

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



21.1
(MT 11137)

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Planning Department regarding the public hearing and Adoption of Ordinance No. 348.4912 associated with Change of Zone No. 1900009, an amendment to the County's Land Use Ordinance, Ordinance No. 348, to add Section 19.610, University City Neighborhood Preservation Overlay Zone under Article XIXi, is continued off calendar.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 10, 2019 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: December 10, 2019
Kecia R. Harper, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *Kecia R. Harper* Deputy

AGENDA NO.
21.1

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



**ITEM: 21.1
(ID # 11137)**

MEETING DATE:
Tuesday, December 10, 2019

FROM : TLMA-PLANNING:

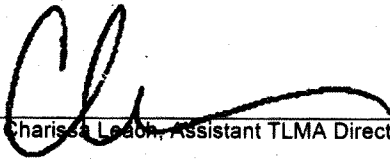
SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing and Adoption of Ordinance No. 348.4912 associated with CHANGE OF ZONE No. 1900009, an amendment to the County's Land Use Ordinance, Ordinance No. 348, to add Section 19.610, University City Neighborhood Preservation Overlay Zone under Article XIXi: which is currently titled Bermuda Dunes Neighborhood Preservation Overlay Zone, and to rename Article XIXi as "Neighborhood Preservation Overlay Zones." The purpose of this amendment is to establish the University City Neighborhood Preservation Overlay ("UCNPO") Zone, which applies to all lots located within the existing Community of University City boundary, as shown on Figure 4, Highgrove Area Plan Overlays and Policy Areas of the Highgrove Area Plan in the Riverside County General Plan. This amendment further establishes neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general property maintenance. District 1. [\$0 - Planning Department] (RECOMMEND TO CONTINUE OFF CALENDAR)

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that Ordinance No. 348.4912 is exempt from CEQA pursuant to State CEQA Guidelines sections 15061(b)(3) (Common Sense Exemption) and 15308 (actions by regulatory agencies for the protection of the environment) based on the findings and conclusions contained in the attached Notice of Exemption;
2. **ADOPT** Ordinance No. 348.4912 attached hereto, which is associated with Change of Zone No. 1900009, which establishes the University City Neighborhood Preservation Overlay ("UCNPO") Zone, and which amends the title of Ordinance No. 348 Article XIXi to "Neighborhood Preservation Overlay Zones." The UCNPO Zone adds neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general property maintenance to Ordinance No. 348, and is based on the findings and conclusions incorporated into this staff report; and
3. **DIRECT** the Planning Department to file the attached Notice of Exemption with the County Clerk for posting.

ACTION:Policy, Set for Hearing

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



Charissa Leach, Assistant TLMA Director 11/25/2019

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	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Planning Department General Fund			Budget Adjustment: No	
			For Fiscal Years: 19/20	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Initiation and Purpose:

On April 24, 2018, Minute Order 3.3, the Riverside County Board of Supervisors approved an initiation for County staff to establish a neighborhood preservation overlay for an area located within the First Supervisorial District and the Highgrove Area Plan known as the Community of University City.

The primary purpose for the new overlay is to address impacts related to a relatively higher number of rental properties in the area being used as fraternities and sororities, as well as short term rental homes. Impacts range from excessive number of people living within a single residence, shortage of adequate onsite vehicle parking space, noise, and unpermitted residential additions. These regulations are also intended to result in maintaining a safe, clean, and orderly neighborhood. This proposed overlay is intended to be added to Ordinance No. 348 (Land Use).

Proposed Amendment:

This ordinance amendment establishes a new overlay zone boundary to include the residential properties located within the unincorporated area of Riverside County, in the Community of University City. This boundary area, designated as University City Neighborhood Preservation Overlay ("UCNPO") Zone, is located within the First Supervisorial District and the Highgrove Area Plan and is specifically located south of Central Avenue, east of Lochmoor Drive, North of Fair Isle Drive, and west of the I-215 Freeway. The boundary area includes 195 residential lots.

Properties within this new boundary area will be required to adhere to certain use and maintenance criteria as specified in the proposed Ordinance and summarized here:

- **Dwelling Area:** To maintain a balance between the uses within a residential structure, the total combined area of sleeping quarters, shall not exceed 50% of the total dwelling area. Conversely, the total combined common living areas within a residential structure shall be equal to or greater than the total combined sleeping area.
- **Streetscape:** The public rights-of-way shall be kept free of any type of obstructions. When not being serviced, trash or recycling containers shall be stored in a garage, side

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

yard, or rear yard and not within a public right-of-way. Any front yard or side yard area that is visible from any public street or public right-of-way shall be landscaped and properly maintained

- **Parking and Vehicles:** General vehicle repair shall not be conducted on street or within the public right-of-way. No vehicle shall be parked within any landscaped area. No vehicle shall be parked on a public street or public right-of-way for more than seventy-two (72) hours.
 - **Additional Parking Spaces:** When the number of sleeping quarters in a single residential structure exceeds five (5) rooms, an additional off-street parking space shall be required to be provided. Should the addition of a new parking area be infeasible due to steep slopes or a small front yard area, the Planning Director may modify this requirement based upon sufficient documentation that cites why adding another parking space is not achievable.
 - **New Parking Areas:** If a new parking area or driveway is modified or constructed, it shall not exceed 50% in area of the front yard.
- **Fences and Walls:** All fences and walls shall be properly maintained to ensure structural integrity. New chain link fencing material shall not be erected in any front or side yard or areas that are readily visible to the general public.
- **Lighting:** All lighting shall be directed downward, so as not to impact an adjacent property.

These provisions and all the provisions within the ordinance apply to all residential lots within the area covered by the University City Neighborhood Preservation Overlay Zone. In addition, all of the above provisions, and all of the other provisions specified in Ordinance No. 348.4912, are to be applied when any new construction, modification, or replacement occurs on a residential property that creates more than 300 square feet of additional total habitable dwelling area on the lot.

Hearings:

This project was initially heard at the September 4, 2019 Planning Commission (Agenda Item No. 4.2). At the conclusion of a staff presentation and public testimony, the Planning Commission continued the project to October 2, 2019, in order to address public concerns raised during the hearing.

This project was heard again at the October 2, 2019 Planning Commission hearing (Agenda Item No. 3.1) and was recommended to the Board of Supervisors for approval by a vote of 4-0.

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

There were multiple public attendees who spoke both in favor of and in opposition of this project.

Outreach and Ordinance Amendments:

County staff participated in the regularly scheduled University City monthly community meeting on September 10, 2019. During the meeting, members of the community expressed certain concerns related to the overall implementation of the Ordinance, as well as specific provisions within it. The Ordinance was updated to address some of the concerns. Specifically, it was requested that the Ordinance be revised to include the more commonly used community name; whereby, the initial Ordinance referred to the community as "University Heights"; the revised Ordinance now refers to the community as "University City". In addition, the definition of Sleeping Quarters, has been reworked to more appropriately distinguish between space dedicated for bedroom use and common use, within a residential structure. Lastly, a provision was added to allow the Planning Director discretion to not require an additional on-site parking space if, during a residential expansion, the number of Sleeping Quarters equals or exceeds five (5). Deviation from this requirement may be allowed, if the property owner can adequately demonstrate, that constructing a new parking space is infeasible due to existing site constraints, such as limited front yard area, steep slopes, or access limitations.

During the second Planning Commission hearing on October 2, 2019, comments from the commissioners reflected a desire to amend three (3) additional provisions within the Ordinance related to the storage of refuse containers, landscaping, and pre-existing fencing. Specifically, E.3.b was amended to remove the requirement of refuse containers when stored onsite, to not be visible by the general public. The amended language states that when refuse containers are not being serviced, they are required to be stored in a garage, side yard, or rear yard, and not in the public right-of-way. Also, E.5.a was amended to remove the ambiguous term, "aesthetically consistent" and instead now requires that the front or side-yard areas which are publicly visible, be landscaped and properly maintained. Lastly, E.6.e includes additional language that states that gates, gate posts or columns approved prior to Ordinance No. 348.4912 becoming effective, shall be exempt from the height provisions in this section, pertaining to walls. The specific Assessor's Parcel Numbers to which the University City Neighborhood Preservation Overlay applies were also added. These amendments are reflected in the Ordinance No. 348.4912 before the Board, and the specific changes are shown in the redline provided as an attachment hereto.

Impact on Residents and Businesses:

Ordinance No. 348.4912 adds a new section to Ordinance No. 348 (Land Use), establishing the University City Neighborhood Preservation Overlay ("UCNPO") Zone. The provisions within this ordinance amendment will result in ensuring a safe, clean, and orderly neighborhood, addressing the impacts associated with a relatively higher number of rental properties in the area being used as fraternities and sororities, as well as short term rental homes.

Additional Fiscal Information:

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

On April 24, 2018, Minute Order 3.3, the Riverside County Board of Supervisors approved an initiation for County staff to amend Ordinance No. 348 (Land Use) and establish a neighborhood preservation overlay for the Community of University City. Estimated cost for completion of this amendment, was \$6,000 and was to be funded through a General Fund allocation. Approval and implementation of this Ordinance amendment will result in establishing a set of neighborhood preservation guidelines, to ensure the public health and safety and to maintain a clean and orderly neighborhood.

Exhibit A: Planning Commission Minutes – September 4, 2019


Exhibit B: Planning Commission Minutes – October 2, 2019

Exhibit C: Planning Commission Staff Report – October 2, 2019

Exhibit D: Planning Commission Community Comments

Exhibit E: Ordinance No. 348.4912

Exhibit F: Notice of Exemption


Jason Farin, Senior Management Analyst

12/3/2019


Gregory V. Priapos, Director County Counsel

11/25/2019

Clerk's Original

Lewis, Tammymae

From: Lewis, Tammymae
Sent: Tuesday, December 10, 2019 10:40 AM
To: Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District; Hildebrand, John; Johnson, George; Flores, Robert; COB-Agenda
Subject: December 10, 2019 Item No 21.1 - Public Comment University City Overlay (CARL VIRDEN)

Greetings,

Please see email received via COB proposed for the December 10, 2019 Board Meeting (MinuteTraq No 11137).

A printed copy will be filed with Agenda back-up.

Respectfully,
Tammymae Lewis
Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org

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

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

From: COB
Sent: Tuesday, December 10, 2019 10:38 AM
To: 'Carl Virden' <c.virden@verizon.net>
Subject: County Ord 348 (RECEIVED)

Greetings,

The Clerk of the Board of Supervisors is in receipt of your email regarding Ordinance No 348.4912 associated with Change of Zone 1900009, and has included it in the record for December 10, 2019.

Respectfully,

12/10/19
21.1

Tammymae Lewis
Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org

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

From: Carl Virden <c.virden@verizon.net>
Sent: Tuesday, December 10, 2019 10:16 AM
To: COB <COB@RIVCO.ORG>
Subject: County Ord 348

Dear Board of Supervisors:

I am NOT in favor of modifying County Ord 348. I and my family do not want commercial marijuana growing in our Rural Residential neighborhood. And, please do not change zoning to accommodate the growers.

Carl Virden
40101 Delmar Ct
Aguanga, Ca 92536

Sent from my iPhone



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

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
11/27/19	0011338351		PE Riverside	4 x 66 Li	343.20

Invoice text: Ordinance 348.4912

*Planning
12/10/19 21.1*

Placed by: Karen Lynn Barton

Legal Advertising Memo Invoice

BALANCE DUE
343.20

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME	
Nick Eller 951-368-9229	11/27/2019	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
11/27/2019	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
343.20	0011338351	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 348.4912 /

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:

11/27/2019

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

Date: November 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: 0011338351-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF AN ORDINANCE AND CHANGE OF ZONE IN THE FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 10, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Adoption of Ordinance No. 348.4912 associated with Change of Zone No. 1900009**, which proposes to amend the County's Land Use Ordinance, Ordinance No. 348, to add section 19.610, University City Neighborhood Preservation Overlay Zone under Article XIX: Bermuda Dunes Neighborhood Preservation Overlay Zone. The purpose of this amendment is to establish University City Neighborhood Preservation Overlay Zone, which applies to all lots located within the existing Community of University City boundary, Highgrove Area Plan Overlays and Policy Areas of the Highgrove Area Plan in the Riverside County General Plan. This amendment further establishes neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general maintenance.

The Planning Department recommends that the Board of Supervisors approve the project and find the project is exempt from the provisions of the California Environmental Quality Act.

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 JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL Jhildebr@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.

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

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 the hearing.

Dated: November 21, 2019 Kacia R. Harper, Clerk of the Board
By: Karen Barton, Deputy Clerk of the Board

11/27



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

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 21, 2019

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

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

RE: NOTICE OF PUBLIC HEARING: Ordinance 348.4912

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, November 27, 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

Deputy Clerk of the Board to:
KECIA R. HARPER, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF AN ORDINANCE AND CHANGE OF ZONE IN THE FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 10, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Adoption of Ordinance No. 348.4912 associated with Change of Zone No. 1900009**, which proposes to amend the County's Land Use Ordinance, Ordinance No. 348, to add section 19.610, University City Neighborhood Preservation Overlay Zone under Article XIXi: Bermuda Dunes Neighborhood Preservation Overlay Zone. The purpose of this amendment is to establish University City Neighborhood Preservation Overlay Zone, which applies to all lots located within the existing Community of University City boundary, Highgrove Area Plan Overlays and Policy Areas of the Highgrove Area Plan in the Riverside County General Plan. This amendment further establishes neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general maintenance.

The Planning Department recommends that the Board of Supervisors approve the project and find the project is exempt from the provisions of the California Environmental Quality Act.

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 JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL Jhildebr@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.

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

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 the hearing.

Dated: November 21, 2019

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

CERTIFICATE OF POSTING

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

I, Karen Barton, Deputy Clerk of the Board to Kecia R. Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 21, 2019, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

Ordinance 348.4912

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

Board Agenda Date: December 10, 2019 @ 10:00 a.m.

SIGNATURE: Karen Barton DATE: November 21, 2019
Karen Barton

CERTIFICATE OF MAILING

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

I, Karen Barton, Deputy Clerk of the Board, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 21, 2019, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

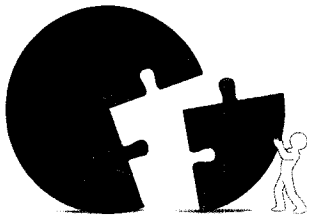
Ordinance 348.4912

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

Board Agenda Date: December 10, 2019 @ 10:00 a.m.

SIGNATURE: *Karen Barton*
Karen Barton

DATE: November 21, 2019



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Hearing Date: December 10, 2019

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: John Hildebrand)

MinuteTraq #: 11137

Project Description:

ORDINANCE NO. 348.4912 associated with CHANGE OF ZONE NO. 1900009 – Exempt from the California Environmental Quality Act (“CEQA”), pursuant to Section 15061(b)(3) (Common Sense Exemption) and Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) – Applicant: County of Riverside – First District – REQUEST: Ordinance No. 348.4912, associated with Change of Zone No. 1900009 is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, to add Section 19.610, University City Neighborhood Preservation Overlay Zone under Article XIXi: Bermuda Dunes Neighborhood Preservation Overlay Zone. The purpose of this amendment is to establish University City Neighborhood Preservation Overlay (“UCNPO”) Zone, which applies to all lots located within the existing Community of University City boundary, as shown on Figure 4, Highgrove Area Plan Overlays and Policy Areas of the Highgrove Area Plan in the Riverside County General Plan. This amendment further establishes neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general maintenance – Project Planner: John Hildebrand at (955) 951-1888 or email at jhildebr@rivco.org.

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (Press Enterprise)
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Negative Declaration
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:
(Press Enterprise Newspaper and Property Owner Mailers)

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

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

“Planning Our Future... Preserving Our Past”

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 29, 2019,

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

APN (s) or case numbers CZ1900009 for

Company or Individual's Name RCIT - GIS,

Distance buffered 300'

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.

