

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



ITEM
18.1
(ID # 6565)

MEETING DATE:

Tuesday, March 27, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42887, CHANGE OF ZONE NO. 7905, ORDINANCE NO. 348.4867 and TENTATIVE TRACT MAP NO. 36963. Applicant: Paulino Rodriguez – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2-acre minimum) – Location: Northerly of Big Sky Circle, southerly of El Mineral Road, westerly of Spencer Butte Drive and easterly of Olive Street – 79.67 Acres - Zoning: Residential Agricultural 2½-acre minimum (R-A-2½) - REQUEST: Change of Zone No. 7905 proposes to change the project site's zoning classification from Residential Agricultural 2½-acre minimum (R-A-2½) to Residential Agricultural 2-acre minimum (R-A-2). Tentative Tract Map No. 36963 proposes a Schedule 'C' subdivision of approximately 79.67 gross acres into 31 2-acre minimum, single family residential lots and four (4) letter lots for water quality basins. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT A NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42887**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

ACTION: Policy

Charissa Lebon, Assistant TLMA Director

3/21/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to include the revised Conditions of Approval; and that Ordinance 348.4867 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Ashley and Perez
Nays: None
Absent: None
Date: March 27, 2018
xc: Planning, Co.Co., MC, Recorder, 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:

2. **APPROVE CHANGE OF ZONE NO. 7905** changing the project site's zoning classification from Residential Agricultural 2½-acre minimum (R-A-2½) to Residential Agricultural 2-acre minimum (R-A-2), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4867** amending the zoning in the Gavilan Hills District shown on Map No. 56.012 Change of Zone No. 7905 attached hereto and incorporated herein by reference; and,
4. **APPROVE TENTATIVE TRACT MAP NO. 36963**, 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: | No |
| | | | For Fiscal Year: | N/A |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project site is located northerly of Big Sky Circle, southerly of El Mineral Road, westerly of Spencer Butte Drive, and easterly of Olive Street in unincorporated Riverside County.

The proposed project consists of **Change of Zone No. 7905** to change the site's zoning classification from Residential Agricultural 2 ½-acre minimum (R-A-2 ½) to Residential Agricultural 2-acre minimum (R-A-2) and **Tentative Tract Map No. 36963** a Schedule 'C' subdivision.

Originally, Tentative Tract Map No. 36963 proposed the division of of 79.67 gross acres into thirty-one, 2-acre minimum single family residential lots and 3 letter lots to be utilized for water quality basins. In addition the applicant proposed two interior streets, Street "A", located vertically along the eastern portion of the site and Street "B", located horizontally along the southwestern portion of the site. A fourteen (14) foot wide community trail was added along Olive Street and El Mineral Road.

The Planning Commission considered the project during a regularly scheduled public hearing on September 20, 2017. Five members of the public spoke in opposition, and one member of the public spoke in favor of the project. The Planning Commission made the following recommendations for the project:

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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- Provide a condition of approval regarding the re-location of two driveways obtaining access from El Mineral Road to Los Arrollos Road. Staff added Condition of Approval 50. PLANNING 35. The applicant has revised their site plan which illustrates this change.
- Provide fencing along Olive Street and El Mineral to separate the community trails from the right-of-way. Staff added Condition of Approval 50. PLANNING 36. The applicant has revised their site plan and conceptual landscape plan illustrating this change.
- Provide a condition that addresses the concern regarding the lack of an internal equestrian trail system. Staff added Condition of Approval 50. PLANNING 37. The applicant has revised their site plan and conceptual landscape plan reflecting this change.
- The Planning Commission also recommended that the applicant set up a meeting with the RAGLM community group to discuss the project. The applicant met with the RAGLM community group on October 18, 2017, and presented the Project to the public.

After taking public testimony, the Planning Commission closed the public hearing, and, on a 5-0 vote, recommended the Board of Supervisors take the following actions: adopt the Negative Declaration for Environmental Assessment No. 42887, tentatively approve Change of Zone No. 7905 and approve Tentative Tract Map No. 36963.

On December 5, 2017 the Board of Supervisors considered Agenda Item 18.1 during a regularly scheduled public hearing, which included new fencing along Olive Street and El Mineral, the relocation of two driveways and the addition of internal equestrian trails. The Board of Supervisors expressed concern that the applicant had not conducted adequate public outreach addressing the surrounding neighbors' issues with lot size, the lack of equestrian trails within the subdivision, and the traditional grid pattern and lot configuration of the subdivision. The Board of Supervisors continued the item to the February 27, 2018 Board of Supervisors' meeting.

In response to feedback from the community, the Planning Commission, and the Board of Supervisors, the proposed Tentative Tract Map has been revised. Although the number of lots and overall density will remain the same, the lot configuration and street system has been redesigned. The lots within the proposed land division will be irregular in shape and the internal street system will no longer be a traditional grid pattern. Three streets are proposed: Streets 'A' and 'B' are cul-de-sacs that will provide access from Olive Street and El Mineral Road, respectively. Street 'C' extends vertically through the project site and provides access from El Mineral Road and Big Sky Circle. In addition, a 20-foot wide internal trail easement will be provided for the residents and will be utilized for equestrian and pedestrian access, and an additional water quality basin has been added.

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

The project was resubmitted to Transportation, Flood, Environmental Health and Fire for review to determine whether any new issues had been created due to the new design. Some small revisions were required and it was decided that the February 27, 2018 hearing should be continued to March 27, 2018 in order for the applicant to make these changes. The applicant has all necessary changes and the project has been cleared by the reviewing departments.

It has been determined that no further environmental review is required because the number of houses and overall density of the project remains the same. The project redesign primarily involves the reconfiguration of lots and the internal street system. Although the configuration of the roads have changed, access and standards in terms of roadway widths, turn around, and emergency vehicle access will remain the same.

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 at the Planning Commission Hearing.

Additional Fiscal Information

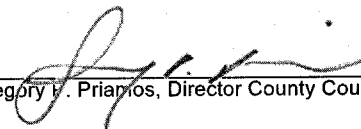
All fees are paid by the applicant. No General Fund dollars will be used.

ATTACHMENTS:

- A. Ordinance No. 348.4867
- B. 5655 – Form 11
- C. Minutes from December 5, 2017 Board of Supervisors
- D. Revised Tentative Tract Map
- E. Revised Conceptual Landscape Plan



Scott Bruckner 3/21/2018



Gregory V. Priamos, Director County Counsel 3/21/2018

1 ORDINANCE NO. 348.4867

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 Gavilan Hills District Zoning Plan
6 Map No. 56, as amended, are further amended by placing in effect in the zone or zones as shown on the
7 map entitled "Change of Official Zoning Plan, Gavilan Hills District, Map No. 56.012 Change of Zone Case
8 No. 7905," which map is made a part of this ordinance.

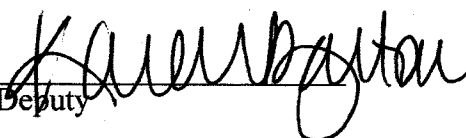
9 Section 2. This ordinance shall take effect 30 days after its adoption.

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

13 By: 
14 Chairman, Board of Supervisors

15 ATTEST:

16 Clerk of the Board

17
18 By: 
19 Deputy

20 (SEAL)

21
22 APPROVED AS TO FORM

23 March 8, 2018

24 By: 
25 LEILA MOSHREF-DANESH
26 Deputy County Counsel

27 LJM:sk

28 G:\Property\SKelley\CZ ZONING ORD & FORM1\FORMAT.348\4867 (2).docx

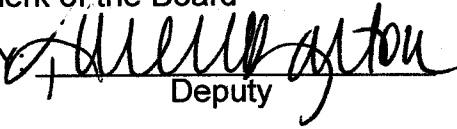
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on March 27, 2018, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

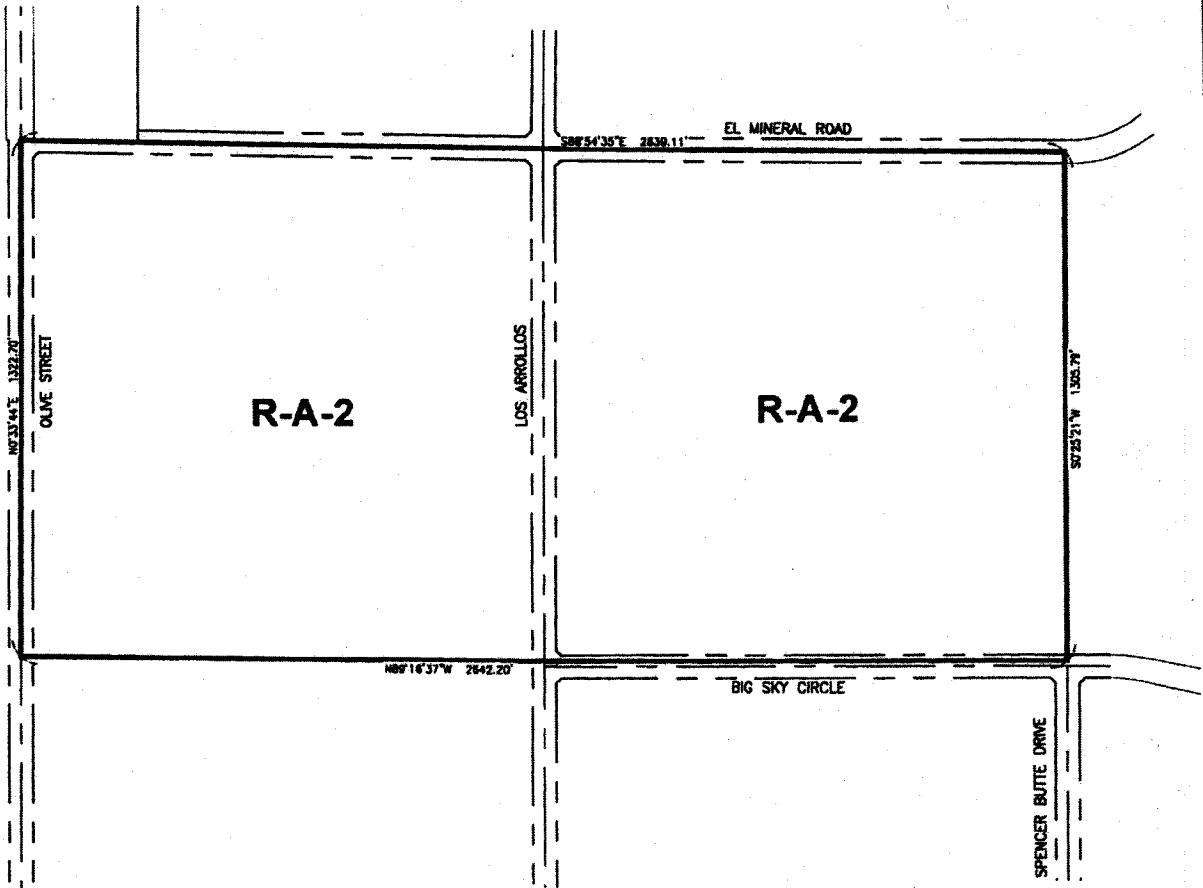
AYES: Jeffries, Tavaglione, Washington, Perez and Ashley
NAYS: None
ABSENT: None

DATE: March 27, 2018

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

SEC. 36, T. 4 S., R. 5 W., S. B. M.



R-A-2

R-A-2

LEGEND

R-A-2

RESIDENTIAL AGRICULTURAL 2 ACRE MIN.

MAP NO. 56.012

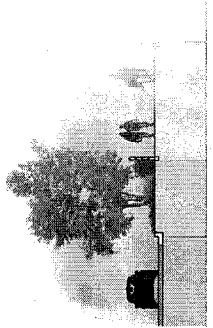
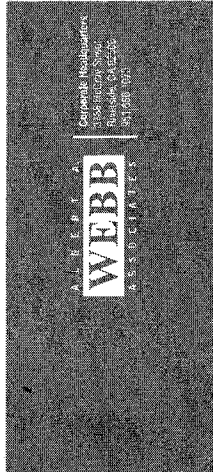
**CHANGE OF OFFICIAL ZONING PLAN
GAVILAN HILLS
DISTRICT**

CHANGE OF ZONE CASE NO. 7905
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4867
DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



ADJACENT PARCEL NOS:
280-230-000
280-230-000



TRACT 36963 | RIVERSIDE COUNTY

CONCEPTUAL LANDSCAPE PLAN

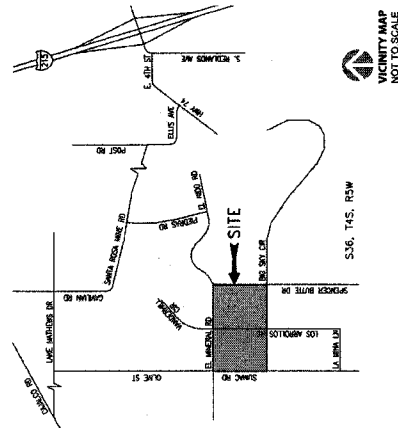
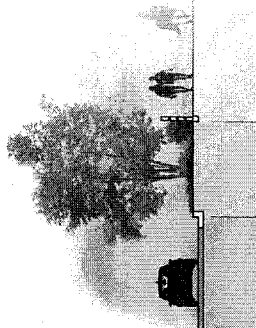
04.21.14

LANDSCAPE CONCEPT THEORY

THE INTENT FOR THIS PROJECT IS TO PROVIDE A LANDSCAPE DESIGN THAT WILL THRIVE IN THE CLIMATE OF THE AREA AND PROVIDES YEAR-ROUND INTEREST AND BEAUTY. ALL OF THE PLANT MATERIAL THAT HAS BEEN PROPOSED FOR THIS PROJECT IS DROUGHT TOLERANT, HEAT AND COLD RESISTANT AND EASY TO MAINTAIN. THE PROPOSED LAYOUT OF THE PLANT MATERIAL WILL BE DONE IN A WAY THAT THE PLANTS WILL HAVE ENOUGH ROOM TO GROW TO THEIR FULL MATURITY WITHOUT HAVING TO BE PRUNED. THE USE OF WOOD MULCH AND DECOMPOSED GRANITE WILL INHIBIT WEED GROWTH AND HELP RETAIN SOIL MOISTURE IMPROVING THE GROWING CONDITIONS WHILE LOWERING WATER USE. THE FINISHED LANDSCAPE WILL INTEGRATE WELL INTO THE SURROUNDING EXISTING LANDSCAPE AREAS AND WILL PROVIDE SCREENING OF THE PROJECT FROM THE SURROUNDING ROADS. THE TREES, SHRUBS, AND GROUNDCOVERS WERE SELECTED TO PROVIDE A VARIETY OF COLOR, TEXTURES, AND FORMS TO ACCENT AND BEAUTIFY THE DEVELOPMENT. THE INTERIOR STREETS OF THE DEVELOPMENT WILL BE PLANTED WITH A VARIETY OF EQUALLY SPACED STREET TREES OF AT LEAST TWO DIFFERENT SPECIES PER STREET. TREES WILL PROVIDE SCREENING, SHADE, AND SOFTEN THE PAVED AREAS. THIS PROJECT WILL COMPLY WITH STATE OF CALIFORNIA MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE, COUNTY OF RIVERSIDE WATER EFFICIENT LANDSCAPE REQUIREMENTS ORDINANCE, AND LOCAL WATER USE EFFICIENCY ORDINANCE BY USING AN ET-EFFICIENT ("SMART") IRRIGATION CONTROLLER COMBINED WITH RAIN SENSORS AND FLOW SENSORS.

