

ASMT: 403200011, APN: 403200011
 BEAUMONT UNIFIED SCHOOL DIST
 P O BOX 187
 BEAUMONT CA 92223

ASMT: 403230018, APN: 403230018
 MOBILE HOME GROUP II
 4900 SANTA ANITA AVE 2B
 EL MONTE CA 91731

ASMT: 403220002, APN: 403220002
 THOMAS LITKA
 HOLLY LITKA
 39002 CHERRY VALLEY BLV
 CHERRY VALLEY CA 92223

ASMT: 403230020, APN: 403230020
 CHRISTY HAMRICK
 TROY HAMRICK
 TERRI HAMRICK
 LARRY PRICE
 39045 VINELAND ST
 CHERRY VALLEY CA 92223

ASMT: 403220014, APN: 403220014
 KENNETH SU
 SUMI SU
 1945 CARTLEN DR
 PLACENTIA CA 92870

ASMT: 403230022, APN: 403230022
 ANTHONY MORA
 REBECCA MORA
 39063 VINELAND ST
 BEAUMONT, CA. 92223

ASMT: 403220016, APN: 403220016
 JAMES OCONNOR
 39012 CHERRY VALLEY BLV
 BEAUMONT, CA. 92223

ASMT: 405120001, APN: 405120001
 ROGER HASTINGS
 SANDRA HASTINGS
 40666 DUTTON
 CHERRY VALLEY CA 92223

ASMT: 403230003, APN: 403230003
 DON BUCKLEY
 39081 VINELAND ST
 BEAUMONT, CA. 92223

ASMT: 405120002, APN: 405120002
 RAUL RODRIGUEZ
 GUADALUPE RODRIGUEZ
 38789 VINELAND ST
 CHERRY VALLEY CA 92223

ASMT: 403230004, APN: 403230004
 DALLAS STERLING
 CHRISTY STERLING
 39105 VINELAND ST
 BEAUMONT, CA. 92223

ASMT: 405120003, APN: 405120003
 WILMA BLACK
 38809 VINELAND ST
 BEAUMONT, CA. 92223

ASMT: 403230015, APN: 403230015
 GENERAL TELEPHONE CO OF CALIF
 C/O GTE ATTN GARY WILLIAMS HQCO2G08
 P O BOX 152206
 IRVING TX 75015

ASMT: 405120004, APN: 405120004
 CHUNG JAY HOON SUE C LIVING TRUST
 C/O JAY H CHUNG
 6762 VISTA DEL SOL
 HUNTINGTON BEACH CA 92647

ASMT: 405120006, APN: 405120006
DANE BRICKLEY
38881 VINELAND ST
CHERRY VALLEY CA 92223

ASMT: 405120026, APN: 405120026
DUANE THATCHER
CHRISTINE THATCHER
38967 VINELAND ST
CHERRY VALLEY CA 92223

ASMT: 405120007, APN: 405120007
ROBERT HOPPER
38911 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 405120027, APN: 405120027
NATHAN GUERRIERO
P O BOX 686
BEAUMONT CA 92223

ASMT: 405120008, APN: 405120008
RAY SKIDMORE
BARBARA MAKI
38921 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 405120028, APN: 405120028
PAMELA DUKES
10330 ACACIA AVE
BEAUMONT, CA. 92223

ASMT: 405120009, APN: 405120009
EFREM GUTIERREZ
KATHERINE GUTIERREZ
38945 VINELAND ST
CHERRY VALLEY CA 92223

ASMT: 405120029, APN: 405120029
BECKY KOCHER
10310 ACACIA LN
CHERRY VALLEY CA 92223

ASMT: 405120011, APN: 405120011
IRWIN KATZMAN
FAYETTE KATZMAN
38919 VINELAND ST
BEAUMONT CA 92223

ASMT: 405120032, APN: 405120032
LEO HADLEY
38989 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 405120016, APN: 405120016
IRWIN KATZMAN
FAYETTE KATZMAN
38955 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 405130009, APN: 405130009
JAIME DELGADO
RITA DELGADO
38756 CHERRY VALLEY BLV
BEAUMONT, CA. 92223

