

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
17.1
(ID # 4097)

MEETING DATE:
Tuesday, May 9, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: APPEAL OF PLANNING COMMISSION'S APPROVAL OF PLOT PLAN Nos. 20682, 26212 and PARCEL MAP NO. 33750 -- Intent to adopt a Mitigated Negative Declaration - Applicant: Eric Palmer - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Community Development: Light Industrial - Location: Northwest of Winchester, South of Nicholas Road, East of Leon Road - 12.68 acres - Zoning: Dutch Village Specific Plan, Industrial Park (I-P) REQUEST: Consider the appeal of the Planning Commission's decision to approve Plot Plan Nos. 20682, 26212, Parcel Map No. 33750 and adoption of the associated Mitigated Negative Declaration. This proposed project will help establish a mini warehouse facility and car wash on four (4) parcels; one (1) parcel for the self-storage and RV parking, one (1) parcel for the car wash and two (2) lots for open space. APN: 480-170-001 [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

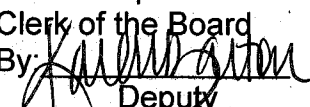
1. **DENY THE APPEAL** of the Planning Commission's decision on March 15, 2017, to approve Plot Plan Nos. 20682, 26212 and Parcel Map No. 33750; and,
2. **UPHOLD THE PLANNING COMMISSION'S ADOPTION OF A MITIGATED NEGATIVE DECLARATION** for ENVIRONMENTAL ASSESSMENT NO. 40245, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved to deny the appeal.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: May 9, 2017
xc: Planning, Co.Co., MC, COB(2)

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

3. **UPHOLD THE PLANNING COMMISSION'S APPROVAL OF PLOT PLAN NOs. 20682 and 26212**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and Environmental Assessment No. 40245; and,
4. **UPHOLD THE PLANNING COMMISSION'S APPROVAL OF PARCEL MAP NO. 33750** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Proposed Project

Plot Plan No. 20682 proposes to establish a mini-warehouse facility (also referred to as a mini-storage facility or mini-storage warehouse facility) on 5.18 gross acres, and designate 5.84 gross acres as open space. The mini warehouse facility includes a 3,128 sq. ft. office and caretaker's apartment; approximately 120,000 sq. ft. of storage buildings and 29 RV parking spaces.

Plot Plan No. 26212 proposes a car wash on 1.66 gross acres. The car wash includes one wash tunnel with an administrative office and 30 parking spaces.

Parcel Map No. 33750 is a Schedule "E" map that proposes to subdivide the property into 4 parcels; one parcel for the mini-warehouse facility and RV parking, one parcel for the car wash and two lots for open space.

The hours of operation for the mini warehouse will be 7am to 7pm Monday through Friday, and 9am to 5pm Saturday and Sunday. It will employ 2-3 persons. The car wash hours of operation will be 8 am to 8 pm daily. It will employ 4 people.

Planning Commission Decision

The project went before the Planning Commission on March 15, 2017. At the Planning Commission meeting, four members of the public spoke in opposition to the project. Following public testimony, the Planning Commission closed the public hearing and adopted the Mitigated

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Negative Declaration for Environmental Assessment No. 40245, approved Plot Plan No. 26212, approved Plot Plan No. 20682, and approved Parcel Map No. 33750 by a vote of 4-0 (Commissioner Taylor-Berger, absent).

Appeal of Planning Commission Decision

On April 11, 2017, the Planning Commission's decision went before the Board of Supervisors for receive and file. The item was pulled from the Consent Calendar for discussion. Two community members spoke in opposition of the project and the project proponent spoke in favor. Supervisor Washington requested the Planning Commission's decision be appealed and brought back to the Board of Supervisors for consideration at a noticed public hearing.

Staff has included two additional attachments, an additional memo containing one letter of opposition that was received after the Planning Commission's decision on March 15, 2017, and the appeal application.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process.

SUPPLEMENTAL

Additional Fiscal Information

All fees are paid by the applicant, there is no General Fund obligation.

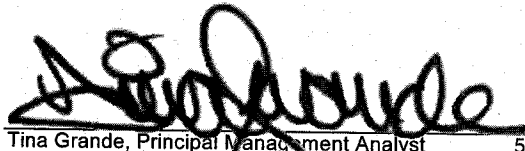
Contract History and Price Reasonableness

N/A

ATTACHMENTS

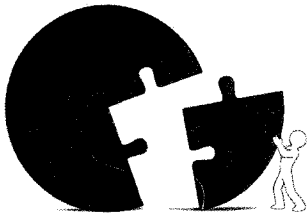
- ATTACHMENT A. Memo to the Board of Supervisors dated March 23, 2017**
- ATTACHMENT B. Planning Commission Minutes**
- ATTACHMENT C. Planning Commission Memo dated March 15, 2017**
- ATTACHMENT D. Planning Commission Memo dated March 9, 2017**
- ATTACHMENT E. Planning Commission Packet (Part 1)**
- ATTACHMENT F. Planning Commission Packet (Part 2)**
- ATTACHMENT G. Appeal of the Planning Commission's Decision**
- ATTACHMENT H. Late Received Comment Letter**

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA



Tina Grande, Principal Management Analyst

5/4/2017



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

RIVERSIDE COUNTY
CLERK OF THE BOARD
OF SUPERVISORS

PAID

APPLICATION FOR APPEAL

DATE: 4/11/17
AMOUNT: waived per RCS
REC'D BY: Amy Aspinio

Appeal of Application Case No(s): PM33750, PP20682, and PP26212

List all concurrent applications

Name of Advisory Agency: Riverside County Planning Commission

Date of the decision or action: March 15, 2017

Appellant's Name: Charissa Leach, P.E., Assistant TLMA Director E-Mail: CLEACH@RIVCO.ORG

Contact Person: Brett Dawson, Planner

E-Mail: BDAWSON@RIVCO.ORG

Mailing Address: 4080 Lemon Street, 12th Floor

Riverside

Street

CA

92501

City

State

ZIP

Daytime Phone No: (951) 955-0972

Fax No: (951) 955-1811

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> • Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. • Planning Commission for: all other decisions. • County Hearing Officer for: Reasonable Accommodation Request 	<ul style="list-style-type: none"> • Clerk of The Board for: Appeals before the Board of Supervisors. • Planning Department for: Appeals before the Planning Commission and County Hearing Officer.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

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) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR APPEAL

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> • Change of Zone denied by the Planning Commission • Commercial WECS Permit • Conditional Use Permit • Hazardous Waste Facility Siting Permit • Public Use Permit • Variance • Specific Plan denied by the Planning Commission • Substantial Conformance Determination for WECS Permit • Surface Mining and Reclamation Permit 	<p>Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.</p>
<ul style="list-style-type: none"> • Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map) 	<p>Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.</p>
<ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map 	<p>Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 	<p>Within 10 days after date of mailing or hand delivery of decision of the Planning Director.</p>
<ul style="list-style-type: none"> • Environmental Impact Report 	<p>Within 10 days of receipt of project sponsor notification of Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.</p>
<ul style="list-style-type: none"> • Plot Plan • Temporary Use Permit • Accessory WECS Permit 	<p>Within 10 calendar days after the date of mailing of the decision.</p>
<ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan 	<p>Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • Revised Permit 	<p>Same appeal deadline as for original permit.</p>
<ul style="list-style-type: none"> • Certificate of Compliance • Tree Removal Permit • Reasonable Accommodation Request 	<p>Within 10 days after the date of the decision by the Planning Director.</p>
<ul style="list-style-type: none"> • Revocation of Variances and Permits 	<p>Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.</p>

STATE THE REASONS FOR APPEAL.

Clearly state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE,

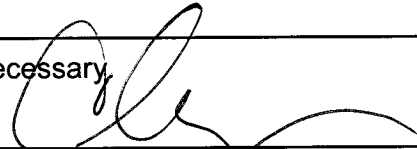
APPLICATION FOR APPEAL

AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

At the April 11, 2017 the Board of Supervisors meeting, Supervisor Washington requested that this item be set for public hearing so the project could be heard before the Board of Supervisors for consideration on May 9, 2017.

Use additional sheets if necessary.

Charissa Leach, P.E., Assistant TLMA Director
PRINTED NAME OF APPELLANT


SIGNATURE OF APPELLANT

April 11, 2017
DATE

- THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**
1. One completed and signed Appeal application form.
 2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.¹
 3. All appropriate filing fees.
(The Base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1013 Appeal Form.docx
Created: 07/08/2015 Revised: 06/21/2016

¹ Comply with the Public Hearing Notice Label Requirements (Form 295-1051)

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/14/2017.

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

APN (s) or case numbers CZ07180/Pm33750/PP20682 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

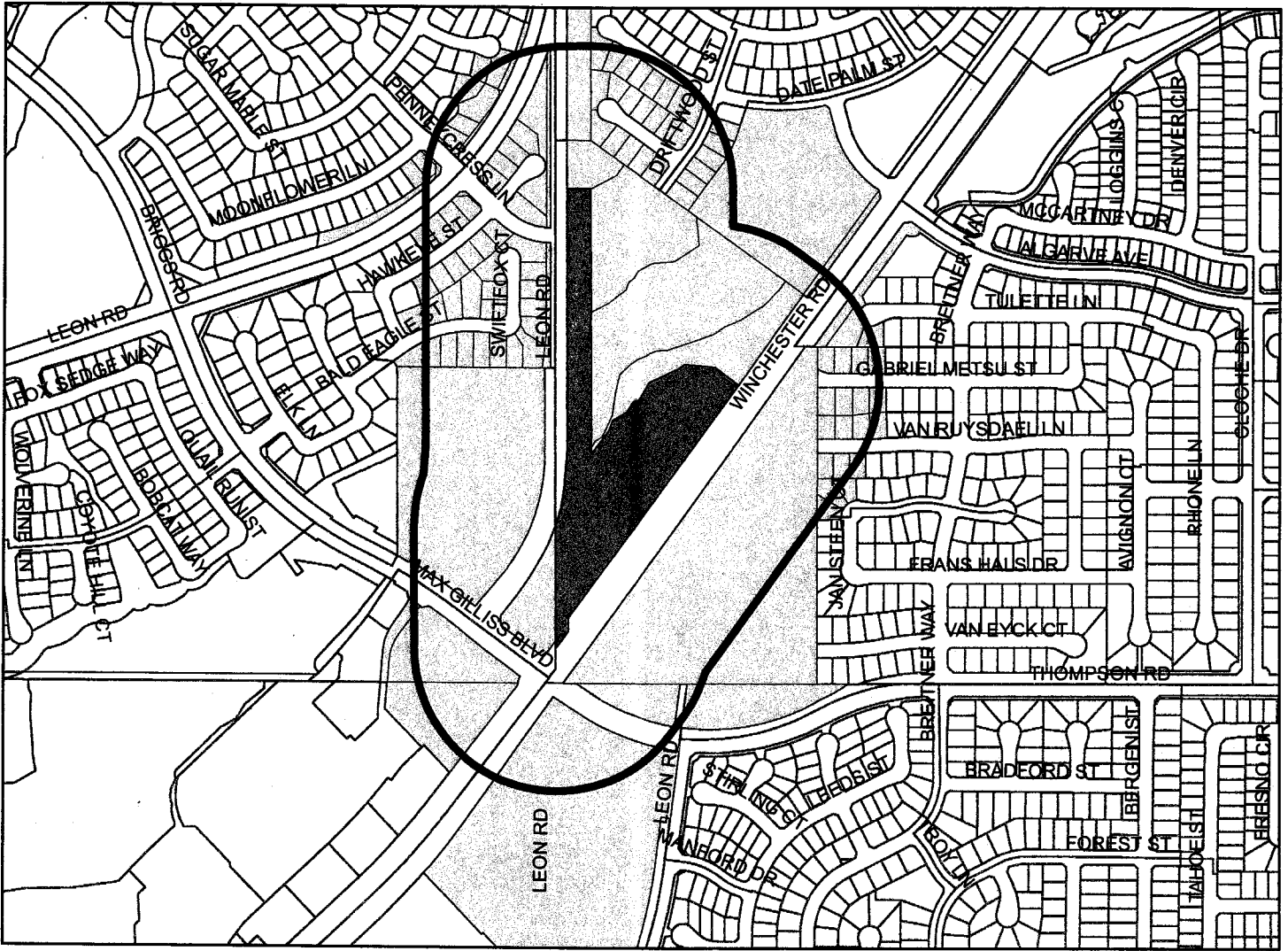
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07180 PM33750 PP20682 (600 feet buffer)