OWNER APPLICANT
 RAMIREZ RESIDUAL TRUST
 4777 N. 157TH PLACE UNIT A
 SUITE 100
 CONVERSE, CALIFORNIA 92024
 PHONE: (951) 679-6253
 EMAIL: PHIL@RAMIREZTRUST.COM

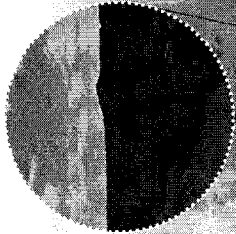
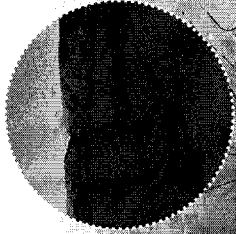
LANDSCAPE ARCHITECT
 ALBERTA WEBB ASSOCIATES
 2328 WILSON STREET
 RIVERSIDE, CALIFORNIA 92506
 PHONE: (951) 514-4225 FAX: (951) 788-1256
 EMAIL: ALBERTA@WEBBASSOCIATES.COM



VICINITY MAP
 NOT TO SCALE

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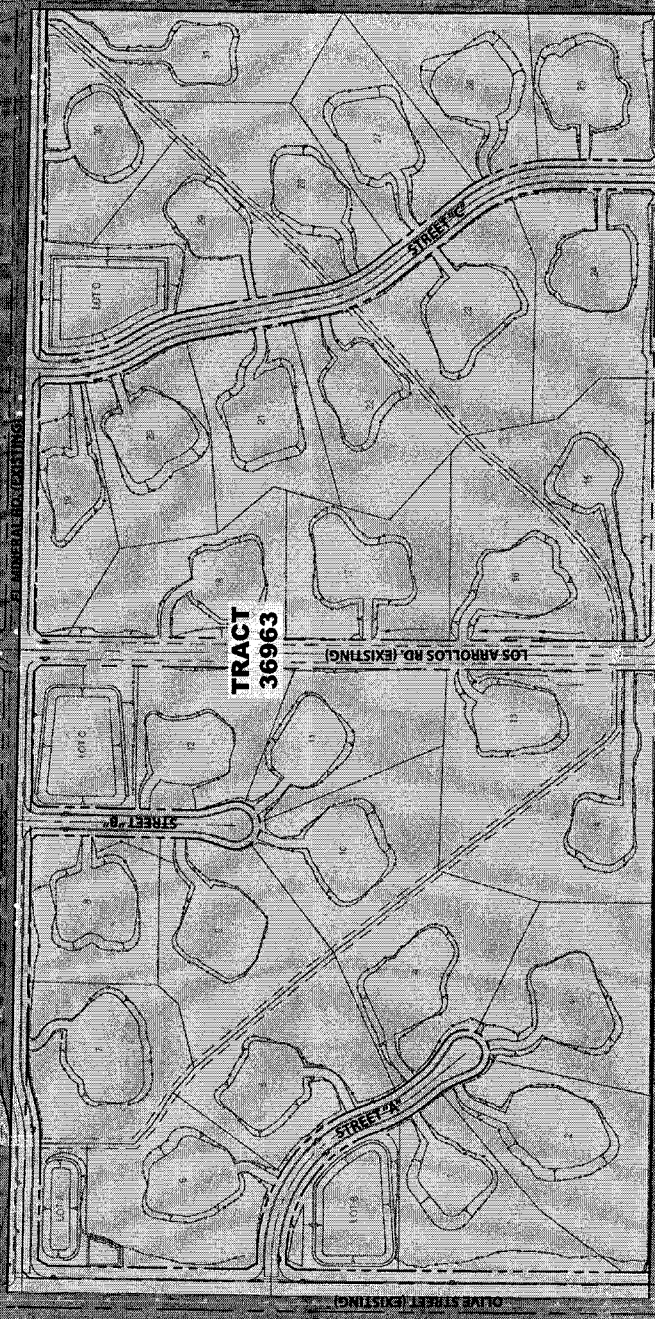
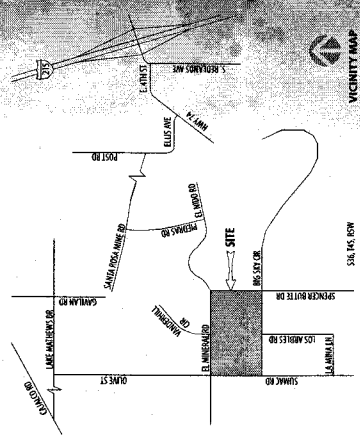
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- CONCEPTUAL LANDSCAPE PLAN..... 3
- ENLARGEMENTS..... 4
- FENCING/TRAILS PLAN..... 5
- MAINTENANCE PLAN..... 6



OWNER/APPLICANT
 ARIZONA DEVELOPMENT
 10000 N. CENTRAL AVENUE
 SUITE 1000
 PHOENIX, AZ 85018
 CONTACT: PAUL ANDERSON
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 PAULANDERSON@ARIZONADEV.COM

LANDSCAPE ARCHITECT
 ARIZONA DEVELOPMENT
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CIVIL ENGINEER
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 PAULANDERSON@ARIZONADEV.COM



TRACT 25581

TRACT 25581

TRACT 14116-1

TRACT 24284-1

TRACT 36963

TRACT 27557

PARCEL 4
PARCEL MAP NO 10952

TRACT 36963// SITE CONTEXT

ROBERT A. WEBB
WEBB
 ASSOCIATES
 2700 Alhambra Street
 Phoenix, AZ 85016
 PH: (602) 979-6333
 FX: (602) 979-6334
 WWW.WEBSA.COM

PLANTING LEGEND

TREES

| BOTANICAL NAME COMMON NAME | PLANT FACTOR | HEIGHT | WIDTH | REQUIREMENT |
|---|--------------|--------|--------|-------------|
| GENERA PANICOLA AUSTRALIAN WILLOW | LOW (0.2) | H: 30' | W: 30' | *** |
| PSIDIA ONGASIS 'RED PISTIA' RED PISH PISTIADE | MED (0.5) | H: 30' | W: 30' | *** |
| PLATANUS RACEMOSA WESTERN SYCAMORE | MED (0.5) | H: 30' | W: 30' | *** |

SHRUBS/GRASSES/GROUNDCOVERS

| BOTANICAL NAME COMMON NAME | PLANT FACTOR | HEIGHT | WIDTH |
|---|--------------|--------|-------|
| ERICARIS BULLIARDI 'PREGON POINT' DWARF CROOTE BUSH | LOW (0.2) | H: 2' | W: 5' |
| CALLISTEMON 'LITTLE JOHN' BOTTLEBRUSH | LOW (0.2) | H: 3' | W: 4' |
| ODONDA PASCUA 'PIMPONERA' HOPSPEED BUSH | LOW (0.2) | H: 8' | W: 5' |
| ANHELENBERGIA CAPILLARIS PINK ANHLEY | MED (0.5) | H: 3' | W: 4' |
| ANHELENBERGIA RIGIDA DEERGRASS | LOW (0.2) | H: 4' | W: 5' |
| ASCHEMUNDIA OFFICINALIS ROSEMARY | LOW (0.2) | H: 4' | W: 8' |
| SAVINA GREGGII AUTUMN SAGE | LOW (0.2) | H: 3' | W: 4' |

WATER QUALITY BASIN

| BOTANICAL NAME COMMON NAME | PLANT FACTOR | HEIGHT | WIDTH |
|---|--------------|--------|--------|
| ACACIA ADONOLEPS 'TOWN BOUT' PROSTRATE ACACIA | LOW (0.2) | H: 2' | W: 10' |
| RACCHARUS PULILLARS 'PREGON POINT' DWARF CROOTE BUSH | LOW (0.2) | H: 3' | W: 8' |
| ANHELENBERGIA CAPILLARIS PINK ANHLEY | MED (0.5) | H: 3' | W: 4' |
| ANHELENBERGIA RIGIDA DEERGRASS | LOW (0.2) | H: 4' | W: 5' |
| GENERA PANICOLA AUSTRALIAN WILLOW | LOW (0.2) | H: 30' | W: 30' |
| PLATANUS RACEMOSA WESTERN SYCAMORE | MED (0.5) | H: 30' | W: 30' |
| CAHAPARRAL SAGE SCURB AME. INTRODUCED NAT. SAGE SEEDS | LOW (0.2) | H: 4' | |

IRRIGATION NOTES

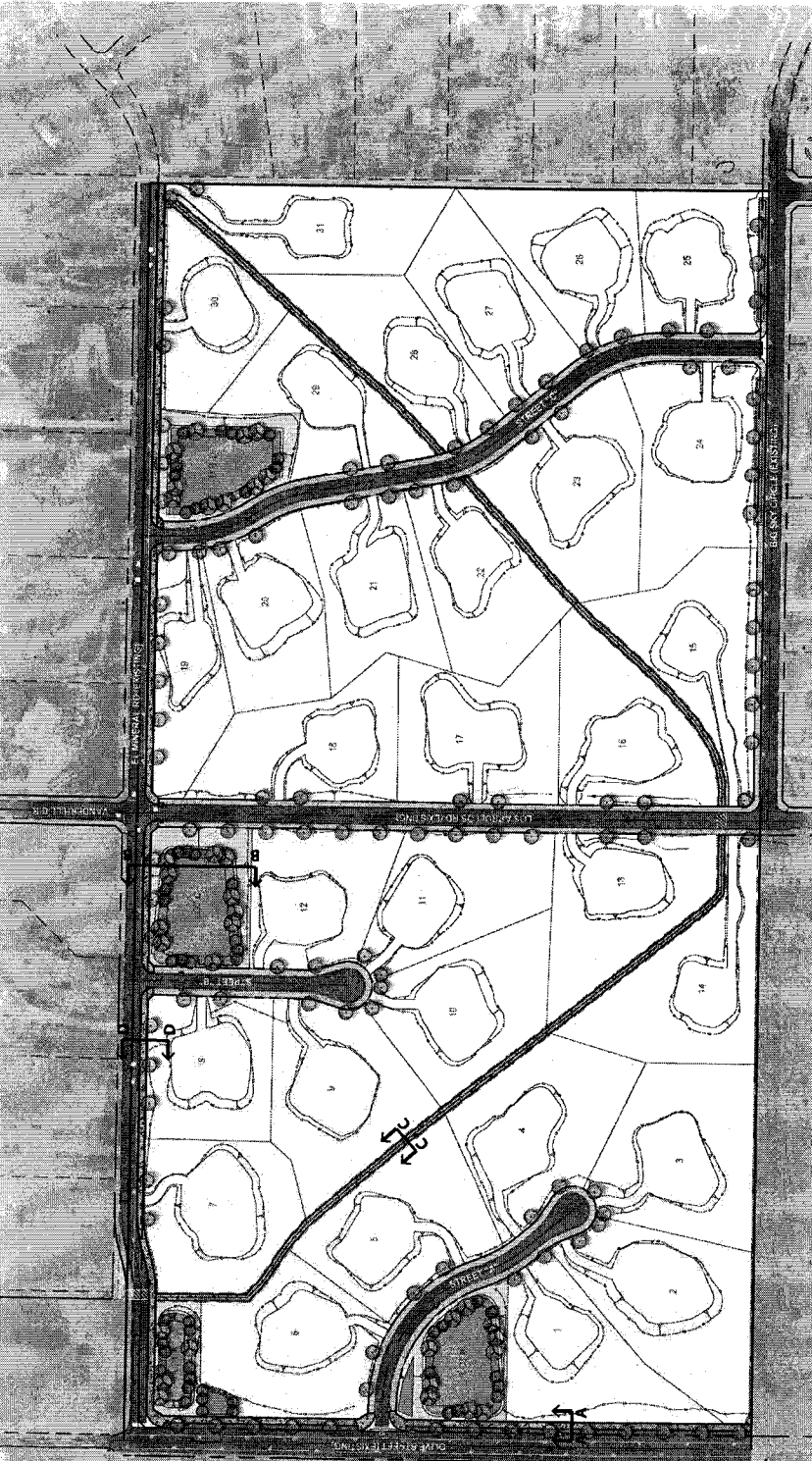
THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS:

- SMART CONTROLLER BY AN ET GAGE WITH ACCESS TO REAL-TIME ET
- ANTI-DRAIN CHECK VALVES
- MASTER VALVE & FLOW SENSOR
- PRESSURE REGULATOR
- FLOW MONITORING
- HYDROZONES WILL BE PROPERLY DESIGNATED
- NO OVERHEAD IRRIGATION WITHIN 24" OF NON-FERROUS SURFACES
- SUB-SURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS OR AREAS LESS THAN 8 FEET IN WIDTH
- I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLES WITH THE REQUIREMENTS OF RESOLVE REL. 80-2, OTHERWISE, I WILL WAIVE OFF-STREET PARKING AND SIGNAGE REQUIREMENTS, THE CONDITIONS OF APPROVAL, AND SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN. SHOULD THE DRAINAGES BE REVISID, THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED DRAINAGES.