ASMT: 405120017, APN: 405120017
BETTY HOWE
10315 ACACIA LN
CHERRY VALLEY CA 92223

ASMT: 405130010, APN: 405130010
IRWIN KATZMAN
FAYETTE KATZMAN
38955 VINELAND AVE
CHERRY VALLEY CA 92223

ASMT: 405130011, APN: 405130011
 BARBARA LARA
 TONY ARELLANES
 2429 MERRILL AVE
 BULLHEAD CITY AZ 86442

ASMT: 405210008, APN: 405210008
 ALFRED DELAHUERTA
 ARTEMISA DELAHUERTA
 14403 BENFIELD AVE
 NORWALK CA 90650

ASMT: 405130015, APN: 405130015
 JAMES FURR
 MELINDA FURR
 38850 CHERRY VALLEY BLV
 BEAUMONT, CA. 92223

ASMT: 405210015, APN: 405210015
 SUSAN MURAT
 MARY MURAT
 525 EAST E ST
 WILMINGTON CA 90744

ASMT: 405130016, APN: 405130016
 DANIEL ELE
 EMILY ELE
 38790 CHERRY VALLEY BLV
 BEAUMONT, CA. 92223

ASMT: 405210016, APN: 405210016
 HELEN MESSRAH
 38915 CHERRY VALLEY BLVD
 CHERRY VALLEY CA 92223

ASMT: 405130018, APN: 405130018
 DAVID RODRIGUEZ
 DOLORES RODRIGUEZ
 P O BOX 307
 ALTA LOMA CA 91701

ASMT: 405210019, APN: 405210019
 RAYMOND STREETER
 NANCY STREETER
 1665 ROSE AVE
 BEAUMONT CA 92223

ASMT: 405130019, APN: 405130019
 RIVERSIDE COUNTY FLOOD CONT
 1995 MARKET ST
 RIVERSIDE CA 92501

ASMT: 405210021, APN: 405210021
 DAVID HOFFMAN
 REBECCA HOFFMAN
 9240 AVENIDA MIRAVILLA
 CHERRY VALLEY CA 92223

ASMT: 405200004, APN: 405200004
 JASON KOBOLD
 MISTO KOBOLD
 10610 VIRGINIA LN
 BEAUMONT, CA. 92223

ASMT: 405200012, APN: 405200012
 TABITHA MAX BLUEBERRY FARM
 38865 CHERRY VALLEY BLV
 CHERRY VALLEY CA 92223

Mailing Labels for the Royal Coach Mobile Home Park

Units 1 – 111 and Unit 24B

Address:

Royal Coach Mobile Home Park
39060 Cherry Valley Boulevard
Cherry Valley, CA 92223

Phone:

(951) 845-2738

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 91
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 92
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 93
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 94
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 95
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 96
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 97
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 98
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 99
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 100
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 101
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 102
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 103
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 104
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 105
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 106
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 107
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 108
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 109
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 110
Cherry Valley, CA 92223

GPA00948

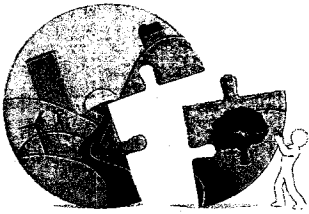
Occupant
39060 Cherry Valley Boulevard, Unit 111
Cherry Valley, CA 92223

GPA00948

Occupant
39060 Cherry Valley Boulevard, Unit 24B
Cherry Valley, CA 92223

GPA00948

Royal Coach Mobile Home Park
39060 Cherry Valley Boulevard
Cherry Valley, CA 92223



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. 948

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)

David Rodriguez

Project Applicant

P.O. Box 8307, Alta Loma, CA 91701

Address

North of Cherry Valley Boulevard, west of Mountain View Avenue, south of Vineland Street, east of Nancy Avenue. APN: 405-130-018

Project Location

Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its General Plan Land Use Designation from Very Low Density Residential (RC:VLDR) (1-Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) on two parcels, totaling 10 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. An 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

