





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Steve Weiss, AICP*  
*Planning Director*

July 13, 2015

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CZ07854, TR36771)**

Dear Mr. Ontiveros:

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

**Project Description:**

**CHANGE OF ZONE NO. 7854 AND TENTATIVE TRACT MAP NO. 36771 – EA42739 – Applicant: Melissa Tan – Engineer/Representative: Avalon Consultants, Inc. – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum); Santa Rosa Plateau Policy Area – Location: Northerly of Tenaja Road, southerly of Avenida Escala, easterly Calle Paramo, and westerly of Avenida de Encanto – 40.21 Gross Acres - Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) - **REQUEST:** The Change of Zone proposes to change the site's zoning from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The Tentative Tract Map is a Schedule "D" subdivision of 40.21 acres into eight (8) residential lots ranging in size from 5.01 to 5.08 acres. – APN: 932-290-005**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

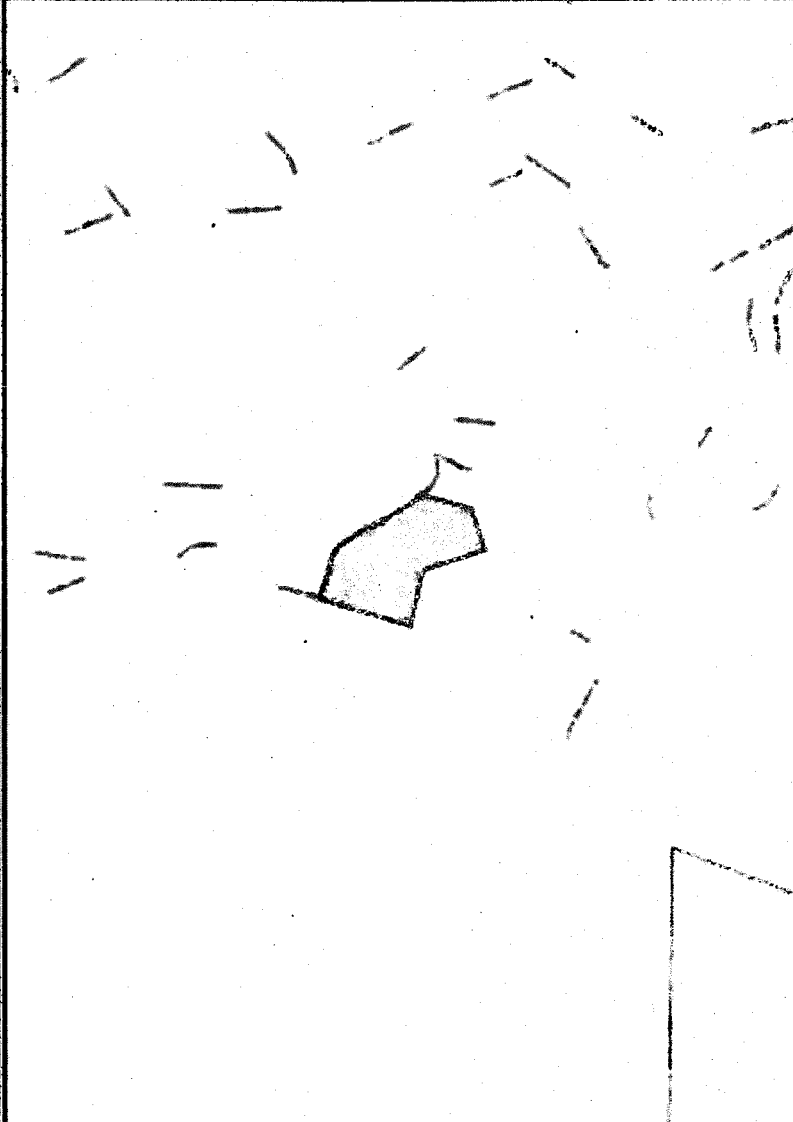
email cc: Damaris Abraham, Urban Regional Planner III, [DABRAHAM@rctlma.org](mailto:DABRAHAM@rctlma.org)

Attachment: Project Vicinity Map

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

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

TR36771



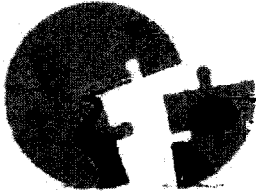
- Legend**
- Parcel
  - City boundary
  - County boundary
  - Highway
  - Water
  - Forest
  - Other
  - ...

**NOTICE:** This map was made for the City of... It is not a warranty or...  
The City of... is not responsible for the accuracy of the data...  
The City of... is not responsible for the accuracy of the data...  
The City of... is not responsible for the accuracy of the data...

Scale: 1 inch = 400 feet  
Kendall Park: 7000 ft x 12 ft



Map No. TR36771



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C2 07854 DATE SUBMITTED: 11/5/14

### APPLICATION INFORMATION

Applicant's Name: MELISSA TAN E-Mail: melissa128@sbcglobal.net

Mailing Address: 631 EASTLAKE  
HOUSTON TX 77034  
City State ZIP

Daytime Phone No: (713) 941-4851 Fax No: ( )

Engineer/Representative's Name: AVALON CONSULTING, INC E-Mail: FOLD BAND 3 AOC.COM

Mailing Address: P.O. BOX 2497  
TEMECULA CA 92593  
City State ZIP

Daytime Phone No: (951) 764-7886 Fax No: ( )

Property Owner's Name: MELISSA TAN E-Mail: \_\_\_\_\_

Mailing Address: 4605 W 80th  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

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

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

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**APPLICATION FOR CHANGE OF ZONE**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

MELISSA TAN  
PRINTED NAME OF APPLICANT

Melissa  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

MELISSA TAN  
PRINTED NAME OF PROPERTY OWNER(S)

Melissa  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 932 290-005

Section: 36 Township: 75 Range: 5W

Approximate Gross Acreage: 40.21

General location (nearby or cross streets): North of TEWAJA RD., South of

AVENIDA ESCUELA, East of CALLE PARAMO, West of AVENIDA DE ENCUENTO

**APPLICATION FOR CHANGE OF ZONE**

Thomas Brothers map, edition year, page number, and coordinates: PAGE 956 CS-C6 (2011)

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

CHANGE RA 20 TO RA 5

Related cases filed in conjunction with this request:

TTM 36771

**APPLICATION FOR CHANGE OF ZONE**

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CASE SUBMITTAL PACKAGE**

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

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

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

**CHANGE OF ZONE PRIMARY EXHIBIT**

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

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

## APPLICATION FOR CHANGE OF ZONE

8. Title of Exhibit (i.e. "Change of Zone").
9. Complete legal description of property.
10. Overall dimensions and total net and gross acreage of property.
11. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.)
12. Thomas Brothers map page and coordinates. (Identify edition year used).
13. Location of adjoining property and lot lines.
14. Existing and proposed zoning and land use of property.
15. Existing use and zoning of property immediately surrounding subject property.
16. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
17. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
18. FEMA mapped floodplains and floodways including zone designations.

