

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. 1035 (Foundation and Entitlement/Policy) – Applicant: Orange LTD Partnership – Engineer/Representative: Sake Engineers, Inc. – First Supervisorial District – Area Plan: Temescal Canyon – Zone District: El Cerrito – Zone: Residential Agriculture (R-A-2.5) – Location: North of Weirick Road, east of Tulip Court, south of Nob Hill Road, and west of I-15 Freeway – Project Size: 2.95 acres – **REQUEST:** Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation two Estate Density Residential (EDR) (2-acre minimum) to Commercial Retail (CR) (0.20 – 0.35 FAR) on four parcels, totaling 2.95 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
DECEMBER 2, 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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/5/2015.

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

APN (s) or case numbers GPA01035 For

Company or Individual's Name Planning Department.

Distance buffered 1200'.

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

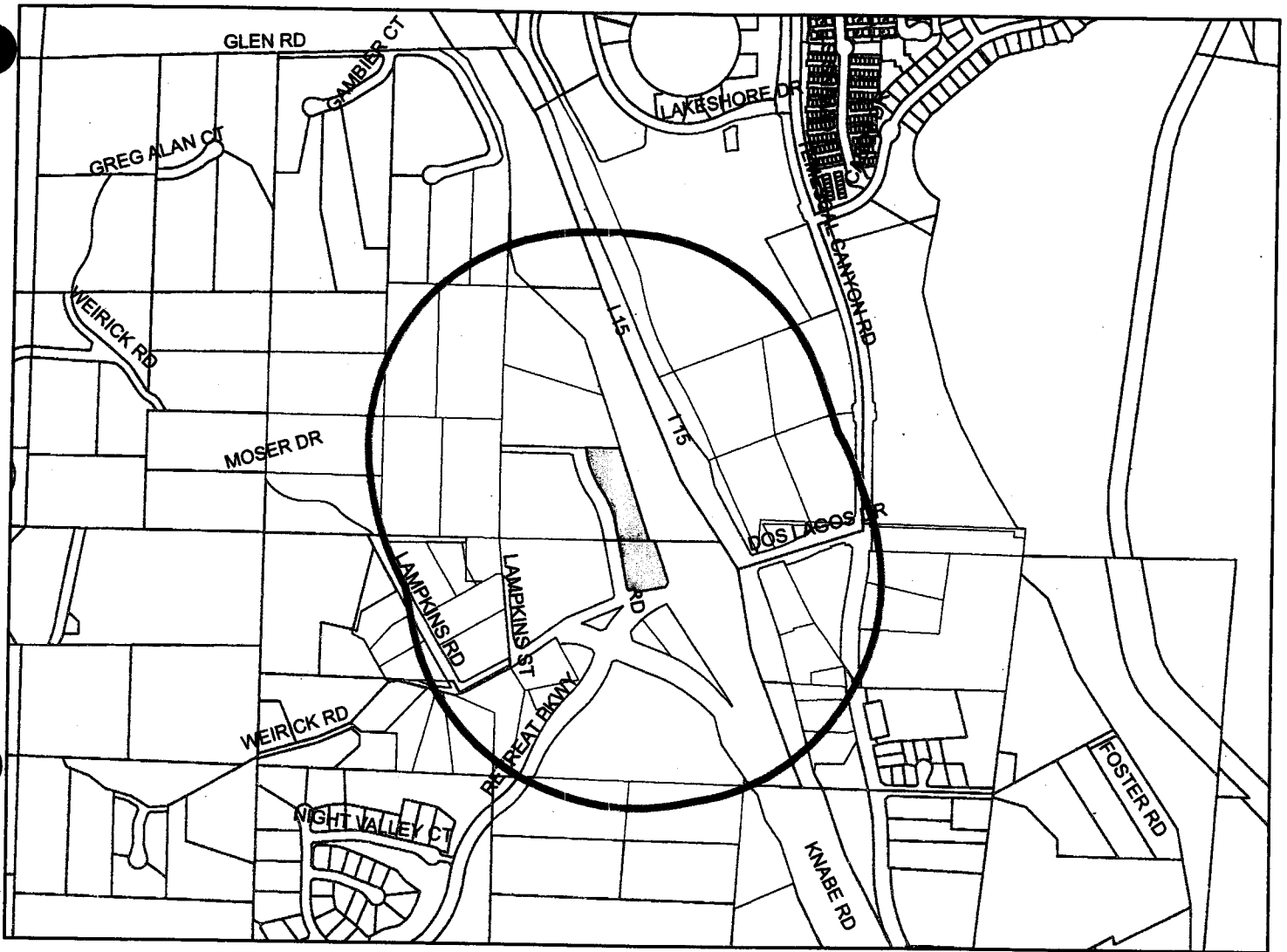
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

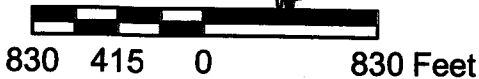
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

GPA01035 (1200 feet buffer)



