I had asked about allowable uses on the property and what could be done to correct the problems.

September, 2005 Met with William M. Cornelius II , "Michael" with the Riverside county flood control and water conservation District. We talked about the flood zone on my property. It seemed to be inconsistent with from his point of view with the information that the county planners had provided. He was sure from his maps, that only a small portion of my lots is in a flood plain area and he suggested that I try to correct this with the county planning and that flood controls position on this area would reflect only a very small area of my parcel to be in a flood zone.

November 3, 2005 Started the HANS process with county.

Nov. 2005 Researched general laws and rules on lake and streambeds program with the State water quality control board, Army Corp. State Fish and Game, US fish and Wildlife, Riv Co. building and Safety.

Received faxed memo from Michael Roth or the regional water control board stating there doesn't seem to be a need for a 401 permit.

Dec, 2005 and Jan 2006, worked on HANS report information for the county. Tried to set up a HANS meeting with the county.

March 15, 2006 – had a HANS meeting with Riv. County. At this meeting, the HANS process was started and a direction was given to help with this process. It is now in HANS II and being considered for reconsideration. LSA is working on this.

May 2006 – Met with Riv. Co. Flood Control to further discuss flood zones and to get copies of maps showing flood zone. Also went to county to discuss how I could use this flood control info to help with the HANS.

June 8, 2006 – Met with Ed Lotz, Kris Flanigan and Mike Lapaglia on the Riv. Co. Flood Control to further confirm their position on the flood zone area as the County was shocked at the difference of opinion and they again concurred with their position.

2007 - Technical Studies by LSA authorized and completed.  
Paleo and Cultural Resources  
Biological Resources and Habitat Suitability Assessment  
Waters and Wetlands Delineation and Mapping field work

May 11, 2007 - LSA Biologist Maria Lum communications with Lela Weiss regarding zoning, land use and existing CUP.

Aug. 1, 2007 – Greg Tonkinson meet with Ken Vaez regarding HANS process.

Sept. – Dec. 2007 – Ms. Lum questions about project review and planning department procedures with Jim Phithayanuk, Lisa Sheldon, Josh Lee, and Amy Aldana

Sept 28, 2007 – Traffic study exemption per Kevin Tsang

Dec. 26, 2007 - Mr. Tonkinson met with Josh Lee and Lisa Sheldon regarding GPA application.

Dec 28, 2007 – Mr. Tonkinson phone conversation with Chad Young, EPD regarding HANS II meeting.



PHOTOGRAPH 1: Panoramic view from northeast corner of the proposed project site on Parcel 283-190-043.



PHOTOGRAPH 2: View of project site from the southeast corner of the proposed grading area.



PHOTOGRAPH 3: View of vegetation at the road culvert under Park Canyon Road.



PHOTOGRAPH 4: View of sheet flow area on the northwest side of the project site.

PHOTOGRAPH 5: View of 4-foot culvert parallel to Clay Canyon Road.



LSA

FIGURE 3A

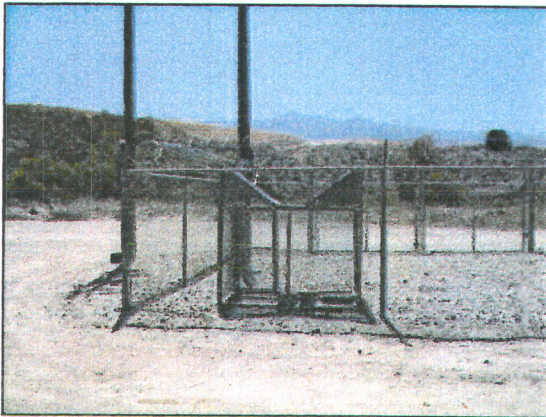
Tonkinson Industrial Project  
 General Plan Amendment  
 Site Photographs



PHOTOGRAPH 6: *View of excavated swale on adjacent land to the west.*



PHOTOGRAPH 7: *View of proposed water line route (maximum of 10 feet wide).*



PHOTOGRAPH 8: *View of East Valley Water District well.*



PHOTOGRAPH 9: *View of culvert under Park Canyon Road at the northeast corner of the project site.*



