

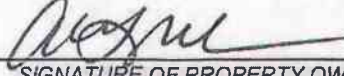
APPLICATION FOR LAND USE AND DEVELOPMENT

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 use permit type and 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.

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 use permit is ready for public hearing.)

<p>Andrew Nadeau, President, AGN Transport, Inc <i>PRINTED NAME OF PROPERTY OWNER(S)</i></p>		 <i>SIGNATURE OF PROPERTY OWNER(S)</i>
<p><i>PRINTED NAME OF PROPERTY OWNER(S)</i></p>		<p><i>SIGNATURE OF PROPERTY OWNER(S)</i></p>

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 463-021-002

Approximate Gross Acreage: 2.21

General location (nearby or cross streets): North of 9th Avenue, South of Grand Ave., East of Washington Ave., West of Winchester Road.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Propane distribution center and contractors storage yard.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s):

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	60,000	Propane distribution center
2	36,267	Contractors Storage Yard
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

General Plan Amendment from to Industrial

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No
Biological report, Archaeological report

If yes, indicate the type of report(s) and provide a signed copy(ies): Health Risk Evaluation, Noise Study

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Inland Propane and Tank Inc

Address: 31500 Grape Street, Suite 3-376, Lake Elsinore, CA 92532

Phone number: 951-526-7747

Address of site (street name and number if available, and ZIP Code): NEC of Washington & 9th Ave
Winchester, CA


Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 463-021-002

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant:  Date 5-3-19

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 5-3-19

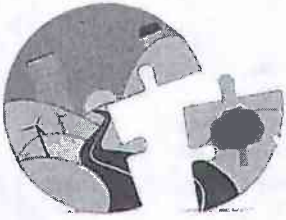
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development 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\Land Use and Development Condensed application.docx

Created: 04/29/2015 Revised: 08/03/2018



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.

5-3-19

Property Owner(s) Signature(s) and Date

Andrew Nadeau, President, AGN Transport Inc

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

"Planning Our Future... Preserving Our Past"

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.*

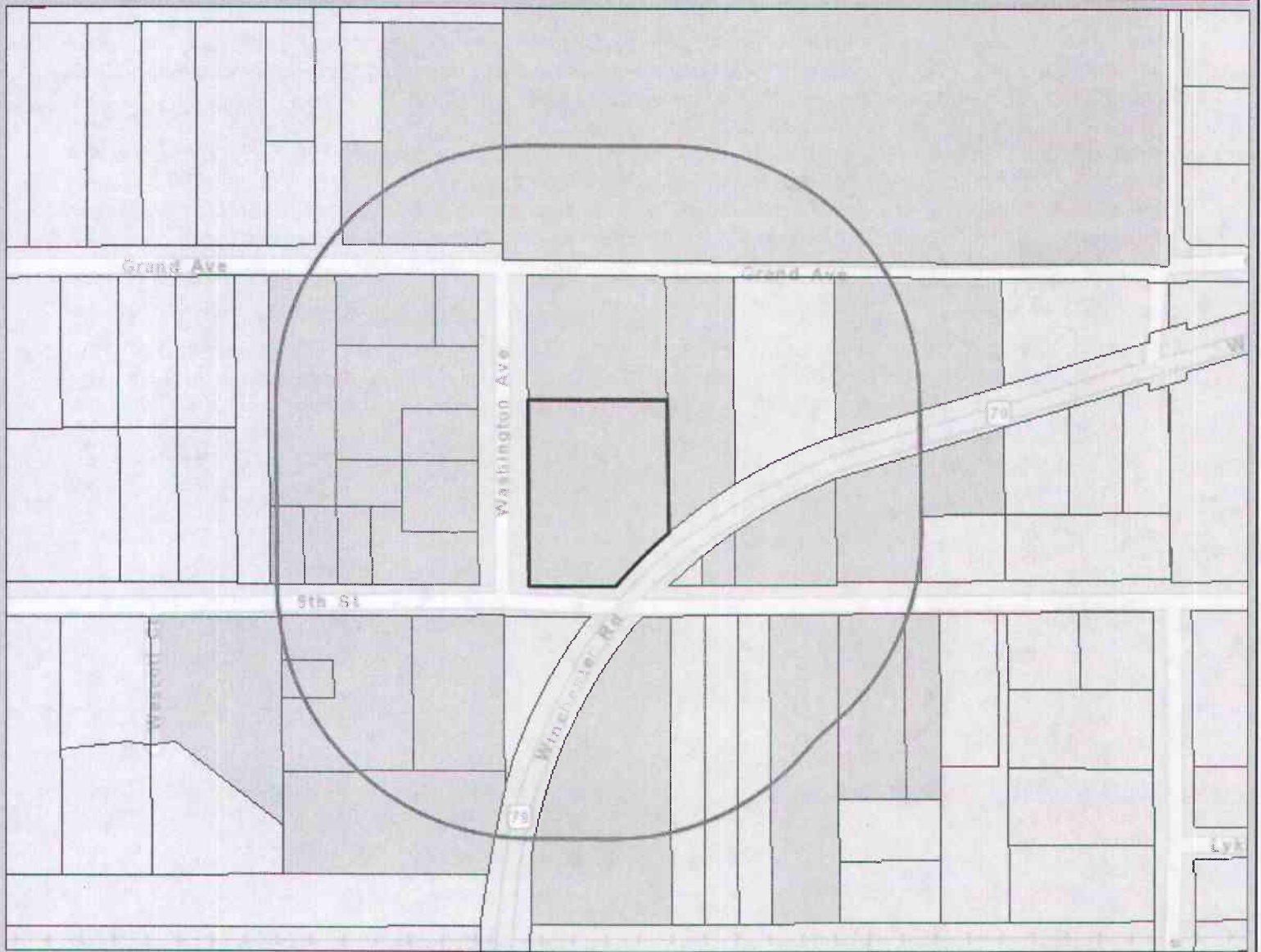
If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

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 GIS Mailing Labels

GPA190008 / CUP190003 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 376 752 Feet

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

REPORT PRINTED ON... 11/14/2019 4:38:43 PM

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PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 14, 2019,

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

APN (s) or case numbers GPA190005 / CUP190003 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

462130012
EDWIN C CHRISTENSEN
12660 E ORTIZ ST
DEWEY AZ 86327

463022007
AAAMERICAN PAC MANUFACTURED HOMES
145 BENT AVE
SAN MARCOS CA 92069

463022004
VIANA QUINTINO & EDMEIRE REV TRUST
211 S WESTERN AVE NO 7
ANAHEIM CA 92804

465310001
NORTH BAYPORT INDUSTRIAL PARK II
2245 W 190TH ST
TORRANCE CA 90504

462130038
JOHN P BERNARD
ANDREA BERNARD
RAYMOND TIERNEY

463021001
FREDERICK G BIRD
28030 WASHINGTON AVE
WINCHESTER CA. 92596

28015 WASHINGTON AVE
WINCHESTER CA. 92596

462130018
HECTOR SEGURA
28095 WASHINGTON AVE
WINCHESTER CA 92596

462130019
HECTOR SEGURA
28095 WASHINGTON AVE
WINCHESTER CA. 92596

462140014
BYERLY DONALD D & MARLYS J FAMILY TRUST
28215 WASHINGTON AVE
WINCHESTER CA. 92596

462140031
AGAPE APOSTOLIC COMMUNITY TEMPLE
28780 OLD TOWN FRONT A5
TEMECULA CA 92590

462130011
MARIO B GRACIA
MARIA N GRACIA
32920 9TH ST
WINCHESTER CA. 92596

462140017
JESSE C PRATER
MARIE L PRATER
32935 9TH AVE
WINCHESTER CA. 92596

462140009
JESSE C PRATER
MARIE L PRATER
32935 9TH ST
WINCHESTER CA 92596

462130010
WILLIAM R CANNON
32935 GRAND AVE
WINCHESTER CA. 92596

462130047
KATHERINE E CHRISTENSEN
32946 9TH ST
WINCHESTER CA 92596

461130039
ARTURO URZUA
VERONICA URZUA
32950 GRAND AVE
WINCHESTER CA. 92596

462130037
JOSEPH R BIN
PRISCILLA S SAINT CYR
32975 GRAND AVE
WINCHESTER CA. 92596

461130009
MICHAEL HARTE
MARIA HARTE
32978 GRAND AVE
WINCHESTER CA 92596

463060015
DENISE MICHELLE BOWMAN
33147 9TH ST
WINCHESTER CA. 92596

462130022
DAHAN MAJID ESTATE OF
3916 SW CORBETT AV NO 205
PORTLAND OR 97239

462140016
STEVEN BURTNES
P O BOX 142
WINCHESTER CA 92596

463060006
ANGELA D LITTLE
P O BOX 181
WINCHESTER CA 92596

462130025
JACQUELINE PERRENOUD
P O BOX 2463
SUN CITY CA 92586

463021009
GRAYDON K BEARDEN
JANICE R BEARDEN
P O BOX 456
WINCHESTER CA 92596

463060016
ANDREW DAYTON
P O BOX 586
WINCHESTER CA 92596

463021006
ALLAN V VANCAMP
P O BOX 885
WINCHESTER CA 92596

463060002
ROBERT A DOMENIGONI
EVELYN B DOMENIGONI
PO BOX 181
WINCHESTER CA 92596

462130016
JACQUELINE PERRENOUD
PO BOX 2463
SUN CITY CA 92586

463022003
RICHARD A HEATON
MELISSA A HEATON
PO BOX 4244
HEMET CA 92546

463021002
MATTHEW D MUTH
PO BOX 773
WINCHESTER CA 92596

Palm Springs Fish and Wildlife
Office
777 E. Tahquitz Canyon Way, Suite
208
Palm Springs, California 92262

U.S. Army Corps of Engineers
Regulatory Division
5900 La Place Court, Suite 100
Carlsbad, CA 92008

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert
Region
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

Santa Ana RWQCB
3737 Main Street, Suite 500
Riverside, CA 92501

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, CA 92501

Hemet Unified School District
1791 W. Acadia Ave
Hemet, CA 92545

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

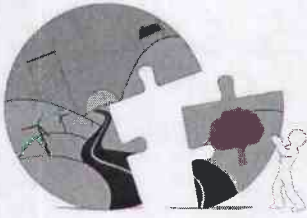
California Dept of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, CA 92123

Western Riverside County Regional
Conservation Authority
3403 10th St., #320
Riverside, CA 92501

Soboba Band of Luiseño Mission
Indians
P.O. Box 487
San Jacinto, CA 92581

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

General Plan Amendment No. 190005, Conditional Use Permit No. 190003 / CEQ190051

Project Title/Case Numbers

Dave Alvarez

County Contact Person

951-955-5719

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Inland Propane and Tank, Inc.

Project Applicant

3161 Michelson Drive, Suite 425, Irvine, CA 92612

Address

North of 9th Avenue, south of Grand Avenue, east of Washington Avenue, and west of Winchester Road

Project Location

GENERAL PLAN AMENDMENT NO. 190005 is a proposal to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI). CONDITIONAL USE PERMIT NO. 190003 is a proposal for the construction and operation of a propane distribution facility on 2.21 acres (gross), which will include three (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on January 29, 2020 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to EIR No. 329 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

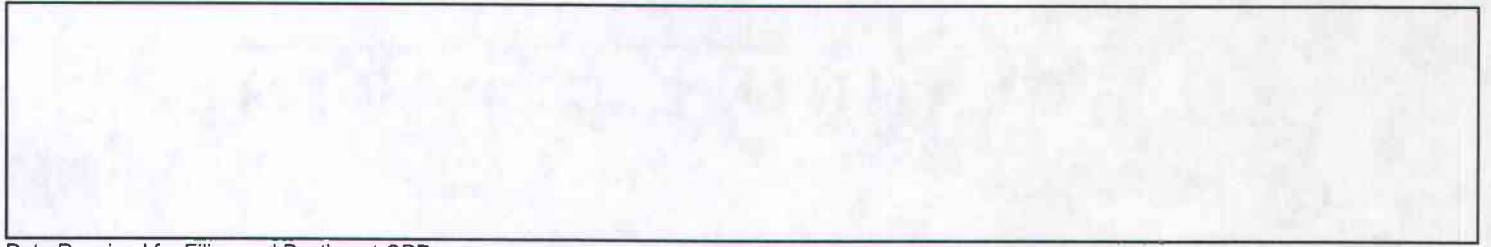
Title

1/29/2020
Date

Date

Please charge deposit fee case#: ZEA

FOR COUNTY CLERK'S USE ONLY



Date Received for Filing and Posting at OPR: _____



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EMAIL legals@pe.com

THE PRESS-ENTERPRISE

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Invoice text: GPA 190005 and CUP 190003

*Planning
4/7/2020 21.2*

Placed by: Hannah Lumanauw

Legal Advertising Memo Invoice

BALANCE DUE

483.60

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THE PRESS-ENTERPRISE

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REMITTANCE ADDRESS

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

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Colorado Springs, CO 80962-5210

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 190005 and CUP 190003 /

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:

03/27/2020

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

Date: March 27, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011375492-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT AND CONDITIONAL USE PERMIT IN THE HARVEST VALLEY / WINCHESTER AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 07, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **General Plan Amendment No. 190005**, which proposes to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI). **Conditional Use Permit No. 190003**, which is a proposal for the construction and operation of a propane distribution facility, also known as an above ground petroleum and bulk fuel storage, on 2.21 acre (gross), which will include (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets. APN 463-021-002. This project is located north of 9th Avenue, South of Grand Avenue, East of Washington Avenue, and West of Highway 79 Avenue in the Harvest Valley/Winchester Area Plan of Fifth Supervisorial District.

The Planning Commission recommends that the Board of Supervisors tentatively approve the project and adopt a **Negative Declaration for Environmental Assessment No. CEQ190051**.

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 RUSSELL BRADY, CONTRACT PLANNER, AT (951)-955-3025 OR EMAIL RBrady@rivco.org

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

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

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

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

Dated: March 24, 2020 Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

3/27



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

March 24, 2020

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: GPA190005 & CUP190003

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, March 27, 2020.**

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,

Hannah Lumanauw

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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT AND CONDITIONAL USE PERMIT IN THE HARVEST VALLEY / WINCHESTER AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 07, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **General Plan Amendment No. 190005**, which proposes to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI). **Conditional Use Permit No. 190003**, which is a proposal for the construction and operation of a propane distribution facility, also known as an above ground petroleum and bulk fuel storage, on 2.21 acre (gross), which will include (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets. APN 463-021-002. This project is located north of 9th Avenue, South of Grand Avenue, East of Washington Avenue, and West of Highway 79 Avenue in the Harvest Valley/Winchester Area Plan of Fifth Supervisorial District.

