

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



ITEM

(ID # 9707)

MEETING DATE:

Tuesday, June 4, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on APPROVAL AND ADOPTION OF MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ180073, CHANGE OF ZONE NO. 1800017, ORDINANCE NO. 348.4904, and CONDITIONAL USE PERMIT NO. 180016, Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Projection Engineering Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Krameria Avenue, south of Van Buren Blvd., east of Washington Street, west of Gardner Avenue – 3 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) & Residential Agriculture (R-A)– REQUEST: Change of Zone No. 1800017 proposes to change the zoning classification on the southern portion of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S). Conditional Use Permit No. 180016 proposes to establish an 18,800 square foot retail commercial building with 15,000 square feet of attached outdoor display, 6,257 square feet of unenclosed outdoor display, and a parking lot to accommodate 99 vehicles on 3 acres - APNs: 274-040-022, 274-040-021. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ180073 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE CHANGE OF ZONE NO. 1800017 changing the zoning classification of a portion of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S); and,

ADOPT ORDINANCE NO. 348.4904 amending the zoning in the Woodcrest Area shown on Change of Official Zoning Plan, Woodcrest District, Map No. 59.072, Change of Zone Case No. 1800017, attached hereto and incorporated herein by reference; and,

APPROVE CONDITIONAL USE PERMIT NO. 180016, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated in the staff report.

ACTION: Set for Hearing

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

MINUTES OF THE BOARD OF SUPERVISORS

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

On July 25, 2018, an application for Change of Zone No. 1800011 and Conditional Use Permit No. 180016 was submitted to the County of Riverside to allow for the following:

Change of Zone No. 1800017 (CZ1800017) - The Project site is presently split zoned with Scenic Highway Commercial (C-P-S) along the northern portion of the site, directly adjacent to Van Buren Blvd., and Residential Agricultural (R-A) along the southern property line. The R-A zoning classification is considered inconsistent with the Commercial Retail (CR) General Plan Land Use Designation. The Project is proposing to change the R-A zoned portion of the site to C-P-S that would eliminate the split zoning on the Project site. Additionally, prior to the issuance of grading permits as stated in condition of approval 060 Planning 1, a Certificate of Parcel Merger shall be reviewed and approved by the Survey Department. The Parcel Merger shall merge Assessor Parcel Nos. 274-040-021 and 022 to ensure that development would not cross over lot lines. The change of zone to C-P-S and lot merger will result in consistency of the entire site with the CR designation. The Change in Zone would also facilitate the site to be developed as proposed, including the outdoor storage area. Section 9.5 of Ordinance No. 348 allows commercial retail uses such as, feed and grain sales, hardware stores, household goods sales and repair, hobby shops, garden supply stores, and pet supply shops with the approval of a Conditional Use Permit.

Conditional Use Permit No. 180016 (CUP180016) - The proposed Project includes a Conditional Use Permit (CUP) to allow the construction of an 18,800 sq. ft. commercial retail building with a maximum height of 30 feet. A 15,000 sq. ft. fenced-in outdoor display that includes a 1,000-gallon propane tank for the sale of bulk propane and a 2,000 sq. ft. future forage shed is also proposed. In addition, there would be 6,457 sq. ft. of unenclosed outdoor display, a rear loading dock for merchandise delivery, trash enclosure, and parking lot to accommodate up to 99 vehicles including 3 electric vehicle parking spaces. Access to the site is provided via an existing driveway on Van Buren Blvd. The Project's hours of operation would be Monday through Sunday 8 a.m. to 10 p.m., and during seasonal sale promotions 6 a.m. to 12 a.m.

The Project site is located north of Krameria Avenue, south of Van Buren Blvd., west of Washington Street, and east of Gardner Avenue.

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

Summary

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. 180073 identified potentially significant impacts in regards to Biology; however, with the incorporation of a mitigation measure this impact was reduced to less than significant. The IS and MND represent the independent judgment of Riverside County. The documents were circulated for a 20-day public review period per the California Environmental Quality Act Statue and Guidelines Section 15105.

The Planning Commission heard the project during a regularly scheduled public hearing on April 17, 2019. Two people spoke in favor of the Project, no one spoke in opposition. The Planning Commission closed the public hearing and recommended approval of the project with a 4-0 vote, with one commissioner absent.

Impact on Residents and Businesses

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

Additional Fiscal Information

All fees are paid by the applicant; there is not a General Fund obligation.