PHOTOGRAPH 10: *View from center of south end of the project site.*

LSA

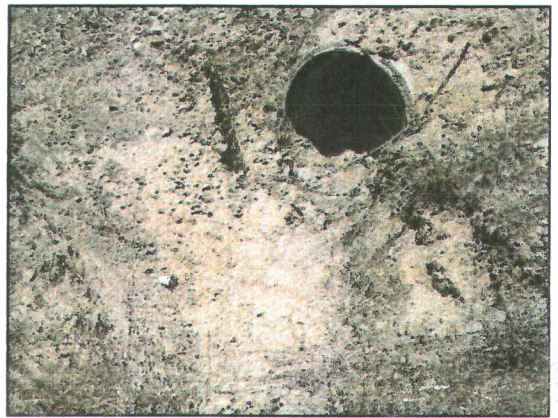
FIGURE 3B

*Tonkinson Industrial Project  
General Plan Amendment  
Site Photographs*

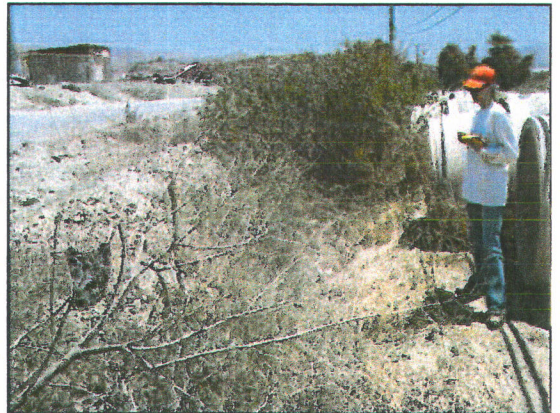
PHOTOGRAPH 11: *View of eroded gully at the north end of the project site.*



PHOTOGRAPH 12: *View of culvert under Park Canyon Road along the east side of the project site. Note: excavated basin to contain road runoff.*



PHOTOGRAPH 13: *View of road ditch and cluster of mule fat along Park Canyon Road*



LSA

FIGURE 3C

Tonkinson Industrial Project  
General Plan Amendment  
Site Photographs



PHOTOGRAPH 14: *View of Dawson Creek from Park Canyon Road.*



PHOTOGRAPH 15: *View of Dawson Creek from railroad tracks in the center of Parcel 283-190-043.*