### CHANGE OF ZONE FINAL MAP REQUIREMENTS

SUBSEQUENT REQUIREMENTS FOR TYPE 1, TYPE 3, AND STANDARD CHANGE OF ZONE APPLICATIONS:

Prior to completion of administrative review of the Change of Zone application, the applicant must prepare and submit a Change of Zone Final Map to County Geographical Information Systems (GIS) Staff for review and approval (see No. 14). If the Map is deemed unacceptable, it must be revised and resubmitted until such time it is deemed acceptable. The Change of Zone Final Map must include all of the elements/information listed below:

1. The Change of Zone Final Map shall be drawn clearly depicting the new zoning boundaries with a complete legal description on an 18" x 26" sheet. All writing must be clearly drawn and legible. Because the map will ultimately be published in a newspaper at a significantly reduced size (approximately 2 x 3) in order to satisfy the legal requirements of adopting the change of zone, the map preparer should consider using a font size similar to that used in either Format A or B, whenever possible. No freehand drawn maps will be accepted. Section lines may be used in place of bearings whenever the proposed zoning boundaries exactly follow these lines.
2. If the site or property is located in a Zoning District, follow the format that applies (**FORMAT A**). Type/insert the Zoning District name between "CHANGE OF OFFICIAL ZONING PLAN" and "DISTRICT;" or,
3. If the site or property is located in a Zoning Area, follow the format that applies (**FORMAT B**). Put the Zoning Area name just above section, township, and range description (at the top part of the format).
4. The property in question must be drawn to acceptable scale (see acceptable scales list, #8 below) with all proposed zonings and their boundaries clearly delineated (use solid bold line



## APPLICATION FOR CHANGE OF ZONE

type). **Boundaries must be taken to adjacent centerline of street(s) regardless of ownership boundaries, exceptions are possible when applicable. All bearings, distances, and radial bearings are required, unless a recorded map description exists and can be used instead. Recorded map descriptions cannot be used to describe portions of the property. When needed, use a data reference table. Use additional formatted pages if necessary for drawing of property and/or data reference table.**

5. Show all streets adjacent to property and nearest cross streets, state their names, and denote centerlines. Please, see samples provided. **It is very important that distances and bearings be provided to the nearest section point for locational purposes in the County's coordinate system. If no section points are available, a distance and bearing to nearest cross street intersection will be sufficient.**
6. Provide section numbers at all section centers or corners near the property (if applicable). Provide section(s), township(s), and range(s) where property is located at the upper center of map. (See samples.)
7. Label the proposed zoning classification label(s) in bold letters in center of zoning boundary or boundaries. Use arrows when not enough space is available. (See samples.)
8. Show map scale in feet at the lower right of the map (see samples). Acceptable scales include: 1 inch = 50, 60, 80, 100, 200, 300, 400, 500, 600, 800, 1,000, 2,000, 3,000, 4,000, 5,000, 6,000, 8,000 feet. In special circumstances 1 inch = 1,500, 2,400 feet may be used. Direction of North arrow should remain as indicated in FORMAT A and B, unless it is absolutely necessary to depict the map with a different orientation.
9. Type the change of zone number (no preceding zero is necessary), at the lower center of the map and assessors' parcel number at the bottom left corner. (See samples.)  
  
**Note:** The County will assign a map number, ordinance number, and date, at a later time. Leave those areas blank until instructed otherwise. The applicant/engineer will be contacted and given the information in order to add it to the map, just prior to final adoption.
10. Type the proposed zoning classification under "Legend" (inside box) and the zoning classification description(s) next to box (see samples). Use extra space for multiple zoning classifications, when needed.
11. If the proposed zoning is "SP Zone" with individual Planning Areas, a typed legal description will be required for each Planning Area, and for the exterior boundary of the entire change of zone. **All distances and bearings, as well as radial bearings for non-tangent curves, need to be shown on the map (exterior boundary and boundaries for each Planning Area).** If the drawing scale does not allow enough space to clearly show all the information then the property may be shown in sections and enlarged in additional pages (detail areas are also acceptable) and data reference tables are also an option. Label each Planning Area with the corresponding number (e.g. "P.A. 23.")
12. For further information and assistance in drawing a Change of Zone Final Map, please contact the TLMA GIS/Information Resources by phone at (951) 955-3288/955-6211, or by mail at 4080 Lemon Street, 14<sup>th</sup> Floor, Riverside, CA 92502.

## APPLICATION FOR CHANGE OF ZONE

13. Two (2) full size (18" x 26") paper copies of the Change of Zone Final Map must be either delivered to the front counter (attn. Stella Spadafora or Christina Lindsay, TLMA/GIS) on the 14<sup>th</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside CA, 92502, or mailed to the address indicated above, for review and approval, prior to scheduling the project for public hearing. In addition, a separate typed legal description (on 8½" x 11" paper) of the property depicted on the Change of Zone Final Map must also be submitted. Simple maps do not require a separate typed legal description. **It's important that all maps and paper information that is submitted be labeled with the Change of Zone number.**

When the maps are submitted, GIS will check the format, run closures utilizing the map and legal descriptions provided, and make sure that the boundaries agree with what the Planning Commission has approved, in order for the map to be given approval. This check can take anywhere between one to four weeks, depending on each case individually, and whether or not there are corrections needed. The more accurate and clear a map is, the faster the review process will be done.

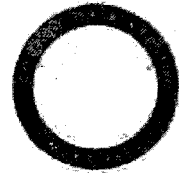
After the Board of Supervisors approves the Change of Zone, the Change of Zone Final Map will be scheduled before the Board for adoption. County Counsel and Clerk of the Board require at least 2 weeks for placing the item in the agenda and completing all necessary paper work.

14. County Counsel will assign a map and ordinance number, as well as the scheduled date that the Change of Zone Final Map will be adopted. This information will be then provided to the applicant/engineer of the change of zone, to be added to the final map. A final package will at that time be required, and must contain the newest information. The final map package will consist of the following:
- A. Two (2) full size paper copies (18" x 26") of the Change of Zone Final Map.
  - B. Two (2) reduced paper copies (8½" x 11") of the Change of Zone Final Map.
  - C. One (1) digital image of the Change of Zone Final Map in format and media acceptable to the TLMA GIS staff (e.g. format: TIFF, PDF, or JPEG; media: diskette, Compact Disc (CD) or Digital Video Disc (DVD)). No DWG or DXF formats will be accepted. **Media should be clearly labeled with the Change of Zone number.**

The final package needs to be submitted at least one week prior to the adoption date.



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Director of Transportation and Land Management Agency

Carolyn Syms Luna  
Director,  
Planning Department

Patricia Romo  
Assistant Director,  
Transportation Department

Mike Lara  
Building Official,  
Building & Safety Department

Greg Flannery  
Interim Code Enforcement Official,  
Code Enforcement Department

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

**TO BE COMPLETED BY APPLICANT:**

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

and MELISSA TAN hereafter "Applicant" and MELISSA TAN "Property Owner".

Description of application/permit use:

02 - R - A - 20 - R - A - 5

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

**Section 1. Deposit-based Fees**

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

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

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

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838  
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

**Section 4. Applicant and Owner information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 932-290-005

Property Location or Address: AVENIDA ESCALA

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: MELISSA TAN Phone No.: 713-941-4851  
 Firm Name: \_\_\_\_\_ Email: melissa128@sbcglobal.net  
 Address: 631 Eastlake  
Houston, Tx 77034

**3. APPLICANT INFORMATION:**

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

**4. SIGNATURES:**

Signature of Applicant: Melissa Tan Date: \_\_\_\_\_  
 Print Name and Title: \_\_\_\_\_

Signature of Property Owner: Melissa Tan Date: \_\_\_\_\_  
 Print Name and Title: MELISSA TAN, OWNER

Signature of the County of Riverside, by DM Hill Date: 11/5/14  
 Print Name and Title: DM Hill, Land Use Tech II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>TR 36771, C2.07854, EA 42739, CF 606125</u>
Set #: <u>CC 006603</u>	Application Date: <u>11/5/14</u>



Juan C. Perez  
Interim Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP          | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP           | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR36771 DATE SUBMITTED: 11/5/14

### APPLICATION INFORMATION

Applicant's Name: MELISSA TAN E-Mail: MELISSA128@SBCGLOBAL.NET

Mailing Address: 631 EASTLAKE  
HOUSTON TEXAS 77034  
City State ZIP

Daytime Phone No: (713) 941-4851 Fax No: ( )

Engineer/Representative's Name: AVALON CONSULTANTS INC. E-Mail: POLOBAND2@OL.COM

Mailing Address: P.O. BOX 2497  
TEMECULA CA 92593  
City State ZIP

Daytime Phone No: (951) 764-7886 Fax No: ( )

Property Owner's Name: MELISSA TAN E-Mail: melissa128@sbcglobal.net

Mailing Address: 631 Eastlake  
Houston Texas 77034  
City State ZIP

Daytime Phone No: (713) 941-4851 Fax No: ( )

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

MELISSA TAN Melissa Tan  
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

MELISSA TAN Melissa Tan  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 932-290-005

Section: 36 Township: 7S Range: 5W

Approximate Gross Acreage: 40.21

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of TSUNAJA RD, South of AVENIDA ESCUELA, East of CALLE PARAMO, West of AVENIDA DE ENCANTO

Thomas Brothers map, edition year, page number, and coordinates: PAGE 956 CS-66 (2011)

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

SUBDIVIDE 40 ACRES INTO 8 FIVE ACRE LOTS  
5 ACRES GRASS, SCHEDULE D

Related cases filed in conjunction with this request:

CHANGE OF ZONE

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

If yes, provide Case No(s). PM 508 (Parcel Map, Zone Change, etc.)