Selected Parcels

282-090-033	282-100-011	282-070-007	282-090-046	282-090-050	282-112-001	282-112-010	282-070-016	282-090-022	279-450-020
279-450-028	282-090-023	282-050-015	282-111-005	279-470-028	282-112-008	282-112-002	279-450-015	279-450-016	279-450-017
279-450-018	279-450-019	279-450-021	279-450-022	279-450-023	279-450-024	282-121-002	282-090-043	282-070-021	282-080-013
282-070-006	282-112-007	282-140-002	282-090-021	282-121-008	282-121-009	282-121-007	282-100-019	282-100-021	282-100-020
282-050-014	282-100-012	282-090-053	282-090-016	282-100-013	282-070-014	282-100-002	282-111-003	282-140-025	282-111-002
282-140-029	282-050-011	282-070-015	282-080-014	282-070-022	282-090-031	282-080-019	282-090-054	282-100-015	282-090-051
282-090-052	282-090-044	282-080-012							



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: 279450022, APN: 279450022
GRIFFCO LAND
2518 N SANTIAGO BLVD
ORANGE CA 92867

ASMT: 282070016, APN: 282070016
CARMEN CHIRILOV, ETAL
8390 NOB HILL RD
CORONA, CA. 92883

ASMT: 279450028, APN: 279450028
PACIFIC WHALE, ETAL
C/O BRYAN KANG
2222 E OLYMPIC BLV
LOS ANGELES CA 90021

ASMT: 282070021, APN: 282070021
JENNIFER CHAPPELL
8411 NOB HILL RD
CORONA, CA. 92883

ASMT: 282050014, APN: 282050014
CRINDILYNN SOUSA, ETAL
8580 GLEN RD
CORONA, CA. 92883

ASMT: 282070022, APN: 282070022
RIVERA HOLDING CORP
8049 DINSDALE ST
DOWNEY CA 90240

ASMT: 282050015, APN: 282050015
NELLIE VANDAM, ETAL
C/O NELLIE VANDAM
8600 GLEN RD
CORONA, CA. 92883

ASMT: 282080012, APN: 282080012
YVONNE DSYLVA, ETAL
430 W ORANGE HEIGHTS LN
CORONA CA 92882

ASMT: 282070006, APN: 282070006
RODNEY FLORES, ETAL
21412 MOSER DR
CORONA, CA. 92883

ASMT: 282080013, APN: 282080013
JESUS TORRES
360 BANBRIDGE AVE
LA PUENTE CA 91744

ASMT: 282070007, APN: 282070007
ALBERT PROP INV, ETAL
190 E HARRISON ST NO B
CORONA CA 92879

ASMT: 282080014, APN: 282080014
ROSINDA MATTHEWS, ETAL
531 MAGNOLIA AVE
CORONA CA 92879

ASMT: 282070014, APN: 282070014
MOHAMMAD RAMMAHA
220 RUGBY CT
CORONA CA 92882

ASMT: 282090016, APN: 282090016
KATHERYN WANSER, ETAL
8421 WEIRICK RD
CORONA, CA. 92883

ASMT: 282090021, APN: 282090021
SUNDAY GIFFIN, ETAL
8431 WEIRICK RD
CORONA, CA. 92883

ASMT: 282090052, APN: 282090052
JOANNA GALARNEAU, ETAL
439 TOWNSHIP ROAD 219 W
BELLEFONTAINE OH 43311

ASMT: 282090022, APN: 282090022
PATRICIA FORSGREN, ETAL
31321 VIA PARRA
SAN JUAN CAPISTRANO CA 92675

ASMT: 282090053, APN: 282090053
JAYME BASKIN, ETAL
21582 LAMPKINS RD
CORONA, CA. 92883

ASMT: 282090023, APN: 282090023
DOUGLAS BRAVO
8451 WEIRICK RD
CORONA, CA. 92883

ASMT: 282100002, APN: 282100002
ORANGE LTD PARTNERSHIP
C/O ZAFAR HUSAIN
430 W UPPER DR
CORONA CA 92881

ASMT: 282090033, APN: 282090033
BERYL MENDONSA
8395 SUMMERHILL LN
CORONA, CA. 92883

ASMT: 282100011, APN: 282100011
KATHY WALSH, ETAL
8435 WEIRICK RD
CORONA CA 92883

ASMT: 282090043, APN: 282090043
PATRICK ALDEA, ETAL
8383 WEIRICK RD
CORONA, CA. 92883

ASMT: 282100012, APN: 282100012
GABRIELLA SCOVILLE, ETAL
8455 WEIRICK RD
CORONA, CA. 92883

ASMT: 282090044, APN: 282090044
ROSENTHAL INSPECTIONS INC
19429 VIA DEL CABALLO
YORBA LINDA CA 92886

ASMT: 282100015, APN: 282100015
ROMAN CATHOLIC BISHOP OF SB
1201 E HIGHLAND AVE
SAN BERNARDINO CA 92404

ASMT: 282090050, APN: 282090050
BRYAN RIVERA
8433 SUMMERHILL LN
CORONA, CA. 92883

ASMT: 282100020, APN: 282100020
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 282100021, APN: 282100021
KIENLE7979
C/O STEVE KIENLE
3213 ADAMS ST
RIVERSIDE CA 92504

