

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 02, 2019,

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

APN (s) or case numbers CZ07951/CUP03779/SP00284A4/PP26344/PM37404/VAR180005 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

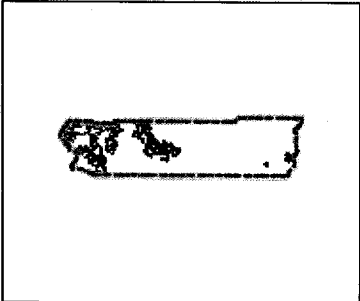
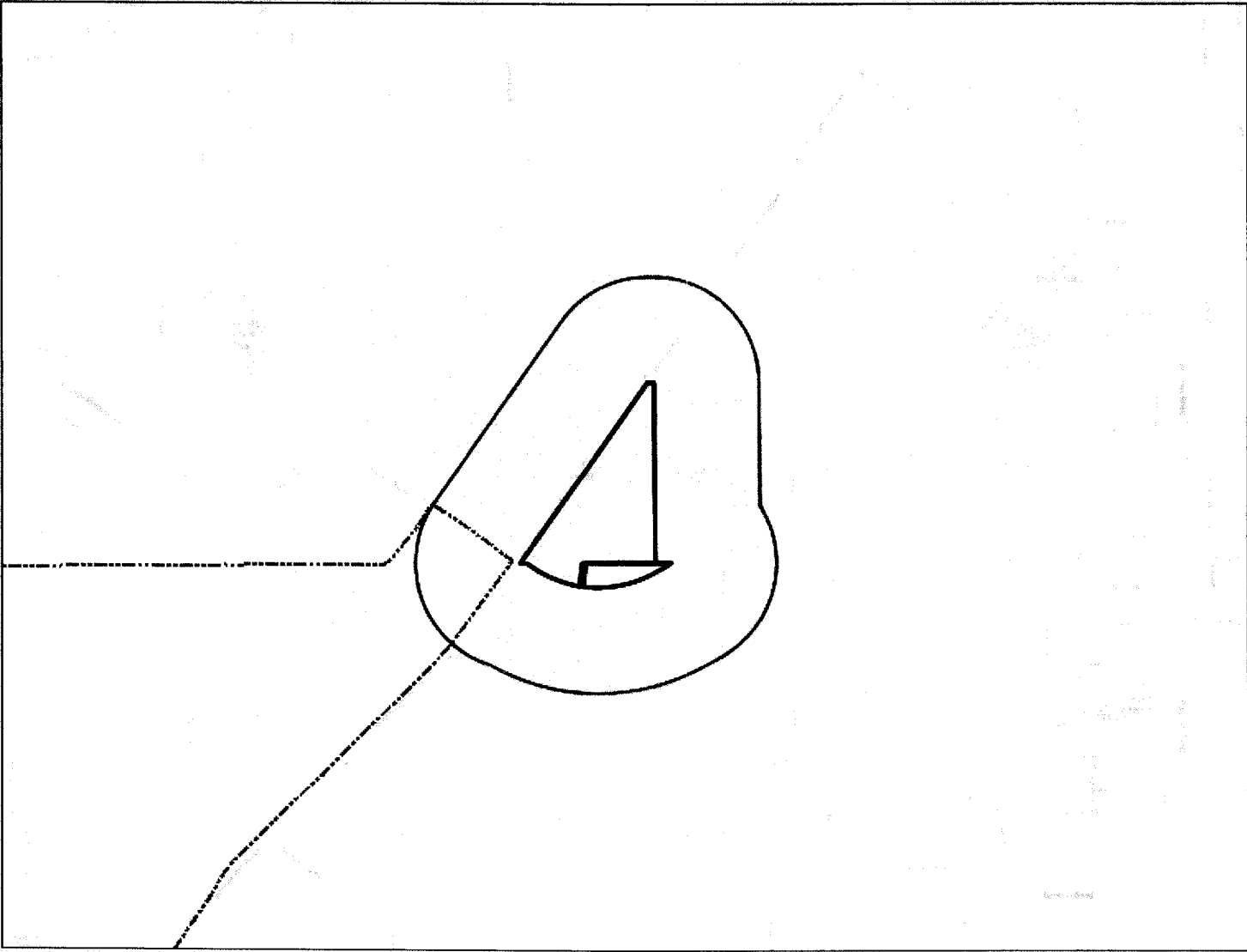
Riverside, Ca. 92502

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



# Riverside County GIS Mailing Labels

CZ07951/CUP03779/SP00284A4/PP26344/PM37404/VAR180005

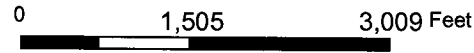
( 1000 feet buffer )



### Legend

-  County Boundary
-  Cities

### 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.

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480502027

SPENCERS CROSSING MASTER ASSN  
1 POLARIS WAY  
ALISO VIEJO CA 92656

480230007

JOHN C MCMUNN  
KAY MCMUNN  
1011 CAJON ST  
REDLANDS CA 92373

480352015

STEPHEN ALWARDT  
DELLA ALWARDT  
1055 SLEEPING INDIAN RD  
OCEANSIDE CA 92505

963142032

FRENCH VALLEY LANDSCAPE MAINTENANCE  
10670 CIVIC CENTER DR  
RANCHO CUCAMONGA CA 91730

480362009

GARY L CORDRAY  
CONSTANCE J CORDRAY  
HOLLY L BAILES1304 W BALL RD  
ANAHEIM CA 92802

963162020

SCOTT OBRIEN  
ELENA OBRIEN  
1305 FRANKLIN ST STE 501  
OAKLAND CA 94612

963450009

LOWES HIW INC  
SCOTT MURRIETA SERVICE STATION  
BONSALL SERVICE STATION139 RADIO RD  
CORONA CA 92879

963231033

PREEMINENT INV CORP  
14728 PIPELINE AVE NO B  
CHINO HILLS CA 91709

963231025

ARUN K JAGOTA  
GUOLIN HUANG  
1496 CHUKAR CT  
SUNNYVALE CA 94087

480362006

CALIBER HOME LOANS  
1525 S BELT LINE RD  
COPPELL TX 75019

480290016

RYLAND HOMES OF CALIF INC  
15360 BARRANCA PKWY  
IRVINE CA 92618

480341005

2017 2 IH BORROWER LP  
1717 MAIN ST STE 2000  
DALLAS TX 75201

480351001

KAREN L REED  
20759 DAN CT  
SAUGUS CA 91350

480354001

MICHAEL G SCHUMAN  
KATHLEEN M SCHUMAN  
219 BEVERLY WAY  
GARDNERVILLE NV 89460

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963231004  
MICHAEL S MARANDOLA  
DARIA MARANDOLA  
26862 WINDSOR DR  
SAN JUAN CAPISTRANO CA 92675

480353003  
ANTONIO ERNESTO SORACI  
2756 THUNDER DR  
OCEANSIDE CA 92056

963230012  
JOHN W DRAKE  
27636 YNEZ RD NO 248  
TEMECULA CA 92591

480366026  
MARGOT H CORNWELL  
CHRISTY J REKDAHL  
2901 SPLIT MOUNTAIN LN  
SAN BERNARDINO CA 92407

963220006  
HARRY E SAPP  
NANCY J SAPP  
3031 GOLF CREST RIDGE RD  
EL CAJON CA 92019

963221046  
VALLEY WIDE RECREATION & PARK DIST  
30627 MENIFEE RD  
MENIFEE CA 92584

963231002  
TIMOTHY W EVANS  
ANREA R EVANS  
3101 SCENIC DR  
SCOTTSBORO AL 35769

963231040  
JAMES V SIMPSON  
LAURA K SIMPSON  
31046 STIRLING CT  
WINCHESTER CA. 92596

963231039  
JAMES E WILSON  
BRENDA L WILSON  
31056 STIRLING CT  
WINCHESTER CA. 92596

963231042  
BERNADETTE L BUNGAY  
31061 STIRLING CT  
WINCHESTER CA. 92596

963231061  
DAVID J DELRIO  
ARACELI DELRIO  
31068 MANFORD DR  
WINCHESTER CA 92596

963221012  
MARCUS ROST ABBE  
MICHELLE VIRGINIA ABBE  
31070 FLORENCE CT  
WINCHESTER CA. 92596

963231043  
BRETT M ACKERMAN  
HEIDI E ACKERMAN  
31071 STIRLING CT  
WINCHESTER CA. 92596

963231057  
JOHNNY WASHBURN  
BRENDA A WASHBURN  
31078 MANFORD DR  
WINCHESTER CA 92596

963231056  
ROBERT M AYCOCK  
ALYSSA C LOCKLIN  
31088 MANFORD DR  
WINCHESTER CA. 92596

963221043  
KEVIN B PITT  
31090 FLORENCE CT  
WINCHESTER CA. 92596

963231045  
DONALD ALLEN STAPP  
MARIA ELENA Z STAPP  
31091 STIRLING CT  
WINCHESTER CA. 92596

963221047  
DAVID M DICKEL  
KAREN L DICKEL  
31093 MANFORD DR  
WINCHESTER CA. 92596

963231063  
DAVID M MESSICK  
STEPHANIE M MESSICK  
31098 MANFORD DR  
WINCHESTER CA. 92596

963221008  
CHRISTOPHER S WOLFE  
AMANDA E WOLFE  
31100 FLORENCE CT  
WINCHESTER CA. 92596

963231046  
MARCO I GONZALEZ  
DANIELA S GONZALEZ  
31101 STIRLING CT  
WINCHESTER CA. 92596

963221005  
LARRY KEITH STARR  
ALBERTINA STARR  
31103 MANFORD DR  
WINCHESTER CA. 92596

963231052  
AARON G HANSEN  
LEANNA J HANSEN  
31108 MANFORD DR  
WINCHESTER CA. 92596

963221007  
HOANG L NGUYEN  
KIM JONES  
31110 FLORENCE CT  
WINCHESTER CA. 92596

963231048  
LILIA GODINEZ  
31111 STIRLING CT  
WINCHESTER CA 92596

963231047  
LILIA GODINEZ  
31111 STIRLING CT  
WINCHESTER CA. 92596

963221006  
ALEJANDRO A APPEL  
CHERECE APPEL  
31113 MANFORD DR  
WINCHESTER CA. 92596

963231062  
JULIO C SAMANIEGO  
MIRTHA SAMANIEGO  
31118 MANFORD DR  
WINCHESTER CA 92596



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480362014  
HEATHER LOUISE JIMOV  
31202 JAN STEEN CT  
WINCHESTER CA. 92596

480362007  
NANCY STUCK  
31210 VAN EYCK CT  
WINCHESTER CA. 92596

480351016  
TIMOTHY VICTOR SURBER  
KIMBERLY SURBER  
31211 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480362015  
ROBERT LOUIS VIGIL  
31214 JAN STEEN CT  
WINCHESTER CA 92595

480352001  
TERESA ALMARAZ  
31214 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480352016  
BRIAN ALLEN ARFONS  
MANA MARIE WILSON  
31215 GABRIEL METSU ST  
WINCHESTER CA. 92596