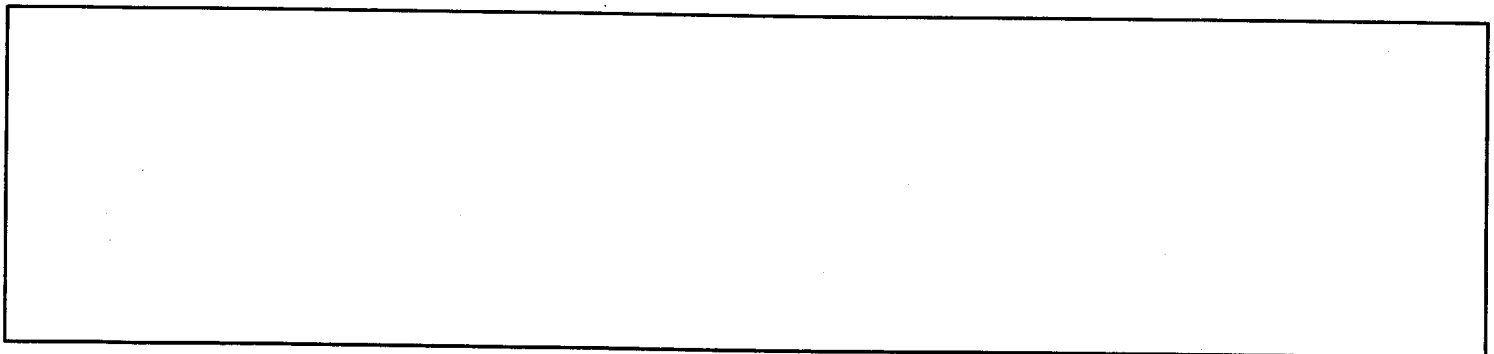
Project Planner

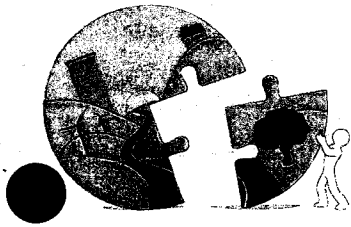
Title

10/22/2015

Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 948

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: October 22, 2015

Applicant/Project Sponsor: David Rodriguez Date Submitted: February 13, 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#: ZEA41776 ZCFG05126

FOR COUNTY CLERK'S USE ONLY

[Empty rectangular box for County Clerk's use]

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0801506

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: RODRIGUEZ DAVID \$64.00
paid by: CK 7115
paid towards: CFG05126 CALIF FISH & GAME - NEG DECL
CALIFORNIA FISH AND GAME FOR EA41776
at parcel #:
appl type: CFG1

By _____ Feb 13, 2008 15:03
MBRASWEL posting date Feb 13, 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

R1512055

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: RODRIGUEZ DAVID \$2,210.00
paid by: CK 3726
paid towards: CFG05126 CALIF FISH & GAME - NEG DECL
CALIFORNIA FISH AND GAME FOR EA41776
at parcel #:
appl type: CFG1

By _____ Oct 29, 2015 14:10
MGARDNER posting date Oct 29, 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
GPA00948

I, Stella Spadafora, certify that on
(Print Name)
10/26/2015 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 600 Feet