The Planning Commission recommends that the Board of Supervisors tentatively approve the project and adopt a **Negative Declaration for Environmental Assessment No. CEQ190051**.

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 RUSSELL BRADY, CONTRACT PLANNER, AT (951)-955-3025 OR EMAIL RBrady@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.

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

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

Dated: March 24, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

CERTIFICATE OF POSTING

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

I, Hannah Lumanauw, Board Assistant 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 March 23, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

General Plan Amendment No. 190005 and Conditional Use Permit No. 190003

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: April 07, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: March 24, 2020
Hannah Lumanauw

CERTIFICATE OF MAILING

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

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 23, 2020, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

General Plan Amendment No. 190005 and Conditional Use Permit No. 190003

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: April 07, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: March 24, 2020
Hannah Lumanauw



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Hearing Date: April 7, 2020

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Russell Brady)

MinuteTraq #: 12077

Project Description:

PUBLIC HEARING on GPA190005, CUP190003 – Applicant: Inland Propane Tank, Inc.- Engineer: Rawlings Consulting -Third Supervisorial District- Harvest Valley / Winchester Area Plan – Location: North of 9th Avenue, South of Grand Avenue, East of Washington Avenue, and West of Highway 79 Avenue. – 2.21 Gross Acres – Zoning: Manufacturing- Service Commercial (M-SC) – REQUEST: General Plan Amendment No. 190005 is a proposal to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI). Conditional Use Permit No. 190003 is a proposal for the construction and operation of a propane distribution facility, also known as an above ground petroleum and bulk fuel storage, on 2.21 acres (gross), which will include three (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets. APN 463-021-002. District 3.

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required: CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise

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"

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



ITEM:

(ID # 12077)

MEETING DATE:

Tuesday, April 07, 2020

FROM : TLMA-PLANNING:

SUBJECT: PUBLIC HEARING on GPA190005, CUP190003 – Applicant: Inland Propane Tank, Inc.- Engineer: Rawlings Consulting -Third Supervisorial District- Harvest Valley / Winchester Area Plan – Location: North of 9th Avenue, South of Grand Avenue, East of Washington Avenue, and West of Highway 79 Avenue. – 2.21 Gross Acres – Zoning: Manufacturing- Service Commercial (M-SC) – REQUEST: General Plan Amendment No. 190005 is a proposal to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI). Conditional Use Permit No. 190003 is a proposal for the construction and operation of a propane distribution facility, also known as an above ground petroleum and bulk fuel storage, on 2.21 acres (gross), which will include three (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets. APN 463-021-002

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ 190051**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 190005**, to change the land use designation of the project site from Low Density Residential (LDR) to Light Industrial (LI), in accordance with Exhibit No. 6, based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Cycle Resolution by the Board of Supervisors; and,
3. **APPROVE CONDITIONAL USE PERMIT NO. 190003**, based upon the findings and conclusions incorporated into the staff report, subject to the attached advisory notification document, conditions of approval, and final approval of General Plan Amendment No. 190005.

ACTION:

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

MINUTES OF THE BOARD OF SUPERVISORS

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

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

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

BACKGROUND:

Summary

The proposed propane facility is seeking to locate its operation on the project site from an existing site currently located in the City of Menifee. The project site was identified as an option based on the site's current zoning classification of Manufacturing – Service Commercial (M-SC). However, the General Plan land use designation of Low Density Residential currently applies to the site, which the existing M-SC zone is not consistent with. Therefore a General Plan Amendment was applied for to modify the land use designation to Light Industrial to allow the proposed propane facility use. All required findings for the General Plan Amendment are provided in the Planning Commission staff report.

When the proposed facility initially submitted a Pre-Application Review (PAR), it was identified that the facility could require additional substantial dedication to accommodate a potential realignment for Winchester Road. Winchester Road has been analyzed by the Transportation Department for the potential realignment of Winchester Road in the future. This is a study and there are no plans to realign at the moment. The project has been given a 10-year life span, when and if this is analyzed for the realignment of Winchester Road in the future.

Planning Commission Action

The General Plan Amendment and Conditional Use Permit were heard by the Planning Commission on January 29, 2020. At the Planning Commission hearing Commissioner Thornhill had questions regarding the type and location of landscape screening for the proposed facility. Commissioner Thornhill made a motion to recommend the General Plan Amendment and Conditional Use Permit for approval to the Board of Supervisors, but noted a desire to evaluate further options for enhanced landscape screening for views from the north and west. On January 29, 2020, the Planning Commission recommended the Board of Supervisors approve the project on a 5-0 vote with the direction for the applicant and staff to evaluate enhanced landscaping prior to consideration by the Board of Supervisors. A revised conceptual landscape plan has been prepared and reviewed by staff and it meets the intent of the direction of the Planning Commission and it is included for consideration by the Board of Supervisors.

Impact on Citizens and Businesses

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

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

SUPPLEMENTAL:

Additional Fiscal Information

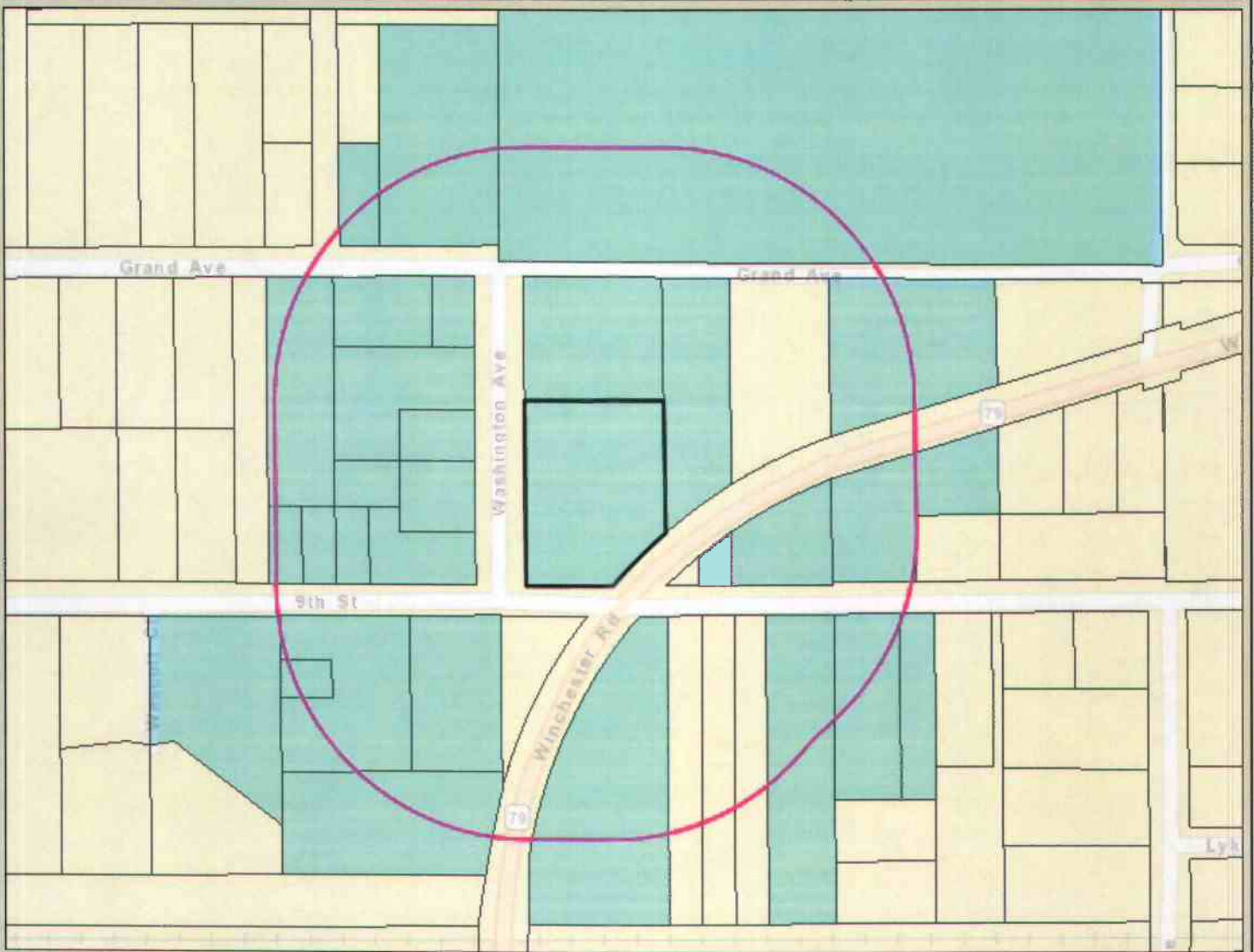
All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Resolution
- C. Planning Commission Staff Report Package
- D. Conditional Use Permit No. 190003 Revised Conceptual Landscape Plan
- E. Conditional Use Permit No. 190003 Planning Commission Exhibits

Riverside County GIS Mailing Labels

GPA190008 / CUP190003 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 14, 2019,

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

APN (s) or case numbers GPA190005 / CUP190003 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

AVERY

5162

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Peel along line to expose Pop-up FeatureGo to avery.com/templates
Use Avery Template 5162

462130012
EDWIN C CHRISTENSEN
12660 E ORTIZ ST
DEWEY AZ 86327

463022007
AAAMERICAN PAC MANUFACTURED HOMES
145 BENT AVE
SAN MARCOS CA 92069

463022004
VIANA QUINTINO & EDMEIRE REV TRUST
211 S WESTERN AVE NO 7
ANAHEIM CA 92804

465310001
NORTH BAYPORT INDUSTRIAL PARK II
2245 W 190TH ST
TORRANCE CA 90504

462130038
JOHN P BERNARD
ANDREA BERNARD
RAYMOND TIERNEY

463021001
FREDERICK G BIRD
28030 WASHINGTON AVE
WINCHESTER CA. 92596

28015 WASHINGTON AVE
WINCHESTER CA. 92596

462130018
HECTOR SEGURA
28095 WASHINGTON AVE
WINCHESTER CA 92596

462130019
HECTOR SEGURA
28095 WASHINGTON AVE
WINCHESTER CA. 92596

462140014
BYERLY DONALD D & MARLYS J FAMILY TRUST
28215 WASHINGTON AVE
WINCHESTER CA. 92596

462140031
AGAPE APOSTOLIC COMMUNITY TEMPLE
28780 OLD TOWN FRONT A5
TEMECULA CA 92590

462130011
MARIO B GRACIA
MARIA N GRACIA
32920 9TH ST
WINCHESTER CA. 92596

462140017
JESSE C PRATER
MARIE L PRATER
32935 9TH AVE
WINCHESTER CA. 92596

462140009
JESSE C PRATER
MARIE L PRATER
32935 9TH ST
WINCHESTER CA 92596

462130010
WILLIAM R CANNON
32935 GRAND AVE
WINCHESTER CA. 92596



5162

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462130047
KATHERINE E CHRISTENSEN
32946 9TH ST
WINCHESTER CA 92596

461130039
ARTURO URZUA
VERONICA URZUA
32950 GRAND AVE
WINCHESTER CA. 92596

462130037
JOSEPH R BIN
PRISCILLA S SAINT CYR
32975 GRAND AVE
WINCHESTER CA. 92596

461130009
MICHAEL HARTE
MARIA HARTE
32978 GRAND AVE
WINCHESTER CA 92596

463060015
DENISE MICHELLE BOWMAN
33147 9TH ST
WINCHESTER CA. 92596

462130022
DAHAN MAJID ESTATE OF
3916 SW CORBETT AV NO 205
PORTLAND OR 97239

462140016
STEVEN BURTNES
P O BOX 142
WINCHESTER CA 92596

463060006
ANGELA D LITTLE
P O BOX 181
WINCHESTER CA 92596

462130025
JACQUELINE PERRENOUD
P O BOX 2463
SUN CITY CA 92586

463021009
GRAYDON K BEARDEN
JANICE R BEARDEN
P O BOX 456
WINCHESTER CA 92596

463060016
ANDREW DAYTON
P O BOX 586
WINCHESTER CA 92596

463021006
ALLAN V VANCAMP
P O BOX 885
WINCHESTER CA 92596

463060002
ROBERT A DOMENIGONI
EVELYN B DOMENIGONI
PO BOX 181
WINCHESTER CA 92596

462130016
JACQUELINE PERRENOUD
PO BOX 2463
SUN CITY CA 92586



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463022003
RICHARD A HEATON
MELISSA A HEATON
PO BOX 4244
HEMET CA 92546

463021002
MATTHEW D MUTH
PO BOX 773
WINCHESTER CA 92596

**Palm Springs Fish and Wildlife
Office**
777 E. Tahquitz Canyon Way, Suite
208
Palm Springs, California 92262

**California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert
Region**
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

**Riverside County Flood Control and
Water Conservation District**
1995 Market Street
Riverside, CA 92501

**California Dept of Fish and Wildlife
South Coast Region**
3883 Ruffin Road
San Diego, CA 92123

**U.S. Army Corps of Engineers
Regulatory Division**
5900 La Place Court, Suite 100
Carlsbad, CA 92008

Santa Ana RWQCB
3737 Main Street, Suite 500
Riverside, CA 92501

Hemet Unified School District
1791 W. Acadia Ave
Hemet, CA 92545

**Western Riverside County Regional
Conservation Authority**
3403 10th St., #320
Riverside, CA 92501

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

**Pechanga Band of Luiseño Mission
Indians**
P.O. Box 2183
Temecula, CA 92593

**Soboba Band of Luiseño Mission
Indians**
P.O. Box 487
San Jacinto, CA 92581

Inland Propane and Tank
Andy nadeau
31500 Grape Street, Suite 3-376
Rancho Santa Fe, CA 92067

Rawlings Consulting
Steve Rawlings
26023 Jefferson Ave, Suite D
Murrieta, CA 92562

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT AND CONDITIONAL USE PERMIT IN THE HARVEST VALLEY / WINCHESTER AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 07, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **General Plan Amendment No. 190005**, which proposes to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI). **Conditional Use Permit No. 190003**, which is a proposal for the construction and operation of a propane distribution facility, also known as an above ground petroleum and bulk fuel storage, on 2.21 acre (gross), which will include (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets. APN 463-021-002. This project is located north of 9th Avenue, South of Grand Avenue, East of Washington Avenue, and West of Highway 79 Avenue in the Harvest Valley/Winchester Area Plan of Fifth Supervisorial District.

