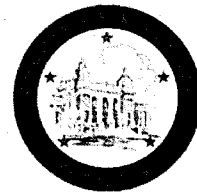


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 21.5
(ID # 11296)

MEETING DATE:

Tuesday, December 10, 2019

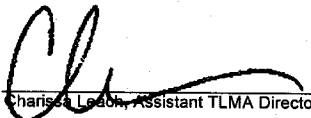
FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING on CHANGE OF ZONE NO. 1900020 – CEQA Exempt – Applicant: Carl Mauger – Engineer/Representative: Stefan Lanthier – Fifth Supervisorial District – Western Coachella Valley Area Plan (General Plan): Community Development: Light Industrial (CD-LI) – Pass & Desert District Zoning Area – Zoning: Controlled Development Areas (W-2) – Location: north of Dillon Rd., east of N. Indian Canyon Dr., south of 16th Ave., and west of Little Morongo Rd. – Area: 2.42 Acres – REQUEST: The proposal is to change the existing zoning classification of approximately 2.42 acres from W-2 (Controlled Development Area) to MS-C (Manufacture Service Commercial) to be consistent with the existing General Plan land use designation. District 5. [100% Applicant Funds.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)3, based on the findings and conclusions in the staff report; and

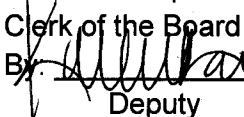
ACTION: Policy, Set for Hearing


Charissa Leach, Assistant TLMA Director 11/26/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: December 10, 2019
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

2. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900020 (CZ1900020)**, to change the zoning classification for the subject property from Controlled Development Areas (W-2) to Manufacturing – Service Commercial (M-SC) for two parcels on 2.42 acres as shown on Exhibit 3, based upon the findings and conclusions provided in this staff report; subject to Board approval of the zoning ordinance.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Change of Zone No. 1900020 was submitted to the County of Riverside on June 13, 2019, to change the zoning classification on the project site from Controlled Development Area (W-2) to Manufacturing Service Commercial (M-SC). The Controlled Development Area zoning classification allows for a variety of residential, religious, and commercial uses that result in inconsistencies between the W-2 zone and the Light Industrial General Plan Land Use Designation.

The Land Use Designation of Light Industrial (LI) allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 Floor Area Ratio (FAR). The applicant is proposing to change the W-2 zoning classification to the Manufacturing Service Commercial (M-SC) zoning classification which allows for permitted and conditionally permitted industrial and manufacturing activities.

The current zoning classification of Controlled Development Areas (W-2) is generally inconsistent with the Land Use Designation of Light Industrial (LI). California Government Code (Title 7- Division 1 – Chapter 4. Zoning Regulations - Article 2 – Section 65860) requires that County zoning ordinances be consistent with the General Plan of the County. This is to ensure that the various land uses authorized by the zoning ordinance are compatible with the objectives, policies, general land uses, and programs specific in the plan. The proposed change to the Manufacturing Service Commercial (M-SC) zoning classification would ensure compliance with state law and ensure compatibility and consistency with the County's General Plan's intended uses, policies, vision, and objectives.

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

Change of Zone No.1900020 was submitted to the County of Riverside on June 13, 2019. As of the writing of this report, the Lot Line Adjustment application is currently in process and will not affect legal access to adjacent parcels.

Impact on Citizens and Businesses

The proposed project is categorically exempt under CEQA, which means that it belongs to a class of projects that have been determined to not have a significant effect on the environment. As detailed in the Planning Commission Staff Report, which is attached hereto and incorporated by reference, no exceptions pursuant to State CEQA Guidelines section 15300.2 apply. Accordingly, there will be no impacts on citizens or businesses.

SUPPLEMENTAL:

Additional Fiscal Information

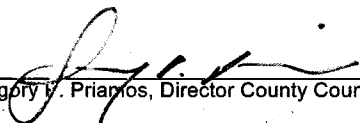
All fees are paid by the applicant, there is no General Fund obligation.

ATTACHMENTS:

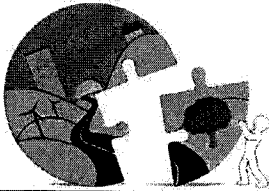
- A. **PLANNING COMMISSION REPORT OF ACTIONS**
- B. **PLANNING COMMISSION STAFF REPORT**
- C. **INDEMNIFICATION AGREEMENT FORM**


Jason Farin, Senior Management Analyst

12/4/2019


Gregory V. Priamos, Director County Counsel

11/26/2019



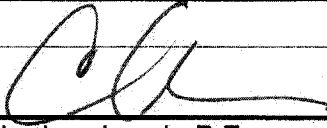
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

Planning Commission Hearing: October 16, 2019

PROPOSED PROJECT

Case Number(s):	CZ1900020	Applicant(s):	
CEQA Exempt	15061 (b) 3 Common Sense	Representative(s):	
Area Plan:	Western Coachella Valley		
Zoning Area/District:	Pass and Desert District		
Supervisory District:	Fifth District		
Project Planner:	Travis Engelking		
Project APN(s):	666-190-004 & 666-190-006		
			
		Charissa Leach, P.E.	Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 1900020 (CZ1900020) proposes to change the site's zoning classification from Controlled Development Areas (W-2) to Manufacturing – Service Commercial (M-SC) for two parcels totaling 2.42 acres. The Change of zone is to provide a zoning classification that is consistent with the existing General Plan Land Use Designation of Community Development: Light Industrial which existing on the project site.

The above shall herein after be referred to as "the Project."

The site is located North of Dillon Rd, East of N. Indian Canyon Dr., South of 16th Avenue, and West of Little Morongo Rd.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) 3, based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900020 (CZ1900020), to change the zoning classification for the subject property from Controlled Development Areas (W-2) to Manufacturing – Service Commercial (M-SC) for two parcels on 2.42 acres, based upon the findings and conclusions provided in this staff report and pending final adoption of the zoning ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Light Industrial (LI)
Surrounding General Plan Land Uses	
North:	Light Industrial (LI)
East:	City Of Desert Hot Springs
South:	Light Industrial (LI)
West:	Light Industrial (LI)
Existing Zoning Classification:	Controlled Development Areas (W-2)
Proposed Zoning Classification:	Manufacturing Service Commercial (M-SC)
Surrounding Zoning Classifications	
North:	Manufacturing Service Commercial (M-SC)
East:	City Of Desert Hot Springs
South:	Controlled Development Areas (W-2)
West:	Controlled Development Areas (W-2)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land
East:	Vacant Land
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.42 Acres	20,000 square feet
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	N/A	N/A

Located Within:

City's Sphere of Influence:	Yes – City Of Desert Hot Springs
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible

Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

Change of Zone No 1900020 was submitted to the County of Riverside on June 13, 2019 to change the zoning classification on the project site from Controlled Development Area (W-2) to Manufacturing Service Commercial (M-SC). The Controlled Development Area zoning classification allows for a variety of residential, religious, and commercial uses that result in inconsistencies between the W-2 zone and the Light Industrial General Plan Land Use Designation.

The Land Use Designation of Light Industrial (LI) allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR. The applicant is proposing to change the W-2 zoning classification to the Manufacturing Service Commercial (M-SC) zoning classification which allows for permitted and conditionally permitted industrial and manufacturing activities.

The current zoning classification of Controlled Development Areas (W-2) is generally inconsistent with the Land Use Designation of Light Industrial (LI). California Government Code (Title 7- Division 1 – Chapter 4. Zoning Regulations - Article 2 – Section 65860) requires that a County zoning ordinance to be consistent with the general plan of the County. This is to ensure that the various land uses authorized by the zoning ordinance are compatible with the objectives, policies, general land uses, and programs specific in the plan. The proposed change to the Manufacturing Service Commercial (M-SC) zoning classification would ensure compliance with state law and ensure compatibility and consistency with the County's General Plan's intended uses, policies, vision, and objectives.

Change of Zone No. 1900020 was submitted to the County of Riverside on June 13, 2019. As if the writing of this report, the Lot Line Adjustment application is currently in process and will not affect legal access to adjacent parcels.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The Change of Zone is exempt from California Environmental Quality Act (CEQA) review pursuant to the general rule (Section 15061.b.3) which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that the Change of Zone will not have a significant effect on the environment, because the Change of Zone will not result in any physical changes to the environment. There are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. The site is currently vacant land, no new land use or construction activity is proposed or would occur as part of this change of zone. Any future development would be subject to all applicable requirements, permits, and approvals by the County. As a result, any future development would constitute a "project" under CEQA, and therefore, would require environmental documentation. Therefore the Change of Zone would not have any effect on the physical environment, and thus can be supported under Section 15061, and no further environmental evaluation would be required.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Light Industrial (LI). The Light Industrial Land Use Designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR.

2. The project site has a Zoning Classification of Controlled Development Areas (W-2), which is generally inconsistent with the Riverside County General Plan Land Use Designation Light Industrial (LI). The proposed zoning classification is Manufacture Service Commercial (M-SC), which is consistent with the General Plan Land Use Designation of Light Industrial (LI).

Entitlement Findings:

Change of Zone No. 1900020 is a proposal to change the project site's Zoning Classification from W-2 to M-SC and is subject to the following findings:

1. The change of zone to Manufacturing Service Commercial (M-SC) would allow for the use of site for industrial and manufacturing uses. The proposed M-SC zoning is compatible with the General Plan Community Development Foundation, Light Industrial (LI) Land Use designation which generally allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Therefore, the proposed Change of Zone will allow the subject site to be consistent with the existing General Plan Land use designation.
2. The change of zone would not be detrimental to the health, safety or general welfare of the community, because the proposed change in zoning classification will not result in a physical change to the property. The site is currently vacant land, no new land use or construction activity is proposed at this time.
3. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because no new development will occur on the project site as a result of this action. The project will change the zoning on the project site. There are no physical changes to the site or environmental proposed. Any future projects will be reviewed in accordance to Ordinance No. 348 and would be subject to CEQA.
4. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of vacant land to the north, west, and east. In addition, the property to the south consists of an approved (PP16925) contractor's storage yard which is consistent with industrial uses. Within the MS-C zone, a contractor's storage yard is identified as an allowed. Therefore the change of zone will not be incompatible with surrounding land use.

