

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



ITEM
18.1
(ID # 5537)

MEETING DATE:

Tuesday, November 7, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 7908 and PLOT PLAN NO. 26008 – CEQA Exempt, Section 15303 (New Construction or Conversion of Small Structures) – Owner: Matta A. Ibrahim – Representative: Tindall Engineering, Inc. – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Business Park – Location: North of Conard Street, south of Chris Court, east of 8th Street, and west of Highway 74 – 0.86 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: A Change of Zone (CZ07908) to change the site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (IP) and a Plot Plan (PP26008) to extend the entitlement of an existing vehicle rental and repair facility (Lakeside Car Rental & Repair), on one parcel, totaling 0.86 gross acres - APN: 377-372-032; [100% Applicant Fees]

RECOMMENDED MOTION: That the Board of Supervisors:

FIND the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions incorporated in the staff report; and,

ACTION:

Charissa Leach, Assistant TLMA Director 10/17/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4869 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington and Perez
Nays: None
Absent: Ashley
Date: November 7, 2017
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

APPROVE CHANGE OF ZONE NO. 7908, changing the project site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (IP), based upon the findings and conclusions incorporated in the staff report; and,

ADOPT ORDINANCE NO. 348.4869 amending the zoning in the Meadowbrook Area as shown on Map No. 2.2417 Change of Zone No. 7908, attached hereto and incorporated herein by reference; and,

APPROVE PLOT PLAN NO. 26008, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Change of Zone No. 7908 proposes to change the site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (IP).

Plot Plan No. 26008 proposes to re-entitle an existing vehicle rental and repair facility (Lakeside Car Rental & Repair).

The project site is generally located north of Conard Avenue, south of Chris Court, east of 8th Street, west of Highway 74, and is within the Elsinore Area Plan, on one parcel, totaling 0.86 gross acres.

The project site includes an existing small, 2,520 square foot building, in which approximately 1,150 square feet is utilized for vehicle repair and is separated into four vehicle bays. The remainder of the building, approximately 1,370 square feet, is used as office space and storage. The existing business, Lakeside Car Rental & Repair, generally operates from 9:00am to 5:00pm, Monday through Friday and is closed Saturday and Sunday. The business provides general automotive repair, towing, and vehicle rental services.

The project site has historically been utilized as a vehicle repair facility since approximately the mid-1980s. On August 21, 1985, Conditional Use Permit No. 2792 was approved, which established a vehicle repair facility on the project site, but imposed a 10-year lifespan on the

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

entitlement, expiring on August 21, 1995. Since the expiration, a vehicle repair facility has been in continuous operation on the site, without a land use entitlement.

Approval of this project will result in changing the site's Zoning Classification to Industrial Park (IP), for the purpose of becoming compatible with the surrounding zones, which are also Industrial Park (IP), and also to establish consistency with the site's existing General Plan Land Use Designation of Community Development: Business Park (CD:BP). Furthermore, approval of this project will re-establish the auto repair facility through a new Plot Plan entitlement. Auto repair facilities are allowed within the Industrial Park Zone, subject to Plot Plan approval, instead of Conditional Use Permit approval.

The Planning Commission heard the project on April 5, 2017. After taking public testimony, the Planning Commission closed the public hearing and recommended approval of the project with a 3-0 vote.

Impact on Residents and Businesses

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

Additional Fiscal Information

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

ATTACHMENTS:

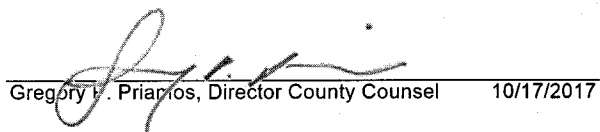
Attachment A. Planning Commission Staff Report 04-05-2017

Attachment B. Planning Commission Report of Actions 04-05-2017

Attachment C. Ordinance No. 348.4869


Alex Gann

10/30/2017


Gregory L. Priamos, Director County Counsel

10/17/2017

1 ORDINANCE NO. 348.4869

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

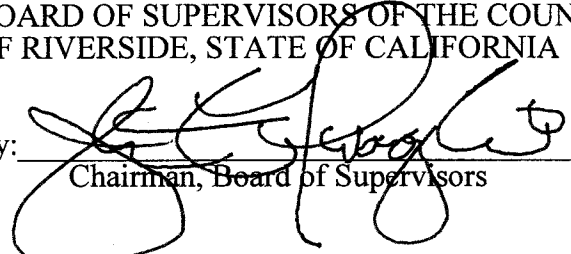
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Meadowbrook Area, the zone or zones as shown
7 on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2417,
8 Change of Zone Case No. 7908" which map is made a part of this ordinance.

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

10
11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA


13 By: 
14 Chairman, Board of Supervisors

15 ATTEST:
16 KECIA HARPER-IHEM
17 Clerk of the Board

18
19 By: 

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21 (SEAL)

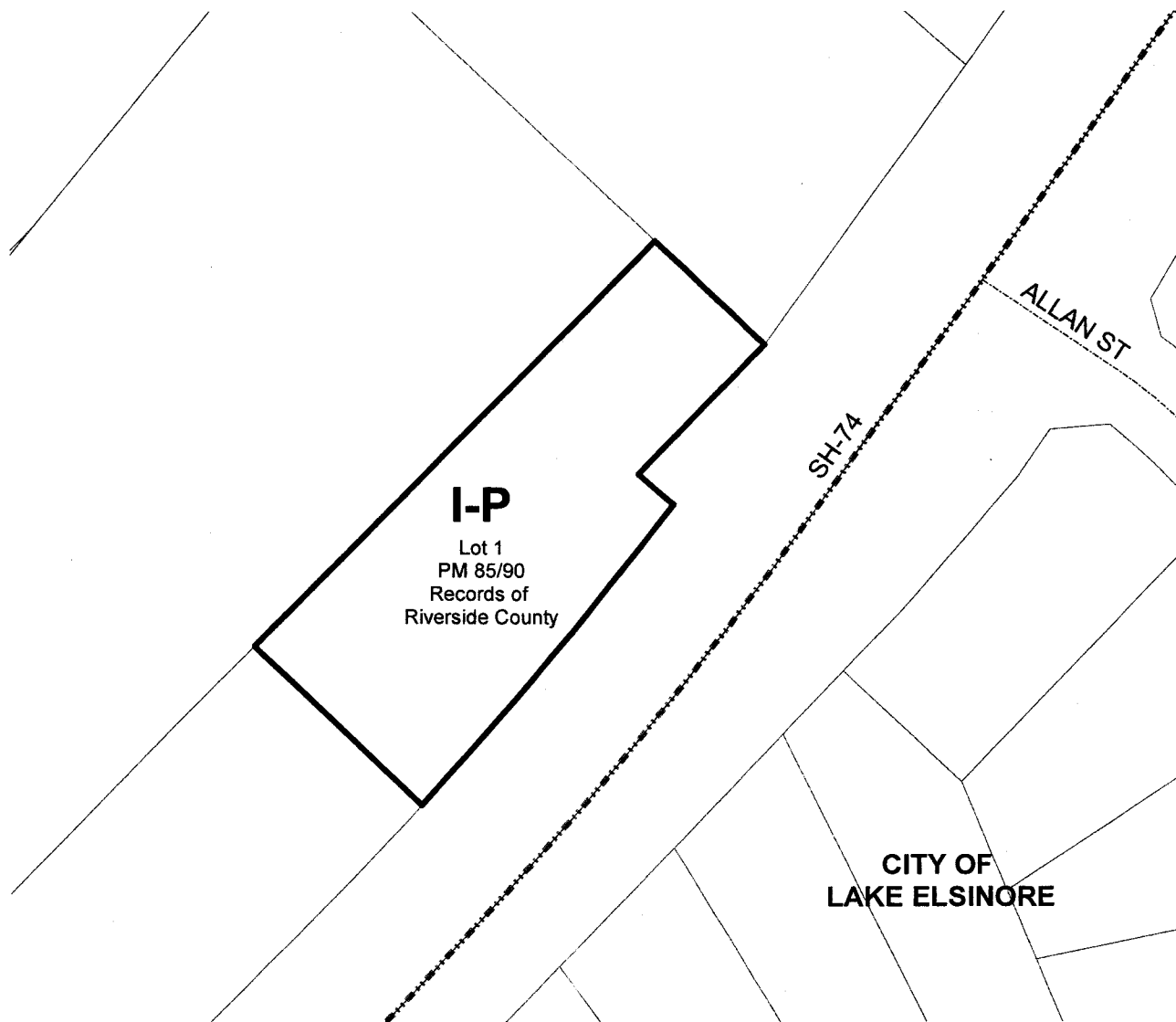
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23 APPROVED AS TO FORM
24 October 5, 2017

25
26 By: 
27 MELISSA CUSHMAN
Deputy County Counsel

28 MRC:sk
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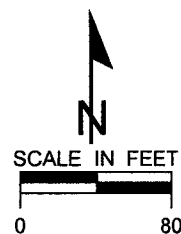
NOV 07 2017 18.1

MEADOWBROOK AREA
SEC. 36 T. 5 S., R. 5 E. S.B.B. & M.



I-P INDUSTRIAL PARK

MAP NO. 2.2417
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7908
ADOPTED BY ORDINANCE NO. 348.4869
NOVEMBER 7, 2017



RIVERSIDE COUNTY BOARD OF SUPERVISORS

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on November 7, 2017, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE: November 7, 2017


KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL

Agenda Item No.: 4.1
Area Plan: Elsinore
Zoning Area: Meadowbrook
Supervisory District: First
Project Planner: John Earle Hildebrand III
Planning Commission: April 5, 2017

CHANGE OF ZONE NO. 7908
PLOT PLAN NO. 26008
CEQA Exempt – Section 15303
Applicant: Matta A. Ibrahim
Representative: Tindall Engineering, Inc.



Juan C. Perez
TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: The proposed project consists of: (1) a Change of Zone (CZ07908) to change the site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (IP) and (2) a Plot Plan (PP26008) to entitle an existing vehicle rental and repair facility (Lakeside Car Rental & Repair).

PROJECT LOCATION: The project site is generally located North of Conard Avenue, South of Chris Court, East of 8th Street, west of Highway 74, and is within the Elsinore Area Plan, on one parcel, totaling 0.86 gross acres. Specifically, the project site has an address of 18770 Conard Avenue, Lake Elsinore, CA 92532.

BACKGROUND: The project site has historically been utilized as a vehicle repair facility since approximately the mid-1980s. On August 21, 1985, Conditional Use Permit No. 2792 was approved, which established a vehicle repair facility on the project site, but imposed a 10-year lifespan on the entitlement, expiring on August 21, 1995. Since the expiration, a vehicle repair facility has been in continuous operation on the site, without a land use entitlement.