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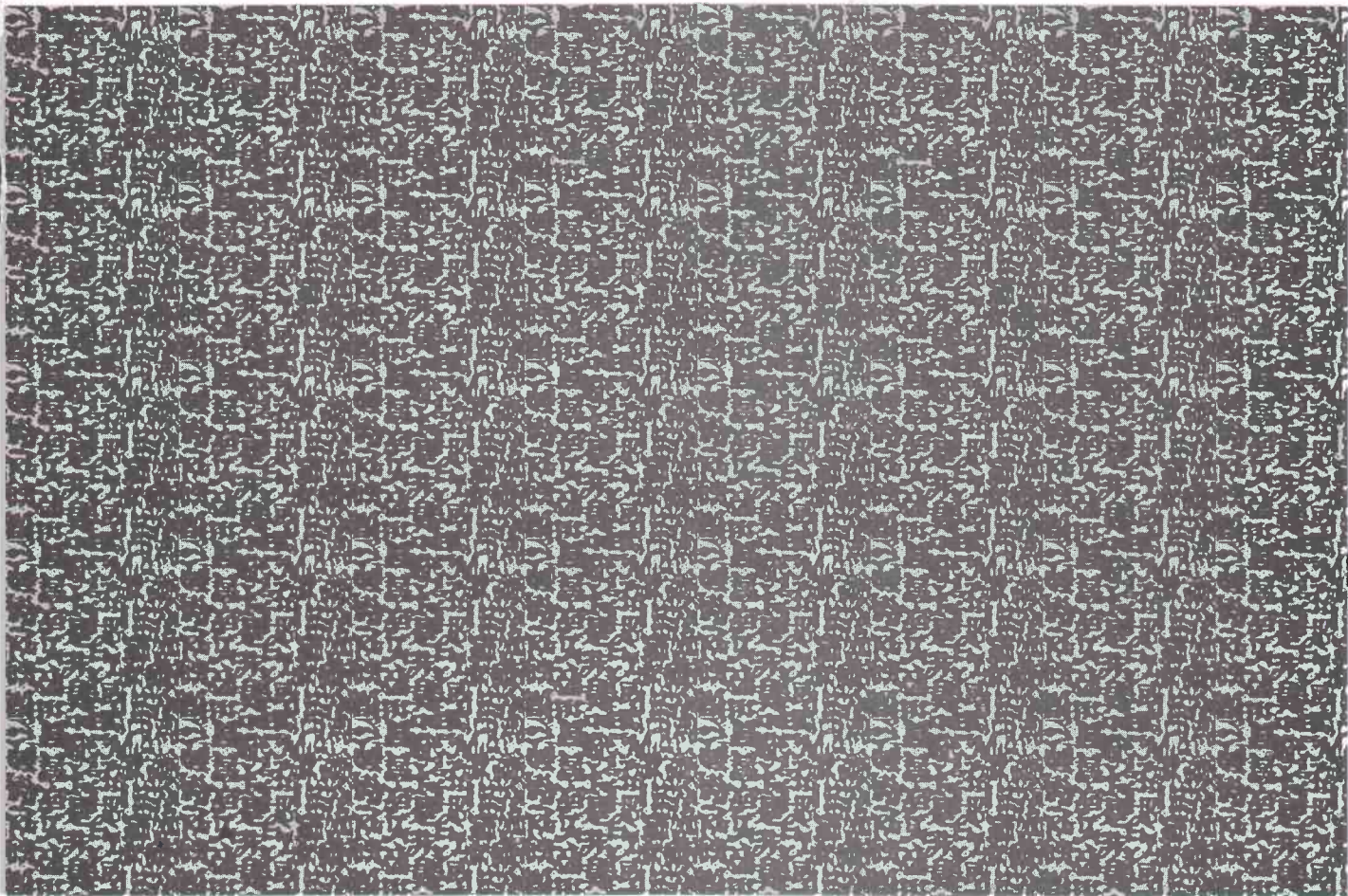
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

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

Dated: March 24, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

REMOVE SIDE EDGES FIRST
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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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Indians
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CLERK / BOARD OF SUPERVISORS

BYI-FMB 92502



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT AND CONDITIONAL USE PERMIT IN THE HARVEST VALLEY / WINCHESTER AREA, THIRD SUPERVISORIAL DISTRICT

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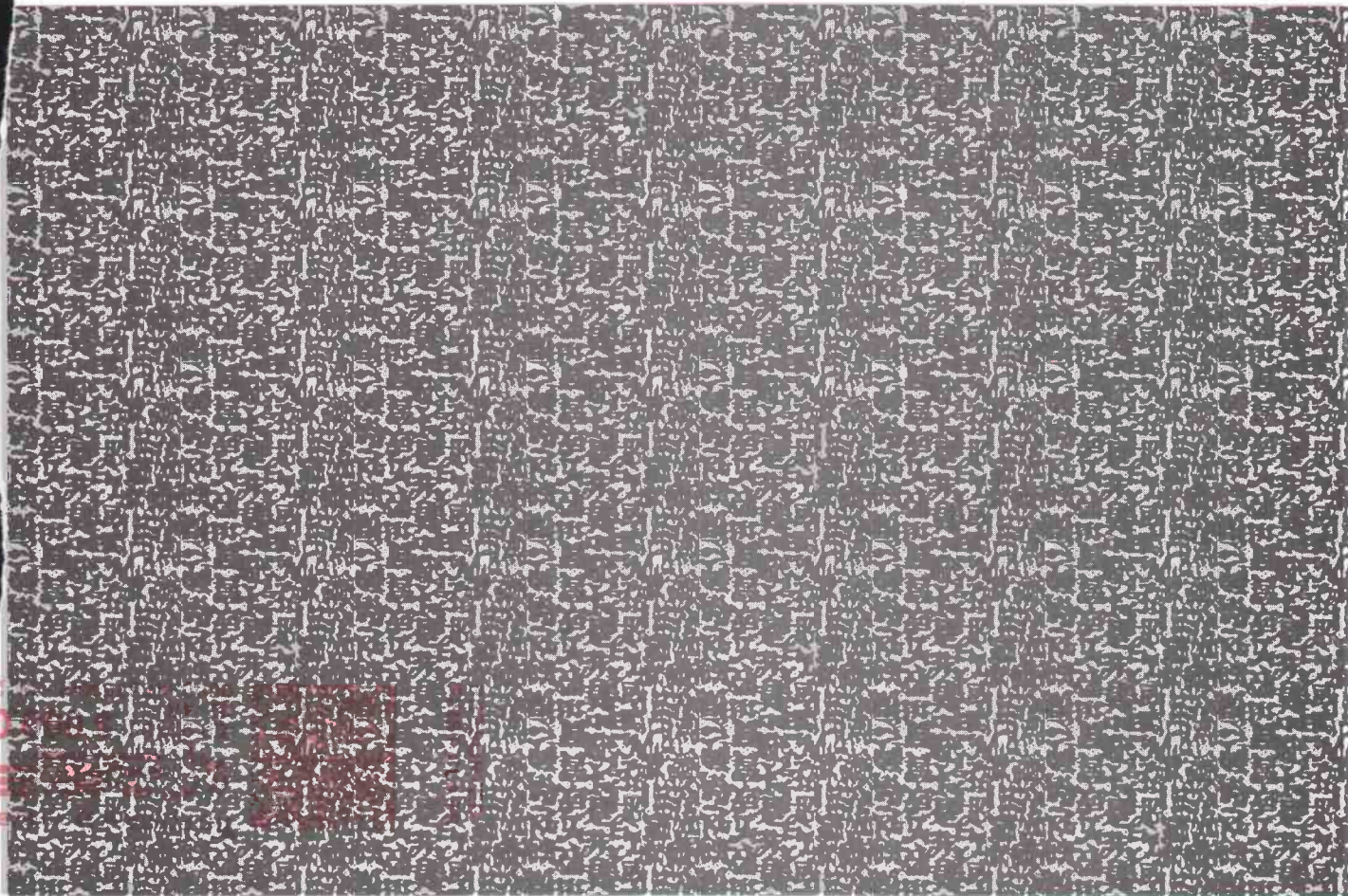
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Dated: March 24, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

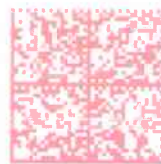
REMOVE SIDE EDGES FIRST
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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
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Inland Propane and Tank
Andy nadeau
31500 Grape Street, Suite 3-376
Rancho Santa Fe, CA 92067

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT AND CONDITIONAL USE PERMIT IN THE HARVEST VALLEY / WINCHESTER AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 07, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **General Plan Amendment No. 190005**, which proposes to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI). **Conditional Use Permit No. 190003**, which is a proposal for the construction and operation of a propane distribution facility, also known as an above ground petroleum and bulk fuel storage, on 2.21 acre (gross), which will include (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets. APN 463-021-002. This project is located north of 9th Avenue, South of Grand Avenue, East of Washington Avenue, and West of Highway 79 Avenue in the Harvest Valley/Winchester Area Plan of Fifth Supervisorial District.

The Planning Commission recommends that the Board of Supervisors tentatively approve the project and adopt a **Negative Declaration for Environmental Assessment No. CEQ190051**.

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 RUSSELL BRADY, CONTRACT PLANNER, AT (951)-955-3025 OR EMAIL RBrady@rivco.org

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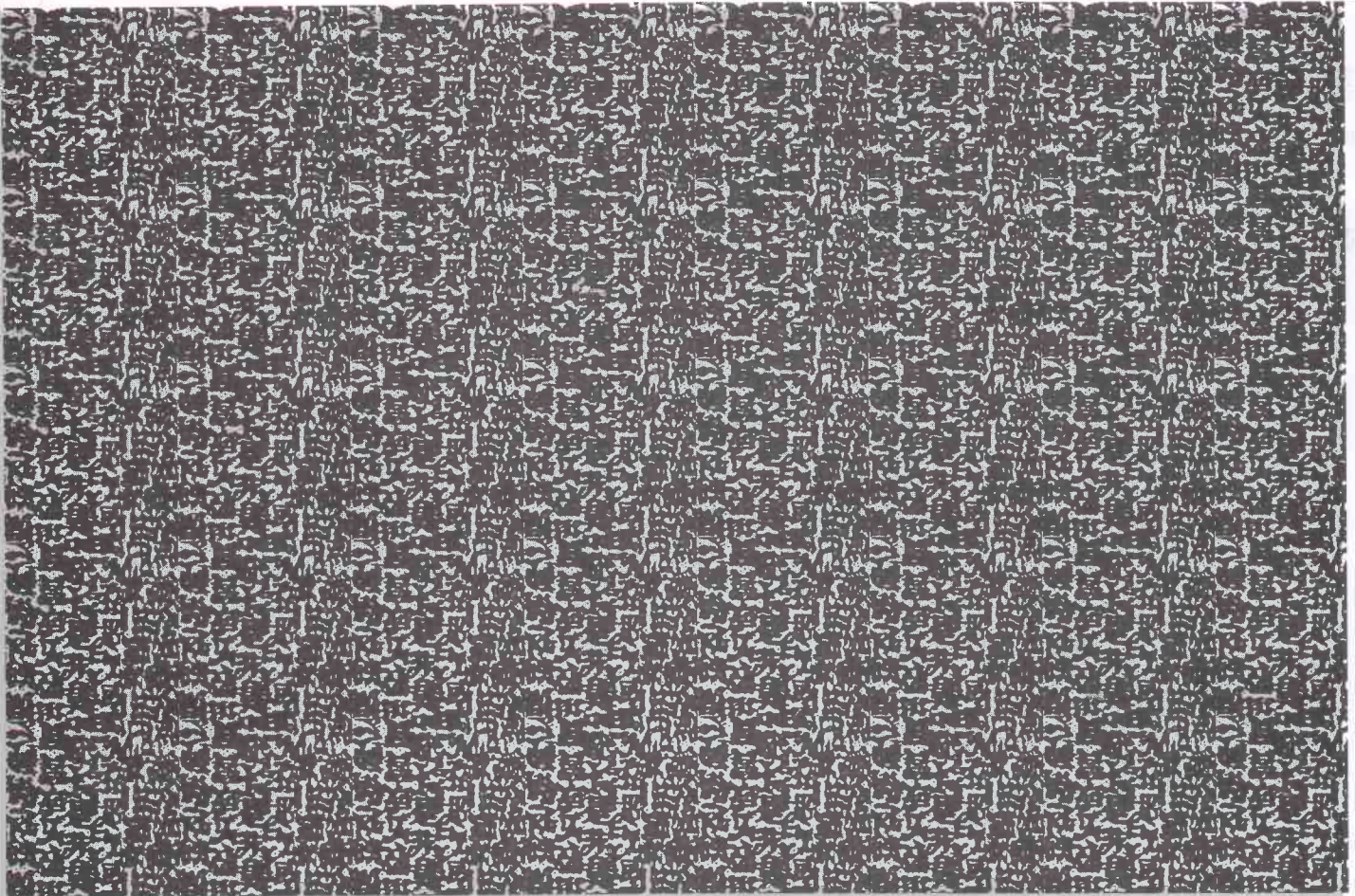
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

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

Dated: March 24, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

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PORTLAND OR 97281-6122

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT AND CONDITIONAL USE PERMIT IN THE HARVEST VALLEY / WINCHESTER AREA, THIRD SUPERVISORIAL DISTRICT