Other Findings:

1. The project site is not located within a Conservation Area of the Coachella Valley Multi-Species Habitat Conservation Plan.
2. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
3. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B. However, no new building or lighting is proposed at this time.

4. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is also not located within a high / moderate hazard severity zone.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper / Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 2,000 feet of the project site. As of the writing of this report, Planning Staff has received one written email communication for the proposed project. The email inquired about any proposed construction associated with this project. Staff communicated to the public, that no construction was proposed with this project. This email has been included in this staff report.

RIVERSIDE COUNTY PLANNING DEPARTMENT

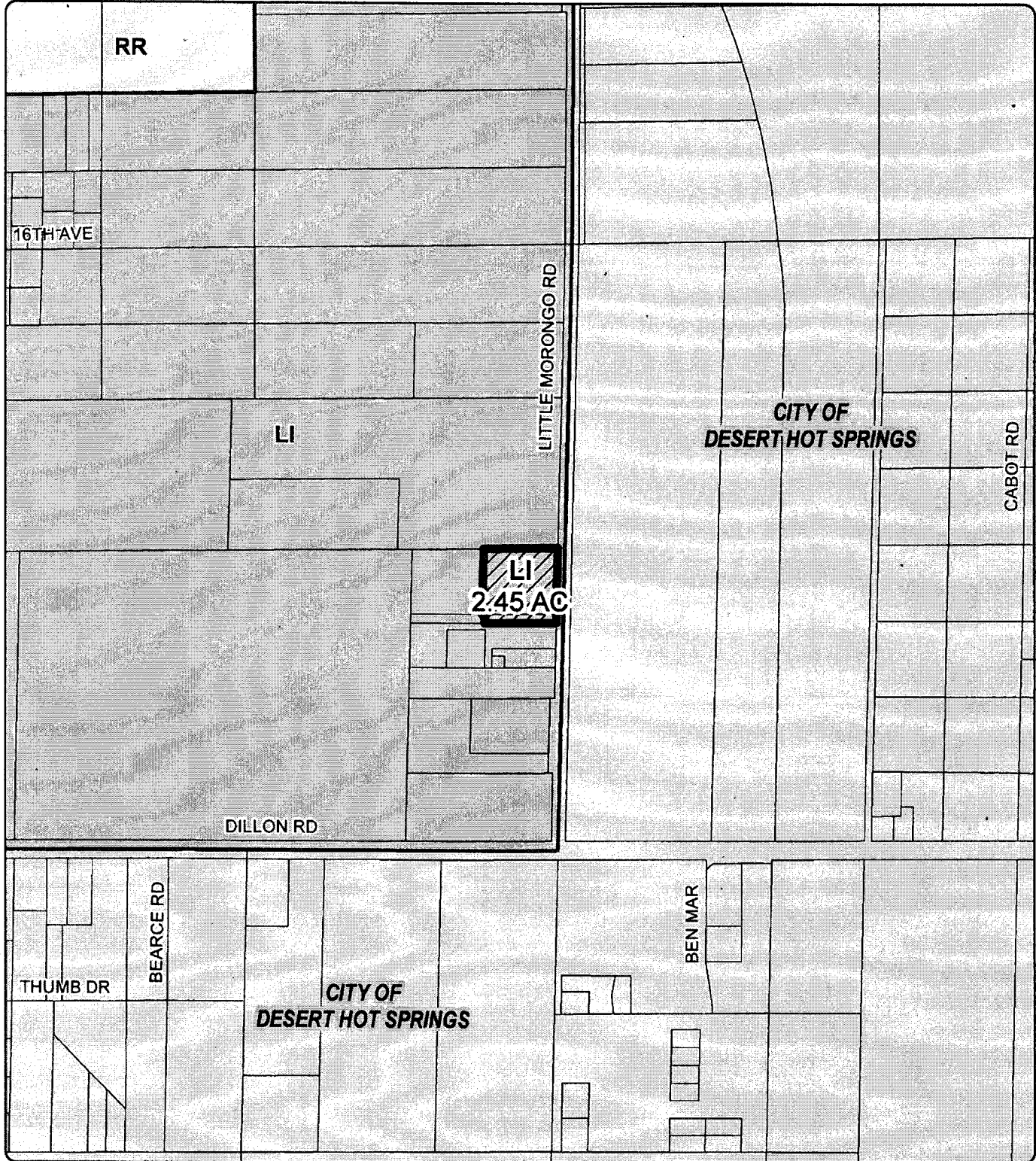
CZ1900020

EXISTING GENERAL PLAN

Supervisor: Hewitt
District 5

Date Drawn: 07/11/2019

Exhibit 5



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rivco.org>.

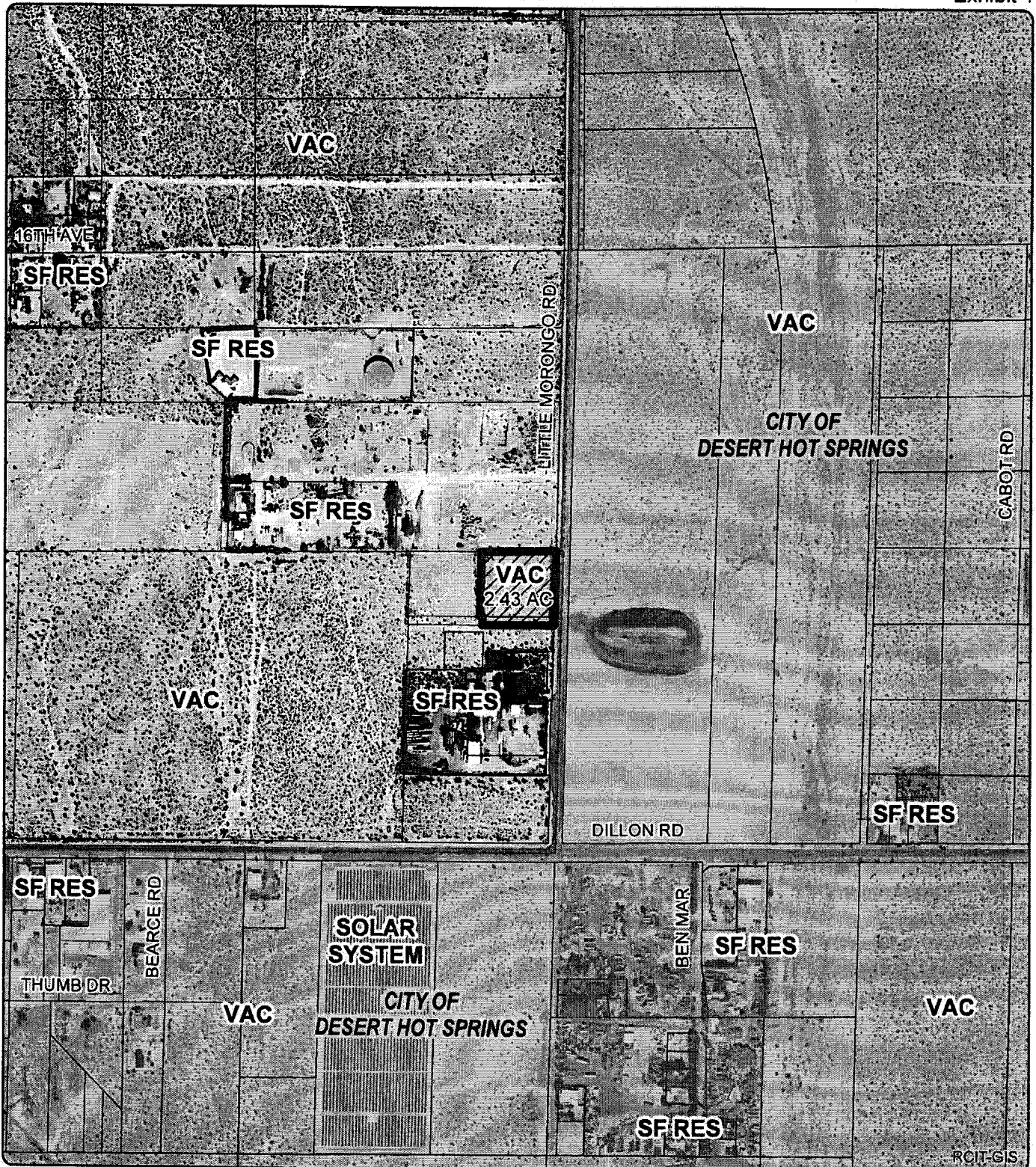
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900020

