



**Cahuilla Band of Indians Cultural Department**

*52701 CA-Highway 371 Anza, California 92539*

*Phone (951) 763-5549 Fax (951) 763-2808*

**Email: [culturaldirector@cahuilla.net](mailto:culturaldirector@cahuilla.net)**

Heather Thomson, Archaeologist

4080 Lemon St., 12th Floor

Riverside, CA 92501

RE: CUP 03724

Ms. Thompson,

The project CUP 03724 is located in the Cahuilla Band of Indians traditional use area, however the Cahuilla Band of Indians will defer further consultation and monitoring efforts to the Soboba Band of Luiseno Indians.

`Achama` (Thank you),

Andreas Heredia

Director

Cahuilla Cultural Department

Cahuilla Band of Indians

**Dawson, Brett**

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**From:** Thomson, Heather  
**Sent:** Tuesday, August 30, 2016 11:03 AM  
**To:** Ross, Larry; Dawson, Brett  
**Subject:** FW: EA42936 and other

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

**From:** Joseph Ontiveros [mailto:jontiveros@soboba-nsn.gov]  
**Sent:** Tuesday, August 30, 2016 9:58 AM  
**To:** Thomson, Heather  
**Subject:** Re: EA42936 and other

Heather,

Being that I am away from the office I cannot provide a formal response for no concern on tribal letterhead. Please accept this email as a determination of No Concern for EA42936.

Thanks,

Joe

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseno Indians  
PO BOX 487  
San Jacinto, CA 92581  
O:(951)-654-5544 ext.4137  
C:(951)-663-5279  
jontiveros@soboba-nsn.gov

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**From:** Thomson, Heather <HTHOMSON@rctlma.org>  
**Sent:** Tuesday, August 30, 2016 9:49:24 AM  
**To:** Joseph Ontiveros  
**Subject:** RE: EA42936 and other

Hi Joe-

I just wanted to tell you that it is the EA part that they are trying to clear right now, the Stockpile. We would still be consulting on the CUP. They simply need to stockpile this dirt somewhere.

Thanks==

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

**From:** Joseph Ontiveros [mailto:jontiveros@soboba-nsn.gov]  
**Sent:** Tuesday, August 30, 2016 8:35 AM  
**To:** Thomson, Heather

Subject: Re: EA42936 and other

Good morning Heather,

I apologize, but I've been out in Colorado all week and haven't had a chance. I will see if I can get something back after our database comparison.

Joe

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseno Indians  
PO BOX 487  
San Jacinto, CA 92581  
O:(951)-654-5544 ext.4137  
C:(951)-663-5279  
jontiveros@soboba-nsn.gov

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From: Thomson, Heather <HTHOMSON@rctlma.org>  
Sent: Tuesday, August 30, 2016 7:06:36 AM  
To: Joseph Ontiveros  
Cc: Jessica Valdez  
Subject: EA42936 and other

Hi Joe-

I was wondering if you had a chance to review the maps etc. sent last week for your review. This is the stockpile grading EA in the Hemet area.  
Also, I am working on getting those documents that we discussed for the project in Perris.

Hope you are having a enlightening time and the conference!

Heather Thomson, Archaeologist  
4080 Lemon St., 12th Floor  
Riverside, CA 92501  
(951) 955-2873 office  
(951) 955-1811 fax  
hthomson@rctlma.org<mailto:hthomson@rctlma.org>  
How are we doing?<<https://www.surveymonkey.com/r/TLMAFeedBack>> Click the link and tell us.  
[Logo for email sig]

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## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and 17 Acres Heme, LLC, a California Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 548-160-004, 548-160-007, and 548-160-008 ("PROPERTY"); and,

**WHEREAS**, on March 23, 2015, PROPERTY OWNER filed an application for Change of Zone No. 7866 and Conditional Use Permit No. 3724 ("PROJECT"); and,

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

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

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

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

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

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

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

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

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

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

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

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

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

PROPERTY OWNER:  
17 Acres Heme, LLC  
Attn: RealTech - Sal Osio  
515 S. Figueroa St., Ste. 1850  
Los Angeles, CA 90071

With a copy to:  
17 Acres Heme, LLC  
Attn: Eddie Chao  
515 S. Figueroa St., Ste. 1850  
Los Angeles, CA 90071

Herron & Rumansoff  
Attn: Russell Rumansoff  
530 Saint Johns Place  
Hemet, CA 92543

MDMG, Inc.  
Attn: Sherrie Munroe  
41635 Enterprise Circle N., Suite B  
Temecula, CA 92590

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

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

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

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

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

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

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

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

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

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

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

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto

waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

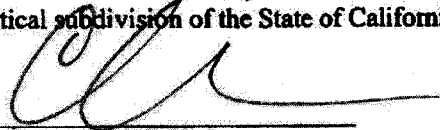
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

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

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


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

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

By:   
Charissa Leach  
Assistant TLMA Director – Community Development

Dated: 3/15/18

PROPERTY OWNER:  
17 Acres Heme, LLC, a California Limited Liability Company

By:   
Patrick Pei Hsien Hsu  
Manager

Dated: 2/27/2018



State of California )  
County of Los Angeles )

## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On February 27 before me, Grace Kok, Notary Public  
(here insert name and title of the officer)

personally appeared Patrick Pei Hsien Hsu

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

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

WITNESS my hand and official seal.

Signature Grace Kok



(Seal)

### OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

#### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Indemnification Agreement

containing 5 pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)  
 Attorney-in-Fact  
 Corporate Officer(s) \_\_\_\_\_  
(Title)

- Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer(s) Representing

#### Additional Information

##### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:  
Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

##### Other

- Additional Signer(s)  Signer(s) Thumbprint(s)

**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 a proposed project in the vicinity of your property, as described below:

**GENERAL PLAN AMENDMENT NO. 180003, CONDITIONAL USE PERMIT NO. 3724, and CHANGE OF ZONE NO. 7866 – Intent to Adopt a Mitigated Negative Declaration – EA42784 – Applicant: 17 acres Heme, LLC – Engineer/Representative: MDMG, Sherrie Munroe – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Acacia Avenue, southerly of Florida Avenue, westerly of Georgia Avenue, and easterly of Grant Avenue – 17.7 Gross Acres – Zoning: Rural Residential (R-R) – REQUEST: A Technical General Plan Amendment to change the General Plan to modify Land Use Policy 14.4 “Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways” to “Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions.”, the Change of Zone is a proposal to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). The Conditional Use Permit is a proposal to develop a 284 unit affordable, modular, Residential Care Facility for the Elderly on 19.96 acres.**

**TIME OF HEARING:** 9:00 a.m. or as soon as possible thereafter.  
**DATE OF HEARING:** **NOVEMBER 7, 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 Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@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.