EA No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

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

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

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No  SEPTIC

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) \_\_\_\_\_

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 16,500 CY

Estimated amount of fill = cubic yards 16,500 CY

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

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

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

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 130,000 SF sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

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

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

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

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

Santa Ana River

Santa Margarita River

Whitewater River



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

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

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

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

Owner/Representative (1) Melissa Date 9-26-14

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region		
Project File No.	TTM 36771	
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
<b>Proposed Project Consists of, or includes:</b>		
<p><b>Redevelopment.</b> The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]</p>	YES	NO
<p><b>New Development.</b> The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Automotive repair shops.</b> A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires &amp; Tubes, 5541—Gasoline Service Stations, 7532—Top, Body &amp; Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified)</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Restaurants.</b> (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydro modification requirement [MS4 Permit requirement F.1.h].</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>All Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Environmentally Sensitive Areas (ESAs)<sup>1</sup>.</b> All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Impervious parking lots of 5,000 sq. ft. or more.</b> A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Streets, roads, highways, and freeways.</b> Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Retail Gasoline Outlets (RGOs).</b> Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><sup>1</sup>Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Co-permittees. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from <a href="http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chtp_2_2012.pdf">www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chtp_2_2012.pdf</a>. The most recent CWA Section 303(d) list can be found at <a href="http://www.swrcb.ca.gov/wqcb9/water_issues/programs/303d_list/index.shtml">www.swrcb.ca.gov/wqcb9/water_issues/programs/303d_list/index.shtml</a>.</p>		
<b>DETERMINATION: Circle appropriate determination.</b>		
<p>If <b>any</b> question answered "YES" Project requires a project-specific SSMP (also referred to as a WQMP).</p>		
<p>If <b>all</b> questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.</p>		



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

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

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and MELISSA TAN hereafter "Applicant" and MELISSA TAN "Property Owner".

Description of application/permit use:

TIM 36771

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

**Section 1. Deposit-based Fees**

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

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

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

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

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

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 932-290-005

Property Location or Address: AVENIDA ESCALTA

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: MELISSA TAN

Phone No.: 713-941-4851

Firm Name: \_\_\_\_\_

Email: melissa128@sbcglobal.net

Address: 631 EASTLAKE

HOUSTON, TX 77034

**3. APPLICANT INFORMATION:**

Applicant Name: MELISSA TAN

Phone No.: 713-941-4851

Firm Name: \_\_\_\_\_

Email: melissa128@sbcglobal.net

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant: Melissa Tan Date: \_\_\_\_\_

Print Name and Title: MELISSA TAN, OWNER

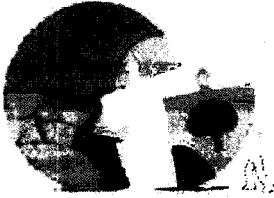
Signature of Property Owner: Melissa Tan Date: \_\_\_\_\_

Print Name and Title: MELISSA TAN, OWNER

Signature of the County of Riverside, by DM Hill Date: 11/5/14

Print Name and Title: DM Hill LU Tech II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s) #:	<u>TR36771, C207854, EA42739, CFG06125</u>
Set #:	<u>CC006603</u> Application Date: <u>11/5/14</u>



Charissa Leach, P.E.  
Assistant TLMA Director

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

**INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

*Melissa Tan*

Jan 11<sup>th</sup> 2018

Property Owner(s) Signature(s) and Date

MELISSA B. TAN

PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.**

**If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:**

- ***If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.***
- ***If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.***
- ***If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.***
- ***If the property owner is a trust, provide a copy of the trust certificate.***

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

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

"Planning Our Future... Preserving Our Past"

**INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

**ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

**Bruce and Ana Weimer**  
**41870 Avenida Escala**  
**California 92562**

**Re: Intent to Adopt a Mitigated Negative Declaration Scam**  
**Change of Zone No. 7854, Tentative Tract Map No. 36771**

**Attn: Deborah Bradford**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

Respectfully,

Do you think that we're stupid?

The goal of this is to bypass existing restrictions so that more lots could be sold, more homes could be built and more people could move in – all for more profit to the developers.

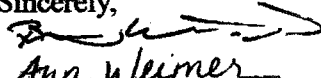
More land cleared, more people using the roads, more people using the water resources, more septic systems built, etc...

Not to mention additional loss of native habitat – by the way, in addition to local rabbits, coyotes, bobcats, lizards, etc, this specific area of land is home to the California Gnatcatcher... my wife and I are avid birders and have confirmed it's presence in the area in question.... and we're willing to testify if called....

Stop being greedy and start being responsible.

We oppose this measure.

Sincerely,

  
**Ana Weimer**  
Bruce and Ana Weimer

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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

**CHANGE OF ZONE NO. 7854, TENTATIVE TRACT MAP NO. 36771 – Intent to Adopt a Mitigated Negative Declaration – EA42739 – Applicant: Melissa Tan – Engineer/Representative: Avalon Consultants, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Santa Rosa Plateau Policy Area – Location: Northerly of Tenaja Road, southerly of Avenida Escala, easterly Calle Paramo, and westerly of Avenida de Encanto – 40.21 Gross Acres – Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) – REQUEST: The Change of Zone proposes to change the site's zoning from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The Tentative Tract Map is a Schedule "D" subdivision of 40.21 acres into eight (8) residential lots ranging in size from 5.01 to 5.08 acres, and Exception to Section 3.8c of Ordinance No. 460 to allow for the lot depth of Lot 4 to exceed four times the width.**

**TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.**  
**DATE OF HEARING: JULY 18, 2018**  
**PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER**  
**BOARD CHAMBERS, 1ST FLOOR**  
**4080 LEMON STREET, RIVERSIDE, CA 92501**

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

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

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

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

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



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on March 22, 2018,

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

APN (s) or case numbers CZ07854 / TR36771 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

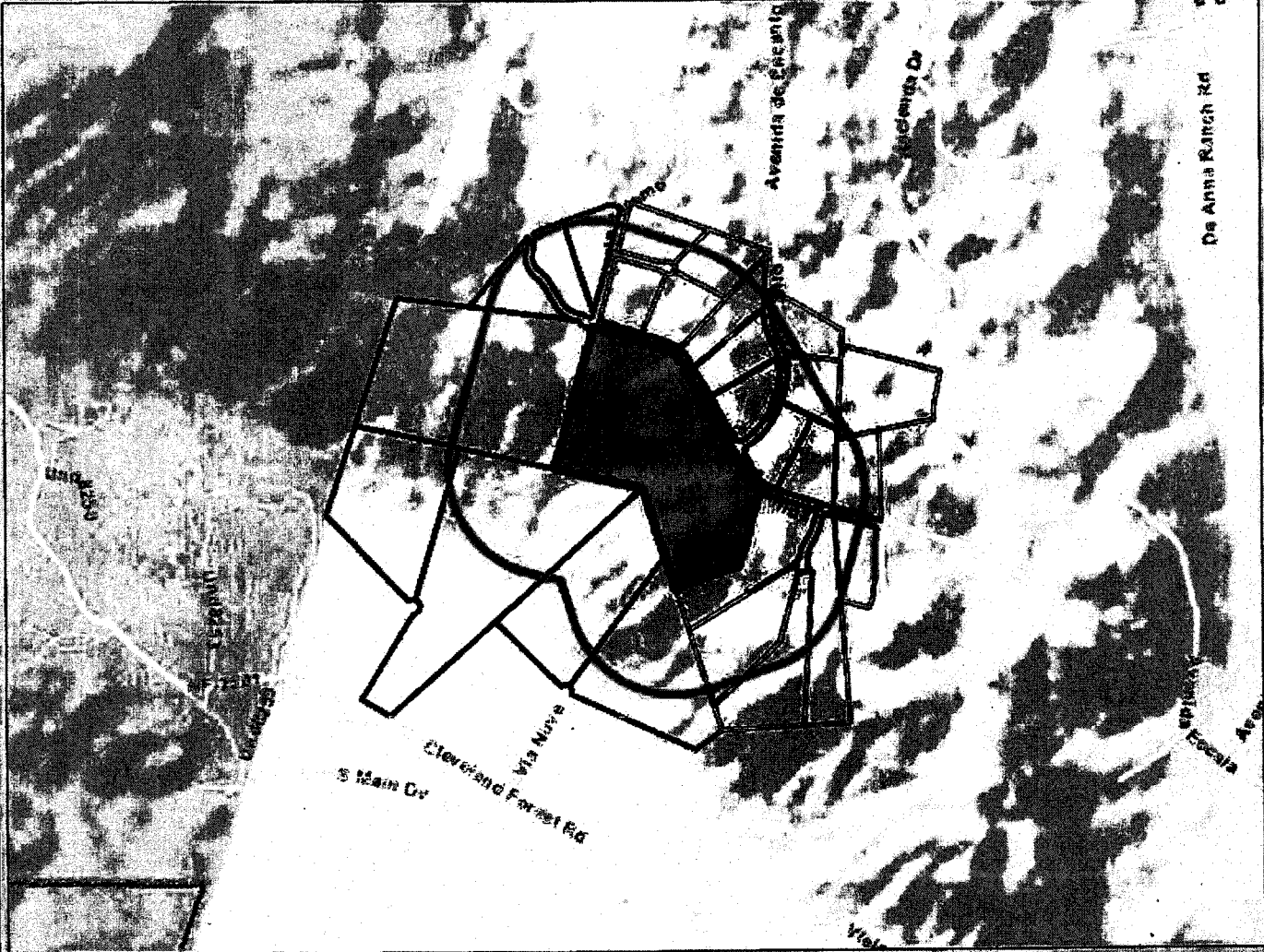
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor




Riverside, Ca. 92502

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

# Riverside County GIS

## CZ07854\_TR36771 ( 1000 feet buffer )



- Legend**
-  County Boundary
  -  Cities
  -  World Street Map

**Notes**



0

1,505

3,009 Feet



**\*IMPORTANT\*** 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.

REPORT PRINTED ON... 3/22/2018 11:54:28 AM

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932280029  
DOROTEO M DURAN  
EVA B DURAN  
41842 AVENIDA DE ENCANTO  
MURRIETA CA. 92562

932280034  
SKYHAWK DEV INC  
C/O 15195 VICTORIA AVE  
42125 ANGELS PEAK CT  
MURRIETA CA. 92562

932280020  
STEPHANE DOUCET  
JENNIFER DOUCET  
42085 LORRAINE CIR  
MURRIETA CA. 92562

932280021  
GREG MCKENDALL  
LISA MCKENDALL  
42090 LORRAINE CIR  
MURRIETA CA. 92562

932280030  
SUZANNE GRADY  
41782 AVENDIA DE ENCANTO  
MURRIETA CA. 92562

932280022  
MATTHEW C ABINANTE  
MELODY J ABINANTE  
42085 LORRAINE CIR  
MURRIETA CA. 92562

932280012  
HENRY SUNG  
ANNE K SUNG  
42225 HACIENDA DR  
MURRIETA CA. 92562

932280019  
STEPHANE DOUCET  
JENNIFER DOUCET  
42085 LORRAINE CIR  
MURRIETA CA 92562

932280031  
SALVADOR GARCIA SALAS  
YESENIA GARCIA  
726 N HARBOR BLV  
ANAHEIM CA 92805

932280029  
CLIFFORD C CHRIST  
ANNE MARIE CHRIST  
18310 AVENIDA DE ANZA  
MURRIETA CA 92562

932280030  
QU XIAO PING  
P O BOX 369  
BONSALL CA 92003

932280010  
DOS PADRES RANCH  
C/O C/O ERIC C BUSHARD  
944 N GENESEE AVE  
WEST HOLLYWOOD CA 90046

932280032  
DOUGLAS E HARTMAN  
ROBERTA HARTMAN  
333 N WILSHIRE AVE  
ANAHEIM CA 92801

932280028  
CTDF5 HOLDINGS  
675 G ST  
SAN DIEGO CA 92101

932290011  
FRED STEFFAN LITTLE  
KRISTIE A LITTLE  
2248 VIA SOBRIA  
VISTA CA 92084

932290022  
SHAUN HANSON  
JONNIE LYN HANSON  
17650 CALLE PESCAR  
MURRIETA CA. 92582

932290023  
TURTLEBACK  
P O BOX 369  
BONSALL CA 92003

932280024  
ELEFThERIOS E PATSOURAS  
41750 AVENIDA ESCALA  
TEMECULA CA. 92592

932280025  
JOHN P MARTIN  
DONNA S MARTIN  
27976 CARLYLE SPRINGS RD  
KEENE CA 93531

932290021  
TURTLEBACK  
P O BOX 369  
BONSALL CA 92003

932280027  
MICHELLE LYMAN  
34148 SELVA RD NO 191  
DANA POINT CA 92629

932290035  
B MELISSA TAN  
631 EASTLAKE  
HOUSTON TX 77034

932280026  
BRUCE J WEIMER  
ANA WEIMER  
41870 AVENIDA ESCALA  
MURRIETA CA. 92582

932290024  
BRIAN A LAIDLAW  
TERI LAIDLAW  
29642 NOVACELLA  
LAGUNA NIGUEL CA 92677

932290034  
TERENCE K JONES  
CAROL V JONES  
40040 GLEN IVY ST  
MURRIETA CA 92583

932290033  
LETTY E GLASER  
LYNLEE J KRUSE  
LORI A HAYES.

79520 CETRINO  
LA QUINTA CA 92253

932290036  
NGUYEN DUY ANH  
IRIS CHOOI HWA FANG  
21562 ST JOHN LN  
HUNTINGTON BEACH CA 92646

Melissa Tan  
631 Eastlake  
Houston, Texas 77034

Melissa Tan  
631 Eastlake  
Houston, Texas 77034

Avalon Consultants Inc.  
Atten: Anthony Polo  
P.O. Box 2497  
Temecula, CA 92593

Avalon Consultants Inc.  
Atten: Anthony Polo  
P.O. Box 2497  
Temecula, CA 92593

Murrieta Valley Unified School Dist  
Facilities and Operation Department  
41870 McAlby Court  
Murrieta, CA 92562

Murrieta Valley Unified School Dist  
Facilities and Operation Department  
41870 McAlby Court  
Murrieta, CA 92562

Rancho California Water Dist.  
42135 Winchester Road  
Temecula, CA 92590

Rancho California Water Dist.  
42135 Winchester Road  
Temecula, CA 92590

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

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

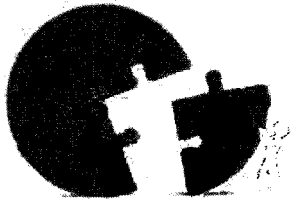
Joseph Ontiveros, Director of Cultural  
Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581

Joseph Ontiveros, Director of Cultural  
Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581

Southern Calif. Edison Co.  
P.O. Box 800  
Rosemead, CA 91770

Southern Calif. Edison Co.  
P.O. Box 800  
Rosemead, CA 91770

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12th Street Suite 250  
Oakland, CA 94607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, P.E.**  
*Assistant TLMA Director*

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38886 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

TR36771/CZ07854

*Project Title/Case Numbers*

Deborah Bradford  
*County Contact Person*

951-955-6646  
*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Melissa Tan  
*Project Applicant*

632 Eastlake, Houston, Texas 77034  
*Address*

North of Tenala Road, south of Avenida Escala, east of Calle Paramo and west of Avenida de Encanto  
*Project Location*

*A schedule "D" subdivision of 40.21 gross acres into 8 residential lots, five-acre minimum, a Change of Zone to modify the zoning classification of the site from Residential Agricultural, 20-acre minimum to Residential Agricultural five-acre minimum (R-A-5, and an Exception to Section 3.8c of Ordinance No. 460 to allow for the lot depth of lot 4 to exceed four times the width.*  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,280.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature* **Project Planner** \_\_\_\_\_  
*Title* \_\_\_\_\_  
*Date* \_\_\_\_\_