ATTACHMENTS:

- A. ORDINANCE NO. 348.4904**
- B. PLANNING COMMISSION STAFF REPORT**
- C. PLANNING COMMISSION MINUTES**
- D. SITE PLAN**
- E. COLORED ELEVATIONS**

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 18, 2018,

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

APN (s) or case numbers CZ1800017 / CUP1800016 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

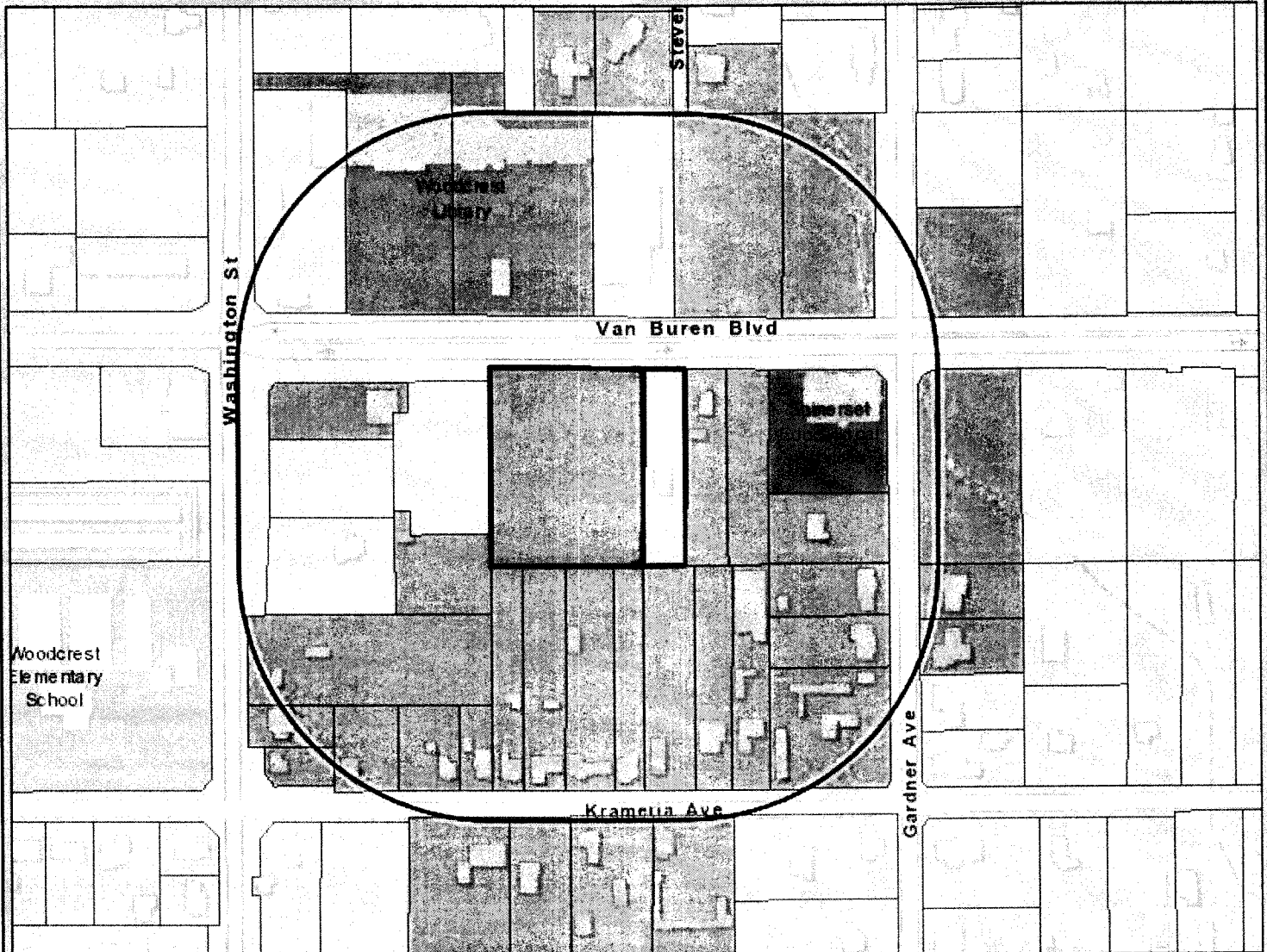
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ1800017 / CUP1800016 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 376 752 Feet

