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14:23

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN: TRANSMITTED Case #: PP26006

Parcel: 345-150-041

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the continued use of an outside vehicle storage yard, U-Haul rental facility and change of zone to change the project's site's zoning classification from Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone)

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No.26006 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 26006, Exhibit A,

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

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10.PLANNING. 6 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this Plot Plan shall be limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Sunday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 7 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

10.PLANNING. 8 USE- LIMIT ON SIGNAGE RECOMMND

Any proposed signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 14 USE - OAK TREE REMOVAL RECOMMND

Oak trees removed with four (4) inch or larger trunk diameters as measured at breast height may be removed only by approval of the Planning Director and shall be replaced on a variable ratio based on the size of the trees to be removed. Grading and/or landscaping plans shall show the trunk location, trunk diameter, and crown canopy diameter of all trees with driplines within 25 feet of any grading or construction. Replacement trees shall be noted on project's approved landscaping plans.

10.PLANNING. 15 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A),

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 20 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

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10. GENERAL CONDITIONS

10.PLANNING. 27 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 28 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 29 USE- PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 32 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 33 GEN - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

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10. GENERAL CONDITIONS

10.PLANNING. 33

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 5

USE- EXPIRATION CODE ENFORCE

RECOMMND

This permit shall be considered used as of the day of the effective date. WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE (cont.) RECOMMND

building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 3 USE- PARCEL MERGR REQD (1) RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 345-150-013, 345-150-014 and 345-150-041. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the General Commercial (C-1 Zone/C-P) zone.

60.PLANNING. 7 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE- SKR FEE CONDITION (cont.) RECOMMND

the approved development project which is anticipated to be 11.6 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 9 USE- REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until Change of Zone No. 7907 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

60.PLANNING. 10 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 26006, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 12 USE- PARCEL MERGR REQD (2) RECOMMND

rior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 345-150-013, 345-150-014 and 345-150-041. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the General Commercial (C-1 Zone/C-P Zone) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.3 is satisfied.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 USE- REQD APPLICATIONS (2)

RECOMMND

No building permits shall be issued until Change of Zone No. 7907 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

80.PLANNING. 18 USE - LIGHTING PLANS

RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE- FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No.26006 the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

90. PRIOR TO BLDG FINAL INSPECTION

PLAN DEPARTMENT

90.PLAN. 4 USE- ACCESSIBLE PARKING

REQUIRED

Accessible parking spaces shall be provided pursuant to Building Code Requirements.

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of four hundred eighty one (481) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with decomposed granite to current standards as approved by the Department of Building and Safety.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE

RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 23 USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.6 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE- ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 26006 is calculated to be ___ net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26006 has been calculated to be ___ net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that

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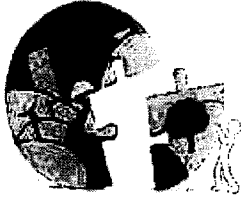
Parcel: 345-150-041

90. PRIOR TO BLDG FINAL INSPECTION

90. PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

ordinance shall be required.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

May 04, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION PP26006, CZ07907

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN REVIEW NO. 26006 AND CHANGE OF ZONE 7907 - EA 42891 - Applicant: Valerie C. Gersch - First Supervisorial District - Meadowbrook Zoning Area - Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) - Location: Northerly of Eugene Street, southerly of Ethanac Road, and easterly of Highway 74 - 11.61 Acres - Zoning: Rural Residential (R-R) - REQUEST: A Plot Plan to allow for the continued use of an outside vehicle storage yard, U-Haul rental facility and sale of hay. Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1 Zone/ C-P Zone) - APNs: 345-150-013, 345-150-014, and 345-150-041 - Related Case: PAR 01459

Sincerely,

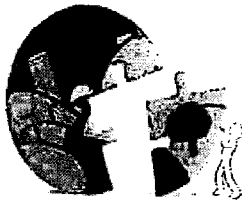
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Deborah Bradford, Contract Planner
Attachment: Project Vicinity Map

Riverside Office - 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 - Fax (951) 955-3157

Desert Office - 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 - Fax (760) 863-7040



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

May 04, 2016

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION PP26006, CZ07907

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

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Sincerely,

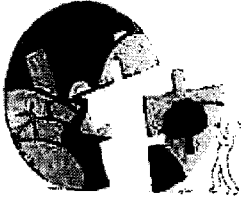
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Deborah Bradford, Contract Planner
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Desert Office - 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

May 04, 2016

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION PP26006, CZ07907

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN REVIEW NO. 26006 AND CHANGE OF ZONE 7907 - EA 42891 - Applicant: Valerie C. Gersch - First Supervisorial District - Meadowbrook Zoning Area - Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) - Location: Northerly of Eugene Street, southerly of Ethanac Road, and easterly of Highway 74 - 11.61 Acres - Zoning: Rural Residential (R-R) - REQUEST: A Plot Plan to allow for the continued use of an outside vehicle storage yard, U-Haul rental facility and sale of hay. Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1 Zone/ C-P Zone) - APNs: 345-150-013, 345-150-014, and 345-150-041 - Related Case: PAR 01459

Sincerely,

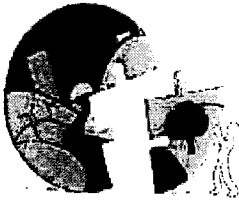
PLANNING DEPARTMENT

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

May 04, 2016

Morongo Cultural Heritage Program
Ray Haute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION PP26006, CZ07907