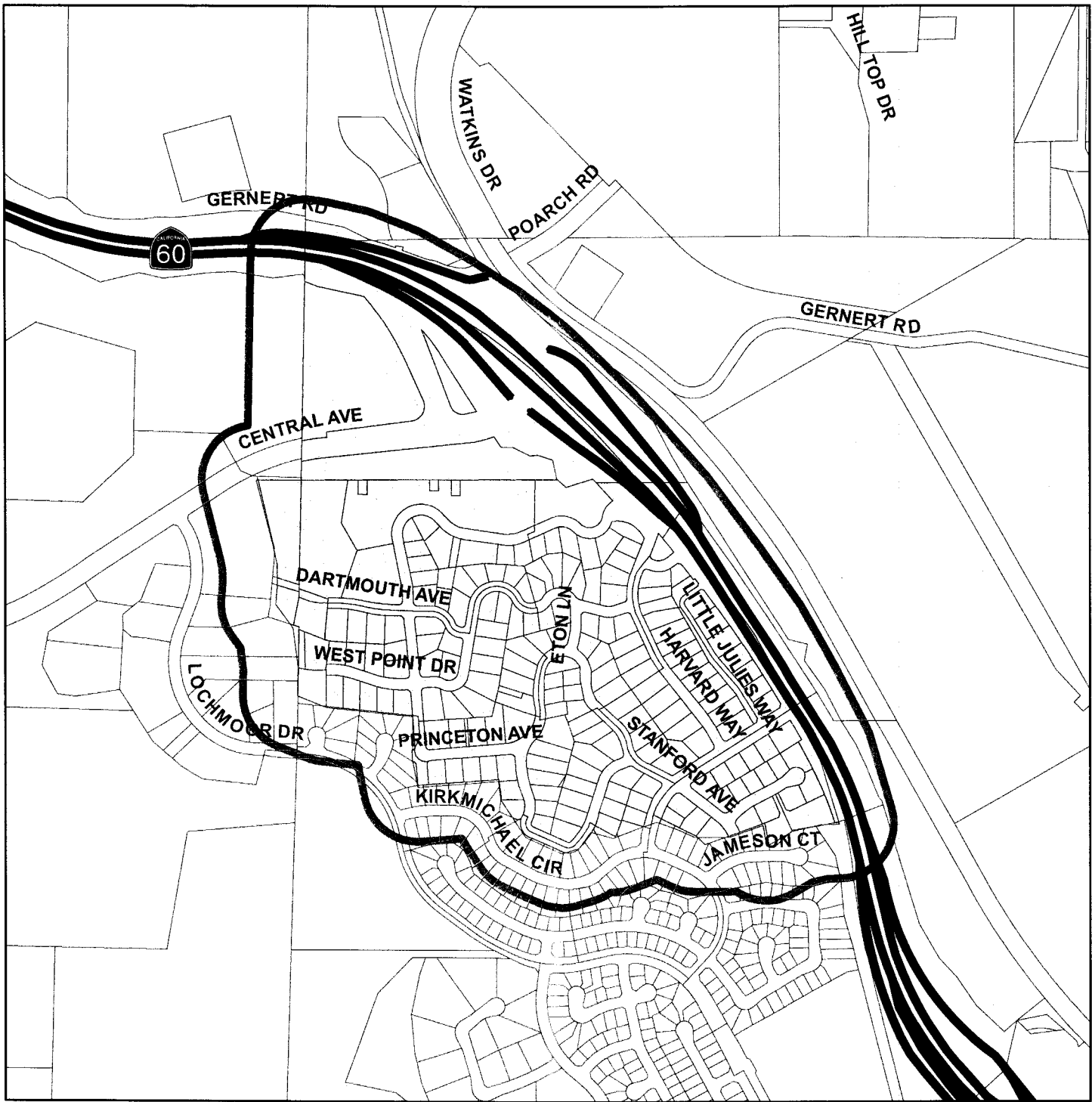
TITLE: GIS Analyst





ADDRESS: 4080 Lemon Street 9TH Floor


Riverside, Ca. 92502

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


CZ1900009 (300 feet buffer)



-  Highways
-  Parcels
-  300 Feet Buffer
-  Community of University City




N



Disclaimer: 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 other 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.

Source : County of Riverside
Author : Vinna Nguyen



0 400 800 1,600 2,400

Feet

August 29, 2019



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253262053
PANKAJ BAJAJ
SUNAINA BAJAJ
10 CHANDON CT
RANCHO MIRAGE CA 92270

256361014
RICHARD G TURK
KOMI T TURK
100 GARDEN ROCK RD
SAN ANSELMO CA 94960

253261026
BOOKWALA
1009 DYLAN DR
ALLENTOWN PA 18104

253250005
SPANOS CORP
10100 TRINITY PKWY FL 5
STOCKTON CA 95219

256381003
SHUKE MIAO
FEI LI
1033 W DUARTE RD NO J
ARCADIA CA 91007

253262101
SHYH CHIN CHEN
LEE MEI CHEN
10452 MATINAL CIR
SAN DIEGO CA 92127

253262028
ZIJIAN ZHANG
1066 E WALNUT CREEK RD
COVINA CA 91724

253261060
NARINDER S UPPAL
NIRMAL K UPPAL
11 FIRESIDE LN
LATHAM NY 12110

253261063
DONGHUI ZHANG
1108 W VALLEY BLVD NO 686
ALHAMBRA CA 91803

256073002
ROBERT J VIS
LEAH M VIS
11407 ETON LN
RIVERSIDE CA. 92507

256075004
VERNON R UNDERWOOD
PAMELA J LOSCUTOFF
11420 ETON LN
RIVERSIDE CA. 92507

256081005
EDDY A JARA
EMILY O JARA
11430 LEHIGH LN
RIVERSIDE CA. 92507

256082004
JOSEPH HOWARD ENOS
KATHERINE HARRINGTON ENOS
11431 LEHIGH LN
RIVERSIDE CA. 92507

256073003
JAMISON L GRUNKEMEYER
HOLLY D ANDREN
11434 TULANE AVE
RIVERSIDE CA. 92507



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256074001
PETER H SCHULER
11435 TULANE AVE
RIVERSIDE CA. 92507

256073004
LEROY HARRIS
ENOR V HARRIS
11448 TULANE AVE
RIVERSIDE CA. 92507

256110010
KAM FONG LO
QIAN GUAN
1145 YASMENT ST
CORONA CA 92879

256081006
GARY R LUPO
SANDRA J KING
11460 LEHIGH LN
RIVERSIDE CA. 92507

256083013
CHRISTOPHER A RINNE
11474 TULANE AVE
RIVERSIDE CA. 92507

256074002
NALENDRA C PERERA
AMARJIT K PERERA
11477 TULANE AVE
RIVERSIDE CA. 92507

256083014
MICHAEL P EWING
11488 TULANE AVE
RIVERSIDE CA. 92507

256074003
HARRY EUGENE TALACHY
JOHN RAYMOND CUEVAS
11491 TULANE AVE
RIVERSIDE CA. 92507

256083016
DONALD R BRITT
11500 TULANE AVE
RIVERSIDE CA 92507

256083017
DONALD R BRITT
11500 TULANE AVE
RIVERSIDE CA. 92507

256074004
WOODROW DIAZ
11507 TULANE AVE
RIVERSIDE CA. 92507

256103007
ANDREW STROTHER
RUTH STROTHER
11517 TULANE AVE
RIVERSIDE CA. 92507

256101007
CHRISTOPHER W SWARTH
MARILYN L FOGEL
11522 TULANE AVE
RIVERSIDE CA. 92507

256103011
KELLY MARIE MOORE
CHASE DANIEL MOORE
11542 CORNELL AVE
RIVERSIDE CA. 92507



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256103006
BEVERLEY S M SCOTT
11543 TULANE AVE
RIVERSIDE CA. 92507

256102011
DOREEN JOYCE SHINE
11545 LEHIGH LN
RIVERSIDE CA. 92507

256101006
DOREEN J SHINE
SHINE DOREEN JOYCE REVOCABLE TRUST
11545 LEHIGH LN
RIVERSIDE CA. 92507

256103014
CHARLES FUJIMOTO
11567 TULANE AVE
RIVERSIDE CA. 92507

256103004
CHARLES FUJIMOTO
11567 TULANE AVE
RIVERSIDE CA. 92507

256103013
JOSEPH S CAMPOS
11578 CORNELL AVE
RIVERSIDE CA. 92507

256104003
MARIO G QUINTANA
LINDA J QUINTANA
11581 CORNELL AVE
RIVERSIDE CA. 92507

256103015
BRUCE J LOFTUS
NANCY LOFTUS
11582 CORNELL AVE
RIVERSIDE CA. 92507

256102006
MAX R WOZENCRAFT
DIANE M WOZENCRAFT
11586 TULANE AVE
RIVERSIDE CA. 92507

256103002
ELAINE HALL
11599 TULANE AVE
RIVERSIDE CA. 92507

256104001
VIRGINIA D NOBLE
11609 CORNELL AVE
RIVERSIDE CA. 92507

256103016
RYAN M DAVIDSON
KAREN M HARMON
11610 CORNELL AVE
RIVERSIDE CA. 92507

256102007
GUY PITTMAN
LAUREEN PITTMAN
11610 TULANE AVE
RIVERSIDE CA. 92507

256103017
LEONARD LOPEZ
LEILANI S LOPEZ
11624 CORNELL AVE
RIVERSIDE CA. 92507



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256093002
CYRIL E DAVIES
11734 ESPEN CIR
FOUNTAIN VALLEY CA 92708

253262040
NITINKUMAR K PATEL
JOTSABEN N PATEL
11751 CANDY LN
GARDEN GROVE CA 92840

253261030
PEGGY ROSE STEWART
CHARLES W STOWE
YVONNE L STOWE

253262096
PEI MING CHOU
1188 S POINTE PREMIER
ANAHEIM CA 92807

1180 LYNDHURST DR
RIVERSIDE CA 92507

256062019
TEH LIN CHAO
SUH JEN CHAO
1240 W RAMSEY ST
BANNING CA 92220

256092009
XIAONAN SUN
1242 UNIVERSITY AVE NO 5
RIVERSIDE CA 92507

256040013
STANDARD RIVERSIDE
1250 MOUNTAIN VIEW CIR
AZUSA CA 91702

253262021
CAROLE ANNE PELLETIER
FRANCOIS PELLETIER
MARIE FRANCE BLAIS

12505 CAMBERWELL CT
SAN DIEGO CA 92128

253260003
ARTHUR JACOBSON
1259 CLIFF DR
LAGUNA BEACH CA 92651

256074007
SETH ANAPOLSKY
12859 FROSTBROTHERS CT
RANCHO CUCAMONGA CA 91739

253261071
TRUDY JENSEN
1286 FLEMINGTON RD
RIVERSIDE CA 92506

256362006
KEI YI WEI
SHENG KUANG WEI
1301 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256361016
THOMAS G JONES
PATRICIA M JONES
1302 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256362005
THANH HAI HUYNH
CONNIE HUYNH
1309 KIRKMICHAEL CIR
RIVERSIDE CA. 92507



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256361017
DANIEL H PEIRCE
YOLANDA RENEE PEIRCE
1310 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256361018
STEVEN SHIPLEY
DEBORAH J SHIPLEY
1318 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256050005
MORRIS COMMUNICATIONS CORP
1321 N GENE AUTRY TR
PALM SPRINGS CA 92262

256361019
DAO SHENG CHEN
XU FENG
1326 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256362003
JENNIFER MARIE SANCHEZ
AMADOR SANCHEZ
1331 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256361021
RIA TILTON
1342 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

253261079
BYRON LEE ROGAN
ANNE E ROGAN
1342 RIM RD
RIVERSIDE CA 92506

256094011
JAY OLIVER
JUDITH K OLIVER
13430 NASON ST
MORENO VALLEY CA 92555

256075002
THOM T LE
1345 HALIFAX DR
RIVERSIDE CA 92506

256362001
DON JONES
RACHIEL JONES
1361 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256083011
HUIROU TIAN
ROLAND C ALOIA
13620 MESA SOL AVE
YUCAIPA CA 92399

256102005
ROLAND C ALOIA
HUIROU TIAN
13620 NESAM SOL DR
YUCAIPA CA 92399

256372016
JAMES F REYNOLDS
SUSAN MARIE REYNOLDS
1371 KIRKMICHAEL CIR
RIVERSIDE CA. 92504

256371001
JAMES H CHANG
1374 KIRKMICHAEL CIR
RIVERSIDE CA. 92507



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256372015
JUANITO T GARCIA
GUIA JUDY T GARCIA
1379 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256371002
DARRLY L HURT
GLORIA A HURT
1382 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256372014
VIRGILIO A PEREZ
AMY Y PEREZ
1383 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256372013
ANDREW RUSICH
1389 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256371003
CHINH QUOC NGUYEN
LOI THI VO
1390 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256372012
DANIEL J BERGSTROM
1393 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256372011
FÁYEZ F NICOLA
SAMIA M NICOLA
1395 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256371004
DONALD SCOTT DARK
1398 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

253261052
GUOCHUN LIN
DANNI LIN
QING CHEN

1400 UNIVERSITY APT 403
RIVERSIDE CA 92506

256372009
JOSE M INIGUEZ
DOROTHY D INIGUEZ
1405 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

256371005
MARQUIS CLARK
NICOLE REQUA
1406 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

253262037
JESSE GILL
TANYA PROKOPIN GILL
141 N SWALL DR APT 2
LOS ANGELES CA 90048

256372008
RITA AVILA
1413 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

256372007
DIPAKCHANDRA I BHAKTA
NAYNA BHAKTA
1421 KIRKMICHAEL CIR
RIVERSIDE CA. 92506



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256092005
ARTHUR G ESPINOSA
TERESA ESPINOSA
1425 VIA VALLARTA
RIVERSIDE CA 92506

256082005
BIRCH TREE PROP GROUP
1426 JT EISLEY DR
CORONA CA 92881

256372006
FRANCISCO BARBA
1427 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

253261095
KAREN JO MILES
14280 MERLOT CT
RIVERSIDE CA 92508

256371008
MARINO F MORALES
1430 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256361003
MARK D KALISH
1438 HALLBERRY DR
RIVERSIDE CA 92507

256371009
MARIO ROBERTS
BETTY LOU ROBERTS
1438 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256372004
GILBERT MANUEL FRAGOSA
HERLINDA FRAGOSA
1439 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

256372003
MOHAMAD H FARHA
DEAMA FURRHA
1445 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

256371010
MANSOOR MOHAMMADI
MONIR MOHAMMADI
1446 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256371011
RADITO F COYOCA
DAISY B COYOCA
1454 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256372001
KATHLEEN A KELLY
1459 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

253262038
CHRIS BLOCK
14609 BAYLOR AVE
CHINO CA 91710

256381001
PHENG H LEE
1462 KIRKMICHAEL CIR
RIVERSIDE CA. 92506



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256382004
JANIE MARTINEZ
1465 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

256082001
ELAINE ANN MINOR
1465 SANDALWOOD DR
CORONA CA 92880

256381002
LARRY W DAVIS
DONNA D DAVIS
1470 KIRKMICHAEL CIR
RIVERSIDE CA 92507

256381004
STEPHEN R KANE
THERESA J KANE
1486 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

256382001
AMY L BUSH
DELMA R DAVIS
1493 KIRKMICHAEL
RIVERSIDE CA 92507

253262064
KRISTOPHER PALUZZI
14934 AMOROSE ST
LAKE ELSINORE CA 92530

256381005
IVAN CARL METSCHKE
SONJA LEA METSCHKE
1494 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

256381020
FRANK ONTIVEROS
ALEXANDRA ONTIVEROS
1502 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256103001
FENG FUO
ZHU ZHOU
1507 S MARGUERITA NO C
ALHAMBRA CA 91803

256381006
DAVID M DANIEL
GLADYS M DANIEL
1514 JAMESON CT
RIVERSIDE CA. 92507

256431002
EDWIN GOMEZ
IRMA M GOMEZ
1514 PRESTWICK DR
RIVERSIDE CA. 92507

256381019
MANUEL V SANTA ROMANA
EMELITA S SANTA ROMANA
1515 JAMESON CT
RIVERSIDE CA. 92507

253262044
MAHESH B KOTTAPALLI
1518 COTTONWOOD VALLEY N
IRVING TX 75038

253261075
MAHESH BABO KATTAPALLI
POORNIMA CHADALAWADA
1518 COTTONWOOD VLY CIR N
IRVING TX 75038



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256381007
SATYA V DUVVURI
ANNAPURNA DUVVURI
1526 JAMESON CT
RIVERSIDE CA. 92507