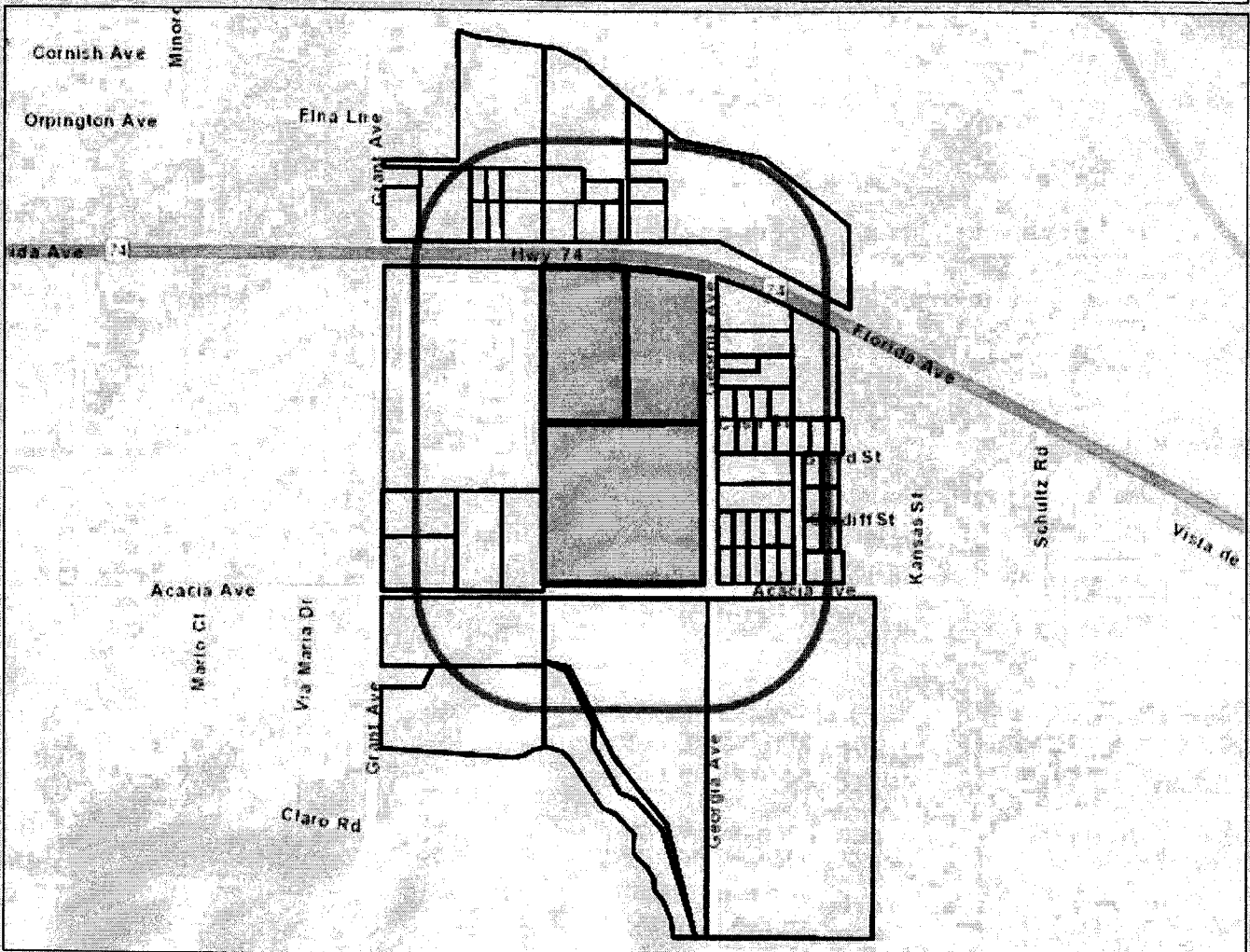
Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director 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: Brett Dawson  
P.O. Box 1409, Riverside, CA 92502-1409

# Riverside County GIS Mailing Labels

CZ07866/GPA180003/CUP03724 ( 600 feet buffer )



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

**Notes**



**\*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...10/5/2018 3:05:13 PM

© Riverside County RCIT

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on October 05, 2018,

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

APN (s) or case numbers CZ07866 / GPA180003 / CUP03724 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