LAND USE

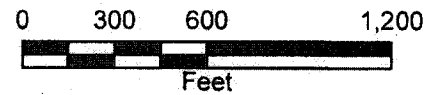
Supervisor: Hewitt
District 5

Date Drawn: 07/11/2019
Exhibit 1



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

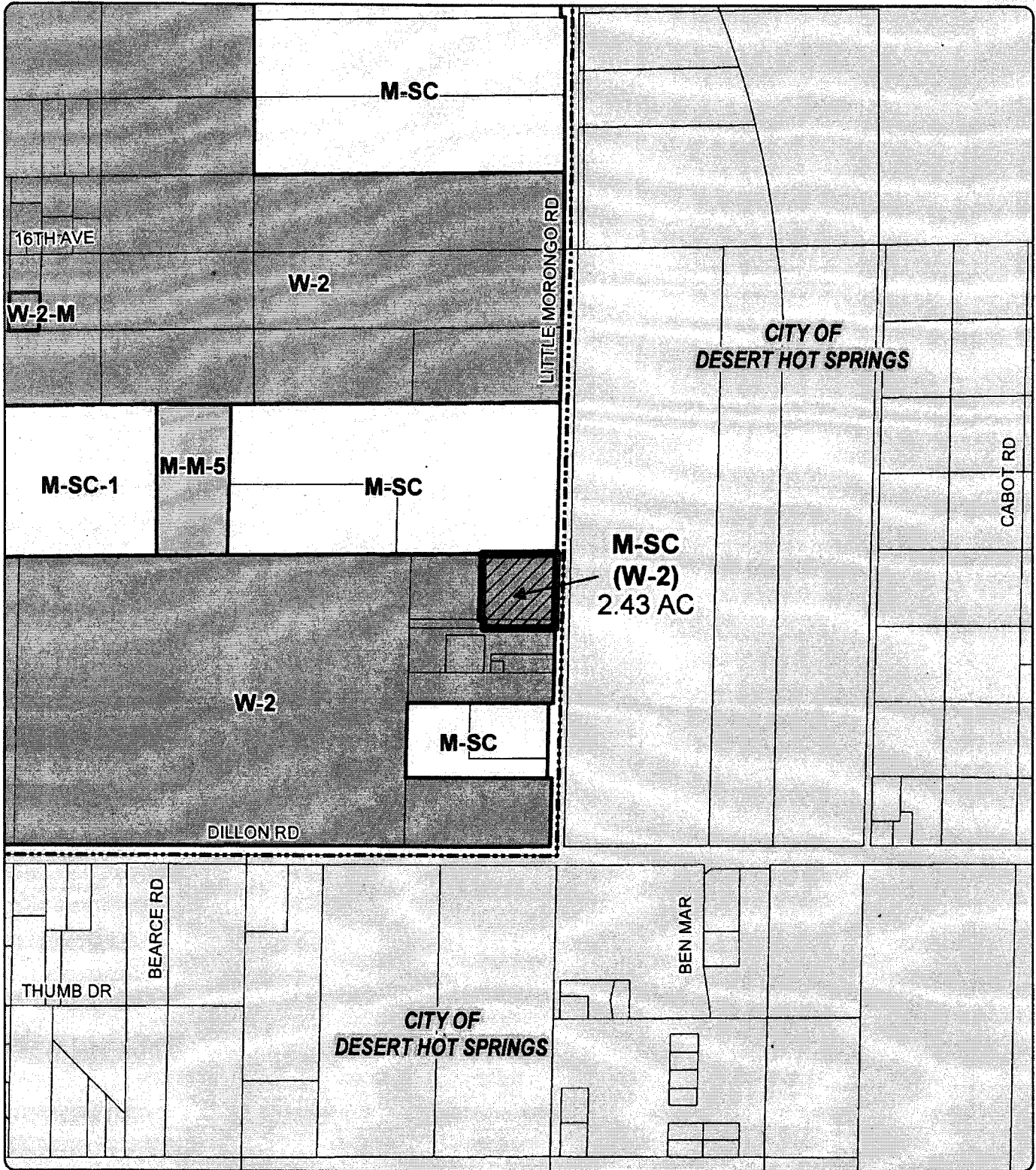
CZ1900020

PROPOSED ZONING

Supervisor: Hewitt
District 5

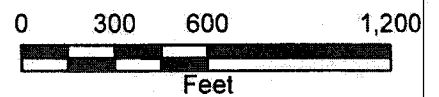
Date Drawn: 07/11/2019

Exhibit 3



Zoning Dist: Pass & Desert

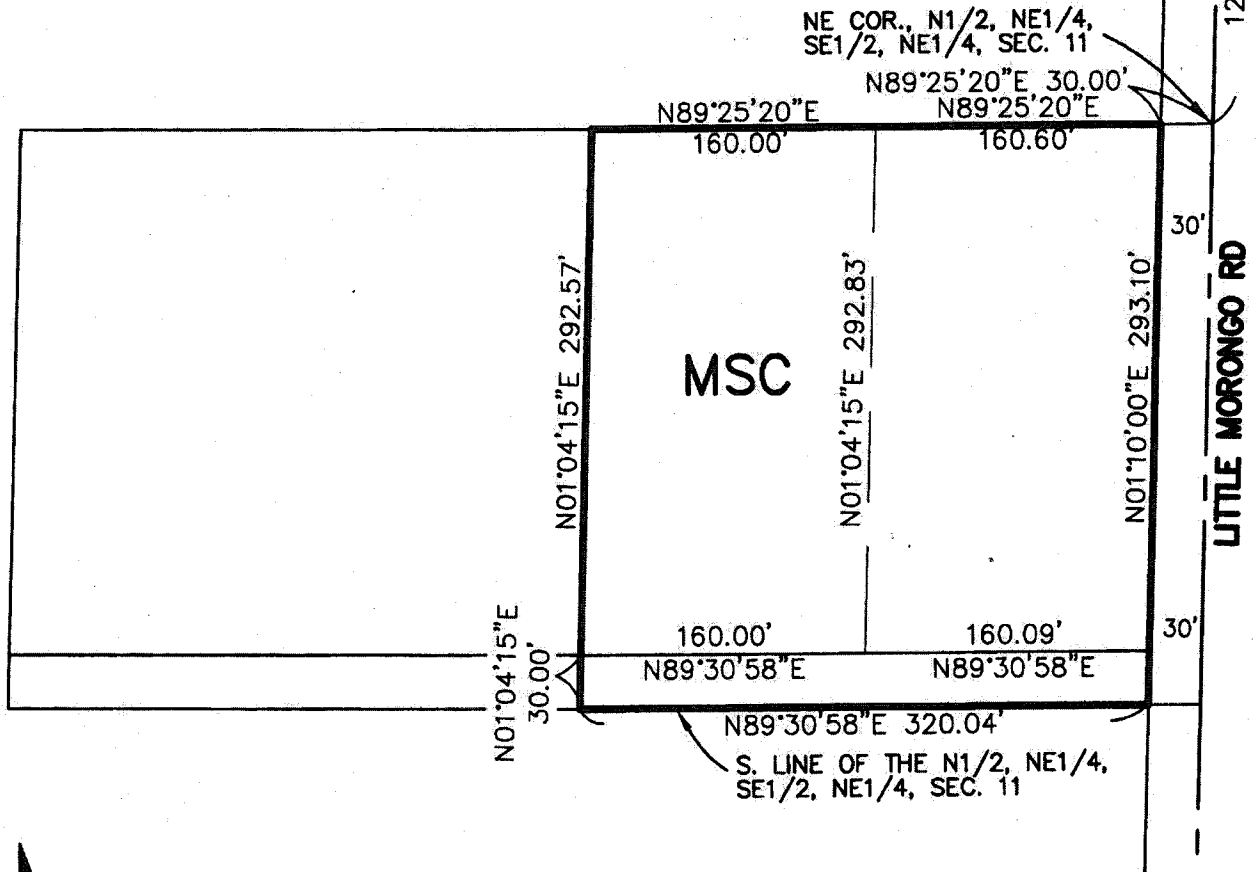
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SEC. 11, T.3S., R.4E. S.B.M.

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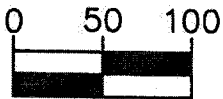
MSC

LITTLE MORONGO RD

LEGEND

M-SC

MANUFACTURING SERVICE COMMERCIAL



MAP NO. 00.000

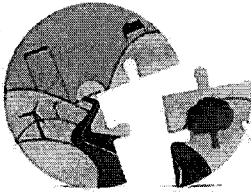
CHANGE OF OFFICIAL ZONING PLAN
PASS & DESERT
DISTRICT

CHANGE OF ZONE CASE NO. 0000
AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.0000
JANUARY 1, 2000

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN 666-190-004
APN 666-190-006



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Carl Mauger

Contact Person: Stefan Lanthier E-Mail: Stefan@CoronaSurveyor.com

Mailing Address: 20730 Knob Place
Perris CA 92570
City State ZIP

Daytime Phone No: (951) 736-0200 Fax No: (N/A)

Engineer/Representative Name: Stefan Lanthier

Contact Person: Stefan Lanthier E-Mail: Stefan@CoronaSurveyor.com

Mailing Address: 20730 Knob Place
Perris CA 92570
City State ZIP

Daytime Phone No: (951) 736-0200 Fax No: (N/A)

Property Owner Name: The Mauger Family Trust

Contact Person: Carl Mauger E-Mail: CRMauger@msn.com

Mailing Address: P.O. Box 8
Street

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

Agua Fria
City

CA
State

92536
ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

CARL R. MAUGER
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 666-190-004 + 006

Approximate Gross Acreage: 2.25 Acres

General location (nearby or cross streets): North of Dillon Road, South of _____

APPLICATION FOR CHANGE OF ZONE

16th Avenue, East of N. Indian Cyn. Dr., West of Little Morongo Road.

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

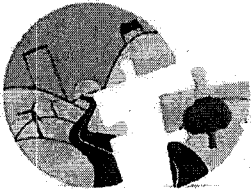
Owner desires to change zoning from W2 to M-SC

Related cases filed in conjunction with this request:

Lot Line Adjustment LLA190014

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 07/30/2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

Carl Robert Mauger
Property Owner(s) Signature(s) and Date

The Mauger Family Trust Carl Robert Mauger - Trustee
Printed Name of Owner

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

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

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

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

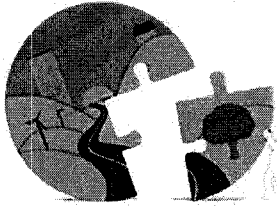
INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

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

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Plot Plan No. CZ1900020

Project Location: APN 666-190-006 and APN 666-190-004 (See attached map)

Project Description: CHANGE OF ZONE NO. 1900020 (CZ1900020), to change the zoning classification for the subject property from Controlled Development Areas (W-2) to Manufacturing – Service Commercial (M-SC) for two parcels on 2.42 acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Carl Mauger

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301 (b) 3)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c)) Other _____

Reasons why project is exempt: The Planning Department concludes the project is exempt from CEQA based on Sections 15301 (b) 3 of the CEQA Guidelines.