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

REPORT PRINTED ON... 12/18/2018 12:10:44 PM

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JOSE M ROCHA
DIANE MARIE ROCHA
16232 OLIVE AVE
RIVERSIDE CA. 92504

274030008
JOHN H SEARLE
LAURIE A SEARLE
16215 STEVENS LN
RIVERSIDE CA. 92504

274030011
PRINCE P MACON
85 MEADOWVIEW DR
POMONA CA 91766

274030012
TERRENCE A MAGUIRE
JOAN M MAGUIRE
16220 STEVENS LN
RIVERSIDE CA. 92504

274030016
DIAJEFF
PETROLANE INC
C/O C/O KIN PROP
185 NW SPANISH RIVER 100
BOCA RATON FL 33431

274030017
SANDS PARAGON MANAGEMENT
C/O C/O SAMA HASSO
P O BOX 17358
ANAHEIM CA 92817

274030019
KWANG S PARK
YONG Y PARK
4568 W 1ST ST NO 307
LOS ANGELES CA 90004

274030020
YON SHIN PARK
2535 CYPRESS POINT DR
FULLERTON CA 92833

274040004
MARGARITO RODRIGUEZ
16450 WASHINGTON ST
RIVERSIDE CA. 92504

274040005
WILLARD H WASHBURN
CHERI L WASHBURN
16472 WASHINGTON ST
RIVERSIDE CA. 92504

274040008
STEVEN THOMAS PEREZ
17110 KRAMERIA AVE
RIVERSIDE CA. 92504

274040009
STEVEN PHILLIP MCCANN
DEBRA LYNN MCCANN
15505 SILVER SPUR RD
RIVERSIDE CA 92504

274040010
ARLENE JOYCE WATTS
17126 KRAMERIA AVE
RIVERSIDE CA. 92504

274040011
AARON COOK
STACEY COOK
16740 TARANO LN
MORENO VALLEY CA 92551



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ANDREA ALVAREZ
17146 KRAMERIA AVE
RIVERSIDE CA. 92504