Selected Parcels

480-220-016	480-220-012	480-501-002	480-500-011	480-353-003	480-220-003	480-220-009	480-502-011	480-502-002	480-353-001
480-230-003	480-352-016	480-502-023	480-220-005	480-220-011	480-352-003	480-502-010	480-502-025	480-220-015	480-220-020
480-352-014	480-170-008	480-351-015	480-220-013	480-502-014	480-170-002	963-100-002	963-060-051	480-580-026	480-502-019
480-501-007	480-230-004	480-560-001	480-500-010	480-230-007	480-353-004	480-352-004	480-220-004	480-220-002	480-502-009
480-502-008	480-560-002	480-351-001	480-502-013	480-580-004	480-580-003	480-502-015	480-500-009	963-450-015	480-500-008
480-502-018	480-502-004	480-341-009	480-352-013	480-341-008	480-502-005	480-502-003	480-220-010	480-220-006	480-502-021
480-220-007	480-220-017	480-502-017	480-580-025	480-220-008	480-500-012	480-500-013	480-501-008	480-501-009	480-560-031
480-560-032	480-560-033	480-580-001	480-230-005	480-501-004	480-353-002	480-502-022	480-502-020	480-501-005	480-100-061
480-502-026	963-450-012	963-450-018	480-351-002	480-502-016	480-502-001	480-230-002	480-501-010	480-502-027	480-352-015
480-220-018	480-502-006	480-502-024	480-501-006	480-501-001	480-352-001	480-220-019	480-351-003	480-352-002	480-351-016
480-351-014	480-170-004	480-220-039	480-341-015	480-580-008	480-580-009	480-580-010	480-580-036	480-220-001	480-230-006
480-501-003	480-170-003	480-170-011	480-170-012	480-170-013	480-502-012	480-580-002	480-220-014	480-170-014	



520 260 0 520 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.

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.8
(ID # 3875)

MEETING DATE:

Tuesday, April 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: SUBJECT: TRANSPORTATION AND LAND MANAGEMENT
AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S
APPROVAL OF PLOT PLAN NOs. 20682, 26212 and PARCEL MAP NO. 33750
- Applicant: Eric Palmer - Third Supervisorial District - Rancho California Zoning
Area - Southwest Area Plan - Community Development: Light Industrial -
Location: Northwest of Winchester, South of Nicholas Road, East of Leon Road –
12.68 acres - Zoning: Dutch Village Specific Plan, Industrial Park (I-P)
REQUEST: Receive and file the Notice of Decision by the Planning Commission
to adopt the Mitigated Negative Declaration and approve Parcel Map No. 33750
which will help establish a mini warehouse facility and car wash with a Schedule
"E" subdivision into four (4) parcels; one (1) parcel for the self-storage and RV
parking, one (1) parcel for the car wash and two (2) lots for open space. APN:
480-170-001 - Related cases PP20682, PP26212. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced cases acted on by the Planning Commission on March 15, 2017.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40245**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

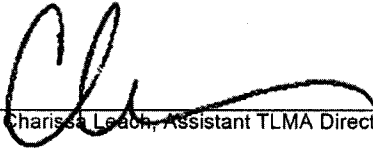
APPROVED PLOT PLAN NO. 20682, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and Environmental Assessment No. 40245; and,

APPROVED PLOT PLAN NO. 26212, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and Environmental Assessment No. 40245; and

APPROVED PARCEL MAP NO. 33750 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ACTION:

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**



Charissa Leach, Assistant TLMA Director

4/3/2017

MINUTES OF THE BOARD OF SUPERVISORS

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: [CEO use]

BACKGROUND:

Summary

Plot Plan No. 20682 proposes to establish a mini-warehouse facility (also referred to as a mini-storage facility or mini-storage warehouse facility) on 5.18 gross acres, and designate 5.84 gross acres as open space. The mini warehouse facility includes a 3,128 sq. ft. office and caretaker's apartment; approximately 120,000 sq. ft. of storage buildings and 29 RV parking spaces.

Plot Plan No. 26212 proposes a car wash on 1.66 gross acres. The car wash includes one wash tunnel with an administrative office and 30 parking spaces.

Parcel Map No. 33750 is a Schedule "E" map that proposes to subdivide the property into 4 parcels; one parcel for the mini-warehouse facility and RV parking, one parcel for the car wash and two lots for open space.

The project went before the Planning Commission on March 15, 2017. At that meeting the Planning Commission adopted the Mitigated Negative Declaration for Environmental Assessment No. 40245, approved Plot Plan No. 26212, approved Plot Plan No. 20682, and approved Parcel Map No. 33750 by a vote of 4-0 (Commissioner Taylor-Berger, absent).

BACKGROUND

The hours of operation for the mini warehouse will be 7am to 7pm Monday through Friday, and 9am to 5pm Saturday and Sunday. It will employ 2-3 persons. It will be primarily climate controlled. There will be no roof mounted equipment; ground mounted equipment will be utilized. The car wash hours of operation will be 8 a.m. to 8 p.m. daily. It will employ 4 people.

Change of Zone No. 7180 was also associated with the project. During the land use review process, it was determined that a change of zone was not needed for the proposed mini-warehouse facility and car wash. Therefore, the applicant will be withdrawing the application for Change of Zone No. 7180.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

The Planning Commission considered the project on March 15, 2017. Planning staff provided two memos that included letters of opposition, and included a condition requiring the applicant to contact Valley Wide Recreation and Park District prior to the issuance of grading permits regarding maintenance within the open space area, and minor clarifications were made to other conditions. At the Planning Commission meeting, four members of the public spoke in opposition. Staff has included an additional memo to the Board of Supervisors containing the letters of opposition that were received after the Planning Commission's decision on March 15, 2017.

Board Action

The Planning Commission's decision is final. The land divider or any interested party may appeal the Planning Commission's decision within 10 days after the Planning Commission's decision appears on the Board's agenda as a Receive and File item. If a complete and timely appeal is filed by the land divider or any interested party, the Clerk of the Board will set the matter for a future public hearing before the Board of Supervisors.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process.

SUPPLEMENTAL

Additional Fiscal Information

All fees are paid by the applicant, there is no General Fund obligation.

Contract History and Price Reasonableness

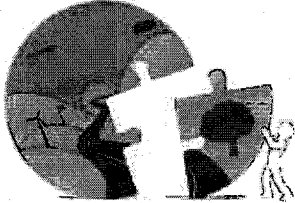
N/A

ATTACHMENTS

- ATTACHMENT A. Memo to the Board of Supervisors dated March 23, 2017**
- ATTACHMENT B. Planning Commission Minutes**
- ATTACHMENT C. Planning Commission Memo dated March 15, 2017**
- ATTACHMENT D. Planning Commission Memo dated March 9, 2017**
- ATTACHMENT E. Planning Commission Packet (Part 1)**
- ATTACHMENT F. Planning Commission Packet (Part 2)**

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

Elizabeth Olson
Elizabeth Olson 4/4/2017



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA
Community Development

Memorandum

Date: March 23, 2017

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

RE: Updated Information for Agenda Item (PP20682, PP26212, PM33750)

To the Honorable Chair,

Included are nine letters of opposition we have received after the Planning Commission Meeting.

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

Dawson, Brett

From: Jesse Gentry <jesse.wendland@gmail.com>
Sent: Wednesday, March 15, 2017 8:16 AM
To: Dawson, Brett
Subject: Storage Facility Plus Expansion Winchester / Max Gillis

Hi Brett -

I am opposed to the expansion on the NW corner of Winchester and Max Gillis. We do not need yet another storage facility in the area and it would be an eye sore for those residents. We need better shops like a Winco and Wal-Mart here instead. We already have all of those businesses nearby, and this mix is undesirable for this neighborhood.

Thank you,

Jesse Gentry
Concerned Neighbor

Dawson, Brett

From: Roberta Shattuck <ras426@yahoo.com>
Sent: Friday, March 17, 2017 5:34 PM
To: Dawson, Brett
Subject: Proposed Storage Facility and Car wash on Winchester Rd and Max Gillis in Winchester 92596

I oppose this proposal:

There is a difference between having nice shops and restaurants where people will remark how convenient our lovely homes are to desirable amenities, or our neighborhood being referred to as the one behind the storage facility on Winchester, you know the one with the RV parking. I think this proposed project will impair property values, where an upscale shopping center may reflect more positively.

Perhaps 15 years ago, this part of Winchester Road was more of a rural industrial route. But things have changed this is our Main Street and it's up to us to try and defend it.

Thanks,
Roberta Shattuck

Sent from my iPhone

Dawson, Brett

From: Kathleen Herman <Kathi@kathiherman.com>
Sent: Wednesday, March 15, 2017 8:34 AM
To: Dawson, Brett
Subject: Protest of French Valley Land Use

Please accept this letter as a protest to the proposed land use and development of the area in Winchester between Benton and Max Gillis in the unincorporated area known as French Valley. Due to a medical procedure, I am unable to attend the public hearing this morning.

This land use of French Valley has evolved over time from a mostly agricultural use to its current state as mostly residential with limited commercial services to meet the needs of this growing community. My husband and I would like to see a proposed land use plan that will meet the needs of our community rather than detract from its best and highest use.

My neighbors and I were not notified of any zoning changes or plans for the RV storage, another gas station and car wash that are being planned. It may be that we live far enough away from this proposed plan that the belief was we aren't impacted by it. Therefore, just having been made aware of this proposal, I am submitting my concerns.

We purchased our home in the Morningstar Ranch II vicinity off of Abelia in 2012. At that time we were concerned about the lack of commercial services within a reasonable driving distance. But we were encouraged by the signs which suggested that a Lowes and Target were being planned. We soon discovered, however, that those plans fell through after the housing market crashed in 2007.

We have waited patiently for the housing industry, along with the economy, to recover with the hopes that once the housing developments were completed that it would attract some quality retail and dining establishments and we would no longer be required to travel to Temecula or Murrieta for these services.

Commuting to Temecula or Murrieta is extremely inconvenient considering the lack of East and West thoroughfares and only Winchester going North and South. The Clinton Keith extension will help, but the services on Clinton Keith are also limited.

As a real estate professional, I am well aware of the impact that surrounding land use zoning has on home values. Even though the proximity may further away. The impact is based on the current lack of services and proposed land use that would detract from quality commercial businesses from developing in this area and impact on the long term resale value of the homes within the entire French Valley due to location desirability.

Our surrounding communities have the luxury of having city planning departments that work in conjunction with Riverside County planners to develop long-term strategic land use plans. It appears to us French Valley residents that we are underrepresented and our needs are overlooked.

I oppose any plans that are not taking into account the highest and best use of the land along Winchester within the unincorporated area of French Valley.

There are a large number of approximately 250 residents who are active in our local community outreach activities like Neighborhood Watch who would like to have the opportunity to meet with the County Supervisor and the County planning department to see what the long-term strategic land use plans are for this area to meet the commercial needs of this growing community.

Regards,

Kathi Herman
Realty ONE Group Southwest
Cal BRE #01973299
909-226-5275
Kathi@KathiHerman.com
www.KathiHerman.com

Dawson, Brett

From: joan yochim <cjyochim@verizon.net>
Sent: Saturday, March 25, 2017 8:09 AM
To: Dawson, Brett
Subject: PROJECT AT WINCHESTER ROAD AND MAC GILLIS

We have lived here since 1978 and have seen a lot of changes, some good and some bad. There has been so many projects that would benefit our area that have been changed or cancelled not because of what the people want but because of the Planning Department that make zone changes without the consideration of the people already living here.