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN REVIEW NO. 26006 AND CHANGE OF ZONE 7907 - EA 42891 - Applicant: Valerie C. Gersch - First Supervisorial District - Meadowbrook Zoning Area - Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) - Location: Northerly of Eugene Street, southerly of Ethanac Road, and easterly of Highway 74 - 11.61 Acres - Zoning: Rural Residential (R-R) - REQUEST: A Plot Plan to allow for the continued use of an outside vehicle storage yard, U-Haul rental facility and sale of hay. Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1 Zone/ C-P Zone) - APNs: 345-150-013, 345-150-014, and 345-150-041 - Related Case: PAR 01459

Sincerely,

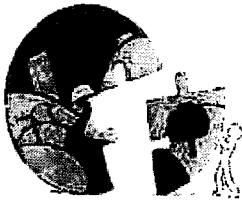
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Deborah Bradford, Contract Planner
Attachment: Project Vicinity Map

Riverside Office - 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 - Fax (951) 955-3157

Desert Office - 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 - Fax (760) 863-7040



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

May 04, 2016

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION PP26006, CZ07907

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

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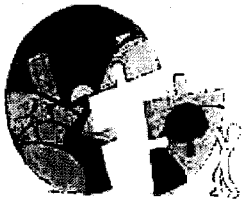
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Deborah Bradford, Contract Planner
Attachment: Project Vicinity Map

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*Steve Weiss, AICP
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

May 04, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION PP26006, CZ07907

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN REVIEW NO. 26006 AND CHANGE OF ZONE 7907 - EA 42891 - Applicant: Valerie C. Gersch - First Supervisorial District - Meadowbrook Zoning Area - Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) - Location: Northerly of Eugene Street, southerly of Ethanac Road, and easterly of Highway 74 - 11.61 Acres - Zoning: Rural Residential (R-R) - REQUEST: A Plot Plan to allow for the continued use of an outside vehicle storage yard, U-Haul rental facility and sale of hay. Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1 Zone/ C-P Zone) - APNs: 345-150-013, 345-150-014, and 345-150-041 - Related Case: PAR 01459

Sincerely,

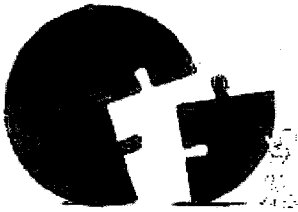
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Deborah Bradford, Contract Planner
Attachment: Project Vicinity Map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 0207907 DATE SUBMITTED: 4/11/16

APPLICATION INFORMATION

Applicant's Name: Valerie C Gersch E-Mail: valeriegersch@yahoo.com

Mailing Address: 9780 KIWI MEADOW Lane
Escondido CA 92026
City State ZIP

Daytime Phone No: (760) 715-0781 Fax No: (760) 749-6331 (must call 1st)

Engineer/Representative's Name: Dan Wishard E-Mail: danwishard@sbcglobal.net

Mailing Address: 231 E Alessandro Blvd #A-218
Riverside CA 92508
City State ZIP

Daytime Phone No: (951) 776-9880 Fax No: (951) 776-9870

Property Owner's Name: Valerie Gersch E-Mail: valeriegersch@yahoo.com

Mailing Address: 9780 Kiwi Meadow Lane
Escondido CA 92026
City State ZIP

Daytime Phone No: (760) 715-0781 Fax No: (760) 749-6331 (must call 1st)

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

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

Valerie C. Gersch and Valerie C. Gersch
Valerie C. Gersch, TTE for Gersch Family Trust
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Valerie C. Gersch Valerie C. Gersch
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Valerie C. Gersch TTE Valerie C. Gersch TTE
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 345-150-013, 345-150-014, 345-150-01

Section: 15 Township: 55 Range: 4W, 58M

Approximate Gross Acreage: 1.2

General location (nearby or cross streets): North of _____, South of _____, East of _____, West of _____

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2007, pg 837, A2

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Existing zone is Commercial Retail under the General Plan Amendment of 2015.

Proposing a change to ~~Commercial~~ ~~Manufacturing~~ ~~to~~ ~~R-R~~ ~~to~~ ~~C-1/C-P~~ + Service

Related cases filed in conjunction with this request:

~~none~~ Plot Plan

R-R
Rural Residential (R-R) to
C-1 / C-P General Commercial

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 345-150-013, 345-150-014, 345-150-041

Property Location or Address: _____

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Valerie Gersch Phone No.: 760-715-0281
 Firm Name: _____ Email: valerie.gersch@yahoo.com
 Address: 9280 Kiisi Meadow Lane
Escondido, CA 92026

3. APPLICANT INFORMATION:

Applicant Name: SAME Phone No.: _____
 Firm Name: _____ Email: _____
 Address (if different from property owner) _____

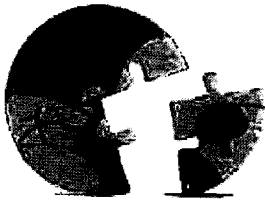
4. SIGNATURES:

Signature of Applicant: Valerie Gersch Date: 4-11-16
 Print Name and Title: Valerie Gersch, Owner

Signature of Property Owner: Valerie Gersch Date: 4-11-16
 Print Name and Title: Valerie Gersch, owner