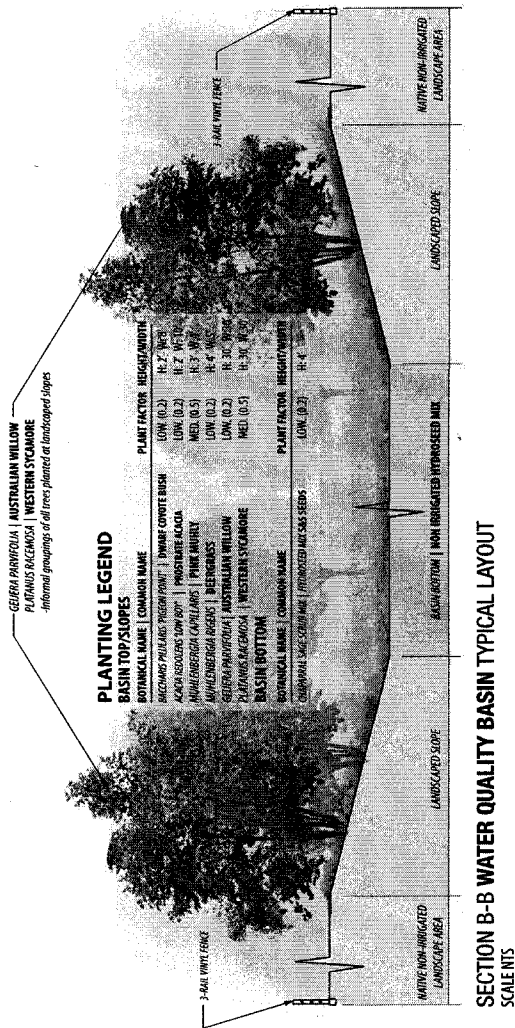
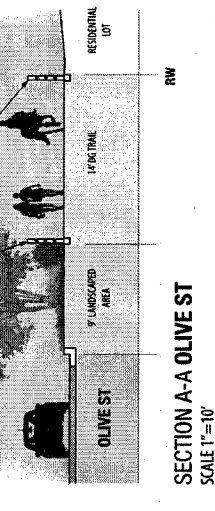
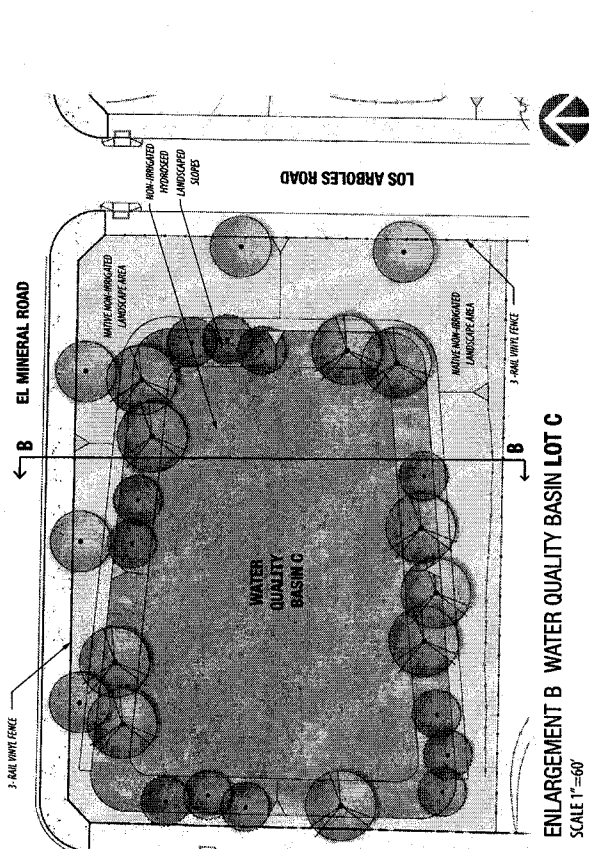
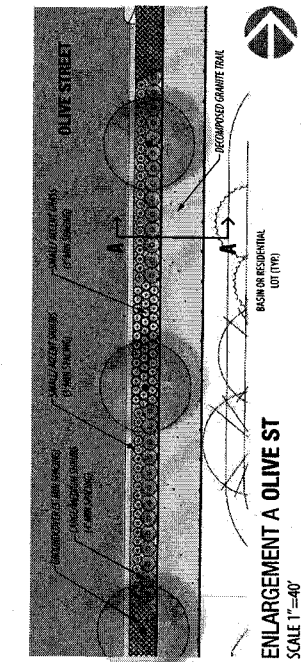
PLANTING NOTES

- PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUBS BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUND COVER AREAS; 3" LAYER OF SHREDDERS STABILIZING MULCH FOR SLOPES
- TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER COUNTY STANDARD DETAILS. USE THREE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
- ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 8" (MIN) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENCLOSE THE TREE FOOTPRINT BUT SHALL BE LOCATED AT THE EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
- TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
- PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWNELED INTO THE 5" WIDE CURB.

05-12-2018



TRACT 36963 // CONCEPTUAL LANDSCAPE PLAN

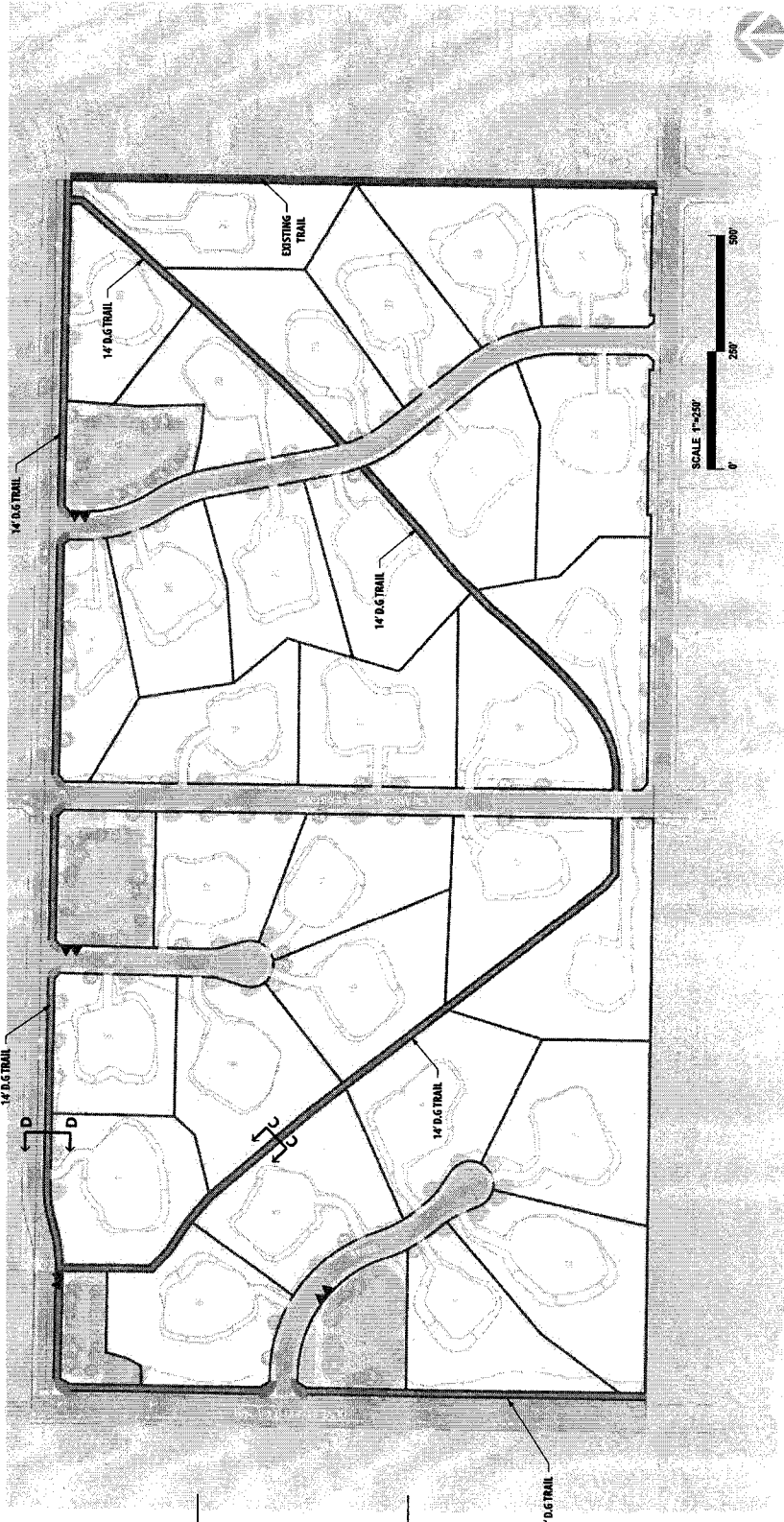


PLANTING LEGEND

Informal groupings of all trees planted at landscaped slopes

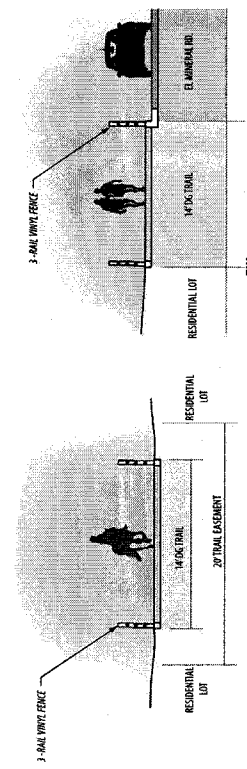
| BASIN TOP/SLOPES | | PLANT FACTOR | | HEIGHT WIDTH | |
|-----------------------|-------------------|--------------|-----------|--------------|------|
| BOTANICAL NAME | COMMON NAME | LOW (0.2) | MED (0.5) | H-2' | W-2' |
| GEURIA PARVIFOLIA | AUSTRALIAN WILLOW | LOW (0.2) | MED (0.5) | H-2' | W-2' |
| PLATANUS RACEMOSA | WESTERN SYCAMORE | LOW (0.2) | MED (0.5) | H-4' | W-3' |
| BACCHARIS PULCHRA | PRICKER PINE | LOW (0.2) | MED (0.5) | H-2' | W-2' |
| ACACIA SENONENSIS | DOWN ROYAL | LOW (0.2) | MED (0.5) | H-2' | W-2' |
| AMALANTHEA CAPILLARIS | PINK MILKYRIL | LOW (0.2) | MED (0.5) | H-4' | W-3' |
| MYRTLEBERRY (RIVER) | BEEGRASS | LOW (0.2) | MED (0.5) | H-3' | W-2' |
| GEURIA PARVIFOLIA | AUSTRALIAN WILLOW | LOW (0.2) | MED (0.5) | H-3' | W-2' |
| PLATANUS RACEMOSA | WESTERN SYCAMORE | MED (0.5) | MED (0.5) | H-3' | W-2' |
| BASIN BOTTOM | | PLANT FACTOR | | HEIGHT WIDTH | |
| BOTANICAL NAME | COMMON NAME | LOW (0.2) | MED (0.5) | H-4' | W-4' |
| GEURIA PARVIFOLIA | AUSTRALIAN WILLOW | LOW (0.2) | MED (0.5) | H-4' | W-4' |
| PLATANUS RACEMOSA | WESTERN SYCAMORE | LOW (0.2) | MED (0.5) | H-4' | W-4' |





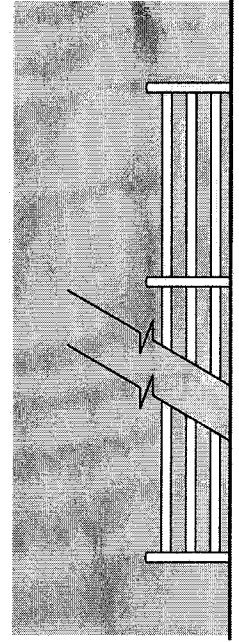
FENCE LEGEND
 — 3-RAIL VINYL FENCE
 ▲ 3-RAIL VINYL GATE

TRAIL LEGEND
 — PROPOSED TRAILS
 — EXISTING TRAIL



SECTION C-C RESIDENTIAL TRAIL
 SCALE NTS

SECTION D-D EL MINERAL RD.
 SCALE NTS



3-RAIL VINYL FENCE

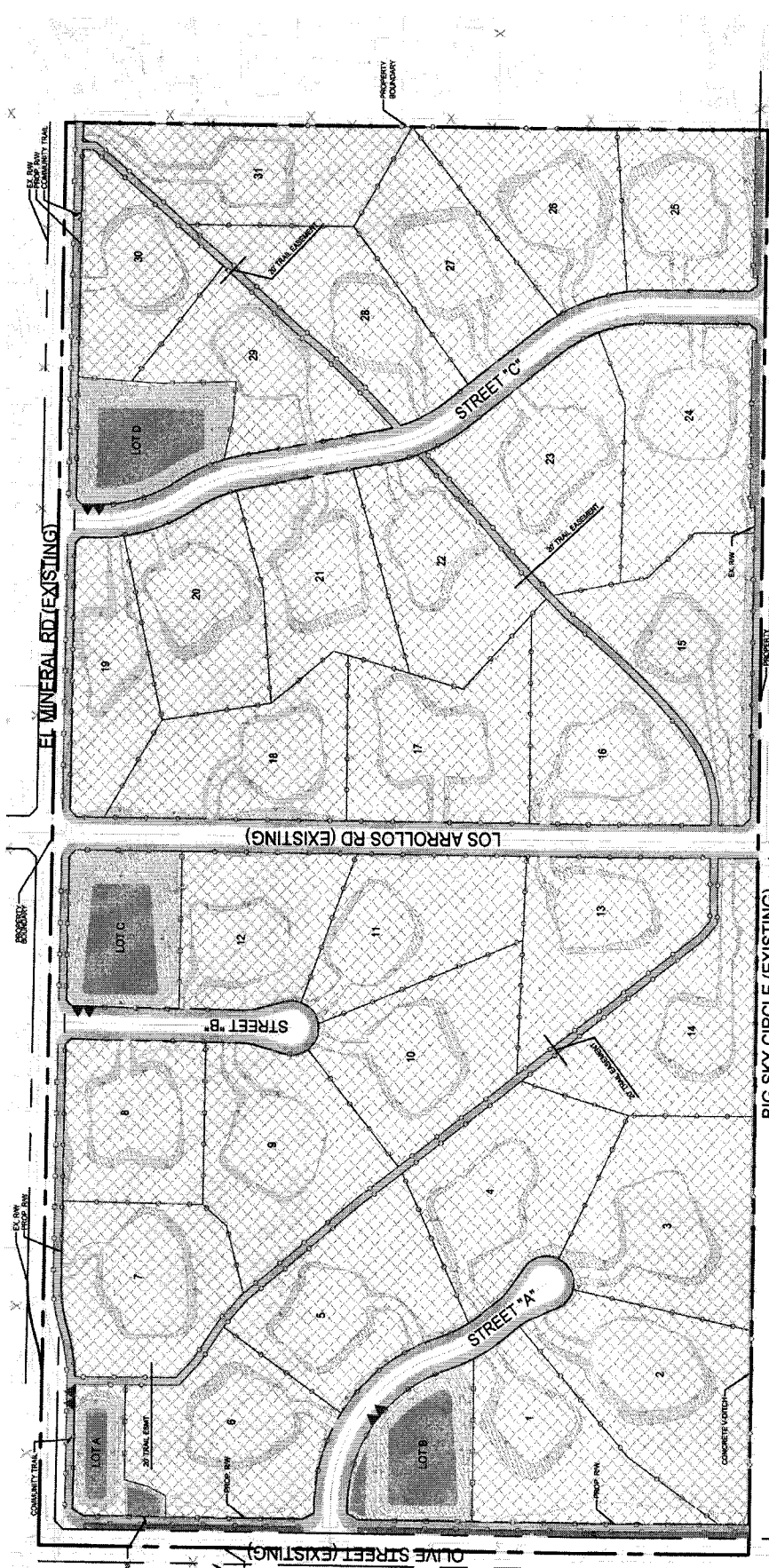


James R. Webb
 15687
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 10000
 10000
 10000