480361002  
VAUGHN L SCHOW  
JANET R SCHOW  
31221 VAN EYCK CT  
WINCHESTER CA. 92596

480351015  
ERIC KEGLEY  
JENNIFER KEGLEY  
31225 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480353002  
ROBERT L PEARSON  
JULIE A PEARSON  
31226 GABRIEL METSU ST  
WINCHESTER CA. 92596

480362016  
JORDAN FREELAND  
DELANIE BOURBONNAIS  
31226 JAN STEEN CT  
WINCHESTER CA. 92596

480352002  
TIMOTHY BEAU DAVIS  
MELISSA DAVIS  
31228 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480341008  
MATTHEW SCOTT MINCEY  
KRISTINA MARIE MINCEY  
31231 TULETTE LN  
WINCHESTER CA. 92596

480361003  
LETICIA JIMENEZ  
31235 VAN EYCK CT  
WINCHESTER CA. 92596

480362017  
LAURA ROEDER  
DENNIS VARHALL  
31238 JAN STEEN CT  
WINCHESTER CA. 92596

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480362005  
GARY L MCDOW  
LESA V MCDOW  
31238 VAN EYCK CT  
WINCHESTER CA. 92596

480352003  
DAMIANA RILEY  
31242 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480352014  
DIANNE HICKEY  
31243 GABRIEL METSU ST  
WINCHESTER CA. 92596

480341009  
HUMBERTO L RAMIREZ  
PATRICIA C RAMIREZ  
31245 TULETTE LN  
WINCHESTER CA. 92596

480341007  
RUFUS EARL RUNNELLS  
TANYA MARIE LEATH  
31250 TULETTE LN  
WINCHESTER CA. 92596

480362012  
JAMES TREY KNOWLTON  
31251 FRANS HALS DR  
WINCHESTER CA. 92596

480362004  
SABRINA M CLEMENS  
31252 VAN EYCK CT  
WINCHESTER CA. 92596

480351013  
ANTHONY R WARD  
31253 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480363004  
LARRY SCOTT  
31254 FRANS HALS DR  
WINCHESTER CA. 92596

480353004  
RYAN JOSEPH CLARK  
MARIA C CLARK  
31254 GABRIEL METSU ST  
WINCHESTER CA. 92596

480352004  
JOHN YOUNG  
31256 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480352013  
MARTHIN PENA  
BRENDA PENA  
31257 GABRIEL METSU ST  
WINCHESTER CA. 92596

480361005  
GERRY GARCIA  
MARIA CALVILLO GARCIA  
31263 VAN EYCK CT  
WINCHESTER CA. 92596

480341006  
DEANE ZAGER  
31264 TULETTE LN  
WINCHESTER CA. 92596



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480362011  
GEORGE ORTIZ  
DARLA LEE ORTIZ  
31265 FRANS HALS DR  
WINCHESTER CA. 92596

480362003  
JON MICHAEL DELEEUW  
31266 VAN EYCK CT  
WINCHESTER CA. 92596

480351012  
DAWN ALLEN  
OSCAR JACKSON  
31267 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480363003  
MICHAEL RODGERS  
DANETTE RODGERS  
31268 FRANS HALS DR  
WINCHESTER CA. 92596

480353005  
THOMAS R ROE  
MIRTA ROE  
31268 GABRIEL METSU ST  
WINCHESTER CA. 92596

480352012  
GREGG CALVERT  
31271 GABRIEL METSU ST  
WINCHESTER CA. 92596

480341011  
KARINA DEMARTINI  
31273 TULETTE LN  
WINCHESTER CA. 92596

480351002  
SCOTT L WOLF  
SHANI WOLF  
31274 JAN STEEN CT  
WINCHESTER CA. 92596

480362010  
PABLO ROCHE  
JANELLE J ROCHE  
31279 FRANS HALS DR  
WINCHESTER CA. 92596

480362002  
NANCY E WILLIAMS  
MARIE B STACK  
31280 VAN EYCK CT  
WINCHESTER CA. 92596

480351011  
JOSE A MENDOZA  
31281 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480353006  
MICHAEL L MCKINNON  
LISA L MCKINNON  
31282 GABRIEL METSU ST  
WINCHESTER CA. 92596

480352006  
KEVIN ROSEMUND  
CHRISTINA ROSEMUND  
MARIA VALERIO  
31284 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480352011  
IRENE A ROSARIO  
FORTUNATO C ROSARIO  
31285 GABRIEL METSU ST  
WINCHESTER CA. 92596



480351003  
THOMAS D HOLTERMANN  
ANA L KING  
31286 JAN STEEN CT  
WINCHESTER CA. 92596

480301001  
BETH G ERKSON  
31286 MC CARTNEY DR  
WINCHESTER CA. 92596

480341012  
GREGORY MOSCOA  
GISELLE MOSCOA  
31287 TULETTE LN  
WINCHESTER CA. 92596

480361007  
TERRIE L QUINTON  
31291 VAN EYCK CT  
WINCHESTER CA. 92596

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ELLIOTT DOGBE  
TEVI LAWSON  
31292 TULETTE LN  
WINCHESTER CA. 92596

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CHRISTOPHER V KULM  
31294 VAN EYCK CT  
WINCHESTER CA. 92596

480363005  
ANGEL ARCINIEGA  
31295 JAN STEEN CT  
WINCHESTER CA. 92596

480351010  
WILLIAM MARK WHEELER  
STEPHANIE DIANE STEPHENSON  
31295 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480363002  
LEE SONNENBERG  
CORIE SONNENBERG  
31296 FRANS HALS DR  
WINCHESTER CA. 92596

480351004  
WILLIAM R SMITH  
CARMEN ZAVALA SMITH  
31298 JAN STEEN CT  
WINCHESTER CA. 92596

480301002  
JAMES HATTAWAY  
MUTSUKO HATTAWAY  
31298 MC CARTNEY DR  
WINCHESTER CA. 92596

480352007  
GONZALO TOMAS GARCILAZO  
31298 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480352010  
ALYEENE FLEMING  
31299 GABRIEL METSU ST  
WINCHESTER CA. 92596

480341013  
EDWARD SHEPPERD HILL  
AVELINE GAY HILL  
31301 TULETTE LN  
WINCHESTER CA. 92596

480362008  
SHANNON N ESPOSITO  
31307 FRANS HALS DR  
WINCHESTER CA. 92596

480363006  
MONICA C NICHOLS  
PRESTON R NICHOLS  
31307 JAN STEEN CT  
WINCHESTER CA. 92596

480351009  
MARIAM W FAHIM  
ABRAAM AYOUB  
31309 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480363001  
MARILYN K DELAOSSA  
31310 FRANS HALS DR  
WINCHESTER CA. 92596

480353008  
SHANNON M MCDONALD  
31310 GABRIEL METSU ST  
WINCHESTER CA. 92596

480351005  
JOHN G AVALOS  
31310 JAN STEEN CT  
WINCHESTER CA. 92596

480352008  
DOUGLAS A WOOD  
LAURA L WOOD  
31312 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480352009  
MARIO A RODRIGUEZ  
CHRISTINA M RODRIGUEZ  
31313 GABRIEL METSU ST  
WINCHESTER CA. 92596

480363007  
LUIS OLIVA  
EVELIA OLIVA  
31319 JAN STEEN CT  
WINCHESTER CA. 92596

963160003  
MARTIN Z COTA  
SOPHIE COTA  
31321 BRADFORD ST  
WINCHESTER CA. 92596

480351006  
HILDEGARD L KRAUSE  
31322 JAN STEEN CT  
WINCHESTER CA. 92596

480366010  
JOLENE PLATER  
31322 VAN EYCK CT  
WINCHESTER CA. 92596

480364008  
DALE D WILLSON  
VERNA M WILLSON  
31324 FRANS HALS DR  
WINCHESTER CA. 92596

480366009  
JOSEPH C CHESS  
SONIA M CHESS  
31327 FRANS HALS DR  
WINCHESTER CA. 92596



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480342001  
MUNA YALDO  
31329 TULETTE LN  
WINCHESTER CA. 92596

480170003  
WESTERN RIVERSIDE CO REG CONSERV  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

480363008  
MEYNHARDT JOHN AND IRENE H FAMILY TRUST  
JOHN MEYNHARDT  
IRENE H MEYNHARDT

480366025  
RANDALL SCHMIDT  
TAMMY SCHMIDT  
31333 VAN EYCK CT  
WINCHESTER CA. 92596

31331 JAN STEEN CT  
WINCHESTER CA. 92596

480351007  
BRIAN DEJONG  
NICOLE DEJONG  
31334 JAN STEEN CT  
WINCHESTER CA. 92596

480366011  
EUSEBIA RAMIREZ  
MAGDALENA GODINEZ  
31336 VAN EYCK CT  
WINCHESTER CA. 92596

480356008  
HENRY SCOTT DE HAAN  
BREE ANNE DE HAAN  
31337 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480355011  
STEPHEN C SIMON  
MARY E SIMON  
31340 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

963160005  
ROBERT L CHRISTENSEN  
KARI R CHRISTENSEN  
31341 BRADFORD ST  
WINCHESTER CA. 92596

480366008  
MICHAEL LOFTUS  
MICHELE LOFTUS  
31341 FRANS HALS DR  
WINCHESTER CA. 92596

480355010  
JIM CARDEN  
JOANN CARDEN  
31341 GABRIEL METSU ST  
WINCHESTER CA. 92596

480342002  
MARK A CONTRERAZ  
CARMEN L CONTRERAZ  
31343 TULETTE LN  
WINCHESTER CA. 92596

480366024  
ANTHONY COVINGTON  
31347 VAN EYCK CT  
WINCHESTER CA. 92596

480366012  
RICKY O MATHIEU  
JACQUELINE M MATHIEU  
31350 VAN EYCK CT  
WINCHESTER CA. 92596

963160006  
MARK W WILLIAMS  
CHERYL A WILLIAMS  
31351 BRADFORD ST  
WINCHESTER CA 92596

480356007  
TERRY M CHAUVIN  
31351 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480364010  
FERNANDO MARQUES  
RICHELLE LAPORTE MARQUES  
31352 FRANS HALS DR  
WINCHESTER CA. 92596

480354002  
ADELARD LAGACE  
DAWN LAGACE  
31352 GABRIEL METSU ST  
WINCHESTER CA. 92596

480355012  
BOB L WALLACE  
31354 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480366007  
CYNTHIA CHAMPNESS CUELLAR  
GARY A LAPLANTE  
31355 FRANS HALS DR  
WINCHESTER CA. 92596

480355009  
SKY M ANDERSON  
31355 GABRIEL METSU ST  
WINCHESTER CA. 92596

480342003  
FRANCISCO SANTOYO  
GABRIELLE L SANTOYO  
31357 TULETTE LN  
WINCHESTER CA. 92596

963160007  
RYAN VANNAMAN  
KIMBERLY PESAVENTO  
31361 BRADFORD ST  
WINCHESTER CA. 92596

480366023  
JENNIFER LUCAS  
31361 VAN EYCK CT  
WINCHESTER CA. 92596

480340009  
OMAR FARAH  
31362 TULETTE LN  
WINCHESTER CA. 92596

480366013  
MARION CANTRELL  
GERTRUDE CANTRELL  
31364 VAN EYCK CT  
WINCHESTER CA. 92596

480356006  
JANIS DELORES JONES  
31365 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480364011  
JOHN WALTER ADAMS  
31366 FRANS HALS DR  
WINCHESTER CA. 92596