ASMT: 282112010, APN: 282112010
CORONA BUSINESS CENTER
C/O SUN FAMILY LTD PARTNERSHIP
P O BOX 1267
ANAHEIM CA 92815

ASMT: 282111002, APN: 282111002
PETROLAND INC
C/O BEHROUZ S SAMGHABADI
8765 DOS LAGOS DR
CORONA CA 92883

ASMT: 282121002, APN: 282121002
HAROLD NOELL
21655 TEMESCAL CANYON RD
CORONA, CA. 92883

ASMT: 282111003, APN: 282111003
RITA CREAMER, ETAL
21657 TEMESCAL CANYON RD
CORONA, CA. 92883

ASMT: 282121007, APN: 282121007
STEVEN FERRARO, ETAL
P O BOX 77996
CORONA CA 92877

ASMT: 282111005, APN: 282111005
ELIZABETH LISTON
21501 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 282121008, APN: 282121008
JOHN SOLDAT
1902 FULLERTON AVE 2ND FL
CORONA CA 92881

ASMT: 282112002, APN: 282112002
CRAIG DELEO, ETAL
628 LANCER LN
CORONA CA 92879

ASMT: 282121009, APN: 282121009
JORGE MENDOZA
21705 TEMESCAL CANYON RD
CORONA, CA. 92883

ASMT: 282112007, APN: 282112007
J ADGER, ETAL
800 LAGUNA DR
FULLERTON CA 92835

ASMT: 282140002, APN: 282140002
JOEL ALVAREZ
22425 QUIET BAY
CORONA CA 92883

ASMT: 282112008, APN: 282112008
ENCANTO APARTMENT HOMES
2518 N SANTIAGO BLV
ORANGE CA 92867

ASMT: 282140025, APN: 282140025
PEGGY ZEMBOWER
21775 KNABE RD
CORONA CA 92883

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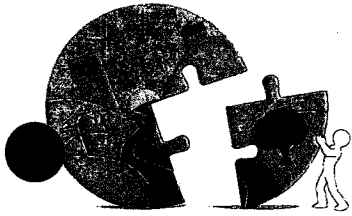
ASMT: 282140029, APN: 282140029
SANTOSH KUMAR, ETAL
401 E 6TH ST
CORONA CA 92879

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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. 1035

Project Title/Case Numbers

John Hildebrand – Project Planner

(951) 955-1888

County Contact Person

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Orange LTD Partnership c/o Zafar Husain

P.O. Box 3007, Corona, CA 92878

Project Applicant

Address

North of Weirick Road, east of Tulip Court, south of Nob Hill Road, and west of I-15 Freeway. APNs: 282-080-012 and 282-100-002

Project Location

Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Commercial Retail (CR) (0.20 – 0.35 FAR) on two parcels, totaling 2.95 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

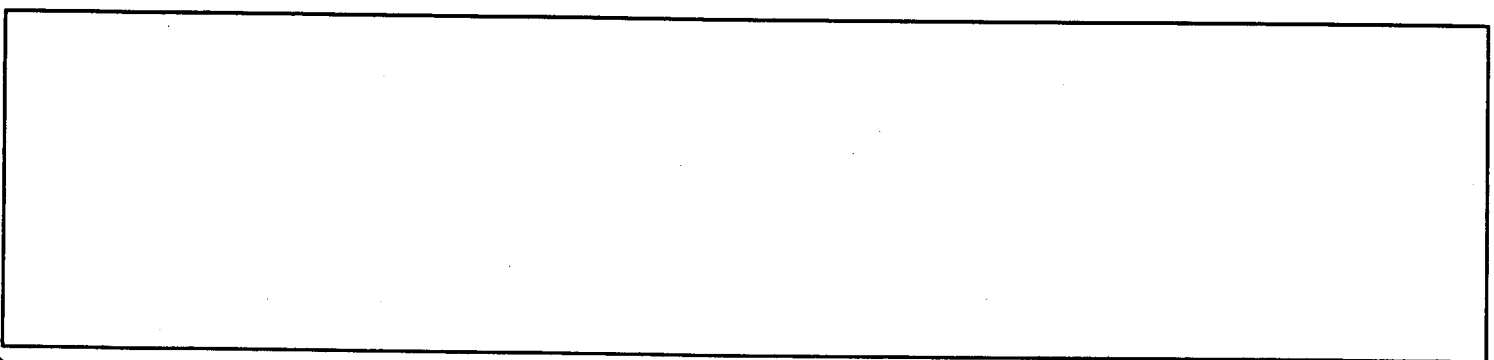
Project Planner

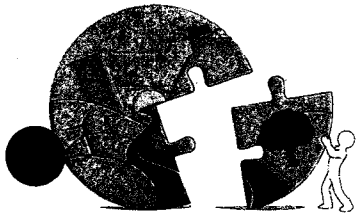
Title

11/05/2015

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. 1035

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: November 5, 2015

Applicant/Project Sponsor: Orange LTD Partnership 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#: ZEA41867 ZCFG05213 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R0801677

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

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

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

Received from: ORANGE LTD PARTNERSHIP \$64.00
paid by: CK 1234
CALIFORNIA FISH & GAME FOR GPA01035
paid towards: CFG05213 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 15, 2008 16:03
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!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1510358

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

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

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

Received from: ORANGE LTD PARTNERSHIP \$2,210.00
paid by: CK 3490
CALIFORNIA FISH & GAME FOR GPA01035
paid towards: CFG05213 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 14, 2015 14:27
MGARDNER posting date Sep 14, 2015

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

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



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 24, 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 1035

To Whom It May Concern:

Attached is a copy for publication in your newspaper for one (1) time on **Saturday, February 27, 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, February 24, 2016 9:08 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 1035

Received for publication on Feb. 27. 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, February 24, 2016 8:55 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: GPA 1035

Good morning!