Date Received for Filing and Posting at OPR: \_\_\_\_\_

**FOR COUNTY CLERK'S USE ONLY**

Please change deposit fee case# ZEA 42739 ZFG06125

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1412134

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: TAN B MELISSA \$50.00  
paid by: CK 1041  
paid towards: CFG06125 CALIF FISH & GAME: DOC FEE  
EA42739  
at parcel #:   
appl type: CFG3

By \_\_\_\_\_ Nov 05, 2014 13:41  
MGARDNER posting date Nov 05, 2014

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1501026

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: TAN B MELISSA \$2,210.00  
paid by: CK 816  
paid towards: CFG06125 CALIF FISH & GAME: DOC FEE  
EA42739  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Feb 02, 2015 09:25  
MGARDNER posting date Feb 02, 2015

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



# THE PRESS-ENTERPRISE

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

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: CZ 7854 ORD. 348.4894 TTM 36771 /

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:

**08/31/2018**

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

Date: August 31, 2018  
At: Riverside, California

  
\_\_\_\_\_  
Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011167333-01

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 RANCHO CALIFORNIA - SOUTHWEST AREA, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED 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, September 11, 2018 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Melissa Tan, on **Change of Zone No. 7854**, which proposes to change the zoning from Residential Agricultural - 20 Acre Minimum (R-A-20) to Residential Agricultural - 5 Acre Minimum (R-A-5), or such other zones as the Board may find appropriate; adoption of **Ordinance No. 348.4894**, associated with Change of Zone No. 7854; and, **Tentative Tract Map No. 36771, Schedule D**, which proposes to subdivide 40.21 acres into eight (8) residential lots ranging in size from 5.01 to 5.08 acres, and Exception to Section 3.8c of Ordinance No. 460 to allow for the lot depth of Lot 4 to exceed four times the width ("the project"). The project is located northerly of Tenaja Road, southerly of Avenida Escalante, easterly of Calle Paramo, and westerly of Avenida de Encanto, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42739**.

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 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: August 28, 2018      Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

8/31

19.1 of 09/11/18



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

September 13, 2018

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4894

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, September 19, 2018.**

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

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

**(INSERT ORD. NO. 348.4894 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 **September 11, 2018**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

# Advertising Order Confirmation

# The Press Enterprise

09/14/18 9:19:43AM  
Page 1

Ad Order Number  
0011174717

Customer  
BOARD OF SUPERVISORS

Payor Customer  
BOARD OF SUPERVISORS

PO Number

Sales Representative  
Nick Eller

Customer Account  
5209148

Payor Account  
5209148

Ordered By  
Cecilia Gill

Order Taker  
Nick Eller

Customer Address  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Payor Address  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Customer Fax

Order Source  
Select Source

Customer Phone  
951-955-1066

Payor Phone  
951-955-1066

Customer Email

Current Queue  
Ready

Invoice Text  
Adoption of Ord. No. 348,4894

Tear Sheets  
0

Affidavits  
0

Blind Box

Materials

Promo Type

Special Pricing

Ad Number  
0011174717-01

Ad Size  
3 X 102 LI

Color

Production Color

Ad Attributes

Production Method  
AdBooker

Production Notes

External Ad Number

Pick Up

Ad Type  
Legal Line

Released for Publication

Product  
PE Riverside:Full Run

Requested Placement  
Legals CLS

Requested Position  
County Legal - 1076~

Run Dates  
09/19/18

# Inserts  
1

## Order Charges:

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>
397.80	0.00	397.80

<u>Payment Amount</u>	<u>Amount Due</u>
0.00	\$397.80

If this confirmation includes an advertising proof, please check your proof carefully for errors, spelling, and/or typos. Errors not marked on the returned proof are not subject to credit or refunds.  
Please note: To meet our printer's deadline, we must have your proof returned by the published deadline, and as indicated by your sales rep.

Please note: If you pay by bank card, your card statement will show the merchant as "SoCal Newspaper Group".

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

ORDINANCE NO. 348,4894

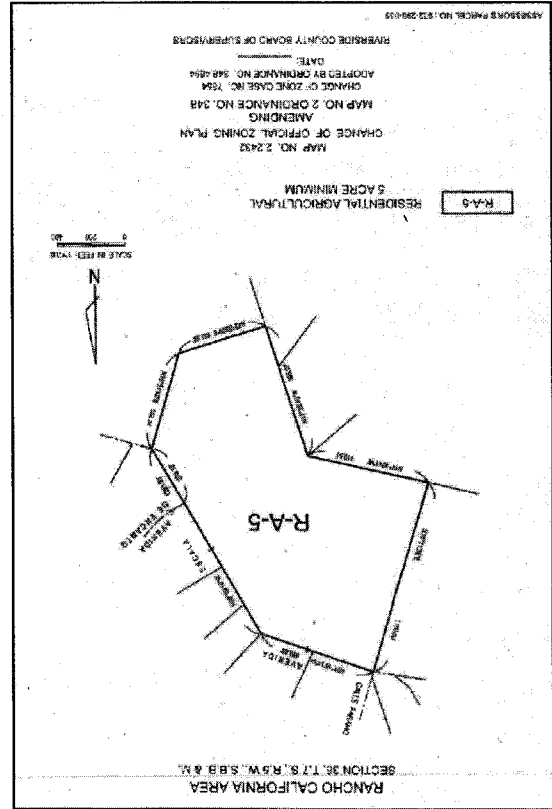
AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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. 2,432, Change of Zone Case No. 7854" 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 September 11, 2018, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

1 ORDINANCE NO. 348,4894

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as  
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as  
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.  
8 2.2432, Change of Zone Case No. 7854" 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 OF RIVERSIDE, STATE OF CALIFORNIA~~


12  
13 By: \_\_\_\_\_  
14 Chairman, Board of Supervisors

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

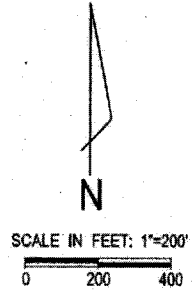
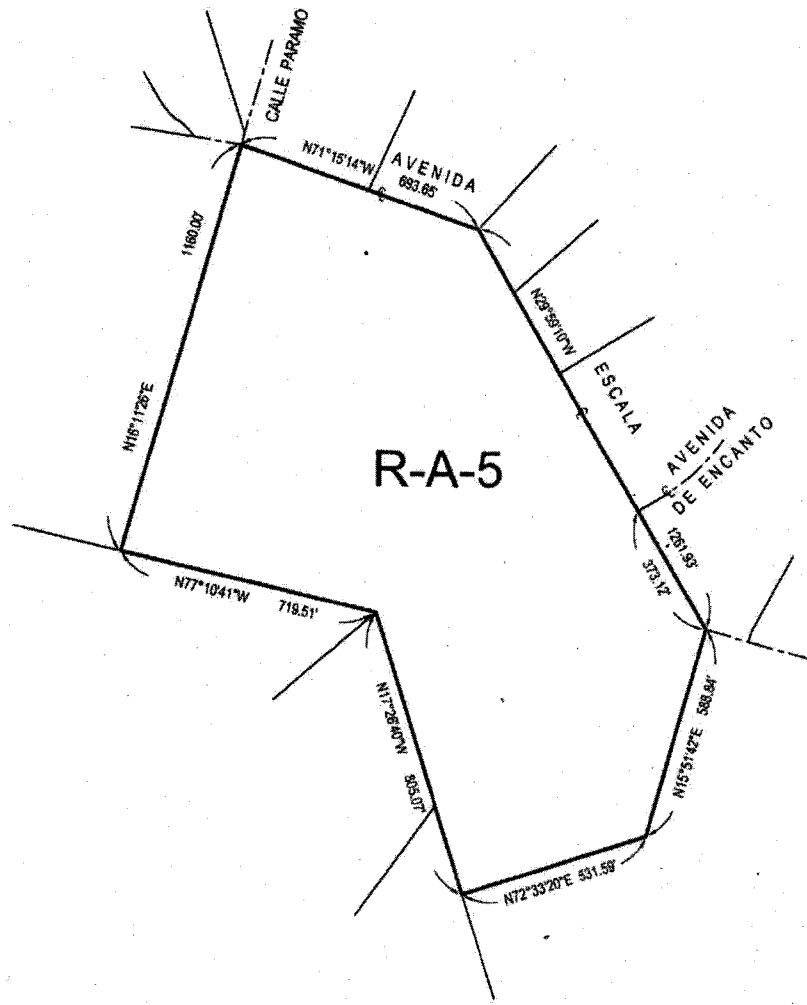
18  
19 By: \_\_\_\_\_

20  
21 (SEAL)

22  
23 APPROVED AS TO FORM  
24 August 7, 2018

25  
26 By:   
27 LEILA J. MOSHREF-DANESH  
Deputy County Counsel

RANCHO CALIFORNIA AREA  
SECTION 36, T.7 S., R.5 W., S.B.B. & M.