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	_____
Set #: _____	Application Date: _____



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: U-haul, storage rental, hay sales

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP26006 DATE SUBMITTED: 4-11-16

APPLICATION INFORMATION

Applicant's Name: Valerie G Gersch E-Mail: valeriegersch@yahoo.com

Mailing Address: 9780 Kiwi Meadow Lane
Escondido CA 92026
City State ZIP

Daytime Phone No: (760) 715-0781 Fax No: (760) 749-6331 (call first)

Engineer/Representative's Name: DAN WISHARD E-Mail: danwishard@sbcglobal.net

Mailing Address: 231 E Alessandro Blvd. # A-216
Riverside CA 92508
City State ZIP

Daytime Phone No: (951) 776-9880 Fax No: (951) 776-9870

Property Owner's Name: Valerie Gersch E-Mail: valeriegersch@yahoo.com

Mailing Address: 9780 Kiwi Meadow Lane
Escondido CA 92026
City State ZIP

Daytime Phone No: (760) 715-0781 Fax No: (760) 749-6331 (must call 1st)

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APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Valerie Gensch
PRINTED NAME OF APPLICANT

Valerie Gensch
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Valerie Gensch
PRINTED NAME OF PROPERTY OWNER(S)

Valerie Gensch
SIGNATURE OF PROPERTY OWNER(S)

Valerie Gensch, TTE
PRINTED NAME OF PROPERTY OWNER(S)

Valerie Gensch, TTE
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 345-150-013, 345-150-014, 345-150-041

Section: 15 Township: 5S Range: 4W, SBM

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 12

General location (nearby or cross streets): North of Eugene St., South of ETHANAC, East of _____, West of HWY 74

Thomas Brothers map, edition year, page number, and coordinates: 2007, page 837, A2

Project Description: (describe the proposed project in detail)

U-haul, outside storage for Trucks, cars, boat, semi's, containers, hay sales.

Related cases filed in conjunction with this application:

PAR 01459 and CZ

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site? NONE

Estimated amount of cut = cubic yards: _____

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards N/A

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?
N/A

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) See site plan sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1)

Valerie Gersch

Date

4-11-16

Applicant (2)

Valerie Gersch TTE

Date

4-11-16

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Valerie C. Gersch Date 4-11-16
Owner/Authorized Agent (2) Valerie Gersch, TTE Date 4-11-16

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law as rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from http://www.waterboards.ca.gov/rwqcb3/water_issues/programs/basin_plan/index.shtml . ⁴ The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/rwqcb3/water_issues/programs/tmdl/303d.shtml .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		YES NO
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs). All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
<p>Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/basin_plan/index.shtml. The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml.</p>		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If <u>any</u> question answered "YES"	Project requires a project-specific WQMP.	
If <u>all</u> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

APPLICATION FOR LAND USE PROJECT

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana and Santa Margarita watershed regions of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Riverside County Drainage Area Management Plan (DAMP). New developments and redevelopments within the Whitewater watershed region of Riverside County must mitigate their post construction water quality impacts by complying with Section 4 of the Whitewater River Region Stormwater Management Plan (SWMP). Some development and redevelopment projects may be required to submit a project-specific WQMP in compliance with Section 6 of the DAMP and Section 4 of the SWMP. These documents are available on-line at:

http://rcflood.org/downloads/NPDES/Documents/SA_SM_DAMP/DAMP_App-O_WQMP_2009-01-22.pdf

[http://rcflood.org/downloads/NPDES/Documents/WW_SWMP_WQMP/Jan_2011_WQMP_Guidance Revised 1-9-12.pdf](http://rcflood.org/downloads/NPDES/Documents/WW_SWMP_WQMP/Jan_2011_WQMP_Guidance_Revised_1-9-12.pdf)

and,

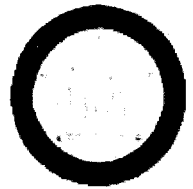
http://rcflood.org/downloads/NPDES/Documents/SA_SM_DAMP/DAMP_App-O_WQMP-Template_2009-01-22.dot

<http://rcflood.org/downloads/NPDES/Documents/Developers/WhitewaterWQMPtemplate.dot>

Noncompliance with Riverside County Ordinance No. 754 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Valerie Gersch hereafter "Applicant" and Valerie Gersch Property Owner".

Description of application/permit use:

Trailer & boat storage, U-haul, Hay sales

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside.
Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 345-150-013, 345-150-014, 345-150-041

Property Location or Address:

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Valerie Gersch Phone No.: 760-715-0281

Firm Name: _____ Email: valerie.gersch@yahoo.com

Address: 9780 Kiisi Meadow Lane
Escondido, CA 92026

3. APPLICANT INFORMATION:

Applicant Name: SAME Phone No.: _____

Firm Name: _____ Email: _____

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: Valerie Gersch Date: 4-11-16

Print Name and Title: Valerie Gersch, Owner

Signature of Property Owner: Valerie Gersch Date: 4-11-16

Print Name and Title: Valerie Gersch, owner

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

NOTICE OF PUBLIC HEARING
SCHEDULING REQUEST FORM

DATE SUBMITTED: March 15, 2017

TO: Planning Commission Secretary

FROM: Deborah Bradford (Riverside)