Notice of Public Hearing for publication on Saturday, Feb. 27, 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 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 8, 2016, at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Orange LTD Partnership – Sake Engineers, Inc., on **General Plan Amendment No. 1035**, which proposes to amend the foundation component from Rural Community (RC) to Community Development (CD), and to amend the land use from Estate Density Residential (EDR) (2-Acre Minimum) to Commercial Retail (CR) (0.20-035 FAR) on two parcels, totaling 2.95-acres (“the project”). The project is located north of Weirick Road, east of Tulip Court, south of Nob Hill Road, and west of I-15 Freeway in the Temescal Canyon Area Plan, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41867**.

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: February 24, 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 February 24, 2016, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1035

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: March 8, 2016 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: February 24, 2016
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrckrec.com>
Sent: Wednesday, February 24, 2016 8:57 AM
To: Gil, Cecilia; Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie
Subject: RE: FOR POSTING: GPA 1035

received

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Wednesday, February 24, 2016 8:56 AM
To: Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: GPA 1035

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 February 24, 2016, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1035

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: March 8, 2016 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: February 24, 2016
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/5/2015.

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

APN (s) or case numbers GPA01035 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

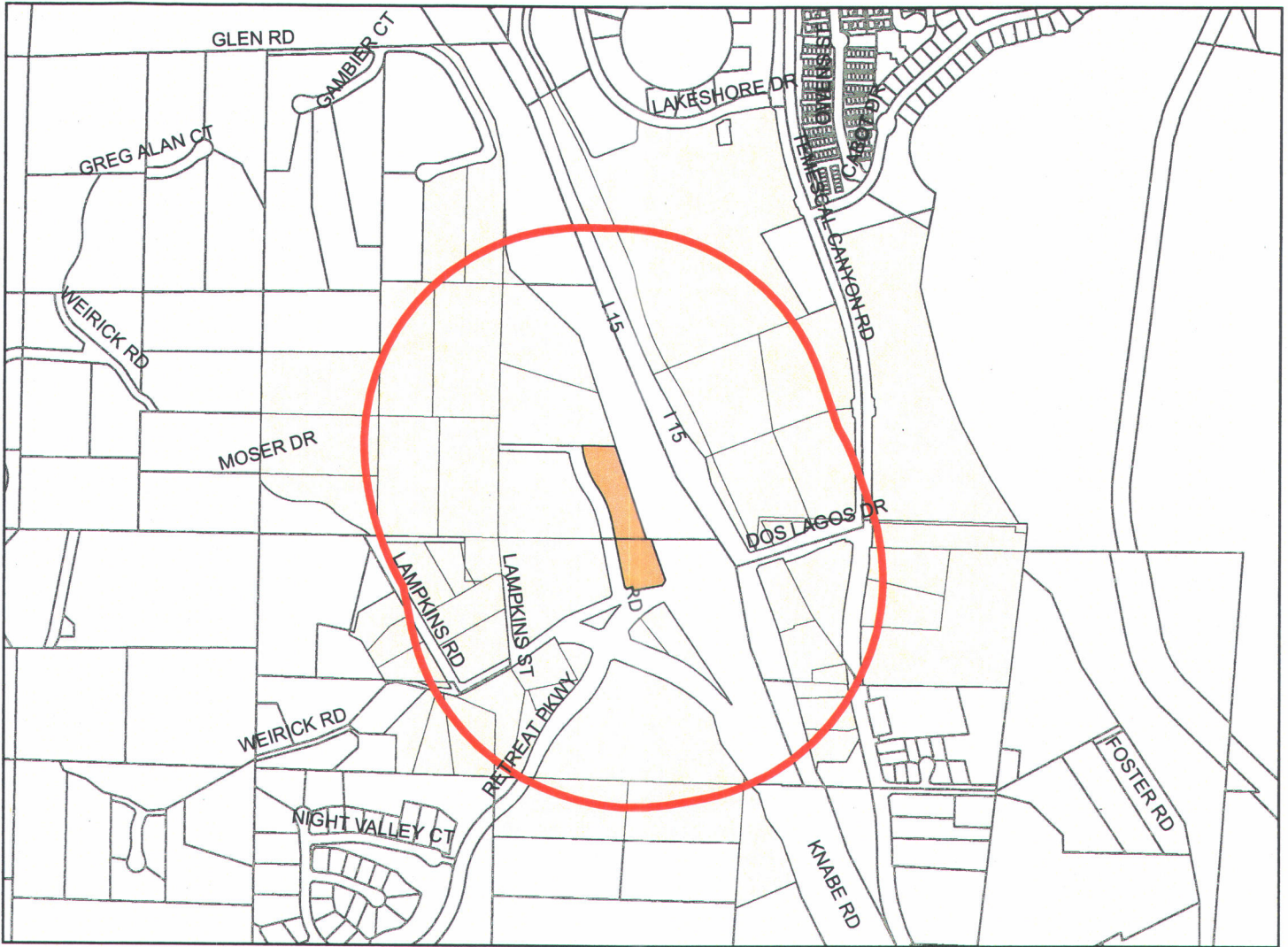
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