274040013
WOODCREST COMMUNITY CLUB
17156 KRAMERIA AVE
RIVERSIDE CA. 92504

274040014
ARNOLD L E LLOYD
SANDRA R LLOYD
17160 KRAMERIA AVE
RIVERSIDE CA. 92504

274040015
THOMAS A MCCOY
31971 CALLE CABALLOS
TEMECULA CA 92592

274040016
JOYCE A WESCHE
JILL MARIE OTTO
498 HUDSON LN
VICTOR MT 59875

274040017
ANN PATTINSON
PATRICIA ANN BAYLESS
16365 GARDNER AVE
RIVERSIDE CA. 92504

274040018
SOMERSET INC
14400 METCALF AVE
OVERLAND PARK KS 66223

274040019
TIMOTHY J OLSON
PATSY A OLSON
17157 VAN BUREN BLVD
RIVERSIDE CA 92504

274040020
TIMOTHY J OLSON
PATSY A OLSON
17157 VAN BUREN BLV
RIVERSIDE CA. 92504

274040022
SHARENE L GREENE
S L GREENE
4434 3RD ST
RIVERSIDE CA 92501

274040023
JULIO R SALAS
MONICA L SALAS
16455 GARDNER AVE
RIVERSIDE CA. 92504

274040024
V MAR INC
12025 FLORENCE AVE NO 105
SANTA FE SPRINGS CA 90670

274040026
JUDY CHOV
17072 KRAMERIA AVE
RIVERSIDE CA. 92504

274040027
JOHN ELTON
NICHOLE ELTON
17100 KRAMERIA AVE
RIVERSIDE CA. 92504



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DON FRUCIANO
C/O C/O LEGAL DEPT
P O BOX 3165
HARRISBURG PA 17105

274040050
DON FRUCIANO
9390 CONATY PL
RIVERSIDE CA 92503

274040051
WMWD
14205 MERIDIAN PKWY
RIVERSIDE CA 92518

274060022
ZIPLINEEXPRESS
2872 TIGER TAIL
ROSSMOOR CA 90720

274070001
KEVIN THANH DOAN
PAULINE LAN DOAN
PO BOX 8338
HUNTINGTON BEACH CA 92615

274070017
TSUNG HUANG LIANG
YUEH CHIN TSAI
16428 GARDNER AVE
RIVERSIDE CA. 92504

274070018
MURIEL L JOHNSON
16450 GARDNER AVE
RIVERSIDE CA. 92504

274160002
DELYNN C HUMPHREY
17095 KRAMERIA AVE
RIVERSIDE CA. 92504

274160003
LORENZO RAMERIZ
JOSEPHINE A RAMERIZ
17115 KRAMERIA AVE
RIVERSIDE CA. 92504

274160004
VIRGINIA L DANNELLY
DANNELLY MAUDE E ESTATE OF
17151 KRAMERIA AVE
RIVERSIDE CA. 92504

274160005
JOSE LUIS CABRERA
17159 KRAMERIA AVE
RIVERSIDE CA. 92504

Woodcrest Real Estate Ventures
Atten: Steve Powell
1410 Main Street, Suite C.
Ramona, CA 92065

Woodcrest Real Estate Ventures
Atten: Steve Powell
1410 Main Street, Suite C.
Ramona, CA 92065

Projection Engineering, Inc.
Atten: Paul Fisher
1230 Cedar Street
Ramona, CA 92065

Projection Engineering, Inc.
Atten: Paul Fisher
1230 Cedar Street
Ramona, CA 92065

Sharene L. Greene
C/o IPA, Carmen Law
3538 Central Avenue, Suite 200
Riverside, CA 92506

Sharene L. Greene
C/o IPA, Carmen Law
3538 Central Avenue, Suite 200
Riverside, CA 92506

Empire Design Group, Inc.
Atten: Alex Hann
24861 Washington Ave.
Murrieta, CA 92562

Empire Design Group, Inc.
Atten: Alex Hann
24861 Washington Ave.
Murrieta, CA 92562

Western Municipal Water District
14205 Meridian Pkwy.
Riverside, CA 92518

Western Municipal Water District
14205 Meridian Pkwy.
Riverside, CA 92518

Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968

Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968

Thomas C. Ketcham, Woodcrest
Community Representative
4080 Lemon Street, 5th Floor
PO Box 1527
Riverside, CA 92501

Thomas C. Ketcham, Woodcrest
Community Representative
4080 Lemon Street, 5th Floor
PO Box 1527
Riverside, CA 92501

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

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

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

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

Riverside County ALUC
Attention: John Guerin
4080 Lemon Street, 14th Floor
Riverside, Ca 92501

Riverside County ALUC
Attention: John Guerin
4080 Lemon Street, 14th Floor
Riverside, Ca 92501

City of Riverside
c/o Community and Economic
Development Department
3900 Main Street, 3rd Floor
Riverside, CA 92522

City of Riverside
c/o Community and Economic
Development Department
3900 Main Street, 3rd Floor
Riverside, CA 92522

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

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

Morongo Band of Mission Indians
Tribal Historic Preservation Office
Atten: Travis Armstrong
12700 Pumarra Road
Banning, CA 92220

Morongo Band of Mission Indians
Tribal Historic Preservation Office
Atten: Travis Armstrong
12700 Pumarra Road
Banning, CA 92220



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Invoice text: Change of Zone 1800017

*Planning
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COUNTY OF RIVERSIDE
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THE PRESS-ENTERPRISE

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Publication(s): The Press-Enterprise

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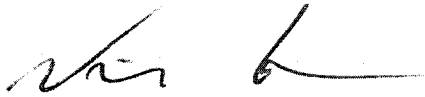
Ad Desc.: Change of Zone 1800017 /

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:

05/23/2019

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

Date: May 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: 0011273003-01

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, A CONDITIONAL USE PERMIT, AND TO ADOPT AN ORDINANCE IN THE WOODCREST ZONING AREA, FIRST 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, June 4, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **Change of Zone No. 1800017** which proposes to change the zoning classification on the southern portion of the project site from Residential Agriculture to Scenic Highway Commercial. **Conditional Use Permit No. 180014**, proposes to establish an 18,800 square foot retail commercial building with 15,000 square feet of attached outdoor display, 6,257 square feet of unenclosed outdoor display, and a parking lot to accommodate 99 vehicles on 3 acres. This project is located North of Krameria Avenue, South of Van Buren Blvd., West of Washington Street and East of Gardner Avenue in the Woodcrest Zoning Area of the First Supervisorial District.