256431003
VINCENT JAY MORRIS
1526 PRESTWICK DR
RIVERSIDE CA. 92507

256381018
CIRIACA R VILLAMOR
RAMON S VILLAMOR
1527 JAMESON CT
RIVERSIDE CA. 92507

256381008
SYLVIA R SWARRETT
1538 JAMESON CT
RIVERSIDE CA. 92507

256431004
TUSHAR PATEL
NISHITA PATEL
1538 PRESTWICK DR
RIVERSIDE CA. 92507

256381009
ROBERT D NICHOLS
1550 JAMESON CT
RIVERSIDE CA. 92507

256431005
JORGE AGUSTIN DEOBALDIA
YVONNE MARIE DEOBALDIA
1550 PRESTWICK DR
RIVERSIDE CA. 92507

256381016
CAMILO E APILADO
GRACIA N APILADO
1551 JAMESON CT
RIVERSIDE CA. 92507

256381015
RAFIQ M AHMED
SEEMA MIRAJ
1561 JAMESON CT
RIVERSIDE CA. 92507

256381010
GILBERT RUIZ
IRMA VILLA RUIZ
1562 JAMESON CT
RIVERSIDE CA. 92507

256431006
SELLYNE A AUDI
1562 PRESTWICK DR
RIVERSIDE CA. 92507

253262065
JOHN C KNUDSON MARTIN
CARMEN R KNUDSON MARTIN
15690 GREENLEAF CT
TIGARD OR 97224

256381014
PAUL N WARNER
1573 JAMESON CT
RIVERSIDE CA. 92507

256381011
EULALIO CABRAL
FATIMA CABRAL
1574 JAMESON CT
RIVERSIDE CA. 92507



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253261034
DONGHO JOHNNY NOH
SUNEE H NOH
15978 BAINBRIDGE WAY
CHINO HILLS CA 91709

256361020
HOUMIN YAN
JOYCE YUE XU
1616 OLD OAK LN
ARCADIA CA 91006

253262087
AMOL JOSHI
HARINI NAIDU
16251 WIND FOREST WAY
CHINO HILLS CA 91709

253261029
DANIEL D KIM
SOO J KIM
16303 RAMORE DR
HACIENDA HEIGHTS CA 91745

253262062
ZHIJIAN WU
NANA XIN
164 COMPASS
IRVINE CA 92618

253262031
MEIYA Y YEH
16989 SPRING CANYON PL
RIVERSIDE CA 92503

253262046
KEVIN WEGENER
TAMELA WEGENER
1708 ROAD 13
YORK NE 68467

256381017
BOLES BISHAY
MERVAT SHAFIK
1721 S HAGEN CT
LA HABRA CA 90631

256382003
CHANGAN SHI
JUE HU
17607 LOG HILL DR
RIVERSIDE CA 92504

256074006
CHENG KAI TSAO
SZU KUEI LU
1761 VALLECITO DR
HACIENDA HEIGHTS CA 91745

256083012
LEI SHI HU
18 HASSON DR
BUENA PARK CA 90621

256110024
RIVERSIDE MARCUS
1800 GRACE ST
RIVERSIDE CA 92504

253262043
ALICIA JUMAR LOFFLER
181 NW BLACK HAWK AVE
BEND OR 97703

253261023
JAMES EDISTO JONES
DEBRA E JONES
18223 51ST AVE S
SEATAC WA 98188



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253261046
STEVEN LINDER
YVONNE LINDER
1843 VIRAZON DR
LA HABRA HEIGHTS CA 90631

256075010
PAUL E HOWE
STACY HOWE
18531 TOEHEE ST
PERRIS CA 92570

253260004
DAVID ALFONSO
19090 DARTMOUTH AVE
RIVERSIDE CA 92507

256083009
JOSE I ARREOLA
KARLA S ARREOLA
19164 BROWN ST
PERRIS CA 92570

256092011
JOHN W WALKINGTON
BARBARA A WALKINGTON
1921A ALTA VISTA DR
VISTA CA 92084

256083006
PATRICIA S HIGA
19284 TOMAHAWK
APPLE VALLEY CA 92307

256093005
GERARDO F RAMIREZ
SARAI POZOS FLORES
19295 STERLING HILL LN
PERRIS CA 92570

253262070
EXECUTIVE HOLDINGS GROUP
1965 CHICAGO AVE NO C
RIVERSIDE CA 92507

253261036
THOMAS P KING
MARJORIE KING
20 CENTAURAS WAY
COTO DE CAZA CA 92679

253262015
JANET S DINIZ
200 W SAHARA AVE NO 3512
LAS VEGAS NV 89102

253260002
BARBARA E PAGE
20019 DARTMOUTH AVE
RIVERSIDE CA 92507

256061005
NORMAN L BATEMAN
BARBARA E PAGE
20019 DARTMOUTH AVE
RIVERSIDE CA. 92507

256081001
PATRICIA E SPINELLI
20020 DARTMOUTH AVE
RIVERSIDE CA. 92507

256062001
MON VAN NGUYEN
KIM NGUYEN
20026 HARVARD WAY
RIVERSIDE CA 92507



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256062002
RICCI RUSSELL DURO
ALEXIS CARRERA DURO
20044 HARVARD WAY
RIVERSIDE CA. 92507

256062015
HENRY A SANCHEZ
20060 HARVARD WAY
RIVERSIDE CA. 92507

256081014
CYNTHIA K LARIVE
JAMES A LARIVE
20060 WEST POINT DR
RIVERSIDE CA. 92507

256062003
ADAM RAY GOMEZ
20062 HARVARD WAY
RIVERSIDE CA. 92507

256081002
HUICAN CHEN
JIAYI LIANG
20068 DARTMOUTH AVE
RIVERSIDE CA. 92507

256062014
LLOYCE D TENORIO
JON D TENORIO
20070 HARVARD WAY
RIVERSIDE CA. 92507

256081009
WILLIAM R LATHROP
SHARRON R LATHROP
20079 WEST POINT DR
RIVERSIDE CA. 92507

256081003
MATTHEW JOHNSON
20080 DARTMOUTH AVE
RIVERSIDE CA. 92507

256081016
MARIA MCDONALD
MARIA DEJESUS GARCIA
20080 WEST POINT DR
RIVERSIDE CA. 92507

256061007
MARWAN RAHMAN
20089 DARTMOUTH AVE
RIVERSIDE CA. 92507

256081017
STEPHEN C GASKINS
REBECCA E GASKINS
20090 WEST POINT DR
RIVERSIDE CA. 92507

256081008
RAY TORRES RAMIREZ
CONNIE RAMIREZ
20095 WEST POINT DR
RIVERSIDE CA. 92507

256062005
ELMER L GRAHAM
LOUISE M GRAHAM
20098 HARVARD WAY
RIVERSIDE CA. 92507

256081018
CASEY W ADAMS
20106 WEST POINT DR
RIVERSIDE CA. 92507



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256081007
STEVEN MAYER
DEBORAH MAYER
20111 WEST POINT DR
RIVERSIDE CA. 92507

256081011
JOHN V LILLYWHITE
HEATHER A LILLYWHITE
20112 WEST POINT DR
RIVERSIDE CA. 92507

256062006
VALERIE P FOUCRIER
20138 HARVARD WAY
RIVERSIDE CA 92507

256062007
VALERIE P FOUCRIER
20138 HARVARD WAY
RIVERSIDE CA. 92507

256102010
BRUCE MEYER
20150 PRINCETON AVE
RIVERSIDE CA. 92507

256083001
RAFAEL A AYALA
20150 WEST POINT DR
RIVERSIDE CA. 92507

256083002
THOMAS F COCO
20164 WEST POINT DR
RIVERSIDE CA. 92507

256082002
EDITH CAMBRI
20167 WEST POINT DR
RIVERSIDE CA. 92507

256082003
RICK D ROBERTS
BONNIE J ROBERTS
20168 DARTMOUTH AVE
RIVERSIDE CA. 92507

256102002
BRETT ANDREW MEYER
BRUCE DAVID MEYER
20170 PRINCETON AVE
RIVERSIDE CA. 92507

256083003
LARNEL E JACKSON
VICTORIA P JACKSON
20174 WEST POINT DR
RIVERSIDE CA. 92507

256101004
EZEKIEL SAVIN
20177 PRINCETON AVE
RIVERSIDE CA 92507

256101005
EZEKIEL SAVIN
20177 PRINCETON AVE
RIVERSIDE CA. 92507

256083004
CHARLES G TAYLOR
DONNA M TAYLOR
20180 WEST POINT DR
RIVERSIDE CA. 92507



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256102003
FRANCES L WHITNEY
20184 PRINCETON AVE
RIVERSIDE CA. 92507

256083005
DOUGLAS BLAIR BARTLETT
LESLIE SARA HASEGAWA
20188 WEST POINT DR
RIVERSIDE CA. 92507

256101003
MATTHEW PIFER
JULIE PIFER
20199 PRINCETON AVE
RIVERSIDE CA. 92507

256083007
MICHAEL J CHARLES
PAULINE E CHARLES
20200 WEST POINT DR
RIVERSIDE CA. 92507

256062009
KEVIN DOUGLAS AKIN
MARJORIE HELEN AKIN
20212 HARVARD WAY
RIVERSIDE CA. 92507

256083008
CHRIS ARTIKIS
20214 WESTPOINT DR
RIVE4RSIDE CA 92507

256102004
LAZARO CARDENAS
CONSUELO CARDENAS
20216 PRINCETON AVE
RIVERSIDE CA. 92507

256101002
DENNIS M SULLIVAN
TORREWANDA M SULLIVAN
20227 PRINCETON AVE
RIVERSIDE CA. 92507

256062011
DANIEL CHICO
20248 HARVARD WAY
RIVERSIDE CA. 92507

256072007
WILLIAM O MEDINA
CORINNE A MEDINA
20275 WEST POINT DR
RIVERSIDE CA. 92507

256062012
WILLIAM O MEDINA
CORINNE A MEDINA
20275 WESTPOINT DR
RIVERSIDE CA 92507

256072008
SCOTT ANDERSON
20283 WEST POINT DR
RIVERSIDE CA. 92507

256072003
DORI AHLBORN MCCALL
WILLIAM G MCCALL
20288 HARVARD WAY
RIVERSIDE CA. 92507

256072014
NANCY A MARCHAND
20289 WEST POINT DR
RIVERSIDE CA 92507



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256072016
NANCY A MARCHAND
20289 WEST POINT DR
RIVERSIDE CA. 92507

256072004
RYAN DAVID MEYER
20300 HARVARD WAY
RIVERSIDE CA. 92507

256075005
PATRICIA ANN BEAVER
20320 WEST POINT DR
RIVERSIDE CA. 92507

256072013
GARRETT J THACKER
20321 WEST POINT DR
RIVERSIDE CA. 92507

256075003
JOANNE C LEWIS
20325 STANFORD AVE
RIVERSIDE CA. 92507

256074005
ANTHONY SARABIA
20334 STANFORD AVE
RIVERSIDE CA. 92507

256072006
ANTHONY ALONZO WILKINS
20336 HARVARD WAY
RIVERSIDE CA. 92507

256103008
RUBEN H MARTINEZ
SYLVIA MARTINEZ
20336 STANFORD AVE
RIVERSIDE CA. 92507

256103009
TAMMY B REED
MATTHEW J REED
20344 STANFORD AVE
RIVERSIDE CA. 92507

256094006
CECIL K SNYDER
JOYCE H SNYDER
20345 STANFORD AVE
RIVERSIDE CA. 92507

256072012
STEVEN L HOPF
20345 WEST POINT DR
RIVERSIDE CA. 92507

256075007
RONALD L KRUGER
SUE A KRUGER
20350 WEST POINT DR
RIVERSIDE CA. 92507

256092003
BRANDON OERTEL
JENNIFER OERTEL
20351 HARVARD WAY
RIVERSIDE CA. 92507

256072001
GILBERT S PENUNURI
CLARA L PENUNURI
20352 HARVARD WAY
RIVERSIDE CA. 92507



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256094007
TIMOTHY T SANDERS
AMY SANDERS
20355 STANFORD AVE
RIVERSIDE CA. 92507

256072009
ERNESTINE CARCAMO
20356 HARVARD WAY
RIVERSIDE CA. 92507

256072010
REBECCA J FOREMAN
20360 HARVARD WAY
RIVERSIDE CA. 92507

256092002
JOY MAISEL
20360 LITTLE JULIES WAY
RIVERSIDE CA. 92507

256072011
ATKAVI,SAWADISAVI
SUTAPORN SAWADISAVI
20364 HARVARD WAY
RIVERSIDE CA. 92507

256094008
FREDERICK H WILHELM
PAULA M BERGEN
20371 STANFORD AVE
RIVERSIDE CA. 92507

256075008
GUSTAVO L ABREGO
LORRIE E ABREGO
20372 HARVARD WAY
RIVERSIDE CA. 92507

256092006
HUIQING WANG
20375 HARVARD WAY
RIVERSIDE CA. 92507

256075009
BARBARA R KOPP
20376 HARVARD WAY
RIVERSIDE CA. 92507

256093001
DATHA S LEAL
DONALD A LEAL
20378 LITTLE JULIES WAY
RIVERSIDE CA. 92507

256104004
DALE WHITE
20380 STANFORD AVE
RIVERSIDE CA. 92503

256104007
LUIS ALVAREZ
STEPHANIE A ALVAREZ
20385 COLLEGE BLV
RIVERSIDE CA. 92507

256092007
BRIAN SULLIVAN
20389 HARVARD WAY
RIVERSIDE CA. 92507

256110020
KYLE P KIRKLAND
EMILY A SCHMUTZER
20398 COLLEGE BLV
RIVERSIDE CA. 92507



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256094005
DENNIS COOL
DEANNA L COOL
20398 HARVARD WAY
RIVERSIDE CA 92507

256104005
DAVID CARAVEO TASABIA
ANNA MARIE TASABIA
20400 STANFORD AVE
RIVERSIDE CA. 92507

256094010
ARIEL PALOMARES
EDNA PALOMARES
20401 STANFORD AVE
RIVERSIDE CA. 92507

256092010
ROBERT O BOLTER
BARBARA J BOLTER
20409 HARVARD WAY
RIVERSIDE CA. 92507

256094004
MARTIN RAMOS
ARCELIA RAMOS
20410 HARVARD WAY
RIVERSIDE CA. 92507

256093003
RICHARD OLAZABAL
REINA I OLAZABAL
20410 LITTLE JULIES WAY
RIVERSIDE CA. 92507

256110016
DONALD M PACKARD
20420 STANFORD AVE
RIVERSIDE CA. 92507

256094003
DAVID S CURTIS
YAZBEL CURTIS
20422 HARVARD WAY
RIVERSIDE CA. 92507

256093004
ISAAC T ESPINOZA
STELLA ESPINOZA
20436 LITTLE JULIES WAY
RIVERSIDE CA. 92507

256092012
JAY D WAITE
LINDA E WAITE
20437 HARVARD WAY
RIVERSIDE CA. 92507

256110005
CENTRAL REALITY INC
20438 COLLEGE BLV
RIVERSIDE CA 92507

256110006
CLIVE SCOTT
JOANN J SCOTT
20438 COLLEGE BLV
RIVERSIDE CA. 92507

256110022
JOHN D WORDEN
20440 STANFORD AVE
RIVERSIDE CA. 92507

253262072
HONG YAN
20445 RANCHITO DR
PERRIS CA 92570



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256094001
AARON SPIER
GINA SPIER
20448 HARVARD WAY
RIVERSIDE CA. 92507

256092013
MICHAEL THRON
JANET THRON
20451 HARVARD WAY
RIVERSIDE CA. 92507

256110007
CARL KARRER
DEBRA KARRER
20451 STANFORD AVE
RIVERSIDE CA. 92507

256092014
JAMES TONGYOP GOODE
20455 HARVARD WAY
RIVERSIDE CA. 92507

253261018
HAIJUN ZHANG
CHEN KONG
20455 RANCHITO DR
PERRIS CA 92570

256093006
WILLIAM H ROBINSON
CRYSTAL S ROBINSON
20458 LITTLE JULIES WAY
RIVERSIDE CA. 92507

256092015
BHAGWANT SINGH
JOANNA SINGH
20459 HARVARD WAY
RIVERSIDE CA. 92507

256110021
DAVID BLACK
TAMARA BLACK
20460 STANFORD AVE
RIVERSIDE CA. 92507

256110019
SHAWN RYAN KARVALA
20465 STANFORD AVE
RIVERSIDE CA. 92507

256110004
CHIEN FANG CHIEN
CHIA FU CHIEN
20468 COLLEGE BLV
RIVERSIDE CA. 92507

256093007
ALBERT R MENDOZA
20472 LITTLE JULIES WAY
RIVERSIDE CA. 92507

256110008
BEN MARBURY
LINDA Y MARBURY
20485 CLAREMONT AVE
RIVERSIDE CA. 92507

256110009
GARY A WISSER
INA R WISSER
20497 CLAREMONT AVE
RIVERSIDE CA. 92507

256110002
GABRIEL SAUCEDO
20498 COLLEGE BLV
RIVERSIDE CA. 92507



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256110018
NANCY K LUNA
20500 CLAREMONT AVE
RIVERSIDE CA. 92507