PHONE No.: 951-955-6646

E-Mail: dbradfor@rctlma.org

SCHEDULE FOR: Planning Commission on April 19, 2017

20-Day Advertisement: Advertisement Adopt Negative Declaration

PLOT PLAN NO. PP26006 AND CHANGE OF ZONE 7907 – Intent to adopt a Negative Declaration - Applicant: Valerie C. Gersch – Engineer/Representative: Oz Bratene – First Supervisorial District – Elsinore Area Plan – Meadowbrook Zoning Area – General Plan: Community Development: Very Low Density Residential (CD: VLDR) – Zoning: Rural Residential (R-R) – Location: Northerly of Eugene Street, southerly of Ethanac Road and easterly of Highway 74 – 11.61 Acres – **REQUEST:** The Plot Plan is to allow for the continued use of an outside vehicle storage yard and U-Haul Rental Facility. Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1Zone/C-P Zone). APNs: 345-150-013, 345-150-014, and 345-150-041

STAFF RECOMMENDATION:

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

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

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

Fee Balance: \$-2,422.33, as of 03/15/17.

CFG Case # 06264 - Fee Balance: \$ X,XXX

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

Controversial: YES NO

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

Principal's signature/initials: John Gt

Date: 3/15/17

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/12/2016.

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

APN (s) or case numbers CZ07907/PP26006 For

Company or Individual's Name Planning Department.

Distance buffered 800'.

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

T. Bradford 12/14/16

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

PLOT PLAN NO. 26006 AND CHANGE OF ZONE 7907 – Intent to adopt a Negative Declaration – Applicant: Valerie C. Gersch – Engineer/Representative: Oz Bratene – First Supervisorial District – Elsinore Area Plan – Meadowbrook Zoning Area – General Plan: Community Development: Very Low Density Residential (CD-VLDR) – Zoning: Rural Residential (R-R) – Location: Northerly of Eugene Street, southerly of Ethanac Road and easterly of Highway 74 – 11.61 Acres – **REQUEST:** The Plot Plan is to allow for the continued use of an outside vehicle storage yard and U-Haul Rental Facility. Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone).

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **APRIL 19, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Deborah Bradford at 951-955-6646 or email at dbradfor@rivco.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

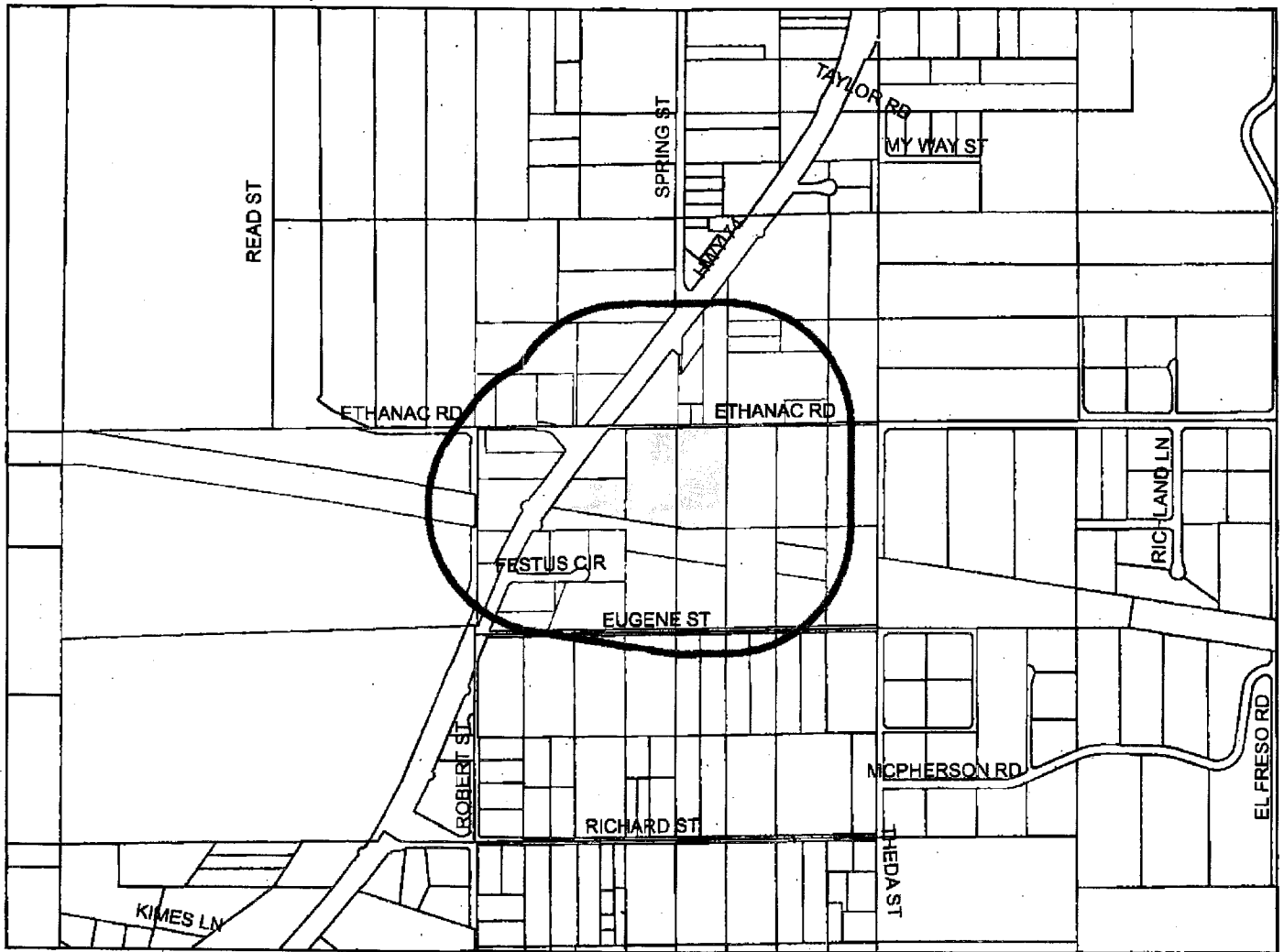
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