Please STOP building houses until we get much needed services, like the project at Winchester and Mac Gillis was planned. We have seen the mall project disappear and projects that are needed more than MORE NEW HOUSES. We have one shopping center in our French Valley area, we need a Home Depot or Lowe's, a Target or Walmart and especially another FOOD MARKET besides Stater Bros. We can't understand how French Valley has been left behind because of all the decisions made by the Planning Commission. Menifee has got all the NEW SERVICES while French Valley has been forgotten except for all the housing projects. Balance out the commercial with the houses out here and we have fallen off the radar and my question is WHY?

The Airport was forced on us and took away our safe rural area and then all the housing tracts were build but where or where is the shopping centers compared to the people that have to fight traffic to get to the one FOOD MARKET for fight traffic to go into Murrieta or Temecula to purchase everyday shopping items? We feel there has been really poor planning in French Valley that was suppose to be the promise land. Next people will be moving out of this area because of HIGH TAXES and NO SHOPPING FACILITIES and the area will be taken over by gangs and people that need to be away from the public so they can do bad things.

PLEASE HELP SAVE "FRENCH VALLEY".

JOAN YOCHIM 37205 VAN GAALE LANE MURRIETA CA 92563

Dawson, Brett

From: Kate McLellan <kate@kmclinical.com>
Sent: Friday, March 17, 2017 5:47 PM
To: Dawson, Brett
Subject: Fwd: We're opposed to the proposed zoning changes for Winchester and Max Gillis

Just in case you didn't get the first email ...

Kind regards,
Kate

Kate McLellan, Ph.D.
KM Clinical Research Group
Work (951) 468-KATE
Cell (619) 727-0373
Fax (855) 264-7820
www.kmclinical.com

Begin forwarded message:

From: Kate McLellan <kate@kmclinical.com>
Subject: We're opposed to the proposed zoning changes for Winchester and Max Gillis
Date: March 14, 2017 at 1:01:58 PM PDT
To: bdawson@rivco.org

Hi Brett,

We'd like to voice our opposition to the proposed storage facility planned for Winchester and Max Gillis. That would be the 4rd storage place in a 3 mile stretch of Winchester/Murrieta which begs the question, why another one?? They're ugly, decrease property values when more aesthetic and business-friendly options would be preferred such as a retail center which creates far more job and brings in higher sales tax revenue for the city each year.

My family and I live 1 mile away from the proposed storage lot. We would like that area of Winchester/Murrieta to become more like the Newport/Haun Rd shopping center Menifee has designed. They have up-scale shops and restaurants that draw in shoppers from all over the county. Nicer retail centers close to homes also increases the property value of the residents which also brings in more revenue for the city in the form of higher property taxes. A storage facility would decrease values and drive retail customers to other centers in Temecula and Menifee resulting in lost sales tax and lease revenue. That's not good for my city and neighborhood. We want what is best for our community, and an ugly commercial center is not the solution.

Kind regards,
Kate

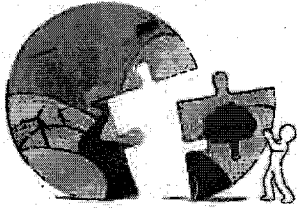
Kate McLellan, Ph.D.
KM Clinical Research Group
Work (951) 468-KATE
Cell (619) 727-0373
Fax (855) 264-7820
www.kmclinical.com

Dawson, Brett

From: Anita Ward <anitaward333@yahoo.com>
Sent: Wednesday, March 15, 2017 5:35 PM
To: Dawson, Brett
Subject: French Valley Zone Change

Please don't allow another storage facility and RV park at Thompson and Winchester Roads. We need shops, restaurants and entertainment venues.

Sent from my iPhone



Charissa Leach
Assistant Director of TLMA
Community Development

RIVERSIDE COUNTY **PLANNING DEPARTMENT**

Memorandum

Date: March 15, 2017

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

RE: Updated Information for Agenda Item 4.1 (PP20682, PP26212, PM33750, CZ07180)

To the Honorable Chair,

Included are additional letters of opposition, responses to the letters of opposition provided by the applicant, a letter from Valley Wide recreation and Park District, and revised Conditions of Approval.

Planning added a condition 60.PLANNING.17 "Prior to Map Recordation, the applicant shall contact Valley Wide Recreation and Park District in regards to their letter dated March 13, 2017, specifically regarding maintenance in the dedicated open space area."

The Fire Department made changes to Condition 10.FIRE.1 to Not Apply.

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

"Planning Our Future... Preserving Our Past"

Dawson, Brett

From: Alicia Harman <Alicia@kaganonline.com>
Sent: Tuesday, March 14, 2017 2:59 PM
To: Dawson, Brett
Subject: Development of Winchester Rd at Max Gillis/Thompson

Importance: High

Hello Mr Dawson,

My name is Alicia Harman and I am a homeowner in the Rembrandt neighborhood of Winchester (AKA French Valley). I have recently learned through neighbors that there will be a meeting tomorrow in Riverside to decide whether the corner lot located at Winchester Rd (HWY 79) and Thompson/Max Gillis Blvd can be used for industrial, more specifically, an RV storage lot. I am horrified along with the rest of the neighbors to learn of the planned use of this prime location for industrial/storage.

My particular neighborhood (Rembrandt) was built in 1999 and all have been waiting patiently for development of our open fields. We all understood it would be retail with restaurants and nice shopping, much like Temecula's shopping along Winchester Rd near the 15 freeway. Currently, residents in French Valley must drive several miles south on Winchester to reach shopping, so to learn of the planned use as an RV storage lot for this major corner is quite upsetting to say the least.

Please, if there is anything you can do, please keep these open spaces for retail. I know I speak for my neighbors and they may speak for me when we beg for nice shopping and restaurants in this area for the multitude of new neighborhoods that have been built over the past few years. Allowing industrial in this area will surely doom our beautiful little area to more eye sores along our main road, since nicer retail will not want to set up shop next to RV storage lots and other industrial eye sores, which will ultimately negatively affect our property values.

I work in Orange County and cannot attend the meeting so I appreciate anything you can do to represent us in this matter.

All the best,
Alicia Harman (and Gerald Harman)
36232 Corsica Circle
Winchester CA 92596

Alicia Harman
Operations Manager
Kagan Professional Development
Direct: (949) 545-6339
Fax: (949) 369-6599

Kagan Publishing and Professional Development
P.O. Box 72008, San Clemente, CA 92673-2008
Web: www.KaganOnline.com

Emergency Contact Note:

In the event of an **emergency situation regarding your workshop after the office has closed**, you may dial 949-545-6393 to speak with someone who can assist you.

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Dawson, Brett

From: Kate McLellan <kate@kmclinical.com>
Sent: Tuesday, March 14, 2017 1:02 PM
To: Dawson, Brett
Subject: We're opposed to the proposed zoning changes for Winchester and Max Gillis

Hi Brett,

We'd like to voice our opposition to the proposed storage facility planned for Winchester and Max Gillis. That would be the 4rd storage place in a 3 mile stretch of Winchester/Murrieta which begs the question, why another one?? They're ugly, decrease property values when more aesthetic and business-friendly options would be preferred such as a retail center which creates far more job and brings in higher sales tax revenue for the city each year.

My family and I live 1 mile away from the proposed storage lot. We would like that area of Winchester/Murrieta to become more like the Newport/Haun Rd shopping center Menifee has designed. They have up-scale shops and restaurants that draw in shoppers from all over the county. Nicer retail centers close to homes also increases the property value of the residents which also brings in more revenue for the city in the form of higher property taxes. A storage facility would decrease values and drive retail customers to other centers in Temecula and Menifee resulting in lost sales tax and lease revenue. That's not good for my city and neighborhood. We want what is best for our community, and an ugly commercial center is not the solution.

Kind regards,
Kate

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Fax (855) 264-7820
www.kmclinical.com

Dawson, Brett

From: Gabrielle Henderson <gabriellemitchell@gmail.com>
Sent: Tuesday, March 14, 2017 10:07 AM
To: Dawson, Brett
Cc: Gregory Henderson
Subject: Spencers Crossing Project

Dear Mr. Dawson,

I'm writing as a Spencer's Crossing resident to encourage you to not allow the rezoning to allow a storage facility in the new development by Max Gillis and Winchester Road.

We would love to see higher end stores and good restaurants so we can spend our money and tax dollars locally.

Best regards,

Gabrielle Henderson

Dawson, Brett

From: Michele <mwethers2000@yahoo.com>
Sent: Tuesday, March 14, 2017 9:55 AM
To: Dawson, Brett
Subject: Storage unit Gas station Winchester and Max Gillis

I am a homeowner who is against this development. I fear it will depreciate our property value

Michele Wethers

Sent from my iPhone
Michele

Dawson, Brett

From: Jackie Can <jpcan81@yahoo.com>
Sent: Tuesday, March 14, 2017 8:08 AM
To: Dawson, Brett
Subject: Proposed plan on Winchester & Max Gilles.

Dear Brëtt Dawson,

It was brought to our attention here in our Spencer's Crossings community that there are plans to build a storage, and gas station and car wash on the corner of Winchester and Max Gilles.

And as a resident I feel that it would affect possibilities of getting prospect shops and restaurants across the street where the shopping center will be built. That we have been waiting for years to come to our neighborhood, there is already an RV storage off Benton and also a mile down one on Winchester, we are in need of more shops and restaurants in our area since we have to drive 6+ miles to get to the the Temecula shopping center, Murrieta shopping center, or Menifee shopping center.

We hope our concerns are taken into consideration.

Thank you
Jacquelyn Can
Spencer's Crossings resident

Sent from my iPhone

Dawson, Brett

From: Gary Mcdow <mcdeal@yahoo.com>
Sent: Tuesday, March 14, 2017 7:10 AM
To: Dawson, Brett
Subject: Development at Max Gillis

No to storage and gas station car wash. We don't want it. We don't need it. We already have it. We need restaurants and shops. Don't let this happen to our nice neighborhood. Thank you. Gary McDow 951-970-4873. The people that own this property don't live here. Let them build across the street from their house and look at it every day.
Sent from my iPhone

Dawson, Brett

From: Rick - <rissacar@hotmail.com>
Sent: Monday, March 13, 2017 10:10 PM
To: Dawson, Brett
Subject: Public Hearing

Dear Mr, Brett Dawson,

As a resident of Winchester that recently arrived from South Orange County that has soild planning. I would like to oppose the development of a gas stations, manufacturing facilities and RV parking.

As a voting citizen and tax payer. We would desire to have nice restaurants and shops, not industrial like facilities. We want to ensure a safe and environmentally great area for many years to come. Having industrial like items deters the nice home town organic development. Thanks in advance for your considerations and feedback.

Sincerely,

Rick Herron

Dawson, Brett

From: paul chassey <paulchassey@verizon.net>
Sent: Monday, March 13, 2017 10:07 PM
To: Dawson, Brett
Subject: Public Hearing 3/15/17

I am concerned about the plan to build a Storage Facility, and RV storage and possibly a gas station at Max Gills and Winchester. We already have two storage facilities and a 3rd one planned within about a two mile radius, as well as having an RV storage a couple miles away on Scott Rd.

Spencer's Crossing surrounds this area with over 600 newer homes and another 1200 or so being planned for this area. This is an area with homes worth \$400,000+ and we deserve some nice stores and restaurants along Winchester and some green space, not the Arco, Home Depot, and fast food restaurants that are planned for the opposite corner. We have two gas stations now and plenty of fast food restaurants diagonally across the street at Benton. We don't need another Home Depot with Lowes down the street and Home Depot and Loews in Menifee just about 6 or 7 miles away. Adding Storage and whatever else is being planned is just overkill with these types of businesses.

Let's not change this once rural area, now filling in with nice homes, to look like an industrial or commercial zone with low end non compatible projects. Have you looked at the Promenade Mall and what Murrieta is trying to do with the Golden Triangle? Let's try to keep this are a little bit more upscale to match the rest of the community.

Thank You

Paul Chassey

30809 Prairie Sun Way

Dawson, Brett

From: Richard Allison <rick31609@yahoo.com>
Sent: Tuesday, March 14, 2017 3:39 PM
To: Dawson, Brett
Subject: Proposal

Please vote "NO" for any storage or RV parking in the Winchester/Max Gillis lot. Thats the last thing we want to see when we come home.