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480354003  
MICHELLE L TRIGGS  
31366 GABRIEL METSU ST  
WINCHESTER CA. 92596

480364007  
MACK D COLE  
JENNIFER L COLE  
31367 JAN STEEN CT  
WINCHESTER CA. 92596

480355013  
JAMES H WHALEY  
ELIZABETH K WHALEY  
31368 VAN RUYSDAEL LN  
WINCHESTER CA. 92596

480366006  
MICHAEL CRAFT  
EMI CRAFT  
31369 FRANS HALS DR  
WINCHESTER CA. 92596

480355008  
MARK A WILKINSON  
STEPHANIE A WILKINSON  
31369 GABRIEL METSU ST  
WINCHESTER CA. 92596

480356009  
MICHAEL J CAMILLERI  
31370 JAN STEEN CT  
WINCHESTER CA. 92596

480366022  
KYLE REMINGTON  
HOLLY REMINGTON  
31375 VAN EYCK CT  
WINCHESTER CA. 92596

480364012  
ROB G BOLDT  
TIFFANY J BOLDT  
31380 FRANS HALS DR  
WINCHESTER CA. 92596

480356010  
GONZALO F GALLEGOS  
31382 JAN STEEN CT  
WINCHESTER CA. 92596

480366005  
CAESAR A SERRANO  
YANETH E BUSBY  
31383 FRANS HALS DR  
WINCHESTER CA. 92596

480366021  
LESLIE VANCE  
ROBERT VIERS  
DEBBIE VIERS  
31389 VAN EYCK CT  
WINCHESTER CA. 92596

480364005  
FRED LEBRUN  
KARLA LEBRUN  
31391 JAN STEEN CT  
WINCHESTER CA. 92596

480366015  
RUPERT GONZALES  
SHIRLEY J GONZALES  
31392 VAN EYCK CT  
WINCHESTER CA. 92596

480356011  
MARK MARGOLIN  
31394 JAN STEEN CT  
WINCHESTER CA. 92596



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480170015  
FRENCH VALLEY TOWNE CENTER II  
31401 CAM CAPISTRANO NO 1  
SAN JUAN CAPO CA 92675

480364004  
JOEL C LACEY  
ANN M LACEY  
31403 JAN STEEN CT  
WINCHESTER CA. 92596

480356012  
JARED MELBACK  
KATHERINE MELBACK  
31406 JAN STEEN CT  
WINCHESTER CA. 92596

963162017  
KHENG H LIM  
31940 DEL CIELO ESTE D1  
BONSALL CA 92003

480341010  
ROBERT E LEE  
PATSY A LEE  
31985 VIA DEL PASO  
WINCHESTER CA 92596

963160004  
JOHN D WILTSE  
31995 VIOLET DR  
WINCHESTER CA 92596

963231013  
MICHAEL GARCIA  
ALEGANDRA L GARCIA  
3201 ECHETA RD LOT 130  
GILLETTE WY 82716

480230006  
VIDYA SHARMA  
SUNITA SHARMA  
32075 YOSEMITE ST  
WINCHESTER CA 92596

963141009  
MONICA DIAZ  
MARIA GUADALUPE CASTILLO  
YOLANDA DIAZ

480352005  
LEONARDO C MANISCALCO  
VINCE MANISCALCO  
JOSEPHINE MANISCALCO POWELL

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TEMECULA CA 92592

32392 SHRIMP LN  
WINCHESTER CA 92596

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RIVERSIDE CA 92501

480170012  
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3403 10TH ST STE 500  
RIVERSIDE CA 92502

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SARAH J HOOPER  
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 LOUISE KAIL  
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963231012  
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 NICOLE HANSEN  
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 WINCHESTER CA. 92596

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 DEBRA A DAVIS  
 36010 GLASGOW ST  
 WINCHESTER CA. 92596

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 SHEENA A DANSIE  
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 WINCHESTER CA. 92596

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36223 BREITNER WAY  
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YURI RUBALCAVA SANDOVAL  
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36263 BREITNER WAY  
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36278 RHINE CT  
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SHIRLEY MARQUETTE  
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SILVINA O PICCINO  
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SHIRLEY L SABA  
41309 AVENIDA BIONA  
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480361004  
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JESUSA J RAYMUNDO  
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480361001  
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OCEANSIDE CA 92057

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ALAN JOHN BAUMAN

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5111 E SAN MOLINO ST  
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JULIETTA LOSOYA  
662 PORT CLARIDGE  
CHULA VISTA CA 91913

480361006  
HUNTER STEEL CONSTRUCTION INC  
6918 ADAMS AVE  
LA MESA CA 91942

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CAROLE J CHARD  
736 CAMINO SCARPITTA  
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963231016  
HUSAM FAKHOURY  
777 BELLFLOWER BLV N320  
LONG BEACH CA 90815

963221001  
SWAY 2014-1 BORROWER  
8665 E HARTFORD DR STE 200  
SCOTTSDALE AZ 85255

480353001  
CAH 2015 1 BORROWER  
8665 E HARTFORD STE 200  
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GEORGIA H JOHNSON  
8786 CHASE DR NO 23  
ARVADA CO 80003

963231041  
EDWARD S DEBAUN  
9740 ROYAL CHARTRES SQ N A  
CORDOVA TN 38018

963060080  
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SAN JUAN CAPO CA 92693

480363009  
JACK MICHAEL SHERMAN  
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JOYCE A PENN  
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PARK CITY UT 84098

963231011  
DAVID J SERPA  
STE G110  
MURRIETA CA 92563

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Attention: James Halferty  
199 South Los Robles Ave., Suite 840  
Pasadena, CA 91101

CASC Engineering and Consulting  
Attention: Frank Coyle  
1470 East Cooley Drive  
Colton, CA 92324

City of Temecula  
Community Development Department  
41000 Main Street  
Temecula, CA 92592

Eastern Municipal Water District  
Warren A. Beck P.E.  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

South Coast AQMD  
Attention: PRDAS  
21865 Copley Dr.  
Diamond Bar, CA 91765

Southern California Edison  
P.O. Box 800  
Rosemead, CA 91770

Riverside County ALUC  
Attention: Paul Rull  
4080 Lemon Street, 14<sup>th</sup> Floor  
Riverside, Ca 92501

Temecula Valley Unified School Dist.  
31350 Rancho Vista Road  
Temecula, CA 92590

Viejas Band of Kumeyaay Indians  
Attn: Ray Teran, Resource Management  
P.O. Box 908  
Alpine, CA 91903

California Council for the Blind  
Attn: Foster Brown  
P.O. Box 172  
Riverside, CA 92502

Halferty Development Company, LLC,  
Attention: James Halferty  
199 South Los Robles Ave., Suite 840  
Pasadena, CA 91101

Department of Transportation – Dist. 8  
Attention: Mark Roberts, AICP  
Planning  
464 W. 4<sup>th</sup> St., 6<sup>th</sup> Floor, MS725  
San Bernardino, CA 92401-1400

City of Temecula  
Community Development Department  
41000 Main Street  
Temecula, CA 92592

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Attn: Destiny Colocho, Manager  
1 W. Tribal Road  
Valley Center, CA 92082

South Coast AQMD  
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21865 Copley Dr.  
Diamond Bar, CA 91765

Southern California Gas Co.  
4495 Howard Ave.  
Riverside, CA 92507

Riverside County ALUC  
Attention: Paul Rull  
4080 Lemon Street, 14<sup>th</sup> Floor  
Riverside, Ca 92501

Pechanga Band of Luiseno Indians  
Attention: Ebru Ozdil  
P.O. Box 2183  
Temecula, California 92593

Viejas Band of Kumeyaay Indians  
Attn: Ray Teran, Resource Management  
P.O. Box 908  
Alpine, CA 91903

Matt Liesemeyer, Senior Project  
Manager  
J. & T. Management, Inc  
P.O. Box 1958  
Corona, CA 92878

CASC Engineering and Consulting  
Attention: Frank Coyle  
1470 East Cooley Drive  
Colton, CA 92324

Department of Transportation – Dist. 8  
Attention: Mark Roberts, AICP  
Planning  
464 W. 4<sup>th</sup> St., 6<sup>th</sup> Floor, MS725  
San Bernardino, CA 92401-1400

Eastern Municipal Water District  
Warren A. Beck P.E.  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

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Valley Center, CA 92082

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P.O. Box 800  
Rosemead, CA 91770

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4495 Howard Ave.  
Riverside, CA 92507.

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Riverside, CA 92502

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

**04/05/2019**

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

Date: April 05, 2019  
At: Riverside, California



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## Ad Copy:

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AMENDMENT TO A SPECIFIC PLAN, CHANGE OF ZONE, PLOT PLAN, CONDITIONAL USE PERMIT, TENTATIVE PARCEL MAP, VARIANCE AND TO ADOPT AN ORDINANCE AND RESOLUTION IN THE RANCHO CALIFORNIA 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, April 16, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Amendment No. 4 to Specific Plan No. 284 (SP)**, which proposes to change the land use designations of Planning Area (PA) 22 and 23 from Business Park and Community Facilities/RV Storage Site, respectively to Commercial Retail, updates to the SP Land Use Map, text planning area descriptions, clarify allowable uses, updates terminology of land uses and planning areas, **Change of Zone No. 7951** modifies allowable uses and development standards, in PA 22 and 23 to be consistent with SP text, **Plot Plan No. 26344**, which proposes to develop a 132,568 square foot commercial/retail development to include, a grocery/drive-thru pharmacy, financial institution with drive-thru, fast food eating establishments with drive-thru, retail food/coffee drive-thru, fitness center and gas station, **Conditional Use Permit No. 3779**, which proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 8) and the sale of beer, wine and spirits for off-site consumption associated with the grocery store (Building 1) and drug store (Building 3), **Variance No. 180005**, proposes a variance from the sign standards in regards to the number, size and spacing requirements of free standard signs, **Parcel Map No. 37404**, which proposes to subdivide 2 lots into 15 commercial lots on approximately 21 acres. This project is located on the Northeast corner of Thompson and Winchester Roads in the Rancho California Zoning Area of the Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and consider an **ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 371**.

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 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: April 3, 2019

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Board Assistant

4/05



OFFICE OF  
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 R. HARPER  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

April 18, 2019

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4908

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, April 23, 2019.**

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,

*Karen Barton*

Board Assistant to:  
KECIA R. HARPER, CLERK OF THE BOARD

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

ORDINANCE NO. 348.4908

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

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Article XVIIa Section 17.69 of Ordinance No. 348 is amended in its entirety to read as follows:

"Section 17.69 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 284

a. Planning Areas 1 and 2.

- (1) The uses permitted in Planning Areas 1 and 2 of Specific Plan No. 284 shall be the same as those uses permitted in Article X, Sections 10.1, 10.2, and 10.3 of Ordinance No. 348.
- (2) The development standards for Planning Areas 1 and 2 of Specific Plan No. 284 shall be the same as those development standards identified in Article X, Section 10.4 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article X of Ordinance No. 348.

b. Planning Areas 3 and 4.