CZ07907 / PP26006 (800 feet buffer)



Selected Parcels

345-150-030	345-150-027	345-070-025	345-160-045	345-190-016	345-150-036	345-070-037	345-070-038	345-070-022	345-070-006
345-160-046	345-070-030	345-150-016	345-070-033	345-160-005	345-070-046	345-150-033	345-150-034	345-070-043	345-160-004
345-070-016	345-020-019	345-150-035	345-150-015	345-150-017	345-070-045	345-150-020	345-070-004	345-070-040	345-070-028
345-160-047	345-150-032	345-070-039	345-150-022	345-160-006	345-150-005	345-150-029	345-150-037	345-150-008	345-150-031
345-150-023	345-190-014	345-150-026	345-150-028	345-150-038	345-150-039	345-150-040	345-190-002	345-070-007	345-070-026
345-070-027	345-150-018	345-150-013	345-150-014	345-150-041	345-070-044	345-070-041	345-150-019	345-150-025	345-160-003
345-160-007									



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: 345020019, APN: 345020019
JUAN ABREU
2519 HOPE ST
HUNTINGTON BEACH CA 90255

ASMT: 345070028, APN: 345070028
NICOLAS DIAZ
21766 ETHANAC ST
PERRIS, CA. 92570

ASMT: 345070004, APN: 345070004
MARIA GARCIA
25885 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345070030, APN: 345070030
GILBERT CAMPAS
25850 ETHANAC RD
PERRIS CA 92570

ASMT: 345070006, APN: 345070006
PATRICIA WEISZ, ETAL
39100 CALLE BELLAGIO
TEMECULA CA 92592

ASMT: 345070033, APN: 345070033
GRACE CAMPAS, ETAL
25850 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345070007, APN: 345070007
STEVEN MARTIN
3622 W SLAUSON AVE
LOS ANGELES CA 90043

ASMT: 345070038, APN: 345070038
DIANA RYDER, ETAL
25911 STATE HIGHWAY 74
PERRIS CA 92585

ASMT: 345070016, APN: 345070016
JOSEPH BUBBICO
500 W GRAHAM AVE NO 1310
LAKE ELSINORE CA 92531

ASMT: 345070039, APN: 345070039
PRIME CORNERS LP
12671 HIGH BLUFF DR 150
SAN DIEGO CA 92130

ASMT: 345070022, APN: 345070022
FEBE PANTOJA
633 W 11TH ST
SAN PEDRO CA 90731

ASMT: 345070040, APN: 345070040
NGUYEN DINH, ETAL
3831 LINCOLN HIGH PL
LOS ANGELES CA 90031

ASMT: 345070026, APN: 345070026
SUNRISE FOUNDATION FUND
C/O JAMES F MILLER
25852 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345070041, APN: 345070041
SUSIE KWAN, ETAL
21576 ETHANAC RD
PERRIS, CA. 92570



ASMT: 345070043, APN: 345070043
MARIA CORTES, ETAL
21240 MILO AVE
PERRIS CA 92570

ASMT: 345150020, APN: 345150020
MA NUNEZ MARTINEZ
835 VOLANDE CT
PERRIS CA 92571

ASMT: 345070044, APN: 345070044
VICENTA CRUZ
25878 STATE HIGHWAY 74
PERRIS CA 92570

ASMT: 345150022, APN: 345150022
RUBY EUBANKS, ETAL
2122 W 78TH ST
LOS ANGELES CA 90047

ASMT: 345070045, APN: 345070045
LINDA REEDY
25840 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345150023, APN: 345150023
ROSA CASTRO
881 E HEATHER DR
QUEEN CREEK AZ 85140

ASMT: 345150008, APN: 345150008
RONALD ALLEN
53013 CLIMBER CT
LAKE ELSINORE CA 92532

ASMT: 345150025, APN: 345150025
WILLIE TISDALE
4411 MYRTLE AVE
LONG BEACH CA 90807

ASMT: 345150015, APN: 345150015
BRIDGETT KING, ETAL
21851 ETHANAC RD
PERRIS, CA. 92570

ASMT: 345150027, APN: 345150027
BARBARA CHACHULSKI
22600 BUTTERCUP PL
SUN CITY CA 92587

ASMT: 345150017, APN: 345150017
CUONG BUI, ETAL
918 S OAKHAVEN CIR
ANAHEIM CA 92804

ASMT: 345150029, APN: 345150029
RIVERSIDE COUNTY TRANSPORTATION COM
C/O DEPT OF FACILITIES MANAGEMENT
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 345150018, APN: 345150018
TONY ALVAREZ
21814 RAVENNA AVE
CARSON CA 90745