256110017
ALAY KEOMANY
OUTHITH BOUNLEUTH
20506 CLAREMONT AVE
RIVERSIDE CA. 92507

256110011
TERENCE M CORSO
20511 CLAREMONT AVE
RIVERSIDE CA. 92507

256110025
KENNETH G BOBO
20515 THUNDERSKY CIR
RIVERSIDE CA 92508

256110014
GERVASE HAMMOND
20516 CLAREMONT AVE
RIVERSIDE CA. 92507

253261051
PHILLIP JONES
GOLDIA C JONES
20857 SUNDROPS LN
WILDOMAR CA 92595

256371006
RONALD E TEUNISSEN
LE AN R TEUNISSEN
2125 OLD QUARRY RD
RIVERSIDE CA 92507

253261091
MEENA PROP
2139 OLD BRIDGE RD
RIVERSIDE CA 92506

253261050
JOSE L VALENZUELA
JANELLE M SANCHEZ
21597 GRAND AVE
WILDOMAR CA 92595

253262099
SATISH K MODY
219 TIMBER RD
POTTSVILLE PA 17901

253261070
MARCELO LEITE
21935 VAN BUREN ST NO 16
GRAND TERRACE CA 92313

253262042
RICARDO G CRUZ
ELISA R CRUZ
22330 MEYLER ST NO 44
TORRANCE CA 90502

256075001
JACER INV GROUP
23625 MAPLE SPRINGS DR
DIAMOND BAR CA 91765

253262079
ADAM T MORISHITA
23717 ASHWOOD PL
VALENCIA CA 91354



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253262083
KEITH MINER
2376 SUNFIELD WAY
UPLAND CA 91784

256103010
LUIS E RAMIREZ
LESLIE I RAMIREZ
2393 VENUS DR
LOS ANGELES CA 90046

253261015
JOHN C MCINTIRE
ANNA L LEE
24483 ROSES CT
CORONA CA 92883

253262004
SPARKS DOUGLAS ROBERT LIVING TRUST
24683 SUNDIAL WAY
MORENO VALLEY CA 92557

253261042
DAVID NGUYEN
TRANG NGUYEN
2479 N EATON CT
ORANGE CA 92867

253262095
CRAIG ARNOLD
CRAIG ARNOLD
25 SHOREBY DR
BRATENAHL OH 44108

256075006
2969 AGATH
2535 MOUNTAIN DR
UPLAND CA 91784

256081015
MOVEON
2535 MOUNTAIN DR
UPLAND CA 91784

253261103
DANIEL BARBEE
GRACE BARBEE
259 COTTONWOOD AVE
RIVERSIDE CA 92506

253261013
MOHAMMAD A RASHID
SIMA T RASHID
SOHEILA TAJBAKHSH ALIABADI

2700 NORTHROP AVE
SACRAMENTO CA 95864

256431007
ANN JANG
LARRY P QUACH
273 SUMMERFIELD DR
MILPITAS CA 95035

256072002
ALICE FU
ROSEMARY CHONG
ROSEMINA CHONG

27428 MOUNTAIN MEADOW RD
ESCONDIDO CA 92026

253262041
JOSE VILLALOBOS
BRENDA VILLALOBOS
2748 FORBES AVE
SANTA CLARA CA 95051

256092004
MICHAEL J LYONS
TAWNEE E LYONS
2935 FLANDERS RD
RIVERSIDE CA 92507



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253262097
LUCIA PENGSON
BENJAMIN PENGSON
30907 RIVERTON LN
TEMECULA CA 92591

253261003
ALEX BAYONES ARJAD
HENRY ARJAD
310 FERNANDO ST NO 307
NEWPORT BEACH CA 92661

256094009
JOHN WALTON LYNCH
3127 HOFFMAN RD SE
OLYMPIA WA 98501

256050004
STATE OF CALIF
3337 MICHELSON DR STE 380
IRVINE CA 92612

253261048
JAMIE ROTNOFSKY
KAREN SUMMER
3463 STATE ST NO 156
SANTA BARBARA CA 93105

253261083
TIMOTHY MILLER
3500 W MANCHESTER NO 257
INGLEWOOD CA 90305

256094002
THOMAS J SCHNEIDER
ROBERT A SCHNEIDER
LOUIS J SCHNEIDER
3525 ROSE AVE
LONG BEACH CA 90807

253261024
MARY E PIRRITANO
LESLIE J PIRRITANO
3543 CASTLE REAGH PL
RIVERSIDE CA 92506

253262027
RANDA KARAS
355 SHARON RD
ARCADIA CA 91007

253261078
MAHMOUD HOUSHMANDZADEH
NASIM HOUSHMANDZADEH
375 CENTRAL AVE NO 166
RIVERSIDE CA 92507

253262089
RICHARD STEPHEN MILLER
CHERYL SUE MILLER
TRAVIS JAMES MILLER
375 CENTRAL AVE NO 179
RIVERSIDE CA 92507

253261019
BRANDON ARAGON
375 CENTRAL AVE NO 37
RIVERSIDE CA 92507

253261037
KAREN R TREVINO
375 CENTRAL AVE NO 73
RIVERSIDE CA 92507

253261053
LINDA C ORTEGA
375 CENTRAL AVE STE 103
RIVERSIDE CA 92507



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253262054
CONSUELO BEECHER
375 CENTRAL AVE STE 108
RIVERSIDE CA. 92507

253261056
YOON MO KANG
375 CENTRAL AVE STE 110
RIVERSIDE CA. 92507

253262056
GUOCHUN LIN
QING CHEN
DANNI LIN

253261057
KENNY KOMORIDA
375 CENTRAL AVE STE 113
RIVERSIDE CA. 92507

375 CENTRAL AVE STE 112
RIVERSIDE CA. 92507

253261058
CAITLIN E BARBER
SCOTT C BARBER
TINA L BARBER

253261059
SARAH DANIELLE WILLIS
375 CENTRAL AVE STE 115
RIVERSIDE CA. 92507

375 CENTRAL AVE STE 114
RIVERSIDE CA. 92507

253262057
LOFFLER DANIEL G LIVING TRUST
DANIEL G LOFFLER
375 CENTRAL AVE STE 117
RIVERSIDE CA. 92507

253262058
EMILY LEE
375 CENTRAL AVE STE 118
RIVERSIDE CA. 92507

253262059
RICHARD WINCH
FRANCESCA LATORRE
375 CENTRAL AVE STE 119
RIVERSIDE CA. 92507

253261008
RAFAEL T WARD
DARCY J JENSEN
375 CENTRAL AVE STE 12
RIVERSIDE CA. 92507

253261061
JARED ANDREW FIFER
375 CENTRAL AVE STE 121
RIVERSIDE CA. 92507

253261062
HAO LU
375 CENTRAL AVE STE 122
RIVERSIDE CA. 92507

253262061
CARLOS ROMO
375 CENTRAL AVE STE 123
RIVERSIDE CA. 92507

253261065
GEORGE M STADLER
375 CENTRAL AVE STE 127
RIVERSIDE CA. 92507



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253261066
MARK D REIKES
375 CENTRAL AVE STE 128
RIVERSIDE CA. 92507

253262063
RUD MAZANDARANI
LUCINDA DARON
375 CENTRAL AVE STE 129
RIVERSIDE CA. 92507

253262066
NILOUFAR ALIAN
375 CENTRAL AVE STE 132
RIVERSIDE CA. 92507

253261069
JUDY C KIM
375 CENTRAL AVE STE 135
RIVERSIDE CA. 92507

253262069
SOHEIL SAFII
375 CENTRAL AVE STE 139
RIVERSIDE CA. 92507

253262006
JIASI CHEN
375 CENTRAL AVE STE 14
RIVERSIDE CA. 92507

253261072
SANDRA C DAVALOS
375 CENTRAL AVE STE 142
RIVERSIDE CA. 92507

253262071
SARA D JACKSON
375 CENTRAL AVE STE 143
RIVERSIDE CA. 92507

253261073
PEGGY C L ANTUNEZ
375 CENTRAL AVE STE 145
RIVERSIDE CA. 92507

253261074
SAEEDH ZARGARBALLAY JAM
375 CENTRAL AVE STE 146
RIVERSIDE CA. 92507

253261077
BETTYE D CHRISTMAS
375 CENTRAL AVE STE 151
RIVERSIDE CA. 92507

253262076
ENRICO C BAQUIRAN
PAULINA M BAQUIRAN
JEAN PAUL BAQUIRAN

375 CENTRAL AVE STE 154
RIVERSIDE CA. 92507

253262077
AMANDA K SIMAS
375 CENTRAL AVE STE 155
RIVERSIDE CA. 92507

253262078
AGUEDA SAPIEN
375 CENTRAL AVE STE 156
RIVERSIDE CA. 92507



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253261081
SHELLEY C DAVIS
PILI A DAVIS
375 CENTRAL AVE STE 159
RIVERSIDE CA. 92507

253261082
WARREN CROMIE
375 CENTRAL AVE STE 160
RIVERSIDE CA. 92507

253261084
MAHMOUD HOUSHMANDZADEH
NASIM HOUSHMANDZADEH
375 CENTRAL AVE STE 166
RIVERSIDE CA. 92507

253262084
JILLANA S MARTIN DELCAMPO
375 CENTRAL AVE STE 168
RIVERSIDE CA. 92507

253261009
MICHAEL HENDRIX
375 CENTRAL AVE STE 17
RIVERSIDE CA. 92507

253262086
NICOLAS FIORE
375 CENTRAL AVE STE 174
RIVERSIDE CA. 92507

253262088
CHAIYOT KAMPANARTSANYAKORN
ANNA KAMPANARTSANYAKORN
375 CENTRAL AVE STE 176
RIVERSIDE CA. 92507

253261089
KIM L BELL WELLS
375 CENTRAL AVE STE 177
RIVERSIDE CA. 92507

253261010
RENA HAYASHI
375 CENTRAL AVE STE 18
RIVERSIDE CA. 92507

253261093
KELLY M GUNDERSON
375 CENTRAL AVE STE 183
RIVERSIDE CA. 92507

253261094
PAMELA J SHORT
375 CENTRAL AVE STE 184
RIVERSIDE CA. 92507

253262091
AYANA S PADILLA
375 CENTRAL AVE STE 185
RIVERSIDE CA. 92507

253262093
CHARLES H EICHER
375 CENTRAL AVE STE 187
RIVERSIDE CA. 92507

253262094
LISA NATASIA
375 CENTRAL AVE STE 188
RIVERSIDE CA. 92507



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253262009
ERIN E HALL
DAVID D HALL
JULIE A HALL

375 CENTRAL AVE STE 19
RIVERSIDE CA. 92507

253261099
JIMMY BLAIR
CHERYL BLAIR
375 CENTRAL AVE STE 195
RIVERSIDE CA. 92507

253261100
AMBER MCDANIEL
375 CENTRAL AVE STE 196
RIVERSIDE CA. 92507

253262098
ANTHONY EUGENE WIECZOREK
375 CENTRAL AVE STE 198
RIVERSIDE CA. 92507

253262103
CARRIE D CORNWALL
375 CENTRAL AVE STE 207
RIVERSIDE CA. 92507

253262104
BO CHEN
LEI YAO
375 CENTRAL AVE STE 208
RIVERSIDE CA. 92507

253262012
GOR AVAGYAN
KNARIK OGANESYAN
ARA AVAGYAN

375 CENTRAL AVE STE 26
RIVERSIDE CA. 92507

253262013
ALFONSO LOYA
ELAINE BROWN
375 CENTRAL AVE STE 27
RIVERSIDE CA. 92507

253262014
WENDI BRATTON
375 CENTRAL AVE STE 28
RIVERSIDE CA. 92507

253262016
DAIMENG WANG
375 CENTRAL AVE STE 34
RIVERSIDE CA. 92507

253262018
THOMAS K SCRIVNER
375 CENTRAL AVE STE 36
RIVERSIDE CA. 92507

253262019
ELIANA LARA
375 CENTRAL AVE STE 39
RIVERSIDE CA. 92507

253261004
ZEMMAR LENOIR
CAROL A LENOIR
375 CENTRAL AVE STE 4
RIVERSIDE CA. 92507

253262020
JEFFREY KENT MAH
375 CENTRAL AVE STE 40
RIVERSIDE CA. 92507



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253261022
ZHIJIAN WU
NANA XIN
375 CENTRAL AVE STE 42
RIVERSIDE CA. 92507

253262022
VALENTINE VULLEY
375 CENTRAL AVE STE 46
RIVERSIDE CA. 92507

253261025
CYNTHIA TORRES
375 CENTRAL AVE STE 49
RIVERSIDE CA. 92507

253262025
LOFFLER DANIEL G LIVING TRUST
DANIEL G LOFFLER
375 CENTRAL AVE STE 51
RIVERSIDE CA. 92507

253262026
TRIXY SYU
375 CENTRAL AVE STE 52
RIVERSIDE CA. 92507

253261027
SUZAN M LUND
375 CENTRAL AVE STE 53
RIVERSIDE CA. 92507

253261028
JAIME LOPEZ
375 CENTRAL AVE STE 54
RIVERSIDE CA. 92507

253262002
BRIAN OLIDAN
375 CENTRAL AVE STE 6
RIVERSIDE CA. 92507

253262032
GAIL L SWICKARD
375 CENTRAL AVE STE 64
RIVERSIDE CA. 92507

253261035
ERICA M SANTOS
375 CENTRAL AVE STE 67
RIVERSIDE CA. 92507

253262034
CHAIPORN ANGKASUWAN
PATRICIA ANGKASUWAN
375 CENTRAL AVE STE 70
RIVERSIDE CA. 92507

253262035
KYLE SPAULDING
375 CENTRAL AVE STE 71
RIVERSIDE CA. 92507

253261039
CLAUDE PAOLINI
ANDREA PAOLINI
SUNG HEA MACDONALD

375 CENTRAL AVE STE 75
RIVERSIDE CA. 92507

253261040
CHRIS ABMA
YUN ABMA
375 CENTRAL AVE STE 76
RIVERSIDE CA. 92507



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253261041
BRYAN K DUNAJ *
375 CENTRAL AVE STE 81
RIVERSIDE CA. 92507

253261043
JACK A LAURIE
JENNIFER L LAURIE
375 CENTRAL AVE STE 83
RIVERSIDE CA. 92507

253261005
LUYUAN LI
JIANHUA CHENG
375 CENTRAL AVE STE 9
RIVERSIDE CA. 92507

253262045
GRANT S BRADSHAW
375 CENTRAL AVE STE 91
RIVERSIDE CA. 92507

253261049
RONALD BOWMAN
MARYANN BOWMAN
375 CENTRAL AVE STE 95
RIVERSIDE CA. 92507

253262047
NYKEIA NOEL HARRIS
375 CENTRAL AVE STE 97
RIVERSIDE CA. 92507

253261076
TODD BARROWCLIFF
RUBIA BARROWCLIFF
37550 VIA EL DORADO
TEMECULA CA 92592

253262023
MYUNG S ADAMS
37636 19TH ST E
PALM DESERT CA 93550

253261038
CHRISTOPHER R LAFACE
STEPHANIE A LAFACE
378 S ARTHUR CIR
CORONA CA 92879

253261096
DAVID M GOODWIN
EMILY C GOODWIN
3850 MT VERNON AVE NO 101
RIVERSIDE CA 92507

253250009
CITY OF RIVERSIDE
3900 MAIN ST
RIVERSIDE CA 92522

256062013
MELISSA S BROWN
3937 COLUMBIA AVE
RIVERSIDE CA 92501

253262007
HECTOR J CHAVEZ
YUMIKO CHAVEZ
395 CREEKSIDE CURVE
NEW BRAUNFELS TX 78130

253261001
DALE E CARSON
TERRI L CARSON
42882 IVY ST
MURRIETA CA 92562



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256050012
STRATA CREST
4370 LA JOLLA VILLAGE 960
SAN DIEGO CA 92122