- (1) The uses permitted in Planning Areas 3 and 4 of Specific Plan No. 284 shall be the same as those uses permitted in Article IXb, Sections 9.50 and 9.51 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a(32), (52), and (64) shall not be permitted.
- (2) The development standards for Planning Areas 3 and 4 of Specific Plan No. 284 shall be the same as those development standards identified in Article IXb, Section 9.53 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

c. Planning Areas 5, 17 and 21.

- (1) The uses permitted in Planning Areas 5, 17 and 21 of Specific Plan No. 284 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (6) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100 shall include public parks, public playgrounds, private recreation centers, trails, pools, tennis courts, gazebos and shade structures.
- (2) The development standards for Planning Areas 5, 17 and 21 of Specific Plan No. 248 shall be the same as those development standards identified in Article VIII, Section 8.101 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.

d. Planning Area 6.

- (1) The uses permitted in Planning Area 6 of Specific Plan No. 284 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.
- (2) The development standards for Planning Area 6 of Specific Plan No. 284 shall be the same as those development standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the development standards set forth in Article VIII, Section 8.2 a., b., c., and f. shall be deleted and replaced, respectively, by the following:
  - a. The minimum lot area shall be not less than four thousand five hundred (4,500) square feet with a minimum average width of forty feet (40') and a minimum average depth of eighty feet (80').
  - b. The minimum front yard shall be eight feet (8') measured from any existing or future street line as shown on any specific street plan of the

County. The minimum rear yard shall be ten feet (10') measured from the existing rear lot line or easement.

- c. The minimum side yard shall be five feet (5') for interior lots and eight (8') for corner and reversed corner lots.
- f. All buildings shall not exceed two stories with a maximum height of thirty-five feet (35').

(3) The residential uses within Planning Area 6 of Specific Plan No. 284 shall also be subject to the development standards for Planned Residential Developments set forth in Article XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Section 18.5 b. and c. shall be deleted and replaced, respectively, with the following:

- b. Not less than 20 percent (20%) of a gross project area shall be used for open area or recreational facilities, or a combination thereof. The height of buildings shall not exceed thirty-five feet (35') and the distance between buildings shall be ten feet (10').
- c. Building setbacks from a project's interior streets and boundary lines shall be eight feet (8'). The minimum building setback from interior drives shall be five feet (5').

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.

e. Planning Areas 7, 9, 14, 15, 16 and 18.

- (1) The uses permitted in Planning Area 7, 9, 14, 15, 16 and 18 of Specific Plan No. 284 shall be the same as those uses permitted in Article VI, Section 6.1 or Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3); and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1 shall also include public schools.
- (2) The development standards for Planning Areas 7, 9, 14, 15, 16 and 18 of Specific Plan No. 284 shall be the same as those development standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the

development standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and replaced, respectively, by the following:

- (3) The rear yard shall be not less than twenty feet (20').
  - (4) Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

f. Planning Areas 8, 10, and 19.

- (1) The uses permitted in Planning Areas 8, 10, and 19 of Specific Plan No. 284 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b (1) and (3) shall not be permitted.
- (2) The development standards for Planning Areas 8, 10, and 19 of Specific Plan No. 284 shall be the same as those development standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; and e.(2), (3), and (4); and g., shall be deleted and replaced, respectively, by the following:
  - b. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
  - c. The minimum average width of that portion of the lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
  - d. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
  - e. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

g. Planning Area 11.

- (1) The uses permitted in Planning Area 11 of Specific Plan No. 284 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.
- (2) The development standards for Planning Area 11 of Specific Plan No. 284 shall be the same as those development standards identified in Article VIII, Section 8.2 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.

h. Planning Areas 12A and 12B.

- (1) The uses permitted in Planning Areas 12A and 12B of Specific Plan No. 284 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Sections 8.100.a.(1), (2), (6), (8) and (9); and b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include swim lagoons, trails, and walkways.
- (2) The development standards for Planning Areas 12A and 12B of Specific Plan No. 284 shall be the same as those development standards identified in Article VIII, Section 8.101 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.

i. Planning Areas 13 and 20.

- (1) The uses permitted in Planning Areas 13 and 20 of Specific Plan No. 284 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Areas 13 and 20 of Specific Plan No. 284 shall be the same as those development standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; e.(2), (3), and (4); and g. shall be deleted and replaced, respectively, by the following:

- b. Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- c. The minimum average width of that portion of the lot to be used as a building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100'). "Flag" lots shall not be permitted.
- d. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- e.(2) Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
- e.(3) The rear yard shall be not less than twenty feet (20').
- e.(4) Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- g. In no case shall more than forty-five percent (45%) of any lot be covered for lots with one story buildings or more than forty percent (40%) of any lot be covered for lots with two-story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

j. Planning Areas 22 and 23.

- (1) The uses permitted in Planning Areas 22 and 23 of Specific Plan No. 284 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a(30), (52); and b.(7) shall not be permitted. In addition, the uses permitted under Section 9.50.a of Ordinance No. 348 shall include fitness centers.



- (2) The development standards for Planning Areas 22 and 23 of Specific Plan No. 284 shall be the same as those development standards identified in Article IXb, Section 9.53 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.”

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

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **April 16, 2019**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Washington, Perez and Hewitt  
NAYS: None  
ABSENT: Spiegel

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Board Assistant



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

# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
4/23/19	0011260964		PE Riverside	4 x 239 Li	1,242.80

Invoice text: Adoption of Ord. No. 348.4908

*Planning  
21.1 4/16/19*

Placed by: Karen Barton

## Legal Advertising Memo Invoice

BALANCE DUE
1,242.80

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME	
Nick Eller 951-368-9229	04/23/2019	5209148	5209148	BOARD OF SUPERVISORS



## THE PRESS-ENTERPRISE

### Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
04/23/2019	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
1,242.80	0011260964	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.: Adoption of Ord. No. 348.4908 /

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

04/23/2019

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

Date: April 23, 2019

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011260964-01

P.O. Number:

## Ad Copy:

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

### ORDINANCE NO. 348.4908 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Article XVIIa Section 17.69 of Ordinance No. 348 is amended in its entirety to read as follows:

"Section 17.69 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 284

- a. Planning Areas 1 and 2.
  - (1) The uses permitted in Planning Areas 1 and 2 of Specific Plan No. 284 shall be the same as those uses permitted in Article X, Sections 10.1, 10.2, and 10.3 of Ordinance No. 348.
  - (2) The development standards for Planning Areas 1 and 2 of Specific Plan No. 284 shall be the same as those development standards identified in Article X, Section 10.4 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article X of Ordinance No. 348.
- b. Planning Areas 3 and 4.
  - (1) The uses permitted in Planning Areas 3 and 4 of Specific Plan No. 284 shall be the same as those uses permitted in Article IXb, Sections 9.50 and 9.51 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a.(32), (52), and (64) shall not be permitted.
  - (2) The development standards for Planning Areas 3 and 4 of Specific Plan No. 284 shall be the same as those development standards identified in Article IXb, Section 9.53 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.
- c. Planning Areas 5, 17 and 21.
  - (1) The uses permitted in Planning Areas 5, 17 and 21 of Specific Plan No. 284 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (6) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100 shall include public parks, public playgrounds, private recreation centers, trails, pools, tennis courts, gazebos and shade structures.
  - (2) The development standards for Planning Areas 5, 17 and 21 of Specific Plan No. 284 shall be the same as those development standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.
- d. Planning Area 6.
  - (1) The uses permitted in Planning Area 6 of Specific Plan No. 284 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.
  - (2) The development standards for Planning Area 6 of Specific Plan No. 284 shall be the same as those development standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the development standards set forth in Article VIII, Section 8.2 a., b., c., and f. shall be deleted and replaced, respectively, by the following:
    - a. The minimum lot area shall be not less than four thousand five hundred (4,500) square feet with a minimum average width of forty feet (40') and a minimum average depth of eighty feet (80').
    - b. The minimum front yard shall be eight feet (8') measured from any existing or future street line as shown on any specific street plan of the County. The minimum rear yard shall be ten feet (10') measured from the existing rear lot line or easement.
    - c. The minimum side yard shall be five feet (5') for interior lots and eight (8') for corner and reversed corner lots.
    - f. All buildings shall not exceed two stories with a maximum height of thirty-five feet (35').
  - (3) The residential uses within Planning Area 6 of Specific Plan No. 284 shall also be subject to the development standards for Planned Residential Developments set forth in Article XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Section 18.5 b. and c. shall be deleted and replaced, respectively, with the following:
    - b. Not less than 20 percent (20%) of a gross project area shall be used for open area or recreational facilities or a combination thereof. The height of buildings shall not exceed thirty-five feet (35') and the distance between buildings shall be ten feet (10').
    - c. Building setbacks from a project's interior streets and boundary lines shall be eight feet (8'). The minimum building setback from interior drives shall be five feet (5').
  - (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.
- e. Planning Areas 7, 9, 14, 15, 16 and 18.
  - (1) The uses permitted in Planning Area 7, 9, 14, 15, 16 and 18 of Specific Plan No. 284 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3); and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1 shall also include public schools.
  - (2) The development standards for Planning Areas 7, 9, 14, 15, 16 and 18 of Specific Plan No. 284 shall be the same as those development standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and replaced, respectively, by the following:
    - (3) The rear yard shall be not less than twenty feet (20').
    - (4) Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- f. Planning Areas 8, 10, and 19.
  - (1) The uses permitted in Planning Areas 8, 10, and 19 of Specific Plan No. 284 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.
  - (2) The development standards for Planning Areas 8, 10, and 19 of Specific Plan No. 284 shall be the same as those development standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(2), (3), and (4); and g., shall be deleted and replaced, respectively, by the following:
    - b. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
    - c. The minimum average width of that portion of the lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
    - d. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
    - e. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
  - (3) Except as provided above, all other zoning requirements shall be the same

- as those requirements identified in Article VI of Ordinance No. 348.
- g. Planning Area 11.
    - (1) The uses permitted in Planning Area 11 of Specific Plan No. 284 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.
    - (2) The development standards for Planning Area 11 of Specific Plan No. 284 shall be the same as those development standards identified in Article VIII, Section 8.2 of Ordinance No. 348.
    - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.
  - h. Planning Areas 12A and 12B.
    - (1) The uses permitted in Planning Areas 12A and 12B of Specific Plan No. 284 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Sections 8.100.a.(1), (2), (6), (8) and (9); and b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include swim lagoons, trails, and walkways.
    - (2) The development standards for Planning Areas 12A and 12B of Specific Plan No. 284 shall be the same as those development standards identified in Article VIII, Section 8.101 of Ordinance No. 348.
    - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.
  - i. Planning Areas 13 and 20.
    - (1) The uses permitted in Planning Areas 13 and 20 of Specific Plan No. 284 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.
    - (2) The development standards for Planning Areas 13 and 20 of Specific Plan No. 284 shall be the same as those development standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; e.(2), (3), and (4); and g. shall be deleted and replaced, respectively, by the following:
      - b. Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
      - c. The minimum average width of that portion of the lot to be used as a building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100'). "Flag" lots shall not be permitted.
      - d. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
      - e.(2) Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
      - e.(3) The rear yard shall be not less than twenty feet (20').
      - e.(4) Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
      - g. In no case shall more than forty-five percent (45%) of any lot be covered for lots with one story buildings or more than forty percent (40%) of any lot be covered for lots with two-story buildings.
    - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
  - i. Planning Areas 22 and 23.
    - (1) The uses permitted in Planning Areas 22 and 23 of Specific Plan No. 284 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a.(30), (52); and b.(7) shall not be permitted. In addition, the uses permitted under Section 9.50.a of Ordinance No. 348 shall include fitness centers.
    - (2) The development standards for Planning Areas 22 and 23 of Specific Plan No. 284 shall be the same as those development standards identified in Article IXb, Section 9.53 of Ordinance No. 348.
    - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348."