The Change of Zone is exempt from California Environmental Quality Act (CEQA) review pursuant to the general rule (section 15061 (b) 3) which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that the Change of Zone will not have a significant effect on the environment, because the Change of Zone will not result in any physical changes to the environment. The site is currently vacant land, no new land use or construction activity is proposed at this time.

Travis Engelking County Contact Person (951) 955-1417 Phone Number

[Signature] Signature Urban Regional Planner II Title 07/15/19 Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____ Please charge deposit fee case#: ZEA43083 ZCFG 06458

FOR COUNTY CLERK'S USE ONLY

Engelking, Travis

From: Engelking, Travis
Sent: Monday, October 07, 2019 8:50 AM
To: Komalpreet Toor
Cc: stacey
Subject: RE: Change of Zone No.1900020

Good morning,

No construction is proposed or associated with the Change of Zone No. 1900020 (CZ1900020). Please let me know if you have any further questions or concerns.

Sincerely,

Travis Engelking, M.A.

URBAN REGIONAL PLANNER II
County Of Riverside
Transportation and Land Management Agency
Phone: 951-955-1417
E-Mail: TEngelki@RIVCO.ORG

From: Komalpreet Toor [mailto:komal@lozeaudrury.com]
Sent: Friday, October 04, 2019 3:51 PM
To: Engelking, Travis <TEngelki@RIVCO.ORG>
Cc: stacey <stacey@lozeaudrury.com>
Subject: Change of Zone No.1900020

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Mr. Engelking,

I received the notice of public hearing for Change of Zone No.1900020; thank you for sending that. Is there any new construction proposed or associated with this zone change?

Thank you,
Komal

--
Komalpreet Toor
Legal Assistant
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
(510) 836-4200
(510) 836-4205 (fax)
Komal@lozeaudrury.com

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 1900020 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)3 (General Rule) – Applicant: Carl Mauger – Engineer/Representative: Stefan Lanthier – Fifth Supervisorial District – Western Coachella Valley Area Plan (General Plan): Community Development: Light Industrial (CD-LI) – Pass & Desert District Zoning Area – Zoning: Controlled Development Areas (W-2) – Location: Northerly of Dillion Road, easterly of N. Indian Canyon Drive, southerly of 16th Avenue, and westerly of Little Morongo Road – Area: 2.42 Acres – **REQUEST:** the proposal is to change the existing zoning classification of approximately 2.42 acres from W-2 (Controlled Development Area) to M-SC (Manufacture Service Commercial) to be consistent with the existing General Plan designation. APN's 666-190-004 and 666-190-006.

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING: **OCTOBER 16, 2019**
PLACE OF HEARING: STEVE ROBBINS ADMINISTRATION BUILDING
COACHELLA VALLEY WATER DISTRICT
ADMINISTRATION BOARD ROOM
75515 HOVLEY LANE EAST, PALM DESERT, CA 92211

For further information regarding this project please contact the Project Planner Travis Engelking at phone (951) 955-1417 or email at TEngelki@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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



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666300006
FRANK SIFUENTES
VICTOR SIFUENTES
101 CLEARWATER WAY
RANCHO MIRAGE CA 92270

666300005
MARK BARAGHIMIAN
ELLEN BARAGHIMIAN
KENNETH LOUIS MERTZEL
1242 DELANEY DR
WEDDINGTON NC 28104

666190003
1045 SOUTH GREENWOOD AVENUE
15319 CHATSWORTH ST
MISSION HILLS CA 91345

666180012
RUTH C GIESE
19238 ABDALE ST
SANTA CLARITA CA 91321

666190002
DAVID P MILESKI
TERRIE A MILESKI
1971 W 190TH ST STE 100
TORRANCE CA 90504

665080010
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

666180006
WILLIAM MADIGAN
RITA MADIGAN
2077 ORANGE AVE
COSTA MESA CA 92627

666280014
DUKE M CHANG
22738 MEYLER ST
TORRANCE CA 90502

665120020
KLEIN RICHARD F & DOROTHY E FAMILY TRUST
2357 OAK PARK RD
GLEN DORA CA 91741

665120012
STEVEN EDDY CARTER
JENNIFER LEIGH CARTER
24 PONDEROSA CIR
PALM DESERT CA 92211

665120030
PATRICIA L ABBEY
34361 CALLE LAS PALMAS
CATHEDRAL CY CA 92234

666190013
PAUL SPILLMAN
DONNA SPILLMAN
3800 W WILSON NO 382
BANNING CA 92220

666180014
DELAWARE PROP INV
4444 ADAMS ST
CARLSBAD CA 92008

666070019
FRANCISCO ESMERALDA
ERNESTINE ESMERALDA
52404 AVENIDA RUBIO
LA QUINTA CA 92253



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5817 GARTH AVE
LOS ANGELES CA 90056

665110006
MIRALI ZARRABI
623 N LINDEN DR
BEVERLY HILLS CA 90210

665120037
BRUCE VAN ZILE
VICKIE VAN ZILE
65260 DILLON RD
DSRT HOT SPG CA 92240

665170005
DAVID M SANCHEZ
65959 HARRISON ST
THERMAL CA 92274

665170012
DAVID M SANCHEZ
65959 HIGHWAY 86
THERMAL CA 92274

666180018
MISSION SPRINGS WATER DIST
66575 2ND ST
DESERT HOT SPRINGS CA 92240

666300001
JORGE SOLANO
777 S LUGO
SAN BERNARDINO CA 92408

666300008
MARK S SHIRILAU
8539 BARNWOOD LN
RIVERSIDE CA 92508

665110004
OXFORD PROP
9 MACARTHUR PL NO 707
SANTA ANA CA 92707

666060006
LITTLE 16TH MORONGO
900 REGAL CANYON DR
WALNUT CA 91789

666180010
OSCAR G DELACRUZ
CHRIS DELACRUZ
CECILE DELACRUZ

9070 IRVINE CTR DR NO 145
IRVINE CA 92618

665120026
DICK WING HARTLEIN
BETTY J WING HARTLEIN
954 FALLS CREEK RD
HAMMIL VALLEY CA 93514

665080013
MERJ
P O BOX 131028
CARLSBAD CA 92014

666180008
SUSAN STRACK
P O BOX 3270
STATELINE NV 89449



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666190007
STEVEN R SCHWITTERS
P O BOX 5242
PALM SPRINGS CA 92263

666060005
A PLUS VORTEX
P O BOX 56867
SHERMAN OAKS CA 91413

665120035
PAUL WRIGHT
P O BOX 580375
NORTH PALM SPRINGS CA 92258

665170001
RICHARD J HEMPHILL
NORA P HEMPHILL
P O BOX 580448
N PALM SPRINGS CA 92258

665170011
RICHARD HEMPHILL
NORA HEMPHILL
P O BOX 580448
NORTH PALM SPRINGS CA 92258

666190004
CARL ROBERT MAUGER
VIRGINIA REBECCA MAUGER
P O BOX 8
AGUANGA CA 92536

665120008
CHS REAL ESTATE HOLDINGS
P O BOX 94303
PASADENA CA 91109

665170003
GARY JACOBS
GALIENA JACOBS
PO BOX 774
MORONGO VALLEY CA 92256

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 11, 2019,

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

APN (s) or case numbers CZ1900020 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2000'

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

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

TITLE: GIS Analyst

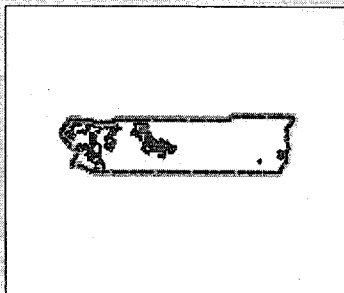
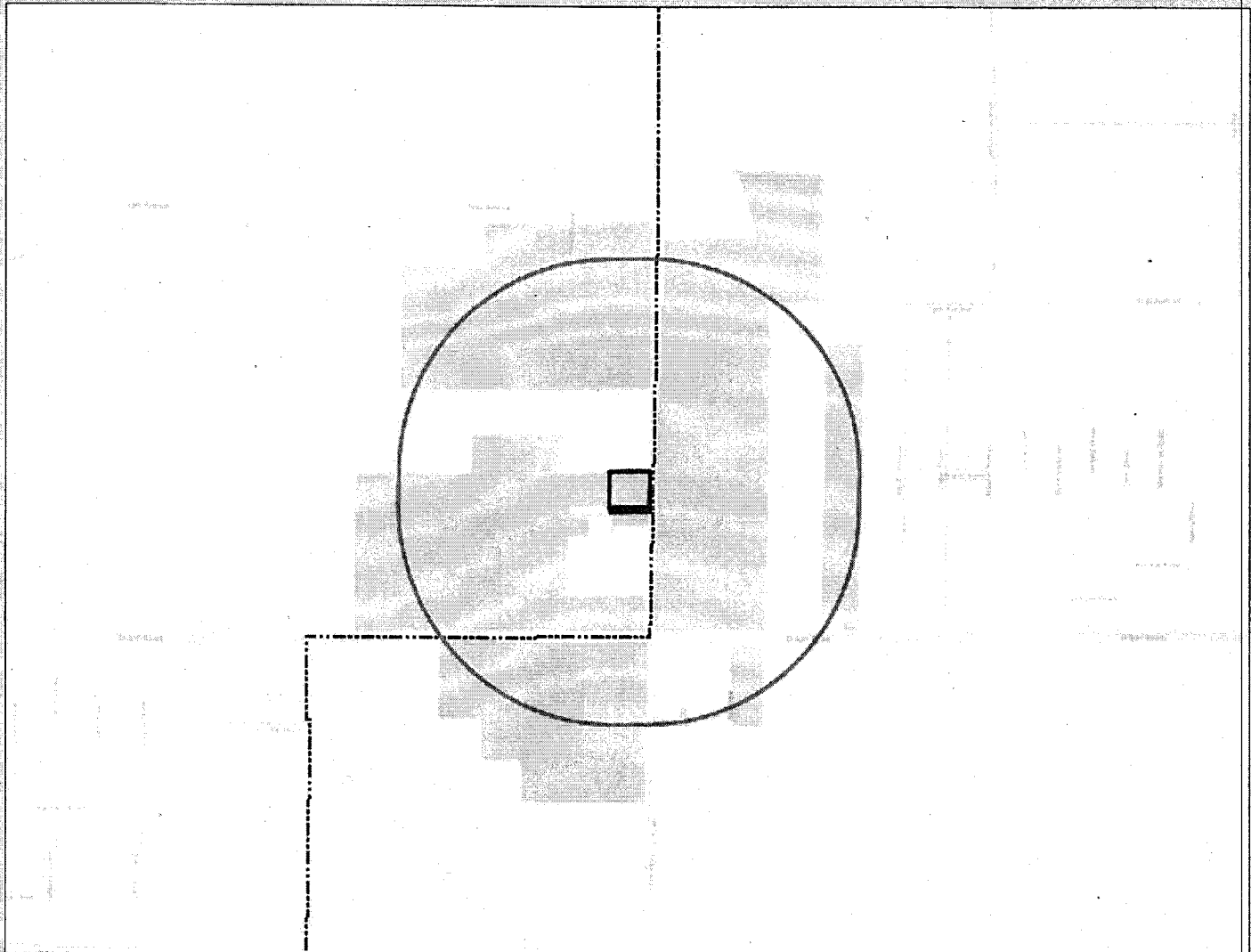
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502