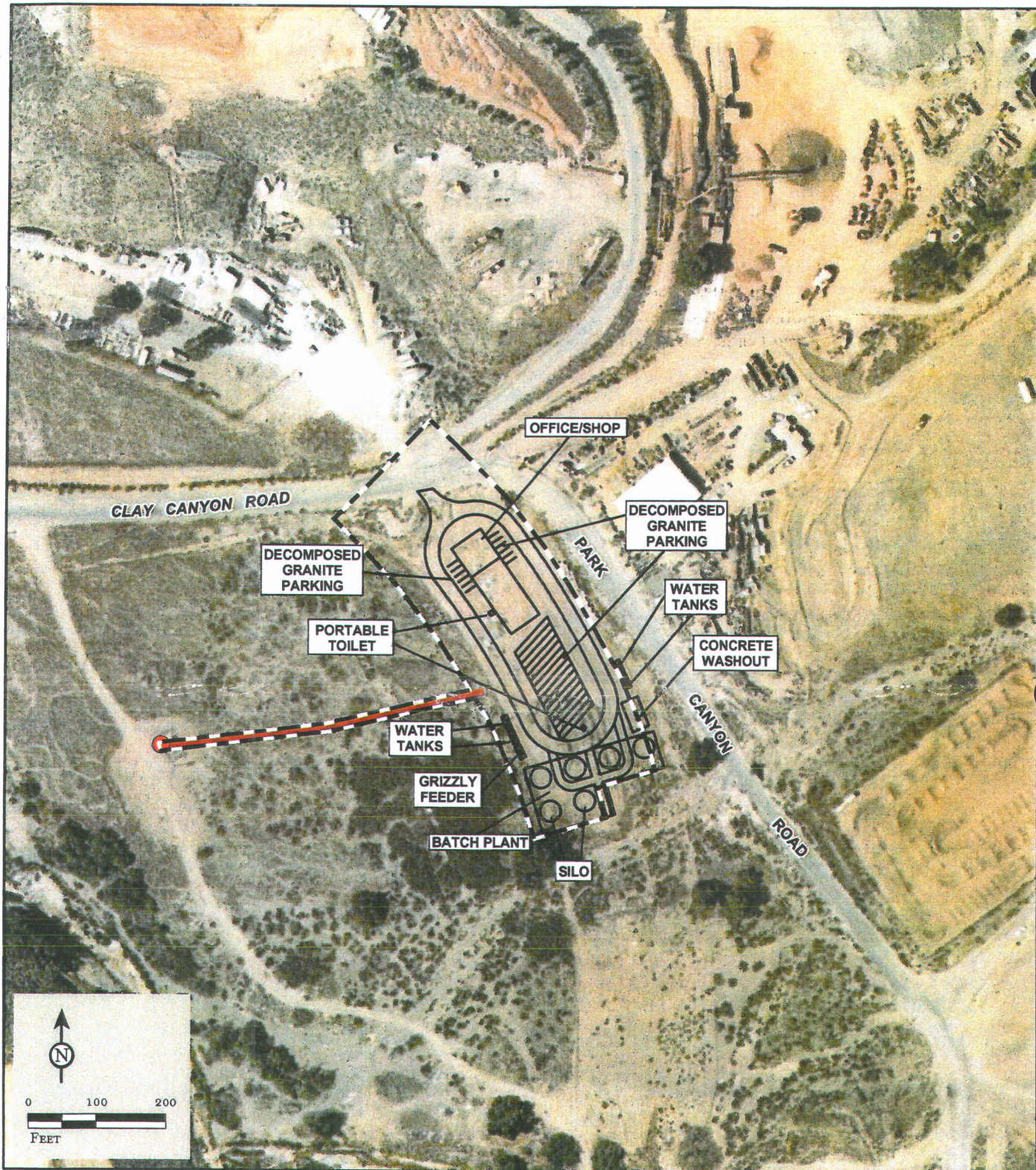


PHOTOGRAPH 16: *View of lowest channel along the north bank of Dawson Creek.*

LSA

FIGURE 3D

*Tonkinson Industrial Project  
General Plan Amendment  
Site Photographs*



LSA

FIGURE 2

- PROJECT AREA
- EXISTING EAST VALLEY WATER DISTRICT WELL
- SITE PLAN (9-12-07)
- PROPOSED 6" PVC PIPELINE (TEMPORARY DISTURBANCE)

*Tonkinson Industrial Project  
General Plan Amendment*

Site Plan Map

SOURCE: AirPhotoUSA (2007), MAPCO (2007)

I:\TKI0601\Reports\MSHCP\GP\_Amend\Site\_Plan.mxd (12/27/07)



**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. 896** (Foundation and Entitlement/Policy) – Intent to Adopt a Negative Declaration – Applicant: Greg Tonkinson – Engineer/Representative: LSA Associates, Inc. – First Supervisorial District – Area Plan: Temescal Canyon – Zone Area: Glen Ivy – Zone: Mineral Resources & Related Manufacturing (M-R-A) – Policy Area: Serrano and Temescal Wash – Location: North of Dawson Creek, east of Temescal Wash, south of Dawson Canyon Road, and west of Park Canyon Drive – Project Size: 6.3 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Water (W) to Light Industrial (LI) (0.25 – 0.60 FAR) on one parcel, totaling 6.3 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](mailto: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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/30/2015.

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

APN (s) or case numbers GPA00896 For

Company or Individual's Name Planning Department.

Distance buffered 2400'.