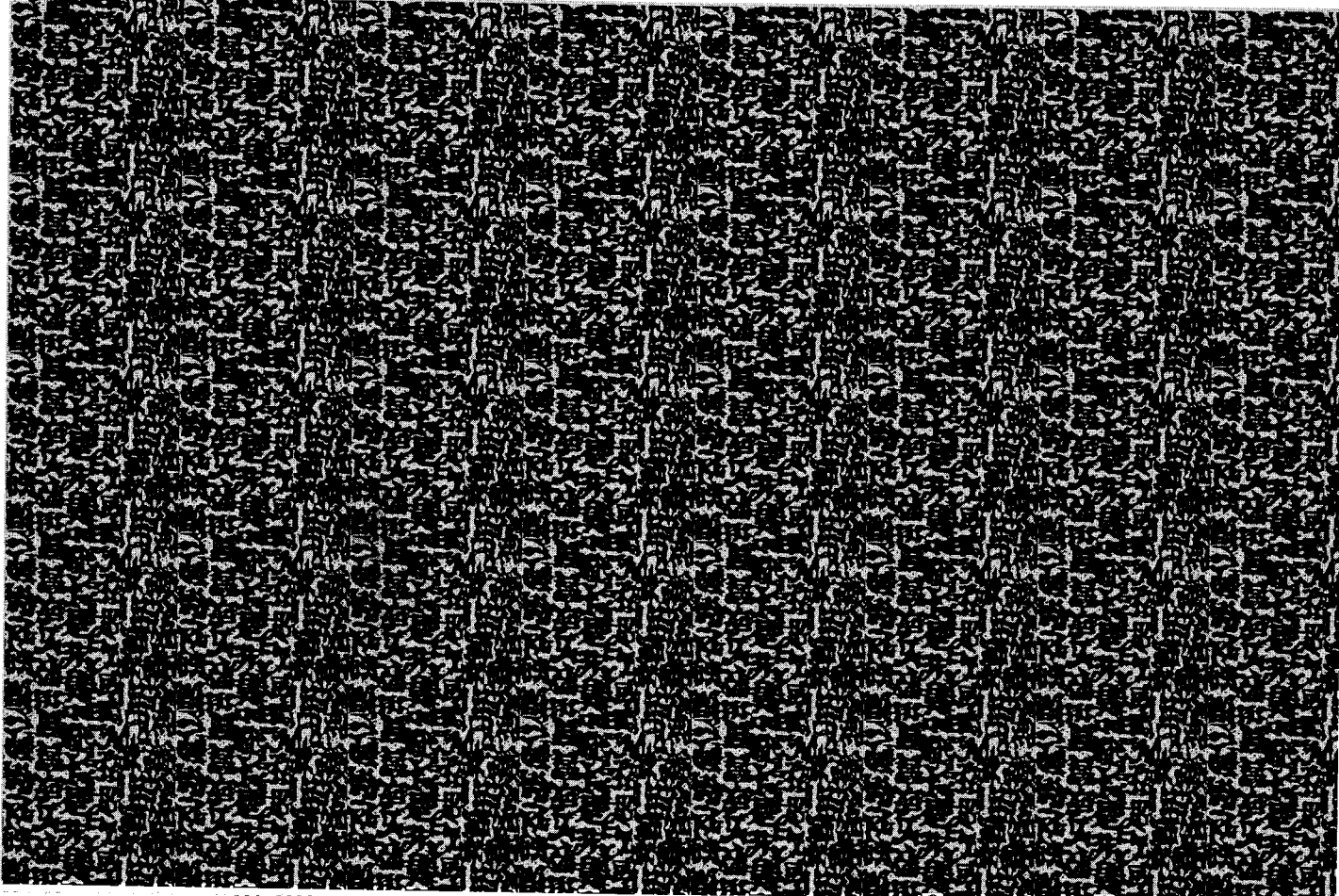
Section 2. This ordinance shall take effect 30 days after its adoption.

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **April 16, 2019**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Washington, Perez and Hewitt  
 NAYS: None  
 ABSENT: Spiegel

Kecia R. Harper, Clerk of the Board  
 By: Karen Barton, 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*

963231013  
 MICHAEL GARCIA  
 ALEGANDRA L GARCIA  
 3201 ECHETA RD LOT 130  
 GILLETTE WY 82716

RECEIVED RIVERSIDE COUNTY  
 CLERK/BOARD OF SUPERVISORS  
 2019 APR 23 AM 10:33

NIXIE 808 DE 1260 0004/19/19

RETURN TO SENDER  
 VACANT  
 UNABLE TO FORWARD

963231013 19-12

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AMENDMENT TO A SPECIFIC PLAN, CHANGE OF ZONE, PLOT PLAN, CONDITIONAL USE PERMIT, TENTATIVE PARCEL MAP, VARIANCE AND TO ADOPT AN ORDINANCE AND RESOLUTION IN THE RANCHO CALIFORNIA 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, April 16, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Amendment No. 4 to Specific Plan No. 284 (SP)**, which proposes to change the land use designations of Planning Area (PA) 22 and 23 from Business Park and Community Facilities/RV Storage Site, respectively to Commercial Retail, updates to the SP Land Use Map, text planning area descriptions, clarify allowable uses, updates terminology of land uses and planning areas. **Change of Zone No. 7951** modifies allowable uses and development standards, in PA 22 and 23 to be consistent with SP text. **Plot Plan No. 26344**, which proposes to develop a 132,568 square foot commercial/retail development to include, a grocery/drive-thru pharmacy, financial institution with drive-thru, fast food eating establishments with drive-thru, retail food/coffee drive-thru, fitness center and gas station. **Conditional Use Permit No. 3779**, which proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 8) and the sale of beer, wine and spirits for off-site consumption associated with the grocery store (Building 1) and drug store (Building 3). **Variance No. 18005**, proposes a variance from the sign standards in regards to the number, size and spacing requirements of free standard signs. **Parcel Map No. 37404**, which proposes to subdivide 2 lots into 15 commercial lots on approximately 21 acres. This project is located on the Northeast corner of Thompson and Winchester Roads in the Rancho California Zoning Area of the Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and consider an **ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 371.**

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)

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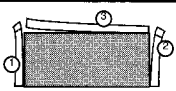
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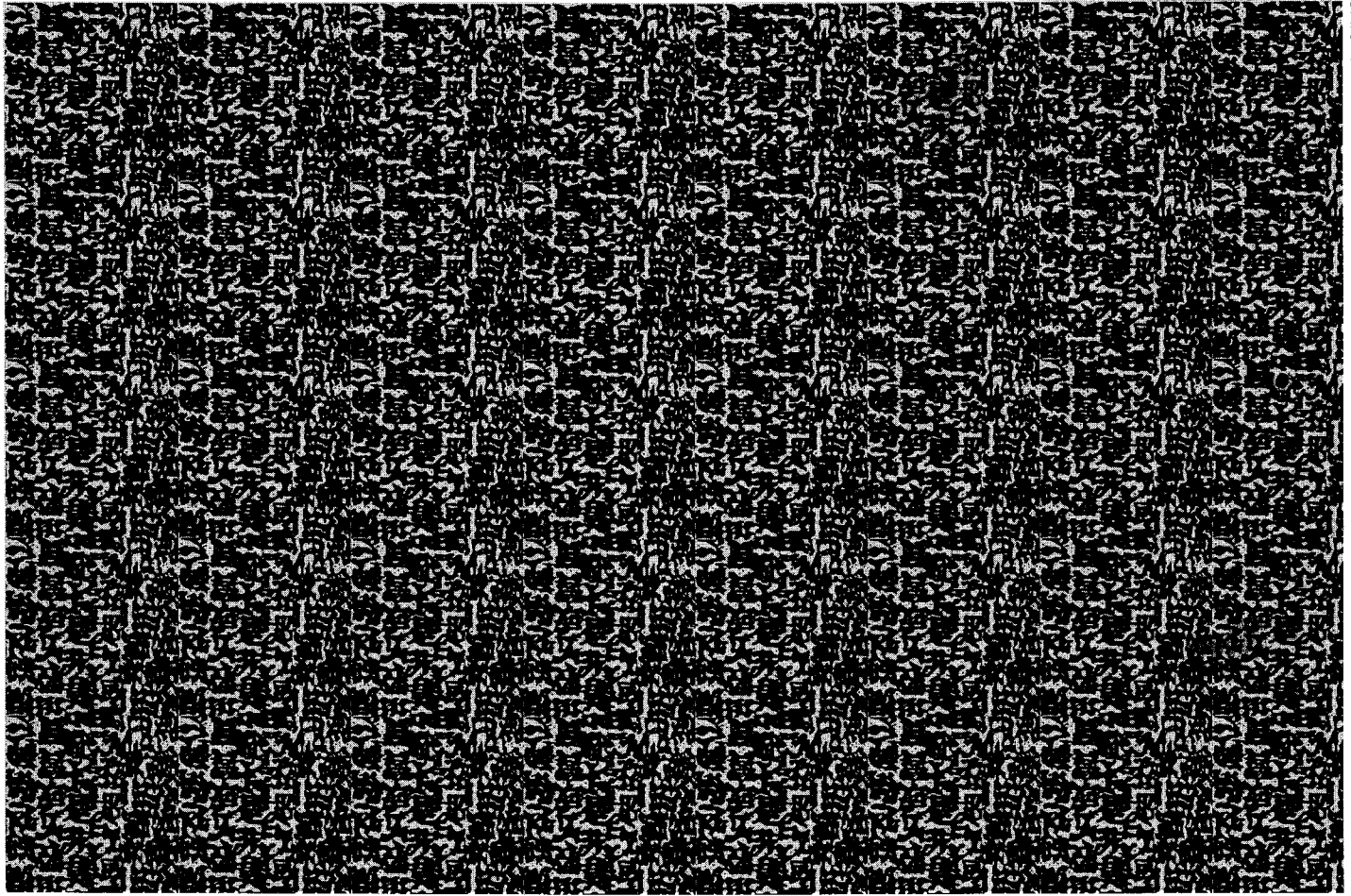
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Dated: April 3, 2019

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Board Assistant



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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*