The project site includes an existing small, 2,520 square foot building, whereby approximately 1,150 square feet is utilized for vehicle repair and is separated into four vehicle bays. The remainder of the building, approximately 1,370 square feet, is used as office space and storage. The existing business, Lakeside Car Rental & Repair, generally operates from 9:00am to 5:00pm, Monday through Friday and is closed Saturday and Sunday. The business provides general automotive repair, towing, and vehicle rental services.

Approval of this project will result in changing the site's Zoning Classification to Industrial Park (IP), for the purpose of becoming compatible with the surrounding Zones, which is also Industrial Park (IP) and for consistency with the site's General Plan Land Use Designation of Community Development: Business Park (CD:BP). Additionally, approval of this project will establish Zoning consistency findings, determining that vehicle repair is no more intensive than other similar uses that are specifically permitted in the Industrial Park Zone, and approval of the use itself with no further time frame expiration. No new construction or ground disturbance through grading, is proposed in conjunction with this project.

Sphere of Influence

The project site is located within the City of Lake Elsinore sphere of influence area and was submitted to the City for review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. County staff received no comments from the City of Lake Elsinore regarding this project.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Business Park (CD: BP)
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Business Park (CD: BP) to the north, west, south, and City of Lake Elsinore to the east
3. Existing Zoning (Ex. #2): Scenic Highway Commercial (C-P-S)
4. Proposed Zoning (Ex. #2): Industrial Park (I-P)
5. Surrounding Zoning (Ex. #2): Scenic Highway Commercial (C-P-S) to the north, Industrial Park (I-P) to the west and south, and City of Lake Elsinore to the east
6. Existing Land Use (Ex. #1): Vehicle repair and rental facility
7. Surrounding Land Use (Ex. #1): Vacant land to the north, west, and south, City of Lake Elsinore to the east
8. Project Data: Total Acreage: 0.86
9. Environmental Concerns: CEQA Exempt – Section 15303 (New Construction or Conversion of Small Structures)

RECOMMENDATIONS: Staff recommend that the Planning Commission make the following recommendations to the Board of Supervisors:

FIND the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions incorporated in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7908, changing the project site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (IP), subject to final adoption of a Zoning Ordinance by the Board of Supervisors; and,

APPROVE PLOT PLAN NO. 26008, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project site has a General Plan Land Use Designation of Business Park (BP). The Business Park General Plan Land Use Designation allows for a variety of employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry, and supporting retail uses. The project site is also located within the Elsinore Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use designation of Business Park to the north, west, south, and the City of Lake Elsinore is to the east.
3. The project site has a Zoning Classification of Scenic Highway Commercial (C-P-S).

4. The project site is surrounded by properties which have a Zoning Classification of Scenic Highway Commercial (C-P-S) to the north, Industrial Park (I-P) to the west and south, and the City of Lake Elsinore is located to the east.
5. This project proposes to change the site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (IP). The Zone change will result in the site becoming compatible with the surrounding Zone to the west and south, which is Industrial Park (IP), and will also become consistent with the site's General Plan Land Use Designation of Business Park (BP).
6. Conditional Use Permit No. 2792 was approved in 1985, resulting in the establishment of a vehicle repair facility. The entitlement included a 10-year life span, which expired on August 21, 1995. However, a vehicle repair facility has been in continuous operation on the site, since the 1985 approval. This Plot Plan approval will result in a new entitlement to re-establish land use entitlements for a vehicle rental and repair facility. Furthermore, this Plot Plan does not propose the construction of any new buildings or ground disturbance through grading activities.
7. Pursuant to Ordinance No. 348, Article X I-P Zone (Industrial Park), Subsection E, "Any use that is not specifically listed in Subsections B. and C. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated Subsections. Such a use is subject to the permit process which governs the category in which it falls."
8. While a vehicle rental and repair facility is not specifically listed in Ordinance No. 348, Article X I-P Zone (Industrial Park) as an allowed use, the Planning Director finds that the vehicle rental and repair use is of the same character and intensity as uses listed in Ordinance No. 348, Article X, Section 10.1, Subsection B, for the following reasons:
 - a. Furniture Manufacturing, Warehousing and Distribution, Parking Lots and Parking Structures, and Automobile Service Stations are all permitted uses within the Industrial Park (IP) Zoning Classification, subject to Plot Plan approval. These permitted uses have similar characteristics to a vehicle rental and repair facility for the reasons below.
 - b. The vehicle repair portion of the business utilizes many types of tools, including impact and power. Furniture manufacturing businesses similarly utilize impact and power tools, as well as heavier machinery for cutting and stripping wood. In this regard, the two uses are similar.
 - c. The vehicle rental portion of the business, albeit a very small part, requires providing parking spaces for the vehicle inventory and an office area for customer service. Warehousing and Distribution centers can substantially range in scale, whereby some centers require hundreds of truck parking spaces, as well as vehicle spaces for the employees and drivers. The storage of rental vehicles is similar, and much less impactful, than the storage of truck fleets.
 - d. Stand-alone parking lots and parking structures are permitted in the Industrial Park Zone. The transient nature of vehicles entering and leaving the parking lot, is no different than the staging of vehicles in preparation of servicing or rental. Also, commercial parking areas are typically very large, able support hundreds of vehicles. The project site includes only 15 parking spaces as it is a small business in comparison. As a result, a parking lot and parking structure is similar in nature to a vehicle rental and repair facility.

- e. As a result, vehicle rental and repair is considered to be a similar use and of substantially the same character and intensity as Furniture Manufacturing, Warehousing and Distribution, and Parking Lots and Parking Structures. Also given the relatively small scale of this project and its small building footprint, the use is less intensive than many of the uses within the Industrial Park (IP) Zoning Classification that are permitted with approval of a Plot Plan.
9. Accordingly, for the reasons above, the Planning Director has determined that vehicle rental and repair facilities are permitted uses within the Industrial Park (IP) Zone, subject to Plot Plan approval.
 10. The Lakeside Car Rental & Repair facility is consistent with the development standards set forth in the Industrial Park (IP) Zoning Classification of Ordinance No. 348, pursuant to the following:
 - a. Lot Size – When subdividing, the lot size is required to have a minimum area of 20,000 square feet and a minimum lot width of 100 feet. This project does not include a subdivision; however, the existing project site is approximately 37,461 square feet in area and has a lot depth of 125 feet, which meets the development standard.
 - b. Height Requirements – There are several provisions for the maximum allowable height within the Industrial Park Zone, which are contingent upon a structure's proximity to roads and property lines. The most restrictive height is 35 feet. The existing building is 19' 6" feet tall, which meets the minimum development standard.
 - c. Landscaping – The project site is required to provide a minimum of 15% landscaping. The existing landscaping within the project site is primarily located along the drive-aisles, parking areas, and around the building. 15% of the developed portion of the project site is landscaped and adequately irrigated, meeting the minimum development standard.
 - d. Setbacks – The project site's existing structure is located 30-feet from the street, meeting the minimum 25-foot street side setback, is located 10-feet from the side, meeting the 10-foot minimum side yard setback, and is located 15-feet from the rear, meeting the 15-foot rear yard setback requirements. However, a 50 foot minimum structure setback from a property that abuts a residential or commercially Zoned property is required, but not specifically met. This increased setback is a result of the property being changed from its existing Zone of Scenic Highway Commercial (C-P-S) to Industrial Park (IP). The property to the north of the site has a Scenic Highway Commercial (C-P-S) Zoning Classification, which now requires the 50 foot setback to be met. As a result of the increased structure setback, the following adjustment findings have been made:
 - i) Granting of the adjustment or use will not be detrimental to the health, safety and general welfare of the community. The onsite structure and use are existing and the vehicle repair business has been in operation since the mid-1980's. Granting a structure setback adjustment will not negatively affect the public health or safety.
 - ii) Granting of the adjustment or use will not be detrimental to property in the vicinity of the parcel for which the request is made. The structure and use are existing and the vehicle repair business has been in operation since the mid-1980's. Granting a structure

setback adjustment will not will not preclude the future development of the surrounding properties nor negatively affect the area as a whole.

- iii) Regulations of points of vehicle ingress and egress to the property. Granting a setback adjustment will not impact access to the site nor any of the surrounding properties. Adequate access to the site has been provided.
 - iv) Require any necessary landscaping, fencing or walls. Granting a setback adjustment will not result in any additional site improvement requirements. The structure is existing and there is sufficient landscaping and perimeter wall already established.
 - v) Require the restoration of the property to a natural appearance, including, but not limited to filling, grading and leveling. No additional new construction is proposed in conjunction with this Plot Plan and Change of Zone. The onsite structure and use are existing and the vehicle repair business has been in operation since the mid-1980's. Granting a structure setback adjustment will not result in requiring restoration or grading of the site.
 - vi) Establish a time period within which the permission is to be used and required conditions are to be completed. The onsite structure and use are existing and the vehicle repair business has been in operation since the mid-1980's. No provisions for a time period will be imposed, as the use is already in operation.
- e. Parking – The existing onsite use includes a small-scale vehicle rental and repair facility. The minimum number of parking spaces required for a vehicle repair facility is 1 space per 150 square feet of service floor area. 1,150 square feet of the building is used for servicing vehicles, which results in a minimum requirement of 8 parking spaces. Although there is no specific development standard pertaining to parking standards for vehicle rental facilities, general retail parking requires 1 parking space per 200 square-feet of floor area. 1,370 square feet of the building is utilized as both office and storage area, resulting in a minimum requirement of 7 parking spaces. The vehicle repair and vehicle rental service combined, result in a requirement of 15 parking spaces total. The site provides for 15 parking spaces, which meets the development code standard.
- f. Outside Storage – There is no outside storage of materials or ancillary equipment. All vehicles are parked within designated parking spaces and all work conducted on vehicles, takes places inside the existing building.
- g. Utilities – All applicable utilities are adequately screened from public view, meeting the development standard. No new utilities are proposed nor required in conjunction with this project.
- h. Mechanical Equipment – All applicable mechanical equipment is adequately screened from public view, meeting the development standard and no new mechanical equipment is proposed nor required in conjunction with this project.
- i. Signage – The site includes a single tenant sign, affixed to the front of the building, and it does not exceed 10% of the surface area of the building frontage, which meets the development standard.