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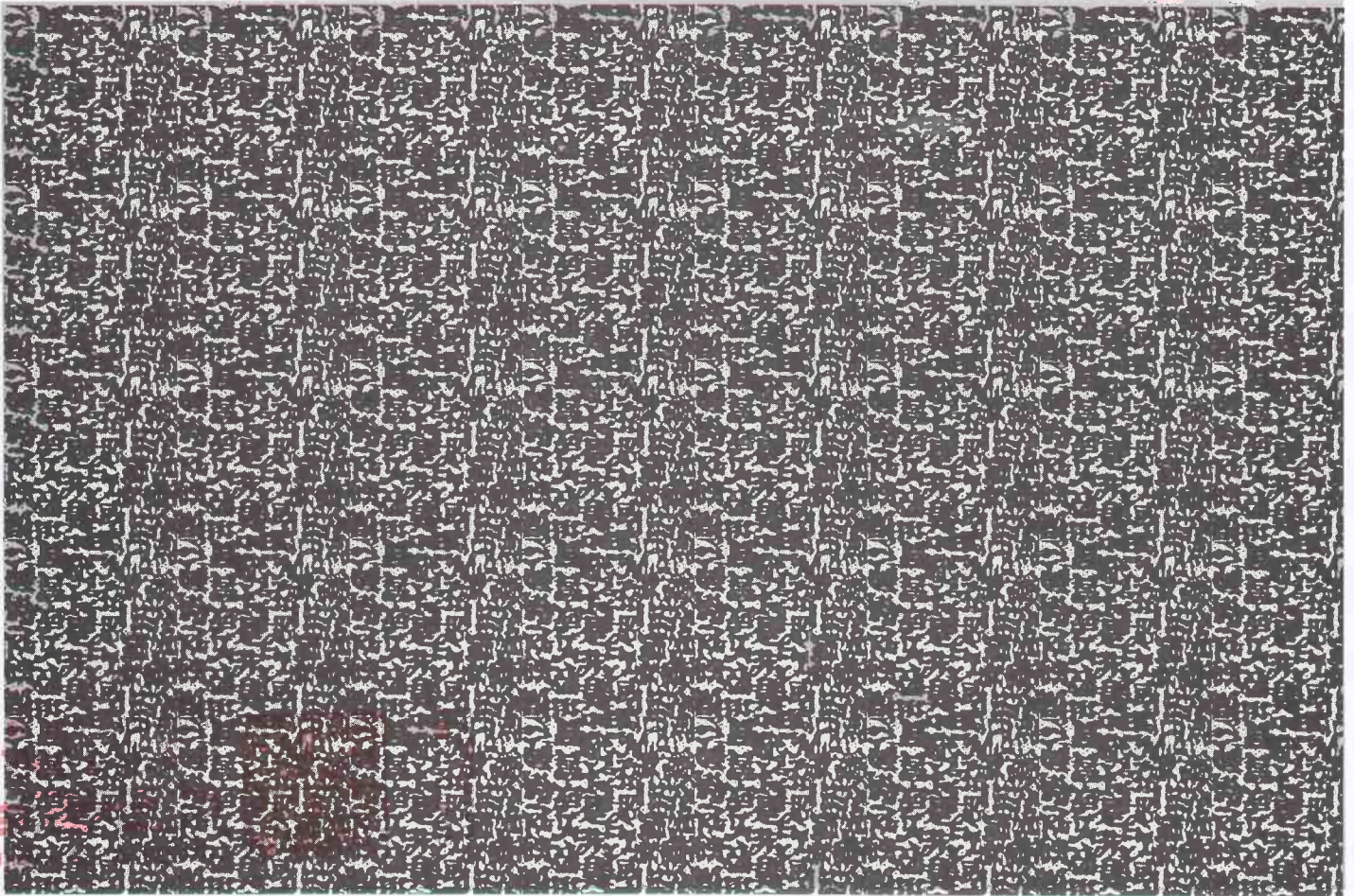
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28215 WASHINGTON AVE
WINCHESTER CA. 92596

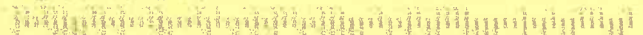
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT AND CONDITIONAL USE PERMIT IN THE HARVEST VALLEY / WINCHESTER AREA, THIRD SUPERVISORIAL DISTRICT

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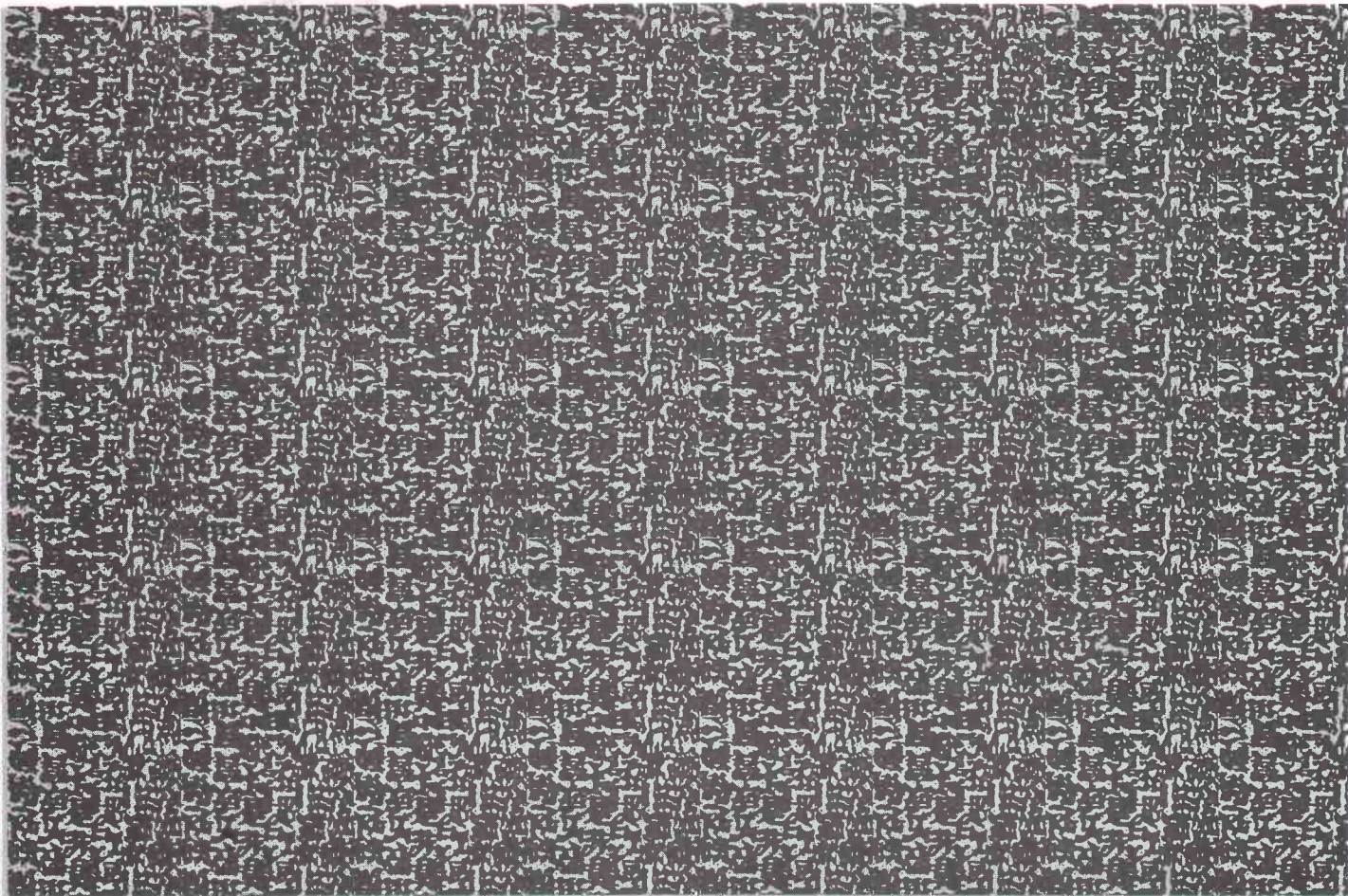
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By: Hannah Lumanauw, Board Assistant

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JACQUELINE PERRENOUD
PO BOX 2463
SUN CITY CA 92586

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT AND CONDITIONAL USE PERMIT IN THE HARVEST VALLEY / WINCHESTER AREA, THIRD SUPERVISORIAL DISTRICT

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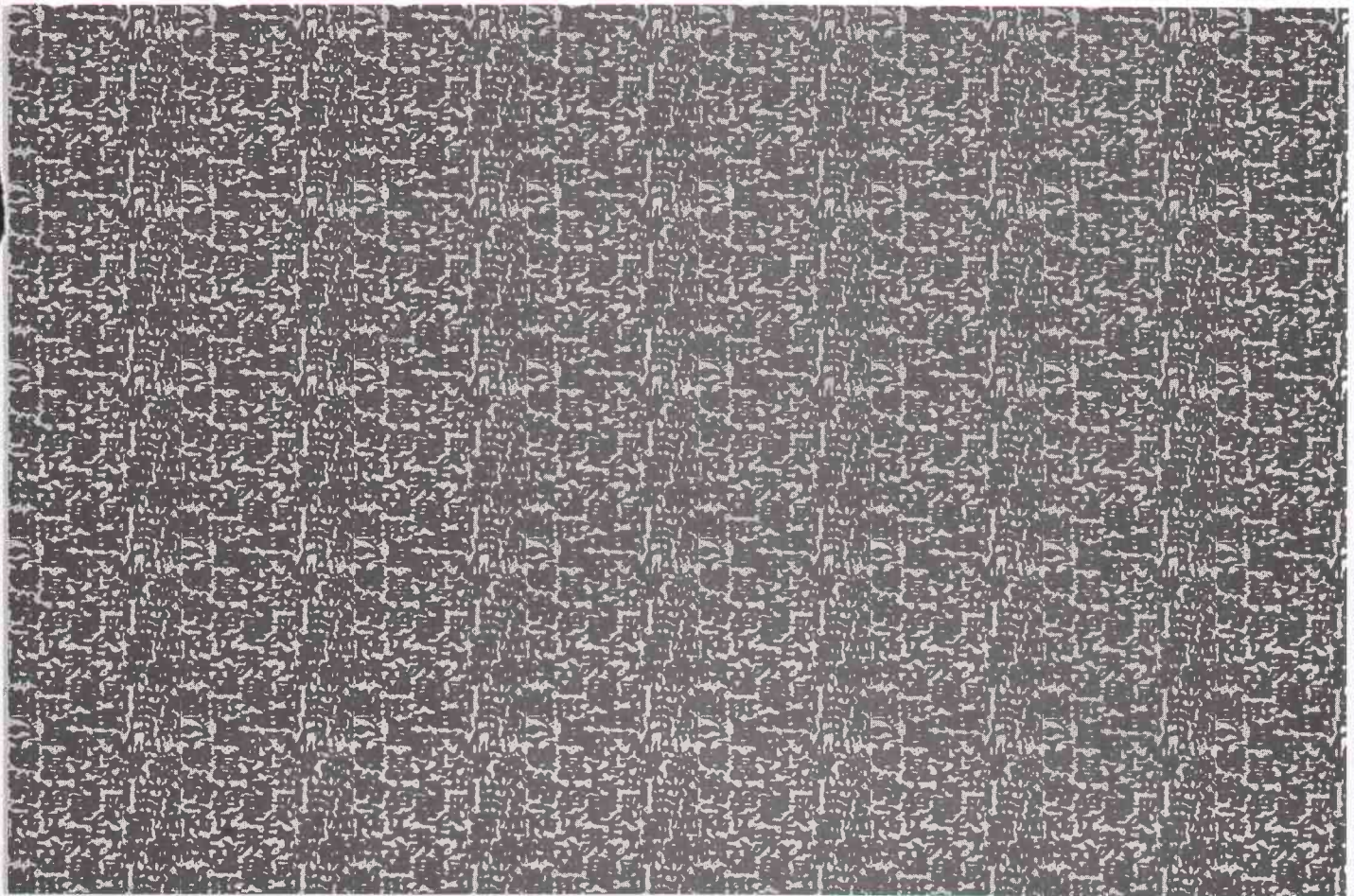
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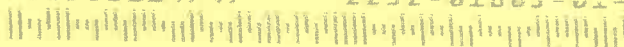
463022003
RICHARD A HEATON
MELISSA A HEATON
PO BOX 4244
HEMET CA 92546

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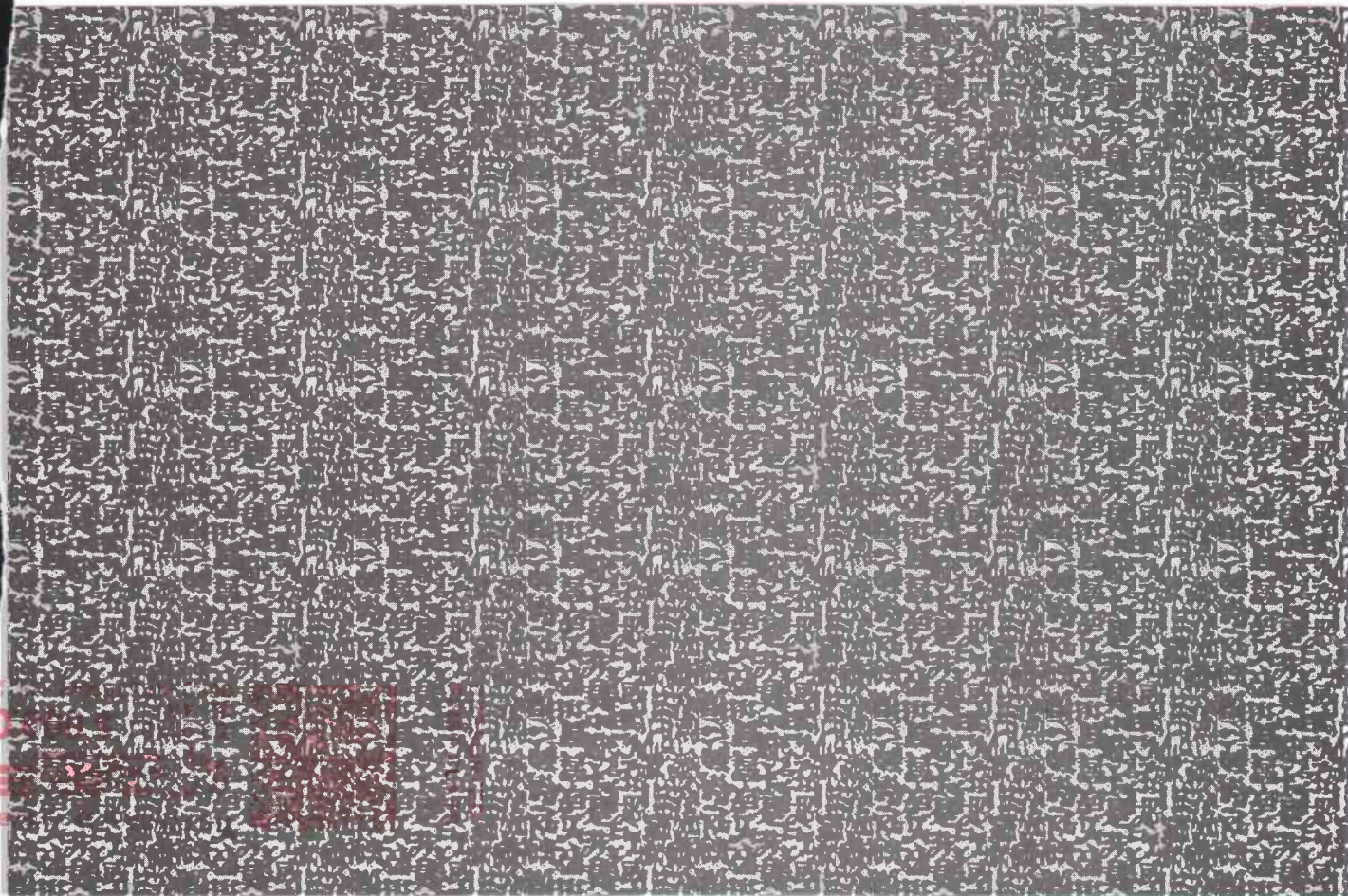
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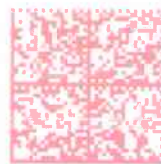
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Andy nadeau
31500 Grape Street, Suite 3-376
Rancho Santa Fe, CA 92067