253261055
PENSCO TRUST CO
LYLE BALLANCE
4457 DOGWOOD WAY
EVANS GA 30809

253261016
PENSCO TRUST CO
LYLE BALLANCE
POLLY M BALLANCE

253262003
FRANCES CHENG
4582 W 130TH ST
HAWTHORNE CA 90250

4457 DOGWOOD WY
EVANS GA 30809

256061002
STATE OF CALIF
464 W 4TH ST
SAN BERNARDINO CA 92401

256062018
SUCHART CHINUDOMSUB
4686 BEACON WAY
RIVERSIDE CA 92501

253261006
JOHN N RADOVICH
4826 REGALO BELLO ST
LAS VEGAS NV 89135

256092001
EDWARD W LEY
MELISSA M LEY
PACITA ROBERTS

4858 VIA DE LA LUNA
YORBA LINDA CA 92886

253262039
WADE H WONG
EVA F WONG
4916 ROCKY RD
EL SOBRANTE CA 94803

253262029
DIMITRIOS MORIKIS
GLORIA GONZALEZ RIVERA
497 MOUNTAIN HOUSE DR
RIVERSIDE CA 92506

253261097
GARY FERGUSON
NANCY FERGUSON
5026 TROJAN CT
RIVERSIDE CA 92507

253262075
JAMES MICHAEL EDWARDS
SHERYL KATHLEEN EDWARDS
5044 SOLITUDE CT
ALTA LOMA CA 91737

253262080
JENNIFER Y CHENG
5118 MARSHBURN AVE
ARCADIA CA 91006

256062004
JAY NAGER
MARIA NAGER
5205 S SLAUSON AV
CULVER CITY CA 90230



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253260037
DALLEN TREALOFF
JOANNE MARIE TREALOFF
5225 CANYON CREST 71648
RIVERSIDE CA 92507

256081012
CHERYL A DUFFY
5225 CANYON CREST DR
RIVERSIDE CA 92507

253261012
JAGDISH M PATEL
DEVYANIBEN J PATEL
5225 CANYON CREST DR 71705
RIVERSIDE CA 92507

253150013
UCR RIVERSIDE LAND
5225 CANYON CREST NO 350
RIVERSIDE CA 92507

253262008
DONALD LEONARD
5226 CAMINITO APARTADO
SAN DIEGO CA 92108

253261011
MICHAEL FALOUTSOS
SHERRY MACKAY
5242 GLENHAVEN
RIVERSIDE CA 92506

253260036
ALLAN F WIEBE
ELIZABETH WIEBE
5260 LOCKMOOR DR
RIVERSIDE CA. 92507

253260035
RAJA DHALLA
5280 LOCKMOOR DR
RIVERSIDE CA. 92507

253261045
ROGER D JAYNES
MARY R JAYNES
5300 LOCHMOOR DR
RIVERSIDE CA 92507

253260034
ROGER D JAYNES
MARY ROSE JAYNES
5300 LOCHMOOR DR
RIVERSIDE CA. 92507

253260043
HAYTHAM A ABDELKARIM
5340 LOCHMOOR DR
RIVERSIDE CA. 92507

253260031
GREGORY D ADAMS
DEBRA Y ADAMS
5350 LOCHMOOR DR
RIVERSIDE CA. 92501

253260045
MARK A RICHARDSON
ANITA L RICHARDSON
5360 LOCHMOOR DR
RIVERSIDE CA. 92507

256361015
JOHN JOSEPH PERRONE
5402 CANMORE CT
RIVERSIDE CA. 92507



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256361006
ALVIN A AESCHLIMANN
YVETTE AESCHLIMANN
5403 CANMORE CT
RIVERSIDE CA. 92507

256361007
LESLIE ANN WEBSTER
5411 CANMORE CT
RIVERSIDE CA. 92507

256361005
GREG TIM ARIAS
LAURIE GINA ARIAS
5412 DEVERON CT
RIVERSIDE CA. 92507

256361024
C & Y MANAGEMENT
5418 CANMORE CT
RIVERSIDE CA 92507

256361013
KUAN CHUNG CHEN
HUIWEN YANG
5418 CANMORE CT
RIVERSIDE CA. 92507

256361001
PAUL MARTILLO
MELONIE PICKETT
5419 DEVERON CT
RIVERSIDE CA. 92507

256361004
PAUL RUSSELL VON INS
KATHLEEN MAY VON INS
5422 DEVERON CT
RIVERSIDE CA. 92507

256361008
GURPINDER S DHILLON
PARAM INDERJEET K DHILLON
5423 CANMORE CT
RIVERSIDE CA. 92507

256361012
JUSTIN SCHOELLER
KRISTA JOSEPHINE SCHOELLER
5426 CANMORE CT
RIVERSIDE CA. 92507

256361002
THOMAS R CORRIGAN
MANJU CORRIGAN
5427 DEVERON CT
RIVERSIDE CA. 92507

256361009
MICHAEL D DICKEY
5431 CANMORE CT
RIVERSIDE CA. 92507

256361011
ERNEST MARTINEZ
INMA MARTINEZ
5434 CANMORE CT
RIVERSIDE CA. 92507

256361010
JOHN SCHROM
5442 CANMORE CT
RIVERSIDE CA. 92507

253262017
RONALD W HOQUIST
ANNE M HOQUIST
5545 GRAND AVE
RIVERSIDE CA 92504



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253262060
NICOLE STANOFF
RICK STANOFF
JUDY STANOFF

5780 CARELL AVE
AGOURA HILLS CA 91301

256050013
MELROSE LLC
5820 OBERLIN DR STE 201
SAN DIEGO CA 92121

253262036
MIGUEL MAZZILLI
NATALIA PEDERSEN
5871 VIA LOMA
RIVERSIDE CA 92506

253262073
DAVID TITO
VICTORIA TITO
5990 CLARIDGE DR
RIVERSIDE CA 92506

253261088
MOHAMMAD REZA KHOSTOVAN
616 PARK WAY
SOUTH SAN FRANCISCO CA 94080

253261090
BRADLEY J HUDSON
ANDREA D HUDSON
6185 MAGNOLIA AVE NO 303
RIVERSIDE CA 92506

253261020
YIMENG ZOU
628 E LONGDEN AVE
ARCADIA CA 91006

253261002
DAN M PEDERSEN
KIRSTIN S PEDERSEN
5811 ROYALE PL
RIVERSIDE CA 92506

256372002
MINGJI CHU
HAIXING DONG
5864 VIA SUSANA
RIVERSIDE CA 92506

256372005
YONGIUN DU
HONG LI
5911 CLARIDGE DR
RIVERSIDE CA 92506

253262092
TALAT G IBRAHIM
JACQUEEN A IBRAHIM
6012 EDGEFIELD ST
LAKEWOOD CA 90713

253262030
CARRIE LISETTE DYE
6169 OSWEGO DR
RIVERSIDE CA 92506

256362004
HUI LIN
MANZ HI LU
6211 HART AVE
TEMPLE CITY CA 91780

253262074
MARSHALL HOWARD TAYLOR
DEBORAH TAYLOR
6310 PASEO DESCANSO
CARLSBAD CA 92009



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253261101
KYLE THOMAS BUTLER
EARL D BUTLER
GERALDINE L BUTLER

6406 VIA BARON
RANCHO PALOS VERDES CA 90275

253261007
KEVIN R SMITH
ALICE E SMITH
6825 BOULDER CREEK LN
RIVERSIDE CA 92506

253262068
RONALD E KIPP
PATRICIA M KIPP
6859 RANCHGROVE RD
RIVERSIDE CA 92506

256092016
NICHOLAS E TAVAGLIONE
SALLIE B TAVAGLIONE
6868 FRANCES ST
RIVERSIDE CA 92506

253261092
MICHAEL P SOUBIROUS
LINDA L SOUBIROUS
6949 CHARTWELL DR
RIVERSIDE CA 92506

253261047
CHRISTOPHER JOHN T ABMA
YUN CATHERINE ABMA
6959 WINDHAMHILL DR
RIVERSIDE CA 92506

253261017
CHRIS ABMA
YUN ABMA
6959 WYNDHAM HILL DR
RIVERSIDE CA 92506

253261067
CHRIS ABMA
6959 WYNDHAM HILL DR
RIVERSIDE CA 92506

256050010
MORRIS COMMUNICATION CORP
699 BROAD ST STE 800
AUGUSTA GA 30901

253262001
PATRICIA L BRAYBROOKS
7040 VIA VISTA DR
RIVERSIDE CA 92506

253261021
HUNG HOANG
ANN LAN HOANG
7045 E VILLANUEVA DR
ORANGE CA 92867

253261054
ROBERT D DUKE
JANIS K DUKE
7231 CHATEAU RIDGE LN
RIVERSIDE CA 92506

256361022
RAMON ALVAREZ
MIRNA ARACELI ALVAREZ
7370 CORINTHIAN WAY
RIVERSIDE CA 92506

256362002
HASHMI S QUAZI
KANIZ J QUAZI
7432 BRECKENRIDGE DR
RIVERSIDE CA 92507



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256110023
FRANK NARANJO
HALELI BOJORQUEZ
7473 LINCOLN AVE
RIVERSIDE CA 92504

256072005
L K FAMILY VI
774 PINE FALLS AVE
WALNUT CA 91789

256103012
L K FAMILY VI
774 PINEFALLS AVE
WALNUT CA 91789

256104002
GHEDEON BEC
DEBBIE LYNN BEC
8212 MICHAEL DR
HUNTINGTON BEACH CA 92647

253261086
MILES SHIH HAW CHANG
JIA RUEY CHANG
829 STREAMVIEW ST
WALNUT CA 91789

253261080
ERNEST WONG
8371 FAUST AVE
CANOGA PARK CA 91304

253261068
VENKAT SURESH BABU KOLLURI
JYOTHI KOLLURI
RAY KOTTAPALI

253262085
WILLIAM YALE CRUTCHFIELD
SHIN YEE LU
865 ABBIE ST
PLEASANTON CA 94566

8428 VIENNA DR
CORONA CA 92880

253262090
JAI CHANDRAKANT FARSWANI
YOGESH FARSWANI
8660 BURTON WAY NO 209
LOS ANGELES CA 90048

256083010
CAH 2015 1 BORROWER
8665 E HARTFORD STE 200
SCOTTSDALE AZ 85255

256372010
SUSAN KELLY LOEW
871 CLEVELAND WAY
CORONA CA 92881

253261104
ROBERT BH WEE
LORNA YH SIA
8715 E BANNER RIDGE DR
ANAHEIM HILLS CA 92808

256103005
SHERWOOD A MCOWEN
FRANCINE A MCOWEN
JEANETTE E SMITH

253262082
SON T NGUYEN
CHERIE Q NGUYEN
8820 E BANNER RIDGE DR
ANAHEIM CA 92808

877 BERGAMO AVE
SAN JACINTO CA 92583



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256361023
TSE LING LU
8903 CAMINO REAL
SAN GABRIEL CA 91775

253261014
TERENCE R PRZEKLASA
905 S HARVARD
ANAHEIM CA 92807

253262048
EDWARD K SEGURA
ROSEMARY SEGURA
9052 EVERGREEN CT
FONTANA CA 92335

253262051
IQBAL PITTALWALA
JAMILA BOOKWALA
ABIZER BOOKWALA

9085 OAK GLEN RD
CHERRY VALLEY CA 92223

253261033
MIN CHEN WU
9180 EL VERDE CIR
FOUNTAIN VALLEY CA 92708

256381013
C&M FAMILY TRUST
9209 POINSETTIA AVE
FOUNTAIN VALLEY CA 92708

253261098
ALEXANDER JOHNSON
9335 ALTA CRESTA AVE
RIVERSIDE CA 92508

253262052
ABJ 27 PROP
949 IRONSHOE CT
WALNUT CA 91789

253262050
EVANGELINE J SAENZ
RUDY SAENZ
961 N STONEWOOD ST
LA HABRA CA 90631

253261105
PACIFICA CANYON CREST
9974 SCRIPPS RANCH 284
SAN DIEGO CA 92131

253262102
BRIAN K LEE
P O BOX 1484
LOMITA CA 90717

253261085
GARY J DAVIS
BARBARA A DAVIS
P O BOX 1626
HAVASU LAKE CA 92363

256381012
RHONDA RUTH WILLIAMS
P O BOX 2427
RIVERSIDE CA 92516

256110001
TRINIDAD CASILLAS
P O BOX 3461
CITY OF INDUSTRY CA 91744



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TUNG AN HUANG
P O BOX 4122
TORRANCE CA 90510

256371007
JAMES C PHILLIPS
MARYA J PHILLIPS
P O BOX 53851
RIVERSIDE CA 91517

253262067
JOANNE VASQUEZ
P O BOX 55216
RIVERSIDE CA 92517

256062016
SUE S CHANG
P O BOX 56646
RIVERSIDE CA 92517

256062008
LLOYCE D TENORIO
HENRY A SANCHEZ
SUE S CHANG

P O BOX 56646
RIVERSIDE CA 92517

256081010
RAUL VILLAMAR
CARMEN VILLAMAR
P O BOX 56803
RIVERSIDE CA 92517

256062010
DAVID PHILIP FERGENSON
P O BOX 863
ALAMO CA 94507

256040005
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

256110003
SCOTT M VIRACOLA
PO BOX 1335
RIVERSIDE CA 92502

256092008
DARLENE LYNCH
PO BOX 1524
FORT DEFIANCE AZ 86504

253261031
LIHUA YANG
PO BOX 3272
LA PUENTE CA 91744

253261064
SUSAN M LASATER
PO BOX 5243
RIVERSIDE CA 92517

256104006
MAXINE BOND
PO BOX 5313
RIVERSIDE CA 92517

256103003
LT TRUST CO
PO BOX 5508
DENVER CO 80217



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STEPHAN R BEVERSTOCK
CATHERINE C BEVERSTOCK
PO BOX 6346
MARCH AFB CA 92518

256073001
AHMED AMER
PO BOX 8616
LA VERNE CA 91750

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Nigel, CA 92607-7821

1 to read as follows:

2 "SECTION 19.610. UNIVERSITY CITY NEIGHBORHOOD PRESERVATION
3 OVERLAY ZONE.

4 A. PURPOSE AND INTENT. The purpose of the University City Neighborhood
5 Preservation Overlay Zone is to:

- 6 1. Establish development standards to ensure that the permit process provides
7 for the consideration or prevention of the impacts of substantial changes in
8 use that would have the potential to increase the intensity of one-family
9 dwellings beyond that which was anticipated by the applicable zoning
10 classification.
- 11 2. Restrict uses on private properties beyond the general requirements of the
12 underlying zoning classification as identified in this ordinance.
- 13 3. Ensure the design of dwellings and on-site parking is appropriate for the
14 area's character and is appropriate for the area's capacity to accommodate
15 an increase in density, which may be limited due to on- and off-street parking
16 availability, traffic control, safety services, and restraints on infrastructure
17 such as sewer capacity.
- 18 4. Provide a regulatory framework for effective code enforcement efforts.

19 B. APPLICABILITY.

- 20 1. The University City Neighborhood Preservation Overlay Zone is adopted
21 and may be amended by the Board of Supervisors, in accordance with this
22 ordinance and as necessary, to include any issue that is not addressed in
23 this section and which adversely affects the public health, safety, or
24 welfare.
- 25 2. The University City Neighborhood Preservation Overlay Zone applies to
26 all lots within the Highgrove Area Plan set forth in the County's General
27 Plan within that portion of the unincorporated area identified as the
28 Community of University City on Figure 1 of the Highgrove Area Plan

1 Location in the Highgrove Area Plan portion of the General Plan. The
2 Community of University City portion of the Highgrove Area Plan is
3 located in the southwestern-most portion of the Highgrove Area Plan, with
4 its boundary located south, east, and north of the City of Riverside city
5 limits and west of Interstate 215. The provisions of the University City
6 Neighborhood Preservation Overlay Zone shall apply in addition to the
7 General Plan foundation component, land use designation, and zoning
8 classification of the lots within this identified area. The provisions of the
9 University City Neighborhood Preservation Overlay Zone shall apply to
10 all existing development and to all future residential development for
11 every lot within the overlay boundaries.