Thanks,

Richard S. Allison
Captain, US Army
Retired

Dawson, Brett

From: Ms. Flis (Phyllis DeBlanche) <missflis@yahoo.com>
Sent: Tuesday, March 14, 2017 3:43 PM
To: Dawson, Brett
Subject: Concerning the proposed storage facility with RV parking and gas station car wash at Winchester and Max Gillis

No, no, a thousand times no! For one thing, there are storage units just up the road; there are gas stations nearby, and a car wash just a few miles away—all within established commercial/industrial zones. This area, however, is so heavily residential and rural that adding this sort of business would surely clash—and send property values down. How about a nice restaurant or two, or a few upscale stores? They might take a little longer to build, but the reward would be greater in many ways.

Phyllis DeBlanche
Loire Drive
Winchester 92596

Dawson, Brett

From: Carmen Webster <webs2gonow@gmail.com>
Sent: Tuesday, March 14, 2017 5:25 PM
To: Dawson, Brett
Subject: Proposed Project

Dear Brett Dawson,

I am writing regarding the proposed storage facility project for Winchester and Max Gillis in French Valley. We need businesses and restaurants in our Are BUT not this type. This is not a benefit to our area and we object to it. Thank you for your time and attention.

Chico & Carmen Webster
31283 Pinon Pine Circle
Winchester, CA. 92696

Dawson, Brett

From: lett79@aol.com
Sent: Tuesday, March 14, 2017 5:52 PM
To: Dawson, Brett
Subject: Public hearing

Hello,

My name is Leticia Mendoza and I am a resident of French Valley. I am emailing to oppose the proposed RV storage and car wash building. Or neighborhood deserves opportunities to have businesses that will be positive and desirable.

Thank you for your time,
Leticia Mendoza

Sent from my iPhone

Dawson, Brett

From: Angelo Ortiz <angelo.ortiz2012@gmail.com>
Sent: Tuesday, March 14, 2017 9:39 PM
To: Dawson, Brett
Subject: No!

I say NO to the proposed RV parking development, by Max Gilles and Winchester Rd.

Dawson, Brett

From: Jennifer Akin <jenniferakin77@yahoo.com>
Sent: Tuesday, March 14, 2017 11:46 PM
To: Dawson, Brett
Subject: Storage facility on Winchester Rd

Mr. Dawson,

I strongly oppose the proposal of a new storage facility and RV parking on Winchester road and cross street Max Gillis. There are already at least two of these business just down the street. I would like to add to the beauty of our neighborhood. Such a facility on an extremely busy road would be an eyesore! Thank you for your time and consideration.

Warm regards,
Jennifer Akin

Dawson, Brett

From: Lroeder1 <Lroeder1@verizon.net>
Sent: Wednesday, March 15, 2017 7:08 AM
To: Dawson, Brett
Subject: Project on Max Gillis and Winchester Rd

Dear Sir,

I am not able to attend meeting on this project. However, I do object to any more storage facilities. There are plenty available in the area that are no where near capacity. Perhaps you are not aware of the local properties that offer this convenience in the area?

I also object to a car wash facility. Again, we have these facilities within three miles of our home community. We have enough issues with people hanging out after being released from the nearby jail. We do not need any opportunity for more loitering.

If it were possible, please keep ownership local (within State). I find the idea of a car wash in Southern California to be a huge disservice to the area and slap in the face after the last few years of drought. Texas owners need not apply.

However, needs for grocery, and services are great. Not just retail. Insurance, financial, child care, auto care are all areas of needed improvement.

Thank you for your time.
Sincerely,

Laura Roeder
31238 Jan Steen Ct
92596
951 795 0068

Sent from my T-Mobile 4G LTE Device



**VALLEY-WIDE RECREATION
AND PARK DISTRICT
GoRecreation.org**

1000 W. WINDY HILLS BOULEVARD

**BOARD OF
DIRECTORS**

Matt Duarte
President

Frank Gorman
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John Bragg
Secretary

Larry Minor
Member

Steve Simpson
Member

Dean Wetter
General Manager

March 13, 2017

Brett Dawson
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**RE: CHANGE OF ZONE NO. 7180, PLOT PLAN NO. 20682 AND PARCEL MAP
NO. 33750**

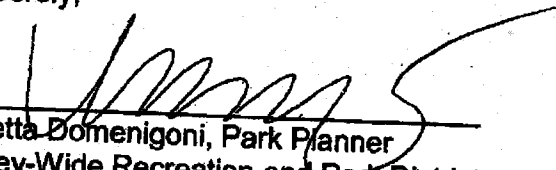
Dear Mr. Dawson:

Valley-Wide Recreation and Park District has reviewed the development packet for the above referenced project and has the following comments:

1. The project is required to annex into the French Valley Community Facilities District for landscape maintenance of any major streets located within our district boundaries. Such streets may include Winchester Road and/or Leon Road.
2. We would like to know if the 5.84 acre area designated as open space is going to be preserved as natural open space, and who will be the maintenance entity for this area.
3. Park Fees will be required to be paid to Valley-Wide prior to the issuance of a Certificate of Occupancy.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,


Loretta Domenigoni, Park Planner
Valley-Wide Recreation and Park District

COUNTY OF RIVERSIDE PLANNING COMMISSION

March 15, 2017

**Self Storage and Car Wash
at
Winchester Road & Max Gillis Road
PP20682; PP26212; PM33750**

RESPONSE TO PUBLIC COMMENTS

2014-01-15 10:15:00 AM

RESPONSE TO PUBLIC COMMENTS

- The proposed project located at the north west corner of Winchester Road and Max Gilliss Boulevard is currently zoned industrial land and is and has been for the past 12 years been an active agriculture zone (it is an active wheat field).
- PP20682; PP26212; PM33750.
- The owner and developer have met all requirements to develop the property into a Self Storage Property and a self service Car Wash. Both highly compatible uses with the zoning.

RESPONSE TO PUBLIC COMMENTS

- **Response to George Anne Gonsman's concerns:**
- **Zoning should remain as it is:** There is no zone change. The I-P Zone is the existing zone.
- **We need our own City Center:** A large parcel of land on the North West corner of Winchester Road ad Max Gilliss Boulevard is designated for a massive regional mall with extensive shopping and restaurants. These are all conforming uses as shown in the local Community Master Plan and the County of Riverside General Plan. The owners of the property have dedicated a major portion of their land to Open Space to enhance the environment for the local neighbors use and enjoyment which greatly increases local property values.

RESPONSE TO PUBLIC COMMENTS

- **Response to Paul De Freitas' concerns:**
- **Opposed to the Industrial Zoning:** The property is zoned (I-P) Industrial Park under the County of Riverside General Plan that has been in existence for some time. The Self Storage and RV parking and the Car Wash are conforming I-P Zone uses.
- The owners hired a Feasibility Expert to study the planned uses within this already approved Industrial Zone under the County of Riverside General Plan. The Study found that the local market is being under served. Other similar projects are at capacity with waiting lists for both Self Storage and RV spaces.
- The property is not zoned for restaurants or a strip mall. There is a significant amount of acreage in the local vicinity zoned for commercial uses.

RESPONSE TO PUBLIC COMMENTS

- **Response to Tamara Mershon's concerns:**
- **Industrial zoning?** The property is currently zoned (I-P) Industrial Park under the County of Riverside General Plan that has been in existence for some time. The Self Storage and the Car Wash are conforming uses under the I-P Zone.

RESPONSE TO PUBLIC COMMENTS

- **Response to Bonnie Mummet's concerns:**
- **Wild Life:** This property was originally 26 acres. Currently, approximately 15 or the original 26 acres have been deeded to various county agencies and 6 of the remaining 11 acres will be dedicated to **Open Space** where the wild life is now and will continue to be protected in the adjacent parcels. The remaining 6 acres is currently active use agricultural use land and is definitely not a wildlife habitat.
- **Leon Road:** In addition to the future vacation of Leon Road, the owners have dedicated land for use as a neighborhood trail by way of an easement.
- **Competition:** The owners hired a Feasibility Expert to study the planned uses within this already approved Industrial Zone under the County of Riverside General Plan. The Study found that the local market is being under served. Other similar projects are at capacity with waiting lists for both Self Storage and RV spaces. The Self Service Car Wash is a stand alone facility that does not sell Gas or Food. Both have been designed to be attractive, energy efficient and environmentally friendly.
- **Unincorporated Area:** The County of Riverside has done a good job of planning ahead and protecting their unincorporated areas. Many Studies have already completed by the owner to insure protection of the Habitat, Environment, Archaeological, Traffic Mitigation, Water Quality, Soil Erosion, Flood Control, Light Pollution, Airport Land Use Compatibility, including planning for Fire and Construction Safety. The Planning Commission requires ascetically pleasing buildings with appropriate landscaping. This project considerably exceeds the minimum required landscaping.

RESPONSE TO PUBLIC COMMENTS

- **Response to Gerri Ann Capotosto's concerns:**
- **Opposed to the Zone Change:** There is no zone change. The I-P Zone is the existing zone.
- **Opposed to the Self Storage, RV Parking and Car Wash:** An extensive current Feasibility Study was done showing that the local market are under-served for these uses. Other similar projects are at capacity with waiting lists for both Self Storage and RV spaces. The Self Service Car Wash is a stand alone facility that does not sell Gas or Food. All construction will be both energy efficient and environmentally friendly. The project is well designed and heavily landscaped. All buildings will have a pleasant look and be compatible with the neighborhood. Services that are both needed and readily accessible will greatly enhance local property values.
- **Protect the Wild Life:** This property was originally 26 acres. Currently, approximately 15 or the original 26 acres have been deeded to various county agencies and 6 of the remaining 11 acres will be dedicated to **Open Space** where the wild life is now and will continue to be protected in the adjacent parcels. The remaining 6 acres is currently active use agricultural use land and is definitely not a wildlife habitat.
- **The Owners are from out of State:** Not True! Their ownership entities are from out of state business purposes. All of the owners have deep roots in southern California. They have owned this land since 2005 and plan to retain their ownerships for a long time.

RESPONSE TO PUBLIC COMMENTS

- **Response to Michael Grumkoski's concerns:**
- **Secondary Access:** a portion of the old Leon Road that is partially on the property is to be vacated and a further extended hiking trail will be available for local residents. An access road will be constructed from the property to Max Gilliss Blvd using a current County of Riverside 'Right of Way Easement'.
- **Traffic Flow:** Access to the development will be mainly via Winchester Road with a secondary access to Max Gilliss Blvd. Penny Crest Lane will not be used as an access.
- **Safer and Less Congested:** A traffic study was commissioned and with the improvements proposed by this development traffic conditions on both Winchester Road and Max Gilliss Boulevard will be safer and less congested.

RESPONSE TO PUBLIC COMMENTS

- **Response to Janice Imbronone's concerns:**
- **Industrial not just Shopping?** The property is zoned (I-P) Industrial Park under the County of Riverside General Plan that has been in existence for some time. The property is not zoned for shopping. The Self Storage and the Car Wash are conforming uses under the I-P Zone.
- **Retail shopping:** The property is not zoned for restaurants or a strip mall. There is a significant amount of acreage in the local vicinity zoned for commercial uses including a large regional mall located at the North West intersection of Winchester Road and Max Gilliss Boulevard

03/14/17
13:26

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30993

Parcel: 289-320-005

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4 EOT1 - REQ E HEALTH DOCUMENTS

DRAFT

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 35 EOT1 - FINAL ACCESS AND MAINT

DRAFT

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

03/14/17
13:26

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30993

Parcel: 289-320-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 35

EOT1 - FINAL ACCESS AND MAINT (cont.)

DRAFT

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15

EOT1 - REQ BMP SWPPP WQMP

DRAFT

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

03/14/17
13:26

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR30993

Parcel: 289-320-005

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

DRAFT

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT1 -WQMP AND MAINTENANCE

DRAFT

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

03/14/17
13:26

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR30993

Parcel: 289-320-005

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3

EOT1 - WQMP REQUIRED

DRAFT

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 5

EOT1 - WQMP COMP AND BNS REG

DRAFT

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

03/14/17
13:26

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR30993

Parcel: 289-320-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

EOT1 - WQMP COMP AND BNS REG (cont.)