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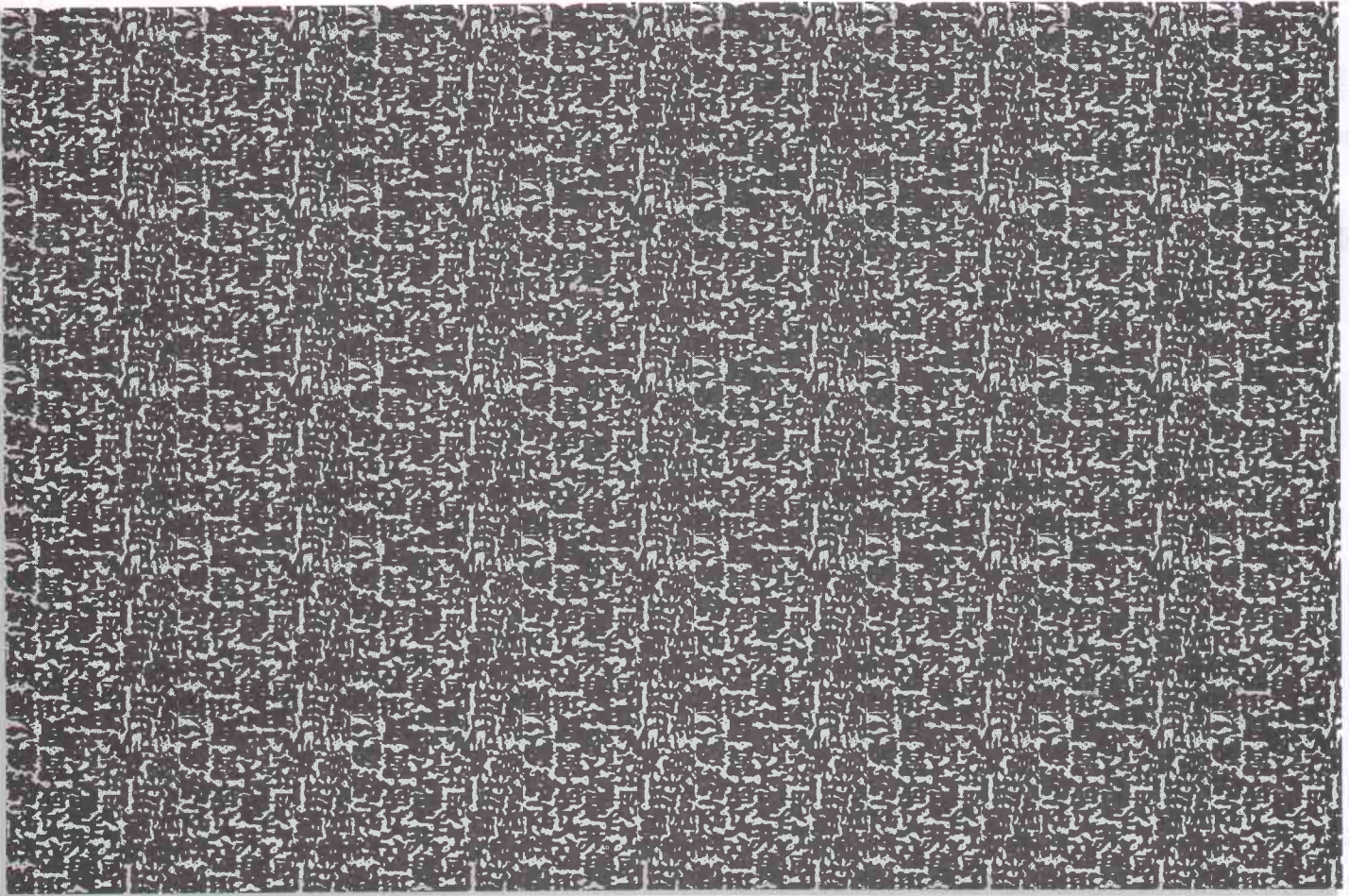
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DAHAN MAJID ESTATE OF
3916 SW CORBETT AV NO 205
PORTLAND OR 97239

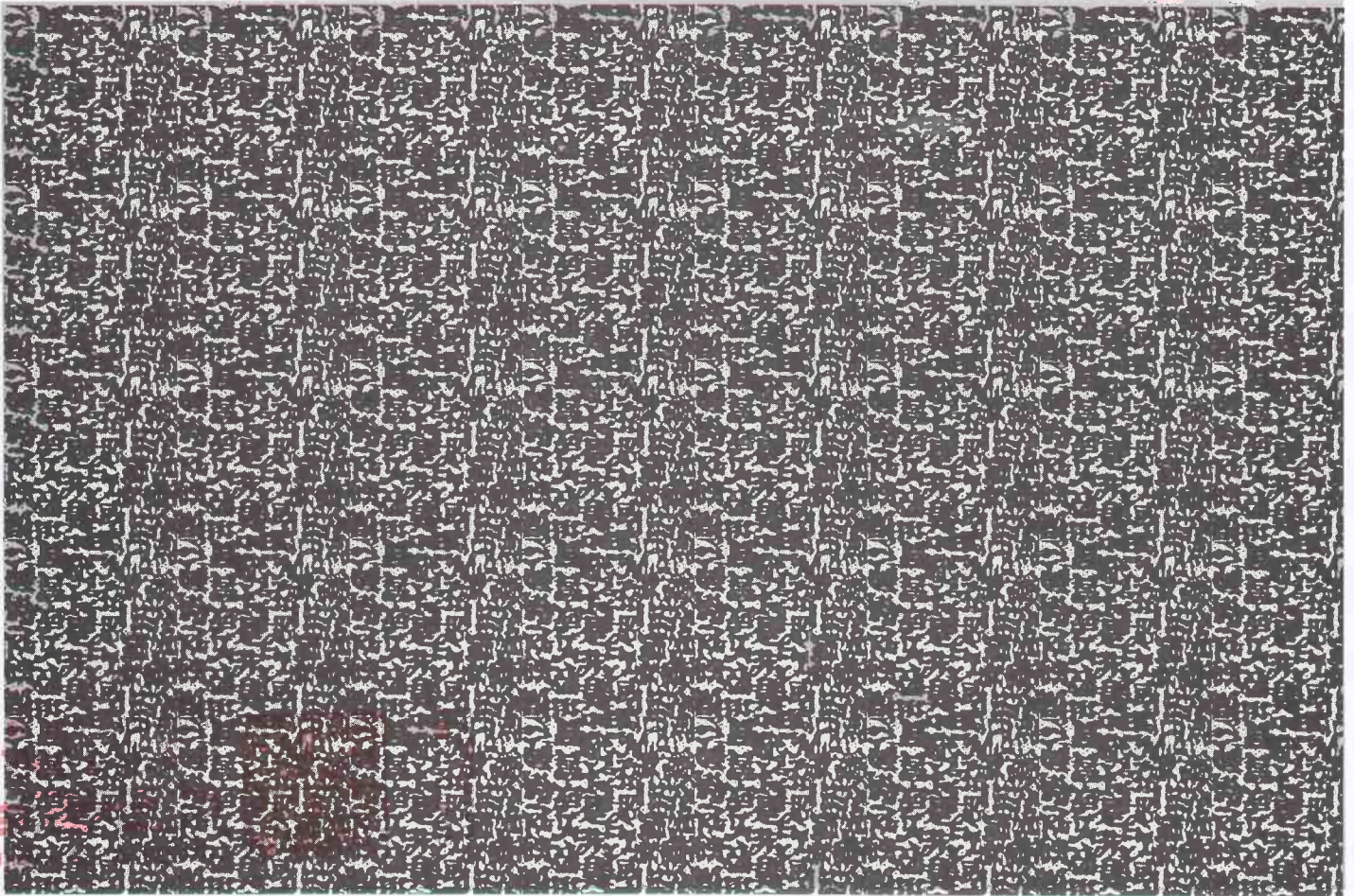
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FORWARD TIME EXP RTN TO SEND
DAHAN
1535 SW CLAY ST APT 217
PORTLAND OR 97281-6122

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BYERLY DONALD D & MARLYS J FAMILY TRUST
28215 WASHINGTON AVE
WINCHESTER CA. 92596

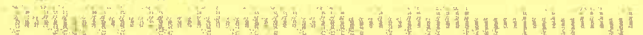
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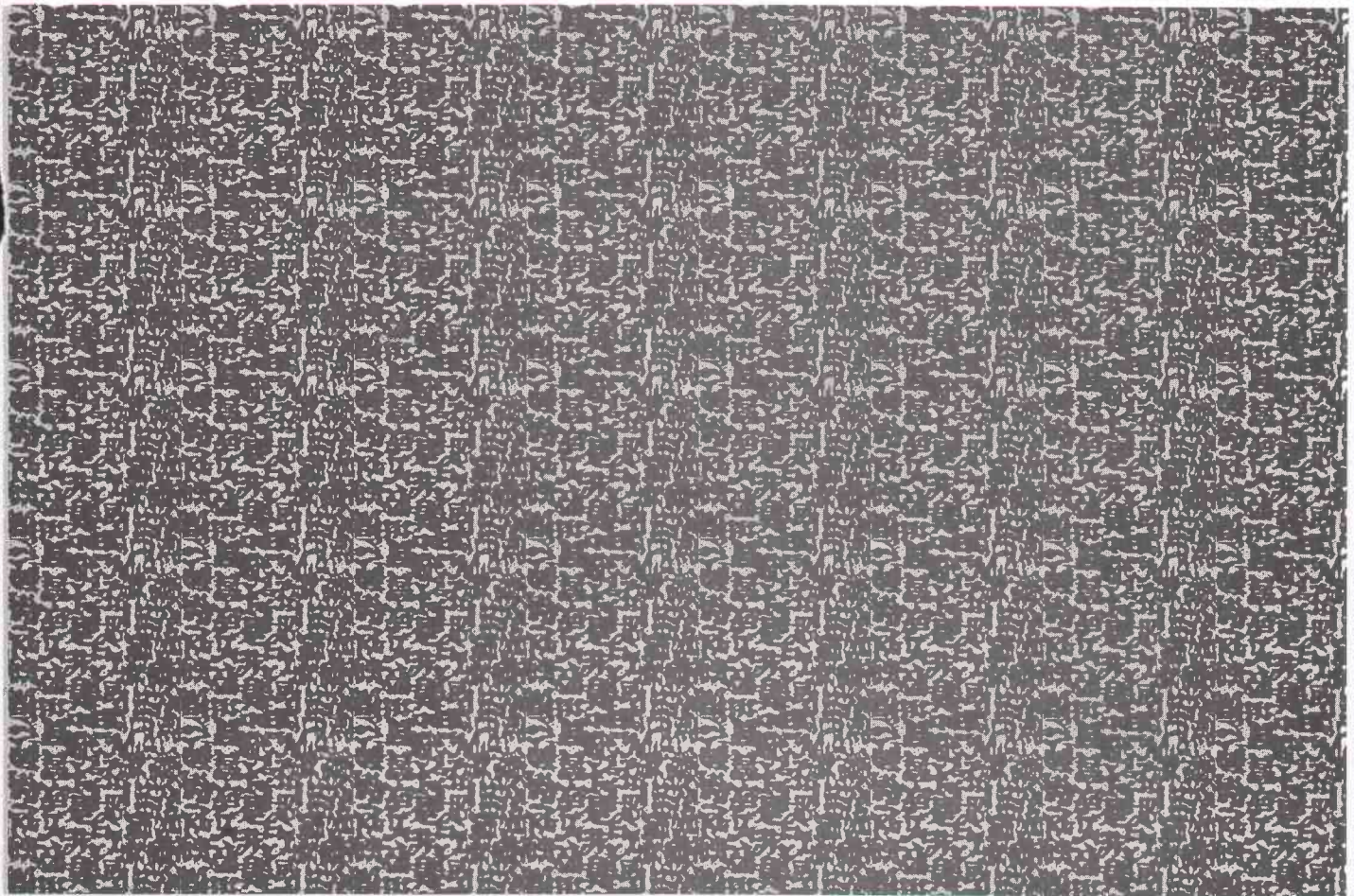
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463022003
RICHARD A HEATON
MELISSA A HEATON
PO BOX 4244
HEMET CA 92546