12 3. The University City Neighborhood Preservation Overlay Zone
13 shall be placed on all lots within the Community of University City and
14 shall be identified as the University City Neighborhood Preservation
15 Overlay (UCNPO) Zone on the County official zoning map. The
16 Community of University City consists of, and the UCNPO applies to, the
17 following lots as identified by assessor's parcel numbers, as may be
18 amended subsequent to the effective date of Ordinance No. 348.4912:

- 19 256110022, 256110002, 256104003, 256062007, 256062016,
20 256072001, 256072002, 256072003, 256072011, 256072012,
21 256094008, 256101006, 256101007, 256103006, 256103007,
22 256103013, 256104004, 256104005, 256110005, 256110020,
23 256110021, 256072016, 256061006, 256062012, 256062015,
24 256072006, 256062001, 256062013, 256072005, 256072013,
25 256061007, 256062009, 256062010, 256062014, 256072009,
26 256062003, 256062006, 256062008, 256062017, 256072004,
27 256061005, 256062002, 256062011, 256072008, 256072010,
28 256074001, 256074003, 256075007, 256075010, 256081002,

1	256081016,	256082002,	256083003,	256083004,	256083017,
2	256092001,	256092013,	256092014,	253260002,	256094001,
3	256094006,	256101002,	256102007,	256103002,	256103010,
4	256103017,	256073002,	256074005,	256081006,	256081007,
5	256081011,	256081012,	256083008,	256092003,	256093002,
6	256094002,	256102003,	256103008,	256103009,	256104001,
7	256104002,	256104007,	256110010,	256110024,	256110025,
8	256074004,	256075008,	256083001,	256083005,	256083009,
9	256083010,	256092010,	256092015,	256093001,	256093004,
10	256093006,	256094005,	256102004,	256102005,	256102010,
11	256103012,	256103014,	256110009,	256110023,	256073001,
12	256075006,	256081001,	256081005,	256081009,	256081018,
13	256082003,	256082004,	256092007,	256092012,	256093007,
14	256094007,	256094010,	256101003,	256101004,	256102011,
15	256103003,	256103004,	256104006,	256110004,	256110006,
16	256110014,	256110016,	256073003,	256075004,	256081013,
17	256081015,	256083014,	256092002,	256092006,	256101005,
18	256103005,	256103016,	256110007,	256110017,	256074006,
19	256074007,	256075005,	256081014,	256083006,	256083013,
20	256092004,	256092009,	256093005,	256102006,	256103001,
21	256110001,	256110011,	256075001,	256075002,	256075003,
22	256081008,	256081010,	256082005,	256083007,	256083011,
23	256083012,	256092008,	256092011,	256092016,	253260003,
24	256062004,	256062005,	256062018,	256062019,	256072007,
25	256072014,	256093003,	256094003,	256094004,	256094009,
26	256094011,	256102002,	256103011,	256103015,	256110003,
27	256110008,	256110018,	256110019,	256072015,	256073004,
28	256074002,	256075009,	256081003,	256081004,	256081017,

256082001, 256083002, 256083016, 256092005, and 253260004.

1
2 C. Except as otherwise specifically indicated, the provisions of this section shall
3 apply to all lots within the University City Neighborhood Preservation Overlay
4 Zone. However, Section 19.610 subsection D.4.d. shall apply only to residentially
5 zoned lots within the University City Neighborhood Preservation Overlay Zone
6 and apply only in the event of construction requiring a land use or building permit
7 that results in greater than 300 square feet of additional total habitable Dwelling
8 Area on the lot, that is a result of the construction of: a new habitable building; an
9 addition to a habitable building; or the modification of the configuration of an
10 existing habitable building, including but not limited to modifications to the floor
11 plan, layout, or wall placement.

12 D. DEFINITIONS.

13 As used in this section, terms defined in Ordinance No. 457, as may be amended
14 from time to time, shall have the meanings as specified in Ordinance No. 457,
15 unless otherwise stated in this ordinance. The following additional terms shall
16 have the following meanings in this section:

- 17 1. Closet. An ancillary enclosed area within a dwelling unit that is clearly
18 intended for storage.
- 19 2. Common Living Area. A common area or communal space within a
20 dwelling unit that is intended to be shared by all occupants. The Common
21 Living Area is the Dwelling Area of the building not including hallways,
22 storage areas, Closets, bathrooms, or bedrooms.
- 23 3. Dwelling Area. The total combined floor area of a dwelling unit intended
24 for human habitation. Dwelling Area does not include garages, carports,
25 patios, sheds, or other similar spaces.
- 26 4. Parking Area. Any off-street area for the parking of a motor vehicle, plus
27 those additional areas required to provide ingress and egress to and from
28 the Parking Area.

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- 5. Rear Yard. A yard extending across the full width of the lot between the side lot lines, and measured between the rear lot line and the nearest rear line of the main building or the nearest line of any enclosed or covered porch.
- 6. Recreational Equipment. Any equipment used for sports, exercise, leisure, or recreation, including but not limited to: basketball hoops, slides, swings, jungle gyms, volleyball nets, grills, portable barbeques, fire pits, and outdoor heaters.
- 7. Recreational Vehicles. Vehicles with or without motive power, designed for human habitation or recreation, including but not limited to: boats, snowmobiles, watercraft, racing vehicles, off-road vehicles, utility trailers, motor homes, travel trailers, truck campers or camping trailers.
- 8. Sleeping Quarters. Any habitable room, with or without a Closet, without direct access to a garage, along an exterior wall, capable of being fully separated from other rooms by closing one or more doors, regardless of its designation on building plans, which functions as or may potentially function as a sleeping area. This definition of Sleeping Quarters does not include kitchens, hallways, foyers, Closets, bathrooms, unfinished basements, unfinished attics, laundry rooms, sunrooms, landings, unconverted garages, mud rooms, enclosed porches, living rooms, dens, family rooms, dining rooms, or other space typically used as Common Living Area.

E. NEIGHBORHOOD PRESERVATION STANDARDS.

In order to maintain a safe, clean, orderly, sanitary, and aesthetically pleasing neighborhood character for residents in the University City area, all of the following development standards shall apply within the area covered by the UCNPO Zone:

- 1. DWELLING AREA. The total combined area of all Sleeping Quarters

1 shall not exceed 50% of the total Dwelling Area, in square feet, of the one-
2 family dwelling. The calculation of the total combined area of all Sleeping
3 Quarters shall not include Closets, and measurements shall be from the
4 centerline of interior walls and the exterior of exterior walls.

5 2. COMMON LIVING AREA. The total combined Common Living Area
6 shall be equal to or greater than the total combined area of all Sleeping
7 Quarters. The measurements, in square feet, for Common Living Area
8 shall be from the centerline of the interior walls and the exterior of exterior
9 walls.

10 3. STREET ENVIRONMENT.

11 a. Streets and public rights-of-way shall be kept free from any type
12 of obstructions such as planters, landscaping, fences, temporary
13 signs, or similar structures.

14 b. When not being serviced, trash or recycling containers shall be
15 stored in a garage, side yard, or rear yard and not within a public
16 right-of-way.

17 c. Any transportable or movable Recreational Equipment shall be
18 permitted in a front yard or driveway of a lot, but shall not be used
19 in, or shall not encroach upon, any street or public right-of-way.

20 d. No Recreational Equipment except basketball hoops shall be
21 permanently installed in a front yard, driveway, street, or public
22 right-of-way. Concealment of Recreational Equipment with a
23 cover or camouflage material is not an acceptable alternative to
24 this provision.

25 e. The provisions of other County ordinances that do not otherwise
26 conflict with the terms of this section shall continue to apply to all
27 street environments, including but not limited to Ordinance No.
28 745 for Regulating Collection and Removal of Solid Waste.

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4. PARKING.

- a. No person shall construct, repair, grease, lubricate, or dismantle any vehicle, or any part thereof, upon a street or public right-of-way, except for temporary emergency purposes.
- b. No motorized vehicle shall be parked in any landscaped area but may be parked in a garage or carport or upon a driveway or other improved Parking Area.
- c. No vehicle shall be parked upon a public street or public right-of-way for more than seventy-two (72) hours. Any such vehicle shall be subject to citation, removal, or both, by a law enforcement agency as provided for in California Vehicle Code section 22651 et seq.
- d. In addition to the minimum parking requirements in this ordinance, any new construction, addition, or modification to an existing dwelling unit that results in a dwelling unit with five or more Sleeping Quarters shall also comply with the following:
 - 1) When the number of Sleeping Quarters in a dwelling unit equals or exceeds five (5), the approval of any land use permit or building permit that would result of the addition of more than 300 square feet of total habitable Dwelling Area shall require an additional off-street parking space to be provided. This parking space shall be located in accordance with of the section of this ordinance relating to parking. If the driveway already meets the minimum standard under this ordinance for multiple family dwellings, no additional parking space is required.
 - 2) The Planning Director may, without notice or hearing, permit modifications to the additional off-street parking

1 space requirement. Any modification shall be based on
2 written documentation demonstrating that topographic or
3 other physical conditions make it impractical to require
4 strict compliance with this requirement.

- 5 3) Any new Parking Area or driveway, or Parking Area or
6 driveway that must be modified as a result of this section
7 shall be constructed of concrete, asphaltic concrete,
8 interlocking concrete pavers, brick or the equivalent and
9 shall not cover more than fifty percent (50%) of the
10 required front yard area, fifty percent (50%) of the required
11 side yard area, or fifty percent (50%) of the combined front
12 and side yard area. Any improved Parking Area or
13 driveway that was approved or constructed prior to the
14 effective date of this section shall be exempt from this
15 provision. If there is insufficient room to install additional
16 parking as required under this provision, no building permit
17 may issue pursuant to Ordinance No. 457.

18 5. YARD MAINTENANCE.

- 19 a. Any front yard or side yard area that is visible from any public
20 street or public right-of-way shall be landscaped and properly
21 maintained.
- 22 b. All landscaping shall be maintained in a manner that does not
23 cause a potential fire hazard or cause a threat to public health,
24 welfare, or safety.
- 25 c. Outdoor storage shall not be permitted in a front yard, or in a side
26 yard that is visible from any street or public right-of-way.
- 27 d. Landscaping within a yard shall not physically or visually obstruct
28 a street, intersection, or public right-of-way.

1 e. Dying, decayed, untrimmed, or hazardous trees, shrubbery, or
2 other landscaping in any front yard or side yard that is visible from
3 any public area shall be addressed and remediated within fifteen
4 (15) days of issuance of a Code Enforcement Notice of Violation.

5 6. FENCES AND WALLS.

6 a. All fences and walls shall be properly maintained in order to
7 preserve their structural integrity and to provide a neat appearance.
8 All fences and walls shall be kept free from graffiti, undergrowth,
9 weeds or other similar conditions at all times. All fences and walls
10 shall be of materials and colors that are compatible with the
11 architectural design of the buildings in the neighborhood. No
12 fence, wall or portion thereof shall be constructed or altered to add
13 razor wire, barbed wire, metal spikes, broken glass, readily
14 flammable material, or other similar material.

15 b. Any fence or wall, including any decorative fence, shall not
16 obstruct a public street, intersection, or public right-of-way either
17 physically or visually.

18 c. Chain link fences shall not be erected or constructed in any front
19 yard or side yard that is visible from any street or public right-of-
20 way for lots less than half an acre net in area. Chain link fences
21 that were erected or approved prior to the effective date of this
22 section shall be exempt from this provision.

23 d. Any fence or wall, including decorative fences, located in the front
24 yard or within thirty feet (30') of an intersection, shall not be higher
25 than four feet (4'). Fences and walls that are pre-existing on, or
26 approved prior to, the effective date of this section shall be
27 exempt from this provision. Vertical calculation of the height of
28 the fence or wall shall be made by vertical measurement along

1 the length of the outside face when measured from final finished
2 grade.

3 e. For any front yard or side yard that is visible from any street or
4 public right-of-way, the height of a gate, the gate post, or column
5 located therein shall not exceed one hundred twenty percent
6 (120%) of the maximum height of the associated fence or wall.
7 Gates, gate posts, and columns located therein that were erected or
8 approved prior to the effective date of this section shall be exempt
9 from this provision.

10 f. Any temporary fence or gate shall be exempt from the provisions
11 of subsections c., d., and e. of this subsection D.6.

12 7. OUTDOOR LIGHTING.

13 a. Lighting fixtures shall be located such that no light or reflected
14 glare is directed off-site. Lighting fixtures shall provide that no
15 light is directed above a horizontal plane passing through the
16 bottom of the fixture.

17 b. All on-site lighting shall be stationery, directed away from
18 adjacent properties, streets, and public rights-of-way.
19 Incandescent lighting fixtures greater than 100 watts shall require
20 proper shielding to minimize their impact on neighboring
21 properties.

22 c. To minimize the impact on neighboring properties, any outdoor
23 security lighting shall require proper shielding and should utilize
24 motion sensitive as well as time sensitive fixtures.

25 F. COVENANTS, CONDITIONS, AND RESTRICTIONS

26 This section shall neither replace the requirements of any County
27 ordinance nor overwrite the terms of any private Covenants, Conditions,
28 and Restrictions ("CC&Rs"). The County generally does not enforce

1 private CC&Rs.

2 G. VIOLATIONS AND PENALTIES.

3 1. All property owners within the UCNPO Zone boundary shall be
4 responsible for compliance with the provisions of this section
5 except as specifically made exempt by a provision within this
6 section. The Riverside County Code Enforcement Department
7 shall be the lead agency enforcing the provisions of the UCNPO
8 Zone in accordance with Ordinance No. 725. Unless otherwise
9 specified in this section, any violation must be corrected within
10 fifteen (15) days after receiving a Code Enforcement Notice of
11 Violation.

12 2. The Sheriff, District Attorney, County Counsel, County Clerk,
13 Planning Director, and all County Officials charged with the
14 issuance of building permits, land use permits, plot plans,
15 subdivisions, parcel maps, and other discretionary and
16 administrative permits shall enforce the provisions of this section.”

17 Section 5. CONFLICTING REGULATIONS. Ordinance No. 348 section 18.1 shall
18 control in the case of any conflict between this ordinance and any other provision in Ordinance No. 348 or
19 between this ordinance and any other applicable ordinance.

20 Section 6. SEVERABILITY. If any provision of this ordinance or the application
21 thereof to any person or circumstance is held invalid, the remainder of the ordinance and application of such
22 provision or provisions to other persons or circumstances shall not be affected.