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

548140009  
KATHLEEN E BUCHWITZ  
PO BOX 1124  
HEMET CA. 92546

548160008  
17 ACRES HEME  
515 S FIGUEROA ST NO 1850  
LOS ANGELES CA 90071

548150005  
KIM A BEACH  
45138 FLORIDA AVE  
HEMET CA. 92544

548160007  
17 ACRES HEME  
515 S FIGUEROA ST NO 1850  
LOS ANGELES CA 90071

548140010  
JOSEPH CAMUGLIA  
PAMELA L CAMUGLIA  
24548 ALTA LOMA CT  
LAGUNA HILLS CA 92653

548200006  
JEFFREY A CAMPBELL  
42060 ABBOTT LN  
HEMET CA 92544

548160004  
17 ACRES HEME  
515 S FIGUEROA ST NO 1850  
LOS ANGELES CA 90071

548200031  
JASON ADAMS  
RACHEL ADAMS  
25940 EL CAMPO PL  
HEMET CA. 92544

548200017  
KAREN WHITE  
25964 GEORGIA AVE  
HEMET CA. 92544

548200013  
MICHAEL WHEELER  
NICOLE LAMPERS  
25910 GEORGIA AVE  
HEMET CA. 92544

548140013  
KATHLEEN E BUCHWITZ  
PO BOX 1124  
HEMET CA 92546

548200021  
KATHLEEN M GOMES  
BETH MARGARET JIMENEZ  
43601 STATE HIGHWAY NO 74  
HEMET CA 92544

548200012  
RONNIE P JONES  
KAY F JONES  
45295 CASH DR  
HEMET CA. 92544

548200007  
RISE MILLER  
43791 RASSLE DR  
HEMET CA 92544

548140011  
TIMOTHY C ORLANDO  
P O BOX 720429  
SAN DIEGO CA 92172

548140012  
KARL E BUCHWITZ  
REBA C BUCHWITZ  
P O BOX 1124  
HEMET CA 92546

548200008  
MINA POURDAVARANI  
2010 CITRUS WOOD LN  
RIVERSIDE CA 92503

548200050  
DAVID OLMEDA FELIX  
45250 E ACACIA AVE  
HEMET CA 92544

553150032  
PAPA CORTES CITRUS RANCH INC  
2214 LAUREL WAY  
UPLAND CA 91784

553150018  
CASIMER J ORLANDO  
ROSALIA M ORLANDO  
P O BOX 720429  
SAN DIEGO CA 92172

553170001  
PAPA CORTES CITRUS RANCH INC  
2214 LAUREL WAY  
UPLAND CA 91784

553150052  
LAKE HEMET MUNICIPAL WATER DIST  
UNKNOWN  
HEMET CA 92543

553150020  
TED STEFAN DZIKOWSKI  
26080 MARLO CT  
HEMET CA 92544

553150021  
PAPA CORTES CITRUS RANCH INC  
2214 LAUREL WAY  
UPLAND CA 91784

548200039  
TONI LYNN COLLINS  
45325 CARDIFF ST  
HEMET CA 92544

548160010  
MARY CARATACHEA  
45050 ACACIA AVE  
HEMET CA 92544

548200015  
AARON T JEWELL  
SHARON L JEWELL  
25968 GEORGIA AVE  
HEMET CA 92544

548200019  
LETICIA MEJIA  
43551 GAYLORD AVE  
HEMET CA 92544

548200018  
DAVID HARO  
25962 GEORGIA AVE  
HEMET CA. 92544

548200023  
KEITH STANTON  
LYNNE STANTON  
2102 JANIS WAY  
CARLSBAD CA 92008

548200024  
JAMES GLEN MARTES  
4758 MT ST HELENS WAY  
SAN DIEGO CA 92117

548200014  
17 ACRES HEME  
515 S FIGUEROA ST NO 1850  
LOS ANGELES CA 90071

548160011  
TED STEFAN DZIKOWSKI  
26080 MARLO CT  
HEMET CA 92544

548160009  
TED STEFAN DZIKOWSKI  
26080 MARLO CT  
HEMET CA 92544

548150004  
JOSEPH CAMUGLIA  
PAMELA L CAMUGLIA  
24548 ALTA LOMA CT  
LAGUNA HILLS CA 92653

548200020  
REYES HERNANDEZ  
25980 GEORGIA AVE  
HEMET CA. 92544

548200029  
GABRIEL VINCENT SILVAS  
45341 CARDIFF ST  
HEMET CA. 92544

548200022  
RICHARD HENRY RUSSELL  
ROBERT G WOODALL  
25992 GEORGIA AVE  
HEMET CA. 92544

548150008  
RONALD B JONES  
RANDY JONES  
RANDALL W JONES

548150009  
GERARDO VIRGIL  
MARIA BEATRIZ VIRGIL  
45204 FLORIDA AVE  
HEMET CA. 92544

45521 E FLORIDA AVE NO 95  
HEMET CA 92544

548160001  
LINDA VISTA MH  
C/O C/O TED S DZIKOWSKI  
44925 E ACACIA AVE  
HEMET CA 92544

548200035  
MINA POURDAVARANI  
2010 CITRUSWOOD LN  
RIVERSIDE CA 92503

548200045  
DAVID MONJE ROSAS  
ELEUTERIA GALLARDO DUARTE  
24696 CONSTELLATION WAY  
MORENO VALLEY CA 92551

548200016  
MOISES HERNANDEZ  
SILVIA HERNANDEZ  
25065 TULANE CT  
HEMET CA 92544

548200011  
JOHN R ADAMS  
ROUTE 2 BOX 139  
MCALESTER OK 74501

548200003  
ROBERT V WASSERBURGER  
25780 GEORGIA AVE  
HEMET CA. 92544

548150006  
OSCAR PORTILLO  
LAZARO PORTILLO  
45164 E FLORIDA AVE  
HEMET CA. 92544

548200009  
CHERYL BLACKOWL  
MICHELLE HANSEN  
45265 CASH DR  
HEMET CA. 92544

548200010  
HUFFER JUNIOR FRANCIS ESTATE OF  
CAROL JOSEPHINE HUFFER  
VICTORIA ANN HADDOCK  
C/O VICTORIA ANN HADDOCK  
45275 CASH DR  
HEMET CA. 92544

548200044  
MINA POURDAVARANI  
2010 CITRUS WOOD LN  
RIVERSIDE CA 92503

548160012  
ROBERT RAY LEONARD  
ASHLEY ODESSA GARNER  
PENNEE ROSEANN MOORE

548150003  
TORRANCE E THATCHER  
P O BOX 462771  
ESCONDIDO CA 92046

45110 ACACIA AVE  
HEMET CA. 92544

548200032  
ANTONIO HERNANDES  
MARIA P HERNANDES  
45342 CARDIFF ST  
HEMET CA. 92544

548200043  
RAFAEL RUANO  
GENOVEVA RUANO  
26162 REGENT CT  
HEMET CA 92544

548200005  
JACK H ROSCHEL  
45290 CASH DR  
HEMET CA. 92544

548200004  
JOSH EPSTEIN  
1418 MESA VIEW ST  
HEMET CA 92543



548200002  
DONALD ROGER KITTLE  
25760 GEORGIA AVE  
HEMET CA. 92544

548150007  
JOSE MARIO HERRERA  
RUTH I HERRERA  
45180 FLORIDA AVE  
HEMET CA. 92544

548140015  
JOHN W COUSTE  
KATHY L COUSTE  
390 N SOBOBA ST  
HEMET CA 92544

548170013  
VALLE VISTA ASSEMBLY OF GOD  
45252 E FLORIDA AVE  
HEMET CA 92544

548140014  
KATHLEEN E BUCHWITZ  
PO BOX 1124  
HEMET CA 92546

548140008  
KATHLEEN E BUCHWITZ  
PO BOX 1124  
HEMET CA 92546

548150011  
LUIS M VAZQUEZ  
45206 FLORIDA AVE  
HEMET CA. 92544

548140003  
KATHLEEN E BUCHWITZ  
PO BOX 1124  
HEMET CA 92546

548150002  
KATHLEEN E BUCHWITZ  
PO BOX 1124  
HEMET CA 92546

548200047  
JEROD DUKE  
CONNIE DUKE  
44504 MAYBERRY AVE  
HEMET CA 92544

548200036  
EUGENIO R SANCHEZ  
MARCELA O SANCHEZ  
45271 E FLORIDA AVE  
HEMET CA. 92544

548200034  
LUCILLE WALL  
45345 BEARD ST  
HEMET CA. 92544

17 Acres Heme LLC  
c/o Herron & Rumansoff  
530 Saint John Place  
Hemet CA 92543

Eastern Municipal Water District  
2270 Trumble Road  
Perris CA 92570

MDMG  
41635 Enterprise Circle North, Suite B  
Temecula CA 92590

Department of Transportation District #8 Planning  
464 West Fourth Street 6<sup>th</sup> Floor MS 725  
San Bernardino CA 92401-1400