DRAFT

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

03/14/17
13:26

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM33750

Parcel: 480-170-001

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 40

MAP- CONTACT VALLEY WIDE

RECOMMND

Prior to Map Recordation, the applicant shall contact Valley Wide Recreation and Park District in regards to their letter dated March 13, 2017, specifically regarding maintenance in the dedicated open space area.

03/14/17
13:28

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN: TRANSMITTED Case #: PP20682

Parcel: 480-170-001

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1

USE-#01A - SHELL/FPE/COMM.

NOTAPPLY

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.

Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

Buildings shall not be for the use, storage, or handling of hazardous materials.

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

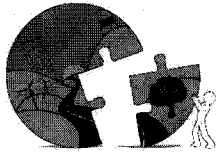
80.TRANS. 6

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Winchester Road (SR-79).
- (2) Streetlights.
- (3) Traffic signals located on Winchester Road (SR-79) at intersection of Thompson Road/Max Gilliss Boulevard.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MARCH 15, 2017**

I. AGENDA ITEM 1.1

FIRST EXTENSION OF TIME for **TENTATIVE TRACT MAP NO. 33303** – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) – Highway 79 Policy Area Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 9.7 Acres – Zoning: Residential Agricultural 2 ½ Acre Minimum (R-A-2 ½) – Approved Project Description: Tentative Tract Map No. 33303 a Schedule “A” Subdivision of 9.7 acres into 24 single family residential lots with a minimum lot size of 7,200 sq. ft.

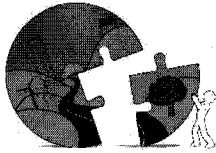
II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 33303, extending the expiration date to April 24, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Kroencke
A vote of 4-0 (Commissioner Taylor-Berger Absent)

APPROVED- First Extension of Time Request for Tentative Tract Map No. 33303, extending the expiration date to April 24, 2018.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MARCH 15, 2017**

I. AGENDA ITEM 4.1

CHANGE OF ZONE NO. 7180, PLOT PLAN NO. 20682 AND PARCEL MAP NO. 33750 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Richard J. Scott – Engineer/Representative: Armstrong & Brooks Consulting – Third Supervisorial District – Rancho California Zoning Area – General Plan: Southwest Area Plan: Community Development: Light Industrial (CD:LI) – Zoning: Dutch Village Specific Plan – Industrial Park (I-P) – Location: Northwesterly of Winchester, southerly of Nicholas Road, and easterly of Leon Road – 12.76 Acres.

II. PROJECT DESCRIPTION:

Change of Zone No. 7180 proposes to change the project site's Zoning Classification from Industrial Park (I-P) to Manufacturing Service Commercial (M-SC). Plot Plan No. 20682 proposes to establish a self-storage and RV parking facility on 5.18 gross acres, a car wash on 1.66 gross acres, and to designate the remaining 5.84 gross acres as open space. The self-storage includes a 3,128 sq. ft. office and caretaker's apartment, approximately 120,000 sq. ft. of storage buildings, and 29 RV parking spaces. The car wash includes one wash tunnel with an administrative office and 30 parking spaces. Parcel Map No. 33750 proposes a Schedule "E" Subdivision into four (4) parcels; one (1) parcel for the self-storage and RV parking, one (1) parcel for the car wash, and two (2) lots for open space.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Spoke in favor:

Owen Wickstrand, Applicant's Representative, 13062 Caminito del Rocio, Del Mar, 92014, (858) 755-5458

Spoke in opposition:

Bonnie Mummert, Neighbor, 35566 Driftwood Street, Winchester, 92596.

Shirley Brown, Neighbor, 35554 Driftwood Street, Winchester, 92596.

Gerri Ann Capotosto, Neighbor, 35709 Jack Rabbit Lane, Murrieta, 92562.

Jeanne Halboak, Neighbor, 32716 Cottonwood Road, Winchester, 92596.

Spoke in a neutral position:

Joe B. Stables, Neighbor, 25109 Jefferson Avenue 200, Murrieta, 92562

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Sanchez, 2nd by Commissioner Kroencke

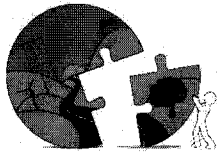
A vote of 4-0 (Commissioner Taylor-Berger Absent)

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 40245; and

APPROVED Plot Plan No. 20682; and

APPROVED Plot Plan No. 26212; and

APPROVED Parcel Map No. 33750.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MARCH 15, 2017**

I. AGENDA ITEM 4.2

CONDITIONAL USE PERMIT NO. 3742 – Intent to Adopt a Mitigated Negative Declaration – Applicant: James Delhamer – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Mixed Use Planning Area (MUPA) as per Specific Plan No. 213 – Location: Northwesterly corner of Calistoga Drive and Commerce Court – 4.36 Gross Acres – Zoning: Specific Plan (SP).

II. PROJECT DESCRIPTION:

The Conditional Use Permit proposes a 136,411 sq. ft. self-storage (mini-warehouse) facility. The project will include a total of three (3) buildings. Building A is a one story, 41,147 sq. ft. building, and a proposed 1,144 sq. ft. office. Building B is a two story, 46,640 sq. ft. building and Building C is a two story, 47,480 sq. ft. building. The project proposes seven (7) parking spaces and one (1) accessible parking space.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Desiree Bowie at 951-955-8254 or email at dbowie@rctlma.org.

Spoke in favor:

Bruce Jordan, Applicant, 131 Calle Iglesia, San Clemente, 92672, (749) 388-9090.

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

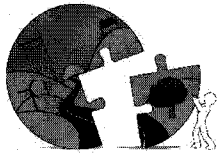
Public Comments: Closed

Motion by Commissioner Hake, 2nd by Commissioner Sanchez

A vote of 4-0 (Commissioner Taylor-Berger Absent)

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42880; and

APPROVED Conditional Use Permit No. 3742.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MARCH 15, 2017**

I. AGENDA ITEM 4.3

CHANGE OF ZONE NO. 7920 – No New Environmental Documents Required – Applicant: Qing Huo, 1968 Cellars LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of State Highway 79, westerly of Woodchuck Road, easterly of Pauba Road, and southerly of Hughes Ranch Court – two (2) 10 acre parcels – Zoning: Residential Agricultural 10 acre minimum (R-A-10).

II. PROJECT DESCRIPTION:

Change of Zone No. 7920 proposes to change the site's zoning from Residential Agricultural – 10 acre minimum (R-A-10) to Wine Country-Equestrian (WC-E) Zone.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:

Gil Mendoza, Applicant, 6185 Magnolia Avenue, Riverside, 92506, (951) 286-9520.

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

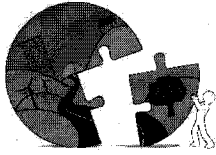
Motion by Commissioner Sanchez, 2nd by Commissioner Kroencke

A vote of 4-0 (Commissioner Taylor-Berger Absent)

RECOMMENDED the Board of Supervisors take the Following Actions:

FIND that No New Environmental Document is Required; and

TENTATIVELY APPROVE Change of Zone No. 7920.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MARCH 15, 2017**

I. AGENDA ITEM 4.4

CONDITIONAL USE PERMIT NO. 3750 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: 24 Apartment Complex Services – Second Supervisorial District – University Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (FAR 0.20 – 0.35) – Location: Northerly of Center Street, westerly of Iowa Avenue, and easterly of La Cadena Drive – 0.4 Acre – Zoning: Scenic Highway Commercial (C-P-S).

II. PROJECT DESCRIPTION:

The Conditional Use Permit is for the construction of automobile sales and rental facility containing outdoor automobile storage. The project also proposes a 1,223 sq. ft. sales office/storage/garage building and 11 parking spaces for customers and employees.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in a neutral position:
Angel McDonnell, Neighbor.

No one spoke in favor or opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

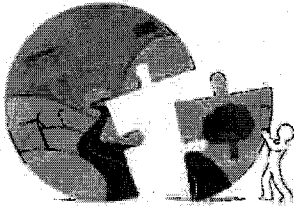
Public Comments: Closed

Motion by Commissioner Hake, 2nd by Commissioner Sanchez

A vote of 4-0 (Commissioner Taylor-Berger Absent)

FOUND the Project Exempt from the California Environmental Quality Act; and

APPROVED Conditional Use Permit No. 3750.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA
Community Development

Memorandum

Date: March 9, 2017

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

RE: Updated Information for Agenda Item 4.1 (PP20682, PP26212, PM33750, CZ07180)

To the Honorable Chair,

Included are five letters of opposition and a petition we have received after the mailing the Staff Report Package.

The Flood Control District made some minor edits to the Flood Hazard Report, in conditions 10 FLOOD 1 for the cases PP20682, PP26212 and PM33750, see attached revisions.

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

Dawson, Brett

From: Georgeanne Gonsman <georgeanne3@hotmail.com>
Sent: Thursday, March 09, 2017 1:29 PM
To: Dawson, Brett
Subject: Fw: Re-zoning Northwest corner of Winchester Rd. And Max Gillis. in French Valley area

From: Georgeanne Gonsman <georgeanne3@hotmail.com>
To: bdawson@rivco.org
Subject: Re-zoning Northwest corner of Winchester Rd. And Max Gillis. in French Valley area

Hello,

I understand a variance is being proposed & voted on within the next few days regarding the Northwest corner of Winchester Rd. And Max Gillis in the French Valley area. I & my whole neighbor feels that it should remain zoned as is. We are saying no to Car wash, Storage Units and RV parking, etc.!! It seems that the City Planning Department is looking at this area as a rural nonconsequential area ...all the edge of their cities. All of us are looking at this mall and commercial area as the new city center for French Valley. We are far enough away from every other neighborhood that we need our own City Center. This could be an amazing source of revenue for the county and or Temecula if it is developed correctly. What they're proposing is not well thought out.. Also, the area that I see as the northern entrance to Wine Country is marked as industrial which would be the Scott/ Washington and Winchester intersection. So I think we need definitely need more study and more information.

As citizens we just need to hold our representatives accountable for the appropriate, pleasing and sustainable long-term visions established by focus groups and city planners and memorialized in the General Plan.

Thank you,
Georgeanne & Terry Gonsman, & Neighborhood

Dawson, Brett

From: Paul De Freitas <paul.defreitas@motorolasolutions.com>
Sent: Wednesday, March 08, 2017 4:46 PM
To: Dawson, Brett
Subject: zoning in winchester and maxgillis

I am opposed to the zoning to accommodate storage facility and rv parking, I would much rather see restaurants, strip mall or things that can bring people and products to the area.

Regards,
Paul de Freitas

Dawson, Brett

From: Tam <nursetam2010@yahoo.com>
Sent: Wednesday, March 08, 2017 3:07 PM
To: Dawson, Brett
Subject: Objection to proposed zoning change

I am a homeowner at 35580 Hawkeye Street Murrieta, Ca 92563. I am in objection regarding the proposed zoning change at Winchester and Max Gillis.

Thank you,

Tamara Mershon

Sent from my iPhone

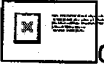
Dawson, Brett

From: Bonnie Mummert (via Google Docs) <zeebmummert@gmail.com>
Sent: Thursday, March 09, 2017 7:40 AM
To: Dawson, Brett
Subject: Public Hearing A Mitigated Negative Declaration
Attachments: Untitled document.pdf

Bonnie Mummert has attached the following document:



Untitled document



Good Morning Brett

Please see the attached letter.
Can you provide a copy to the Planning Board?

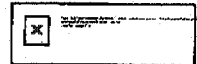
Thanks

Bonnie Mummert

Google Docs: Create and edit documents online.

Google Inc. 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because someone shared a document with you from Google Docs.



**Subject: Public Hearing to Adopt a Mitigated Negative Declaration
Change of of Zone (CD-LI) Light Industrial to (M-SC) Manufacturing Service
Commercial.**

Zone Number 7180, Plot Plan 20682 and Parcel Map 33750.