- j. Lighting – The site includes adequate lighting to accommodate the use. All lighting fixtures are directed downward onto the site, avoiding light spillage into the surrounding areas, meeting the development standard.
11. The project site is located within the City of Lake Elsinore sphere of influence area and was submitted to the City for their review. The County received no comments regarding this proposed project.
 12. The project site is not located within a Criteria Cell of the Western Riverside Multi-Species Habitat Conservation Plan.
 13. The project site is not located within close proximity to an airport or within an Airport Influence Area (“AIA”) boundary.
 14. The project site is located within a High Fire Hazard area and a State Responsibility area for fire protection services.
 15. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt pursuant to Section 15303 if it consists of: construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: (c) in urbanized areas, four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.
 - a. While there is no construction proposed as part of the proposed project, even if there were, the project would be exempt under Section 15303, which applies because this entails a conversion from a previously permitted but currently illegal use to a legal use. The project site includes an existing 2,520 square foot building and is located primarily within an urbanized area, immediately adjacent to the City of Lake Elsinore boundary. Furthermore, the existing onsite use of an automobile repair facility and small scale vehicle rental service has been in operation since the mid-1980s. No additional infrastructure or utilities are required to be constructed in conjunction with this project. Lastly, due to the small scale of the existing commercial use, no significant amounts of hazardous materials are generated at the site. The project scope involves the entitlement extension of an existing vehicle repair and rental facility in conjunction with a Zone Change. No new construction or ground disturbance is proposed with this project.
 - b. Because all aspects of the project are exempt under Section 15303, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to Section 15303 exemption applies.

CONCLUSIONS:

1. The proposed project is in conformance with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Industrial Park (IP) Zoning Classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project is exempt from the provisions of CEQA, pursuant to Section 15303 (New Construction or Conversion of Small Structures).
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan ("WRCMSHCP").

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
 - a. A City boundary; or
 - b. An Airport Influence Area boundary; or
 - c. A WRCMSHCP criteria cell or conservation area; or
 - d. A half mile of a fault line or fault zone.
3. The project site **is** located within:
 - a. The City of Lake Elsinore sphere of influence; and
 - b. A high fire area; and
 - c. A State responsibility area for fire protection services; and
 - d. A special flood hazard zone area; and
 - e. A susceptible subsidence area; and
 - f. A moderate liquefaction area.
 - g. A County service area (CSA No. 124 – Warm Springs Valley)
4. The subject site is currently designated as Assessor's Parcel Number 377-372-032.

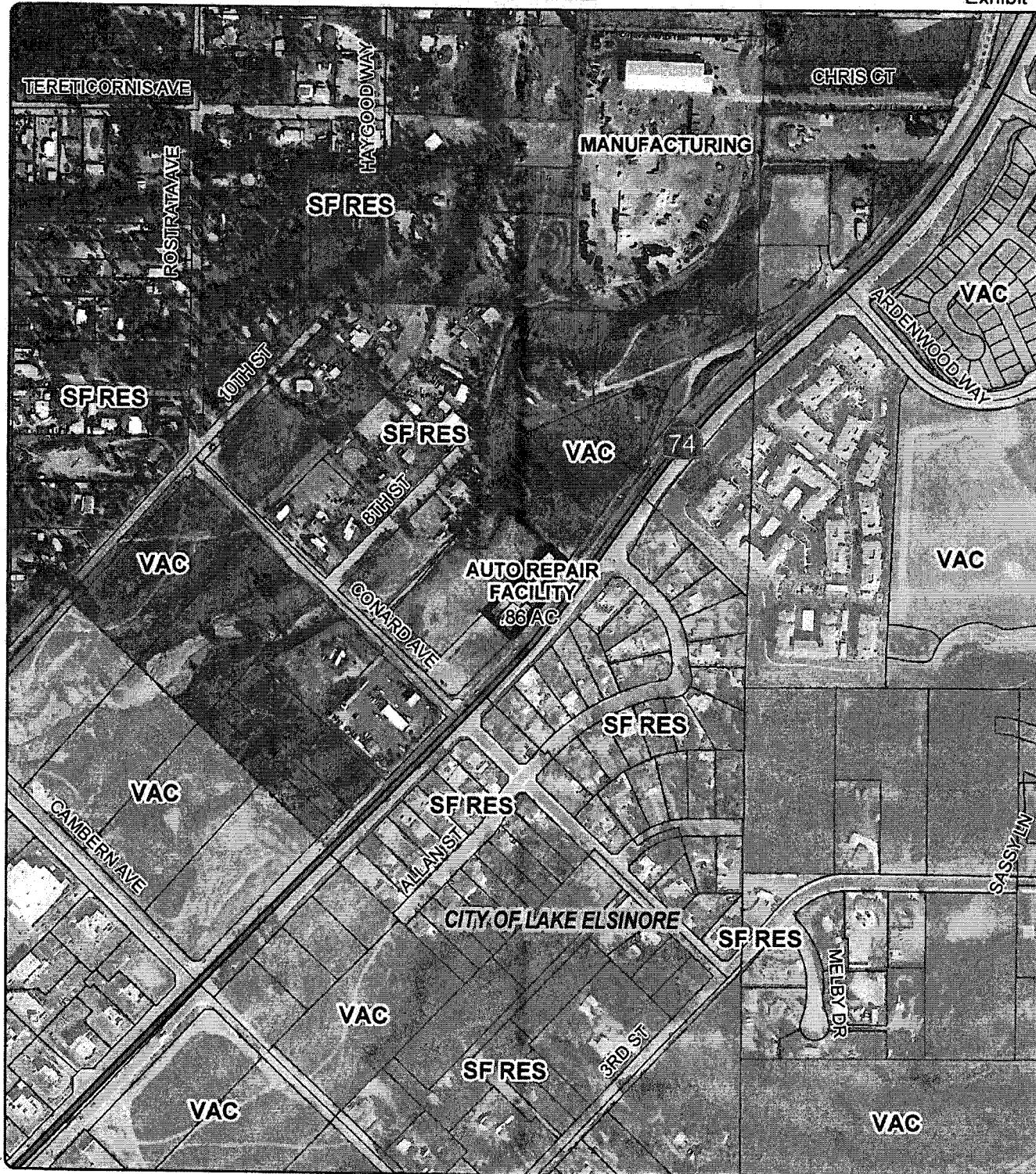
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07908 PP26008

Supervisor: Jeffries
District 1

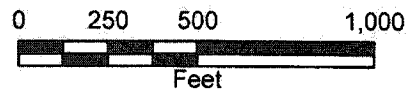
Date Drawn: 04/28/2016
Exhibit 1

LAND USE



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-9277 (Eastern County) or Website: <http://planning.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07908 PP26008

PROPOSED ZONING

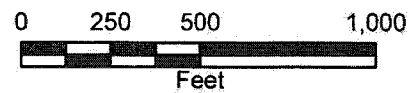
Supervisor: Jeffries
District 1

Date Drawn: 04/28/2016
Exhibit 3



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07908 PP26008

EXISTING GENERAL PLAN

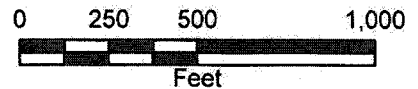
Supervisor: Jeffries
District 1

Date Drawn: 04/28/2016
Exhibit 5



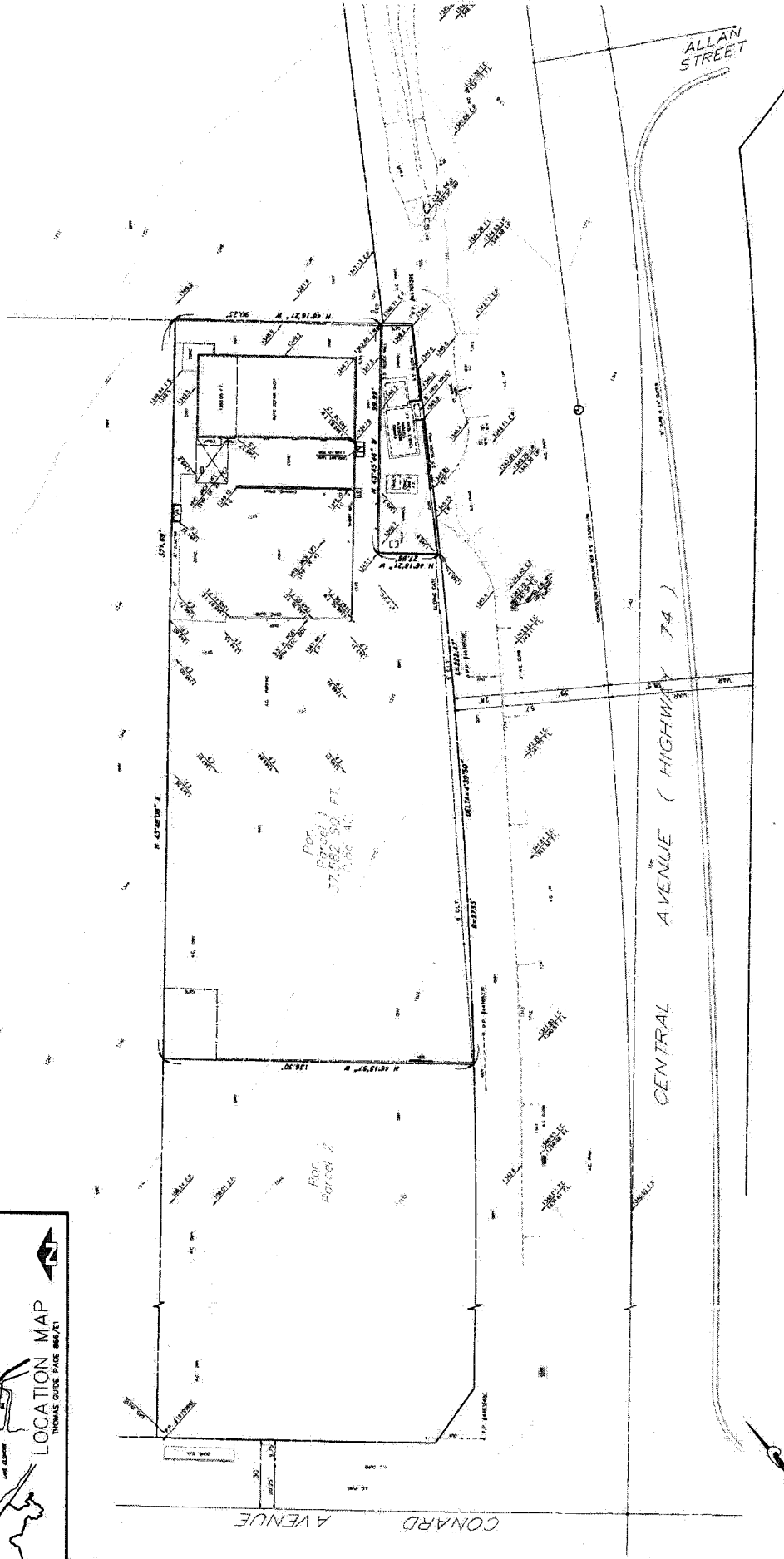
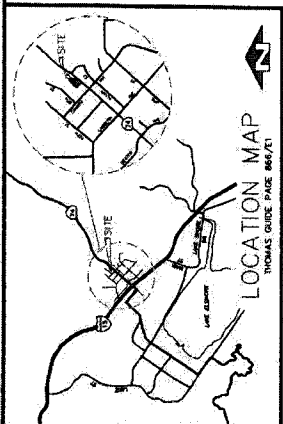
Zoning Area: Meadowbrook

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctd.ca.gov>

TOPOGRAPHIC SURVEY
18770 CONARD AVENUE, LAKE ELSINORE
IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 PORTION OF PARCEL 1, PARCEL MAP NO. 11216, P.L. 84/90, RECORDS OF RIVERSIDE COUNTY
 A.P.N. 877-073-02



TOPOGRAPHIC SURVEY
18770 CONARD AVENUE
LAKE ELSINORE
COUNTY OF RIVERSIDE

BENCH MARK
 CITY OF LAKE ELSINORE BENCH MARK NO. 8-85-85
 BEING THE POINT OF BEGINNING OF THE SURVEY AS SET FORWARTHERLY
 ALONG CENTER AND 45 FEET ADJACENT TO THE SOUTHERN END OF PARCEL 1, CONARD
 AVENUE - ELEVATION = 1270.65 (12/79)



02/10/17
10:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN: TRANSMITTED Case #: PP26008

Parcel: 377-372-032

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

This project includes a Change of Zone (CZ07908) to change the site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park and a Plot Plan (PP26008) to extend the entitlement of an existing vehicle rental and repair facility (Lakeside Car Rental & Repair).