Southern California Edison  
4487 Prielipp Road  
Wildomar, CA 92595

Southern California Gas  
P.O. Box 3150  
San Dimas, CA 91773

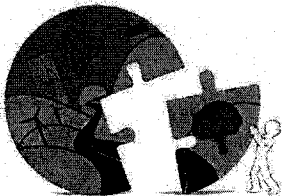
Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607

Southern California Edison  
2244 Walnut Grove Ave., Room 312  
PO Box 800  
Rosemead, CA 91770-0800

Southern California Gas Company  
Engineering Department  
P.O Box 3003  
Redlands, CA 92373-0316  
Attn: Teresa Roblero ML: 8031

CALTRANS District #8  
Attn: Mark Roberts, MS: 725  
464 W. 4<sup>th</sup> St., 6<sup>th</sup> Floor  
San Bernardino, CA 92401-1400

Eastern Municipal Water District  
Warren A. Beck, PE  
PO Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300



# 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

36686 El Cerrito Road  
Palm Desert, California 92211

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

**GENERAL PLAN AMENDMENT NO. 180003, CONDITIONAL USE PERMIT NO. 03724, CHANGE OF ZONE NO. 7866 - EA42784 - Applicant: 17 acre Heme LLC - Engineer/Representative: MDMG, Sherrie Munroe - Third Supervisorial District - Bautista Zoning Area - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) - Location: Northernly of Acacia Avenue, southernly of Florida Avenue, westerly of Georgia Avenue, and easterly of Grant Avenue - 17.7 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: A Technical General Plan Amendment to change the General Plan to modify Land Use Policy 14.4 "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways" to "Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions.", the Change of Zone is a proposal to to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). The Conditional Use Permit is a proposal to develop a 284 unit affordable, modular, residential care facility for the elderly on 19.96 acres. - APN: 548-160-004,548-160-007,548-160-008 -**

Project Title/Case Numbers

Brett Dawson

County Contact Person

(951) 955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

17 Acres Heme LLC

Project Applicant

Address

Northerly of Acacia Avenue, southernly of Florida Avenue, westerly of Georgia Avenue, and easterly of Grant Avenue

Project Location

See above

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 20, 2018, and has made the following determinations regarding that project:

1. The project Will have a significant effect on the environment.
2. A Mitigated Negative Declaration Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,280.00+\$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 adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier MND, 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.

Brett Dawson  
Signature

project planner  
Title

11/7/18  
Date

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

Please charge deposit fee case#: ZEA

ZCFG

**FOR COUNTY CLERK'S USE ONLY**

--

**INVOICE (INV-00034457)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

17 Acres Hemet LLC  
530 St John Pl  
Hemet, Ca 92543

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00034457	12/13/2017	12/13/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06168	0451 - CF&W Trust ND/MND	\$2,216.25
45100 Florida Ave Hemet,		<b>SUB TOTAL</b>
		\$2,216.25

**TOTAL** **\$2,216.25**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste H  
Palm Desert, CA 92211

**INVOICE (PLAN-CFG06168)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

17 Acres Hemet LLC  
530 St John Pl  
Hemet, Ca 92543

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06168	03/23/2015	03/23/2015	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06168	0452 - CF&G TRUST: RECORD FEES	\$50.00
45100 Florida Ave Hemet, SUB TOTAL		\$50.00

TOTAL \$50.00

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

**For Questions Please Visit Us at the Following Locations:**

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4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste H  
Palm Desert, CA 92211



CALL (951) 368-9222  
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# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
12/1/18	0011207319		PE Riverside	4 x 67 LI	348.40

Invoice text: GPA 1800003

Placed by: Stephanie Cribbs

## Legal Advertising Memo Invoice

<b>BALANCE DUE</b>
348.40

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller 951-368-9229	BILLING DATE 12/01/2018	BILLED ACCOUNT NUMBER 5209148	ADVERTISER/CLIENT NUMBER 5209148	ADVERTISER/CLIENT NAME BOARD OF SUPERVISORS



## THE PRESS-ENTERPRISE

### Legal Advertising Memo Invoice

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BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
12/01/2018	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
348.40	0011207319	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

CALIFORNIA NEWSPAPER PARTNERSHIP  
dba The Press-Enterprise  
PO Box 65210  
Colorado Springs, CO 80962-5210

# 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.: GPA 1800003 /

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:

**12/01/2018**

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

Date: December 01, 2018  
At: Riverside, California

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

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

Ad Number: 0011207319-01

P.O. Number:

## Ad Copy:

### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CONDITIONAL USE PERMIT, A CHANGE OF ZONE, ADOPTION OF A RESOLUTION, ADOPTION OF AN ORDINANCE, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION IN THE BAUTISTA ZONING AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, December 11, 2018 at 10:30 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation for approval on General Plan Amendment No. 1800003, which proposes to modify Land Use Policy 14.4 to state, "Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions." Conditional Use Permit No. 03724, which proposes to develop a 284 unit, rental only, residential care facility for the elderly on 19.96-acres. Change of Zone No. 7866, which proposes to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). Resolution No. 2018-225, which is a proposal to amend the Riverside County General Plan in accordance with the Board of Supervisor's actions taken on General Plan Amendment No. 1800003. Ordinance No. 348,4902, which is a proposal to amend the zoning area for Change of Zone No. 7866. This project is located on the Northerly of Acacia Avenue, Southerly of Florida Avenue, Westerly of Georgia Avenue, and Easterly of Grant Avenue in the Bautista Zoning Area of the Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for Environmental Assessment No. 42784.

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 BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL [bdawson@rivco.org](mailto:bdawson@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 Clerk of the Board 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 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: November 28, 2018  
Kecia Harper-Ihem, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant

12/1





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

**KECIA HARPER-IHEM**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

November 28, 2018

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

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

RE: NOTICE OF PUBLIC HEARING: GPA 180003, CUP 03724, CZ 7866, RES 2018-225, ORDINANCE 348.4902

To Whom It May Concern:

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

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Stephanie Cribbs*

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

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CONDITIONAL USE PERMIT, A CHANGE OF ZONE, ADOPTION OF A RESOLUTION, ADOPTION OF AN ORDINANCE, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION IN THE BAUTISTA ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 11, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation for approval on **General Plan Amendment No. 180003**, which proposes to modify Land Use Policy 14.4 to state, "Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions." **Conditional Use Permit No. 03724**, which proposes to develop a 284 unit, rental only, residential care facility for the elderly on 19.96-acres. **Change of Zone No. 7866**, which proposes to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). **Resolution No. 2018-225**, which is a proposal to amend the Riverside County General Plan in accordance with the Board of Supervisor's actions taken on General Plan Amendment No. 180003. **Ordinance No. 348.4902**, which is a proposal to amend the zoning area for Change of Zone No. 7866. This project is located on the Northerly of Acacia Avenue, Southerly of Florida Avenue, Westerly of Georgia Avenue, and Easterly of Grant Avenue in the Bautista Zoning Area of the Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 42784**.