R-A-5

RESIDENTIAL AGRICULTURAL  
5 ACRE MINIMUM

MAP NO. 2.2432  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 7854  
ADOPTED BY ORDINANCE NO. 348.4894  
DATE: \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NO.: 932-290-035



**PLANNING COMMISSION  
MINUTE ORDER  
JULY 18, 2018**

**I. AGENDA ITEM 4.1**

**CHANGE OF ZONE NO. 7854, TENTATIVE TRACT MAP NO. 36771 – Intent to Adopt a Mitigated Negative Declaration** – EA42739 – Applicant: Melissa Tan – Engineer/Representative: Avalon Consultants, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Santa Rosa Plateau Policy Area – Location: Northerly of Tenaja Road, southerly of Avenida Escala, easterly of Calle Paramo, and westerly of Avenida de Encanto – 40.21 Gross Acres – Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) – **REQUEST:** .

**II. PROJECT DESCRIPTION:**

The **Change of Zone** proposes to change the site's zoning from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The **Tentative Tract Map** is a Schedule "D" subdivision of 40.21 acres into eight (8) residential lots ranging in size from 5.01 to 5.08 acres, and **Exception** to Section 3.8c of Ordinance No. 460 to allow for the lot depth of Lot 4 to exceed four times the width.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

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

Spoke in favor:

Anthony Polo, Applicant's Representative, P.O. Box 2497, Temecula, 92593

No one spoke in opposition or in a neutral position:

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

Motion by Commissioner Shaffer, 2<sup>nd</sup> by Commissioner Taylor-Berger

A vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**ADOPT** a Mitigated Negative Declaration to Environmental Assessment No. 42739; and

**APPROVE** and Exception to Section 3.8.C. of Ordinance No. 460; and

**TENTATIVELY APPROVE** Change of Zone No. 7854; and

**APPROVE** Tentative Tract Map No. 36771, subject to the conditions of approval as modified at hearing.





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

August 28, 2018

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

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

RE: NOTICE OF PUBLIC HEARING: CZ 7854, ORD. NO. 348.4894 & TTM 36771 EA

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, August 31, 2018.**

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

# Advertising Order Confirmation

# The Press Enterprise

<u>Ad Order Number</u> 0011167333	<u>Customer</u> BOARD OF SUPERVISORS	<u>Payor Customer</u> BOARD OF SUPERVISORS	<u>PO Number</u>
<u>Sales Representative</u> Nick Eller	<u>Customer Account</u> 5209148	<u>Payor Account</u> 5209148	<u>Ordered By</u> Cecilia Gill
<u>Order Taker</u> Nick Eller	<u>Customer Address</u> COUNTY OF RIVERSIDE PO BOX 1147 RIVERSIDE, CA 92502	<u>Payor Address</u> COUNTY OF RIVERSIDE PO BOX 1147 RIVERSIDE, CA 92502	<u>Customer Fax</u>
<u>Order Source</u> Select Source	<u>Customer Phone</u> 951-955-1066	<u>Payor Phone</u> 951-955-1066	<u>Customer EMail</u>
<u>Current Queue</u> Ready	<u>Invoice Text</u> CZ 7854 ORD. 348.4894 TTM 36771		
<u>Tear Sheets</u> 0	<u>Affidavits</u> 0	<u>Promo Type</u>	<u>Special Pricing</u>
	<u>Blind Box</u>	<u>Materials</u>	

# Advertising Order Confirmation

# The Press Enterprise

## Order Charges:

Net Amount 312.00

Tax Amount 0.00

Total Amount 312.00

Payment Amount 0.00

Amount Due \$312.00

If this confirmation includes an advertising proof, please check your proof carefully for errors, spelling, and/or typos. Errors not marked on the returned proof are not subject to credit or refunds.

Please note: To meet our printer's deadline, we must have your proof returned by the published deadline, and as indicated by your sales rep.

Please note: If you pay by bank card, your card statement will show the merchant as "SoCal Newspaper Group".

# Advertising Order Confirmation

# The Press Enterprise

08/28/18 11:41:32AM  
Page 2

Ad Number: 0011167333-01  
Ad Size: 3 X 8 1/2 LI

Color

Production Color

Ad Attributes

Production Method  
AdBooker

Production Notes

External Ad Number

Pick Up

Ad Type  
Legal Liner

Released for Publication

**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 RANCHO CALIFORNIA - SOUTHWEST AREA, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED 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 Administration Center, 1630 Lemon Street, Riverside, on Tuesday, September 11, 2018, at 10:00 a.m. All interested parties are invited to attend and to be heard. The Board of Supervisors will consider the application submitted by Melissa Escobedo, Change of Zone No. 7854, which proposes to change the zoning from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 5 Acre Minimum (R-A-20) to Residential Agricultural - 5 Acre Minimum (R-A-5), or such other zones as the Board may find appropriate; adoption of Ordinance No. 248,4894, associated with Change of Zone No. 7854; and, Tentative Tract Map No. 36771, Schedule D, which proposes to subdivide 40.21 acres into eight (8) residential lots ranging in size from 5.01 to 5.08 acres, and Exception to Section 3.3c of Ordinance No. 460 to allow for the lot depth of Lot 4 to exceed four times the width ("the project"). The project is located northerly of Tencala Road, southerly of Avenida Escala, easterly of Calle Paramo, and westerly of Avenida de Encanto, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for Environmental Assessment No. 42739.

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 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@rtvco.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 herein. Written comments received prior to the public hearing will be considered by 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 accommodations, please contact Lisa Waganer 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: August 28, 2018  
By: Cecilia Gill, Board Assistant

8/31

Product  
PE Riverside:Full Run

Requested Placement  
Legals CLS

Requested Position  
County Legal - 1076~

Run Dates  
08/31/18

# Inserts  
1

**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 RANCHO CALIFORNIA – SOUTHWEST AREA, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 11, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Melissa Tan, on **Change of Zone No. 7854**, which proposes to change the zoning from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural - 5 Acre Minimum (R-A-5), or such other zones as the Board may find appropriate; adoption of **Ordinance No. 348.4894**, associated with Change of Zone No. 7854; and, **Tentative Tract Map No. 36771, Schedule D**, which proposes to subdivide 40.21 acres into eight (8) residential lots ranging in size from 5.01 to 5.08 acres, and Exception to Section 3.8c of Ordinance No. 460 to allow for the lot depth of Lot 4 to exceed four times the width (“the project”). The project is located northerly of Tenaja Road, southerly of Avenida Escala, easterly of Calle Paramo, and westerly of Avenida de Encanto, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42739**.

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 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](mailto: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: August 28, 2018

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

## CERTIFICATE OF POSTING

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on August 28, 2018, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

CZ 7854 ORD. NO. 348.4894 TTM 36771

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:** September 11, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil      DATE: August 28, 2018  
Cecilia Gil

## Gil, Cecilia

---

**From:** Kennemer, Bonnie <bkenneme@asrclkrec.com>  
**Sent:** Tuesday, August 28, 2018 9:18 AM  
**To:** Gil, Cecilia; Buie, Tammie; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: CZ 7854 ORD. NO. 348.4894 TTM 36771

Good Morning,

The notice has been received and will be posted today.