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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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP26008

Parcel: 377-372-032

10. GENERAL CONDITIONS

10. EVERY. 3 USE - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on Plot Plan No. 26008.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - HOOD/DIRECT LIGHTING RECOMMND

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

10.PLANNING. 2 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. 3 USE - COMPLY BUILDING & SAFETY RECOMMND

Compliance with Department of Building and Safety directives and all required permits shall be obtained prior to establishment or continuation of the use.

10.PLANNING. 4 USE - MAINTAIN SCAQMD PERMITS RECOMMND

This facility shall maintain all applicable South Coast Air Quality Management District permits and shall be in good standing regarding compliance of said permits. Violations may result in entitlement revocation.

10.PLANNING. 6 USE - COMPLY WITH ORD. 655 RECOMMND

All lighting shall comply with any applicable provisions of Riverside County Ordinance No. 655.

10.PLANNING. 7 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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN: TRANSMITTED Case #: PP26008

Parcel: 377-372-032

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 8 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. 9 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. 10 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.

10.PLANNING. 14 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), IST USES AS IDENTIFIED IN ORDINANCE NO. 348, SECTION 18.12, a, (2).

10.PLANNING. 16 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

PLOT PLAN:TRANSMITTED Case #: PP26008

Parcel: 377-372-032

10. GENERAL CONDITIONS

10.PLANNING. 23 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348, in order to assure adequate parking is provided.

10.PLANNING. 27 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), 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. 33 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.

10.PLANNING. 34 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant 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 the project.

10.PLANNING. 41 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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN: TRANSMITTED Case #: PP26008

Parcel: 377-372-032

10. GENERAL CONDITIONS

10. PLANNING. 41 USE - BUSINESS LICENSING (cont.)

RECOMMND

Program Office of the Building and Safety Department at
www.rctlma.org.buslic.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20. PLANNING. 2 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction or operation contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20. PLANNING. 8 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.

PLOT PLAN:TRANSMITTED Case #: PP26008

Parcel: 377-372-032

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 7 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT C.

80.PLANNING. 8 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 9 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 39 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 13 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 21 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. 24 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with the approved Plot Plan.

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:TRANSMITTED Case #: PP26008

Parcel: 377-372-032

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 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.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP26008 DATE SUBMITTED: 4/13/2016

APPLICATION INFORMATION

Applicant's Name: MATTA A. IBRAHIM E-Mail: FOLSOMARCHC95BLGLOBAL.NET
SIMONMATTASDCGMAIL.COM

Mailing Address: 1877 D CONARD AVE.
LAKE ELSINORE CA. 92532
City State ZIP

Daytime Phone No: (951) 674-7544 Fax No: (951) 245-0281

Engineer/Representative's Name: MILES FOLSOM TINDALL ENG. INC. E-Mail: FOLSOMARCHC95BLGLOBAL.NET

Mailing Address: 3365 E. MIRALOMA AVE H207
ANAHEIM CA 92800
City State ZIP

Daytime Phone No: (714) 996-5800 Fax No: (714) 996-5890

Property Owner's Name: MATTA A. IBRAHIM E-Mail: SIMONMATTASDCGMAIL.COM

Mailing Address: 1877D CONARD AVE
LAKE ELSINORE CA 92532
City State ZIP

Daytime Phone No: (951) 674-7544 Fax No: (951) 245-0281

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.

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

MATTA A. IBRAHIM
PRINTED NAME OF APPLICANT

Abdullah matto
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.

MATTA A. IBRAHIM
PRINTED NAME OF PROPERTY OWNER(S)

Abdullah matto
SIGNATURE OF PROPERTY OWNER(S)

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.

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 377-372-032

Section: - Township: - Range: -

Approximate Gross Acreage: .86 ACRES

General location (nearby or cross streets): North of CONARD, South of CHRIS CT, East of 8th, West of CENTRAL AVE

Thomas Brothers map, edition year, page number, and coordinates: 866 E1

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

AUTO REPAIR FACILITY

Related cases filed in conjunction with this request:

Is there a previous development 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 proposal 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) _____

Will the proposal 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? NO GRADING

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

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

Import NA Export NA Neither NA

APPLICATION FOR LAND USE AND DEVELOPMENT

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

NA

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

NA

How many anticipated truckloads? NA truck loads.

What is the square footage of usable pad area? (area excluding all slopes) .86 ACRES sq. ft.

Is the development proposal 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

Does the development project area exceed more than one acre in area? Yes No

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

Santa Ana River

Santa Margarita River

San Jacinto River

Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE 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 is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____

Owner/Representative (2) _____ Date _____



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY



George A. Johnson
Agency Director

Katherine Gifford Director, Administrative Services Department	Ron Goldman Director, Planning Department	Juan C. Perez Director, Transportation Department	Mike Lara Director, Building & Safety Department	John Boyd Director, Code Enforcement Department	Carolyn Syms Luna Director, Environmental Programs Department
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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 MATTA A. IBRAHIM hereafter "Applicant" and SAME "Property Owner".

Description of application/permit use:

AUTO REPAIR FACILITY

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): 377-372-032

Property Location or Address:
18770 CONARD AVE, LAKE ELSWORE, CA 92532

2. PROPERTY OWNER INFORMATION:

Property Owner Name: MATTA A. IBRAHIM Phone No.: (951) 674-7544

Firm Name: LAKESIDE AUTO Email: _____

Address: 18770 CONARD AVE
LAKE ELSWORE, CA 92532

3. APPLICANT INFORMATION:

Applicant Name: NAME AS ABOVE Phone No.: _____

Firm Name: _____ Email: _____

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: _____ Date: _____

Print Name and Title: _____

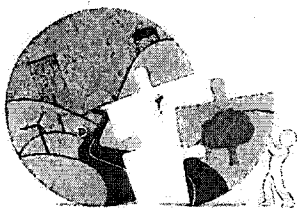
Signature of Property Owner: _____ Date: _____

Print Name and Title: _____

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: _____



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: CZ 07908 DATE SUBMITTED: 4-13-2016

APPLICATION INFORMATION

Applicant's Name: MATTA A. EBRAHIM E-Mail: ABDALLA.MATTA@YAHOO.COM

Mailing Address: 18770 CONARD Ave
LAKE ELSINORE CA 92532
City State ZIP

Daytime Phone No: (951) 674-7544 Fax No: (951) 245-0281

Engineer/Representative's Name: MILES FOLSON
TINDALL NET. INC E-Mail: FOLSONMARCH@BLORAC.NET

Mailing Address: 2365 E. MIRALOMA AVE #207
ANAHEIM CA 92806
City State ZIP

Daytime Phone No: (714) 9965880 Fax No: (714) 9965890

Property Owner's Name: MATTA A. EBRAHIM E-Mail: ABDALLAH.MATTA@YAHOO.COM

Mailing Address: 18770 CONARD Ave
LAKE ELSINORE CA 92532
City State ZIP

Daytime Phone No: (951) 674-7544 Fax No: (951) 245-0281

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.

MATTA A. IBRAHIM afdelly matta
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.

MATTA A. IBRAHIM afdelly matta
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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): 377-372-032

Section: Township: Range:

Approximate Gross Acreage: 86 ACRES

General location (nearby or cross streets): North of CONARD, South of , East of , West of CENTRAL AVE.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: _____

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

C.P.S to I.P.

Related cases filed in conjunction with this request:

APPLICATION FOR CHANGE OF ZONE

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CASE SUBMITTAL PACKAGE**

To insure that all applications are processed smoothly, and to minimize time between submittal of the application and completion, the applicant must provide the following information, plans, and fees, together with the completed application.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL REQUIRED INFORMATION IS PRESENT.

	Zone Change Type			
	Standard	1	2	3
1. Completed and signed application.	X	X	X	X
2. Change of Zone Deposit-based fee.	X	X	X	X
3. Twenty (20) copies of complete and accurate site plan exhibit (See Primary Exhibit Checklist below). Exhibits must be folded no larger than 8.5" x 14" in size.	X	X		X
4. One (1) copy of Assessor's Map, with the subject property identified.	X	X		X
5. One (1) copy of property's legal description as recorded in the Office of the County Recorder.	X	X		X
6. Submittal of the current fees for County of Riverside County Counsel review of Specific Plan Zoning Ordinance text (separate check, not to be deposited into Change of Zone deposit set.)			X	
7. Ten (10) paper copies and an electronic copy (Microsoft Word format) of the entire existing Specific Plan zoning ordinance text, with the proposed zoning ordinance text changes shown in red-lined/strikeout for comparison.			X	

CHANGE OF ZONE PRIMARY EXHIBIT

The following minimum information is required on the primary exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE REVISION BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the land use proposal, including information not specifically required by this checklist. Exhibits must be folded to a size no larger than 8½ " x 14".