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 BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL [bdawson@rivco.org](mailto:bdawson@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 Clerk of the Board 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 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: November 28, 2018

Kecia Harper-Ihem, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant

# CERTIFICATE OF POSTING

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

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

## NOTICE OF PUBLIC HEARING

Conditional Use Permit No. 3784

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

**Board Agenda Date:** December 11, 2018 @ 10:30 a.m.

SIGNATURE: Stephanie Cribbs      DATE: November 28, 2018  
Stephanie Cribbs

# CERTIFICATE OF MAILING

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

I, Stephanie Cribbs, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 28, 2018, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

Conditional Use Permit No. 3784

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

**Board Agenda Date:** December 11, 2018 @ 10:30 a.m.

SIGNATURE: Stephanie Cribbs

DATE: November 28, 2018

548140009  
 KATHLEEN E BUCHWITZ  
 PO BOX 1124  
 HEMET CA 92546

548160008  
 17 ACRES HEME  
 515 S FIGUEROA ST NO 1850  
 LOS ANGELES CA 90071

548150005  
 KIM A BEACH  
 45138 FLORIDA AVE  
 HEMET CA. 92544

548160007  
 17 ACRES HEME  
 515 S FIGUEROA ST NO 1850  
 LOS ANGELES CA 90071

548140010  
 JOSEPH CAMUGLIA  
 PAMELA L CAMUGLIA  
 24548 ALTA LOMA CT  
 LAGUNA HILLS CA 92653

548200006  
 JEFFREY A CAMPBELL  
 42060 ABBOTT LN  
 HEMET CA 92544

548160004  
 17 ACRES HEME  
 515 S FIGUEROA ST NO 1850  
 LOS ANGELES CA 90071

548200031  
 JASON ADAMS  
 RACHEL ADAMS  
 25940 EL CAMPO PL  
 HEMET CA. 92544

548200017  
 KAREN WHITE  
 25964 GEORGIA AVE  
 HEMET CA. 92544

548200013  
 MICHAEL WHEELER  
 NICOLE LAMPERS  
 25910 GEORGIA AVE  
 HEMET CA. 92544

548140013  
 KATHLEEN E BUCHWITZ  
 PO BOX 1124  
 HEMET CA 92546

548200021  
 KATHLEEN M GOMES  
 BETH MARGARET JIMENEZ  
 43601 STATE HIGHWAY NO 74  
 HEMET CA 92544

548200012  
 RONNIE P JONES  
 KAY F JONES  
 45295 CASH DR  
 HEMET CA. 92544

548200007  
 RISE MILLER  
 43791 RASSLE DR  
 HEMET CA 92544

548140011  
 TIMOTHY C ORLANDO  
 P O BOX 720429  
 SAN DIEGO CA 92172

548140012  
 KARL E BUCHWITZ  
 REBA C BUCHWITZ  
 P O BOX 1124  
 HEMET CA 92546

548200008  
 MINA POURDAVARANI  
 2010 CITRUS WOOD LN  
 RIVERSIDE CA 92503

548200050  
 DAVID OLMEDA FELIX  
 45250 E ACACIA AVE  
 HEMET CA. 92544

553150032  
 PAPA CORTES CITRUS RANCH INC  
 2214 LAUREL WAY  
 UPLAND CA 91784

553150018  
 CASIMER J ORLANDO  
 ROSALIA M ORLANDO  
 P O BOX 720429  
 SAN DIEGO CA 92172

553170001  
 PAPA CORTES CITRUS RANCH INC  
 2214 LAUREL WAY  
 UPLAND CA 91784

553150052  
 LAKE HEMET MUNICIPAL WATER DIST  
 UNKNOWN  
 HEMET CA 92543

553150020  
 TED STEFAN DZIKOWSKI  
 26080 MARLO CT  
 HEMET CA 92544

553150021  
 PAPA CORTES CITRUS RANCH INC  
 2214 LAUREL WAY  
 UPLAND CA 91784

548200039  
 TONI LYNN COLLINS  
 45325 CARDIFF ST  
 HEMET CA. 92544

548160010  
 MARY CARATACHEA  
 45050 ACACIA AVE  
 HEMET CA. 92544

548200015  
 AARON T JEWELL  
 SHARON L JEWELL  
 25968 GEORGIA AVE  
 HEMET CA. 92544

548200019  
 LETICIA MEJIA  
 43551 GAYLORD AVE  
 HEMET CA 92544

548200018  
 DAVID HARO  
 25962 GEORGIA AVE  
 HEMET CA. 92544

548200023  
 KEITH STANTON  
 LYNNE STANTON  
 2102 JANIS WAY  
 CARLSBAD CA 92008

548200024  
 JAMES GLEN MARTES  
 4758 MT ST HELENS WAY  
 SAN DIEGO CA 92117

548200014  
 17 ACRES HEME  
 515 S FIGUEROA ST NO 1850  
 LOS ANGELES CA 90071

548160011  
 TED STEFAN DZIKOWSKI  
 26080 MARLO CT  
 HEMET CA. 92544

548160009  
 TED STEFAN DZIKOWSKI  
 26080 MARLO CT  
 HEMET CA. 92544

548150004  
 JOSEPH CAMUGLIA  
 PAMELA L CAMUGLIA  
 24548 ALTA LOMA CT  
 LAGUNA HILLS CA 92653

548200020  
 REYES HERNANDEZ  
 25980 GEORGIA AVE  
 HEMET CA. 92544

548200029  
 GABRIEL VINCENT SILVAS  
 45341 CARDIFF ST  
 HEMET CA. 92544

548200022  
 RICHARD HENRY RUSSELL  
 ROBERT G WOODALL  
 25992 GEORGIA AVE  
 HEMET CA. 92544

548150008  
 RONALD B JONES  
 RANDY JONES  
 RANDALL W JONES  
  
 45521 E FLORIDA AVE NO 95  
 HEMET CA. 92544

548150009  
 GERARDO VIRGIL  
 MARIA BEATRIZ VIRGIL  
 45204 FLORIDA AVE  
 HEMET CA. 92544

548160001  
 LINDA VISTA MH  
 C/O C/O TED S DZIKOWSKI  
 44925 E ACACIA AVE  
 HEMET CA. 92544

548200035  
 MINA POURDAVARANI  
 2010 CITRUSWOOD LN  
 RIVERSIDE CA 92503

548200045  
 DAVID MONJE ROSAS  
 ELEUTERIA GALLARDO DUARTE  
 24696 CONSTELLATION WAY  
 MORENO VALLEY CA 92551

548200016  
 MOISES HERNANDEZ  
 SILVIA HERNANDEZ  
 25065 TULANE CT  