963162020  
SCOTT OBRIEN  
ELENA OBRIEN  
1305 FRANKLIN ST STE 501  
OAKLAND CA 94612

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2019 APR 22 AM 10:57

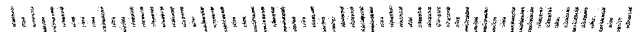
NIXIE 957 FE 1260 0004/18/19

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

9460922472108290

CVI-SMB 94612  
92502>1147

BC: 92502114747 \*2472-03572-18-38



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AMENDMENT TO A SPECIFIC PLAN, CHANGE OF ZONE, PLOT PLAN, CONDITIONAL USE PERMIT, TENTATIVE PARCEL MAP, VARIANCE AND TO ADOPT AN ORDINANCE AND RESOLUTION IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

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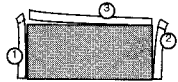
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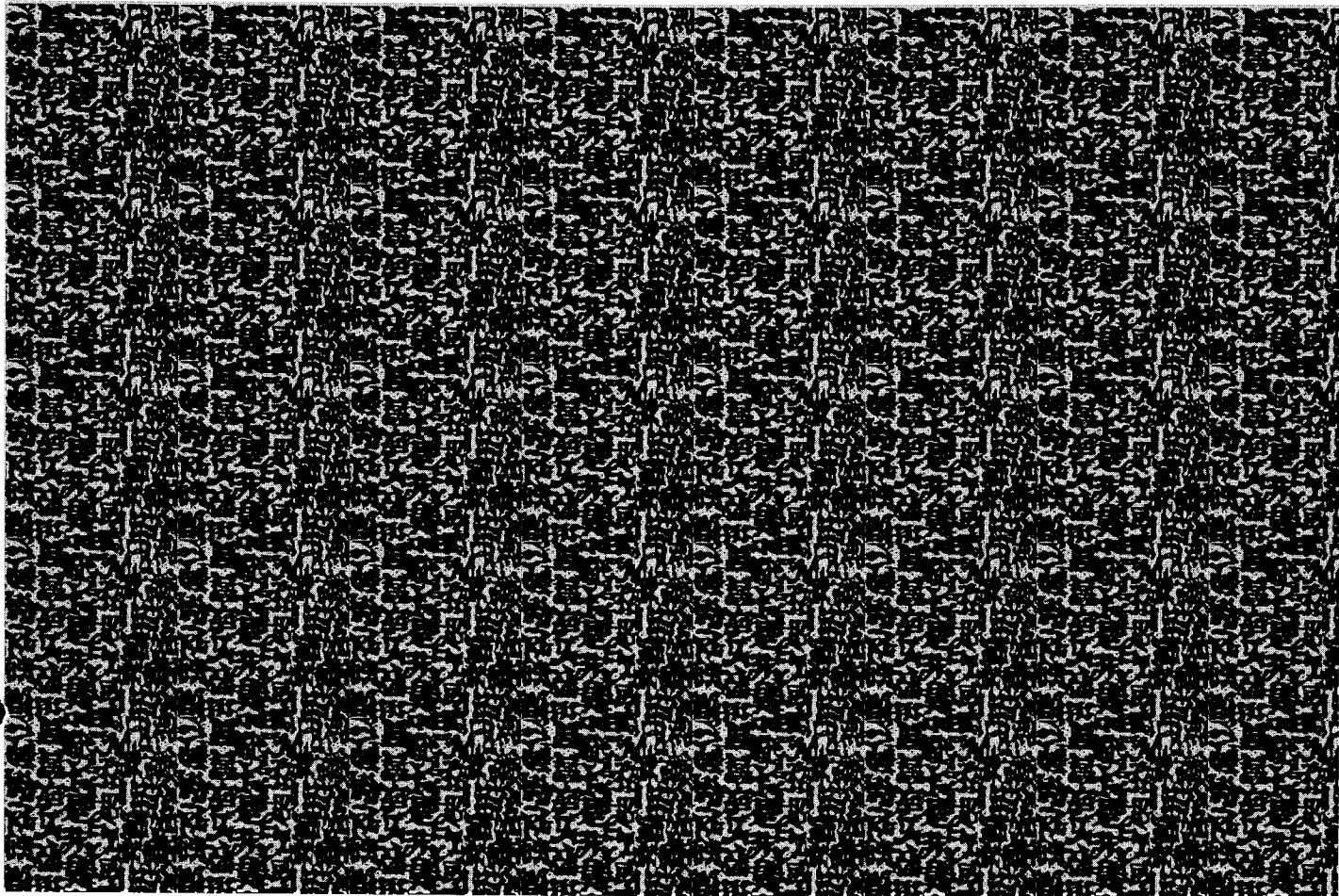
Dated: April 3, 2019

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Board Assistant





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THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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*

RECEIVED IN  
... CONDITION

963160002  
EFREN LOSOYA  
JULIETTA LOSOYA  
662 PORT CLARIDGE  
CHULA VISTA CA 91913

2019 APR 16 AM 10:35  
RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS

01/00/000001 0001 0000 0000 0000 0000 0000 0000 0000 0000

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSEE  
UNABLE TO FORWARD

CVI-SMB 91913 BC: 92502114747 \*0952-03134-06-24  
925021147

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AMENDMENT TO A SPECIFIC PLAN, CHANGE OF ZONE, PLOT PLAN, CONDITIONAL USE PERMIT, TENTATIVE PARCEL MAP, VARIANCE AND TO ADOPT AN ORDINANCE AND RESOLUTION IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

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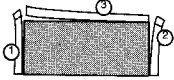
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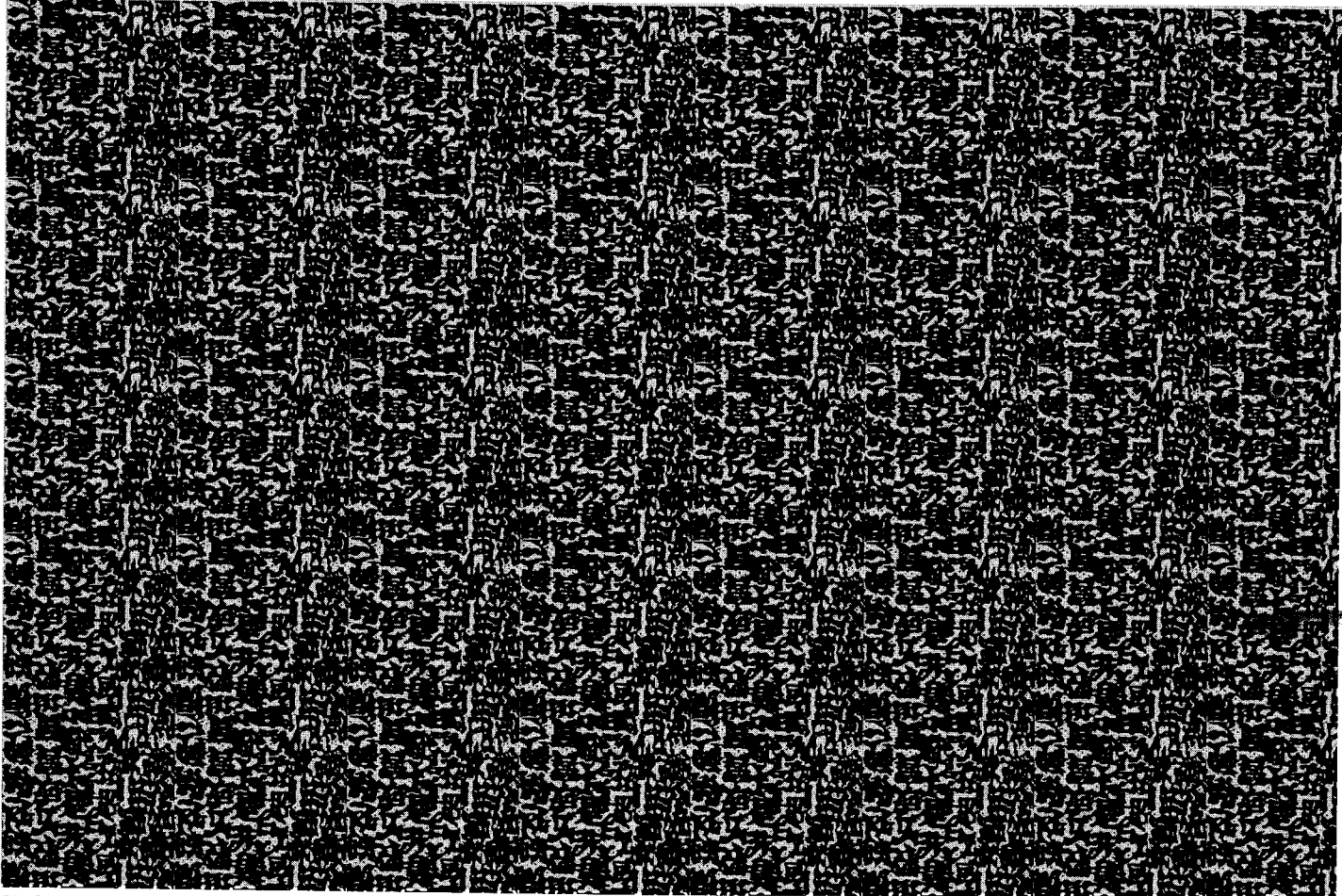
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Dated: April 3, 2019

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Board Assistant



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THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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*

963142032  
FRENCH VALLEY LANDSCAPE MAINTENANCE  
10670 CIVIC CENTER DR  
RANCHO CUCAMONGA CA 91730

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2019 APR 12 AM 11:39

NIXIE 011 PE 1266 0004/00/10

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF BC: 92502114747 \*0852-06762-09-13  
092502114730