ASMT: 345150030, APN: 345150030
ESTELLA PENA, ETAL
24392 ARMADA DR
DANA POINT CA 92629



ASMT: 345150031, APN: 345150031
JEANETTE MOORE, ETAL
21670 FESTUS CIR
PERRIS, CA. 92570

ASMT: 345150040, APN: 345150040
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 345150032, APN: 345150032
OM GRAY
904 SILVER SPUR RD NO 479
ROLLING HILLS EST CA 90274

ASMT: 345150041, APN: 345150041
VALERIE GERSCH
9780 KIWI MEADOW LN
ESCONDIDO CA 92026

ASMT: 345150033, APN: 345150033
JOHN MARRELLI
3160 LIONSHEAD AVE NO 1
CARLSBAD CA 92010

ASMT: 345160003, APN: 345160003
XIAOJIE ZHANG
21875 EUGENE ST
PERRIS, CA. 92570

ASMT: 345150034, APN: 345150034
ANTONIA GARCIA, ETAL
2733 WEBSTER AVE
LONG BEACH CA 90810

ASMT: 345160004, APN: 345160004
JOSE GUTIERREZ
5019 WIMMER AVE
BALDWIN PARK CA 91706

ASMT: 345150035, APN: 345150035
DARRYL SNYDER, ETAL
1126 N GRAND AVE STE A
COVINA CA 91724

ASMT: 345160005, APN: 345160005
JANET CISNEROS
7014 HAZELTINE AVE
VAN NUYS CA 91405

ASMT: 345150036, APN: 345150036
RAPHAEL LIZARRAGA, ETAL
13179 BALBOA LN
MORENO VALLEY CA 92553

ASMT: 345160006, APN: 345160006
CHRISTOPHER WERMERS, ETAL
C/O CHRISTOPHER WERMERS
21781 EUGENE ST
PERRIS, CA. 92570

ASMT: 345150037, APN: 345150037
ELENA ESPARZA, ETAL
26020 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345160007, APN: 345160007
YESSICA HERNANDEZ
21761 EUGENE ST
PERRIS, CA. 92570



ASMT: 345160045, APN: 345160045
LORENZO MEJORADO, ETAL
3319 PEPPER AVE
LOS ANGELES CA 90065

ASMT: 345160046, APN: 345160046
MARIA MARTINEZ, ETAL
128 N BOBWHITE WAY
ORANGE CA 92869

ASMT: 345160047, APN: 345160047
LYNN GRITTON, ETAL
C/O LYNN R GRITTON
27245 HIGHWAY 74
PERRIS CA 92570

ASMT: 345190002, APN: 345190002
SOUTHERN CALIFORNIA EDISON CO
2ND FLOOR
2131 WALNUT GROVE AVE
ROSEMEAD CA 91770

ASMT: 345190014, APN: 345190014
SANDRA BRETTO
21451 ETHANAC RD
PERRIS, CA. 92570

ASMT: 345190016, APN: 345190016
COLINAS DEL ORO LAND CO
C/O RIO BRAVO DEV CO
P O BOX 540
SANTA BARBARA CA 93102



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1604140

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: GERSCH VALERIE \$50.00
paid by: AE 583456
paid towards: CFG06264 CALIF FISH & GAME: DOC FEE
FOR EA42891
at parcel #: 21750 ETHANAC RD PERR
appl type: CFG3

By _____ Apr 11, 2016 16:18
MGARDNER posting date Apr 11, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R1604140

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

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

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

Received from: GERSCH VALERIE \$50.00
paid by: AE 583456
FOR EA42891
paid towards: CFG06264 CALIF FISH & GAME: DOC FEE
at parcel: 21750 ETHANAC RD PERR
appl type: CFG3

By _____ Apr 11, 2016 16:18
MGARDNER posting date Apr 11, 2016

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658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
9/9/17	0011006591		PE Riverside	3 x 96 Li	374.40

Invoice text: Adoption of Ord. No. 348.4863

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 CLERK / BOARD OF SUPERVISORS
 2017 SEP 13 AM 11:21

*Planning
 17.2 of 08/29/17*

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE
374.40

SALES/CONTACT INFORMATION	ADVERTISER INFORMATION			
Nick Eller 951-368-9229	BILLING DATE 09/09/2017	BILLED ACCOUNT NUMBER 5209148	ADVERTISER/CLIENT NUMBER 5209148	ADVERTISER/CLIENT NAME BOARD OF SUPERVISORS



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE 09/09/2017	BILLED ACCOUNT NUMBER 5209148	ADVERTISER/CLIENT NUMBER 5209148
BALANCE DUE 374.40	ORDER NUMBER 0011006591	TERMS OF PAYMENT DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 'PO BOX 1147'
 RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
 Riverside Press-Enterprise
 PO BOX 54880
 LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ord. No. 348.4863 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/09/2017

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

Date: September 09, 2017
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011006591-01

P.O. Number:

Ad Copy:

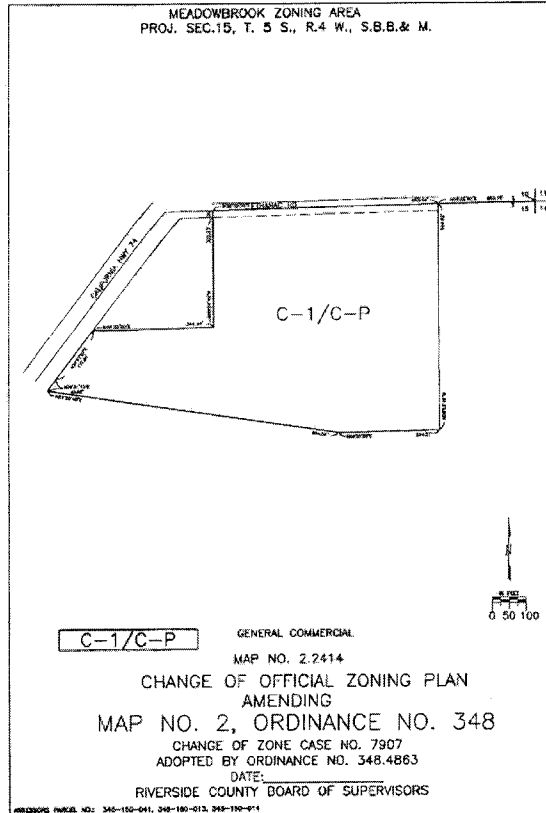
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348.4863
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Meadowbrook Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2414, Change of Zone Case No. 7907" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.



Chuck Washington, Vice-Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on August 29, 2017, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Washington, Perez and Ashley
NAYS: None
ABSENT: Tavaglione

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

9/9

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2017 SEP 13 AM 11:22

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND AN ORDINANCE IN THE MEADOWBROOK – ELSINORE AREA, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing 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, August 29, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Valerie Gersch – Oz Bratene, on **Change of Zone No. 7907**, which proposes to change the zoning from Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone), or such other zones as the Board may find appropriate; and, adoption of **Ordinance No. 348.4863** (“the project”). The project is located north of Eugene Street, south of Ethanac Road, and east of Highway 74, First Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 42891**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL dbradfor@rivco.org.

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

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

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

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

Dated: August 16, 2017

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

17.2 of 08/29/17

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD SUPERVISORS

2017 SEP 11 AM 11:23

PUBLIC HEARING NOTICE
This may affect your property

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



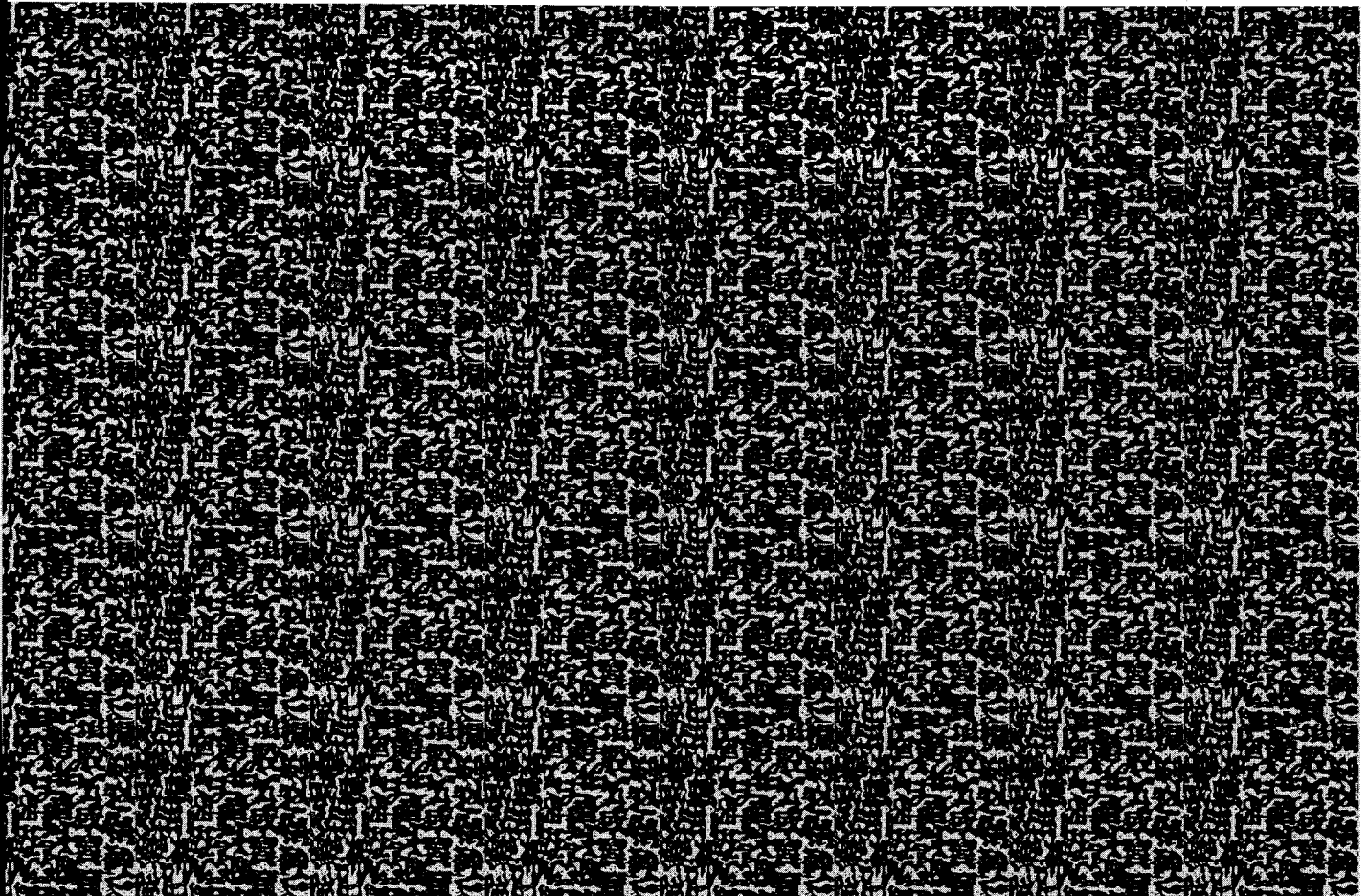
ASIN: 345070033, AFN: 345070033
GEORGE CAMPAS, ETAL
5850 HIGHWAY 74
PERRIS, CA 92507