WEBB ASSOCIATES
 10000
 10000
 10000

TRACT 36963 // FENCING/TRAILS PLAN



TRACT 31633
LANDSCAPE MAINTENANCE LEGEND:

| SYMBOL | DESCRIPTION | MAINTENANCE ENTITY | SYMBOL | DESCRIPTION | MAINTENANCE ENTITY |
|--------|--|---------------------|--------|------------------------------------|---------------------|
| | RESIDENTIAL LOTS NATIVE/FLAT LANDSCAPE AREA= 2,597,008 SF. | HOMEOWNER | | 3 RAIL FENCE (27,235 LINEAR FT) | HOMEOWNER |
| | RESIDENTIAL LOTS CUT SLOPE LANDSCAPE (IRRIGATED) AREA= 232,522 SF. | HOMEOWNER | | 3 RAIL FENCE (8,541 LINEAR FT) | COUNTY OR RIVERSIDE |
| | PARKWAY LANDSCAPE AREA= 10,135 SF. | COUNTY OR RIVERSIDE | | CONCRETE VITCH (1,087 LINEAR FT) | COUNTY OR RIVERSIDE |
| | NATIVE/FLAT LANDSCAPE (NON IRRIGATED) AREA= 28,705 SF. | COUNTY OF RIVERSIDE | | 3 RAIL MAINTENANCE FENCE (8 GATES) | COUNTY OF RIVERSIDE |
| | CUT SLOPE LANDSCAPE (IRRIGATED) AREA= 91,743,248 SF. | COUNTY OF RIVERSIDE | | | |
| | COMPACTED D.G. AREA= 208,976 SF. | COUNTY OR RIVERSIDE | | | |

TRACT 36963 // MAINTENANCE PLAN



WEBB ASSOCIATES
Landscape Architecture
Riverside, CA 92505
951.506.1070



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

March 14, 2018

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

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

RE: NOTICE OF PUBLIC HEARING: CZ 7905, ORD. NO. 348.4867, and TTM 36963

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, March 17, 2018.**

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: Wednesday, March 14, 2018 11:25 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: CZ 7905 ORD. NO. 348.4867 TTM 36963

Received for publication on 3/17. 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****
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 Wed, Mar 14, 2018 at 11:21 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Nick,

Here's the item I asked you to save a spot for. Notice of Public Hearing for publication on Saturday, March 17, 2018. Please confirm. THANK YOU VERY MUCH!

Cecilia Gil

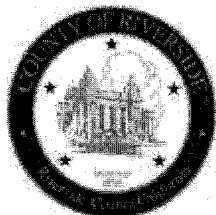
Board Assistant

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 March 14, 2018, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7905 ORD. 348.4867 TTM 36963

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

Board Agenda Date: March 27, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: March 14, 2018
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@srclkrec.com>
Sent: Wednesday, March 14, 2018 2:14 PM
To: Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie
Subject: RE: FOR POSTING: CZ 7905 ORD. NO. 348.4867 TTM 36963

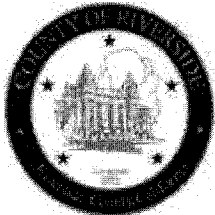
received and will be posted

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Wednesday, March 14, 2018 11:22 AM
To: Buie, Tammie <tbuie@srclkrec.com>; Kennemer, Bonnie <bkenne@srclkrec.com>; Meyer, Mary Ann <MaMeyer@srclkrec.com>
Subject: FOR POSTING: CZ 7905 ORD. NO. 348.4867 TTM 36963

One more for POSTING. 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



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County of Riverside California

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, ADOPTION OF AN ORDINANCE AND A TENTATIVE TRACT MAP IN THE LAKE MATHEWS / WOODCREST AREA, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 27, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Paulino Rodriguez – Albert A. Webb Associates, on **Change of Zone No. 7905**, which proposes to change the zoning from Residential Agricultural 2 ½-acre minimum (R-A-2 ½) to Residential Agricultural 2-acre minimum (R-A-2), and such other zones as the Board may find appropriate; adoption of **Ordinance No. 348.4867** associated with Change of Zone 7905; and, **Tentative Tract Map No. 36963, Schedule ‘C’**, which proposes subdivision of approximately 79.67 gross acres into 31 2-acre minimum, single family residential lots and four (4) letter lots for water quality basins (“the project”). The project is located northerly of Big Sky Circle, southerly of El Mineral Road, westerly of Spencer Butte Drive and easterly of Olive Street, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 42887**.

The Planning Department’s report package for the project 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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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

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

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

Dated: March 14, 2018

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 March 14, 2018, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7905 ORD. NO. 348.4867 TTM 36963

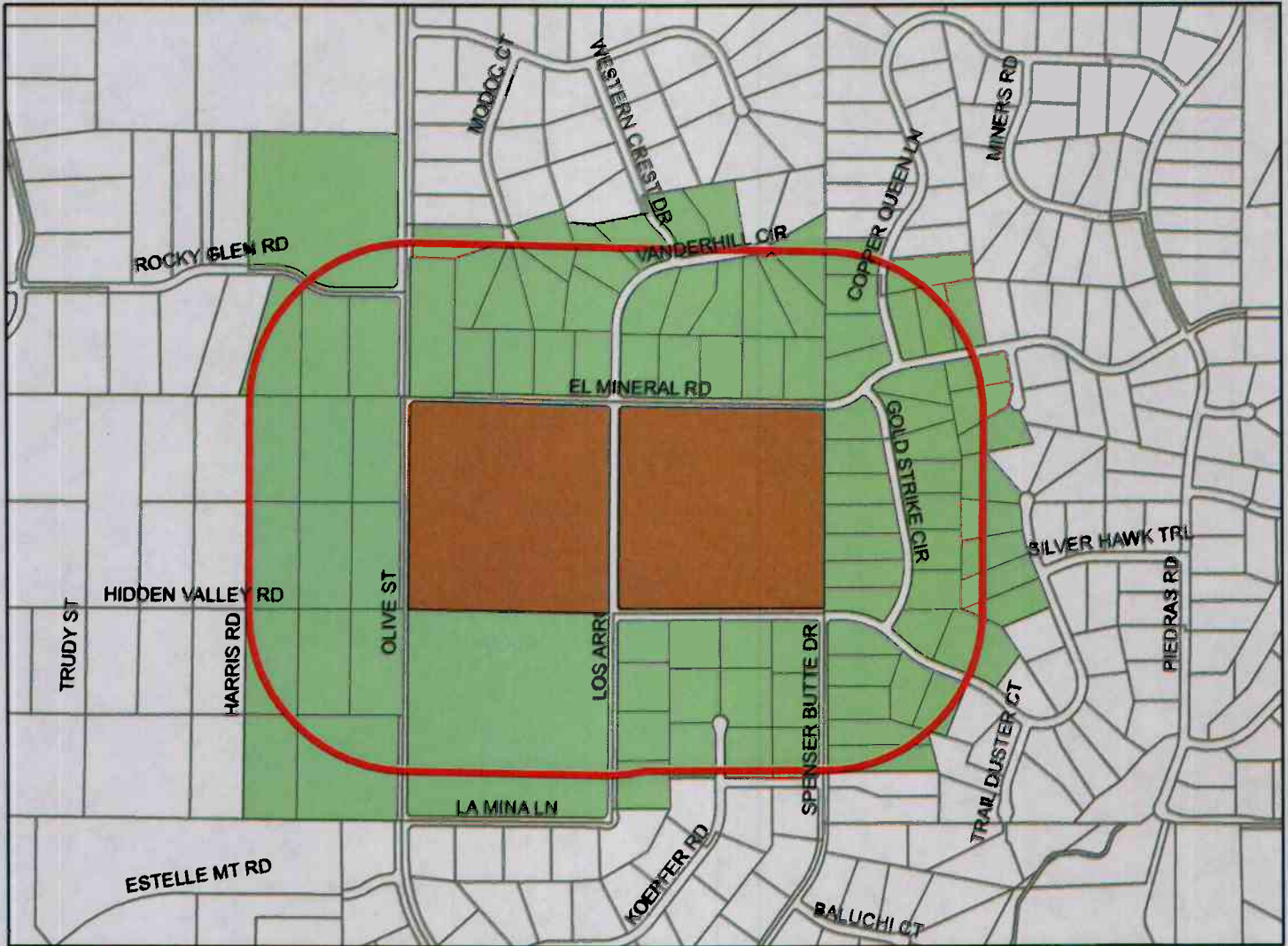
to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: March 27, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil
Cecilia Gil

DATE: March 14, 2018

CZ07905 / TR36963 (1000 feet buffer)



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 289-500-010 | 289-420-010 | 289-500-003 | 289-420-018 | 289-470-026 | 289-500-018 | 289-532-001 | 289-470-022 | 289-250-011 | 289-532-009 |
| 289-532-008 | 289-470-001 | 289-470-029 | 289-240-036 | 289-500-016 | 289-470-018 | 289-500-006 | 289-470-019 | 289-420-015 | 289-470-004 |
| 289-470-020 | 289-420-011 | 289-420-009 | 289-500-019 | 289-560-011 | 289-532-007 | 289-450-014 | 289-470-003 | 289-420-014 | 289-360-029 |
| 289-500-004 | 289-500-020 | 289-560-006 | 289-532-006 | 289-560-003 | 289-532-005 | 289-470-010 | 289-470-002 | 289-560-001 | 289-500-017 |
| 289-560-004 | 289-560-012 | 289-420-019 | 289-230-021 | 289-560-013 | 289-500-007 | 289-250-008 | 289-250-020 | 289-500-009 | 289-470-007 |
| 289-420-013 | 289-500-008 | 289-470-005 | 289-240-037 | 289-470-008 | 289-450-015 | 289-500-021 | 289-240-025 | 289-500-012 | 289-560-002 |
| 289-420-016 | 289-240-026 | 289-240-015 | 289-470-014 | 289-420-012 | 289-560-005 | 289-560-009 | 289-560-010 | 289-240-055 | 289-560-007 |
| 289-500-015 | 289-560-008 | 289-470-024 | 289-470-011 | 289-470-016 | 289-470-006 | 289-500-005 | 289-500-011 | 289-240-029 | 289-500-013 |
| 289-470-009 | 289-470-023 | 289-500-022 | 289-470-021 | 289-360-030 | 289-470-017 | 289-470-027 | 289-360-031 | 289-240-054 | 289-240-030 |
| 289-240-018 | 289-470-015 | 289-470-025 | 289-240-053 | 289-420-017 | 289-420-008 | 289-500-014 | | | |



1,000 500 0 1,000 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.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on Sept 26, 2017,

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

APN (s) or case numbers CZ07905 /TR36963 For

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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



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RIVERSIDE CA 92506

ASMT: 289240036, APN: 289240036
MARY LOAIZA, ETAL
16965 HIDDEN VALLEY RD
PERRIS, CA. 92570

ASMT: 289240015, APN: 289240015
DENISE SPURLOCK, ETAL
7341 LUXOR ST
DOWNEY CA 90241

ASMT: 289240037, APN: 289240037
DAWN SANFORD, ETAL
PO BOX 77998
CORONA CA 92877

ASMT: 289240018, APN: 289240018
TRUE INNOCENTS EQUINE RESCUE
17130 VAN BUREN BLV
RIVERSIDE CA 92504

ASMT: 289240053, APN: 289240053
ALICE FERREIRA, ETAL
3746 LOFTON PL
RIVERSIDE CA 92501

ASMT: 289240025, APN: 289240025
LINDALEE OGDEN, ETAL
16940 HIDDEN VALLEY RD
PERRIS, CA. 92570

ASMT: 289240054, APN: 289240054
JOON LEE, ETAL
1716 PIERCE LN
PLACENTIA CA 92870

ASMT: 289240026, APN: 289240026
DOROTHY DUROCHER, ETAL
16970 HIDDEN VALLEY RD
PERRIS, CA. 92570

ASMT: 289240055, APN: 289240055
SAMSON SEMPASA, ETAL
25052 PINE MOUNTAIN TER
CORONA CA 92883

ASMT: 289240029, APN: 289240029
JOAN GARTEN, ETAL
16973 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289250011, APN: 289250011
CHUAN HUANG
2552 STEEPLECHASE LN
DIAMOND BAR CA 91765

ASMT: 289240030, APN: 289240030
MARTHA CASTANEDA, ETAL
16927 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289250020, APN: 289250020
ELISA RAMIREZ, ETAL
9530 DANLAR CT
WILTON CA 95693

105 027905
TTM 36963



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16881 ROCKY GLEN RD
PERRIS, CA. 92570

ASMT: 289420012, APN: 289420012
RHONDA CREECH, ETAL
17550 COPPER QUEEN LN
PERRIS, CA. 92570

ASMT: 289360030, APN: 289360030
KAREN CAZARES, ETAL
16939 ROCKY GLEN RD
PERRIS, CA. 92570

ASMT: 289420013, APN: 289420013
KATIE MYLROIE
17540 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289360031, APN: 289360031
DONNA KRAUSE, ETAL
16995 ROCKY GLEN RD
PERRIS, CA. 92570

ASMT: 289420014, APN: 289420014
SHARON NEAHR, ETAL
35640 CAPITOLA CT
WILDOMAR CA 92595

ASMT: 289420008, APN: 289420008
DARLENE SMITH, ETAL
9615 GAINFORD ST
DOWNEY CA 90240

ASMT: 289420015, APN: 289420015
DONALD HUTCHINSON
23520 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289420009, APN: 289420009
ELLEN STERN
17630 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289420016, APN: 289420016
PATRICIA BROWN, ETAL
17585 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289420010, APN: 289420010
BARBARA LANE
17590 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289420017, APN: 289420017
SHERI KLEIN, ETAL
17689 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289420011, APN: 289420011
MARY GALLEGOS, ETAL
17439 SANTA MARIA ST
FOUNTAIN VALLEY CA 92708

ASMT: 289420018, APN: 289420018
CHARITY SLUSSER, ETAL
23495 PLACER HILLS CT
PERRIS, CA. 92570



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PERRIS, CA. 92570

ASMT: 289470005, APN: 289470005
PATRICIA KLEINSCHMIDT, ETAL
17145 VANDERHILL CIR
PERRIS, CA. 92570

ASMT: 289450014, APN: 289450014
CHERYL CLOUGH, ETAL
17600 COPPER QUEEN LN
PERRIS, CA. 92570

ASMT: 289470006, APN: 289470006
ROBIN PACI, ETAL
5934 ORDWAY ST
RIVERSIDE CA 92504

ASMT: 289450015, APN: 289450015
LEO AMBROSINI
17581 COPPER QUEEN LN
PERRIS, CA. 92570

ASMT: 289470007, APN: 289470007
JOYCE HARRIS
17345 VANDERHILL CIR
PERRIS, CA. 92570

ASMT: 289470001, APN: 289470001
SANDRA CARPENTER, ETAL
17450 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289470008, APN: 289470008
RUFIANA PEARSON, ETAL
17385 VANDERHILL CIR
PERRIS, CA. 92570