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

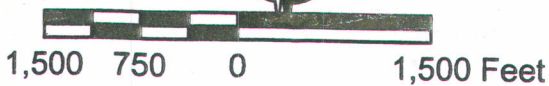
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

**GPA00896 (2400 feet buffer)**



**Selected Parcels**

283-220-032	283-190-027	283-200-010	283-220-028	283-190-019	283-190-021	283-190-022	283-190-024	283-190-025	283-190-026
283-190-028	283-190-040	283-200-003	283-230-001	283-230-003	283-220-011	283-210-001	283-230-030	283-220-018	283-220-030
283-190-043	283-200-004	283-220-020	283-220-019	283-190-037	283-190-038	283-220-001	283-220-002	283-230-002	283-220-017
283-220-003	283-120-019	283-190-042	283-190-041	283-120-009	283-120-014	283-120-015	283-130-001	283-190-039	283-190-033
283-190-030									



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: 283190021, APN: 283190021  
CORONA CLAY CO  
22079 KNABE ST  
CORONA CA 92883

ASMT: 283200010, APN: 283200010  
BBG KRG INC  
P O BOX 1839  
CORONA CA 92878

ASMT: 283190030, APN: 283190030  
HENRY TIEN, ETAL  
23531 ESTELLE MOUNTAIN RD  
PERRIS CA 92570

ASMT: 283210001, APN: 283210001  
DAWSON CREEK PROP  
C/O KEITH O UTLEY  
20346 TULSA ST  
CHATSWORTH CA 91311

ASMT: 283190038, APN: 283190038  
LEINEN FAMILY  
1240 MAGNOLIA AVE  
CORONA CA 92879

ASMT: 283220001, APN: 283220001  
MARGARET PATTERSON  
11021 DAWSON CANYON RD  
CORONA, CA. 92883

ASMT: 283190039, APN: 283190039  
USA WASTE OF CALIF INC  
C/O WASTE MANAGEMENT INC  
P O BOX 1450  
CHICAGO IL 60690

ASMT: 283220003, APN: 283220003  
MICHAEL HART  
11201 DAWSON CANYON RD  
CORONA, CA. 92883

ASMT: 283190041, APN: 283190041  
SOUTHERN CALIF EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770

ASMT: 283220011, APN: 283220011  
DAVID REQUA  
11176 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283190042, APN: 283190042  
NUCAST INDUSTRIES INC  
23220 PARK CANYON DR  
CORONA, CA. 92883

ASMT: 283220017, APN: 283220017  
MICHAEL GRAFF  
11150 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283200004, APN: 283200004  
GREG TONKINSON  
16376 SLOVER AVE  
FONTANA CA 92337

ASMT: 283220018, APN: 283220018  
ELISAVETA COTOI  
1717 SCOTTSDALE RD  
BEAUMONT CA 92223



ASMT: 283220019, APN: 283220019  
JUDITH SIPE  
18642 MANNING DR  
TUSTIN CA 92780

ASMT: 283230003, APN: 283230003  
DAVE PLANTE  
11211 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283220020, APN: 283220020  
JACK DEARMOND  
P O BOX 943  
CORONA DEL MAR CA 92625

ASMT: 283230030, APN: 283230030  
DIANA FOSTER, ETAL  
11111 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283220028, APN: 283220028  
BLANCA MENDOZA, ETAL  
PMB 158  
750 S LINCOLN AVE STE 104  
CORONA CA 92882

ASMT: 283220030, APN: 283220030  
CRAIG DELEO, ETAL  
628 LANCER LN  
CORONA CA 92879

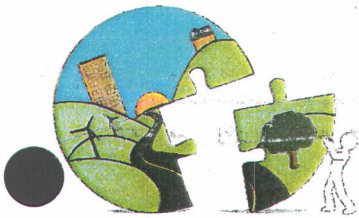
ASMT: 283220032, APN: 283220032  
GABRIELA RAMOS, ETAL  
23795 LAWSON RD  
CORONA CA 92883

ASMT: 283230001, APN: 283230001  
CORONA CLAY CO  
22079 KNABE RD  
CORONA CA 92883

ASMT: 283230002, APN: 283230002  
KATHLEEN CLEPPER, ETAL  
11101 SPANISH HILLS DR  
CORONA, CA. 92883







# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP  
Planning Director*

## NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 896

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 27, 2015

Applicant/Project Sponsor: Greg Tonkinson Date Submitted: February 1, 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:

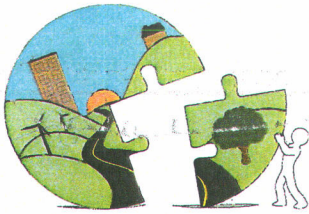
Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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#: ZEA41689 ZCFG05037

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steven 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. 896

*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)*

Greg Tonkinson

*Project Applicant*

16376 Slover Avenue, Fontana, CA 92337

*Address*

North of Dawson Creek, east of Temescal Wash, south of Dawson Canyon Road, and west of Park Canyon Drive. APN: 283-190-043

*Project Location*

Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Water (W) to Conservation (C) and Light Industrial (LI) (0.25 – 0.60 FAR) on one parcel, totaling 6.3 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 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 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.