The Planning Commission recommends that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. CEQ180073**.

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

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

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact 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

Dated: May 16, 2019

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

5/23

THE PRESS-ENTERPRISE

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951-684-1200
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Publication(s): The Press-Enterprise

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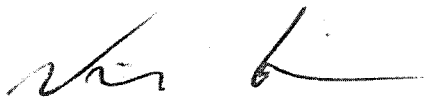
Ad Desc.: Change of Zone 1800011 /

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:

05/23/2019

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

Date: May 23, 2019
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
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RIVERSIDE, CA 92502

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P.O. Number:

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, A CONDITIONAL USE PERMIT, AND TO ADOPT AN ORDINANCE IN THE HOMELAND ZONING AREA, FIFTH 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, June 4, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **Change of Zone No. 1800011** which proposes to modify zoning classification Mineral Resources Zone to Light Agriculture Zone. **Conditional Use Permit No. 2565, Revision No. 3**, is a proposal to renew the existing Conditional Use Permit for the Homeland Pet Hotel located at 24750 Juniper Flats Road. The Conditional Use Permit was originally approved in 1982 and has been renewed every ten years. The expiration date of the current conditional use permit was July 1, 2018. There are no code violations existing on the site. This project is located North of La Huerta Road, South of Ruth Lane, East of Juniper Flats Road and West of Minton Road in the Homeland Zoning Area of the Fifth Supervisorial District.

The Planning Commission recommends that the Board of Supervisors approve the project and consider the project **CEQA Exempt pursuant to sections 15301 (Existing Facilities) and 15061 (b) (3) (Common Sense Exemption)**

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 dbrador@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

Dated: May 16, 2019

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

5/23



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

June 12, 2019

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4904

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, June 18, 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. 348.4904

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 Woodcrest District Zoning Plan Map No. 59, 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, Woodcrest District, Map No. 59.072, Change of Zone Case No. 1800017," 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 **June 4, 2019**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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	PO Number	PRODUCT	SIZE	Amount
6/18/19	0011282565		PE Riverside	3 x 40 Li	156.00

Invoice text: Adoption of Ord. No. 348.4904

*Planning
6/4/19 21.1*

Placed by: Karen Lynn 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	06/18/2019	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
06/18/2019	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
156.00	0011282565	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. 348.4904 /

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:

06/18/2019

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

Date: June 18, 2019
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011282565-01

P.O. Number:

Ad Copy:

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

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NAYS: None
ABSENT: None

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

6/18

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, A CONDITIONAL USE PERMIT, AND TO ADOPT AN ORDINANCE IN THE HOMELAND ZONING AREA, FIFTH 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, June 4, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **Change of Zone No. 1800011** which proposes to modify zoning classification Mineral Resources Zone to Light Agriculture Zone. **Conditional Use Permit No. 2565, Revision No. 3**, is a proposal to renew the existing Conditional Use Permit for the Homeland Pet Hotel located at 24750 Juniper Flats Road. The Conditional Use Permit was originally approved in 1982 and has been renewed every ten years. The expiration date of the current conditional use permit was July 1, 2018. There are no code violations existing on the site. This project is located North of La Huerta Road, South of Ruth Lane, East of Juniper Flats Road and West of Minton Road in the Homeland Zoning Area of the Fifth Supervisorial District.

The Planning Commission recommends that the Board of Supervisors approve the project and consider the project **CEQA Exempt pursuant to sections 15301 (Existing Facilities) and 15061 (b) (3) (Common Sense Exemption)**