ASMT: 289470002, APN: 289470002
JEFFREY SWEEDEN
17410 EL MINERAL RD
PERRIS CA 92570

ASMT: 289470009, APN: 289470009
PAULA CARTIER, ETAL
17425 VANDERHILL CIR
PERRIS, CA. 92570

ASMT: 289470003, APN: 289470003
GAYLE BREWER
17370 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289470010, APN: 289470010
DEBBIE MACDONALD, ETAL
17465 VANDERHILL CIR
PERRIS, CA. 92570

ASMT: 289470004, APN: 289470004
MARCIA RICE, ETAL
17330 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289470011, APN: 289470011
JUNG KIM, ETAL
17490 VANDERHILL CIR
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ASMT: 289470022, APN: 289470022
CHARLES MERCHANT
17230 VANDERHILL CIR
PERRIS, CA. 92570

ASMT: 289470015, APN: 289470015
LINDA MORRIS, ETAL
17350 VANDER HILL CIR
PERRIS, CA. 92570

ASMT: 289470023, APN: 289470023
ROGER CHARTER
17190 VANDERHILL CIR
PERRIS, CA. 92570

ASMT: 289470016, APN: 289470016
TORI PIERCE, ETAL
23315 MODOC CT
PERRIS, CA. 92570

ASMT: 289470024, APN: 289470024
PHIL ALDOPH
17210 EL MINERAL RD
GAVILAN HILLS CA 92570

ASMT: 289470018, APN: 289470018
CARMELYN STANDROD, ETAL
23395 MODOC CT
PERRIS, CA. 92570

ASMT: 289470025, APN: 289470025
MARY BRADLEY, ETAL
17170 EL MINERAL RD
GAVILAN HILLS CA 92570

ASMT: 289470019, APN: 289470019
DIANN EHLBECK, ETAL
23390 MODOC CT
PERRIS, CA. 92570

ASMT: 289470026, APN: 289470026
DINA OCHOA, ETAL
17130 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289470020, APN: 289470020
DOROTHY ELLIS MERKI
23350 MODOC CT
PERRIS, CA. 92570

ASMT: 289470027, APN: 289470027
KATHERINE KRAMER, ETAL
1452 MANHATTAN AVE
FULLERTON CA 92831

ASMT: 289470021, APN: 289470021
NANCY EBERHART, ETAL
17270 VANDERHILL CIR
PERRIS, CA. 92570

ASMT: 289470029, APN: 289470029
DAVID FRELINGER
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ASMT: 289500010, APN: 289500010
ADELAIDA HICKMAN
23749 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289500004, APN: 289500004
MARIBEL DUNCAN, ETAL
23862 SPENSER BUTTE DR
PERRIS, CA. 92570

ASMT: 289500011, APN: 289500011
SHERI HIEB, ETAL
23711 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289500005, APN: 289500005
RICHARD ANTOPOL
23826 SPENSER BUTTE DR
PERRIS, CA. 92570

ASMT: 289500012, APN: 289500012
LOUIS RUSSELL
23673 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289500006, APN: 289500006
JULI HOOD, ETAL
23790 SPENSER BUTTE DR
PERRIS, CA. 92570

ASMT: 289500013, APN: 289500013
NANCY GREEN, ETAL
23635 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289500007, APN: 289500007
CARINA MONCRIEF, ETAL
23754 SPENSER BUTTE DR
PERRIS, CA. 92570

ASMT: 289500014, APN: 289500014
LILLIAN UTTER, ETAL
23597 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289500008, APN: 289500008
KEVIN GOYETTE
17603 BIG SKY CIR
PERRIS, CA. 92570

ASMT: 289500015, APN: 289500015
KELLY MOUNT, ETAL
23559 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289500009, APN: 289500009
DAWN TIPPIC CLAY, ETAL
17639 BIG SKY CIR
PERRIS, CA. 92570

ASMT: 289500016, APN: 289500016
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PAMELA CALDER, ETAL
23628 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289500019, APN: 289500019
KIMBERLY MICHELENA, ETAL
23670 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289500020, APN: 289500020
PAMELA OGDEN, ETAL
23728 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289500021, APN: 289500021
HELENE FENTON, ETAL
17592 BIG SKY CIR
PERRIS, CA. 92570

ASMT: 289500022, APN: 289500022
PAULA RENDLER, ETAL
17630 BIG SKY CIR
PERRIS, CA. 92570

ASMT: 289532001, APN: 289532001
MISTY GRIFFIN, ETAL
17694 BIG SKY CIR
PERRIS, CA. 92570

ASMT: 289532005, APN: 289532005
GLORIA FANNING, ETAL
17822 BIG SKY CIR
GAVILAN HILLS CA 92570

ASMT: 289532006, APN: 289532006
MONICA LEDES, ETAL
17854 BIG SKY CIR
PERRIS, CA. 92570

ASMT: 289532007, APN: 289532007
MARY CONLEY, ETAL
17886 BIG SKY CIR
PERRIS, CA. 92570

ASMT: 289532008, APN: 289532008
KATHLEEN DOERNER, ETAL
17918 BIG SKY CIR
PERRIS, CA. 92570

ASMT: 289532009, APN: 289532009
COREY FRAUSTO
17950 BIG SKY CIR
PERRIS, CA. 92570

ASMT: 289560001, APN: 289560001
JERRY WEST
23842 LOS ARROLLOS RD
PERRIS, CA. 92570

ASMT: 289560002, APN: 289560002
ANTONINETTE MAESTRE, ETAL
2589 MARIGOLD CIR
CORONA CA 92881



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ASMT: 289560003, APN: 289560003
JEANNETTE KELLEY
23846 LOS ARROLLAS RD
PERRIS, CA. 92570

ASMT: 289560010, APN: 289560010
DARLENE VENNEMAN, ETAL
23898 KOEPFER RD
PERRIS, CA. 92570

ASMT: 289560004, APN: 289560004
DARLENE WHARTON, ETAL
17387 BIG SKY CIR
PERRIS, CA. 92570

ASMT: 289560011, APN: 289560011
GABRIELA RAMIREZ, ETAL
23852 KOEPFER RD
PERRIS, CA. 92570

ASMT: 289560005, APN: 289560005
KATHERINE MCCLARAN, ETAL
17423 BIG SKY CIR
PERRIS, CA. 92570

ASMT: 289560012, APN: 289560012
JAYME BARGER, ETAL
23857 KOEPFER RD
PERRIS, CA. 92570

ASMT: 289560006, APN: 289560006
HELEN GEBEREKERISTOS
17459 BIG SKY CIR
PERRIS, CA. 92570

ASMT: 289560013, APN: 289560013
LYNN LITWINSKI, ETAL
23903 KOEPFER RD
PERRIS, CA. 92570

ASMT: 289560007, APN: 289560007
MARIA MANGANO, ETAL
27562 ESCANA
MISSION VIEJO CA 92692

ASMT: 289560008, APN: 289560008
WRAYANN RICHARDSON, ETAL
23795 SPENCER BUTTE DR
PERRIS, CA. 92570

ASMT: 289560009, APN: 289560009
ESTHER PEREZ, ETAL
17452 ASTURIAN ST
PERRIS, CA. 92570

Susan Livesey
17148 High Country Circle
Lake Mathews, CA 92570

Chad Warren
17225 La Mina Lane
Lake Mathews, CA 92570

James and Gayle Geer
17648 Copper Queen Lane
Perris, CA 92570

Judy Whitson
20846 Kenoak Place
Lake Mathews, CA 92570

Jeanette McClowry and Alan Hurwit
24057 Spencer Butte Drive
Perris, CA 92570

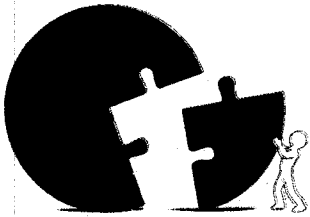
Jason Saunders
21200 Lake Mathews Drive
Perris, CA 92570

Paulino Rodriguez
4747 El Segundo Boulevard
Hawthorne, CA 90250

Albert A. Webb Associates
c/o Sandra Chandler
3788 McCray Street
Riverside, CA 92506

Albert A. Webb Associates
c/o Jason Ardery
3788 McCray Street
Riverside, CA 92506

Cultural Resources Committee
Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

Memorandum

Date: March 27, 2018

To: Board of Supervisors

From: Deborah Bradford

RE: Agenda Item No. 18.1 - TR 36963 and Change of Zone 7905

The following Conditions of Approval have been added:

60 PLANNING 9 - The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot numbers 7, 8, 19, and 30 and lettered lots A, C, and D along El Mineral Road and lots 1, 2, and 6 and lettered lots A and B along Olive Street, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60. PLANNING - Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Planning Department and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

70. PLANNING 1 - The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District or form or annex into a County managed Landscape lighting Maintenance District or County Service Agency, or other entities accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of all community and internal trails identified on this project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning Department and the Park District that the trail maintenance will be provided.

90. PLANNING - Prior to building permit final inspection, the land divider shall complete construction of the trail(s) as shown on the conceptual landscape plan as approved by the Planning Department. The applicant shall arrange for an inspection of the constructed trails with the Planning Department.

Thank you,


Deborah Bradford, Project Planner

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



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

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Invoice text: CZ 7905 ORD. NO. 348.4867 TTM 36963

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18-1 of 03/27/18*

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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: CZ 7905 ORD. NO. 348.4867 TTM 36963 /

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:

03/17/2018

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

Date: March 17, 2018
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011093399-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, ADOPTION OF AN ORDINANCE AND A TENTATIVE TRACT MAP IN THE LAKE MATHEWS / WOODCREST AREA, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 27, 2018 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Paulino Rodriguez - Albert A. Webb Associates, on Change of Zone No. 7905, which proposes to change the zoning from Residential Agricultural 2 1/2-acre minimum (R-A-2 1/2) to Residential Agricultural 2-acre minimum (R-A-2), and such other zones as the Board may find appropriate; adoption of Ordinance No. 348.4867 associated with Change of Zone 7905; and Tentative Tract Map No. 36963, Schedule 'C', which proposes subdivision of approximately 79.67 gross acres into 31 2-acre minimum, single family residential lots and four (4) letter lots for water quality basins ("the project"). The project is located northerly of Big Sky Circle, southerly of El Mineral Road, westerly of Spencer Butte Drive and easterly of Olive Street, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for Environmental Assessment No. 42887.

The Planning Department's report package for the project 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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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

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

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

Dated: March 14, 2018
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

3/17



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

March 28, 2018

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. 348.4867

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, March 31, 2018.**

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: Wednesday, March 28, 2018 9:11 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. No. 348.4867

Received for publication on 3/31. 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****
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 Wed, Mar 28, 2018 at 9:09 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Adoption of Ordinance, for publication on Saturday, March 31, 2018. Please confirm. THANK YOU!

Cecilia Gil

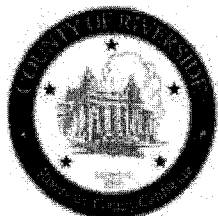
Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010



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

(INSERT ORD. NO. 348.4867 AND MAP HERE)

Chuck Washington, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 27, 2018**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

1 ORDINANCE NO. 348.4867

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 Gavilan Hills District Zoning Plan
6 Map No. 56, as amended, are further amended by placing in effect in the zone or zones as shown on the
7 map entitled "Change of Official Zoning Plan, Gavilan Hills District, Map No. 56.012 Change of Zone Case
8 No. 7905," 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
14 By: _____
Chairman, Board of Supervisors


15
16 ATTEST:

17 Clerk of the Board

18 By: _____
19 Deputy

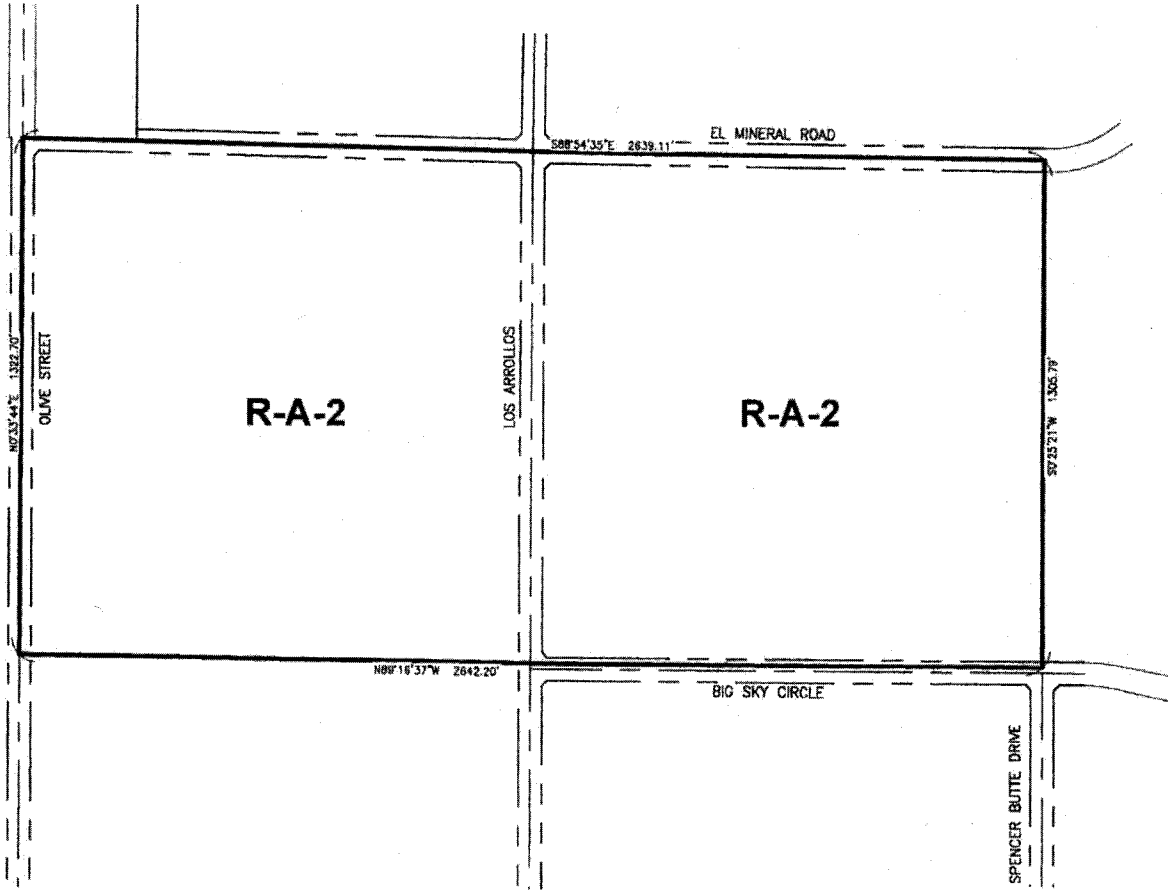
20
21 (SEAL)

22 APPROVED AS TO FORM
23 October 3 2017

24 By: 
25 MELISSA CUSHMAN
26 Deputy County Counsel

27 MRC:sk
28 G:\Property\SKelley\CZ ZONING ORD & FORM\INFO\MAT.348\4867.docx

SEC. 36, T. 4 S., R. 5 W., S. B. M.