John Hildebrand  
*Signature*

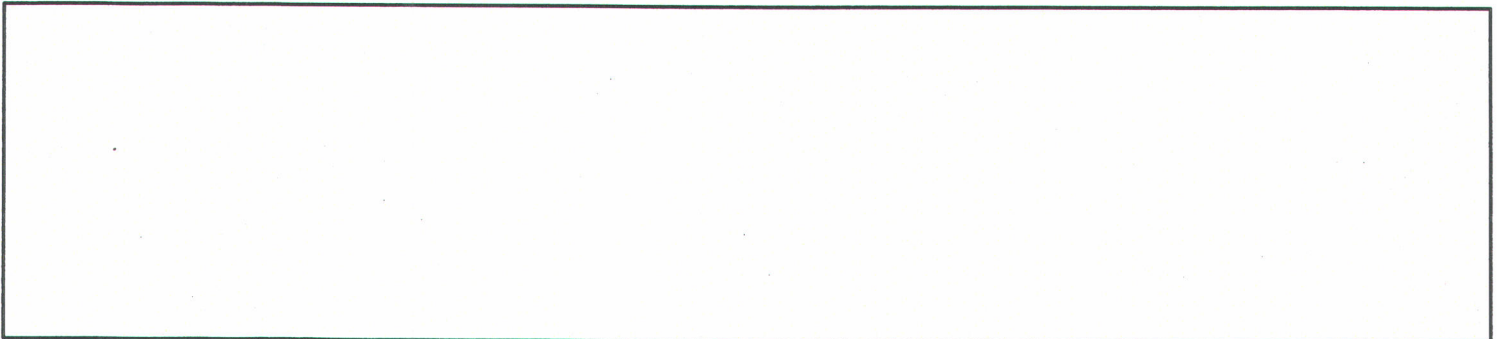
Project Planner

*Title*

08/30/2015

*Date*

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





COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0800005

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: TONKINSON GREG \$64.00  
paid by: CK 232  
paid towards: CFG05037 CALIF FISH & GAME: DOC FEE  
CFG FOR EA41689  
at parcel #:   
appl type: CFG3

By \_\_\_\_\_ Jan 02, 2008 09:07  
MBRASWEL posting date Jan 02, 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

R1511968

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: TONKINSON GREG \$2,210.00  
paid by: CK 1793  
paid towards: CFG05037 CALIF FISH & GAME: DOC FEE  
CFG FOR EA41689  
at parcel #:  
appl type: CFG3

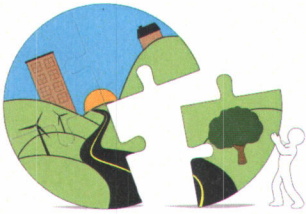
By \_\_\_\_\_ Oct 28, 2015 10:06  
MGARDNER posting date Oct 28, 2015

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

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](http://www.rctlma.org)



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

Date: January 12, 2016

Greg Tonkinson  
16376 Slover Avenue  
Fontana, CA 92337

Subject: General Plan Amendment No. 896

Dear Applicant:

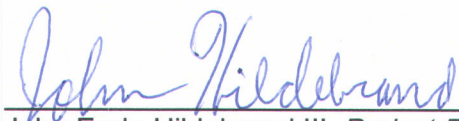
This letter is to inform you that the Planning Department has transmitted a package for this project to the Clerk of Board of Supervisors with a request it be scheduled for the **February 2, 2016** Board agenda. You may find the full agenda, when prepared, at the following webpage: <http://rivcocob.org/agendas-and-minutes/>.