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

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

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

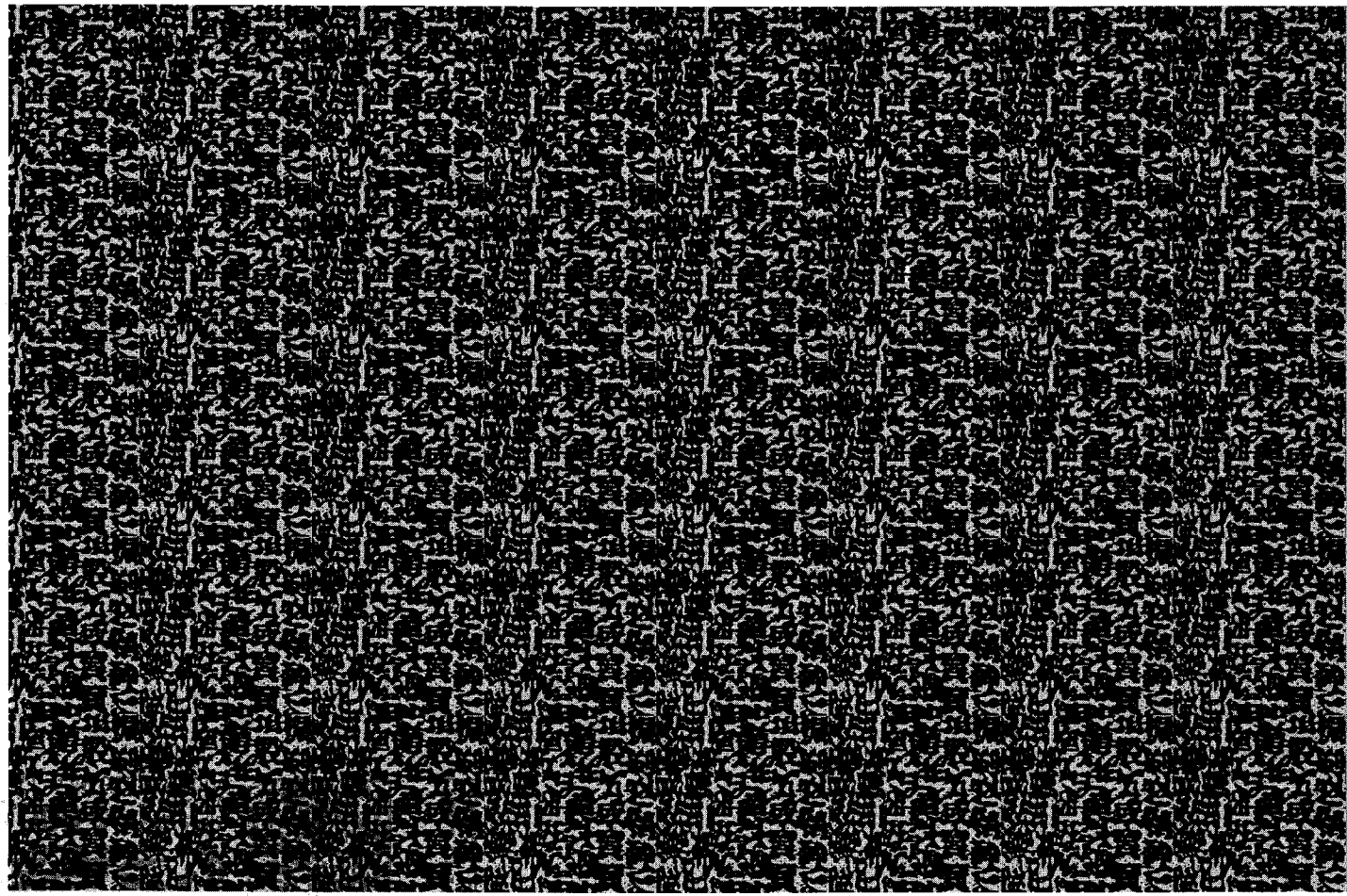
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact 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

Dated: May 16, 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, 1st Floor Annex
 P. O. Box 1147
 Riverside, CA 92502-1147

PUBLIC HEARING NOTICE

This may affect your property

457270014
 TOMMY M RUBADEUX
 WANDA L RUBADEUX
 31813 RUTH LN
 HOMELAND CA. 92548

2019 MAY 23 AM 10:22

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS

NIXIE 910 DE 1 0005/21/19

RETURN TO SENDER
 NO MAIL RECIPIENT
 UNABLE TO FORWARD

NMB 92502114747

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Dated: May 16, 2019

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

NIXIE 910 DE 1 0095/21/19
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NO MAIL THROUGH
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BC: 92502114747 *9804-03562-17-42
925021147 NMR