Thank you,

Bonnie

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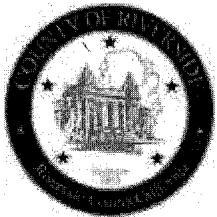
**From:** Gil, Cecilia <CCGIL@RIVCO.ORG>  
**Sent:** Tuesday, August 28, 2018 8:59 AM  
**To:** Buie, Tammie <tbuie@asrclkrec.com>; Kennemer, Bonnie <bkenneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Subject:** FOR POSTING: CZ 7854 ORD. NO. 348.4894 TTM 36771

Good morning!

Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant  
Clerk of the Board's Office  
(951) 955-8464  
MS# 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 his 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.

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## **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 August 28, 2018, I mailed a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

CZ 7854 ORD. NO. 348.4894 TTM 36771

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:** September 11, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil  
Cecilia Gil

DATE: August 28, 2018



932280029  
DOROTEO M DURAN  
EVA B DURAN  
41842 AVENIDA DE ENCANTO  
MURRIETA CA. 92562

932280034  
SKYHAWK DEV INC  
C/O 15195 VICTORIA AVE  
42125 ANGELS PEAK CT  
MURRIETA CA. 92562

932280020  
STEPHANE DOUCET  
JENNIFER DOUCET  
42085 LORRAINE CIR  
MURRIETA CA. 92562

932280021  
GREG MCKENDALL  
LISA MCKENDALL  
42090 LORRAINE CIR  
MURRIETA CA. 92562

932280030  
SUZANNE GRADY  
41782 AVENDIA DE ENCANTO  
MURRIETA CA. 92562

932280022  
MATTHEW C ABINANTE  
MELODY J ABINANTE  
42085 LORRAINE CIR  
MURRIETA CA. 92562

932280012  
HENRY SUNG  
ANNE K SUNG  
42225 HACIENDA DR  
MURRIETA CA. 92562

932280019  
STEPHANE DOUCET  
JENNIFER DOUCET  
42085 LORRAINE CIR  
MURRIETA CA. 92562

932290031  
SALVADOR GARCIA SALAS  
YESENIA GARCIA  
726 N HARBOR BLV  
ANAHEIM CA 92805

932290029  
CLIFFORD C CHRIST  
ANNE MARIE CHRIST  
19310 AVENIDA DE ANZA  
MURRIETA CA 92562

932290030  
QU XIAO PING  
P O BOX 369  
BONSALL CA 92003

932290010  
DOS PADRES RANCH  
C/O C/O ERIC C BUSHARD  
944 N GENESEE AVE  
WEST HOLLYWOOD CA 90046

932280032  
DOUGLAS E HARTMAN  
ROBERTA HARTMAN  
333 N WILSHIRE AVE  
ANAHEIM CA 92801

932280028  
CTDF5 HOLDINGS  
675 G ST  
SAN DIEGO CA 92101

TR 36771

207854

34

932290011  
FRED STEFFAN LITTLE  
KRISTIE A LITTLE  
2248 VIA SOBRIA  
VISTA CA 92084

932290022  
SHAUN HANSON  
JONNIE LYN HANSON  
17650 CALLE PESCAR  
MURRIETA CA. 92562

932290023  
TURTLEBACK  
P O BOX 369  
BONSALL CA 92003

932290024  
ELEFTHERIOS E PATSOURAS  
41750 AVENIDA ESCALA  
TEMECULA CA. 92592

932290025  
JOHN P MARTIN  
DONNA S MARTIN  
27976 CARLYLE SPRINGS RD  
KEENE CA 93531

932290021  
TURTLEBACK  
P O BOX 369  
BONSALL CA 92003

932290027  
MICHELLE LYMAN  
34148 SELVA RD NO 191  
DANA POINT CA 92629

932290035  
B MELISSA TAN  
631 EASTLAKE  
HOUSTON TX 77034

932290026  
BRUCE J WEIMER  
ANA WEIMER  
41870 AVENIDA ESCALA  
MURRIETA CA. 92562

932290024  
BRIAN A LAIDLAW  
TERI LAIDLAW  
29642 NOVACELLA  
LAGUNA NIGUEL CA 92677

932290034  
TERENCE K JONES  
CAROL V JONES  
40040 GLEN IVY ST  
MURRIETA CA 92563

932290033  
LETTY E GLASER  
LYNLEE J KRUSE  
LORI A HAYES

79520 CETRINO  
LA QUINTA CA 92253

932290036  
NGUYEN DUY ANH  
IRIS CHOOI HWA FANG  
21562 ST JOHN LN  
HUNTINGTON BEACH CA 92646

TR 34771

Melissa Tan  
921 Curtin St.  
Houston, TX 77018

~~Melissa Tan  
921 Curtin St.  
Houston, TX 77018~~

~~Avalon Consultants Inc.  
Atten: Anthony Polo  
P.O. Box 2497  
Temecula, CA 92593~~

Avalon Consultants Inc.  
Atten: Anthony Polo  
P.O. Box 2497  
Temecula, CA 92593

Murrieta Valley Unified School Dist  
Facilities and Operation Department  
41870 McAlby Court  
Murrieta, CA 92562

~~Murrieta Valley Unified School Dist  
Facilities and Operation Department  
41870 McAlby Court  
Murrieta, CA 92562~~

Rancho California Water Dist.  
42135 Winchester Road  
Temecula, CA 92590

~~Rancho California Water Dist.  
42135 Winchester Road  
Temecula, CA 92590~~

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

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

Soboba Band of Luiseño Indians  
Atten: Joseph Ontiveros  
P.O. Box 487  
San Jacinto, CA 92581

~~Soboba Band of Luiseño Indians  
Atten: Joseph Ontiveros  
P.O. Box 487  
San Jacinto, CA 92581~~

Southern Calif. Edison Co.  
P.O. Box 800  
Rosemead, CA 91770

~~Southern Calif. Edison Co.  
P.O. Box 800  
Rosemead, CA 91770~~

August 26, 2018

Supervisor Chuck Washington  
Riverside County Board of Supervisors  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA

Dear Supervisor Washington:

Regarding: Commercial Cannabis Business in Anza  
New County-Wide Land Development Ordinance

I am writing to you about concerns relating to the commercial cannabis growing in our community. As you know the illegal commercial cannabis businesses in Anza and surrounding area are having a significant negative impact of all aspects of our communities. We have lost our freedom. We understand that there will be no enforcement of the criminal elements that are a part of the world's drug business in Anza.

The meeting that you hosted was very well attended and greatly appreciated. I felt that the speakers that are against the illegal commercial cannabis businesses, were well prepared and professional in their statements. It is clear that our citizens have the following valid concerns of the criminal elements that have been observed since the establishment of growers in our community.

**Violations:**

- Water (theft and pesticides pollution)
- Electricity (theft)
- Federal Laws (violations)
- State Laws (violations)
- Clean Water Quality Act (Violations)
- Waters of the US (Violations)
- EIR Compliance
- County Zoning Code (violations)
- Environmental Laws (violations)
- **Criminal Element (gun/rifle carrying soldiers)**
- Violation of the existing water Law Suit filed in the United States District Court that prohibits the right to build any new commercial development in Anza area.

**Impacts**

- Cannabis is a drug of abuse
- Fear of criminal activity that is at our front door.

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- The loss of our personal freedoms
- Negative impact on our local economy
- Anza area Identity, image and culture changes.
- MT Palomar light restriction area.
- Pending on-going Law Suit in United States District Court

At the meeting you heard the detailed statements from the speakers regarding each one of these topics. Plus....currently our area is seeing an unusual increase in homes for sale and decreases in sales prices! We feel that the commercial cannabis businesses are causing people to take their families and leave.

Some hikers on the Pacific Crest Trail have reported that they were confronted at gun point as they passed by an illegal commercial cannabis farm. The federal government needs to be addressing this danger. It is also dangerous to take a hike or a horseback ride just in case you get to close to a cannabis farm you may be threatened.

Most of all.....everyone is afraid of the **“criminal element that drugs attracts”**. Recently Anza had two known cannabis drug shootings that required two medical helicopters. One man was critical wounded. There will be more shootings.