Attached is the Form 11 outlining the recommendations to the Board of Supervisors that is intended to supplement the staff report provided previously. Please contact your project planner if there are any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

  
\_\_\_\_\_  
John Earle Hildebrand III, *Project Planner*

Attachments: Form 11

Y:\Planning Master Forms\Templates\BOS Forms\Notice to Applicant-Rep of intent to schedule for BOS\_Revised 021715.docx

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/30/2015.

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

APN (s) or case numbers GPA00896 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

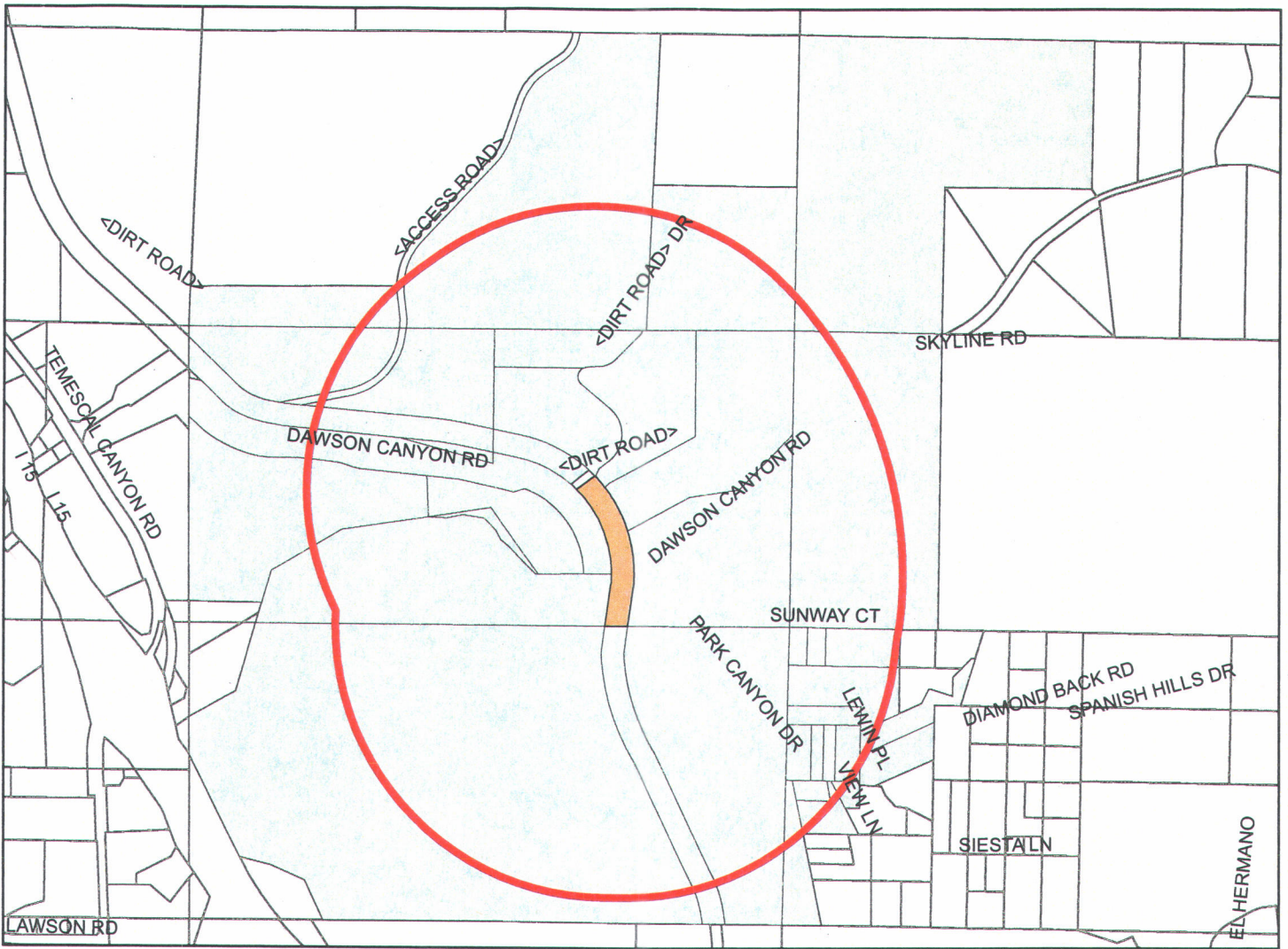
TITLE GIS Analyst

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

Riverside, Ca. 92502

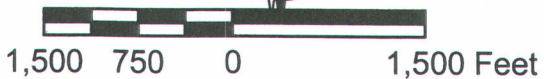
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