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

Riverside County GIS Mailing Labels

CZ1900020 (2000 feet buffer)



Legend

-  County Boundary
-  Cities

Notes



0 1,505 3,009 Feet

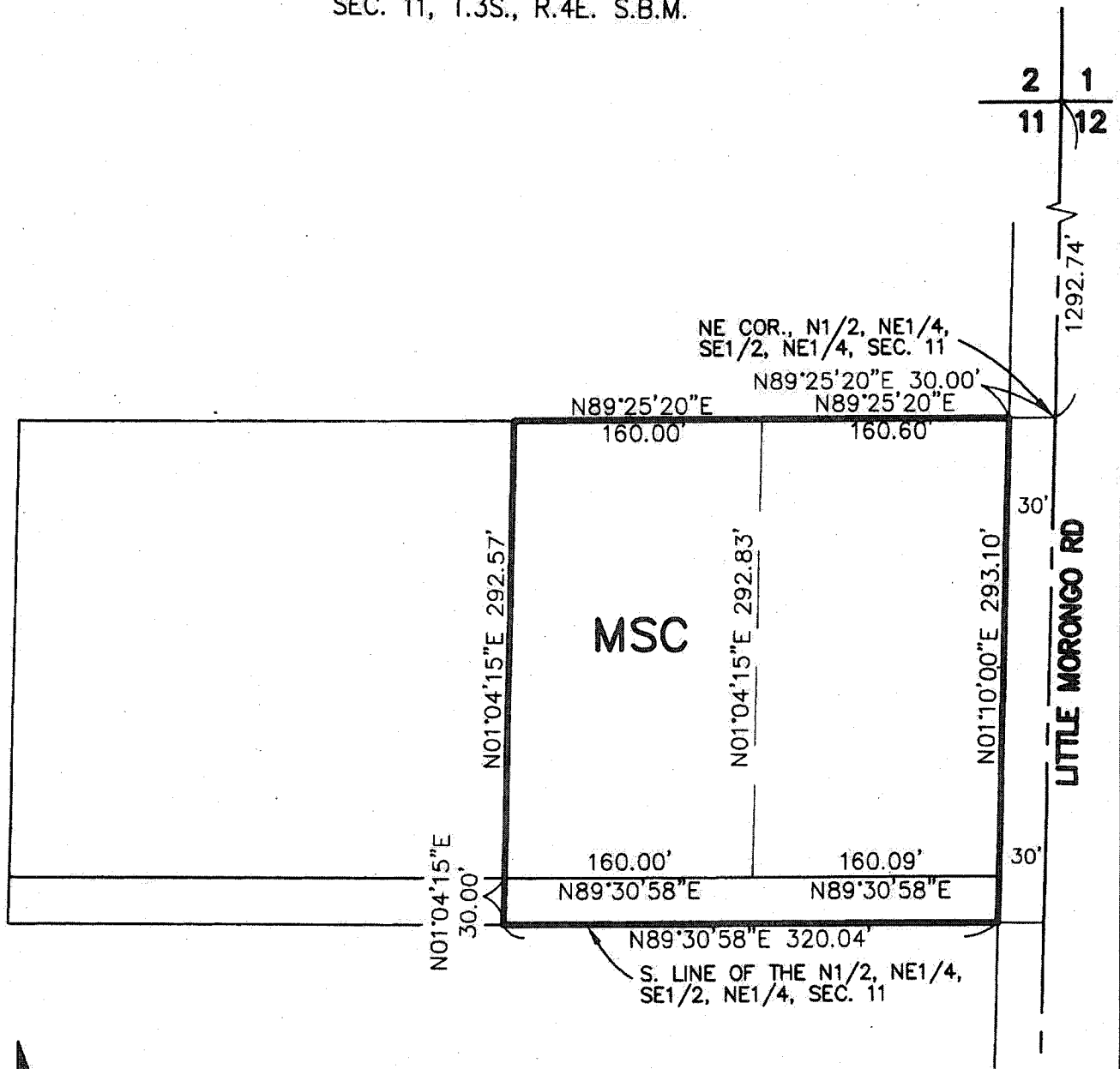
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 7/11/2019 10:46:36 AM

© Riverside County RCIT

SEC. 11, T.3S., R.4E. S.B.M.

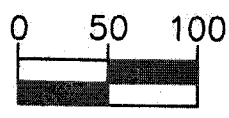
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LEGEND

M-SC

MANUFACTURING SERVICE COMMERCIAL



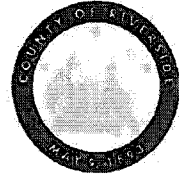
MAP NO. 00.000
 CHANGE OF OFFICIAL ZONING PLAN
 PASS & DESERT
 DISTRICT

CHANGE OF ZONE CASE NO. 0000
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.0000
 JANUARY 1, 2000
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN 666-190-004
 APN 666-190-006



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



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
Code Enforcement Department

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

TO BE COMPLETED BY APPLICANT:

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

and Cornerstone Land Surveying, Inc. hereafter "Applicant" and The Mauger Family Trust "Property Owner".

Description of application/permit use:

Owner desires to change zoning from W2 to MSC.

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 666-190-004 & 666-190-006

Property Location or Address:

North of Dillon Road, South of 16th Avenue, East of N. Indiana Canyon Drive and West of Little Morongo Road in Desert Hot Springs.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Carl R. Mauger - Trustee Phone No.: (951) 544-8899

Firm Name: The Mauger Family Trust Email: crmauger@msn.com

Address: P.O. Box 8
Aguanga, CA 92536

3. APPLICANT INFORMATION:

Applicant Name: Stefan Lanthier Phone No.: (951) 736-0200

Firm Name: Comerstone Land Surveying, Inc. Email: stefan@coronasurveyor.com

Address (if different from property owner)
20730 Knob Place
Perris, CA 92570

4. SIGNATURES:

Signature of Applicant: *Stefan Lanthier* Date: 05/20/19

Print Name and Title: Stefan Lanthier, President

Signature of Property Owner: *Carl R. Mauger* Date: 5-21-19

Print Name and Title: Carl R. Mauger, Trustee

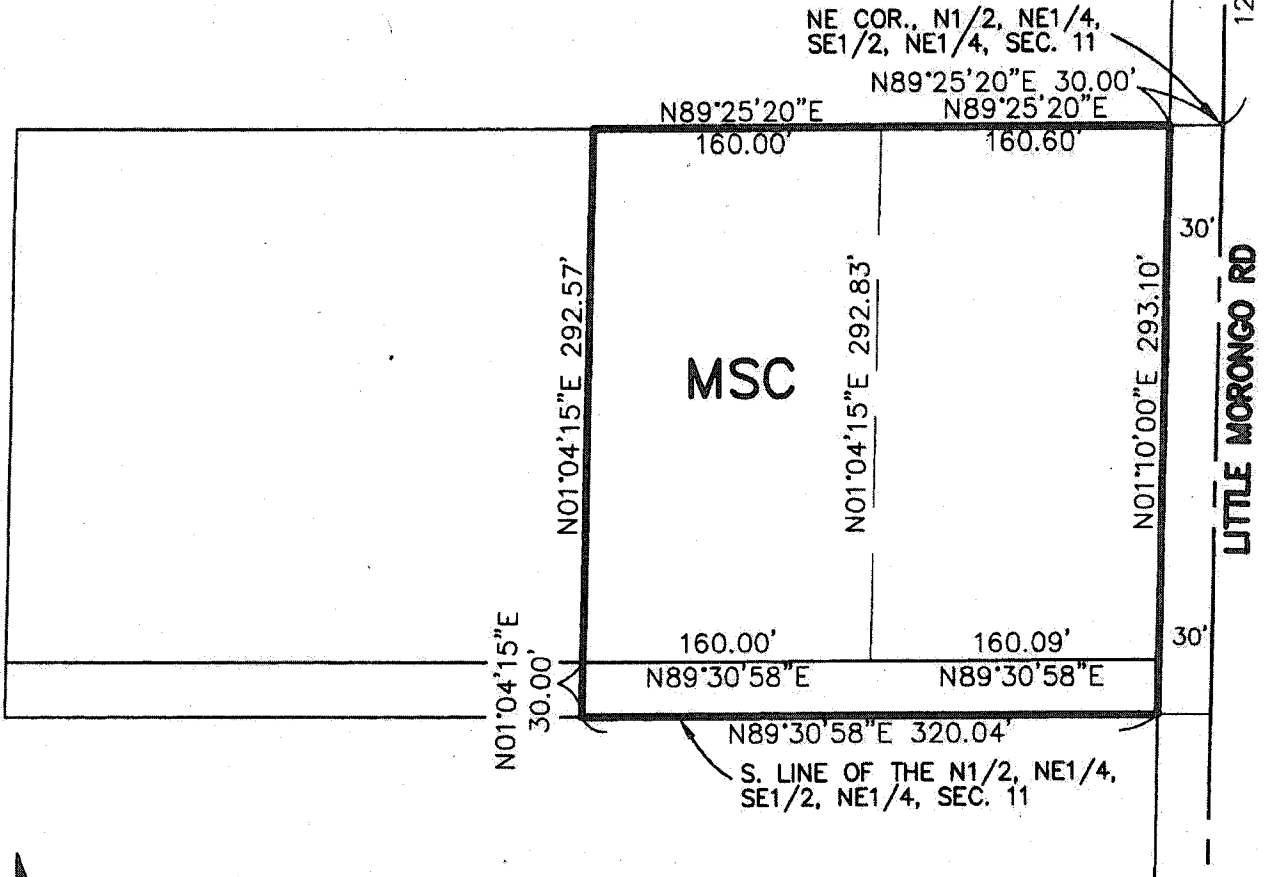
Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

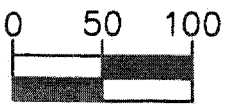
SEC. 11, T.3S., R.4E. S.B.M.