NIXIE 910 DC 1 0005/03/17

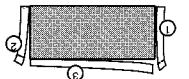
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92530



REMOVE SIDE EDGES FIRST
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND AN ORDINANCE IN THE MEADOWBROOK – ELSINORE AREA, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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Dated: August 16, 2017

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

17.2 of 08/29/17

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2017 AUG 29 AM 11:04

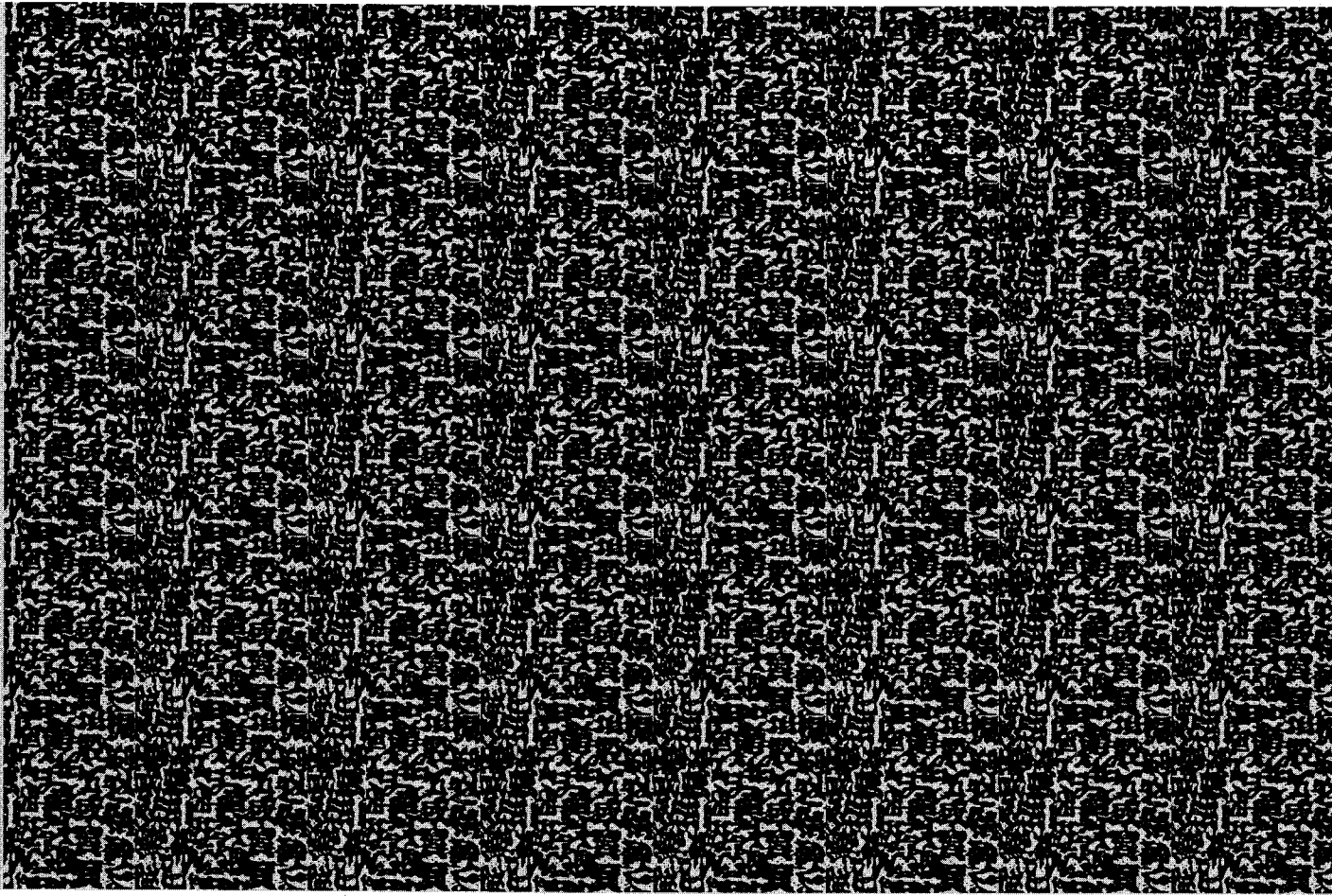
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P. O. Box 1147
Riverside, CA 92502-1147



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