GPA01035 (1200 feet buffer)



Selected Parcels

282-090-033	282-100-011	282-070-007	282-090-046	282-090-050	282-112-001	282-112-010	282-070-016	282-090-022	279-450-020
279-450-028	282-090-023	282-050-015	282-111-005	279-470-028	282-112-008	282-112-002	279-450-015	279-450-016	279-450-017
279-450-018	279-450-019	279-450-021	279-450-022	279-450-023	279-450-024	282-121-002	282-090-043	282-070-021	282-080-013
282-070-006	282-112-007	282-140-002	282-090-021	282-121-008	282-121-009	282-121-007	282-100-019	282-100-021	282-100-020
282-050-014	282-100-012	282-090-053	282-090-016	282-100-013	282-070-014	282-100-002	282-111-003	282-140-025	282-111-002
282-140-029	282-050-011	282-070-015	282-080-014	282-070-022	282-090-031	282-080-019	282-090-054	282-100-015	282-090-051
282-090-052	282-090-044	282-080-012							



830 415 0 830 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.

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GRIFFCO LAND
2518 N SANTIAGO BLVD
ORANGE CA 92867

ASMT: 282070016, APN: 282070016
CARMEN CHIRILOV, ETAL
8390 NOB HILL RD
CORONA, CA. 92883

ASMT: 279450028, APN: 279450028
PACIFIC WHALE, ETAL
C/O BRYAN KANG
2222 E OLYMPIC BLV
LOS ANGELES CA 90021

ASMT: 282070021, APN: 282070021
JENNIFER CHAPPELL
8411 NOB HILL RD
CORONA, CA. 92883

ASMT: 282050014, APN: 282050014
CRINDILYNN SOUSA, ETAL
8580 GLEN RD
CORONA, CA. 92883

ASMT: 282070022, APN: 282070022
RIVERA HOLDING CORP
8049 DINSDALE ST
DOWNEY CA 90240

ASMT: 282050015, APN: 282050015
NELLIE VANDAM, ETAL
C/O NELLIE VANDAM
8600 GLEN RD
CORONA, CA. 92883

ASMT: 282080012, APN: 282080012
YVONNE DSYLVA, ETAL
430 W ORANGE HEIGHTS LN
CORONA CA 92882

ASMT: 282070006, APN: 282070006
RODNEY FLORES, ETAL
21412 MOSER DR
CORONA, CA. 92883

ASMT: 282080013, APN: 282080013
JESUS TORRES
360 BANBRIDGE AVE
LA PUENTE CA 91744

ASMT: 282070007, APN: 282070007
ALBERT PROP INV, ETAL
190 E HARRISON ST NO B
CORONA CA 92879

ASMT: 282080014, APN: 282080014
ROSINDA MATTHEWS, ETAL
531 MAGNOLIA AVE
CORONA CA 92879

ASMT: 282070014, APN: 282070014
MOHAMMAD RAMMAHA
220 RUGBY CT
CORONA CA 92882

ASMT: 282090016, APN: 282090016
KATHERYN WANSEER, ETAL
8421 WEIRICK RD
CORONA, CA. 92883

GPA 1035 (43)



ASMT: 282090021, APN: 282090021
SUNDAY GIFFIN, ETAL
8431 WEIRICK RD
CORONA, CA. 92883

ASMT: 282090052, APN: 282090052
JOANNA GALARNEAU, ETAL
439 TOWNSHIP ROAD 219 W
BELLEFONTAINE OH 43311

ASMT: 282090022, APN: 282090022
PATRICIA FORSGREN, ETAL
31321 VIA PARRA
SAN JUAN CAPISTRANO CA 92675

ASMT: 282090053, APN: 282090053
JAYME BASKIN, ETAL
21582 LAMPKINS RD
CORONA, CA. 92883

ASMT: 282090023, APN: 282090023
DOUGLAS BRAVO
8451 WEIRICK RD
CORONA, CA. 92883

ASMT: 282100002, APN: 282100002
ORANGE LTD PARTNERSHIP
C/O ZAFAR HUSAIN
430 W UPPER DR
CORONA CA 92881

ASMT: 282090033, APN: 282090033
BERYL MENDONSA
8395 SUMMERHILL LN
CORONA, CA. 92883

ASMT: 282100011, APN: 282100011
KATHY WALSH, ETAL
8435 WEIRICK RD
CORONA CA 92883

ASMT: 282090043, APN: 282090043
PATRICK ALDEA, ETAL
8383 WEIRICK RD
CORONA, CA. 92883

ASMT: 282100012, APN: 282100012
GABRIELLA SCOVILLE, ETAL
8455 WEIRICK RD
CORONA, CA. 92883

ASMT: 282090044, APN: 282090044
ROSENTHAL INSPECTIONS INC
19429 VIA DEL CABALLO
YORBA LINDA CA 92886

ASMT: 282100015, APN: 282100015
ROMAN CATHOLIC BISHOP OF SB
1201 E HIGHLAND AVE
SAN BERNARDINO CA 92404

ASMT: 282090050, APN: 282090050
BRYAN RIVERA
8433 SUMMERHILL LN
CORONA, CA. 92883

ASMT: 282100020, APN: 282100020
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883