2 1
11 12



LEGEND

M-SC MANUFACTURING SERVICE COMMERCIAL



MAP NO. 00.000
 CHANGE OF OFFICIAL ZONING PLAN
 PASS & DESERT
 DISTRICT

CHANGE OF ZONE CASE NO. 0000
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.0000
 JANUARY 1, 2000
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN 666-190-004
 APN 666-190-006



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 16, 2019**

1.0 CONSENT CALENDAR

1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36785 – Applicant: Global Investment Pool, LLC – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Open Space: Recreation (OS-R) – Location: Northerly of Wickard Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Acres – Zoning: Planned Residential (R-4) – Approved Project Description: A Schedule “A” subdivision subdividing 170.8 gross acres into 511 residential lots with a 5,500 sq.ft. minimum lot size and 25 lettered lots consisting of drainage basins, parks, paseos, and open space – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36785, extending the expiration date to July 12, 2022. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED First Extension of Time Request for Tentative Tract Map No. 36785, extending the expiration date to July 12, 2022.

1.2 ADOPT PLANNING COMMISSION RESOLUTION RECOMMENDING DENIAL OF SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686, and CHANGE OF ZONE NO. 6915 – California Environmental Quality Act (CEQA) does not apply pursuant to State CEQA Guidelines Section 15270(a) – Applicant: GLC Enterprises, LLC – Specific Plan Representative: Danielan Associates – CEQA Consultant: Envicom Corporation – Engineer: KWC Engineers – Fourth Supervisorial District – Chuckwalla Zoning Area – Eastern Coachella Valley Area Plan – Open Space: Rural (OS-RUR) – Location: Westerly of Cotton Springs Road, northerly of Box Canyon Road, easterly of Interstate 10 Cactus City Rest Area, and southerly of Joshua Tree National Park, on either side of Interstate 10 – Zoning: Controlled Development Areas – Ten Acre Minimum (W-2-10) – Natural Assets (N-A) – **PROJECT: Specific Plan No. 339** is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 dwelling units and up to 1.38 million sq. ft. of non-residential uses within an approximately 1,848-acre development footprint divided between six (6) Villages within an overall 5,000-acre Specific Plan area. **General Plan Amendment No. 686** is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment to change the underlying Foundation from Open Space to Community Development and change the land use designation from Open Space: Rural (OS-RUR) to those as reflected in the Specific Plan land use plan, which include Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations. **Change of Zone No. 6915** is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, ten-acre minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. APNs: 713-031-004, 713-031-005, 713-031-006, 713-032-001, 713-040-002, 713-040-003, 713-040-004, 713-040-005, 713-040-006, 713-040-007, 713-050-002, 713-060-001, 713-060-002, 713-060-003, 713-060-004, 713-072-001. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

ADOPTED Planning Commission Resolution Recommending Denial of Specific Plan No. 339, General Plan Amendment No. 686, and Change of Zone No. 6915.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 GENERAL PLAN AMENDMENT NO. 1201, CHANGE OF ZONE NO. 7946, CONDITIONAL USE PERMIT NO. 180007, PLOT PLAN NO. 180011, and PLOT PLAN NO. 180012 – Intent to Adopt a Mitigated

Planning Commission Action:
Public Comments: Closed
By a vote of 4-0



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 16, 2019**

Negative Declaration – CEQ180035 – Applicant: VanDorpe-Bettencourt Family Properties – Engineer/Representative: Michael Napolitano – Fifth Supervisorial District – Area Plan: Western Coachella Valley Area Plan – Zoning Area/District: Pass and Desert District – General Plan: Rural: Rural Desert – Location: Southerly of Dillion Road, northerly of Interstate 10, easterly of Highway 62, and westerly of Worsley Road – 22.31 Gross Acres – Zoning: Controlled Development – W-2 – **REQUEST:** The **General Plan Amendment No. 1201** (GPA1201) was initiated by the Board of Supervisors to amend the project sites (APN's: 668-200-018, 668-200-020 and 668-200-008) General Plan Foundation Component from Rural to Community Development and Land Use designations from Rural Desert to Light Industrial and Commercial Retail. The **Change of Zone No. 7946** (CZ07946) was submitted to change the zoning on the project site from W-2 (Controlled Development Areas) to C-P-S (Scenic Highway Commercial) on APN: 668-200-018, and from W-2 to IP (Industrial Park) on APN: 668-200-020 and 668-200-008. Three (3) Planning Entitlement applications have been submitted that would implement GPA1201 and CZ07946. The **Conditional Use Permit No. 180007** (CUP180007), APN: 668-200-018, an application to facilitate the establishment of a travel center. The proposed travel center includes: a gas station (approximately 2,400 sq. ft. convenience store with eight (8) fuel pumps under a 5,000 sq. ft. canopy), a car wash, and 5,600 sq. ft. drive-thru restaurant. The project would provide 110 parking spaces. **Plot Plan No. 180011** (PPT180011), APN: 668-200-020, an application to facilitate the construction of a light industrial development. The project proposes a total of seven (7) two-story buildings totaling approximately 106,850 sq. ft. The project also propose 36,000 sq. ft. of outdoor storage and staging area, and would provide 358 parking spaces. **Plot Plan No. 180012** (PPT180012), APN: 668-200-008, an application to facilitate the construction of a mini-warehouse development. The project proposes a total of 24, one-story buildings totaling approximately 133,450 sq. ft. The project also propose 49,400 sq. ft. of outdoor storage and would provide 16 parking spaces. In addition, an 1,800 sq. ft., two-story building including an administrative office and caretakers unit is also proposed. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

ADOPTED Planning Commission Resolution No. 2019-231; and

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

ADOPT Mitigated Negative Declaration for Environmental Assessment No. CEQ180035; and,

TENTATIVELY Approve General Plan Amendment No. 1201; and,

TENTATIVELY Approve Change of Zone No. 7946; and,

APPROVE Public Conveyance and Necessity Findings; and,

APPROVE Conditional Use Permit No. 180007; and,

APPROVE Plot Plan No. 180011; and,

APPROVE Plot Plan No. 180012, subject to the conditions of approval as modified at hearing.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

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

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY Approve Change of Zone No. 1900020.

4.2 CHANGE OF ZONE NO. 1900020 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)3 (General Rule) – Applicant: Carl Mauger – Engineer/Representative: Stefan Lanthier – Fifth Supervisorial District – Western Coachella Valley Area Plan (General Plan): Community Development: Light Industrial (CD-LI) – Pass & Desert District Zoning Area – Zoning: Controlled Development Areas (W-2) – Location: Northerly of Dillion Road, easterly of N. Indian Canyon Drive, southerly of 16th Avenue, and westerly of Little Morongo Road – Area: 2.42 Acres – **REQUEST:** the proposal is to change the existing zoning classification of approximately 2.42 acres from W-2 (Controlled Development Area) to M-SC (Manufacture Service Commercial) to be consistent with the existing General Plan designation. APN's 666-190-004 and 666-190-006. Project Planner: Travis Engelking at phone (951) 955-1417 or email at TEngelki@rivco.org.

5.0 WORKSHOP

5.1 TEMPORARY EVENTS WORKSHOP

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

Carl Robert Mauger
Property Owner(s) Signature(s) and Date

The Mauger Family Trust Carl Robert Mauger - Trustee
Printed Name of Owner

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

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

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

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

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

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

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

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

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

PROOF OF PUBLICATION

**STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE**

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

11/27/19

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 27th of November 2019 in Green Bay, WI, County of Brown.

Jana Karitz

DECLARANT

Ad#:0003892214
P O :
of Affidavits :1

This is not an invoice

Planning
12/10/19 21.5

CLERK / BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CHANGE OF ZONE NO. 1900020, IN THE FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, December 10, 2019 at 10:00 A.M. or as soon as possible thereafter, to consider the application submitted by Carl Mauger, on Change of Zone No. 1900020 proposes to change the site's zoning classification from Controlled Development Areas (W-2) to Manufacturing - Service Commercial (M-SC) for two parcels totaling 2.42 acres. The Change of Zone is to provide a zoning classification that is consistent with the existing General Plan Land Use Designation of Community Development: Light Industrial which existing on the project site. APN's: 666-190-004 and 666-190-006.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and find that the project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) 3, based on the findings and conclusions in the staff report; and it will be considered by the Board of Supervisors in making any decision on the project.

The site is located North of Dillon Rd, East of N. Indian Canyon Dr., South of 16th Avenue, and West of Little Morongo Rd., Fifth Supervisorial District.