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: Stella Spadafora

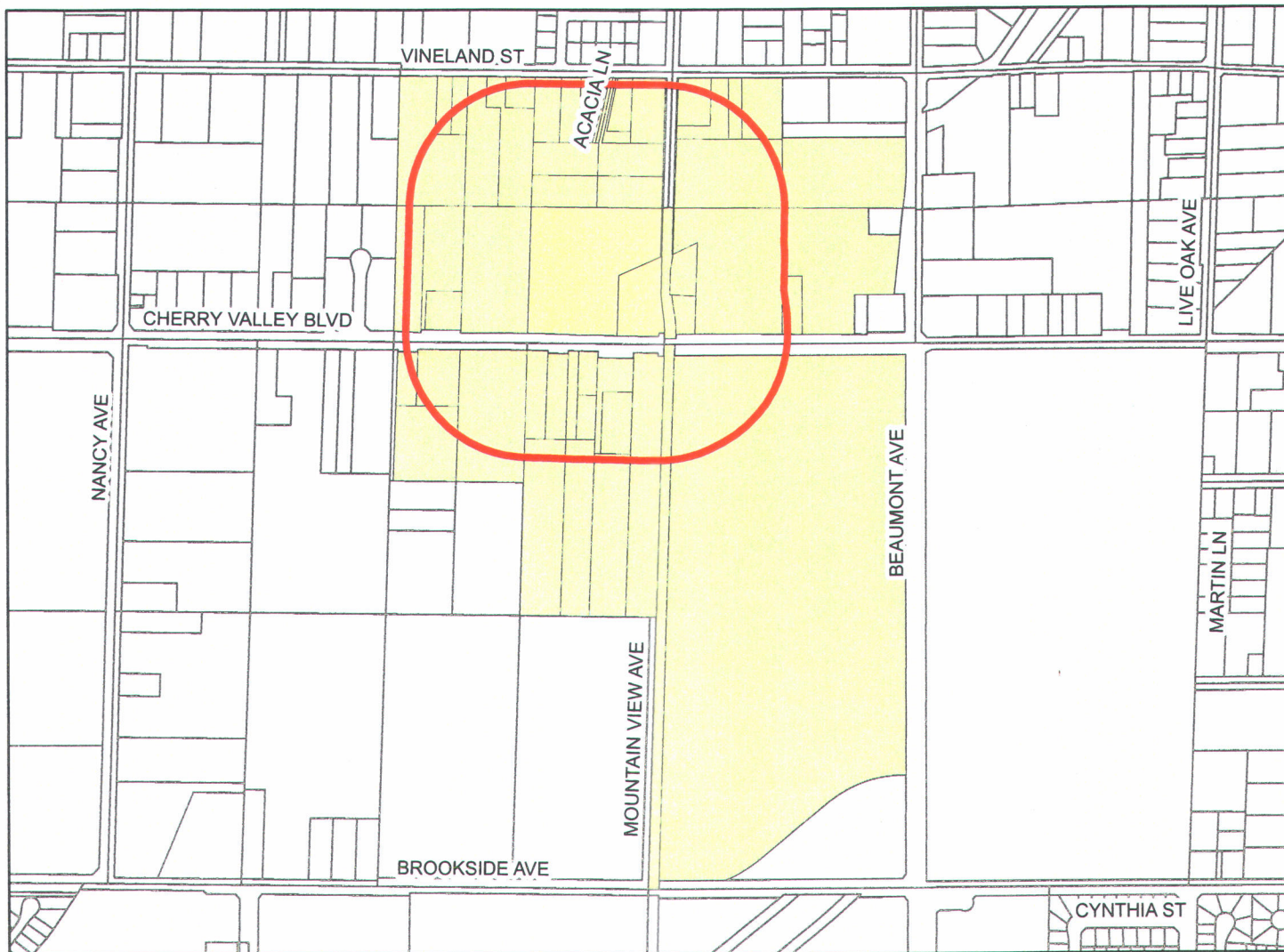
TITLE/REGISTRATION: GIS Analyst

ADDRESS: 3450 14th St. 5th Floor

Riverside, CA 92501

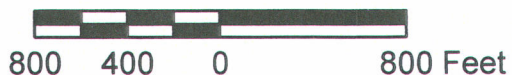
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

GPA00948
(600 Feet Radius)



Selected Parcels

405-210-008	403-230-022	405-130-011	403-200-011	405-120-029	405-120-017	403-230-020	405-120-004	403-230-004	405-120-006
405-130-016	405-210-006	405-210-020	405-210-021	405-130-018	403-230-003	405-120-026	405-120-009	405-120-010	403-230-015
405-200-002	405-200-011	405-210-016	405-120-005	405-120-011	405-120-016	405-130-010	405-130-009	405-130-015	403-220-016
405-200-004	403-220-009	403-220-014	405-120-032	403-220-017	403-230-018	405-120-027	405-120-028	405-120-002	405-120-008
405-210-019	403-200-006	403-220-018	403-230-019	403-230-021	403-230-023	405-120-030	405-120-031	405-120-033	405-130-017
405-130-019	405-120-007	405-120-001	405-210-009	405-210-010	405-210-012	405-210-014	405-210-015	405-200-012	403-220-002
405-120-003									



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
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: GPA 948

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 11:12 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 948

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

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 10:47 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: GPA 948

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 FIFTH 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 David Rodriguez, on **General Plan Amendment No. 948**, which proposes to amend a portion of the foundation component from Rural Community (RC) to Community Development (CD), and to amend land use from Very Low Density Residential (VLDR) (1-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 FAR) on two parcels, totaling 10.0 acres ("the project"). The project is located north of Cherry Valley Boulevard, west of Mountain View Avenue, south of Vineland Street, and east of Nancy Avenue in The Pass Area – Cherry Valley Zone, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41771**.