1. Name, address, and telephone number of applicant.
2. Name, address, and telephone number of landowner.
3. Name, address, and telephone number of exhibit preparer.
4. Assessor's Parcel Numbers and, if available, address of the property.
5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits.
6. North arrow.
7. Date Exhibit Prepared.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Abdallah Ibrahim Matta ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as 377-372-032 ("PROPERTY"); and,

WHEREAS, on April 13, 2016, PROPERTY OWNER filed an application for Plot Plan No. 26008 and Change of Zone No. 07908 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Abdallah Matta
18770 Conrad Street
Lake Elsinore, CA 92532

With a copy to:
Tindall Engineering, Inc.
3365 E. Miraloma Ave. #207
Anaheim, CA 92806

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

FORM APPROVED COUNTY COUNSEL
BY: Melissa R. Cushman 6/30/16
MELISSA R. CUSHMAN DATE

Dated: 7/6-16

PROPERTY OWNER:
Abdallah Ibrahim Matta

By: Abdallah Ibrahim Matta
Abdallah Ibrahim Matta

Dated: 6-27-2016

ALL CAPACITY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Riverside

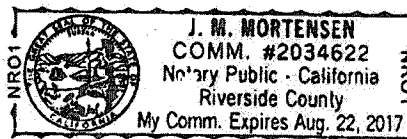
On June 27, 2016 before me, JM Mortensen Notary Public
(Date) (Insert Name and Title of the Officer)

Personally appeared Abdallah Ibrahim Matto
(Name of Person Signing)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



JM Mortensen
(Signature of Officer)

NOTICE OF PUBLIC HEARING
SCHEDULING REQUEST FORM

Principal's Signature/Initials: John H
Date: 2/28/17

DATE SUBMITTED: 02/10/2017

TO: Planning Commission Secretary

FROM: John Earle Hildebrand III (Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rctlma.org

SCHEDULE FOR: Planning Commission on 04/05/2017

10-Day Advertisement: Advertisement Exempt from CEQA

CHANGE OF ZONE NO. 7908 and PLOT PLAN NO. 26008 – CEQA Exempt, Section 15303 (New Construction or Conversion of Small Structures) – Owner: Matta A. Ibrahim – Representative: Tindall Engineering, Inc. – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Business Park – Location: North of Conard Street, South of Chris Court, East of 8th Street, and west of Highway 74 – 0.86 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: A Change of Zone (CZ07908) to change the site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (IP) and a Plot Plan (PP26008) to extend the entitlement of an existing vehicle rental and repair facility (Lakeside Car Rental & Repair), on one parcel, totaling 0.86 gross acres – PROJECT PLANNER: John Earle Hildebrand III at (951) 955-1888 or email jhildebr@rctlma.org – APN: 377-372-032

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: \$0, as of 02/10/2017.

CFG Case # CFG06265 - Fee Balance: \$ 50.00

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)

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/28/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers C207908/PP26008 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

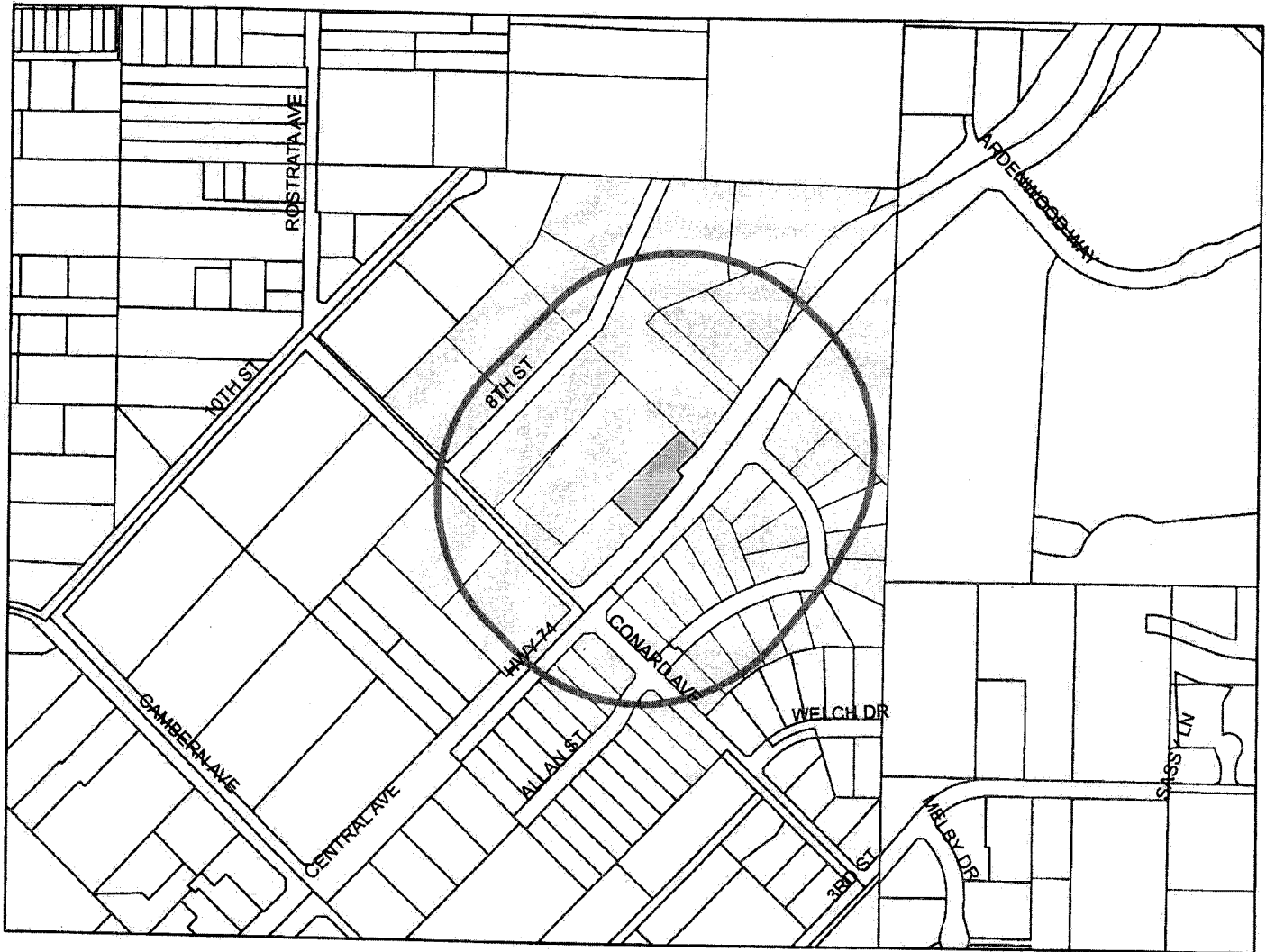
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07908 / PP26008 (600 feet buffer)



Selected Parcels

377-372-015	377-372-027	377-372-033	377-372-032	377-401-001	377-392-001	377-372-009	377-372-035	377-372-039	377-392-008
377-404-006	377-020-003	377-391-004	377-391-002	377-391-003	377-371-003	377-391-006	377-371-010	377-392-006	377-391-011
377-404-008	377-392-007	377-392-009	377-404-007	377-392-002	377-391-008	377-391-012	377-372-017	377-392-005	377-371-008
377-391-010	377-371-004	377-392-004	377-392-003	377-372-008	377-372-036	377-372-037	377-391-005	377-373-011	377-391-009
377-403-002	377-372-038	377-020-004	377-403-001	377-391-020	377-401-002				



525 262.5 0 525 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantees 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.

NOTICE OF PUBLIC HEARING

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:

CHANGE OF ZONE NO. 7908 and **PLOT PLAN NO. 26008** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Matta Ibrahim – Representative: Tindall Engineering, Inc. – First Supervisorial District – Elsinore Area Plan – General Plan: Community Development: Business Park Meadowbrook Zoning Area – Zoning: Scenic Highway Commercial (C-P-S) – Location: Northerly of Conrad, southerly of Chris Court, easterly of 8th Street, westerly of Central Avenue – .86 acres – **REQUEST:** The Change of Zone proposes to change the Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (I-P). The Plot Plan proposes to legalize an existing auto repair facility. Project Planner: John Hildebrand at (951) 955-1888 or email at JHildebr@rivco.org.

TIME OF HEARING: 9:00 am or as soon as possible thereafter
DATE OF HEARING: **APRIL 5, 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 John Hildebrand, Project Planner at 951-955-1888 or e-mail JHildebr@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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All 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 this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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

ASMT: 377020003, APN: 377020003
ANDREA SIMS, ETAL
33280 HOLLISTER ST
LAKE ELSINORE CA 92530

ASMT: 377372027, APN: 377372027
74 CENTRAL SELF STORAGE
C/O GENE EITEL
27403 YNEZ RD NO 218
TEMECULA CA 92591

ASMT: 377020004, APN: 377020004
STATE OF CALIFORNIA
DIVISION OF HIGHWAYS
P O BOX 231
SAN BERNARDINO CA 92403

ASMT: 377372032, APN: 377372032
ABDALLAH MATTA
18770 CONARD ST
LAKE ELSINORE, CA. 92532

ASMT: 377371003, APN: 377371003
SUSAN TAFOYA, ETAL
403 N 1200 W
SALT LAKE CTY UT 84116

ASMT: 377372033, APN: 377372033
74 CENTRAL SELF STORAGE
C/O RICHARD L RIDGWAY
200 E CARRILLO ST NO 200
SANTA BARBARA CA 93101

ASMT: 377371004, APN: 377371004
PATRICIA ROSALES, ETAL
28841 8TH ST
LAKE ELSINORE CA 92532

ASMT: 377372037, APN: 377372037
PACIFIC GLOBAL DEV
1554 S ST ANDREWS PL
LOS ANGELES CA 90019

ASMT: 377371008, APN: 377371008
JEFFERY BRODIE, ETAL
C/O JEFFREY BRODIE
28815 8TH ST
LAKE ELSINORE, CA. 92532

ASMT: 377372038, APN: 377372038
MAURA PERDUE, ETAL
41919 MORENO RD STE A
TEMECULA CA 92590

ASMT: 377371010, APN: 377371010
GABRIEL SOLEDAD
28821 8TH ST
LAKE ELSINORE, CA. 92532

ASMT: 377372039, APN: 377372039
ARROYO DEL TORO EQQ
28051 TEFIR
MISSION VIEJO CA 92692

ASMT: 377372017, APN: 377372017
LAURIE LABBITT
28830 8TH ST
LAKE ELSINORE, CA. 92532

ASMT: 377373011, APN: 377373011
PLAZA APARTMENTS INV
C/O R & V MANAGEMENT CORP
3444 CAMINO DEL RIO N 202
SAN DIEGO CA 92109

ASMT: 377391002, APN: 377391002
SUSAN CASTRO, ETAL
1109 S PARTON ST
SANTA ANA CA 92707

ASMT: 377391010, APN: 377391010
MARIA LOTTERER
29074 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377391003, APN: 377391003
GLADYS HINOJOSA, ETAL
28962 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377391011, APN: 377391011
JAMES OBRIEN FAMILY PROP
10427 SAN SEVAINE STE H
MIRA LOMA CA 91752

ASMT: 377391004, APN: 377391004
DORA MUNOZ, ETAL
28978 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377391012, APN: 377391012
EMILY ARAGON, ETAL
29106 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377391005, APN: 377391005
PEDRO GONZALEZ
28994 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377391020, APN: 377391020
VIRGINIA SHERFEY
28930 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377391006, APN: 377391006
JULIA DOEBLER, ETAL
29010 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377392001, APN: 377392001
TERESA BECERRA, ETAL
29111 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377391008, APN: 377391008
JULIO BUSTOS
29042 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377392002, APN: 377392002
MARIA VALENCIA, ETAL
29101 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377391009, APN: 377391009
VIVIAN BALTHROPE, ETAL
29058 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377392003, APN: 377392003
MOSTAFA TORKZADEH
15059 E IMPERIAL HWY
LAMIRADA CA 90638