The Planning Department's report package for the project may be viewed from the date of 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CHANGE OF ZONE NO. 1900020, IN THE FIFTH SUPERVISORIAL DISTRICT

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TRAVIS ENGELKING, PROJECT PLANNER, AT (951) 955-1417 OR EMAIL tengelki@rivco.org.

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If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice; or in written correspondence to the Planning Department 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 comments, written and oral, the Board of Supervisors may amend, in whole or in part, the project under 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.

The site is located North of Dillon Rd, East of N. Indian Canyon Dr., South of 16th Avenue, and West of Little Morongo Rd., Fifth Supervisorial District.

The Planning Department's report package for the project 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.

Dated: Nov 27, 2019
Published: 11/27/19

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 Department 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 comments, written and oral, the Board of Supervisors may amend, in whole or in part, the project under the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 11471, Riverside, CA 92503-1471 or email cob@rivco.org

Dated: November 6, 2019

Kate S. Flanagan, Clerk of the Board
Deputy Clerk of the Board

Published: 11/27/19

2019 DEC -9 AM 11:35



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 6, 2019

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

TEL : (760) 778-4578
E-MAIL: legals@thedesertsun.com

RE: NOTICE OF PUBLIC HEARING: CZ 1900020

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

21.5

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CHANGE OF ZONE NO. 1900020, IN THE FIFTH SUPERVISORIAL DISTRICT

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The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and find that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) 3, based on the findings and conclusions in the staff report; and it will be considered by the Board of Supervisors in making any decision on the project.

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 6, 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 7, 2019, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 1900020

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 7, 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 7, 2019, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 1900020

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 7, 2019

Engelking, Travis

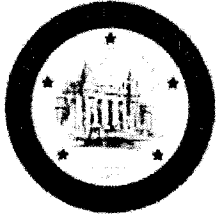
From: Barton, Karen
Sent: Wednesday, November 06, 2019 8:58 AM
To: Engelking, Travis
Subject: RE: Notice of Public Hearing for CZ1900020 for December 10th 2019

Ok sounds good! Thank you!

Best Wishes,

Karen Lynn Barton

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



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

From: Engelking, Travis <TEngelki@RIVCO.ORG>
Sent: Wednesday, November 6, 2019 8:55 AM
To: Barton, Karen <KLBARTON@RIVCO.ORG>
Subject: RE: Notice of Public Hearing for CZ1900020 for December 10th 2019

Excellent! I will bring down the Notice Packet sometime today.

Travis Engelking, M.A.

URBAN REGIONAL PLANNER II
County Of Riverside

Transportation and Land Management Agency
Phone: 951-955-1417
E-Mail: TEngelki@RIVCO.ORG

From: Barton, Karen
Sent: Wednesday, November 06, 2019 8:54 AM
To: Engelking, Travis <TEngelki@RIVCO.ORG>
Subject: RE: Notice of Public Hearing for CZ1900020 for December 10th 2019

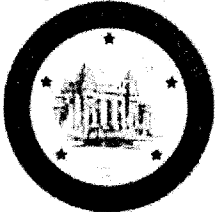
Hi Travis,

The information pertaining to our office is correct so if you are good to go with the notice I am fine with it. I will need the labels if we are mailing it out to anyone.

Best Wishes,

Karen Lynn Barton

Deputy Clerk of the Board
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951)955-1047 Fax (951)955-1071
Mail Stop #1010
kfbarton@rivco.org
<http://rivcocob.org/>



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From: Engelking, Travis <TEngelki@RIVCO.ORG>
Sent: Wednesday, November 6, 2019 8:26 AM
To: Barton, Karen <KLBARTON@RIVCO.ORG>
Subject: Notice of Public Hearing for CZ1900020 for December 10th 2019

Good morning Karen,

When you have a moment, please review the attached Notice of Public Hearing for any corrections or concerns you may have. All CEQA exemptions require a 10-day Notice of Hearing.
We will want to advertise in the Desert Sun Newspaper.

Have a great day!

Travis Engelking, M.A.

URBAN REGIONAL PLANNER II

County Of Riverside

Transportation and Land Management Agency

Phone: 951-955-1417

E-Mail: TEngelki@RIVCO.ORG

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CHANGE OF ZONE NO. 1900020, IN THE FIFTH SUPERVISORIAL DISTRICT

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 6, 2019

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 11, 2019,

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

APN (s) or case numbers CZ1900020 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2000'

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

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

TITLE: GIS Analyst

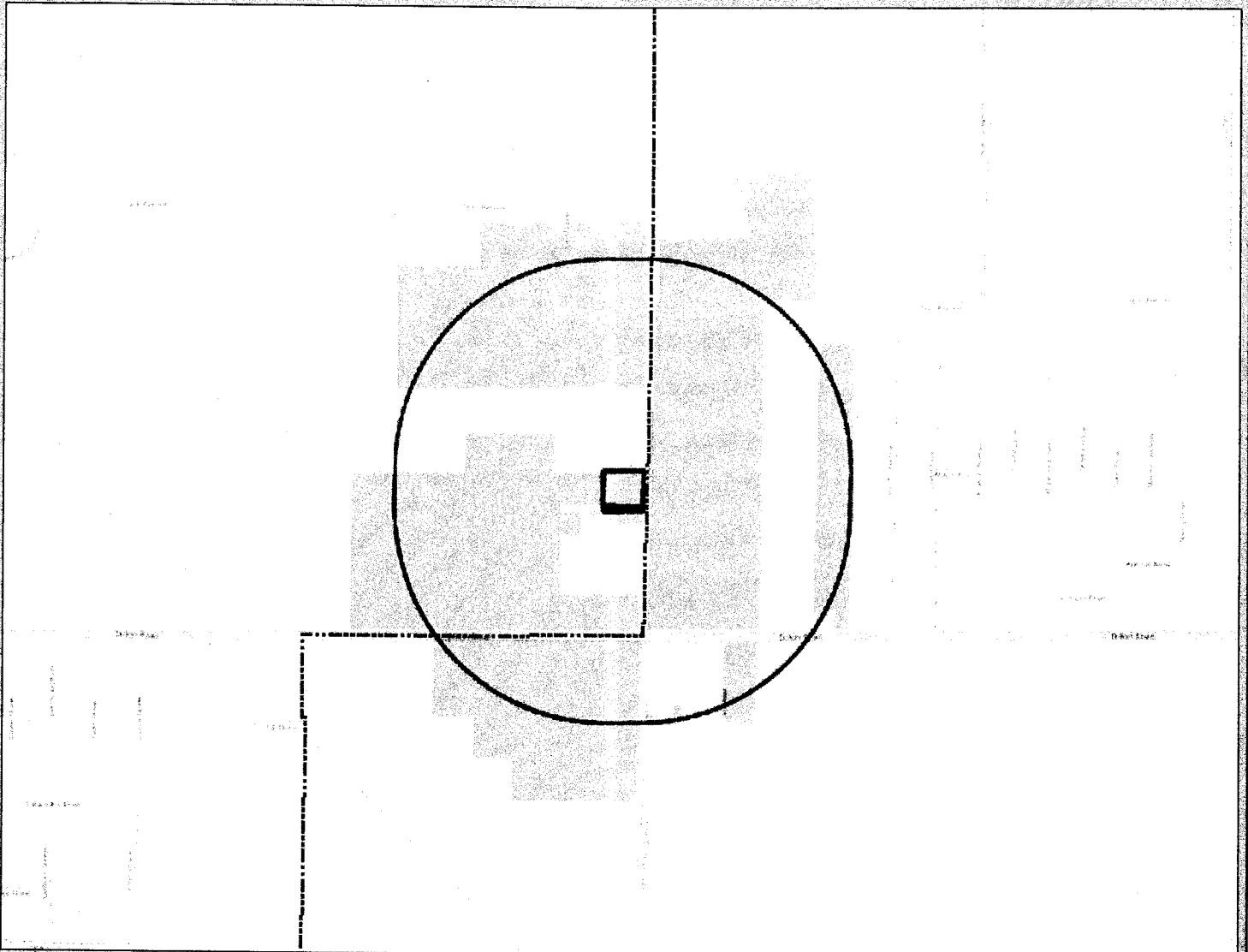
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ1900020 (2000 feet buffer)



Legend

-  County Boundary
-  Cities

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 7/11/2019 10:46:36 AM

© Riverside County RCIT



5162®

Easy Peel® Address Labels |
Bend along line to expose Pop-up Edge® |Go to avery.com/templates |
Use Avery Template 5162 |

666300006
FRANK SIFUENTES
VICTOR SIFUENTES
101 CLEARWATER WAY
RANCHO MIRAGE CA 92270

666300005
MARK BARAGHIMIAN
ELLEN BARAGHIMIAN
KENNETH LOUIS MERTZEL

1242 DELANEY DR
WEDDINGTON NC 28104

666190003
1045 SOUTH GREENWOOD AVENUE
15319 CHATSWORTH ST
MISSION HILLS CA 91345

666180012
RUTH C GIESE
19238 ABDALE ST
SANTA CLARITA CA 91321

666190002
DAVID P MILESKI
TERRIE A MILESKI
1971 W 190TH ST STE 100
TORRANCE CA 90504

665080010
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

666180006
WILLIAM MADIGAN
RITA MADIGAN
2077 ORANGE AVE
COSTA MESA CA 92627

666280014
DUKE M CHANG
22738 MEYLER ST
TORRANCE CA 90502

665120020
KLEIN RICHARD F & DOROTHY E FAMILY TRUST
2357 OAK PARK RD
GLEN DORA CA 91741

665120012
STEVEN EDDY CARTER
JENNIFER LEIGH CARTER
24 PONDEROSA CIR
PALM DESERT CA 92211

665120030
PATRICIA L ABBEY
34361 CALLE LAS PALMAS
CATHEDRAL CY CA 92234

666190013
PAUL SPILLMAN
DONNA SPILLMAN
3800 W WILSON NO 382
BANNING CA 92220

666180014
DELAWARE PROP INV
4444 ADAMS ST
CARLSBAD CA 92008

666070019
FRANCISCO ESMERALDA
ERNESTINE ESMERALDA
52404 AVENIDA RUBIO
LA QUINTA CA 92253



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665120016
PATTY J LOCKHART
5817 GARTH AVE
LOS ANGELES CA 90056