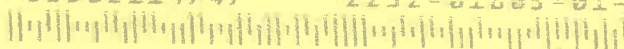
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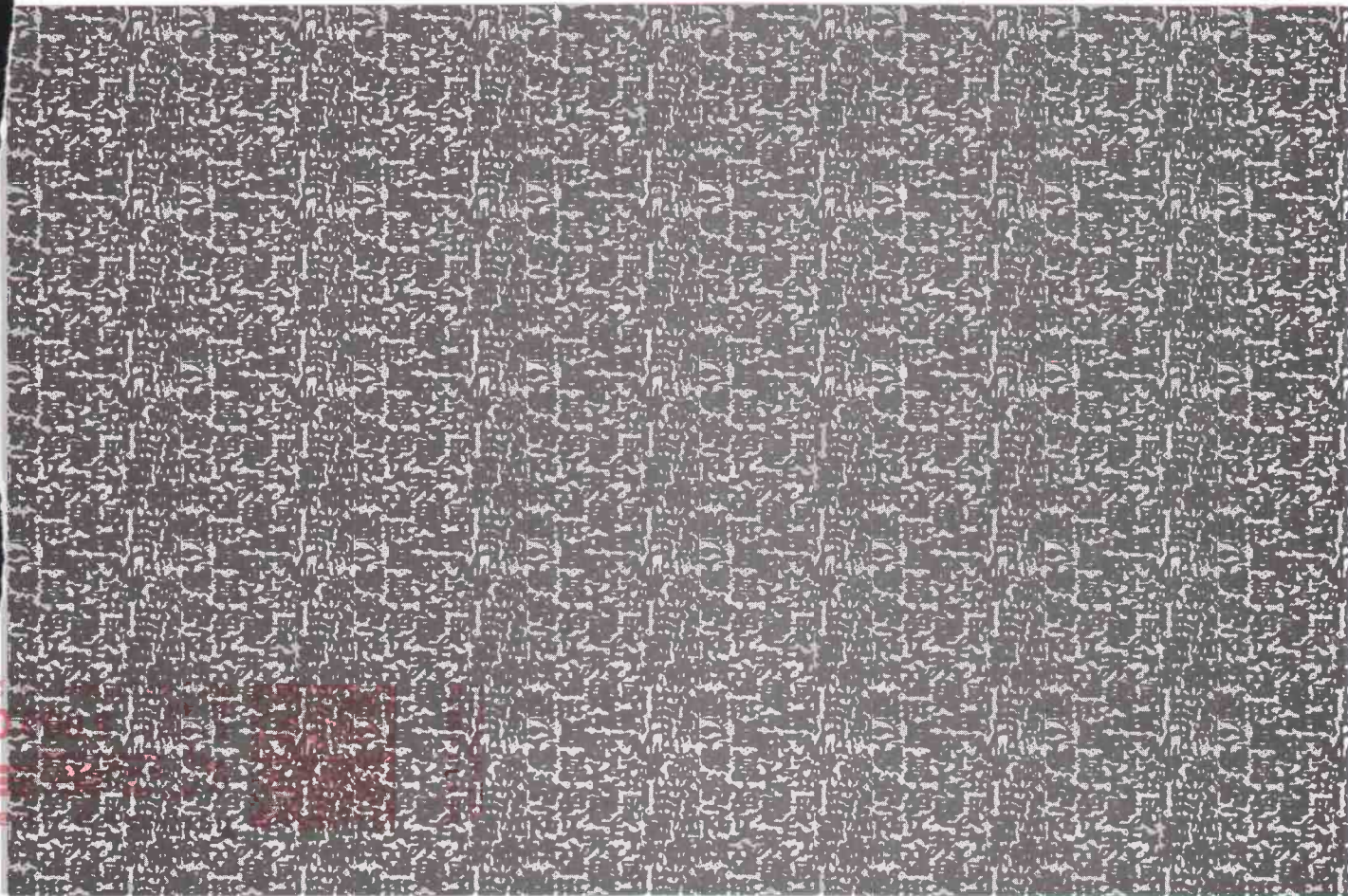
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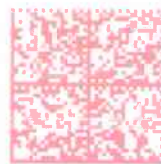
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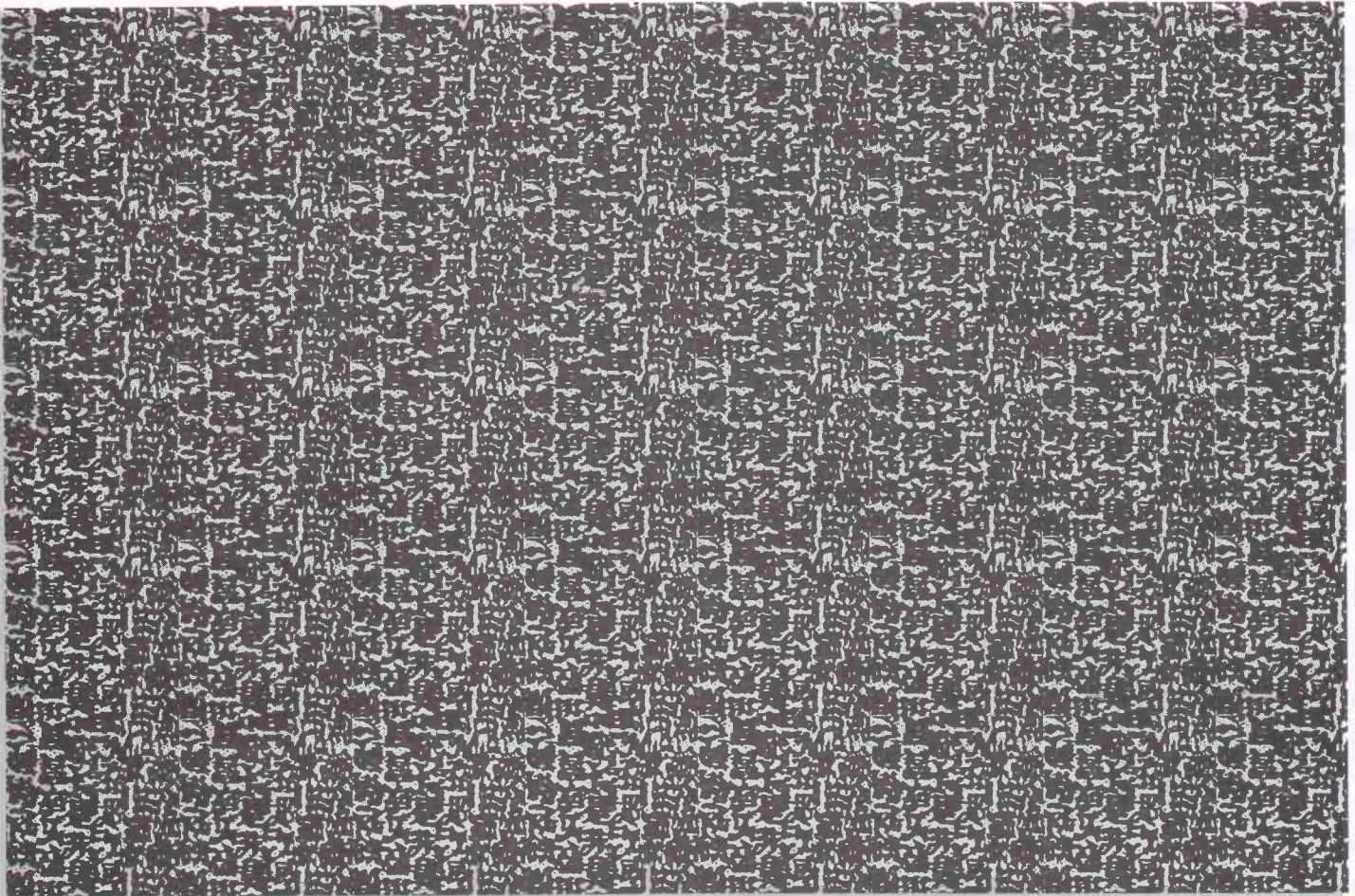
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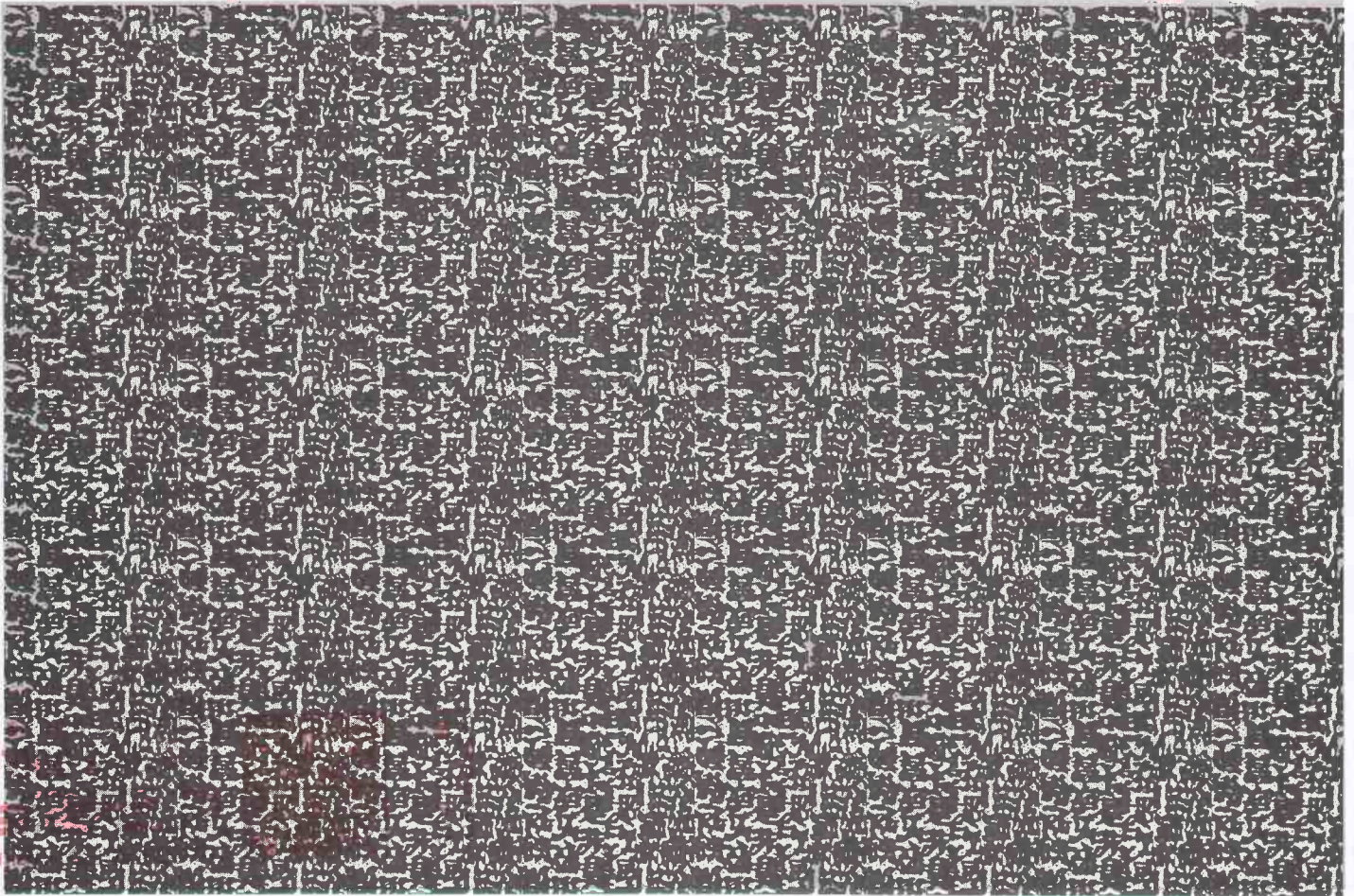
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28215 WASHINGTON AVE
WINCHESTER CA. 92596

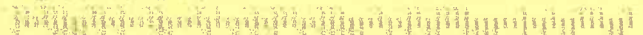
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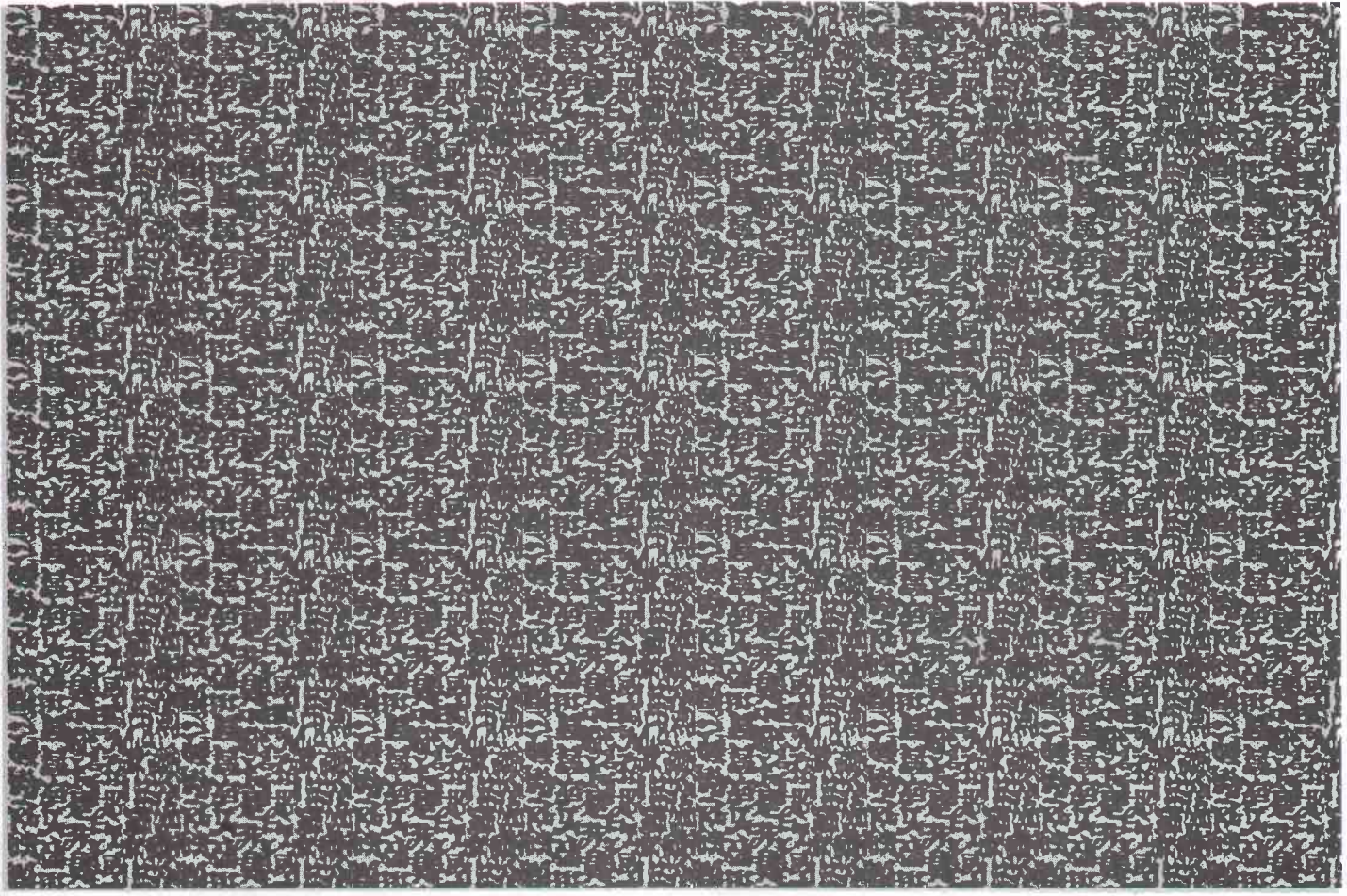
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JACQUELINE PERRENOUD
PO BOX 2463
SUN CITY CA 92586