LEGEND

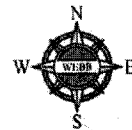
R-A-2

RESIDENTIAL AGRICULTURAL 2 ACRE MIN.

MAP NO. 56.012

CHANGE OF OFFICIAL ZONING PLAN
GAVILAN HILLS
DISTRICT

CHANGE OF ZONE CASE NO. 7905
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4867
DATE: _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ADDITIONAL PARCEL NOS.:
280-250-002
280-250-020

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

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: STEVEN KRAUSE

Address: 16995 Rocky Glen Rd
(only if follow-up mail response requested)

City: LAKE MATHEWS **Zip:** 92570-7441

Phone #: 951-657-2961

Date: 3/27/18 **Agenda #** 18.1-6565

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

Riverside County Board of Supervisors #
Request to Speak **AGENDA 18.1**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Tracy Sembera

Address: 17240 HIGH COUNTRY
(only if follow-up mail response requested)

City: PERRIS **Zip:** 92570

Phone #: 951 776 7534 **MAP NO**

Date: 3/27/18 **Agenda #** 18.1 #36963

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

JCCCON@MSN.COM

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: MARCH 27, 2018 Agenda #: 18.1

SPEAKER'S NAME: SUSAN LIVESEY
(Print Name)

Address: 17148 HIGH COUNTRY CIRCLE
(Only required if follow-up mail response is requested)

City: CAVILAN HILLS CA Zip: 92570

Phone #: 951 318 8757 Email: SUSAN@NATURAL SAGE.COM

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

BOARD RULES

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You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office, 24 hours in advance of the Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

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Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in the front row to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

***PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**

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

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Lou Monville

Address: Appl/cont
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 957-850-5900

Date: 3/27/18 **Agenda #** 18.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

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



18-2

10:30 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing on Public Hearing on Approval and Adoption of Change of Zone No. 7905, Ordinance No. 348.4867 and Negative Declaration for Environmental Assessment No. 42887 and TENTATIVE TRACT MAP NO. 36963. Applicant: Paulino Rodriguez – Engineer/Representative: Albert A. Webb Associates – **First Supervisorial District** – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2-acre minimum) – Location: Northerly of Big Sky Circle, southerly of El Mineral Road, westerly of Spencer Butte Drive and easterly of Olive Street – 79.67 Acres - Zoning: Residential Agricultural 2½-acre minimum (R-A-2½) - REQUEST: Change of Zone No. 7905 proposes to change the project site's zoning classification from Residential Agricultural 2½-acre minimum (R-A-2½) to Residential Agricultural 2-acre minimum (R-A-2), Tentative Tract Map No. 36963, a Schedule 'C' subdivision proposes to subdivide approximately 79.67 gross acres into 31 2-acre minimum, single family residential lots and 3 letter lots for Water Quality Basins, the Chairman called the matter for hearing.

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, March 27, 2018 at 10:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None _____

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 27, 2018 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: February 27, 2018
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *Kecia Harper-Ihem* Deputy

AGENDA NO.
18-2

xc: Planning, CØB

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



**ITEM
18.2
(ID # 5655)**

MEETING DATE:

Tuesday, February 27, 2018

FROM : TLMA-PLANNING:

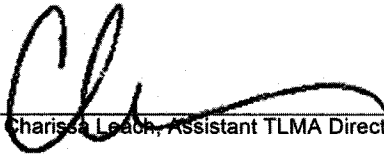
SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON APPROVAL AND ADOPTION OF CHANGE OF ZONE NO. 7905, ORDINANCE NO. 348.4867 and NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42887 and TENTATIVE TRACT MAP NO. 36963. Applicant: Paulino Rodriguez – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2-acre minimum) – Location: Northerly of Big Sky Circle, southerly of El Mineral Road, westerly of Spencer Butte Drive and easterly of Olive Street – 79.67 Acres - Zoning: Residential Agricultural 2½-acre minimum (R-A-2½) - REQUEST: Change of Zone No. 7905 proposes to change the project site's zoning classification from Residential Agricultural 2½-acre minimum (R-A-2½) to Residential Agricultural 2-acre minimum (R-A-2), Tentative Tract Map No. 36963, a Schedule 'C' subdivision proposes to subdivide approximately 79.67 gross acres into 31 2-acre minimum, single family residential lots and 3 letter lots for Water Quality Basins. [Applicant fees 100%] (Department Recommends Continuance Until March 27, 2018)

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT A NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42887**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
2. **APPROVE CHANGE OF ZONE NO. 7905** changing the project site's zoning classification from Residential Agricultural 2½-acre minimum (R-A-2½) to Residential Agricultural 2-acre minimum (R-A-2), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4867** amending the zoning in the Gavilan Hills District shown on Map No. 56.012 Change of Zone No. 7905 attached hereto and incorporated herein by reference; and,
4. **APPROVE TENTATIVE TRACT MAP NO. 36963**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ACTION:

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



Charissa Leach, Assistant TLMA Director 11/2/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The proposed project consists of **Change of Zone No. 7905** to change the site's zoning classification from Residential Agricultural 2½-acre minimum (R-A-2½) to Residential Agricultural 2-acre minimum (R-A-2) and **Tentative Tract Map No. 36963**, a Schedule 'C' subdivision of 79.67 gross acres into 31 2-acre minimum single family residential lots and three (3) letter lots to be utilized for water quality basins. In addition, the applicant is proposing Street "A" located vertically along the eastern portion of the site and Street "B" located horizontally along the southwestern portion of the site. A 14-foot wide community trail will be added along Olive Street and El Mineral Road.

The project site is located northerly of Big Sky Circle, southerly of El Mineral Road, westerly of Spencer Butte Drive, and easterly of Olive Street in unincorporated Riverside County.

The Planning Commission heard the project on September 20, 2017. After taking public testimony where five (5) members of the public spoke in opposition, the Planning Commission directed staff to address the public's concerns by the following:

- Provide a condition of approval regarding the re-location of two driveways obtaining access from El Mineral Road to Los Arrollos Road. Staff added Condition of Approval 50. PLANNING 35. The applicant has revised their site plan which illustrates this change.
- Provide fencing along Olive Street and El Mineral to separate the community trails from the right-of-way. Staff added Condition of Approval 50. PLANNING 36. The applicant has revised their site plan and conceptual landscape plan illustrating this change.
- Provide a condition that addresses the concern regarding the lack of an internal equestrian trail system. Staff added Condition of Approval 50. PLANNING 37. The applicant has revised their site plan and conceptual landscape plan reflecting this change.

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

- The Planning Commission also requested that the applicant set up a meeting with the RAGLM community group to discuss the project. The applicant met with the RAGLM community group on October 18, 2017, and presented the Project to the public.

The Planning Commission closed the public hearing and recommended the following actions to the Board of Supervisors: adopt the Negative Declaration for Environmental Assessment No. 42887, to tentatively approve Change of Zone No. 7905 and to approve Tentative Tract Map No. 36963. The project was recommended for approval with a 5-0 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 at the Planning Commission Hearing.

SUPPLEMENTAL:

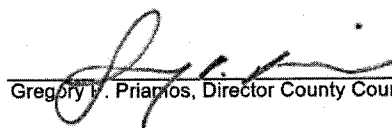
Additional Fiscal Information

All fees are paid by the applicant. No General Fund dollars will be used.

ATTACHMENTS:

- A. Ordinance No. 348.4867**
- B. Planning Commission Staff Report**
- C. Planning Commission Minutes**
- D. Additional Conditions of Approval**
- E. Revised Tentative Tract Map**
- F. Revised Conceptual Landscape Plan**


Melissa Noone, Associate Management Analyst 11/2/2017


Gregory V. Prietos, Director County Counsel 11/2/2017

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



18-1

10:30 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing on Public Hearing on Approval and Adoption of Change of Zone No. 7905, Ordinance No. 348.4867 And Negative Declaration For Environmental Assessment No. 42887 and TENTATIVE TRACT MAP NO. 36963. Applicant: Paulino Rodriguez – Engineer/Representative: Albert A. Webb Associates – **First Supervisorial District** – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2-acre minimum) – Location: Northerly of Big Sky Circle, southerly of El Mineral Road, westerly of Spencer Butte Drive and easterly of Olive Street – 79.67 Acres - Zoning: Residential Agricultural 2½-acre minimum (R-A-2½) - REQUEST: Change of Zone No. 7905 proposes to change the project site's zoning classification from Residential Agricultural 2½-acre minimum (R-A-2½) to Residential Agricultural 2-acre minimum (R-A-2), Tentative Tract Map No. 36963, a Schedule 'C' subdivision proposes to subdivide approximately 79.67 gross acres into 31 2-acre minimum, single family residential lots and 3 letter lots for Water Quality Basins, the Chairman called the matter for hearing.

John Hildebrand, Principal Planner, presented the matter.

The following people spoke on the matter:

Ellen Stern, Sonya Alemdar, Tracy Sembera, Susan Livesey, Chad Warren, and Steve Krauz

1)

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, February 20, 2018 at 10:30 a.m. or as soon as possible thereafter.

2) On Motion of Supervisor Tavaglione, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter be reconsidered.

3)

On motion of Supervisor Tavaglione, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, February 27, 2018 at 10:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley

Nays: None

Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 5, 2017 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: December 5, 2017

Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.

~~18-1~~

xc: Planning, COB

18,2

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



ITEM
18.1
(ID # 5655)

MEETING DATE:

Tuesday, December 5, 2017

FROM : TLMA-PLANNING:

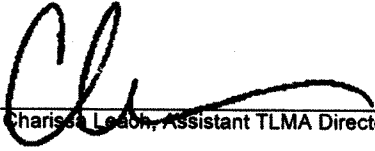
SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON APPROVAL AND ADOPTION OF CHANGE OF ZONE NO. 7905, ORDINANCE NO. 348.4867 and NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42887 and TENTATIVE TRACT MAP NO. 36963. Applicant: Paulino Rodriguez – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2-acre minimum) – Location: Northerly of Big Sky Circle, southerly of El Mineral Road, westerly of Spencer Butte Drive and easterly of Olive Street – 79.67 Acres - Zoning: Residential Agricultural 2½-acre minimum (R-A-2½) - REQUEST: Change of Zone No. 7905 proposes to change the project site's zoning classification from Residential Agricultural 2½-acre minimum (R-A-2½) to Residential Agricultural 2-acre minimum (R-A-2), Tentative Tract Map No. 36963, a Schedule 'C' subdivision proposes to subdivide approximately 79.67 gross acres into 31 2-acre minimum, single family residential lots and 3 letter lots for Water Quality Basins. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT A NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42887**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
2. **APPROVE CHANGE OF ZONE NO. 7905** changing the project site's zoning classification from Residential Agricultural 2½-acre minimum (R-A-2½) to Residential Agricultural 2-acre minimum (R-A-2), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4867** amending the zoning in the Gavilan Hills District shown on Map No. 56.012 Change of Zone No. 7905 attached hereto and incorporated herein by reference; and,
4. **APPROVE TENTATIVE TRACT MAP NO. 36963**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ACTION:

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



Charissa Leach, Assistant TLMA Director 11/2/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The proposed project consists of **Change of Zone No. 7905** to change the site's zoning classification from Residential Agricultural 2½-acre minimum (R-A-2½) to Residential Agricultural 2-acre minimum (R-A-2) and **Tentative Tract Map No. 36963**, a Schedule 'C' subdivision of 79.67 gross acres into 31 2-acre minimum single family residential lots and three (3) letter lots to be utilized for water quality basins. In addition, the applicant is proposing Street "A" located vertically along the eastern portion of the site and Street "B" located horizontally along the southwestern portion of the site. A 14-foot wide community trail will be added along Olive Street and El Mineral Road.

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

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The Planning Commission closed the public hearing and recommended the following actions to the Board of Supervisors: adopt the Negative Declaration for Environmental Assessment No. 42887, to tentatively approve Change of Zone No. 7905 and to approve Tentative Tract Map No. 36963. The project was recommended for approval with a 5-0 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 at the Planning Commission Hearing.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant. No General Fund dollars will be used.

ATTACHMENTS:

- A. Ordinance No. 348.4867
- B. Planning Commission Staff Report
- C. Planning Commission Minutes
- D. Additional Conditions of Approval
- E. Revised Tentative Tract Map
- F. Revised Conceptual Landscape Plan


Melissa Noone, Associate Management Analyst

11/2/2017


Gregory V. Priamos, Director County Counsel

11/2/2017

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ORDINANCE NO. 348.4867

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Gavilan Hills District Zoning Plan Map No. 56, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Gavilan Hills District, Map No. 56.012 Change of Zone Case No. 7905," which map is made a part of this ordinance.