 HEMET CA 92544

548200011  
 JOHN R ADAMS  
 ROUTE 2 BOX 139  
 MCALESTER OK 74501

548200003  
 ROBERT V WASSERBURGER  
 25780 GEORGIA AVE  
 HEMET CA. 92544

548150006  
 OSCAR PORTILLO  
 LAZARO PORTILLO  
 45164 E FLORIDA AVE  
 HEMET CA. 92544

548200009  
 CHERYL BLACKOWL  
 MICHELLE HANSEN  
 45265 CASH DR  
 HEMET CA. 92544

548200010  
 HUFFER JUNIOR FRANCIS ESTATE OF  
 CAROL JOSEPHINE HUFFER  
 VICTORIA ANN HADDOCK  
 C/O VICTORIA ANN HADDOCK  
 45275 CASH DR  
 HEMET CA. 92544

548200044  
 MINA POURDAVARANI  
 2010 CITRUS WOOD LN  
 RIVERSIDE CA 92503

548160012  
 ROBERT RAY LEONARD  
 ASHLEY ODESSA GARNER  
 PENNEE ROSEANN MOORE

548150003  
 TORRANCE E THATCHER  
 P O BOX 462771  
 ESCONDIDO CA 92046

45110 ACACIA AVE  
 HEMET CA. 92544

548200032  
 ANTONIO HERNANDES  
 MARIA P HERNANDES  
 45342 CARDIFF ST  
 HEMET CA. 92544

548200043  
 RAFAEL RUANO  
 GENOVEVA RUANO  
 26162 REGENT CT  
 HEMET CA 92544

548200005  
 JACK H ROSCHEL  
 45290 CASH DR  
 HEMET CA. 92544

548200004  
 JOSH EPSTEIN  
 1418 MESA VIEW ST  
 HEMET CA 92543



548200002  
 DONALD ROGER KITTLE  
 25760 GEORGIA AVE  
 HEMET CA. 92544

548150007  
 JOSE MARIO HERRERA  
 RUTH I HERRERA  
 45180 FLORIDA AVE  
 HEMET CA. 92544

548140015  
 JOHN W COUSTE  
 KATHY L COUSTE  
 390 N SOBOBA ST  
 HEMET CA 92544

548170013  
 VALLE VISTA ASSEMBLY OF GOD  
 45252 E FLORIDA AVE  
 HEMET CA 92544

548140014  
 KATHLEEN E BUCHWITZ  
 PO BOX 1124  
 HEMET CA 92546

548140008  
 KATHLEEN E BUCHWITZ  
 PO BOX 1124  
 HEMET CA 92546

548150011  
 LUIS M VAZQUEZ  
 45206 FLORIDA AVE  
 HEMET CA. 92544

548140003  
 KATHLEEN E BUCHWITZ  
 PO BOX 1124  
 HEMET CA 92546

548150002  
 KATHLEEN E BUCHWITZ  
 PO BOX 1124  
 HEMET CA 92546

548200047  
 JEROD DUKE  
 CONNIE DUKE  
 44504 MAYBERRY AVE  
 HEMET CA 92544

548200036  
 EUGENIO R SANCHEZ  
 MARCELA O SANCHEZ  
 45271 E FLORIDA AVE  
 HEMET CA. 92544

548200034  
 LUCILLE WALL  
 45345 BEARD ST  
 HEMET CA. 92544

17 Acres Heme LLC  
c/o Herron & Rumansoff  
530 Saint John Place  
Hemet CA 92543

MDMG  
41635 Enterprise Circle North, Suite B  
Temecula CA 92590

Southern California Edison  
4487 Prielipp Road  
Wildomar, CA 92595

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

Southern California Gas Company  
Engineering Department  
P.O Box 3003  
Redlands, CA 92373-0316  
Attn: Teresa Roblero ML: 8031

Eastern Municipal Water District  
Warren A. Beck, PE  
PO Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

Eastern Municipal Water District  
2270 Trumble Road  
Perris CA 92570

Department of Transportation District #8 Planning  
464 West Fourth Street 6<sup>th</sup> Floor MS 725  
San Bernardino CA 92401-1400

Southern California Gas  
P.O. Box 3150  
San Dimas, CA 91773

Southern California Edison  
2244 Walnut Grove Ave., Room 312  
PO Box 800  
Rosemead, CA 91770-0800

CALTRANS District #8  
Attn: Mark Roberts, MS: 725  
464 W. 4<sup>th</sup> St., 6<sup>th</sup> Floor  
San Bernardino, CA 92401-1400

## **Cribbs, Stephanie**

---

**From:** Dawson, Brett  
**Sent:** Tuesday, November 27, 2018 4:31 PM  
**To:** Barton, Karen  
**Cc:** Cribbs, Stephanie  
**Subject:** RE: Notices for Form 11 Dec 11

Hi Stephanie,  
The language has changed slightly for the Form 11 of GPA180003:

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on GENERAL PLAN AMENDMENT NO. 1800003, CONDITIONAL USE PERMIT NO. 03724, CHANGE OF ZONE NO. 7866, RESOLUTION NO. 2018-225, ORDINANCE NO. 348.4902– Intent to adopt a Mitigated Negative Declaration - EA42936 – Applicant: 17 acre Heme LLC – Engineer/Representative: MDMG, Sherrie Munroe - Third Supervisorial District - Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: Northerly of Acacia Avenue, southerly of Florida Avenue, westerly of Georgia Avenue, and easterly of Grant Avenue – 19.96 Acres - Zoning: Rural Residential (R-R) - REQUEST: The General Plan Amendment is a proposal to modify Land Use Policy 14.4 which currently states, “Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways” to “Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions.” The Change of Zone is a proposal to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). The Conditional Use Permit is a proposal to develop a 284 unit, rental only, residential care facility for the elderly on 19.96-acres. – APN: 548-160-004,548-160-007,548-160-008 – [Applicant Fees 100%]

Thanks,  
Brett

---

**From:** Barton, Karen  
**Sent:** Tuesday, November 27, 2018 4:13 PM  
**To:** Dawson, Brett <BDawson@RIVCO.ORG>  
**Cc:** Cribbs, Stephanie <SCribbs@rivco.org>  
**Subject:** RE: Notices for Form 11 Dec 11

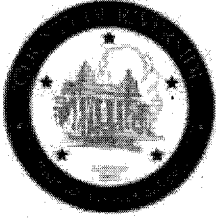
Thank you Brett. Stephanie will be working on the notices for your review.