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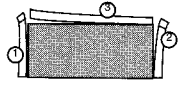
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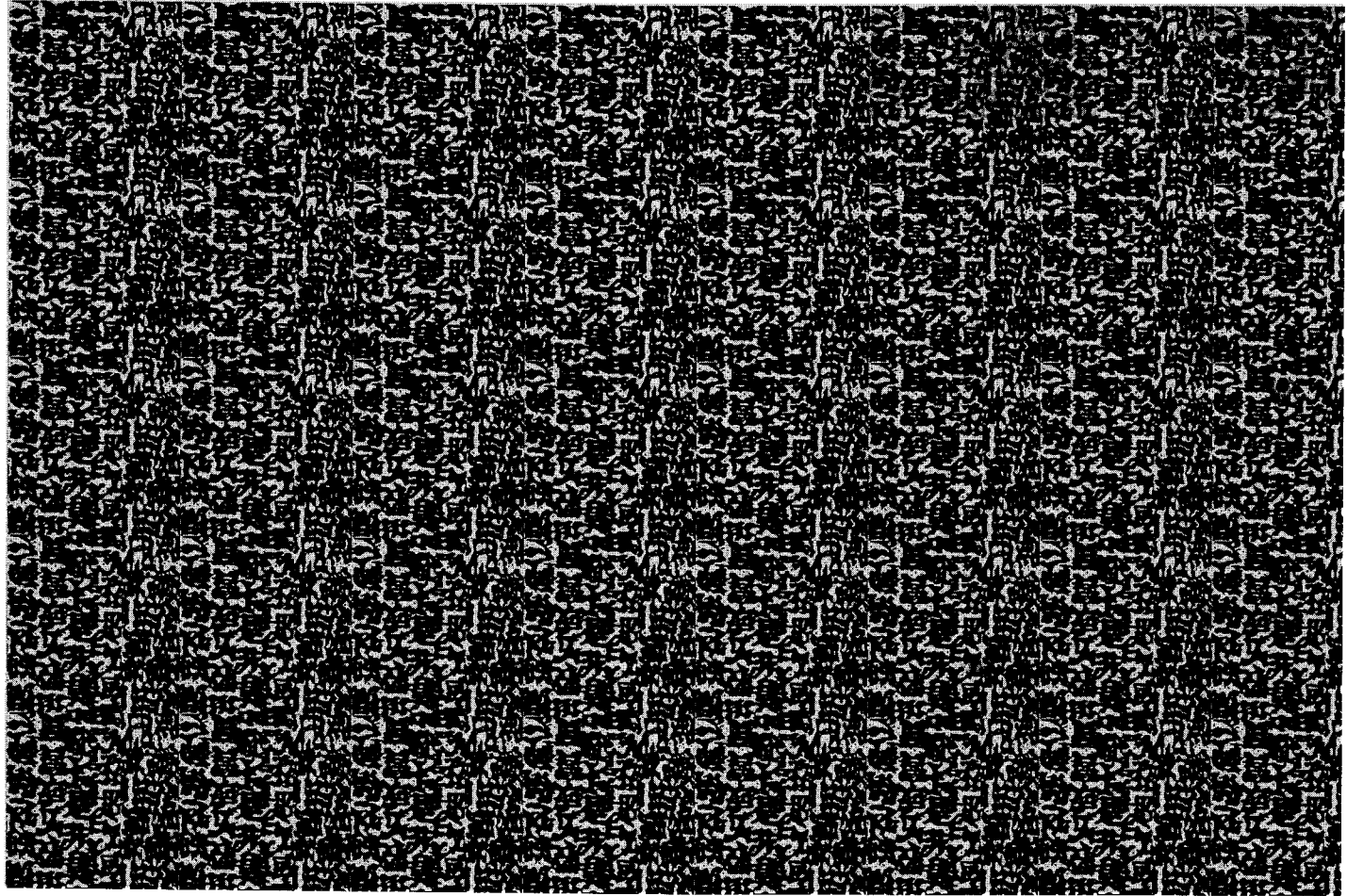
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Dated: April 3, 2019

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Board Assistant



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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

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS

**PUBLIC HEARING NOTICE**  
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2019 APR 11 AM 10:18

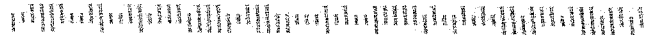
963231011  
DAVID J SERPA  
STE G110  
MURRIETA CA 92563

NIXIE 022 DE 2 0804/08/19

RETURN TO SENDER  
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UTF  
92502>1147

BC: 92502114747 \*0704-05389-04-43



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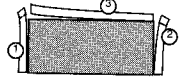
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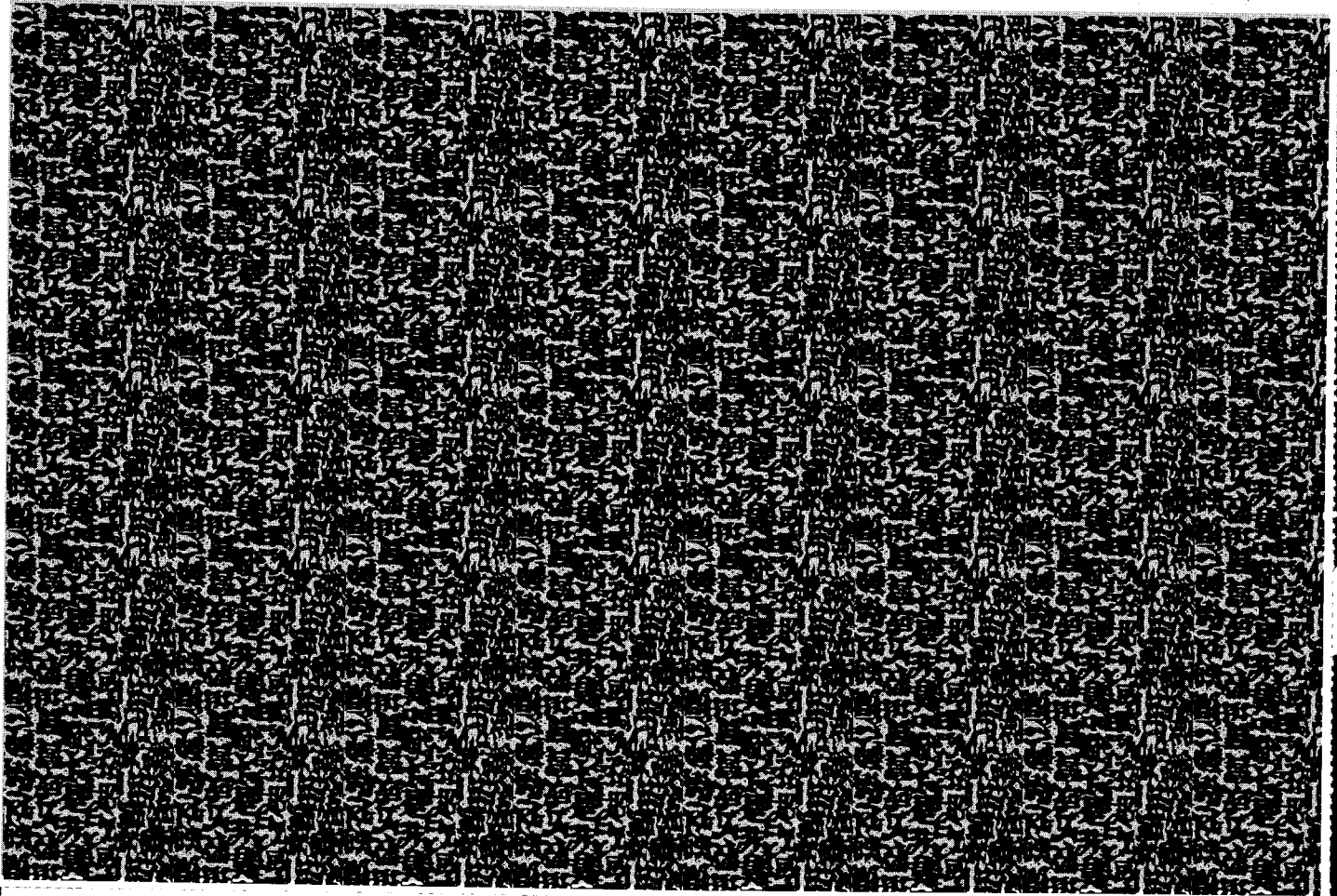
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Dated: April 3, 2019

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Board Assistant



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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*

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2019 APR - 9 AM 10: 39

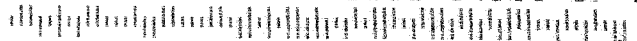
California Council for the Blind  
Attn: Foster Brown  
P.O. Box 172  
Riverside, CA 92502

NIXIE 911 FE 1260 0004/07/19

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF  
92502-1147  
CVI-SMB 92502

BC: 92502114747 \*2152-04300-07-15



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AMENDMENT TO A SPECIFIC PLAN, CHANGE OF ZONE, PLOT PLAN, CONDITIONAL USE PERMIT, TENTATIVE PARCEL MAP, VARIANCE AND TO ADOPT AN ORDINANCE AND RESOLUTION IN THE RANCHO CALIFORNIA 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, April 16, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Amendment No. 4 to Specific Plan No. 284 (SP)**, which proposes to change the land use designations of Planning Area (PA) 22 and 23 from Business Park and Community Facilities/RV Storage Site, respectively to Commercial Retail, updates to the SF Land Use Map, text planning area descriptions, clarify allowable uses, updates terminology of land uses and planning areas. **Change of Zone No. 7951** modifies allowable uses and development standards, in PA 22 and 23 to be consistent with SF text. **Plot Plan No. 26344**, which proposes to develop a 132,568 square foot commercial/retail development to include, a grocery/drive-thru pharmacy, financial institution with drive-thru, fast food eating establishments with drive-thru, retail food/coffee drive-thru, fitness center and gas station. **Conditional Use Permit No. 3779**, which proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 8) and the sale of beer, wine and spirits for off-site consumption associated with the grocery store (Building 1) and drug store (Building 3). **Variance No. 180005**, proposes a variance from the sign standards in regards to the number, size and spacing requirements of free standard signs. **Parcel Map No. 37404**, which proposes to subdivide 2 lots into 15 commercial lots on approximately 21 acres. This project is located on the Northeast corner of Thompson and Winchester Roads in the Rancho California Zoning Area of the Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and consider an **ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 371**.

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 [dbradford@rivco.org](mailto:dbradford@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.

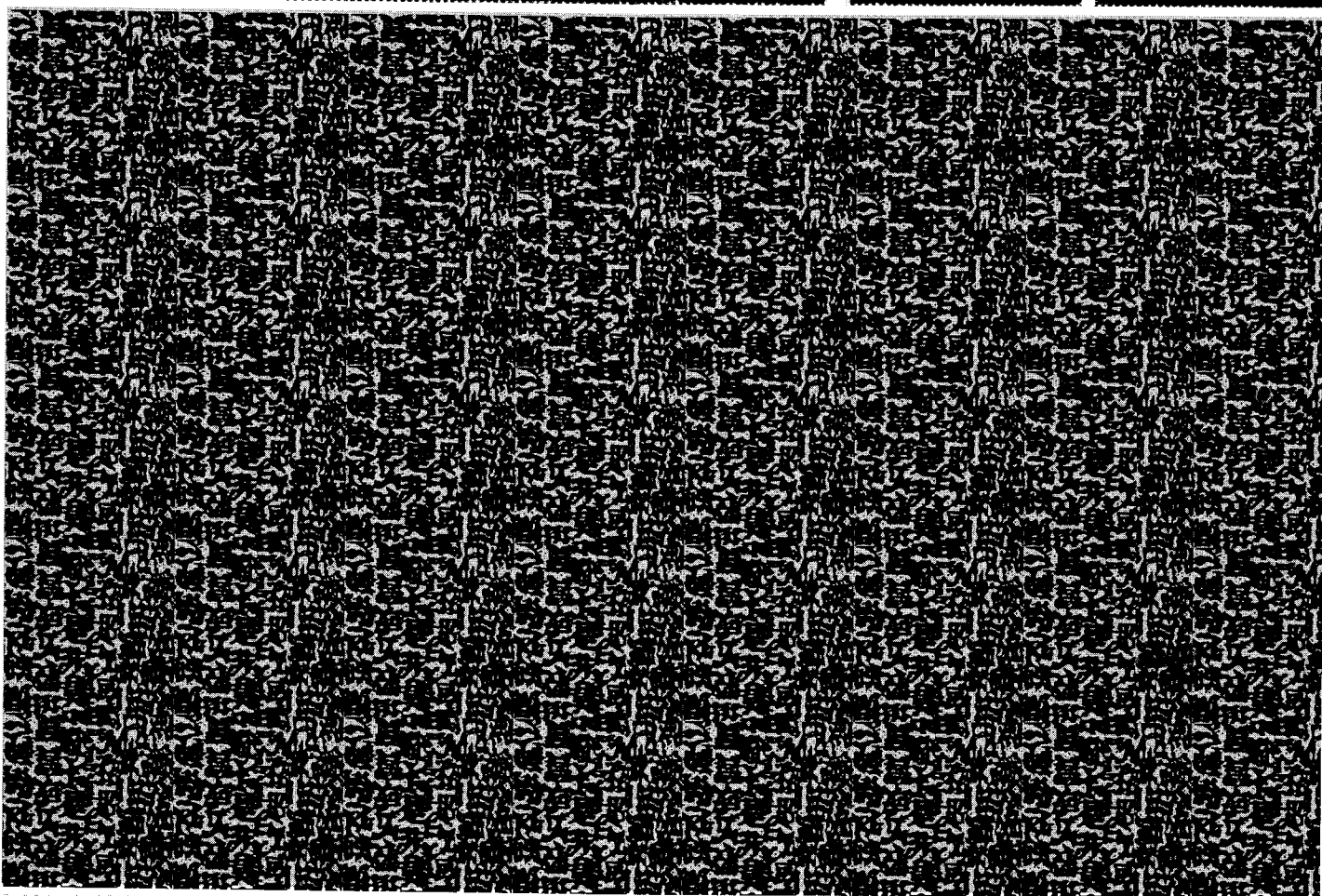
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