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

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


By: _____
Chairman, Board of Supervisors

ATTEST:
Clerk of the Board

By: _____
Deputy

(SEAL)

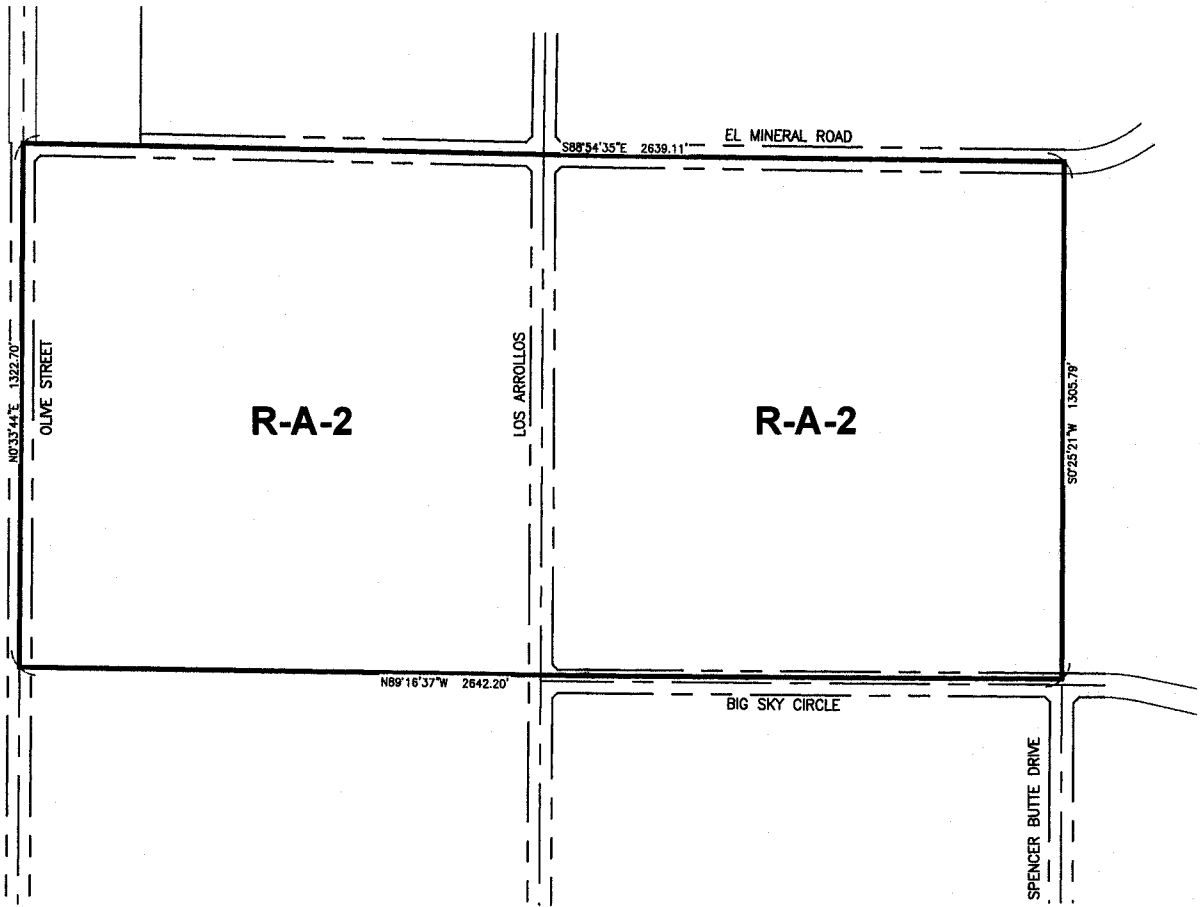
APPROVED AS TO FORM
October 3, 2017

By: 
MELISSA CUSHMAN
Deputy County Counsel

MRC:sk

G:\Property\SKelley\CZ ZONING ORD & FORM11\FORMAT.348\4867.docx

SEC. 36, T. 4 S., R. 5 W., S. B. M.



LEGEND

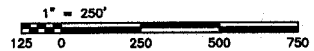
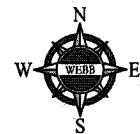
R-A-2

RESIDENTIAL AGRICULTURAL 2 ACRE MIN.

MAP NO. 56.012

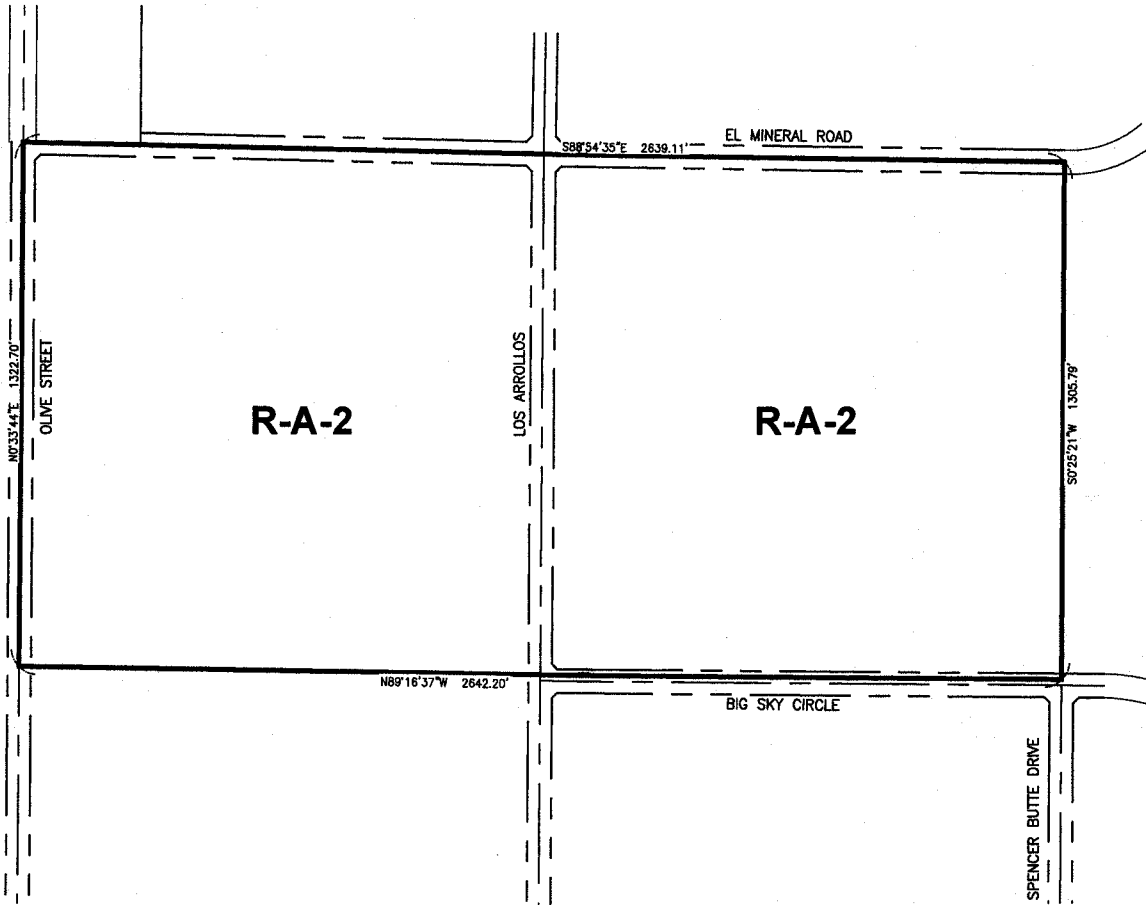
**CHANGE OF OFFICIAL ZONING PLAN
GAVILAN HILLS
DISTRICT**

CHANGE OF ZONE CASE NO. 7905
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4867
DATE: _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSORS PARCEL NOS:
280-250-006
280-250-020

SEC. 36, T. 4 S., R. 5 W., S. B. M.



R-A-2

R-A-2

LEGEND

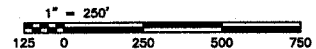
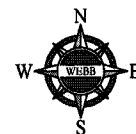
R-A-2

RESIDENTIAL AGRICULTURAL 2 ACRE MIN.

MAP NO. 56.012

**CHANGE OF OFFICIAL ZONING PLAN
GAVILAN HILLS
DISTRICT**

CHANGE OF ZONE CASE NO. 7905
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4867
DATE: _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSORS PARCEL NOS:
288-250-008
289-250-020



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 9, 2017

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

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

RE: NOTICE OF PUBLIC HEARING: CZ 7905 TTM 36963

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Tuesday, November 14, 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

18.1

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Wednesday, November 8, 2017 4:18 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: CZ 7905 TTM 36963

Received for publication on 11/14. 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****

The Press-Enterprise PE.com / La Prensa

On Wed, Nov 8, 2017 at 4:13 PM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good afternoon,

Notice of Public Hearing is attached, for publication on Tuesday, Nov. 14, 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 November 9, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7905 ORD. 348.4867 TTM 36963

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: December 5, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: November 9, 2017
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Thursday, November 9, 2017 8:33 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: CZ 7905 TTM 36963

received and will be posted

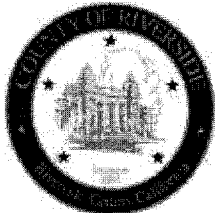
From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Wednesday, November 08, 2017 4:14 PM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: CZ 7905 TTM 36963

Good afternoon,

Notice of Public Hearing for POSTING. 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



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.

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, AN ORDINANCE AND A TENTATIVE TRACT MAP IN THE LAKE MATHEWS/WOODCREST AREA, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 5, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Paulino Rodriguez – Albert A. Webb Associates, on **Change of Zone No. 7905**, which proposes to change the zoning from Residential Agricultural 2 ½-acre minimum (R-A-2 ½) to Residential Agricultural 2-acre minimum (R-A-2), and such other zones as the Board may find appropriate; **Ordinance No. 348.4867**, amending the zoning in the Gavilan Hills District as shown on Change of Zone No. 7905; and, **Tentative Tract Map 36963, Schedule C**, which proposes to subdivide approximately 79.67 gross acres into 31, two-acre lot minimum, single family residential lots and 3 letter lots for Water Quality Basins (“the project”). The project is located northerly of Big Sky Circle, southerly of El Mineral Road, westerly of Spencer Butte Drive and easterly of Olive Street, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 42887**.

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

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

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

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

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

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

Dated: November 9, 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 November 9, 2017, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7905 ORD. NO. 348.4867 TTM 36963

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: December 5, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil
Cecilia Gil

DATE: November 9, 2017

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/28/2017.

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

APN (s) or case numbers CZ07905/TR36963 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

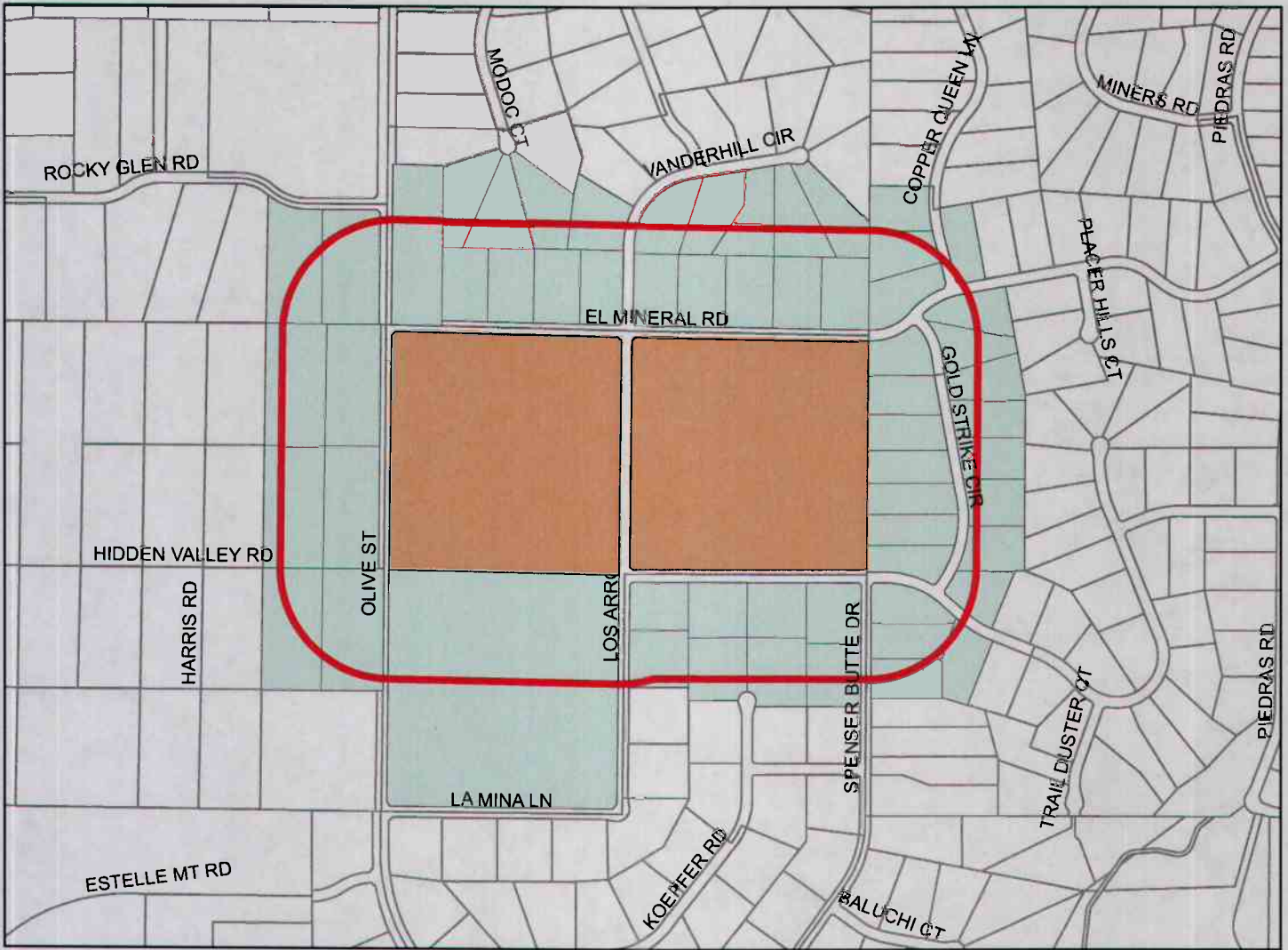
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Received 2/28/17 D. B. Ford

CZ07905 TR36963 (600 feet buffer)



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 289-500-010 | 289-420-010 | 289-470-026 | 289-500-018 | 289-250-011 | 289-500-012 | 289-470-001 | 289-470-029 | 289-240-036 | 289-500-016 |
| 289-470-018 | 289-500-006 | 289-470-019 | 289-420-015 | 289-470-004 | 289-420-011 | 289-500-019 | 289-560-011 | 289-420-014 | 289-470-003 |
| 289-500-020 | 289-560-006 | 289-560-003 | 289-470-010 | 289-470-002 | 289-500-017 | 289-560-004 | 289-560-012 | 289-500-007 | 289-250-008 |
| 289-250-020 | 289-470-007 | 289-420-013 | 289-500-008 | 289-470-005 | 289-240-037 | 289-470-008 | 289-500-021 | 289-420-016 | 289-240-026 |
| 289-420-012 | 289-560-005 | 289-560-007 | 289-500-015 | 289-560-008 | 289-470-024 | 289-470-006 | 289-500-005 | 289-500-011 | 289-240-029 |
| 289-500-013 | 289-470-009 | 289-470-023 | 289-360-030 | 289-470-017 | 289-470-027 | 289-360-031 | 289-240-055 | 289-470-025 | 289-240-053 |
| 289-500-014 | | | | | | | | | |



825 412.5 0 825 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: 289240026, APN: 289240026
DOROTHY DUROCHER, ETAL
16970 HIDDEN VALLEY RD
PERRIS, CA. 92570

ASMT: 289250020, APN: 289250020
ELISA RAMIREZ, ETAL
4777 W 137TH PL NO A
HAWTHORNE CA 90250

ASMT: 289240029, APN: 289240029
JOAN GARTEN, ETAL
16973 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289360030, APN: 289360030
KAREN CAZARES, ETAL
16939 ROCKY GLEN RD
PERRIS, CA. 92570