**GPA00896 (2400 feet buffer)**



**Selected Parcels**

283-220-032	283-190-027	283-200-010	283-220-028	283-190-019	283-190-021	283-190-022	283-190-024	283-190-025	283-190-026
283-190-028	283-190-040	283-200-003	283-230-001	283-230-003	283-220-011	283-210-001	283-230-030	283-220-018	283-220-030
283-190-043	283-200-004	283-220-020	283-220-019	283-190-037	283-190-038	283-220-001	283-220-002	283-230-002	283-220-017
283-220-003	283-120-019	283-190-042	283-190-041	283-120-009	283-120-014	283-120-015	283-130-001	283-190-039	283-190-033
283-190-030									



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



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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

January 20, 2016

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 896

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, January 23, 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, January 20, 2016 11:13 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: GPA 896

Received for publication on Jan. 23. 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\*\***

---

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

A Freedom News Group Company

---

**From:** Gil, Cecilia <CCGIL@rcbos.org>  
**Sent:** Wednesday, January 20, 2016 10:57 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: GPA 896

Here's the final Notice for publication on Saturday, January 23, 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 IN THE FIRST 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, February 2, 2016 at 9:00 A.M.** or as soon as possible thereafter, to consider the application submitted by Greg Tonkinson, on **General Plan Amendment No. 896**, which proposes to amend a portion of the foundation component from Open Space (OS) to Community Development (CD), and to amend land use from Water (W) to Conservation (C) and Light Industrial (L1) (0.25-0.60 FAR) on one parcel, totaling 6.3-acres ("the project"). The project is located north of Dawson Creek, east of Temescal Wash, south of Dawson Canyon Road and west of Park Canyon Drive in the Temescal Canyon – Glen Ivy, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41689**.

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to the hearing.

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

Dated: January 20, 2016

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 January 20, 2016, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

GPA 896

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:** February 2, 2016 @ 9:00 A.M.

SIGNATURE: *Cecilia Gil*      DATE: January 20, 2016  
Cecilia Gil

**Gil, Cecilia**

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Wednesday, January 20, 2016 10:58 AM  
**To:** Gil, Cecilia; Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: GPA 896

received

**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Wednesday, January 20, 2016 10:57 AM  
**To:** Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: GPA 896

One more Notice of Public Hearing, 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 January 20, 2016, I mailed a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

GPA 896

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:** February 2, 2016 @ 9:00 AM

SIGNATURE: Cecilia Gil      DATE: January 20, 2016  
Cecilia Gil

ASMT: 283190021, APN: 283190021  
CORONA CLAY CO  
22079 KNABE ST  
CORONA CA 92883

ASMT: 283200010, APN: 283200010  
BBG KRG INC  
P O BOX 1839  
CORONA CA 92878

ASMT: 283190030, APN: 283190030  
HENRY TIEN, ETAL  
23531 ESTELLE MOUNTAIN RD  
PERRIS CA 92570

ASMT: 283210001, APN: 283210001  
DAWSON CREEK PROP  
C/O KEITH O UTLEY  
20346 TULSA ST  
CHATSWORTH CA 91311

ASMT: 283190038, APN: 283190038  
LEINEN FAMILY  
1240 MAGNOLIA AVE  
CORONA CA 92879

ASMT: 283220001, APN: 283220001  
MARGARET PATTERSON  
11021 DAWSON CANYON RD  
CORONA, CA. 92883

ASMT: 283190039, APN: 283190039  
USA WASTE OF CALIF INC  
C/O WASTE MANAGEMENT INC  
P O BOX 1450  
CHICAGO IL 60690

ASMT: 283220003, APN: 283220003  
MICHAEL HART  
11201 DAWSON CANYON RD  
CORONA, CA. 92883

ASMT: 283190041, APN: 283190041  
SOUTHERN CALIF EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770