23 Section 7. This ordinance shall take effect thirty (30) days after its adoption.

24
25 BOARD OF SUPERVISORS OF THE COUNTY
26 OF RIVERSIDE, STATE OF CALIFORNIA

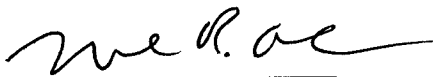
27 By: _____
28 Chairman

1 ATTEST:
2 CLERK OF THE BOARD
3 Kecia Harper

4 By: _____
5 Deputy

6 (SEAL)
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11 APPROVED AS TO FORM
12 November 26, 2019

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14 By: 
15 MELISSA R. CUSHMAN
16 Deputy County Counsel
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF AN ORDINANCE AND CHANGE OF ZONE IN THE FIRST SUPERVISORIAL DISTRICT

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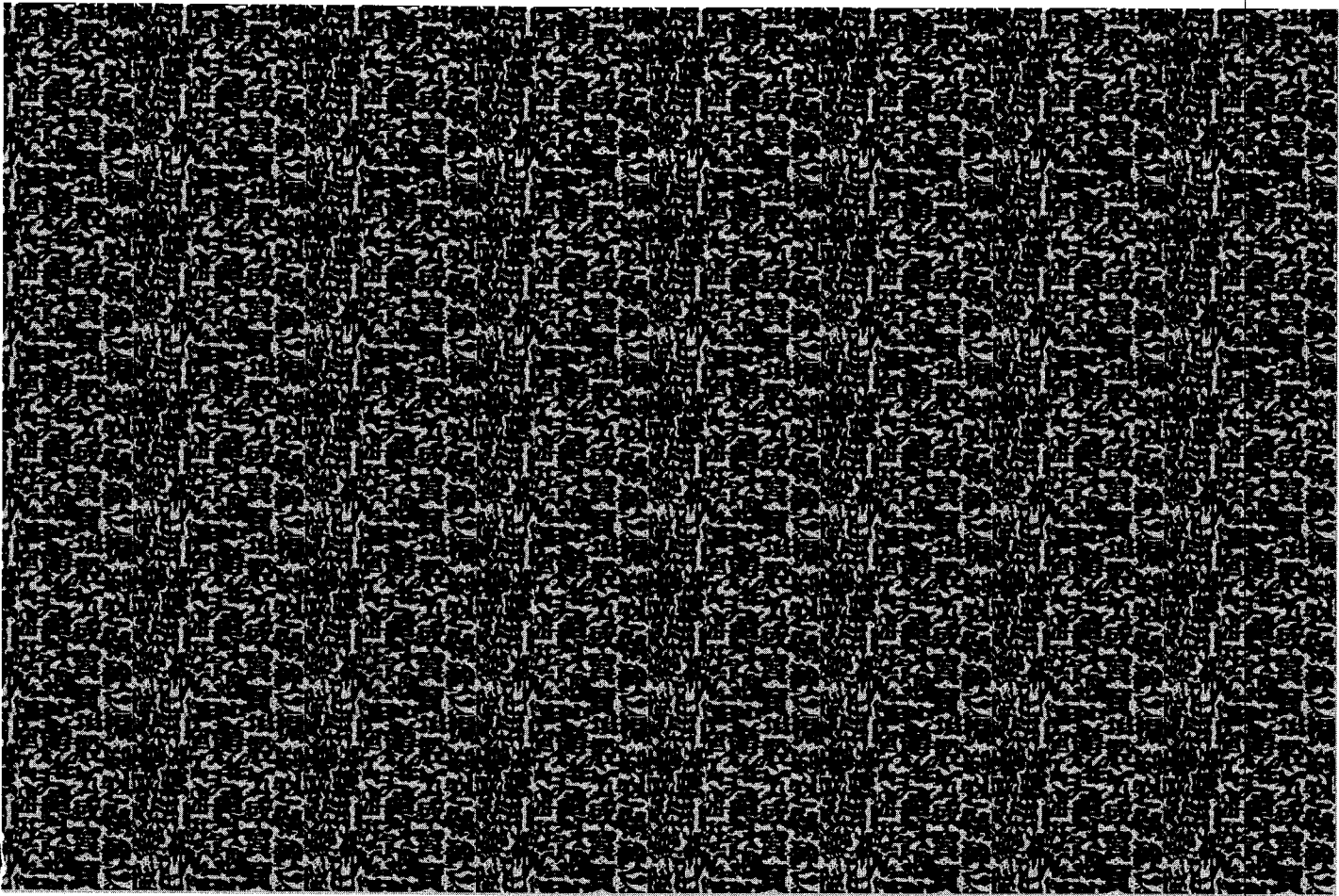
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Dated: November 21, 2019

Kecia R. Harper, Clerk of the Board

By: Karen Barton, Deputy Clerk of the Board



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



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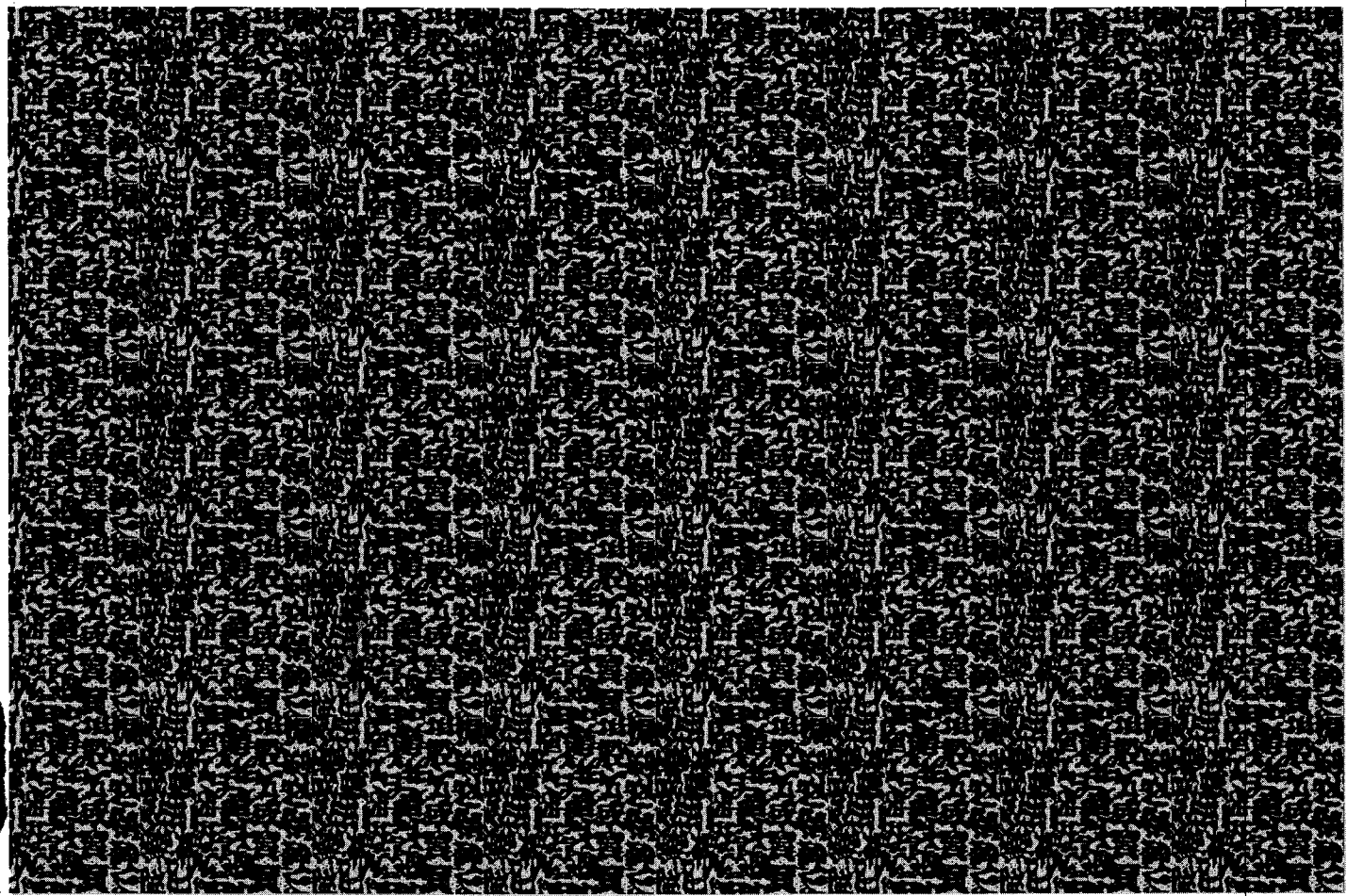
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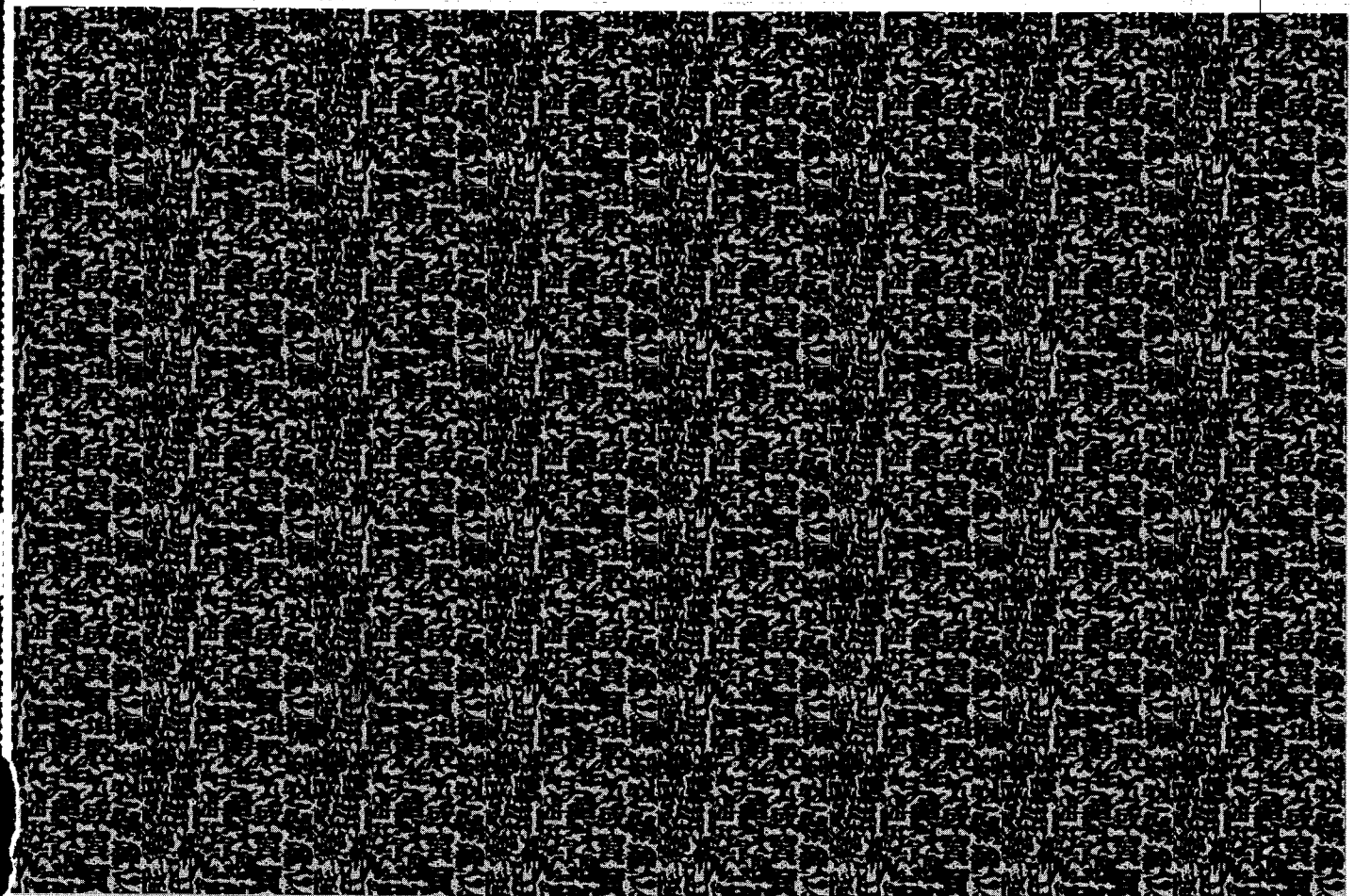
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HUNTINGTON BEACH CA 92647

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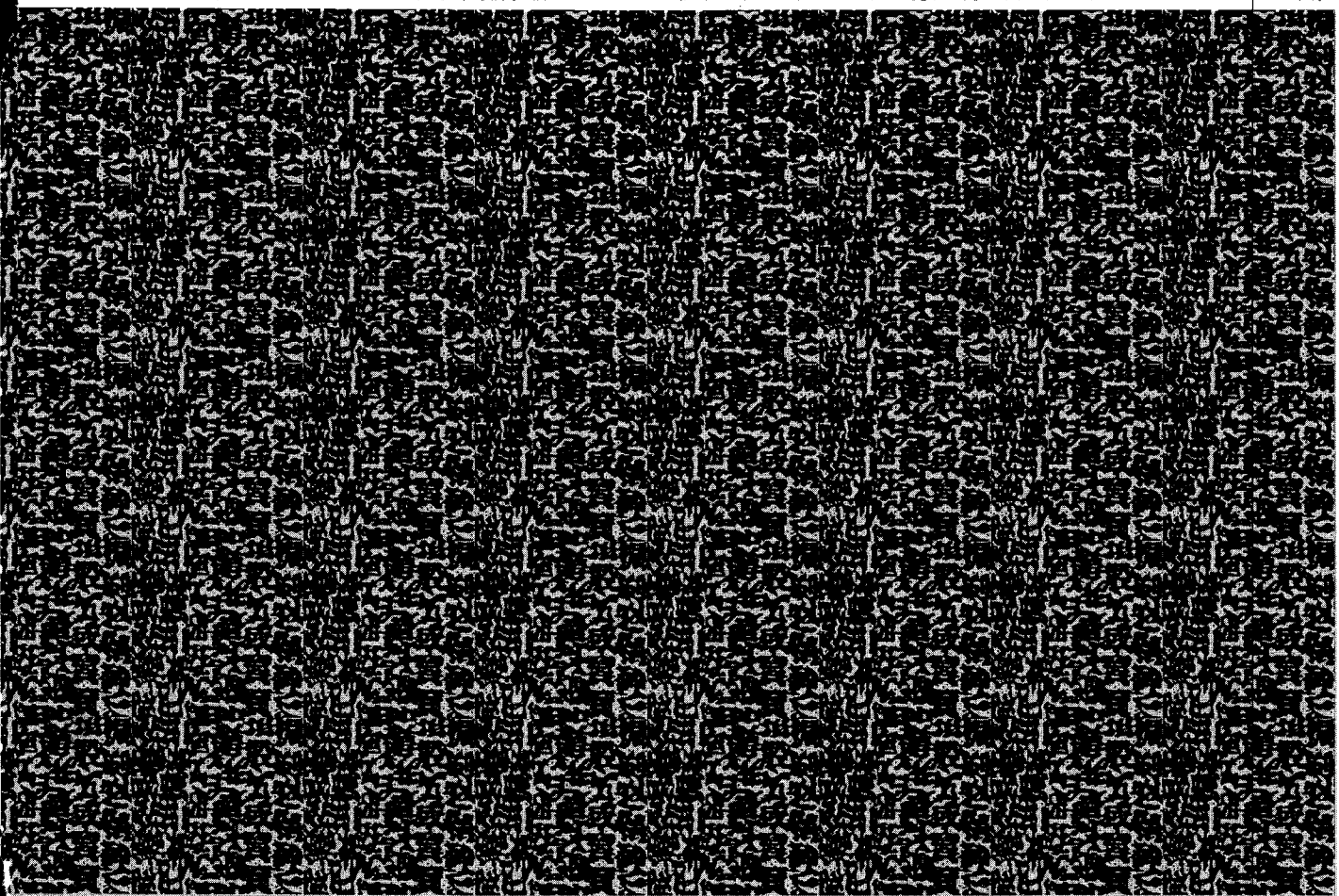
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3337 MICHELSON DR STE 380
IRVINE CA 92612