ASMT: 282100021, APN: 282100021
KIENLE7979
C/O STEVE KIENLE
3213 ADAMS ST
RIVERSIDE CA 92504

ASMT: 282112010, APN: 282112010
CORONA BUSINESS CENTER
C/O SUN FAMILY LTD PARTNERSHIP
P O BOX 1267
ANAHEIM CA 92815

ASMT: 282111002, APN: 282111002
PETROLAND INC
C/O BEHROUZ S SAMGHABADI
8765 DOS LAGOS DR
CORONA CA 92883

ASMT: 282121002, APN: 282121002
HAROLD NOELL
21655 TEMESCAL CANYON RD
CORONA, CA. 92883

ASMT: 282111003, APN: 282111003
RITA CREAMER, ETAL
21657 TEMESCAL CANYON RD
CORONA, CA. 92883

ASMT: 282121007, APN: 282121007
STEVEN FERRARO, ETAL
P O BOX 77996
CORONA CA 92877

ASMT: 282111005, APN: 282111005
ELIZABETH LISTON
21501 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 282121008, APN: 282121008
JOHN SOLDAT
1902 FULLERTON AVE 2ND FL
CORONA CA 92881

ASMT: 282112002, APN: 282112002
CRAIG DELEO, ETAL
628 LANCER LN
CORONA CA 92879

ASMT: 282121009, APN: 282121009
JORGE MENDOZA
21705 TEMESCAL CANYON RD
CORONA, CA. 92883

ASMT: 282112007, APN: 282112007
J ADGER, ETAL
800 LAGUNA DR
FULLERTON CA 92835

ASMT: 282140002, APN: 282140002
JOEL ALVAREZ
22425 QUIET BAY
CORONA CA 92883

ASMT: 282112008, APN: 282112008
ENCANTO APARTMENT HOMES
2518 N SANTIAGO BLV
ORANGE CA 92867

ASMT: 282140025, APN: 282140025
PEGGY ZEMBOWER
21775 KNABE RD
CORONA CA 92883



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16-3 of 03/08/16
GPA 1035*

Placed by: Cecilia Gil

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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 1035

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:

02/27/2016

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

Date: Feb 27, 2016

At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0010140252-01

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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 DECLARA- TION

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, March 8, 2016, at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Orange LTD Partnership - Sake Engineers, Inc., on **General Plan Amendment No. 1035**, which proposes to amend the foundation component from Rural Community (RC) to Community Development (CD), and to amend the land use from Estate Density Residential (EDR) (2-Acre Minimum) to Commercial Retail (CR) (0.20-035 FAR) on two parcels, totaling 2.95-acres ("the project"). The project is located north of Weirick Road, east of Tulip Court, south of Nob Hill Road, and west of I-15 Freeway in the Temescal Canyon Area Plan, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41867**.

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: February 24, 2016

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

2/27

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

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Dated: February 24, 2016

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

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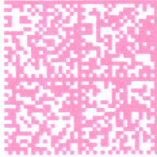
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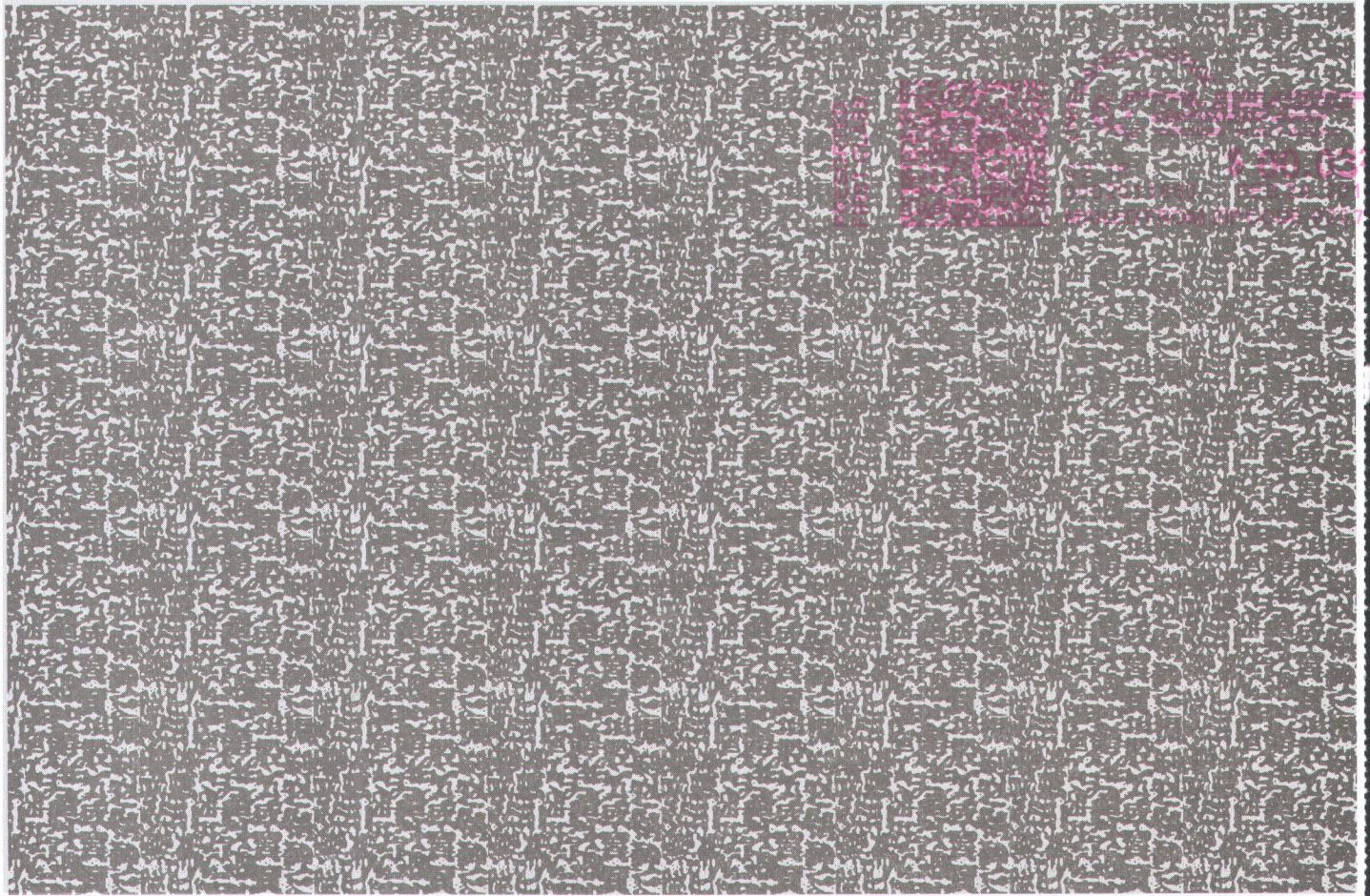
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CORRECTED NOTICE