Best Wishes,

*Karen Lynn Barton*

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

<http://rivcocob.org/>



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

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**From:** Dawson, Brett  
**Sent:** Tuesday, November 27, 2018 3:22 PM  
**To:** Barton, Karen <[KLBARTON@RIVCO.ORG](mailto:KLBARTON@RIVCO.ORG)>  
**Subject:** Notices for Form 11 Dec 11

Hi Karen,  
Attached are the notices for the Form 11, for BOS Dec 11. I will be bringing down labels and physical copies.  
Thanks,  
Brett



Dawson

MEETING DATE:

Tuesday, December 11, 2012

FROM : TLMA-PLANNING

project planner

**SUBJECT:** TRANSPORTATION & LAND DEVELOPMENT AGENCY/PLANNING: Public Hearing on GENERAL PLAN AMENDMENT NO. 1800003, CONDITIONAL USE PERMIT NO. 03704, CHANGING ZONE NO. 7866 – Intent to adopt a Mitigated Negative Declaration for Applicant: 17 acre Heme LLC – Engineer/Representative: [Redacted] - Third Supervisorial District - Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: Northerly of Acacia Avenue, southerly of Florida Avenue, westerly of Georgia Avenue, and easterly of Grant Avenue – 19.96 Acres - Zoning: Rural Residential (R-R) - REQUEST: The General Plan Amendment is a proposal to modify Land Use Policy 14.4 which currently states, "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways" to "Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions." The Change of Zone is a proposal to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). The Conditional Use Permit is a proposal to develop a 284 unit, rental only, residential care facility for the elderly on 19.96-acres. – APN: 548-160-004,548-160-007,548-160-008 – [Applicant Fees 100%], residential care facility for the elderly on 19.96-acres. – APN: 548-160-004,548-160-007,548-160-008 – [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42784**, based on the findings and conclusions provided in the initial study and the staff report, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE** **GENERAL PLAN AMENDMENT NO. 1800003**, an Entitlement/Policy General Plan Amendment to change the General Plan to modify Land Use Policy 14.4 which currently states, "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways" to "Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions." ; and,

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

**ADOPT RESOLUTION No. 2018-225** amending the Riverside County General Plan in accordance with the Board of Supervisor's actions taken on General Plan Amendment No. 180003; and

**APPROVE CHANGE OF ZONE NO. 7866**, changing the zoning classification for the subject property from Rural Residential (R-R) to Residential Incentive (R-6), in accordance with Exhibit #4 based upon the findings and conclusions incorporated in the staff report,; and,

**ADOPT ORDINANCE NO. 348.XXXX** amending the zoning shown on Map No. [REDACTED], Change of Zone No. 7866, attached hereto; and

**APPROVE CONDITIONAL USE PERMIT NO. 3724**, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions incorporated in the staff report. and,

**DIRECT** the Planning Department to incorporate the changes made by GPA No. 180003 into the Riverside County General Plan Land Use Element and associated Area Plans, tables and figures.

**ACTION:**

---

**MINUTES OF THE BOARD OF SUPERVISORS**

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

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

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

**BACKGROUND:**

**Summary**

The project is a residential rental community which includes 150 one story duplexes on 19.96 acres. Occupancy is restricted to a minimum age of 62 years for all residents. The duplexes are composed of 284 dwelling units, each consisting of one bedroom, one bathroom, and kitchen, and approximately 750 square feet in size.

General Plan Amendment No. 180003 is an Entitlement/Policy General Plan Amendment to change the General Plan to modify the language within Land Use Policy 14.4. The Land Use Policy 14.4 was originally intended to provide for a greater maintained setback where such setback would provide for greater visibility of scenic resources along designated and eligible scenic highways without consideration of existing developed conditions that may exist along scenic highways. The adjacent properties were already developed, or were developed without the 50-foot setback. Requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. Although it would not comply with the current land use policy, it would still implement the overall purpose and intent of the policy to preserve aesthetic resources where they exist and where they are not already appropriate. The overall use would match the adjacent uses along Highway 74. The project's design and the revision to the land use language will implement the original harmonious intent of Land Use Policy 14.4. The land use policy change will help ensure a more natural balance to the scenic highways throughout the county that will allow for consideration of existing developed conditions and topography and other considerations while still protecting the intent to preserve existing views of scenic resources along scenic highways. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed.

The Planning Commission heard the project on November 7, 2018, and recommended approval of the project by a vote of 5-0.

**Impact on Residents and Businesses**

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

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

**Additional Fiscal Information**

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

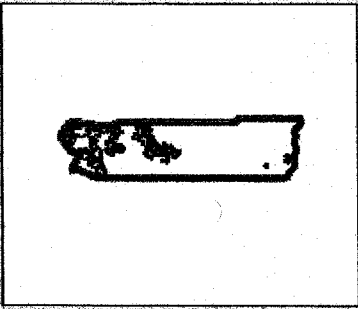
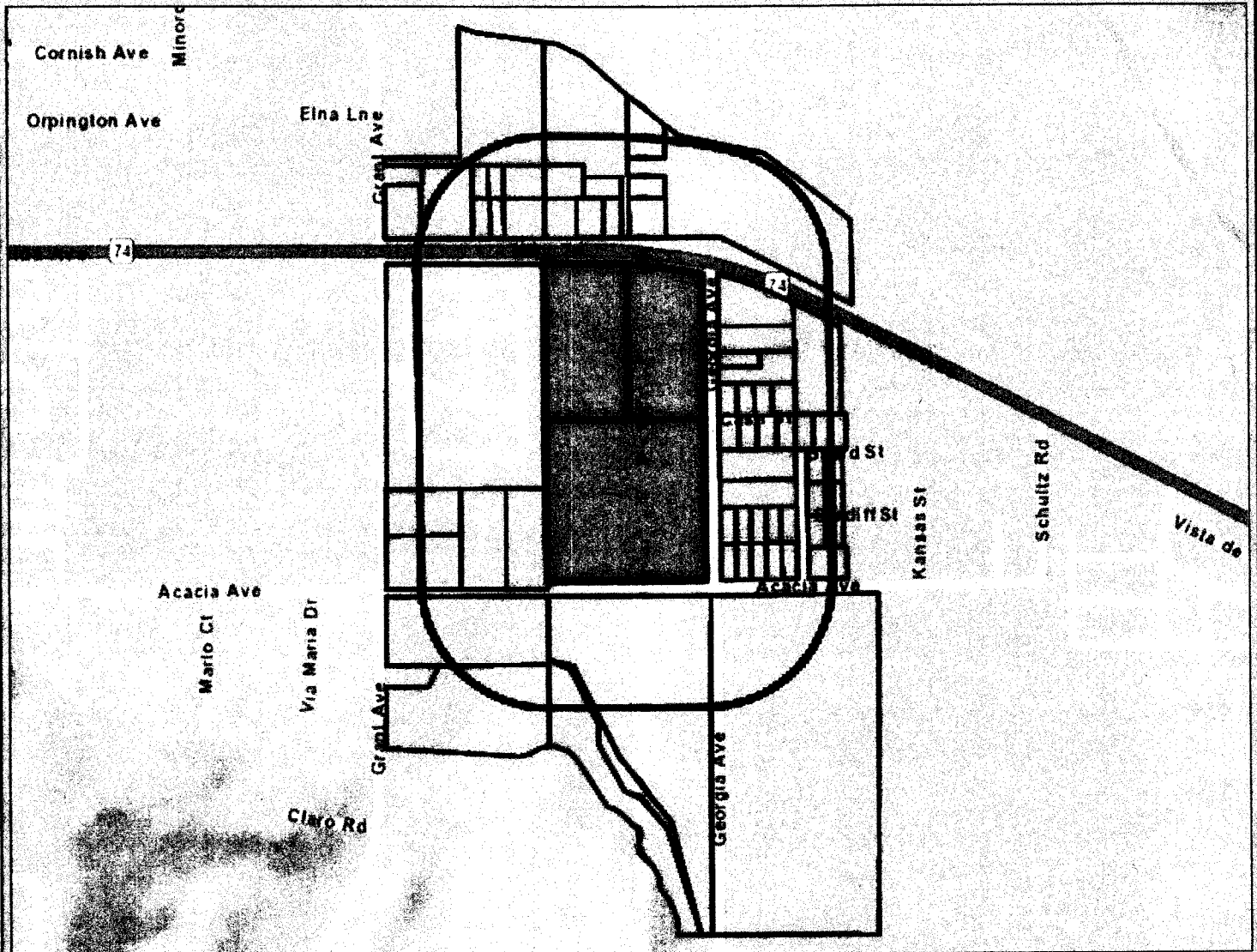
**ATTACHMENTS:**