ASMT: 283220011, APN: 283220011  
DAVID REQUA  
11176 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283190042, APN: 283190042  
NUCAST INDUSTRIES INC  
23220 PARK CANYON DR  
CORONA, CA. 92883

ASMT: 283220017, APN: 283220017  
MICHAEL GRAFF  
11150 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283200004, APN: 283200004  
GREG TONKINSON  
16376 SLOVER AVE  
FONTANA CA 92337

ASMT: 283220018, APN: 283220018  
ELISAVETA COTOI  
1717 SCOTTSDALE RD  
BEAUMONT CA 92223

GPA 896 (23)



ASMT: 283220019, APN: 283220019  
JUDITH SIPE  
18642 MANNING DR  
TUSTIN CA 92780

ASMT: 283230003, APN: 283230003  
DAVE PLANTE  
11211 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283220020, APN: 283220020  
JACK DEARMOND  
P O BOX 943  
CORONA DEL MAR CA 92625

ASMT: 283230030, APN: 283230030  
DIANA FOSTER, ETAL  
11111 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283220028, APN: 283220028  
BLANCA MENDOZA, ETAL  
PMB 158  
750 S LINCOLN AVE STE 104  
CORONA CA 92882

ASMT: 283220030, APN: 283220030  
CRAIG DELEO, ETAL  
628 LANCER LN  
CORONA CA 92879

ASMT: 283220032, APN: 283220032  
GABRIELA RAMOS, ETAL  
23795 LAWSON RD  
CORONA CA 92883

ASMT: 283230001, APN: 283230001  
CORONA CLAY CO  
22079 KNABE RD  
CORONA CA 92883

ASMT: 283230002, APN: 283230002  
KATHLEEN CLEPPER, ETAL  
11101 SPANISH HILLS DR  
CORONA, CA. 92883



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

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	AMOUNT
1/23/16	0010129890		PE Riverside	2 x 79 Li	229.10

Invoice text: GPA 896

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2016 FEB - 5 PM 2:52

*Planning  
16-1 of 02/02/16  
GPA 896*

Placed by: Cecilia Gil

BALANCE DUE

229.10

**Legal Advertising Invoice**

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	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Maria Tinajero 951-368-9225	01/23/2016	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
01/23/2016	1100141323	1100141323
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
229.10	0010129890	DUE UPON RECEIPT

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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  
Dept LA 24453  
Pasadena, CA 91185-4453

# 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 896

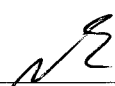
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper 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:

01/23/2016

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

Date: Jan 23, 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: 0010129890-01

P.O. Number:

### Ad Copy:

#### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT IN THE FIRST 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, February 2, 2016 at 9:00 A.M.** or as soon as possible thereafter, to consider the application submitted by Greg Tonkinson, on **General Plan Amendment No. 896**, which proposes to amend a portion of the foundation component from Open Space (OS) to Community Development (CD), and to amend land use from Water (W) to Conservation (C) and Light Industrial (L1) (0.25-0.60 FAR) on one parcel, totaling 6.3-acres ("the project"). The project is located north of Dawson Creek, east of Temescal Wash, south of Dawson Canyon Road and west of Park Canyon Drive in the Temescal Canyon - Glen Ivy, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41689**.

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@rctma.org](mailto:jhildebr@rctma.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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to the hearing.

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

Dated: January 20, 2016

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

1/23

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: Amie Kinne

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

City: Temescal Valley Zip: 92883

Phone #: 951-529-8559

Date: 2-2-16 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:**

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Riverside County Board of Supervisors  
Request to Speak

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SPEAKER'S NAME: Ms Mitler

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

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

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

Date: Feb 2 2010 Agenda # 16-1

PLEASE STATE YOUR POSITION BELOW:

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

Support  Oppose  Neutral

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

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SPEAKER'S NAME: Megan Brussean

Address: 6876 Indiana Ave Suite D  
(only if follow-up mail response requested)

City: Riv Zip: 92506

Phone #: 951-261-1959

Date: 2/2/16 Agenda # 16-1 *Zoning Change #468*

PLEASE STATE YOUR POSITION BELOW:

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