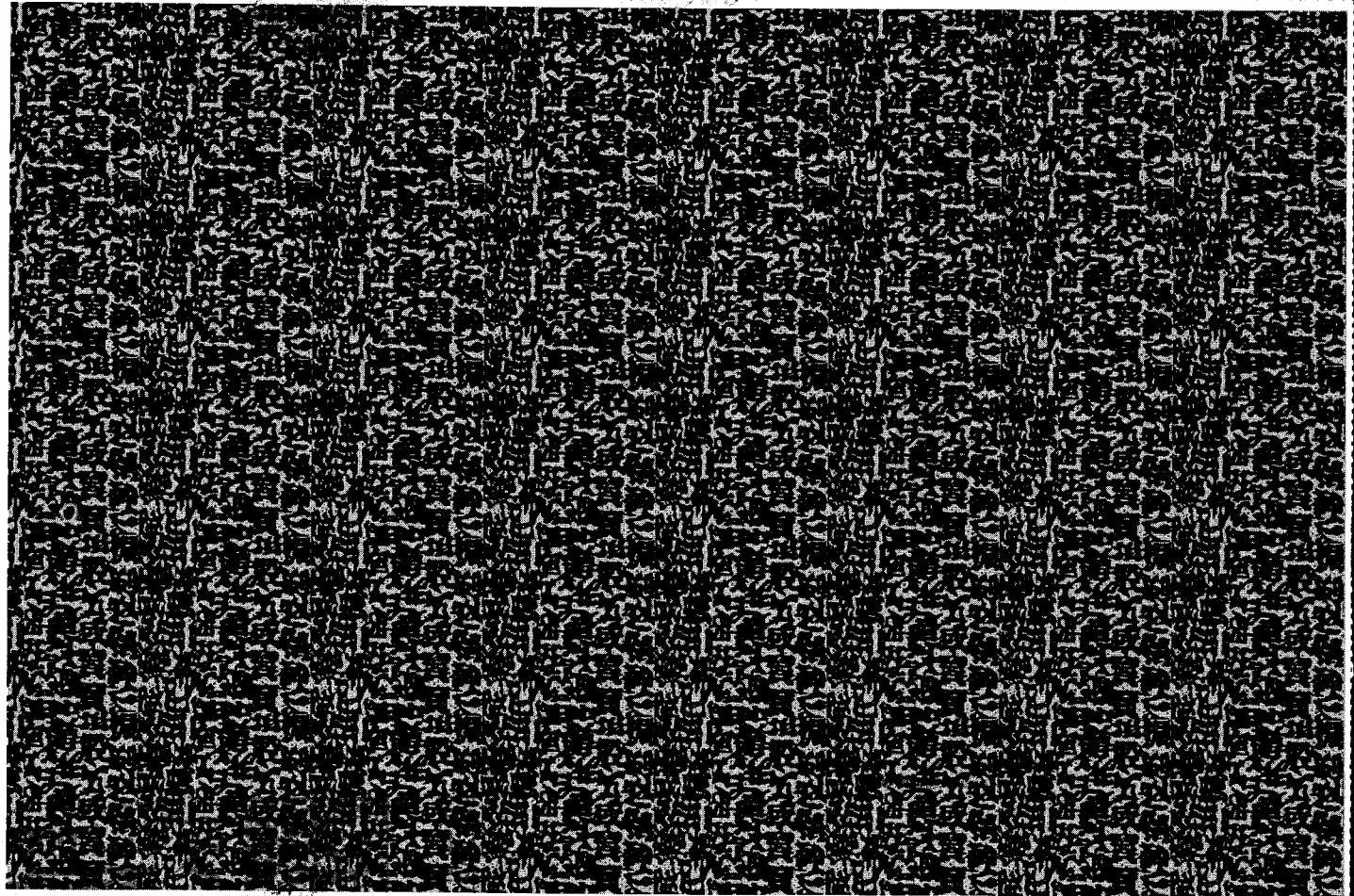
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CLERK / BOARD OF SUPERVISORS

2019 MAY 23 AM 10: 22

457290034
KAREN FRANK
PAMELA MCFARLANE
31493 RUTH LN
HOMELAND CA. 92548

PUBLIC HEARING NOTICE
This may affect your property

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



THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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 to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Sonya Almondor

Address: _____

City: Woodcrest Zip: 92508

Phone #: 951 892 8897

Date: 6/4/2019 Agenda # 2.1.1 - 9707

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/Public Comment:

Notwithstanding any other provisions of these rules, a 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. Donated time is not permitted during Public Comment.

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 ensure 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 to 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 bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

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

Riverside County Board of Supervisors ✓
Request to Speak

Submit request to Clerk of Board (right of podium),
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Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Arnold L Loyd

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 21.1
~~1000000000~~

PLEASE STATE YOUR POSITION BELOW:

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

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