ASMT: 377392004, APN: 377392004
SALVADOR CUIRIEL, ETAL
29083 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377401002, APN: 377401002
WE FIVE SAI DESAIS
18442 VILLA DR
VILLA PARK CA 92861

ASMT: 377392005, APN: 377392005
LILIANA RODRIGUEZ, ETAL
29075 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377403001, APN: 377403001
CAROL SOLIS JONES, ETAL
29138 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377392006, APN: 377392006
GREGORIO MUNIZ
29059 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377403002, APN: 377403002
TAKAKO MCCLARY, ETAL
29146 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377392007, APN: 377392007
JERRY WESSELING
28971 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377404006, APN: 377404006
MARJORIE LAGRONE, ETAL
29161 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377392008, APN: 377392008
BAY NGUYEN
33865 CANYON RANCH RD
WILDOMAR CA 92595

ASMT: 377404007, APN: 377404007
KIMBERLY SLINGERLAND, ETAL
29147 ALLAN ST
LAKE ELSINORE CA 92530

ASMT: 377392009, APN: 377392009
EMILIE KELTY, ETAL
28933 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377404008, APN: 377404008
JASON LEMMON
29139 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377401001, APN: 377401001
BRYAN DUTCHEN, ETAL
29123 ALLAN ST
LAKE ELSINORE, CA. 92532

CZ07908 & PP26008 – Owner
Matta A. Ibrahim
18770 Conard Avenue
Lake Elsinore, CA 92532

CZ07908 & PP26008 – Representative
Tindall Engineering, Inc.
3365 East Miraloma Avenue, #207
Anaheim, CA 92806

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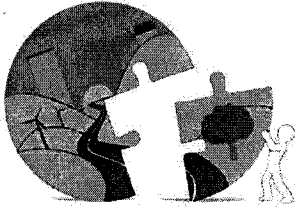
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CZ07908 & PP26008 – Owner
Matta A. Ibrahim
18770 Conard Avenue
Lake Elsinore, CA 92532

CZ07908 & PP26008 – Representative
Tindall Engineering, Inc.
3365 East Miraloma Avenue, #207
Anaheim, CA 92806

CZ07908 & PP26008 – Owner
Matta A. Ibrahim
18770 Conard Avenue
Lake Elsinore, CA 92532

CZ07908 & PP26008 – Representative
Tindall Engineering, Inc.
3365 East Miraloma Avenue, #207
Anaheim, CA 92806



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: CZ07908 and PP26008

Project Location: In the unincorporated area of Riverside County, more specifically located North of Conard Street, South of Chris Court, East of 8th Street, west of Highway 74, and within the Elsinore Area Plan.

Project Description: A Change of Zone (CZ07908) to change the site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (IP) and a Plot Plan (PP26008) to extend the entitlement of an existing vehicle rental and repair facility (Lakeside Car Rental & Repair), on one parcel, totaling 0.86 gross acres.

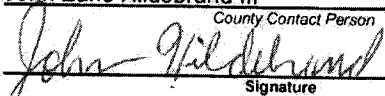
Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Matta A. Ibrahim, 18770 Conard Avenue, Lake Elsinore, CA 92532

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Section 15303)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: This project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures). This project includes a minor consistency Zone Change and the re-establishment, through a new entitlement, of an existing vehicle rental and repair facility. No new construction or grading is associated with this project. In addition, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock

John Earle Hildebrand III (951) 955-1888
 County Contact Person Phone Number
 Signature
 Principal Planner Title
 02/01/2017 Date

Date Received for Filing and Posting at OPR: _____

Revised: 12/30/2016: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA42892 ZCFG No. 6265 - County Clerk Posting Fee \$50.00

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1604216

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: MATTA ABDALLAH IBRAHIM \$50.00
paid by: CK 7165
CFG FOR EA42892
paid towards: CFG06265 CALIF FISH & GAME: DOC FEE
at parcel: 18770 CONARD AVE LELS
appl type: CFG3

By _____ Apr 13, 2016 12:54
MGARDNER posting date Apr 13, 2016

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

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 5, 2017**

1.0 CONSENT CALENDAR

- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33898** – Applicant: Mohammad Kashani – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Southerly of Park Avenue, westerly of Hansen Avenue, easterly of Gibson Avenue, and northerly of Montgomery Avenue – 12.45 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: The land division hereby permitted is a Schedule B Subdivision of 12.45 acres into 19 residential lots with a minimum lot size of 20,000 sq. ft. and one (1) water quality basin lot – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33898, extending the expiration date to May 22, 2018. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org. **APPROVED FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33898**, extending the expiration date to May 22, 2018.
- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30993** – Applicant: K&A Engineering, Inc – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Santa Rosa Mine Road, southerly of Idaleona Drive, easterly of Gavilan Road and westerly of Piedras Road – Zoning: Residential Agricultural (R-A) (2 Acre Minimum) – Approved Project Description: Schedule “C” Subdivision proposal of 161 gross acres into 65 single family residential lots with a minimum lot size of two (2) gross acres as well as two (2) open space lots for the preservation of a natural watercourse onsite – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 30993, extending the expiration date to February 7, 2018. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org. **APPROVED FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30993**, extending the expiration date to February 7, 2018.
- 1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31818** – Applicant: MPLC JBJ Ranch, LP – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of Bosley Lane, north-westerly of Mountain Road, and easterly of Crilly Road – 160.0 Gross Acres – Zoning: Planned Residential (R-4) and Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: The land division hereby permitted is to divide the 160 (gross) acres into 311 residential lots, a 10.77-acre park site, a 1.06-acre community use lot (Lot #317), 22 open space lots (60.4 acres) including three (3) water quality basins and a graded swale (water quality best management practice) – **REQUEST:** First Extension of Time Request for **APPROVED FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31818**, extending the expiration date to December 19, 2017.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 5, 2017

Tentative Tract Map No. 31818, extending the expiration date to December 19, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org

- 1.4 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33743** – Applicant: The Woods (Riverside) Venture, LLP – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD-CR) and High Density Residential (CD-HDR) – Location: Northerly of Domenigoni Parkway easterly of Leon Road, and southerly of Olive Avenue – 5.61 Acres – Zoning: Specific Plan 293 Planning Areas 38A, 38B, and 39 (Winchester Hills) – Approved Project Description: Schedule A subdivision of 5.61 acres into one (1) lot for 57 condominium units and one (1) recreation area – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33743, extending the expiration to February 4, 2018. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org
- APPROVED SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33743**, extending the expiration date to February 4, 2018.
- 1.5 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32151** – Applicant: Rancon Sevilla 180, LLC c/o Danny Long – Third Supervisorial District – Rancho California Zoning Area: Southwest Area Plan: Community Development: Medium High Density Residential (CD-MHDR)(5-8 dwelling units per acre) and Open Space: Open Space - Conservation (OS-C) – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of Hwy 79, and westerly of McColery Road – 42.81 acres – Zoning: SP Zone (SP #286) – Approved Project Description: Schedule “A” Subdivision to subdivide 42.81 acres into four (4) lots with 180 condominium units – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32151, extending the expiration date to March 13, 2018. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org
- APPROVED FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32151**, extending the expiration date to March 13, 2018.
- 1.6 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32027** – Applicant: Martha Boone – Third Supervisorial District – Winchester – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) – Location: Northerly of Craig Road, southerly of Holland Road, westerly of Holcomb Road, and easterly of Eucalyptus Road – 25.7 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision to subdivide 25.7 acres into 82 residential lots and four (4) open space lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32027, extending the expiration date to March 3, 2018.
- APPROVED SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32027**, extending the expiration date to March 3, 2018.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 5, 2017**

Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org

- 1.7 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32817** – Applicant: The Woods (Riverside) Venture, LLP – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) – Community Development: Medium High Density Residential (CD-MHDR) – Community Development: Commercial Retail (CD-CR) – Open Space: Recreational (OS-R) – Location: Northerly of Domenigoni Parkway, easterly of Leon Road, and southerly of Olive Avenue – 35.74 Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule “A” Subdivision of 35.74 acres into 34 multi-family residential lots, a recreation area, a common open space area, a school, a park, and a retail area – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32817, extending the expiration date to February 8, 2018. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org
- APPROVED SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32817**, extending the expiration date to February 8, 2018.
- 1.8 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808** – Applicant: Rancon Group/Will Stout – Third Supervisorial District – Winchester Zoning Area – Harvest/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Northerly of Eucalyptus Road, southerly of Olive Avenue, easterly of Leon Road, and westerly of Beeler Road – 128 Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule “A” Subdivision of 128 acres into 346 single family residential lots, eight (8) open space lots and one (1) park for Planning Areas 28A and 28B of Specific Plan (SP) 293 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30808, extending the expiration date to September 22, 2016. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org
- APPROVED SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808**, extending the expiration date to September 22, 2016.
- 1.9 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808** – Applicant: Rancon Group/Will Stout – Third Supervisorial District – Winchester Zoning Area – Harvest/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Northerly of Eucalyptus Road, southerly of Olive Avenue, easterly of Leon Road, and westerly of Beeler Road – 128 Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule “A” Subdivision of 128 acres into 346 single family residential lots, eight (8) open space lots and one (1) park for Planning
- APPROVED THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808**, extending the expiration date to September 22, 2017.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 5, 2017**

Areas 28A and 28B of Specific Plan (SP) 293 – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30808, extending the expiration date to September 22, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org

- 1.10 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671** – Applicant: Rancon Winchester Valley 85 – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail Medium Density Residential, and Medium High Density Residential (CD-CR, MDR, MHDR) (0.20 – 0.35 FAR, 2-5 D.U./Ac, 5-8 D.U./Ac) – Location: Southerly of Domenigoni Parkway, westerly of Frontier Loop, and northerly of Trail Side Road – 18.37 Acres – Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46) – Approved Project Description: Schedule “E” Commercial Subdivision of 18.37 acres into nine (9) commercial parcels – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 35671, extending the expiration date to April 28, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org

APPROVED FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671, extending the expiration date to April 28, 2017.

- 1.11 SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671** – Applicant: Rancon Winchester Valley 85 – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail, Medium Density Residential, and Medium High Density Residential (CD-CR, MDR, MHDR) (0.20 – 0.35 FAR, 2-5 D.U./Ac, 5-8 D.U./Ac) – Location: Southerly of Domenigoni Parkway, westerly of Frontier Loop, and northerly of Trail Side Road – 18.37 Acres – Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46) – Approved Project Description: Schedule “E” Commercial Subdivision of 18.37 acres into nine (9) commercial parcels – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 35671, extending the expiration date to April 28, 2018. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org

APPROVED SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671, extending the expiration date to April 28, 2018.