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

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Dated: February 29, 2016

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

16-3 of 03/08/16

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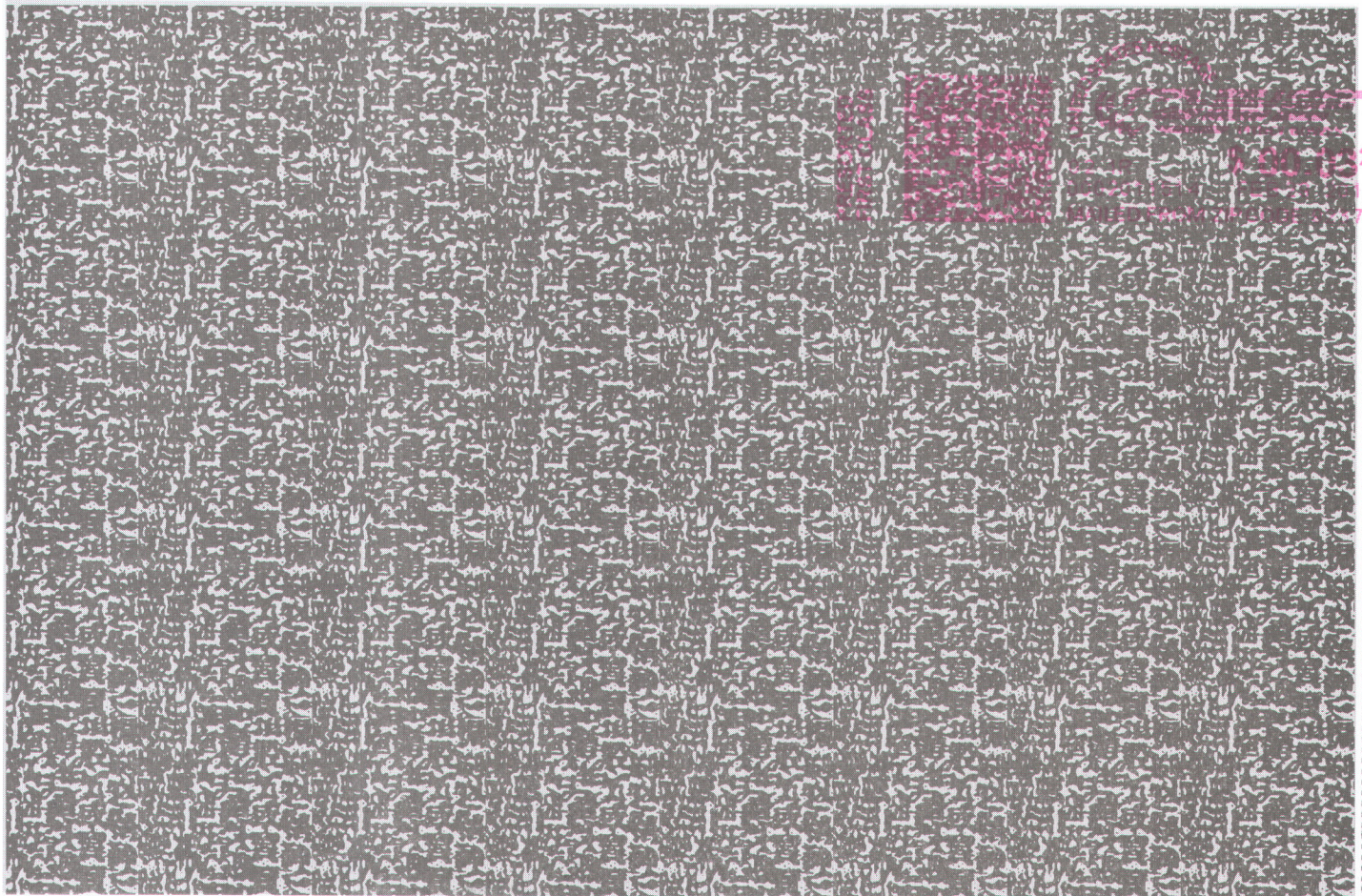
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Dated: February 29, 2016