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: April 3, 2019

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, 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*

California Council for the Blind  
 Attn: Foster Brown  
 P.O. Box 172  
 Riverside, CA 92502

RECEIVED RIVERSIDE COUNTY  
 CLERK / BOARD OF SUPERVISORS  
 2019 APR - 9 AM 10:39

NIXIE 911 FE 1260 0004/07/19

RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD

UTF BC: 92502114747 \*2152-04301-07-15

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AMENDMENT TO A SPECIFIC PLAN, CHANGE OF ZONE, PLOT PLAN, CONDITIONAL USE PERMIT, TENTATIVE PARCEL MAP, VARIANCE AND TO ADOPT AN ORDINANCE AND RESOLUTION IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

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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 [gob@rivco.org](mailto:gob@rivco.org)

Dated: April 3, 2019

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Board Assistant

✓

**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:** Jim HALFERTY

**Address:** 199 S. Los Robles Pasadena 91101  
(only if follow-up mail response requested)

**City:** Pasadena **Zip:** 91101

**Phone #:** 626-405-0954

**Date:** 4-16-19 **Agenda #** 21.1

**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.

April 9, 2019

2019 APR 15 AM 11:27

To: Planning Department

Ref. Addendum to environmental impact report No. 371.

My Name is William Chard and my residence is at 36015 Glasgow Street, Winchester, Ca. 92596. I am writing this letter in opposition to the land use change that will impact the northeast corner of Winchester and Thompson Rd. From business park and community facilities/rv storage site to commercial retail. This change will have a major impact on the area and not in a positive way. The commercial retail will be butting against the residential homes in the area. More traffic problems along with people loitering in the area.

At this time there is already a full grocery store and pharmacy at Winchester and Benton Rd along with many fast food establishments. This commercial retail is less than ½ mile away and it does not encroach into the residential community. There is also the major commercial retail facility with several grocery stores and fast food chains at Winchester and Murrieta Hot springs Rd., which is less than another mile away. There is no need for another commercial retail in this area. But the RV storage we could use the one at Dutch Village is currently full with no others in the area. We lack this type of facility in our area.

We have had problems with homeless people hanging out near the commercial retail stores at Benton Rd. and Winchester because beer and wines sells. If this project is approved it would put those homeless people in our back yards and petty thefts would go up in the area. I also fear for our children in the area from walking to school to just playing out in front of their homes. This project is not a good fit for where they are wanting to place it. The land would be best utilized for the zoning that's in place now!

I would like my voice to be heard along with the rest of our community. Please vote no on the change of zoning. Sorry this had to be in a letter because I am unable to it make to the meeting.

  
William Chard

4/16/19 261  
2019-4-142924

William Chard  
36015 Glasgow St.  
Winchester, Ca. 92596

SAN DIEGO  
CA 9200  
10 APR '19  
PM 4:1

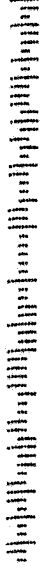


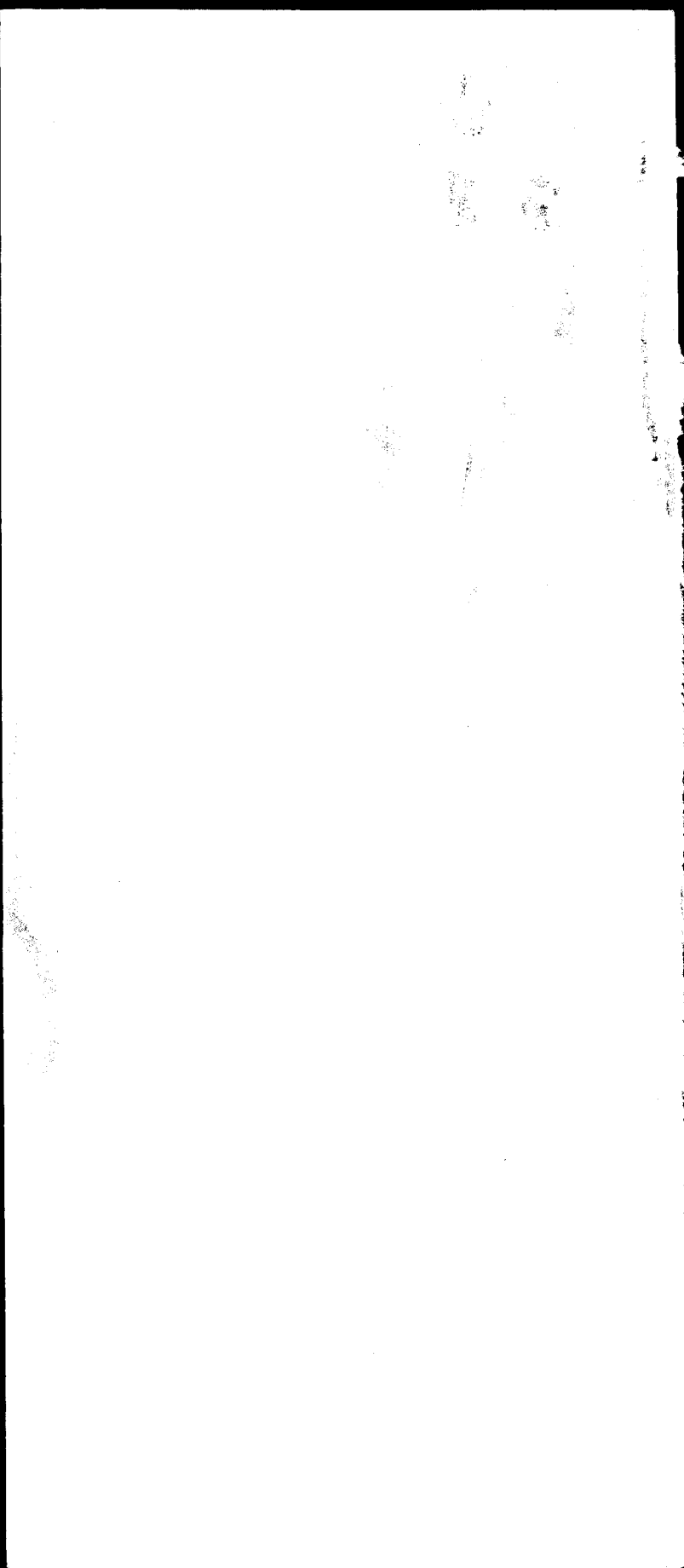
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2019 APR 15 AM 11:27

Clerk of The Board  
4080 Lemon Street 1st Floor  
P.O. Box 1147  
Riverside, CA, 92502-1147

92502-114747







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

# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
4/27/19	0011263700		PE Riverside	3 x 41 Li	159.90

Invoice text: Ordinance 348.4893

*Planning  
4/16/19 3.16*

Placed by: Karen Barton

## Legal Advertising Memo Invoice

<b>BALANCE DUE</b>
159.90

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION			
		BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229		04/27/2019	5209148	5209148	BOARD OF SUPERVISORS



## THE PRESS-ENTERPRISE

### Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
04/27/2019	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
159.90	0011263700	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.: Ordinance 348.4893 /

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

**04/27/2019**

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

Date: April 27, 2019  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011263700-01

P.O. Number:

### Ad Copy:

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

ORDINANCE NO. 348.4893

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

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Nuevo Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2431, Change of Zone Case No. 7919" which map is made a part of this ordinance.

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

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on April 16, 2019, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Perez and Hewitt  
NAYS: None  
ABSENT: Spiegel  
ABSTAIN: Washington

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Board Assistant

4/27



CALL (951) 368-9222  
EMAIL [legals@pe.com](mailto:legals@pe.com)

# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
4/27/19	0011263695		PE Riverside	3 x 40 Li	156.00

Invoice text: Ordinance 348.4907

*Planning  
4/16/19 3.16*

Placed by: Karen Barton

## Legal Advertising Memo Invoice

BALANCE DUE
156.00

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME	
Nick Eller 951-368-9229	04/27/2019	5209148	5209148	BOARD OF SUPERVISORS



## THE PRESS-ENTERPRISE

### Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
BOARD OF SUPERVISORS		
04/27/2019	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
156.00	0011263695	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.: Ordinance 348.4907 /

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

**04/27/2019**

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

Date: April 27, 2019  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011263695-01

P.O. Number:

## Ad Copy:

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

ORDINANCE NO. 348.4907

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

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Temescal Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2438, Change of Zone Case No. 7859" which map is made a part of this ordinance.

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

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on April 16, 2019, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Washington, Perez and Hewitt  
NAYS: None  
ABSENT: Spiegel

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Board Assistant

4/27



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

# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
4/27/19	0011263705		PE Riverside	3 x 40 Li	156.00

Invoice text: Ordinance 348.4901

*Planning  
4/16/19 3.16*

Placed by: Karen Barton

## Legal Advertising Memo Invoice

BALANCE DUE
156.00

SALES/CONTACT INFORMATION	ADVERTISER INFORMATION			
	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	04/27/2019	5209148	5209148	BOARD OF SUPERVISORS



## THE PRESS-ENTERPRISE Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
04/27/2019	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
156.00	0011263705	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.: Ordinance 348.4901 /

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

**04/27/2019**

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

Date: April 27, 2019  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011263705-01

P.O. Number:

## Ad Copy:

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

ORDINANCE NO. 348.4901

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

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

Section 1. Section 4.1 of Ordinance No. 348, and Thousand Palms District Zoning Plan Map No. 40, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Thousand Palms District, Map No. 40.049 Change of Zone Case No. 7936," which map is made a part of this ordinance.

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

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on April 16, 2019, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Washington, Perez and Hewitt  
NAYS: None  
ABSENT: Spiegel

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Board Assistant

4/27