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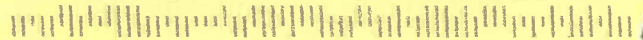
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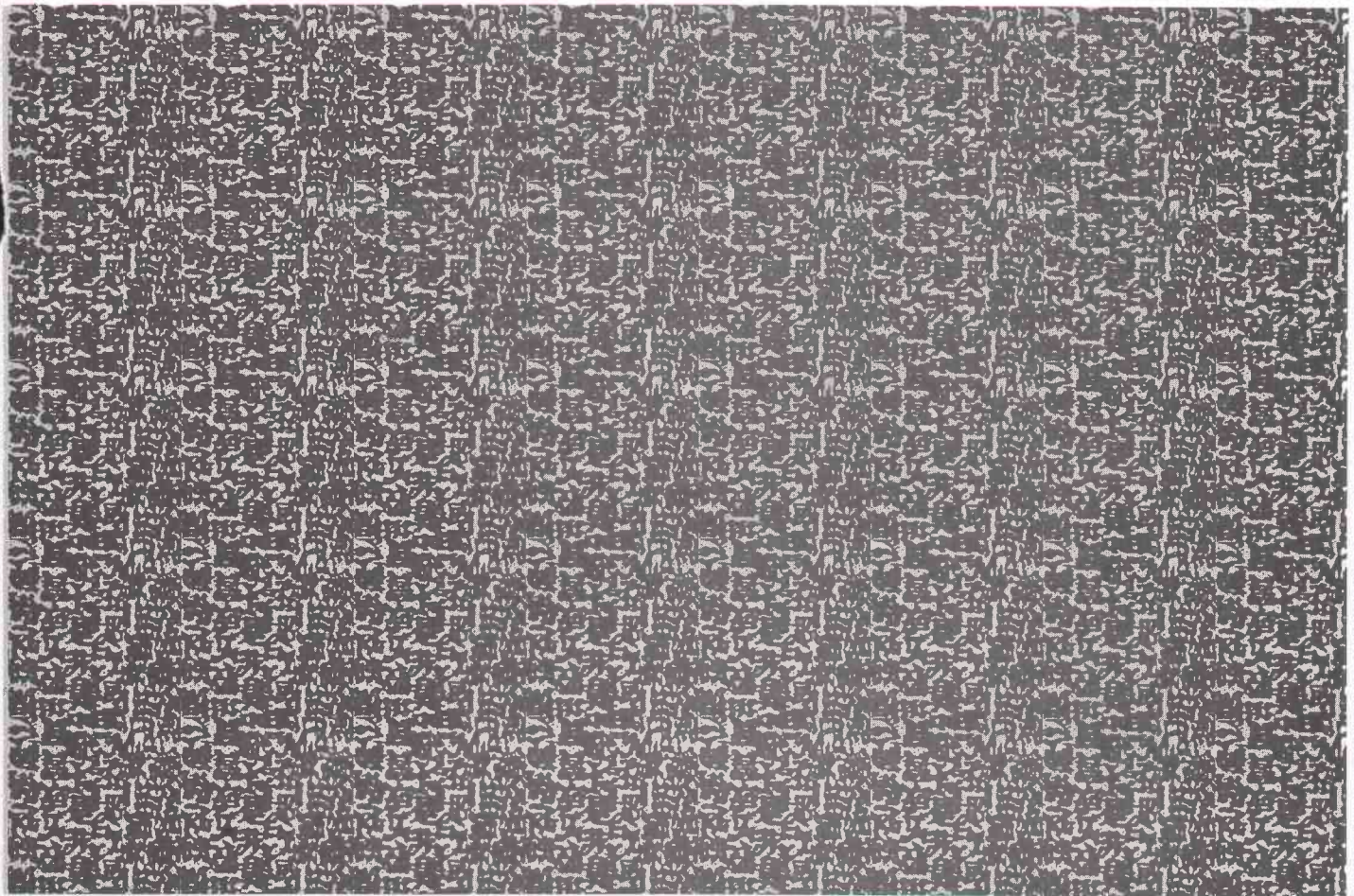
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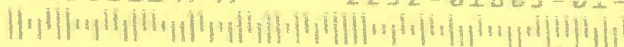
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MELISSA A HEATON
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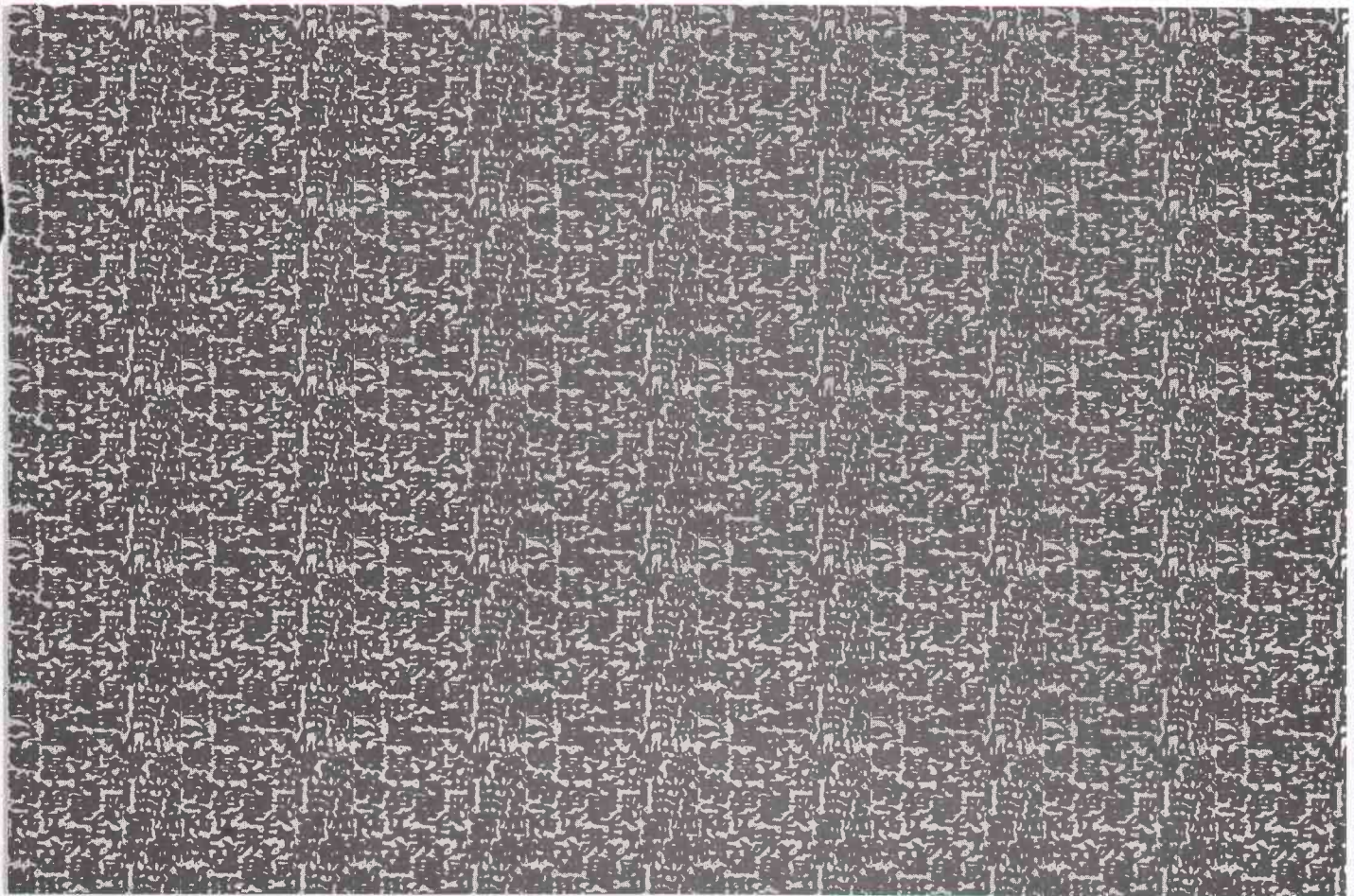
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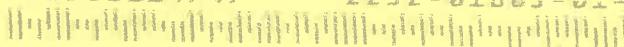
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PO BOX 4244
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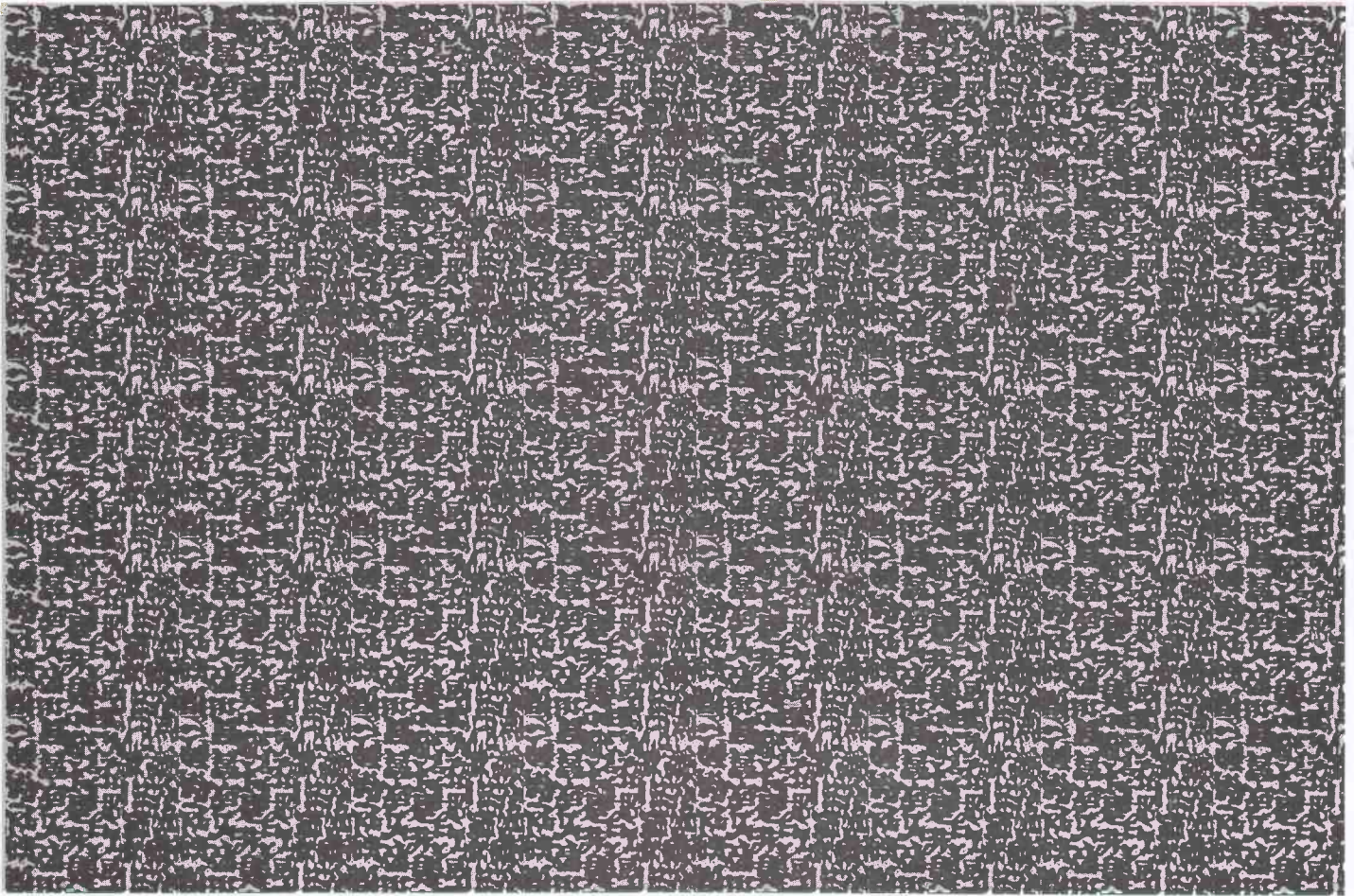
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JACQUELINE PERRENOUD
P O BOX 2463
SUN CITY CA 92586