The intent of this zoning change is to allow development of a Storage Unit, Car Wash and RV Parking with living space for on site Manager.

I, Bonnie Mummert, live on Driftwood Street near this proposed project. This type of development in rural but fast developing French Valley does NOT fit in with the neighborhood.

The proposed development is already zoned as light Industrial and should remain as such.

Light Industrial: Planned industrial area with special attention to circulation, parking, utility needs, **AESTHETICS, and COMPATIBILITY.** Development subject to area site improvement, landscaping and performance standards.

Manufacturing Service Commercial: Uses include food; textile, metal, lumber and wood, leather, chemical products, machinery, electrical equipment, services to selected commercial uses, and caretakers' residence.

There is NO Need for Storage Units, Car Wash or RV Parking.

There is a need for development that is AESTHETIC and COMPATIBLE with the nearby residential homes and can be used by all.

I have compiled a list of Storage Units, Car Washes and RV Parking businesses that are already available for French Valley residents.

The distance in miles is an estimate using Google Maps with the start point being at the proposed project site, Max Gilliss and Winchester Roads.

STORAGE UNITS

- 1) Dutch Mill Self Storage, Van Gaele Lane off Benton Road, located .7 miles from project site. RV and Boat Storage Included.
- 2) Extra Space Storage, 38370 Winchester Rd, located 3.2 miles from proposed project site. RV parking available.
- 3) SoCal Moving and Storage, Innovation Court 3.9 miles
- 4) Private RV Storage at Leon and Scott Roads 3.7 miles
- 5) Chaparral Self Storage, 27380 Nicolas Roads , RV and Boat Storage 5.3 miles

- 6) Public Storage, Antelope Road, RV Parking 6.1 miles
- 7) Many Home Builders are offering RV sized lots

CAR WASHES

- 1) Chevron, drive through 1.5 miles
- 2) Shell, drive through 1.5 miles
- 3) Winchester Self Serve, Winchester Rd 4.4 miles
- 4) Chevron, Winchester Rd 5.6 miles
- 5) Mobil, Los Alamos Rd 5.9 miles

MURRIETA MARKETPLACE

Phase 1 to include an ARCO AM/PM and car wash

Please consider the above information at the Hearing on March 15, 2017

We do not need more Storage Units, Car Washes or RV Parking.

We want to protect and enhance our property values with the best type of future development.

This parcel has a large swath of land dedicated to conservation and any future development needs to consider habitat for the wildlife along this Warm Springs Creek area.

Sincerely

Bonnie Mummert
35566 Driftwood St
Winchester 92596

951-440-1744

Dawson, Brett

From: Gerri Ann Capotosto <go2gerriann@gmail.com>
Sent: Thursday, March 09, 2017 3:44 PM
To: Dawson, Brett
Subject: 3/15/2017 Aone Number 7180 Plot Plan 20682 Parcel Map 33750 Intent to adopt a mitigated negative Declaration

Dear Brett, and Honorable Planning Commissioners and County Supervisors,

Please accept this email as my official protest against the proposed zoning changes and the proposed development of a storage facility, RV parking and a carwash on the corner of Winchester Road and Max Gillis. I have only been aware of this issue and the upcoming hearing on 3/15/2017 since last Friday. Apparently proper notice has not been given to all affected and interested parties. Since last Friday we have secured multiple signatures on a petition in opposition of this development. As I have gone around making residents aware of this proposal, the descent has been unanimous. I'm certain we could gather signatures of 100% of the residents in and around Spencer's Crossing, which is a huge neighborhood here, if we had more time to do so.

We understand that at some point this parcel will be developed. We of course want the protected wild life areas to remain protected. But I'm hoping the Planning Board and Supervisors who will review this request and our opposition to it will take a moment to understand our position, and hopefully join us in a plan for the long term, and not be short sighted to adopt the first proposed utilitarian Industrial buildings currently being proposed. This zoning change degrades the value of the property it is proposed for and the properties around it. This area is filled with homes in the close to and over \$500K price point. For many their home is their biggest investment. What builds up around these homes will affect their valuation. The two valuations are in many ways interdependent. Since the tax dollars that Riverside County collects is based on a percentage of valuation, the county too becomes a stake holder in this equation.

For those of us who live here, Winchester Road is our Main Street USA. In decades past, no doubt Winchester Road was a utilitarian road, with rural and industrial purposes. But as communities to the north spread southward, and cities like San Diego spread eastward, and north, this area isn't as it was even a decade ago. This area is a viable thriving community in need of goods and services which they can well support. There are many areas around French Valley Airport and Technology Drive and Auld Road and Benton Rd. where light industrial or the zoning change to M-SC Manufacturing Service Commercial would be better suited. There are at least 7 different storage facilities close to this area, which meet all possible storage needs. And there are 5 nearby gas stations with car washes and an additional one is set to go into one of the parcels at Winchester Road and Max Gillis already. This is where the county's adherence to proper planning and community development either succeeds or fails. Making the right choices at this time could make or break the success of this area of Riverside County. It isn't enough to develop a parcel for the benefit of tax revenues in the short term. We depend on the county to lead with long term vision. As more housing continues to grow and expand here, the consequences of making the wrong decisions becomes all that more evident.

The highest and best use for the property at Max Gillis and Winchester Road described as Zone Number 7180, Plot Plan 20682 and Parcel Map 33750 would be upscale retail and restaurants to best serve the surrounding community. This would draw new potential home buyers to the area, who would see the new upscale retail and restaurants as a benefit, as opposed to an unsightly industrial eye sore. The proper type of commercial, retail development would bring greater tax benefit to the county of Riverside, and as it reflects well upon the neighborhood it would serve, the property values of surrounding homes as well would be positively affected, and would be reflected in the property tax base, which of course again benefits Riverside County.

The owners of this Parcel/development are from Park City Utah, and Milano Texas. They don't live here. They would not have to suffer the impact their storage facility would have on the hundreds and hundreds of home owners who do live

here. And its possible that this was planned a long time ago when they acquired the property and perhaps they are blissfully unaware that this area has changed and these changes render their development concept obsolete. I can only imagine that as developers, these owners would want to develop the proposed property to its highest and best use if only for their own financial gain and long term benefit.

I, and the many residents I have consulted with ask the Riverside County Planning Commission and the County Superintendents to reject the proposed zoning changes and to support the development of this area of Riverside County to its highest and best use.

Warmest Regards,

Gerri Ann Capotosto
35709 Jack Rabbit Lane
Murrieta, CA 92563
951-816-5250

Dawson, Brett

From: Gerri Ann Capotosto <go2gerriann@gmail.com>
Sent: Thursday, March 09, 2017 5:10 PM
To: Dawson, Brett
Subject: Signed Petition sheep opposing zoning change for Zone7180,Plot Plan 20682, Parcel Map 33750
Attachments: Petition Opposing zoning change at corner of Winchester Rd and Max Gillis.pdf

Dear Brett,

If we had more notice and more time we could have gathered close to 1000 signatures. But with less than a week, here's what we have so far.

Everyone I spoke to opposes this development. Not one person said, no, i'm not signing cause I think this is great. So don't let the small number of signatures fool you, this is a shortage of time issue, not a shortage of people willing to sign. There are also many who asked me to email them a petition sheet and I have not received many of those back yet. Here's what we have so far. We look forward to meeting you on the 15th.

Warmest Regards,
Gerri Ann Capotosto

**Winchester Road Corridor Residents
Petition Against Proposed Intent to Adopt A
Mitigated Negative Declaration
Change of Zone No 7180
Plot Plan No. 20682
Parcel Map No. 33750**

	NAME	ADDRESS	EMAIL/PHONE
1.	BONNIE MUMMEAT	35566 DRIFTWOOD ST	Zee b m u m m e a t @ g m a i l . c o m 951-440-1744
	X Bonnie Mummeat	"	"
2.	CERIL WANDERS	35566 DRIFTWOOD ST	951-330-1392
	X Ceril Wanders		
3.	Shirley Brown	35554 Driftwood St	951-210-0560
	X Shirley Brown		
4.	AURAFONE McANULTY	31079 BONSAI CIRCLE WINCHESTER, CA 92596	(951) 232-9728 MEANULTYAT@OUTLOOK.COM
	X Aurafone McAnulty		
5.	Kristin Kanaster	31086 BONSAI CIR. WINCHESTER, CA	Kristin.kanaster@gmail.com
	X Kristin Kanaster		
6.	JON McDONNELL	31086 BONSAI CIR. WINCHESTER, CA	951-834-8888
	X Jon McDonnell		
7.	Cherise KayTONOS	31055 BONSAI Circle Winchester, CA 92596	951-634-2199
	X Cherise Kaytonos		




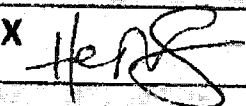

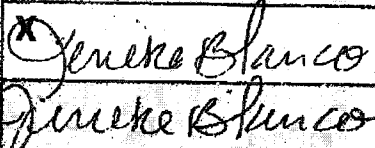
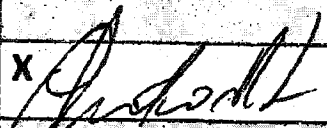
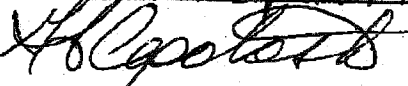
**Winchester Road Corridor Residents
 Petition Against Proposed Intent to Adopt A
 Mitigated Negative Declaration
 Change of Zone No 7180
 Plot Plan No. 20682
 Parcel Map No. 33750**

	NAME	ADDRESS	EMAIL/PHONE
8	PATRICIA EDWARDS	31038 BONSAI CIR WIN 92596	patsyedwards1@verizon.net 951-368-8222
	X Patricia Edwards		
9	Gina Harris	35722 Date Palm St Winchester CA 92596	sephor-strom@yahoo.com 760 331 7606
	X Didi		
10	Cesar Aguayo	35710 Date Palm St	951-442-1475
	X Cesar Aguayo	Winchester CA 92596	
11	Maricell Kummer	35739 Date Palm Winchester St	(951) 553-4252
	X		
12			
	X		
13			
	X		
14			
	X		
15			


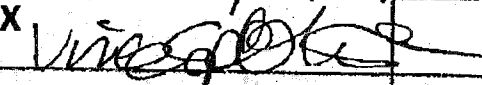


**Winchester Road Corridor Residents
 Petition Against Proposed Intent to Adopt A
 Mitigated Negative Declaration
 Change of Zone No 7180
 Plot Plan No. 20682
 Parcel Map No. 33750**

NAME	ADDRESS	EMAIL/PHONE
PAUL CHASSEY	32809 PRAIRIE SUNWAY	PAUL CHASSEY @ JONO.COM
X Paul Chassey		
Richard Fiero	35523 SUGARMADE	(909) 762-7770
X [Signature]		
Jessy Rodriguez	30866 Thimbleberry Lane	(951) 348-1632
X [Signature]		
Don Males	30680 Fox Sedge Way	818-859-2741
X Marilyn Mader	30680 Fox Sedge Way	858 6034896 / iracounville@yahoo.com
Amy Huffman	30797 Prairie Sun Way	a.p.huffman@gmail.com
X [Signature]		
PAUL ALCALA	35062 SILVERLEAF LN	palcala65@gmail.com 626-833-7624
X [Signature]		
Doug Olson		
X Doug Olson	35721 Jack Rabbit Lane	951 704 5325
JO OLSON		
X JO OLSON		

**Winchester Road Corridor Residents
 Petition Against Proposed Intent to Adopt A
 Mitigated Negative Declaration
 Change of Zone No 7180
 Plot Plan No. 20682
 Parcel Map No. 33750**

NAME	ADDRESS	EMAIL/PHONE
Kelly Shoemaker X 	35876 Bobcat way Murrieta CA 92563	K.Shoemaker@attmail.com 951 557-1961
GABRIEL BLANCO X 	35347 STONECROP CI. MURRIETA, CA 92563	gblanco1220@hotmail.com
ANTONIO ONTIVEROS X 	30861 COTTON TAIL LN MURRIETA, CA 92563	tonyoate@yahoo.com
Heather Ontiveros X 	30861 Cotton tail ln Murrieta CA 92563	
Jenike Blanco X 	35347 Stonecrop Ct Murrieta Ca 92563	
Jenike Blanco X		
 Doreen	30829 Doreen Ln Murrieta CA 92563	761-373-5369
Cecilia Ann Capotosto X 	35709 Jack Rabbit Lane	gocgermann@gmail.com 951-8110-5250

**Winchester Road Corridor Residents
 Petition Against Proposed Intent to Adopt A
 Mitigated Negative Declaration
 Change of Zone No 7180
 Plot Plan No. 20682
 Parcel Map No. 33750**

NAME	ADDRESS	EMAIL/PHONE
Erik Wilson		
X 	35757 Jack Rabbit Lane	Cor. & W@a uia.com
NEHRS	35750 Jack Rabbit Ln	hshadmehra22@gmail.com
X Virginia Elsmore	35716 Jack Rabbit	gingerelsmore43@gmail.com
Wince Capotosto	35709 Jack Rabbit Lane	MURRIKA
X 		
Valentina Capotosto	38709 Jack Rabbit Ln.	
X 		
W Isabella Capotosto	35709 Jack Rabbit Ln.	boocapolo@yahoo.com
X 		
X		
X		

03/09/17
15:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM33750

Parcel: 480-170-001

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID#: 737-966-406
Parcel Map (PM) 33750 is a proposal for a schedule "E" subdivision of a 12-acre site in the French Valley area. The site is located on the northwest corner of Winchester Road/Highway 79 and the old alignment for Leon Road. This map is being processed concurrently with Plot Plans (PP) 20682 and 26212, which are proposals for a self-storage facility and car wash on Parcels 1 and 2 the map, respectively. This site is within Dutch Village Specific Plan 106.