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.

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 948

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 10:56 AM
To: Gil, Cecilia; Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie
Subject: RE: FOR POSTING: GPA 948

received

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Wednesday, January 20, 2016 10:48 AM
To: Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: GPA 948

Good morning! 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 948

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: 403200011, APN: 403200011
BEAUMONT UNIFIED SCHOOL DIST
P O BOX 187
BEAUMONT CA 92223

ASMT: 403230018, APN: 403230018
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ASMT: 403230015, APN: 403230015
GENERAL TELEPHONE CO OF CALIF
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C/O JAY H CHUNG
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HUNTINGTON BEACH CA 92647

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ASMT: 405120006, APN: 405120006
DANE BRICKLEY
38881 VINELAND ST
CHERRY VALLEY CA 92223

ASMT: 405120026, APN: 405120026
DUANE THATCHER
CHRISTINE THATCHER
38967 VINELAND ST
CHERRY VALLEY CA 92223

ASMT: 405120007, APN: 405120007
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ASMT: 405120011, APN: 405120011
IRWIN KATZMAN
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38919 VINELAND ST
BEAUMONT CA 92223

ASMT: 405120032, APN: 405120032
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BEAUMONT, CA. 92223

ASMT: 405120016, APN: 405120016
IRWIN KATZMAN
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38955 VINELAND ST
BEAUMONT, CA. 92223

ASMT: 405130009, APN: 405130009
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38756 CHERRY VALLEY BLV
BEAUMONT, CA. 92223

ASMT: 405120017, APN: 405120017
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ASMT: 405210008, APN: 405210008
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14403 BENFIELD AVE
NORWALK CA 90650

ASMT: 405130015, APN: 405130015
JAMES FURR
MELINDA FURR
38850 CHERRY VALLEY BLV
BEAUMONT, CA. 92223

ASMT: 405210015, APN: 405210015
SUSAN MURAT
MARY MURAT
525 EAST E ST
WILMINGTON CA 90744

ASMT: 405130016, APN: 405130016
DANIEL ELE
EMILY ELE
38790 CHERRY VALLEY BLV
BEAUMONT, CA. 92223

ASMT: 405210016, APN: 405210016
HELEN MESSRAH
38915 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

ASMT: 405130018, APN: 405130018
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DOLORES RODRIGUEZ
P O BOX 307
ALTA LOMA CA 91701

ASMT: 405210019, APN: 405210019
RAYMOND STREETER
NANCY STREETER
1665 ROSE AVE
BEAUMONT CA 92223

ASMT: 405130019, APN: 405130019
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 405210021, APN: 405210021
DAVID HOFFMAN
REBECCA HOFFMAN
9240 AVENIDA MIRAVILLA
CHERRY VALLEY CA 92223

ASMT: 405200004, APN: 405200004
JASON KOBOLD
MISTO KOBOLD
10610 VIRGINIA LN
BEAUMONT, CA. 92223

ASMT: 405200012, APN: 405200012
TABITHA MAX BLUEBERRY FARM
38865 CHERRY VALLEY BLV
CHERRY VALLEY CA 92223

Mailing Labels for the Royal Coach Mobile Home Park

Units 1 – 111 and Unit 24B

Address:

Royal Coach Mobile Home Park
39060 Cherry Valley Boulevard
Cherry Valley, CA 92223

Phone:

(951) 845-2738

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Cherry Valley, CA 92223

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Royal Coach Mobile Home Park
39060 Cherry Valley Boulevard
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THE PRESS-ENTERPRISE

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Riverside, CA 92507
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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 948

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

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COUNTY OF RIVERSIDE
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT IN THE FIFTH 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 David Rodriguez, on **General Plan Amendment No. 948**, which proposes to amend a portion of the foundation component from Rural Community (RC) to Community Development (CD), and to amend land use from Very Low Density Residential (VLDR) (1-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 FAR) on two parcels, totaling 10.0 acres ("the project"). The project is located north of Cherry Valley Boulevard, west of Mountain View Avenue, south of Vineland Street, and east of Nancy Avenue in The Pass Area - Cherry Valley Zone, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41771**.

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.

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

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: Ms Miller

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

City: _____ **Zip:** _____

Phone #: _____

Feb 2 2016
Date: _____ **Agenda #** 16-5

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.