- 1.12 PLOT PLAN NO. 26076 – RECEIVE and FILE** – Applicant: SBA Steel LLC, c/o Diane Borchardt – Engineer/Representative: W-T Communication Design Group c/o Andrea Urbas – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development – Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Southerly of Grand Avenue, easterly of Maiden Lane, and westerly of Blackwell Boulevard – 1.15 Acres – Zoning: General Commercial (C-

PLOT PLAN NO. 26076 – RECEIVE and FILE.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 5, 2017**

1/C-P) – **REQUEST:** Plot Plan No. 26076 proposes to utilize and re-permit an existing abandoned wireless communication facility which consists of a 62-foot-high tower, disguised as a pine tree with 12 antennas, 12 Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room and the replacement of two (2) existing A/C units with two (2) new A/C units inside the existing abandoned 480 sq. ft. lease area. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE NO. 7908 and PLOT PLAN NO. 26008 – Exempt from the California Environmental Quality Act (CEQA), Section 15301 (Existing Facilities) – Owner: Matta A. Ibrahim – Representative: Tindall Engineering, Inc. – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Conard Street, southerly of Chris Court, easterly of 8th Street, and westerly of Highway 74 – 0.86 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** A Change of Zone (CZ07908) to change the site's Zoning Classification from Scenic Highway Commercial (C-P-S) to Industrial Park (IP) and a Plot Plan (PP26008) to extend the entitlement of an existing vehicle rental and repair facility (Lakeside Car Rental & Repair), on one (1) parcel, totaling 0.86 gross acres. Project Planner: John Earle Hildebrand III at (951) 955-1888 or email at jhildebr@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 3-0

The Planning Commission Recommends the Board of Supervisors take the following actions:

FIND the project exempt from the California Environmental Quality Act (CEQA); and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7908; and

APPROVE PLOT PLAN NO. 26008.

4.2 CONDITIONAL USE PERMIT NO. 3755 – Exempt from the California Environmental Quality Act (CEQA), Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Roger and Sharon Paquette – Engineer/Representative: Brian Paquette – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) (0.25 to 0.60 FAR) and Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Zoning: Manufacturing: Service Commercial (M-SC) – Location: Southerly of Grand Avenue, westerly of Lucerne Street, northerly of Brightman Avenue, and easterly of Turner

Planning Commission Action:

Public Comments: Closed

By a vote of 3-0

FOUND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVED CONDITIONAL USE PERMIT NO. 3755.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 5, 2017**

Street – 2.95 Gross Acres – **REQUEST:** A Conditional Use Permit to re-establish an open air market (Lakeland Outdoor Market), on five (5) parcels, totaling 2.95 acres. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 23, 2017

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

TEL : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: CZ 7908 PP 26008 CEQA EXEMPT

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Thursday, October 26, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Monday, October 23, 2017 9:27 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: CZ 7908 PP 26008 CEQA

Received for publication on 10/26. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: legals@pe.com
****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.com / La Prensa

On Mon, Oct 23, 2017 at 9:23 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning!

Notice of Public Hearing, for publication on Thursday, Oct. 26, 2017. Please confirm. THANK YOU!

Cecilia Gil

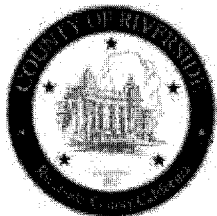
Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010



CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 23, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7908 and PP 26008

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: November 7, 2017 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: October 23, 2017
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Monday, October 23, 2017 12:34 PM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: CZ 7908 PP 26008 CEQA

received and will be posted.

Please note: When we receive CEQA filings by email we have until the end of the day to post them.

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Monday, October 23, 2017 11:41 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FW: FOR POSTING: CZ 7908 PP 26008 CEQA

Hello! I have not received confirmation yet....

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Mail Stop# 1010



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

From: Gil, Cecilia
Sent: Monday, October 23, 2017 9:26 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: CZ 7908 PP 26008 CEQA

Good morning!

Notice of public hearing for POSTING. Please confirm. THANK YOU!

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND PLOT PLAN IN THE MEADOWBROOK ZONING – ELSINORE AREA, FIRST SUPERVISORIAL DISTRICT AND INTENT TO FILE NOTICE OF EXEMPTION

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, November 7, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Matta A. Ibrahim – Tindall Engineering, Inc., on **Change of Zone No. 7908**, which proposes to change the zoning from Scenic Highway Commercial (C-P-S) to Industrial Park (IP), or such other zones as the Board may find appropriate, and **Plot Plan No. 26008**, which proposes to extend the entitlement of an existing vehicle rental and repair facility (Lakeside Car Rental & Repair), on one parcel, totaling 0.86 gross acres (“the project”). The project is located north of Conard Street, south of Chris Court, east of 8th Street and west of Highway 74, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL Jhildebr@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: October 23, 2017

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

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 23, 2017, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7908 and PP 26008

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: November 7, 2017 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: October 23, 2017
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/28/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers C207908/PP26008 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07908 / PP26008 (600 feet buffer)



Selected Parcels

377-372-015	377-372-027	377-372-033	377-372-032	377-401-001	377-392-001	377-372-009	377-372-035	377-372-039	377-392-008
377-404-006	377-020-003	377-391-004	377-391-002	377-391-003	377-371-003	377-391-006	377-371-010	377-392-006	377-391-011
377-404-008	377-392-007	377-392-009	377-404-007	377-392-002	377-391-008	377-391-012	377-372-017	377-392-005	377-371-008
377-391-010	377-371-004	377-392-004	377-392-003	377-372-008	377-372-036	377-372-037	377-391-005	377-373-011	377-391-009
377-403-002	377-372-038	377-020-004	377-403-001	377-391-020	377-401-002				



525 262.5 0 525 Feet

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

ASMT: 377020003, APN: 377020003
ANDREA SIMS, ETAL
33280 HOLLISTER ST
LAKE ELSINORE CA 92530

ASMT: 377372027, APN: 377372027
74 CENTRAL SELF STORAGE
C/O GENE EITEL
27403 YNEZ RD NO 218
TEMECULA CA 92591

ASMT: 377020004, APN: 377020004
STATE OF CALIFORNIA
DIVISION OF HIGHWAYS
P O BOX 231
SAN BERNARDINO CA 92403

ASMT: 377372032, APN: 377372032
ABDALLAH MATTA
18770 CONARD ST
LAKE ELSINORE, CA. 92532

ASMT: 377371003, APN: 377371003
SUSAN TAFOYA, ETAL
403 N 1200 W
SALT LAKE CTY UT 84116

ASMT: 377372033, APN: 377372033
74 CENTRAL SELF STORAGE
C/O RICHARD L RIDGWAY
200 E CARRILLO ST NO 200
SANTA BARBARA CA 93101

ASMT: 377371004, APN: 377371004
PATRICIA ROSALES, ETAL
28841 8TH ST
LAKE ELSINORE CA 92532

ASMT: 377372037, APN: 377372037
PACIFIC GLOBAL DEV
1554 S ST ANDREWS PL
LOS ANGELES CA 90019

ASMT: 377371008, APN: 377371008
JEFFERY BRODIE, ETAL
C/O JEFFREY BRODIE
28815 8TH ST
LAKE ELSINORE, CA. 92532

ASMT: 377372038, APN: 377372038
MAURA PERDUE, ETAL
41919 MORENO RD STE A
TEMECULA CA 92590

ASMT: 377371010, APN: 377371010
GABRIEL SOLEDAD
28821 8TH ST
LAKE ELSINORE, CA. 92532

ASMT: 377372039, APN: 377372039
ARROYO DEL TORO EQQ
28051 TEFIR
MISSION VIEJO CA 92692

ASMT: 377372017, APN: 377372017
LAURIE LABBITT
28830 8TH ST
LAKE ELSINORE, CA. 92532

ASMT: 377373011, APN: 377373011
PLAZA APARTMENTS INV
C/O R & V MANAGEMENT CORP
3444 CAMINO DEL RIO N 202
SAN DIEGO CA 92109

CZ 7908 PP26008

43



ASMT: 377391002, APN: 377391002
SUSAN CASTRO, ETAL
1109 S PARTON ST
SANTA ANA CA 92707

ASMT: 377391010, APN: 377391010
MARIA LOTTERER
29074 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377391003, APN: 377391003
GLADYS HINOJOSA, ETAL
28962 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377391011, APN: 377391011
JAMES OBRIEN FAMILY PROP
10427 SAN SEVAINE STE H
MIRA LOMA CA 91752

ASMT: 377391004, APN: 377391004
DORA MUNOZ, ETAL
28978 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377391012, APN: 377391012
EMILY ARAGON, ETAL
29106 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377391005, APN: 377391005
PEDRO GONZALEZ
28994 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377391020, APN: 377391020
VIRGINIA SHERFEY
28930 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377391006, APN: 377391006
JULIA DOEBLER, ETAL
29010 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377392001, APN: 377392001
TERESA BECERRA, ETAL
29111 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377391008, APN: 377391008
JULIO BUSTOS
29042 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377392002, APN: 377392002
MARIA VALENCIA, ETAL
29101 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377391009, APN: 377391009
VIVIAN BALTHROPE, ETAL
29058 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377392003, APN: 377392003
MOSTAFA TORKZADEH
15059 E IMPERIAL HWY
LAMIRADA CA 90638



ASMT: 377392004, APN: 377392004
SALVADOR CUIRIEL, ETAL
29083 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377401002, APN: 377401002
WE FIVE SAI DESAIS
18442 VILLA DR
VILLA PARK CA 92861

ASMT: 377392005, APN: 377392005
LILIANA RODRIGUEZ, ETAL
29075 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377403001, APN: 377403001
CAROL SOLIS JONES, ETAL
29138 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377392006, APN: 377392006
GREGORIO MUNIZ
29059 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377403002, APN: 377403002
TAKAKO MCCLARY, ETAL
29146 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377392007, APN: 377392007
JERRY WESSELING
28971 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377404006, APN: 377404006
MARJORIE LAGRONE, ETAL
29161 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377392008, APN: 377392008
BAY NGUYEN
33865 CANYON RANCH RD
WILDOMAR CA 92595

ASMT: 377404007, APN: 377404007
KIMBERLY SLINGERLAND, ETAL
29147 ALLAN ST
LAKE ELSINORE CA 92530

ASMT: 377392009, APN: 377392009
EMILIE KELTY, ETAL
28933 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377404008, APN: 377404008
JASON LEMMON
29139 ALLAN ST
LAKE ELSINORE, CA. 92532

ASMT: 377401001, APN: 377401001
BRYAN DUTCHEN, ETAL
29123 ALLAN ST
LAKE ELSINORE, CA. 92532



RIVERSIDE COUNTY PLANNING DEPARTMENT
COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1409 • 4080 LEMON STREET • TWELFTH FLOOR
RIVERSIDE, CALIFORNIA 92502-1409

RIVERSIDE COUNTY PLANNING DEPARTMENT
COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1409 • 4080 LEMON STREET • TWELFTH FLOOR
RIVERSIDE, CALIFORNIA 92502-1409

CZ07908 & PP26008 – Representative
Tindall Engineering, Inc.
3365 East Miraloma Avenue, #207
Anaheim, CA 92806

CZ07908 & PP26008 – Owner
Matta A. Ibrahim
18770 Conard Avenue
Lake Elsinore, CA 92532



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 14, 2017

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

TEL: (951) 368-9229
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4869

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Friday, November 17, 2017**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Tuesday, November 14, 2017 9:50 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Ord. No. 348.4869

Received for publication on 11/17. Proof with cost to follow.