665110006
MIRALI ZARRABI
623 N LINDEN DR
BEVERLY HILLS CA 90210

665120037
BRUCE VAN ZILE
VICKIE VAN ZILE
65260 DILLON RD
DSRT HOT SPG CA 92240

665170005
DAVID M SANCHEZ
65959 HARRISON ST
THERMAL CA 92274

665170012
DAVID M SANCHEZ
65959 HIGHWAY 86
THERMAL CA 92274

666180018
MISSION SPRINGS WATER DIST
66575 2ND ST
DESERT HOT SPRINGS CA 92240

666300001
JORGE SOLANO
777 S LUGO
SAN BERNARDINO CA 92408

666300008
MARK S SHIRILAU
8539 BARNWOOD LN
RIVERSIDE CA 92508

665110004
OXFORD PROP
9 MACARTHUR PL NO 707
SANTA ANA CA 92707

666060006
LITTLE 16TH MORONGO
900 REGAL CANYON DR
WALNUT CA 91789

666180010
OSCAR G DELACRUZ
CHRIS DELACRUZ
CECILE DELACRUZ
9070 IRVINE CTR DR NO 145
IRVINE CA 92618

665120026
DICK WING HARTLEIN
BETTY J WING HARTLEIN
954 FALLS CREEK RD
HAMMIL VALLEY CA 93514

665080013
MERJ
P O BOX 131028
CARLSBAD CA 92014

666180008
SUSAN STRACK
P O BOX 3270
STATELINE NV 89449



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666190007
STEVEN R SCHWITTERS
P O BOX 5242
PALM SPRINGS CA 92263

666060005
A PLUS VORTEX
P O BOX 56867
SHERMAN OAKS CA 91413

665120035
PAUL WRIGHT
P O BOX 580375
NORTH PALM SPRINGS CA 92258

665170001
RICHARD J HEMPHILL
NORA P HEMPHILL
P O BOX 580448
N PALM SPRINGS CA 92258

665170011
RICHARD HEMPHILL
NORA HEMPHILL
P O BOX 580448
NORTH PALM SPRINGS CA 92258

666190004
CARL ROBERT MAUGER
VIRGINIA REBECCA MAUGER
P O BOX 8
AGUANGA CA 92536

665120008
CHS REAL ESTATE HOLDINGS
P O BOX 94303
PASADENA CA 91109

665170003
GARY JACOBS
GALIENA JACOBS
PO BOX 774
MORONGO VALLEY CA 92256

THE ARTIST TREE IVA LLC
12322 HESBY STREET
VALLEY VILLAGE, CA 91607

4 EG SERVICES LLC
5943 SKY MEADOW STREET
RIVERSIDE, CA 92509

MSA CONSULTING INC
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270

**RICHARD DRURY
KOMALPREET TOOR
STACEY OBORNE
LOZEAU DRURY, LLP
1939 HARRISON STREET, SUITE 150
OAKLAND, CA 94612**

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CHANGE OF ZONE NO. 1900020, IN THE FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 10, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the application submitted by Carl Mauger, on **Change of Zone No. 1900020** proposes to change the site's zoning classification from Controlled Development Areas (W-2) to Manufacturing – Service Commercial (M-SC) for two parcels totaling 2.42 acres. The Change of Zone is to provide a zoning classification that is consistent with the existing General Plan Land Use Designation of Community Development: Light Industrial which existing on the project site. APN's: 666-190-004 and 666-190-006.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and find that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) 3, based on the findings and conclusions in the staff report; and it will be considered by the Board of Supervisors in making any decision on the project.

The site is located North of Dillon Rd, East of N. Indian Canyon Dr., South of 16th Avenue, and West of Little Morongo Rd., Fifth Supervisorial District.

The Planning Department's report package for the project 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 TRAVIS ENGELKING, PROJECT PLANNER, AT (951) 955-1417 OR EMAIL tengelki@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 Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

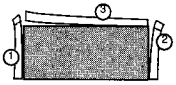
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

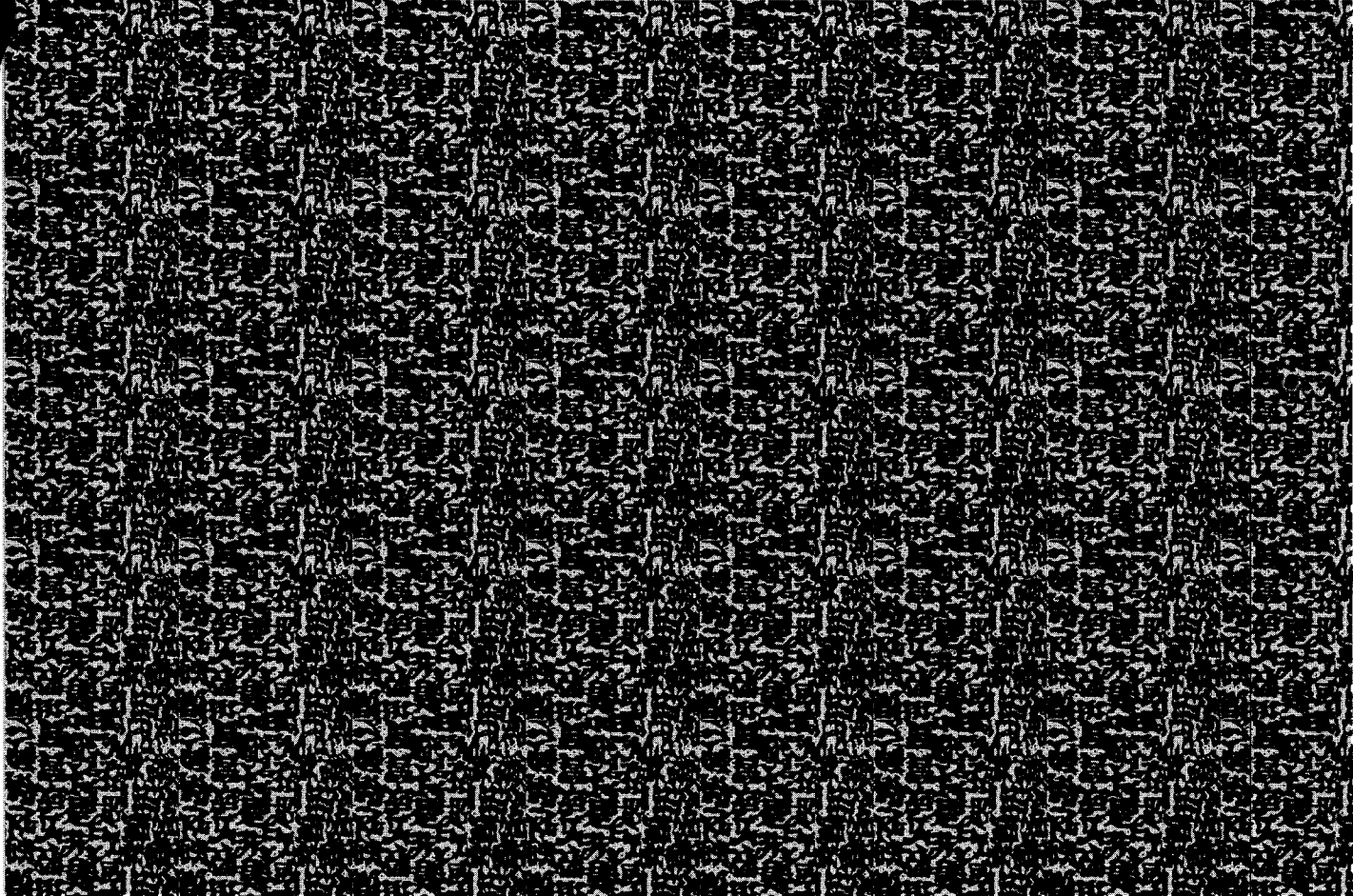
Dated: November 6, 2019

Kecia R. Harper, Clerk of the Board

By: Karen Barton, Deputy Clerk of the Board



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THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

666300008
MARK S SHIRILAU
8539 BARNWOOD LN
RIVERSIDE CA 92508

2019 NOV 18 PM 12:00

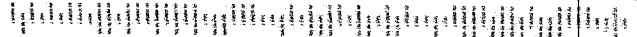
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CLERK/BOARD OF SUPERVISORS

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IVJ-848 92508

BC: 92502114747 *2052-05952-14-14



STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 19-365701

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD Date: 11/08/2019

County Agency of Filing: RIVERSIDE Document No: E-201901294

Project Title: CHANGE OF ZONE NO. 1900020

Project Applicant Name: RIVERSIDE COUNTY CLERK OF THE BOARD Phone Number: (951) 955-1063

Project Applicant Address: 4040 LEMON STREET 1ST FL P O BOX 1147, RIVERSIDE, CA 92502-1147

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
 - Negative Declaration _____
 - Application Fee Water Diversion (State Water Resources Control Board Only) _____
 - Project Subject to Certified Regulatory Programs _____
 - County Administration Fee _____ \$0.00
 - Project that is exempt from fees (DFG No Effect Determination (Form Attached))
 - Project that is exempt from fees (Notice of Exemption)
- Total Received** _____ **\$0.00**

Signature and title of person receiving payment: Sheila Kavala Deputy

Notes:

12/10/19 21.5
2019-12-145424

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Dated: November 6, 2019

Kecia R. Harper, Clerk of the Board

By: Karen Barton, Deputy Clerk of the Board

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County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-201901294
11/08/2019 04:02 PM Fee: \$ 0.00
Page 1 of 1

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