This site is within the Special Flood Hazard Area for the 100-year floodplain limits for Warm Springs Creek as delineated on the February 2003 Special Study performed by the United States Army Corps of Engineers and Department of Water Resources DWR Awareness Maps. The floodplain limits are delineated on Best Available Maps (BAM) by California Department of Water Resources (DWR) and is available at: <http://gis.bam.water.ca.gov/bam/> Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data. The floodplains mentioned above are listed in County Ordinance 458 Section 5.b and 5.d respectfully.

Warm Springs Creek has an estimate flow of 5,500 cfs and impacts the northern portion of the project site. The exhibit shows encroachment into the southerly bank of the floodplain by placing fill and manufactured 4 to 1 slopes along the northern portion of the project and within Parcel 4 of Parcel Map 33750. The design of the manufactured slopes also includes 1-foot freeboard, access ramp with a slope no greater than 10 percent, and 15-foot reciprocal access easement. The design of the manufactured slope shall also include a 12-foot strip setback from the toe of slope for maintenance. This setback must be outside the conservation area. The District has expressed an interest in maintaining the slope as it serves a regional benefit.

In accordance with Ordinance 458, any encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis to revise the floodplain limits. This floodplain analysis must be

03/09/17
15:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM33750

Parcel: 480-170-001

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

submitted to the District's Flood Plain Management (FPM) Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project.

This will likely require the preparation and submittal of a detailed hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. A preliminary floodplain analysis has been submitted and approved by the District for tentative approval for the project.

The site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

03/09/17
15:22

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN: TRANSMITTED Case #: PP20682

Parcel: 480-170-001

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10. FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID#: 737-966-406
Plot Plan (PP) 20682 and 26212 are proposals for a self-storage facility and car wash on 6.8 acres in the French Valley area. The site is located on the northwest corner of Winchester Road/Highway 79 and the old alignment for Leon Road. The sites are Parcels 1 and 2 of Parcel Map (PM) 33750, which is a proposed schedule "E" subdivision that is being processed concurrently. This site is within Dutch Village Specific Plan 106.

This site is within the Special Flood Hazard Area for the 100-year floodplain limits for Warm Springs Creek as delineated on the February 2003 Special Study performed by the United States Army Corps of Engineers and Department of Water Resources DWR Awareness Maps. The floodplain limits are delineated on Best Available Maps (BAM) by California Department of Water Resources (DWR) and is available at: <http://gis.bam.water.ca.gov/bam/> Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data. The floodplains mentioned above are listed in County Ordinance 458 Section 5.b and 5.d respectfully.

Warm Springs Creek has an estimate flow of 5,500 cfs and impacts the northern portion of the project site. The exhibit shows encroachment into the southerly bank of the floodplain by placing fill and manufactured 4 to 1 slopes along the northern portion of the project and within Parcel 4 of Parcel Map 33750. The design of the manufactured slopes also includes 1-foot freeboard, access ramp with a slope no greater than 10 percent, and 15-foot reciprocal access easement. The design of the manufactured slope shall also include a 12-foot strip setback from the toe of slope for maintenance. This setback must be outside the conservation area. The District has expressed an interest in maintaining the slope as it serves a regional benefit.

In accordance with Ordinance 458, any encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis to revise the floodplain limits. This floodplain analysis must be submitted to the District's Flood Plain Management (FPM)

03/09/17
15:22

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN: TRANSMITTED Case #: PP20682

Parcel: 480-170-001

10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project.

This will likely require the preparation and submittal of a detailed hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. A preliminary floodplain analysis has been submitted and approved by the District for tentative approval for the project.

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03/09/17
15:23

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN: TRANSMITTED Case #: PP26212

Parcel: 480-170-014

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID#: 737-966-406
Plot Plan (PP) 26212 and 20682 are proposals for a mixed-use car wash and self-storage facility, respectively, on 6.8 acres in the French Valley area. The site is located on the northwest corner of Winchester Road/Highway 79 and the old alignment for Leon Road. The sites are on Parcels 1 and 2 of Parcel Map (PM) 33750, which is a proposed schedule "E" subdivision that is being processed concurrently. This site is within Dutch Village Specific Plan 106.

This site is within the Special Flood Hazard Area for the 100-year floodplain limits for Warm Springs Creek as delineated on the February 2003 Special Study performed by the United States Army Corps of Engineers and Department of Water Resources DWR Awareness Maps. The floodplain limits are delineated on Best Available Maps (BAM) by California Department of Water Resources (DWR) and is available at: <http://gis.bam.water.ca.gov/bam/> Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data. The floodplains mentioned above are listed in County Ordinance 458 Section 5.b and 5.d respectfully.

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In accordance with Ordinance 458, any encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis to revise the floodplain limits. This floodplain analysis must be

03/09/17
15:23

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN: TRANSMITTED Case #: PP26212

Parcel: 480-170-014

10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

submitted to the District's Flood Plain Management (FPM) Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project.

This will likely require the preparation and submittal of a detailed hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. A preliminary floodplain analysis has been submitted and approved by the District for tentative approval for the project.

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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

April 13, 2017

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

TEL : (951) 368-9225
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: APPEAL OF PLOT PLAN NOS. 20682, 26212 and
PARCEL MAP NO. 33750

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Wednesday, April 19, 2017.**

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,

Karen Barton

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Friday, April 14, 2017 8:36 AM
To: Barton, Karen
Cc: Gil, Cecilia
Subject: Re: Publication of Appeal of PP 20682, 26212, PM 33750

Received for publication on 4/19. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / 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 / La Prensa

On Thu, Apr 13, 2017 at 4:16 PM, Barton, Karen <KLBARTON@rivco.org> wrote:

Hi!

Please see the attached request for publication.

Best Wishes,

Karen Lynn Barton

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon Street, 1st Floor, Room 127

Riverside, CA 92501

(951)955-1047 Fax (951)955-1071

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE A PLOT PLAN AND ENVIRONMENTAL IMPACT REPORT IN THE THIRD SUPERVISORIAL DISTRICT

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, May 9, 2017, at 10:30 A.M.**, or as soon as possible thereafter, to consider the appeal filed by Charissa Leach, P.E. Assistant TLMA Director, of the Planning Commission's approval of **Plot Plan Nos. 20682 and 26212 and Parcel Map No. 33750**. PP 20682 proposes to establish a mini-warehouse facility on 5.18 gross acres and designate 5.84 gross acres as open space. The mini-warehouse facility includes a 3,128 sq.ft. office and caretaker's apartment; approximately 120,000 sq. ft. of storage buildings and 29 RV parking spaces. PP 26212 proposes a car wash on 1.66 gross acres. PM 33750 proposes to subdivide the property into 4 parcels; one parcel for the mini-warehouse facility and RV parking, one parcel for the car wash and two lots for open space. The project is northwest of Winchester, south of Nicholas Road, and East of Leon Road in the Rancho California Zoning Area, Third Supervisorial District.

The Planning Commission recommended approval of the project.

The proposed 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, 4080 Lemon Street, 12 Floor, Riverside, CA 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL: BDAWSON@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the proposed 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 proposed 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 proposed 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 proposed 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 hearing.

Please send all written correspondence to: Clerk of the Board, Post Office Box 1147, Riverside, CA 92502-1147.

Dated: April 13, 2017

Kecia Harper-Ihem, Clerk of the Board
By: Karen Barton, Board Assistant

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Thursday, April 13, 2017 5:07 PM
To: Barton, Karen
Cc: Gil, Cecilia
Subject: RE: for posting PP 20682, 26212, PM 33750

received and will be posted.

Please CC the following people in the future when sending CEQA docs by email.

Tbuie@asrclkrec.com
BKenneme@asrclkrec.com
NGarrett@asrclkrec.com

Thank you

From: Barton, Karen [mailto:KLBARTON@RIVCO.ORG]
Sent: Thursday, April 13, 2017 4:20 PM
To: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Cc: Gil, Cecilia <CCGIL@RIVCO.ORG>
Subject: for posting PP 20682, 26212, PM 33750

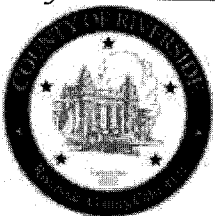
Hi Mary Ann,

Here is the Notice for posting. Please let me know if you need additional information.

Best Wishes,

Karen Lynn Barton

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951)955-1047 Fax (951)955-1071
Mail Stop #1010
kbbarton@rivco.org
<http://rivcocob.org/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/14/2017.

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

APN (s) or case numbers CZ07180/Pm33750/PP20682 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