Nick Eller

Thanksgiving Deadlines 2017

<u>Publishing Day</u>	<u>Deadline</u>
Thurs-Fri 11/23-11/24	Monday 11/20 10:30am
Sat-Mon 11/25-11/27	Tuesday 11/21 10:30am
Tues-Wed 11/28-11/29	Wednesday 11/22 10:30am

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: legals@pe.com

****Employees of The Press-Enterprise are not able to give legal advice of any kind****

Standard Deadlines are 10:30am, 3 business days prior to the day you would like to publish

The Press-Enterprise PE.com / La Prensa

On Tue, Nov 14, 2017 at 9:37 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning!

Adoption of Ordinance, for publication on Friday, Nov. 17, 2017. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010

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

(INSERT ORDINANCE NO. 348.4869)

John F. Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **November 7, 2017**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

1 ORDINANCE NO. 348.4869

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Meadowbrook Area, the zone or zones as shown
7 on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2417,
8 Change of Zone Case No. 7908" which map is made a part of this ordinance.

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

10
11 ~~BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA~~

13 By: _____
14 Chairman, Board of Supervisors

15 ATTEST:
16 ~~KECIA HARPER-IHEM
17 Clerk of the Board~~

18
19 By: _____

20
21 (SEAL)

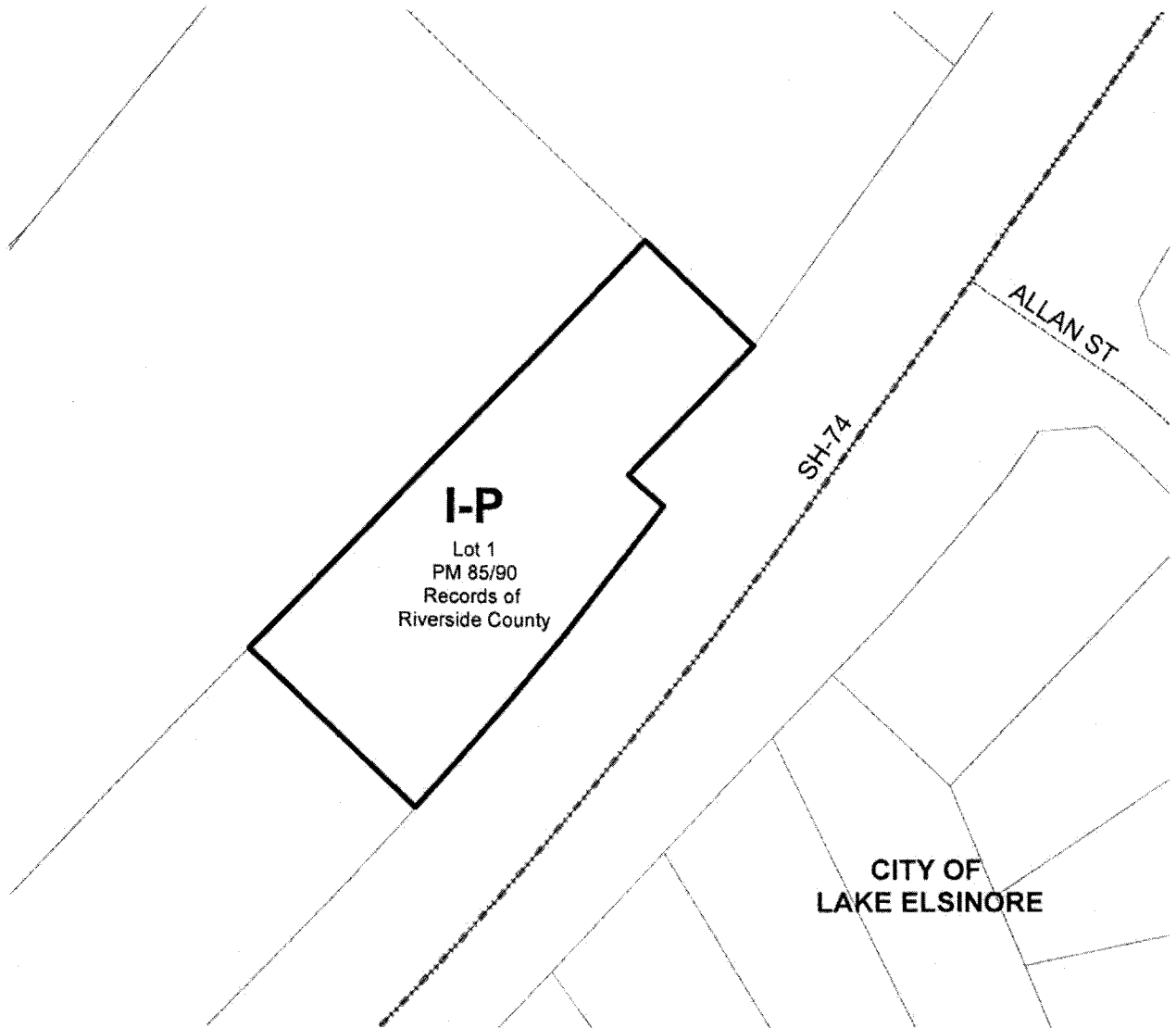
22
23 APPROVED AS TO FORM
24 October 5, 2017

25 ~~*Melissa Cushman*~~
26 By: _____
27 MELISSA CUSHMAN
28 Deputy County Counsel

MRC:sk

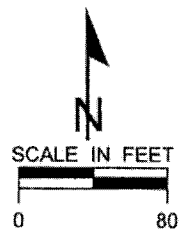
G:\Property\SKelley\CZ ZONING ORD & FORM1\FORMAT.348\4869.docx

MEADOWBROOK AREA
SEC. 36 T. 5 S., R. 5 E. S.B.B. & M.



I-P INDUSTRIAL PARK

MAP NO. 2.2417
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7908
ADOPTED BY ORDINANCE NO. 348.4869
NOVEMBER 7, 2017



RIVERSIDE COUNTY BOARD OF SUPERVISORS

**ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD**



CALL (951) 368-9222
EMAIL legals@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
10/26/17	0011029229		PE Riverside	3 x 78 Li	304.20

Invoice text: CZ 7908 PP 26008 CEQA

RECEIVED RIVERSIDE COUNTY
 CLERK / DEPT. OF SUPERVISORS
 2017 OCT 31 AM 11:10

*Planning
18.1 of 11/7/17*

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE

304.20

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
SALES/CONTACT INFORMATION	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	10/26/2017	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
10/26/2017	5209148	5209148
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304.20	0011029229	DUE UPON RECEIPT



THE PRESS-ENTERPRISE

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COUNTY OF RIVERSIDE
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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.: CZ 7908 PP 26008 CEQA /

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:

10/26/2017

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

Date: October 26, 2017
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011029229-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND PLOT PLAN IN THE MEADOWBROOK ZONING - ELSINORE AREA, FIRST SUPERVISORIAL DISTRICT AND INTENT TO FILE NOTICE OF EXEMPTION

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, November 7, 2017 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Matta A. Ibrahim - Tindall Engineering, Inc., on **Change of Zone No. 7908**, which proposes to change the zoning from Scenic Highway Commercial (C-P-S) to Industrial Park (IP), or such other zones as the Board may find appropriate, and **Plot Plan No. 26008**, which proposes to extend the entitlement of an existing vehicle rental and repair facility (Lakeside Car Rental & Repair), on one parcel, totaling 0.86 gross acres ("the project"). The project is located north of Conard Street, south of Chris Court, east of 8th Street and west of Highway 74, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL Jhildebr@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: October 23, 2017 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant 10/26

RECEIVED RIVERSIDE COUNTY
CLERK OF SUPERVISORS
2017 OCT 31 AM 11:10



CALL (951) 368-9222
EMAIL legal@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
11/17/17	0011040098		PE Riverside	3 x 99 Li	386.10

Invoice text: Ord. No. 348.4869

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 CLERK/BOARD OF SUPERVISORS
 2017 NOV 27 AM 11:45

*Planning
18.1 of 11/07/17*

Placed by: Cecilia Gil

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BALANCE DUE
386.10

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
SALES/CONTACT INFORMATION	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	11/17/2017	5209148	5209148	BOARD OF SUPERVISORS

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BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
11/17/2017	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
386.10	0011040098	DUE UPON RECEIPT

SOUTHERN CALIFORNIA NEWS GROUP
THE PRESS-ENTERPRISE
Legal Advertising Memo Invoice

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REMITTANCE ADDRESS

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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.: Ord. No. 348.4869 /

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:

11/17/2017

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

Date: November 17, 2017
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011040098-01

P.O. Number:

Ad Copy:

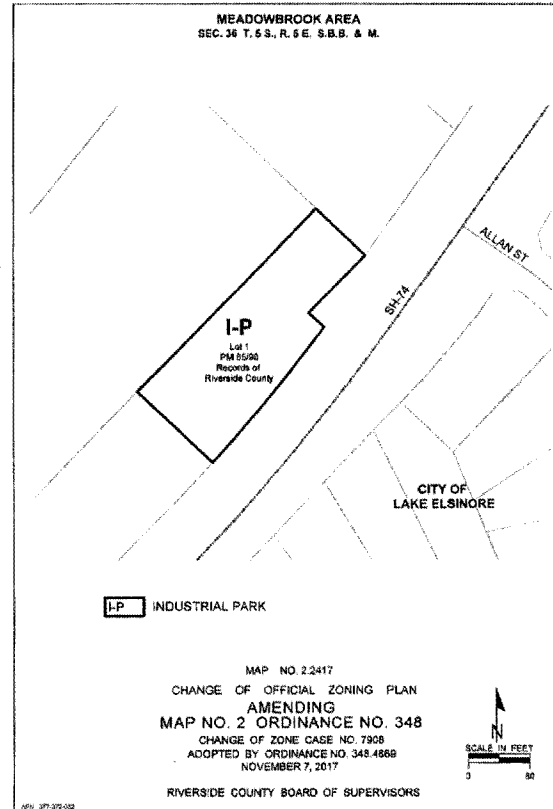
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348.4869
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. Suction 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. 2.2417, Change of Zone Case No. 7908" which map is made a part of this ordinance.

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



John F. Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **November 7, 2017**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

11/17