We must also recognize the “Existing Law Suit in United States District Court” that prohibits any new commercial business development in Anza which includes commercial cannabis business. All the growers are in violation of this law suit. This law suit has been going on for more than 15 years. That is why we do not have any new commercial development in town. It would be nice if we could have a motel, Boy & Girls Club, Bike/Skateboard Park, etc. but we are prohibited by this law suit that is about water rights. (U.S.A. v. Fallbrook Public Utility District, et al., Civil No. 51-cv-1247-GPC-RBB) If commercial cannabis growers are allowed to continue with their businesses without consequences, then Anza should be allow to build as much commercial businesses without consequences.

It is hard to imagine coming home from work and seeing men with guns, passing back and forth in front of your neighbor's house. Then as you relax on the patio and have your grandson over for a swim, you can see a big tent over the fence and another guard holding a gun. Then as you go to bed with your window open, you have to close it because of the stink plus the bright lights making it hard to sleep. You try to get the government to come to you help, but there is nothing they can do. So every day there are strange people going in and out of the house next door and men marching around with guns. How would you feel? What could you do? I would feel as though I lost all my freedom and would be afraid of the “criminal element” next door.

How can these people continue to break the law and no one can do anything about it? All over the country, behind the scene, there are people benefiting from these criminal

operators. That's the way the drug cartels operate. The same thing happens every day at the LA and Long Beach harbors. Drugs are unloaded every day, put on truck and distributed and everyone looks the other way. This is how our world works. These cartels are coming in from all over the world. They are very serious about protecting their business. If they were growing corn or tomatoes, they would not need gun-packing guards!

It is hard to ignore everything that is happening and to go on with our lives. This issue is causing a crisis level of fear in all of our citizens and they can't be ignored. All of our communities rely on well water. Commercial cannabis growing is a major threat to our water and that it could pollute our underground water resources and cause cancer. Who is going to enforce the Clean Water Act and the Waters of the US law when Riverside County does not have funds available to enforce the County Planning Codes on the current illegal commercial cannabis growers in our area..

Please speak to the Planning Commissioner who I understand has to have a placeholder for pending zoning code requirements to set standards that will prohibit commercial cannabis business in Anza. Any new commercial business is not allowed by per the US District Court water law suit. As you know, Anza does not have the lawful right to have any new commercial business because of the "water law suit issue". This must include the commercial cannabis businesses.

I see changes are in process for the State CEQA Guidelines, EIR Requirements and County Planning and Zoning Code that include cannabis. How dare we add the commercial cannabis development requirements in our Planning and Zoning codes? The word "cannabis" should not show up anywhere in our planning and zoning codes. We are inviting criminal elements into our communities. We don't have separate codes for growing corn and tomatoes, so why would we have a special code for commercial cannabis growing? Could it be because it is a dangerous drug? The only reason is because it is currently waiting for the laws to change state wide. It is production of a drug causing danger and havoc. Unfortunately we watch our government making special accommodations for the commercial cannabis growers. This might reduce the costs of adding Code Enforcement and Sherriff staffing, but cost more when our water is used up, more shootings occur, and property values fall and reduce property taxes. It's a domino effect.

We are inviting criminal elements, non-citizens, people that are here on visas, into our communities and provide accommodations to meet the law. These people are dangerous. They are prepared to shoot anyone that gets neat their operation.

The Governor of the State of California is putting pressure on all the Cities and Counties (58 Counties are currently updating the zoning codes to accommodate cannabis) to make it easier for the commercial cannabis businesses to comply with the

Page 4

Zoning Code thru the New County-Wide Land Development Ordinance. An EIR must be required for each separate commercial cannabis grove.

Our Governor is really working towards a new source of revenue. Remember the cannabis industry is a "drug" business and run by "foreign based cartels" that we are dealing with. These are people who will protect their drugs with guns and rifles. Most are in this country on visas. They are coming from all parts of the world and our state and local agencies are revising the codes and laws to allow them to operate and to bring violence into our communities? And we are not going have enough code enforcement staff. We will need more police and more sheriffs to manage these cannabis operations

We need to protect all the people who live and work in Riverside County and protect our freedom. Many people are migrating into Riverside County and that is very exciting. Our focus should be on transportation expansion and water and sewer development. The concerns over the commercial cannabis business could have a negative impact on the growth of our County. Families will need to protect their children from having access to this dangerous drug that is crowing in their "back yard".

Please don't give up on us! We have confidence in our County leaders and staff. We know you are in our "corner" and doing everything possible to help us resolve this crisis.

"Make Riverside County and Anza Great Again"

Sincerely,

Signed by:

Jackie Hare, Anza Citizen  
56620 Mitchell Rd.  
Anza, CA. 92539

CC:

Supervisor V. Manuel Perez  
Supervisor Marion Ashley  
Supervisor Kevin Jeffries  
Supervisor John F. Tavaglione  
Riverside County Planning Department  
Keith Gardner, Planning  
Elizabeth Sarabis, Planning Commission Secretary  
George Johnson  
Keith Gardner

Maxwell, Sue

**From:** Maxwell, Sue  
**Sent:** Tuesday, September 4, 2018 4:37 PM  
**To:** George Johnson (GAJohnson@RIVCO.ORG); Leach, Charissa; Gann, Alex; Sarabia, Elizabeth; Gardner, Keith; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)  
**Cc:** Robert Flores (rflores@RIVCO.ORG)  
**Subject:** FW: Message on Cannabis and New County-Wide Land Development Ordinance (Jackie Hare)  
**Attachments:** Dear Supervisor Washington.docx

Good afternoon,

The email at the bottom and the attachment were received via COB and are being forwarded to you for review as requested by the constituent and resident of Anza, Jackie Hare, who is opposed to cannabis businesses in Anza.

Ms. Hare wants you to review her letter to Chairman Washington before the Cannabis Ordinance 348.4862 approved by the Planning Commission on July 18, 2018 is brought before the Board of Supervisors (date pending).

Thank you kindly,

*Sue Maxwell*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
Mail Stop #1010  
[smaxwell@rivco.org](mailto:smaxwell@rivco.org)  
<http://rivcocob.org/>  
<https://www.facebook.com/RivCoCOB/>



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**From:** COB  
**Sent:** Tuesday, September 4, 2018 4:12 PM  
**To:** 'Jackie Hare' <jackie@jlhare.com>  
**Cc:** Robert Flores (rflores@RIVCO.ORG) <rflores@RIVCO.ORG>  
**Subject:** Message on Cannabis and New County-Wide Land Development Ordinance (Jackie Hare)

Good afternoon Jackie,

The Clerk of the Board of Supervisors received your email related to the Cannabis Ordinance 348.4862, and as requested, will forward to the Board of Supervisors and others listed below.

If you have any questions, please contact the Principal Planner, Robert Flores at (951) 955-1195 or [rflores@rivco.org](mailto:rflores@rivco.org).

Thank you kindly,

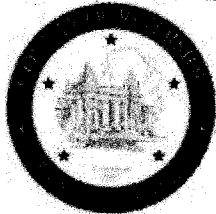
*Sue Maxwell*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
Mail Stop #1010  
[smaxwell@rivco.org](mailto:smaxwell@rivco.org)



<http://rivcocob.org/>

<https://www.facebook.com/RivCoCOB/>



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-----Original Message-----

From: Jackie Hare [mailto:[jackie@jlhare.com](mailto:jackie@jlhare.com)]

Sent: Tuesday, August 28, 2018 11:15 AM

To: COB <[COB@RIVCO.ORG](mailto:COB@RIVCO.ORG)>

Subject: Message on Cannabis and New County-Wide Land Development Ordinance

I am sending you a letter that speaks to the commercial cannabis issue in Anza.  
This letter also provides information relating to the New County-Wide Development Ordinance.

Please distribute to Supervisor Washington and the following mentioned below.

Send attached letter to:

All Board of Supervisors

George Johnson

Alex Gann

Planning Commission Secretary

Keith Gardner

Please let me know if you have any questions.

Thank you for you time and efforts.

Best Regards,

Jackie Hare

56620 Mitchell Road

Anza, CA 92539

mobile 714-746-2021

**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:** ANTHONY POLO

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** TEMECULA **Zip:** 92593

**Phone #:** (951) 764-7886

**Date:** 9/11/18 **Agenda #** 19.1

**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.