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Dated: November 21, 2019

Kecia R. Harper, Clerk of the Board

By: Karen Barton, Deputy Clerk of the Board

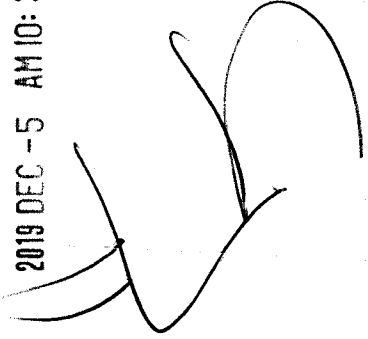
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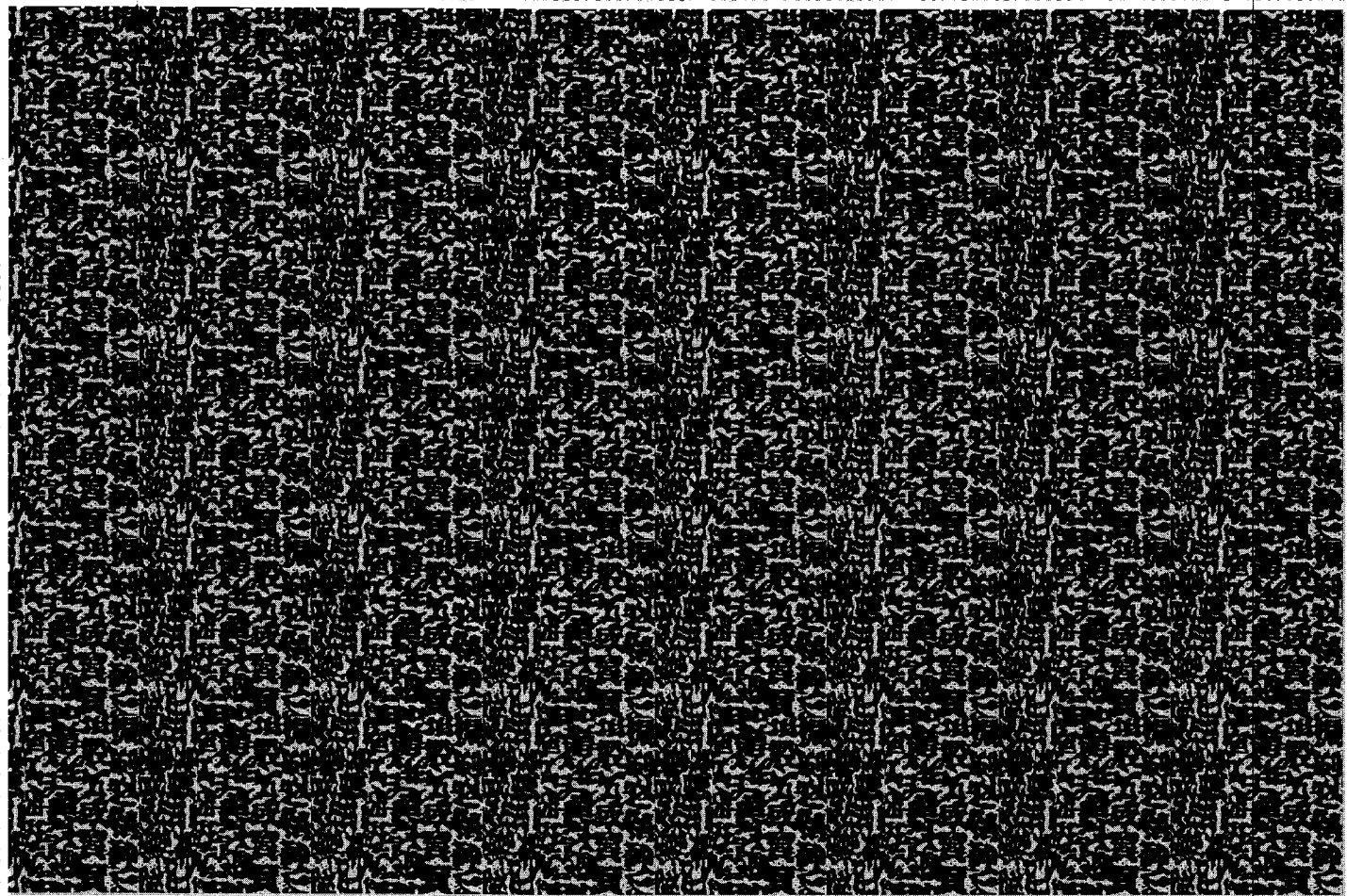
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256103009
TAMMY B REED
MATHEW J REED
20344 STANFORD AVE
RIVERSIDE CA 92507

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



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF AN ORDINANCE AND CHANGE OF ZONE IN THE FIRST SUPERVISORIAL DISTRICT

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RIVERSIDE, CA 92502
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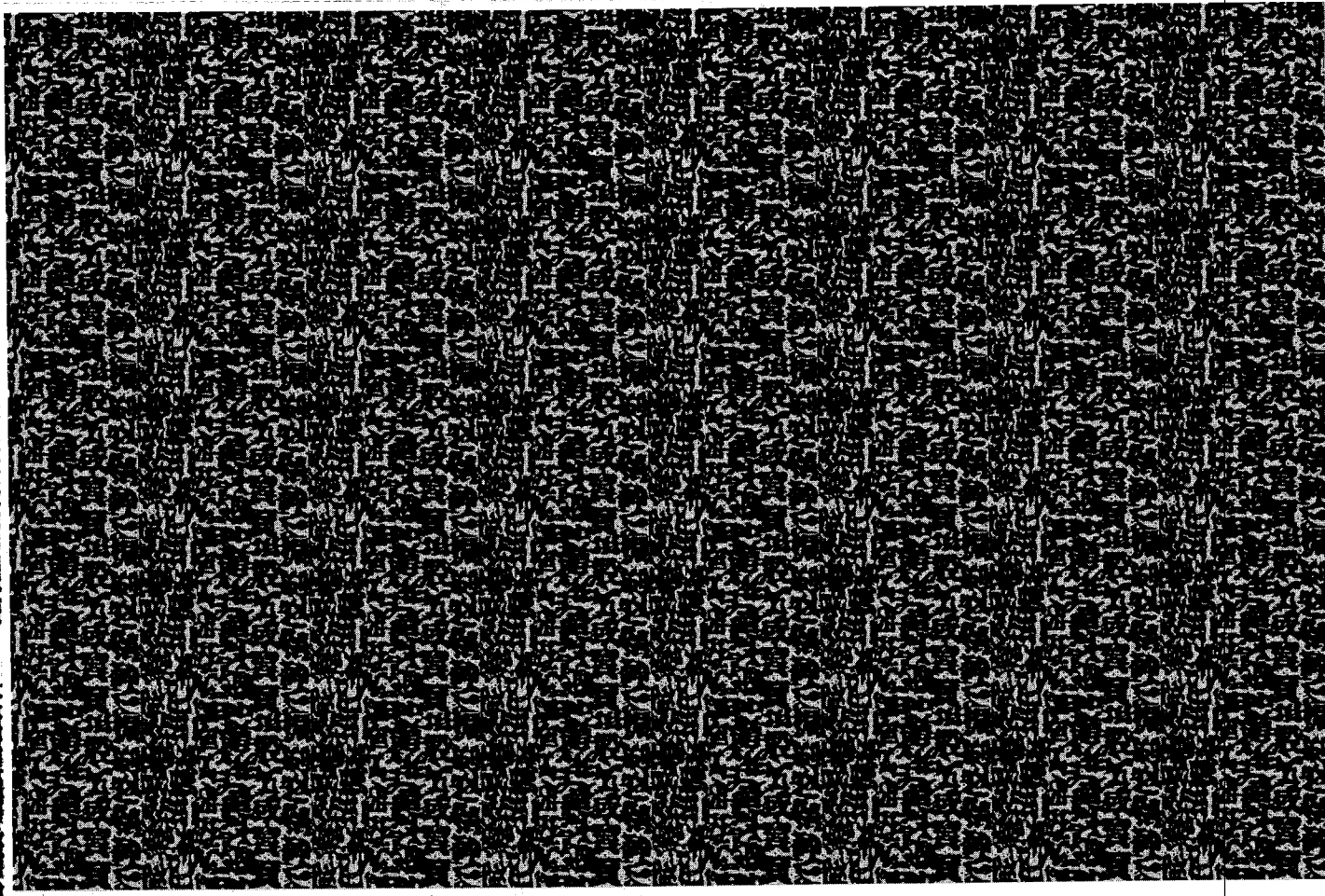
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CLERK / BOARD OF SUPERVISORS
2019 DEC -5 AM 10:36

256361021
RIA TILTON
1342 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

MOVED

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



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Dated: November 21, 2019

Kecia R. Harper, Clerk of the Board

By: Karen Barton, Deputy Clerk of the Board

RECEIVED RIVERSIDE COUNTY
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2019 DEC -9 AM 11:43



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

253262098
ANTHONY EUGENE WIECZOREK
375 CENTRAL AVE STE 198
RIVERSIDE CA 92507

RTS

NIXIE 911 6E 1 0012/04/19

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92502114747 *1052-05006-29-10

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF AN ORDINANCE AND CHANGE OF ZONE IN THE FIRST SUPERVISORIAL DISTRICT

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Dated: November 21, 2019

Kecia R. Harper, Clerk of the Board

By: Karen Barton, Deputy Clerk of the Board

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CLERK/BOARD OF SUPERVISORS

2019 DEC -9 AM 11:42

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



253261052
GUOCHUN LIN
DANNI LIN
QING CHEN
1400 UNIVERSITY APT 403
RIVERSIDE CA 92506

RTS

MIXTE 911 7E 1259 9911/01/19
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NOT DELIVERABLE AS ADDRESSEED
UNABLE TO FORWARD
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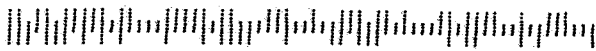
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By: Karen Barton, Deputy Clerk of the Board



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2019 DEC -9 AM 11:43

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CLERK/BOARD OF SUPERVISORS

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MORRIS COMMUNICATION CORP
699 BROAD ST STE 800
AUGUSTA GA 30901

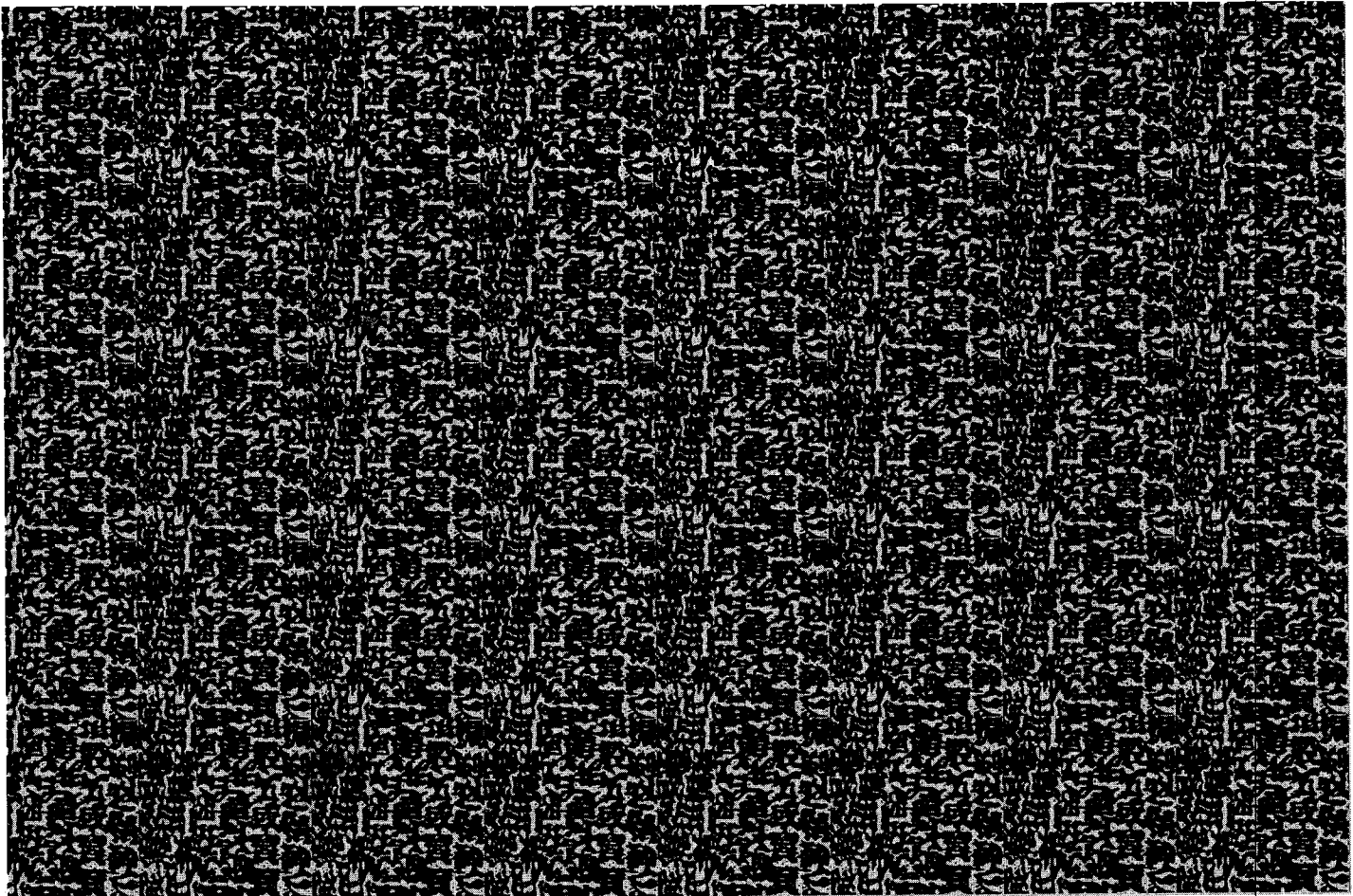
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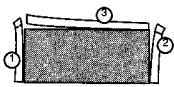
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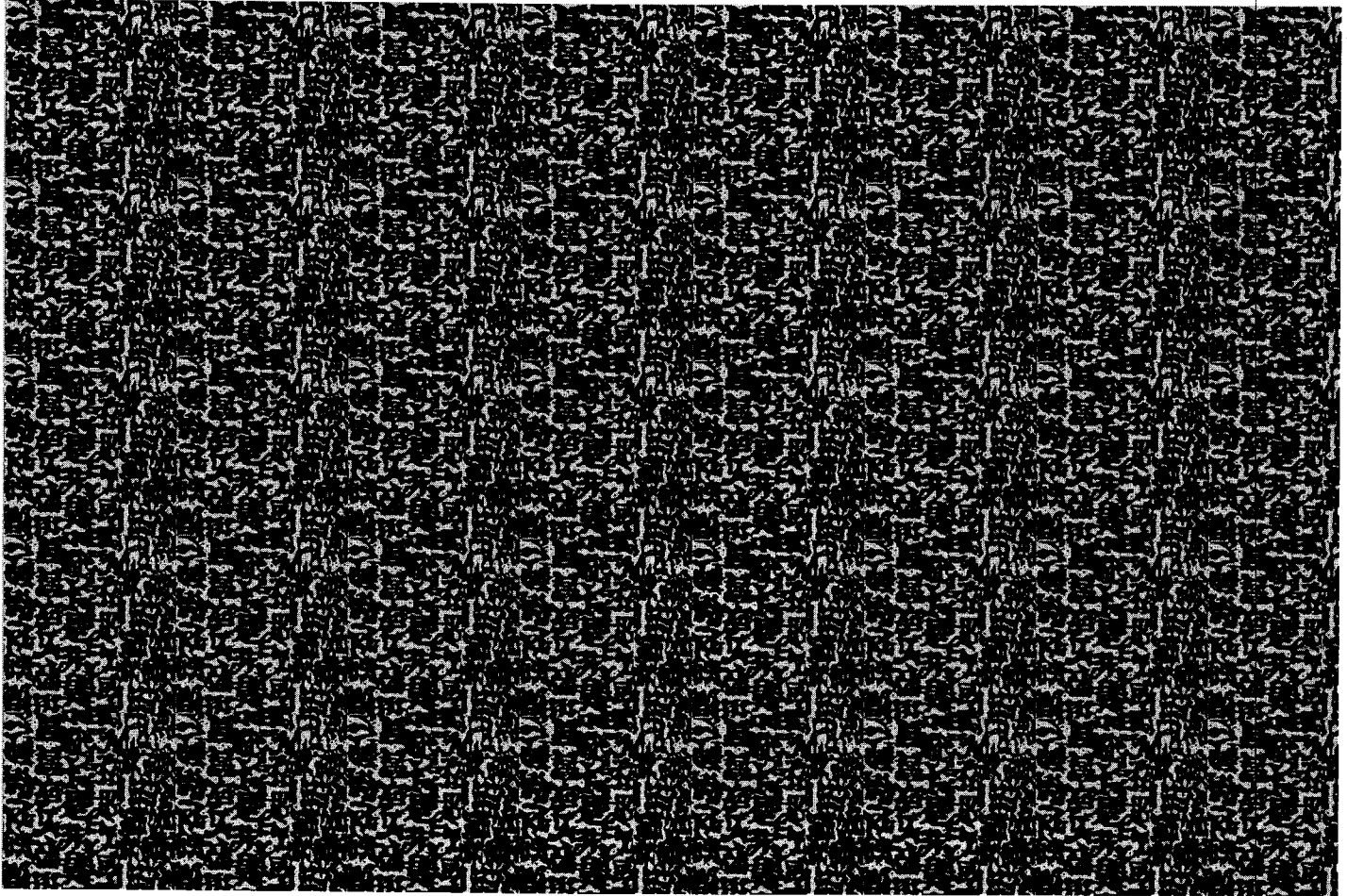
Dated: November 21, 2019

Kecia R. Harper, Clerk of the Board

By: Karen Barton, Deputy Clerk of the Board



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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
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PO BOX 8616
LA VERNE CA 91750

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CLERK/BOARD OF SUPERVISORS
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EC: 92502114747 *2852-07137-14-14

191-8MB-397

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: DALE WHITE

Address: 20380 STANFORD AVE

City: RIVERSIDE Zip: 92507

Phone #: 714 333 5129

Date: 12-10-19 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose AS NOTED Neutral

MOSTLY SUPPORT - 3 OR 4 ITEMS OPPOSED

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.