ASMT: 289240036, APN: 289240036
MARY LOAIZA, ETAL
16965 HIDDEN VALLEY RD
PERRIS, CA. 92570

ASMT: 289360031, APN: 289360031
DONNA KRAUSE, ETAL
16995 ROCKY GLEN RD
PERRIS, CA. 92570

ASMT: 289240037, APN: 289240037
DAWN SANFORD, ETAL
PO BOX 77998
CORONA CA 92877

ASMT: 289420010, APN: 289420010
BARBARA LANE
17590 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289240053, APN: 289240053
ALICE FERREIRA, ETAL
3746 LOFTON PL
RIVERSIDE CA 92501

ASMT: 289420011, APN: 289420011
MARY GALLEGOS, ETAL
17439 SANTA MARIA ST
FOUNTAIN VALLEY CA 92708

ASMT: 289240055, APN: 289240055
ANTHONY GALLO, ETAL
P O BOX 78916
CORONA CA 92877

ASMT: 289420012, APN: 289420012
RHONDA CREECH, ETAL
17550 COPPER QUEEN LN
PERRIS, CA. 92570

ASMT: 289250011, APN: 289250011
CHUAN HUANG
2552 STEEPLECHASE LN
DIAMOND BAR CA 91765

ASMT: 289420013, APN: 289420013
KATIE MYLROIE
17540 EL MINERAL RD
PERRIS, CA. 92570

62



ASMT: 289420014, APN: 289420014
SHARON NEAHR, ETAL
17541 EL MINERAL RD
PERRIS CA 92570

ASMT: 289470005, APN: 289470005
PATRICIA KLEINSCHMIDT, ETAL
17145 VANDERHILL CIR
PERRIS, CA. 92570

ASMT: 289420015, APN: 289420015
DONALD HUTCHINSON
23520 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289470006, APN: 289470006
ROBIN PACI, ETAL
5934 ORDWAY ST
RIVERSIDE CA 92504

ASMT: 289420016, APN: 289420016
PATRICIA BROWN, ETAL
17585 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289470007, APN: 289470007
JOYCE HARRIS
17345 VANDERHILL CIR
PERRIS, CA. 92570

ASMT: 289470001, APN: 289470001
SANDRA CARPENTER, ETAL
17450 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289470008, APN: 289470008
RUFIANA PEARSON, ETAL
17385 VANDERHILL CIR
PERRIS, CA. 92570

ASMT: 289470002, APN: 289470002
JEFFREY SWEEDEN
17410 EL MINERAL RD
PERRIS CA 92570

ASMT: 289470009, APN: 289470009
PAULA CARTIER, ETAL
17425 VANDERHILL CIR
PERRIS, CA. 92570

ASMT: 289470003, APN: 289470003
BARBARA DAVIS, ETAL
17370 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289470010, APN: 289470010
DEBBIE MACDONALD, ETAL
17465 VANDERHILL CIR
PERRIS, CA. 92570

ASMT: 289470004, APN: 289470004
MARCIA RICE, ETAL
17330 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289470018, APN: 289470018
CARMELYN STANDROD, ETAL
23395 MODOC CT
PERRIS, CA. 92570

ASMT: 289470019, APN: 289470019
DIANN EHLBECK, ETAL
23390 MODOC CT
PERRIS, CA. 92570

ASMT: 289500005, APN: 289500005
RICHARD ANTOPOL
23826 SPENSER BUTTE DR
PERRIS, CA. 92570

ASMT: 289470023, APN: 289470023
ROGER CHARTER
17190 VANDERHILL CIR
PERRIS, CA. 92570

ASMT: 289500006, APN: 289500006
JULI HOOD, ETAL
23790 SPENSER BUTTE DR
PERRIS, CA. 92570

ASMT: 289470024, APN: 289470024
PHIL ALDOPH
17210 EL MINERAL RD
GAVILAN HILLS CA 92570

ASMT: 289500007, APN: 289500007
CARINA MONCRIEF, ETAL
23754 SPENSER BUTTE DR
PERRIS, CA. 92570

ASMT: 289470025, APN: 289470025
MARY BRADLEY, ETAL
17170 EL MINERAL RD
GAVILAN HILLS CA 92570

ASMT: 289500008, APN: 289500008
KEVIN GOYETTE
17603 BIG SKY CIR
PERRIS, CA. 92570

ASMT: 289470026, APN: 289470026
DINA OCHOA, ETAL
17130 EL MINERAL RD
PERRIS, CA. 92570

ASMT: 289500010, APN: 289500010
ADELAIDA HICKMAN
23749 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289470027, APN: 289470027
KATHERINE KRAMER, ETAL
1452 MANHATTAN AVE
FULLERTON CA 92831

ASMT: 289500011, APN: 289500011
SHERI HIEB, ETAL
23711 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289470029, APN: 289470029
DAVID FRELINGER
23480 OLIVE ST
PERRIS, CA. 92570

ASMT: 289500012, APN: 289500012
DANITA CARDEY, ETAL
23673 GOLD STRIKE CIR
PERRIS, CA. 92570



ASMT: 289500013, APN: 289500013
NANCY GREEN, ETAL
23635 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289500020, APN: 289500020
PAMELA OGDEN, ETAL
23728 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289500014, APN: 289500014
LILLIAN UTTER, ETAL
23597 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289500021, APN: 289500021
HELENE FENTON, ETAL
17592 BIG SKY CIR
PERRIS, CA. 92570

ASMT: 289500015, APN: 289500015
KELLY MOUNT, ETAL
23559 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289560003, APN: 289560003
JEANNETTE KELLEY
23846 LOS ARROLLAS RD
PERRIS, CA. 92570

ASMT: 289500016, APN: 289500016
JEAN TOSTA, ETAL
23560 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289560004, APN: 289560004
DARLENE WHARTON, ETAL
17387 BIG SKY CIR
PERRIS, CA. 92570

ASMT: 289500017, APN: 289500017
XU GU, ETAL
23590 GOLD STRIKE CIR
PERRIS CA 92570

ASMT: 289560005, APN: 289560005
KATHERINE MCCLARAN, ETAL
17423 BIG SKY CIR
PERRIS, CA. 92570

ASMT: 289500018, APN: 289500018
PAMELA CALDER, ETAL
23628 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289560006, APN: 289560006
HELEN GEBEREKERISTOS
17459 BIG SKY CIR
PERRIS, CA. 92570

ASMT: 289500019, APN: 289500019
KIMBERLY MICHELENA, ETAL
23670 GOLD STRIKE CIR
PERRIS, CA. 92570

ASMT: 289560007, APN: 289560007
MARIA MANGANO, ETAL
23759 SPENCER BUTTE DR
PERRIS, CA. 92570



ASMT: 289560008, APN: 289560008
WRAYANN RICHARDSON, ETAL
23795 SPENCER BUTTE DR
PERRIS, CA. 92570

ASMT: 289560011, APN: 289560011
ESPERANZA FRANCO, ETAL
23852 KOEPFER RD
PERRIS, CA. 92570

ASMT: 289560012, APN: 289560012
JAYME BARGER, ETAL
23857 KOEPFER RD
PERRIS, CA. 92570





5160®

Paulino Rodriguez
4747 El Segundo Boulevard
Hawthorne, CA 90250

Albert A. Webb Associates
c/o Danielle Logsdon
3788 McCray Street
Riverside, CA 92506

Sonya Alemdar
First Supervisorial District

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Bend along line to expose Pop-up Edge®

Paulino Rodriguez
4747 El Segundo Boulevard
Hawthorne, CA 90250

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

Sonya Alemdar
First Supervisorial District

Go to avery.com/templates
Use Avery Template 5160

Albert A. Webb Associates
c/o Danielle Logsdon
3788 McCray Street
Riverside, CA 92506

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

RIVERSIDE COUNTY BOARD OF SUPERVISORS

Request to Speak

3 min

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 12/3/17 Agenda #: 18-1

SPEAKER'S NAME: STEVEN FRAUER
(Print Name)

Address: 16795 ROCKY GLEN RD
(Only required if follow-up mail response is requested)

City: LAUREL MOUNTAIN Zip: 92570-7841

Phone #: 951-657-2961 Email: ROCKYFRANCA@GMAIL.COM
VENZANO

I AM:

- The Applicant
- A Neighbor
- Applicant's Representative
- Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item

- In Favor
- Neutral
- Opposed

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office, 24 hours in advance of the Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in the front row to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

***PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 12-5-17 Agenda #: 28.1 Tentative Trust map # 50963

SPEAKER'S NAME: Steve Kraus ^{KB} ~~Katherine Kraus~~
(Print Name)

Address: 23355 Modoc Ct
(Only required if follow-up mail response is requested)

City: Perris CA Zip: 92570

Phone #: 951-657-2505 Email: Kelly@westcoastfjords.com

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Steve Kraus
(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

BOARD RULES

Requests to Address Board on "Agenda" Items:

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 12/5/17 Agenda #: 18

SPEAKER'S NAME: Ellen Stern
(Print Name)

Address: 17630 EL MINERAZ RD.
(Only required if follow-up mail response is requested)

City: PERRIS Zip: 92570

Phone #: 951 4434000 Email: leaselaw@msn.com

I AM:

- The Applicant
- A Neighbor
- Applicant's Representative
- Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor
- Neutral
- Opposed

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**RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak**

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 12/5/2014 Agenda #: 18.1

SPEAKER'S NAME: Sonya Alendar
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: Woodcrest Zip: 92508

Phone #: 951 8928897 Email: _____

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

BOARD RULES

Requests to Address Board on "Agenda" Items:

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Power Point Presentations/Printed Material:

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RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

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Date: 12/5/17 18-~~18~~ HOUSING
Agenda # #36913

SPEAKER'S NAME: TRACY SEMBERA
(Print Name)

Address: 17240 HIGH COUNTRY
(Only required if follow-up mail response is requested)

City: PERRIS Zip: 92508

Phone #: 9577806985 Email: SCCCON@MSN.COM

- I AM:
- The Applicant
 - Applicant's Representative
 - A Neighbor
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Tracy Sembera
(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS
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Date: DEC 5 2017 Agenda #: TRACT 18.1 ~~18.1~~ MAP 36963

SPEAKER'S NAME: SUSAN LIVESEY
(Print Name)

Address: 1714B HIGH COUNTRY CIRCLE
(Only required if follow-up mail response is requested)

City: CAVILAN HILLS CA Zip: 92570

Phone #: (951) 318 8757 Email: SUSAN@NATURALSACE.COM

- I AM:
- The Applicant
 - A Neighbor
 - Applicant's Representative
 - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

Susan Livesey (SUSAN LIVESEY)
(Name)

- Position on Agenda Item:
- In Favor
 - Neutral
 - Opposed

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Date: 12/5/17 Agenda #: 18-1

SPEAKER'S NAME: CHAD WARREN
(Print Name)

Address: 17225 LA MINA LANE
(Only required if follow-up mail response is requested)

City: LAKE MATHEWS Zip: 92570

Phone #: (626)513-6533 Email: chadwarren17@gmail.com

I AM:

- The Applicant
- A Neighbor
- Applicant's Representative
- Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor
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- Opposed

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THE PRESS-ENTERPRISE

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|--|--------------|-------------------------------|--------------------------|------------------------|--|
| 4/7/18 | 0011102967 | | PE Riverside | 3 x 102 Li | 397.80 |
| <p>Invoice text: Adoption of Ord. No. 348.4882</p> | | | | | |
| | | | | | <p>RECEIVED RIVERSIDE COUNTY CLERK/BOARD OF SUPERVISORS 2018 APR 13 AM 11:00</p> |
| <p>Placed by: Cecilia Gil</p> | | | | | <p>BALANCE DUE 397.80</p> |
| <p>Legal Advertising Memo Invoice</p> | | | | | |
| SALES/CONTACT INFORMATION | | ADVERTISER INFORMATION | | | |
| Terry Bronson/PELgl 909-483-9351 | BILLING DATE | BILLED ACCOUNT NUMBER | ADVERTISER/CLIENT NUMBER | ADVERTISER/CLIENT NAME | |
| | 04/07/2018 | 5209148 | 5209148 | BOARD OF SUPERVISORS | |

*Planning
18.1 of 03/27/18*



THE PRESS-ENTERPRISE

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PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

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| ADVERTISER/CLIENT NAME | | |
| BOARD OF SUPERVISORS | | |
| BILLING DATE | BILLED ACCOUNT NUMBER | ADVERTISER/CLIENT NUMBER |
| 04/07/2018 | 5209148 | 5209148 |
| BALANCE DUE | ORDER NUMBER | TERMS OF PAYMENT |
| 397.80 | 0011102967 | DUE UPON RECEIPT |

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

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

THE PRESS-ENTERPRISE

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Riverside, CA 92507
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**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

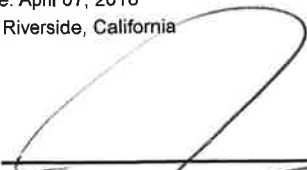
Ad Desc.: Adoption of Ord. No. 348.4882 /

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:

04/07/2018

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

Date: April 07, 2018
At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011102967-01

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Ad Copy:

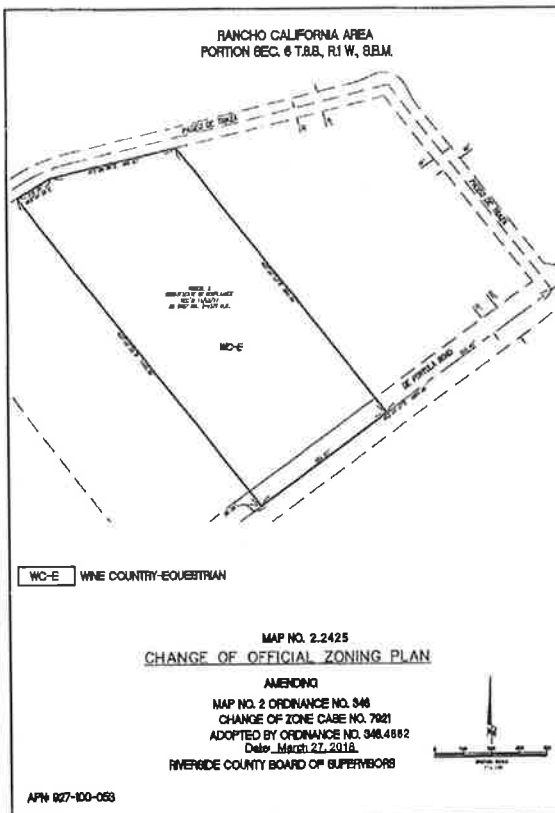
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348.4882
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2425, Change of Zone Case No. 7921" which map is made a part of this ordinance.

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



Chuck Washington, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 27, 2018**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

4/7