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

16-3 of 03/08/16

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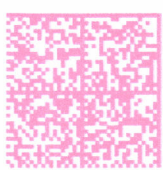
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21582 LAMPKINS RD
CORONA, CA. 92883

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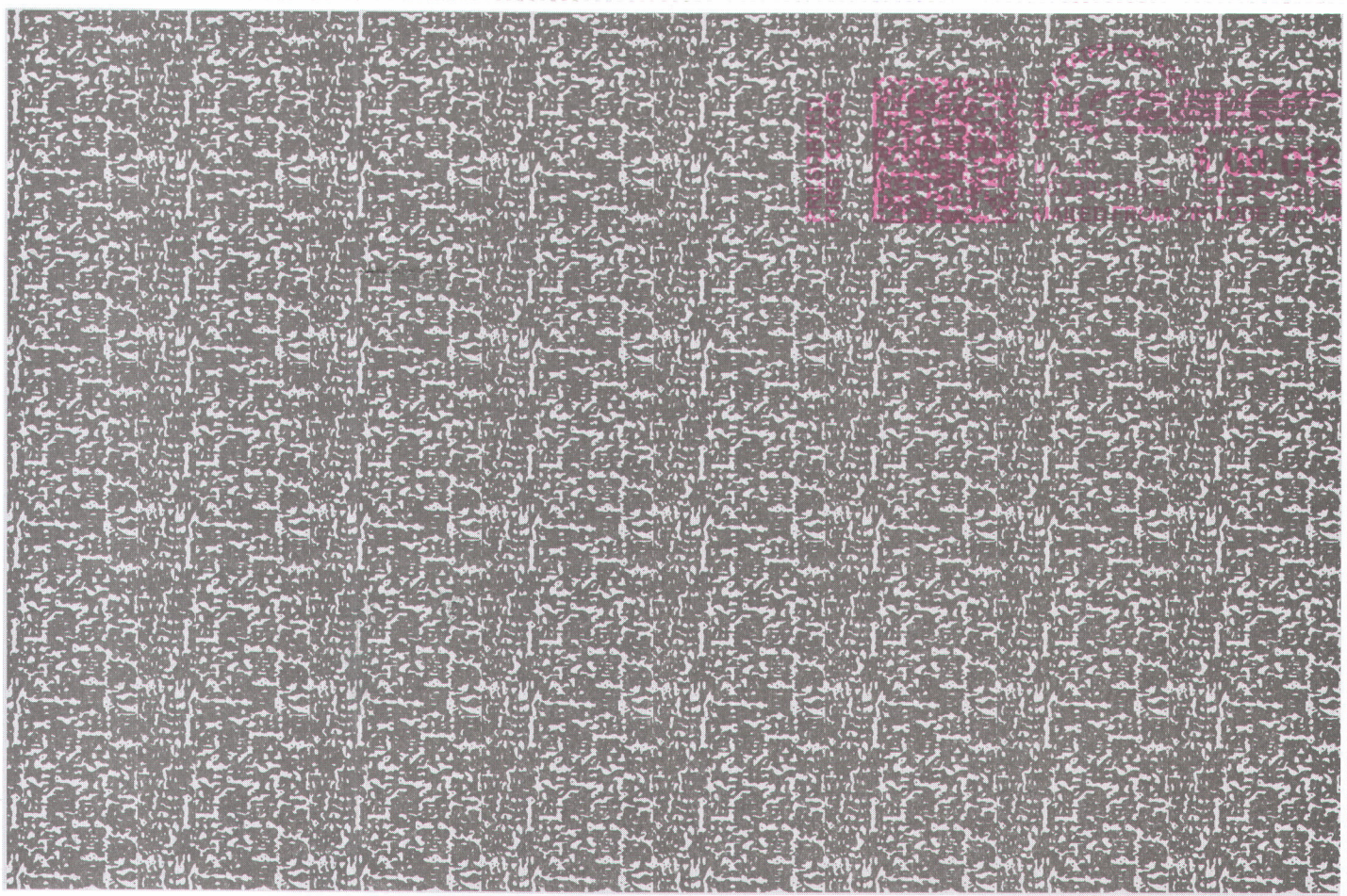


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**Riverside County Board of Supervisors
Request to Speak**

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 Mitler

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

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 16-3

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.

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SPEAKER'S NAME: DANIEL CHIRILOV & CAROL BARETO

ALSO IN BEHALPH OF CAROL BARETO
Address: 8390 NOB HILL RD CORONA, CA 92883

(only if follow-up mail response requested)

City: CORONA **Zip:** 92883

Phone #: 909-721-4704

Date: 03-08-2016 **Agenda #:** 16-3
1035

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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