- A. RESOLUTION NO. 2018-225**
- B. PLANNING COMISSION MINUTES**
- C. PLANNING COMMISSION STAFF REPORT PACKAGE**
- D. ORDINANCE NO XXXXX**



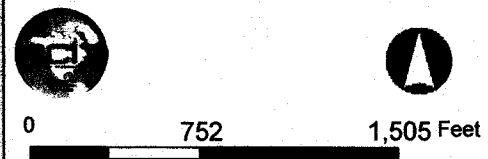
# Riverside County GIS Mailing Labels

CZ07866/GPA180003/CUP03724 ( 600 feet buffer )



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

**Notes**



**\*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.

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on October 05, 2018,

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

APN (s) or case numbers CZ07866 / GPA180003 / CUP03724 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

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

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CONDITIONAL USE PERMIT, A CHANGE OF ZONE, ADOPTION OF A RESOLUTION, ADOPTION OF AN ORDINANCE, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION IN THE BAUTISTA ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 11, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation for approval on **General Plan Amendment No. 1800003**, which proposes to modify Land Use Policy 14.4 to state, "Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions." **Conditional Use Permit No. 03724**, which proposes to develop a 284 unit, rental only, residential care facility for the elderly on 19.96-acres. **Change of Zone No. 7866**, which proposes to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). **Resolution No. 2018-225**, which is a proposal to amend the Riverside County General Plan in accordance with the Board of Supervisor's actions taken on General Plan Amendment No. 180003. **Ordinance No. 348.4902**, which is a proposal to amend the zoning area for Change of Zone No. 7866. This project is located on the Northerly of Acacia Avenue, Southerly of Florida Avenue, Westerly of Georgia Avenue, and Easterly of Grant Avenue in the Bautista Zoning Area of the Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 42784**.

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 BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL [bdawson@rivco.org](mailto:bdawson@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 Clerk of the Board 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 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: November 28, 2018

Kecia Harper-Ihem, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant



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

## PUBLIC HEARING NOTICE

*This may affect your property*

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548200021  
KATHLEEN M GOMES  
BETH MARGARET JIMENEZ  
43601 STATE HIGHWAY NO 74  
HEMET CA 92544

RECEIVED COUNTY OF RIVERSIDE

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CONDITIONAL USE PERMIT, A CHANGE OF ZONE, ADOPTION OF A RESOLUTION, ADOPTION OF AN ORDINANCE, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION IN THE BAUTISTA ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

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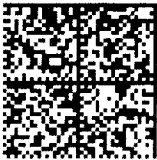


Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

**PUBLIC HEARING NOTICE**  
*This may affect your property*

54820018  
DAVID HARO  
25962 GEORGIA AVE  
HEMET CA. 92544

PRESORTED  
FIRST CLASS



U.S. POSTAGE PITNEY BOWES  
ZIP 92504 \$000.4  
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2018 DEC 10 AM 11:44

RECEIVED BY THE COUNTY CLERK

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CONDITIONAL USE PERMIT, A CHANGE OF ZONE, ADOPTION OF A RESOLUTION, ADOPTION OF AN ORDINANCE, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION IN THE BAUTISTA ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

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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 Clerk of the Board 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 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: November 28, 2018

Kecia Harper-Ihem, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant

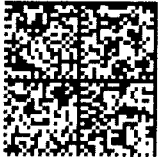




Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
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**PUBLIC HEARING NOTICE**  
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, A CONDITIONAL USE PERMIT, A CHANGE OF ZONE, ADOPTION OF A RESOLUTION, ADOPTION OF AN ORDINANCE, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION IN THE BAUTISTA ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 11, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation for approval on **General Plan Amendment No. 180003**, which proposes to modify Land Use Policy 14.4 to state, "Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions." **Conditional Use Permit No. 03724**, which proposes to develop a 284 unit, rental only, residential care facility for the elderly on 19.96-acres. **Change of Zone No. 7866**, which proposes to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). **Resolution No. 2018-225**, which is a proposal to amend the Riverside County General Plan in accordance with the Board of Supervisor's actions taken on General Plan Amendment No. 180003. **Ordinance No. 348.4902**, which is a proposal to amend the zoning area for Change of Zone No. 7866. This project is located on the Northerly of Acacia Avenue, Southerly of Florida Avenue, Westerly of Georgia Avenue, and Easterly of Grant Avenue in the Bautista Zoning Area of the Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 42784**.

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.

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Dated: November 28, 2018

Kecia Harper-Ihem, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant

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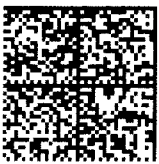
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