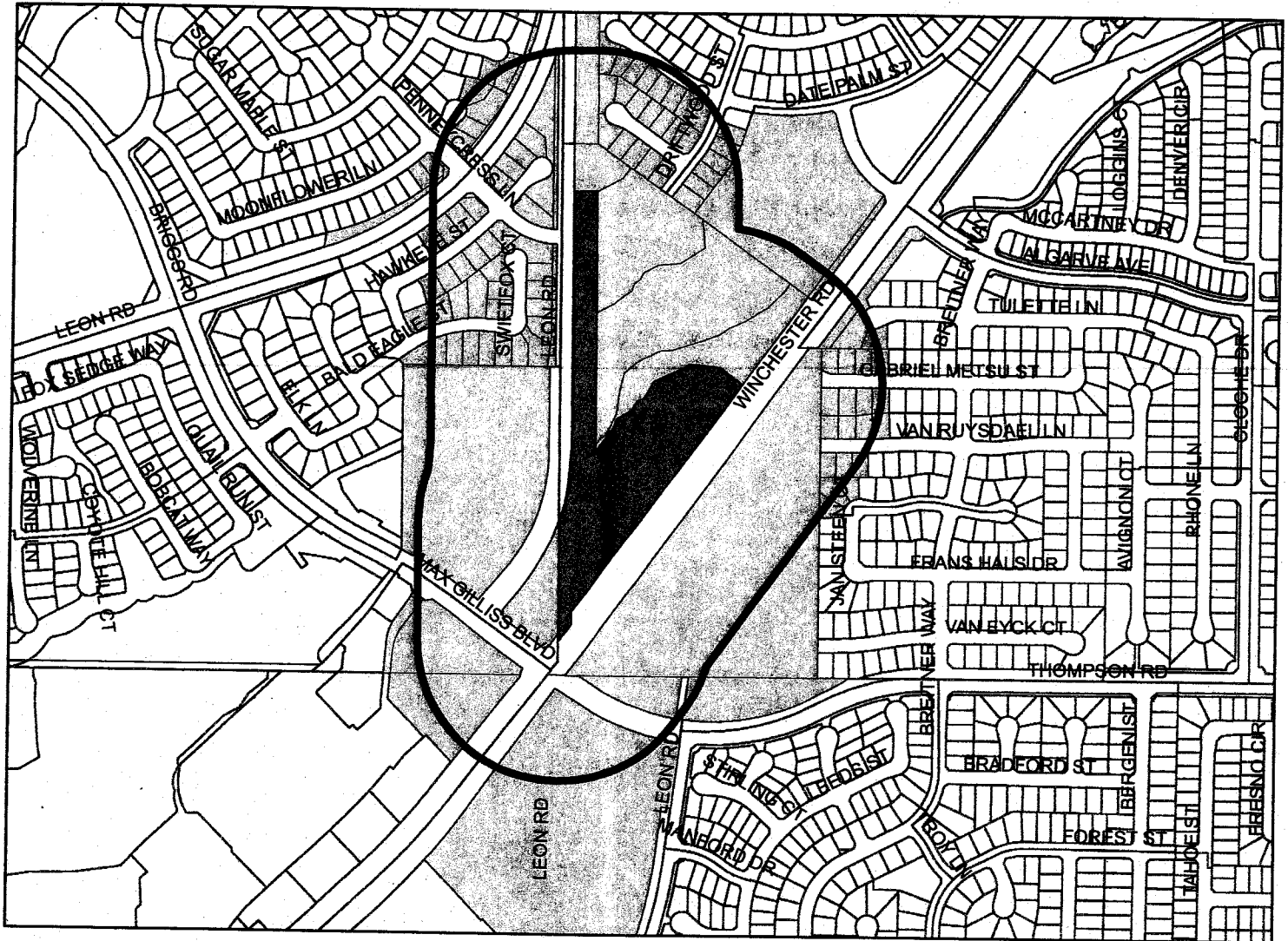
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07180 PM33750 PP20682 (600 feet buffer)



Selected Parcels

480-220-016	480-220-012	480-501-002	480-500-011	480-353-003	480-220-003	480-220-009	480-502-011	480-502-002	480-353-001
480-230-003	480-352-016	480-502-023	480-220-005	480-220-011	480-352-003	480-502-010	480-502-025	480-220-015	480-220-020
480-352-014	480-170-008	480-351-015	480-220-013	480-502-014	480-170-002	963-100-002	963-060-051	480-580-026	480-502-019
480-501-007	480-230-004	480-560-001	480-500-010	480-230-007	480-353-004	480-352-004	480-220-004	480-220-002	480-502-009
480-502-008	480-560-002	480-351-001	480-502-013	480-580-004	480-580-003	480-502-015	480-500-009	963-450-015	480-500-008
480-502-018	480-502-004	480-341-009	480-352-013	480-341-008	480-502-005	480-502-003	480-220-010	480-220-006	480-502-021
480-220-007	480-220-017	480-502-017	480-580-025	480-220-008	480-500-012	480-500-013	480-501-008	480-501-009	480-560-031
480-560-032	480-560-033	480-580-001	480-230-005	480-501-004	480-353-002	480-502-022	480-502-020	480-501-005	480-100-061
480-502-026	963-450-012	963-450-018	480-351-002	480-502-016	480-502-001	480-230-002	480-501-010	480-502-027	480-352-015
480-220-018	480-502-006	480-502-024	480-501-006	480-501-001	480-352-001	480-220-019	480-351-003	480-352-002	480-351-016
480-351-014	480-170-004	480-220-039	480-341-015	480-580-008	480-580-009	480-580-010	480-580-036	480-220-001	480-230-006
480-501-003	480-170-003	480-170-011	480-170-012	480-170-013	480-502-012	480-580-002	480-220-014	480-170-014	



520 260 0 520 Feet

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

ASMT: 480170003, APN: 480170003
WESTERN RIVERSIDE CO REG CONSERV AUT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 480220004, APN: 480220004
KRISTIN KANESTER, ETAL
31067 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480170008, APN: 480170008
EMWD
P O BOX 8300
PERRIS CA 92572

ASMT: 480220005, APN: 480220005
CHERISE TORRES, ETAL
31055 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480170012, APN: 480170012
WESTERN RIVERSIDE COUNTY REG CON AUT
C/O REAL ESTATE DIVISION
3403 10TH ST STE 500
RIVERSIDE CA 92502

ASMT: 480220006, APN: 480220006
PATRICIA EDWARDS
31038 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480170014, APN: 480170014
WINCHESTER ROAD
C/O JOHN S RICHARDS
P O BOX 981623
PARK CITY UT 84098

ASMT: 480220007, APN: 480220007
ROWENA MITCHELL, ETAL
31050 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220001, APN: 480220001
VICTOR RABARA
31103 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220008, APN: 480220008
KIMBERLY WEIDMAN PORTER, ETAL
31062 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220002, APN: 480220002
GERRY RUIZ, ETAL
31091 BONSAI CIR
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ASMT: 480220009, APN: 480220009
BONNIE WOZNAK
31074 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220003, APN: 480220003
PORNPIMOL MCANULTY, ETAL
31079 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220010, APN: 480220010
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109



ASMT: 480220011, APN: 480220011
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31098 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220018, APN: 480220018
SEPHON STROM, ETAL
35722 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220012, APN: 480220012
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31110 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220019, APN: 480220019
KIM NGUYEN, ETAL
35734 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220013, APN: 480220013
BEVERLY RIVAS, ETAL
35662 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220020, APN: 480220020
DAVID LACASSE
35746 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220014, APN: 480220014
WILLIAM ZOOK
35674 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480230002, APN: 480230002
SHIRLEY BROWN
35554 DRIFTWOOD ST
WINCHESTER, CA. 92596

ASMT: 480220015, APN: 480220015
JEANNE LORING, ETAL
12818 VIA GRIMALDI
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ASMT: 480230003, APN: 480230003
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35566 DRIFTWOOD ST
WINCHESTER, CA. 92596

ASMT: 480220016, APN: 480220016
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35698 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480230004, APN: 480230004
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35578 DRIFTWOOD ST
WINCHESTER CA 92596

ASMT: 480220017, APN: 480220017
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ASMT: 480230005, APN: 480230005
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35590 DRIFTWOOD ST
WINCHESTER, CA. 92596



ASMT: 480230006, APN: 480230006
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ASMT: 480351003, APN: 480351003
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31286 JAN STEEN CT
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31231 TULETTE LN
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ASMT: 480351015, APN: 480351015
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31225 VAN RUYSDAEL LN
WINCHESTER, CA. 92596

ASMT: 480341009, APN: 480341009
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ASMT: 480351016, APN: 480351016
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31211 VAN RUYSDAEL LN
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31214 VAN RUYSDAEL LN
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ASMT: 480351001, APN: 480351001
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20759 DAN CT
SAUGUS CA 91350

ASMT: 480352002, APN: 480352002
MELISSA DAVIS, ETAL
31228 VAN RUYSDAEL LN
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ASMT: 480351002, APN: 480351002
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31274 JAN STEEN CT
WINCHESTER, CA. 92596

ASMT: 480352003, APN: 480352003
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31242 VAN RUYSDAEL LN
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ASMT: 480352004, APN: 480352004
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31256 VAN RUYSDAEL LN
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ASMT: 480353003, APN: 480353003
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2756 THUNDER DR
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ASMT: 480352013, APN: 480352013
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31257 GABRIEL METSU ST
WINCHESTER, CA. 92596

ASMT: 480353004, APN: 480353004
JOHN O'DONNELL
31254 GABRIEL METSU ST
WINCHESTER, CA. 92596

ASMT: 480352014, APN: 480352014
DIANNE HICKEY
31243 GABRIEL METSU ST
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ASMT: 480500008, APN: 480500008
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35657 HAWKEYE ST
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ASMT: 480352015, APN: 480352015
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ASMT: 480500009, APN: 480500009
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35645 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480352016, APN: 480352016
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31215 GABRIEL METSU ST
WINCHESTER, CA. 92596

ASMT: 480500010, APN: 480500010
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35633 HAWKEYE ST
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ASMT: 480353001, APN: 480353001
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ASMT: 480500011, APN: 480500011
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ASMT: 480353002, APN: 480353002
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31226 GABRIEL METSU ST
WINCHESTER, CA. 92596

ASMT: 480501001, APN: 480501001
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35597 HAWKEYE ST
MURRIETA, CA. 92563



ASMT: 480501002, APN: 480501002
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35585 HAWKEYE ST
MURRIETA, CA. 92563

ASMT: 480502001, APN: 480502001
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35616 HAWKEYE ST
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ASMT: 480501003, APN: 480501003
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35573 HAWKEYE ST
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ASMT: 480502002, APN: 480502002
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35628 HAWKEYE ST
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ASMT: 480501004, APN: 480501004
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35561 HAWKEYE ST
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ASMT: 480502003, APN: 480502003
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35640 HAWKEYE ST
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ASMT: 480501005, APN: 480501005
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ASMT: 480502004, APN: 480502004
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35652 HAWKEYE ST
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ASMT: 480501006, APN: 480501006
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35580 HAWKEYE ST
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ASMT: 480501007, APN: 480501007
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ASMT: 480502006, APN: 480502006
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C/O MERIT ASSN SVCS
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35736 HAWKEYE ST
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ASMT: 480502009, APN: 480502009
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30916 BALD EAGLE ST
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ASMT: 480502016, APN: 480502016
SHAWN DENNIS
35684 SWIFTFox CT
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ASMT: 480502010, APN: 480502010
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30928 BALD EAGLE ST
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ASMT: 480502017, APN: 480502017
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35696 SWIFTFox CT
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ASMT: 480502011, APN: 480502011
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35701 SWIFTFox CT
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35720 SWIFTFox CT
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ASMT: 480502013, APN: 480502013
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35689 SWIFT FOX CT
MURRIETA CA 92563

ASMT: 480502020, APN: 480502020
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30981 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480502014, APN: 480502014
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35677 SWIFTFox CT
MURRIETA, CA. 92563

ASMT: 480502021, APN: 480502021
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30969 BALD EAGLE ST
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ASMT: 480502015, APN: 480502015
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C/O LAURA C QUILLEN
35672 SWIFTFox CT
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ASMT: 480502022, APN: 480502022
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30957 BALD EAGLE ST
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ASMT: 480502023, APN: 480502023
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30945 BALD EAGLE ST
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ASMT: 480560033, APN: 480560033
RIVERSIDE MITLAND 03
C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

ASMT: 480502024, APN: 480502024
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ASMT: 480580001, APN: 480580001
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30946 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480502025, APN: 480502025
JUDY DROTT, ETAL
30921 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480580002, APN: 480580002
SANDRA RILEY, ETAL
30958 MOONFLOWER LN
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ASMT: 480502026, APN: 480502026
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41309 AVENIDA BIONA
TEMECULA CA 92591

ASMT: 480580003, APN: 480580003
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ASMT: 480502027, APN: 480502027
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30982 MOONFLOWER LN
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ASMT: 480560001, APN: 480560001
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30939 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480580025, APN: 480580025
MASAMI WAGSTAFF, ETAL
30973 GOLDEN ASTER CT
MURRIETA, CA. 92563

ASMT: 480560002, APN: 480560002
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30927 MOONFLOWER LN
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ASMT: 480580026, APN: 480580026
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30961 GOLDEN ASTER CT
MURRIETA, CA. 92563



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PARK DIST, ETAL
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C/O JIRIES ELQURA
P O BOX 1175
SAN JUAN CAPO CA 92693

ASMT: 963100002, APN: 963100002
FRENCH VALLEY TOWNE CENTER II
31401 CAM CAPISTRANO NO 1
SAN JUAN CAPO CA 92675

ASMT: 963450018, APN: 963450018
BONSALL SERVICE STATION, ETAL
C/O J & T MANAGEMENT
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CORONA CA 92879



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Job No 2028-16-004
PO Box 54153
Los Angeles CA 90054

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Bonnie Mummert
35566 Driftwood St
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