CLERK / BOARD OF SUPERVISORS
2020 APR - 6 AM 10: 59

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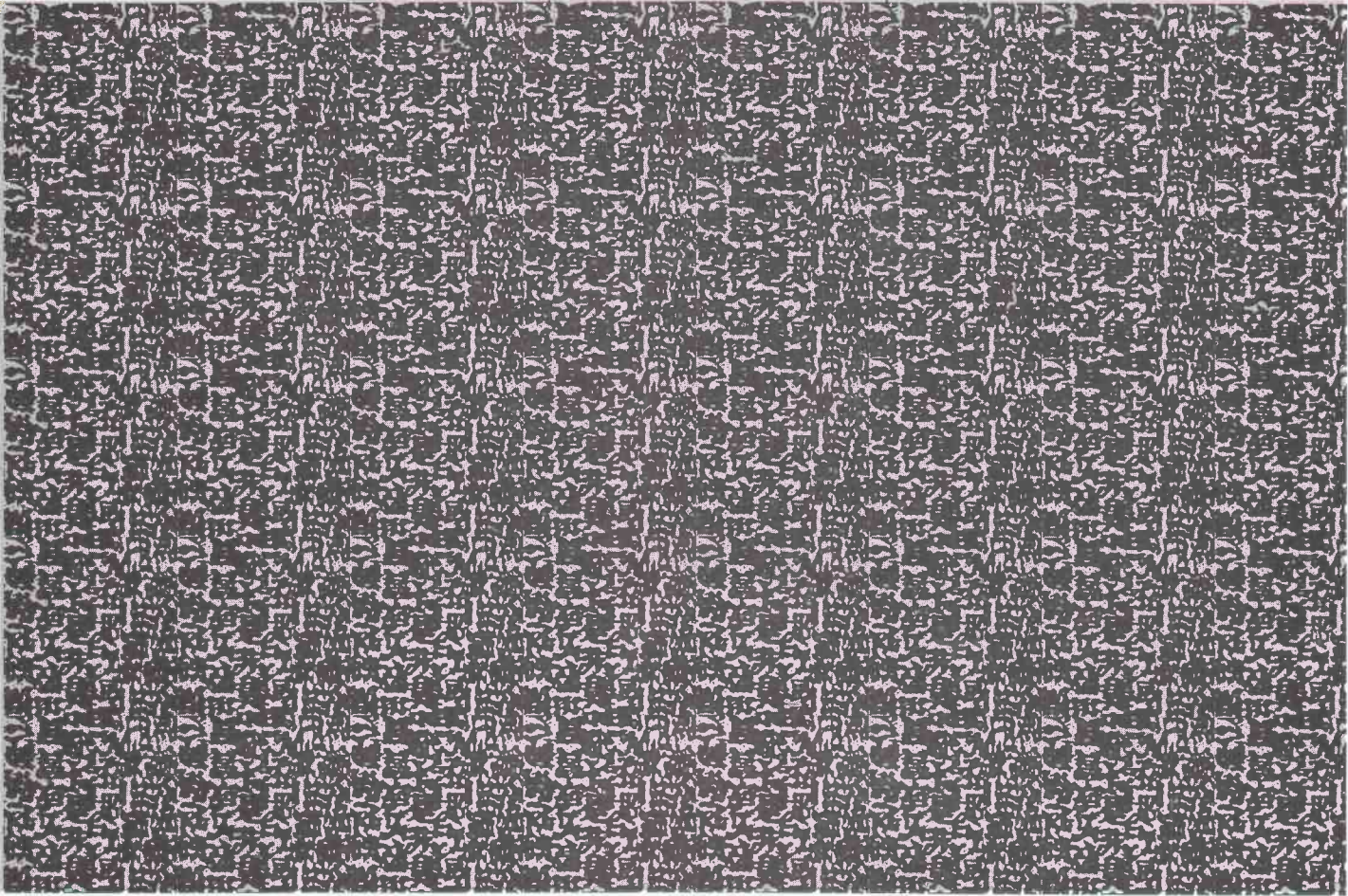
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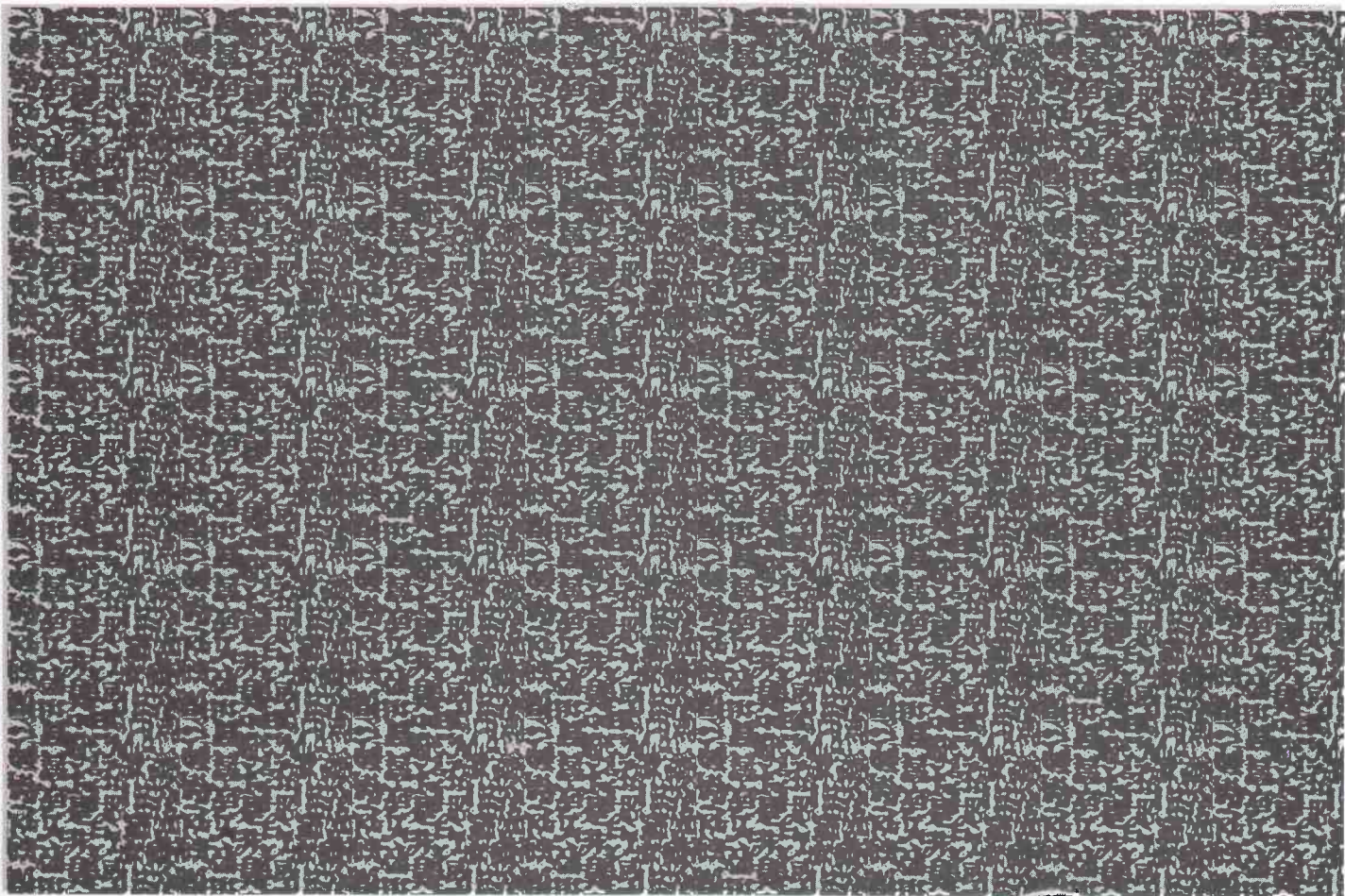
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JACQUELINE PERRENOUD
P O BOX 2463
SUN CITY CA 92586

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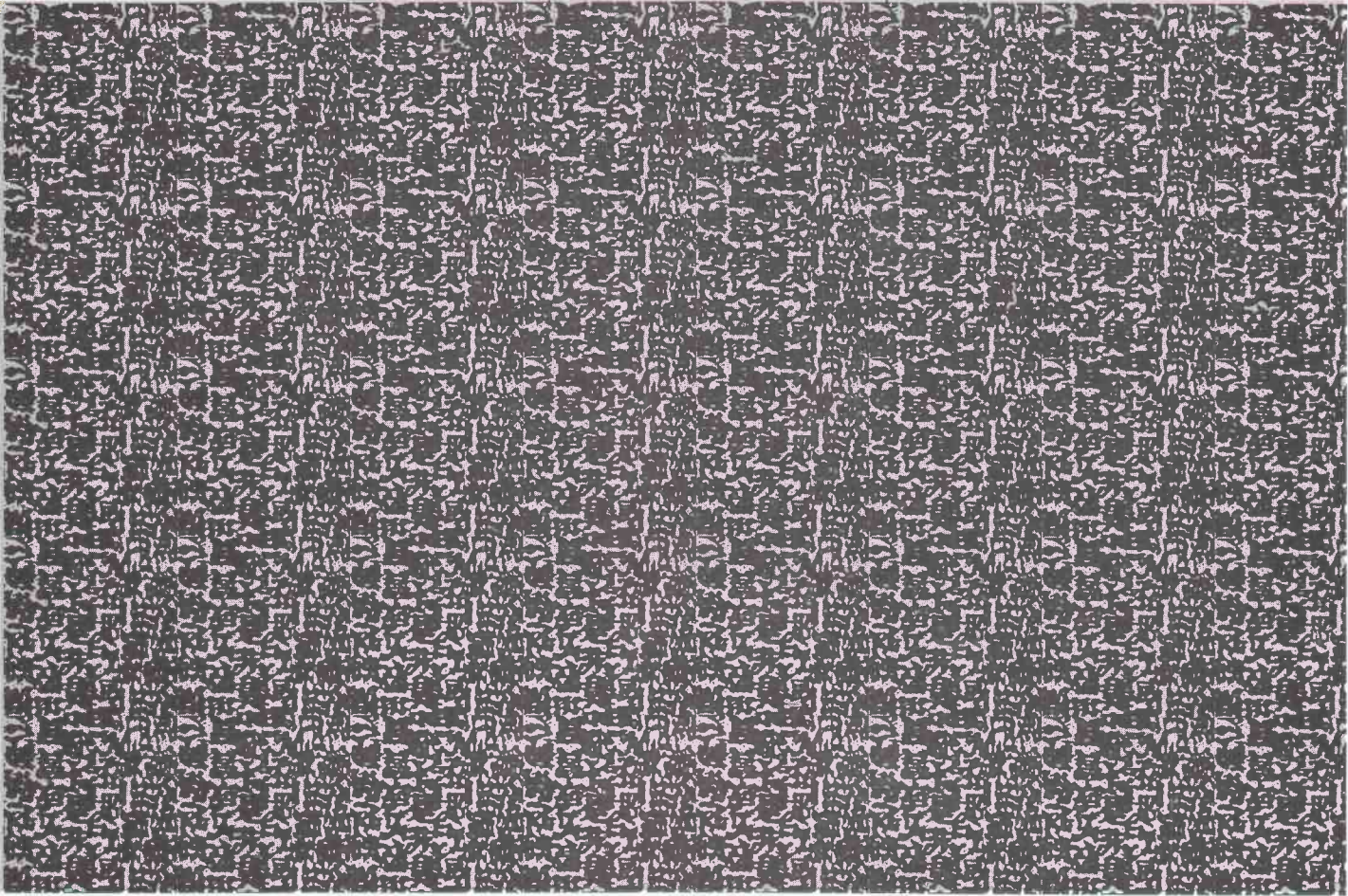
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ANDREW DAYTON
P O BOX 586
WINCHESTER CA 92596

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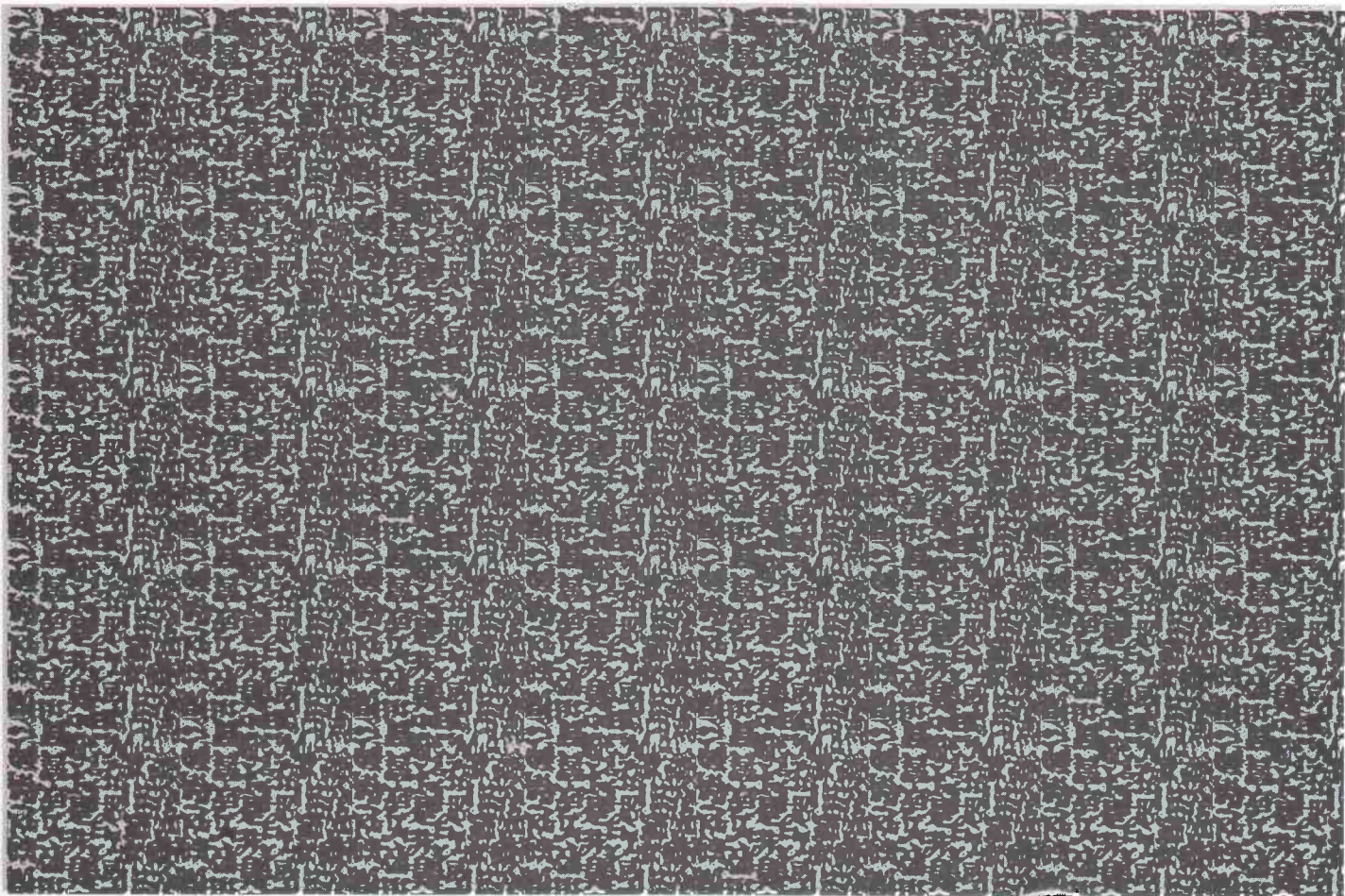
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JACQUELINE PERRENOUD
P O BOX 2463
SUN CITY CA 92586

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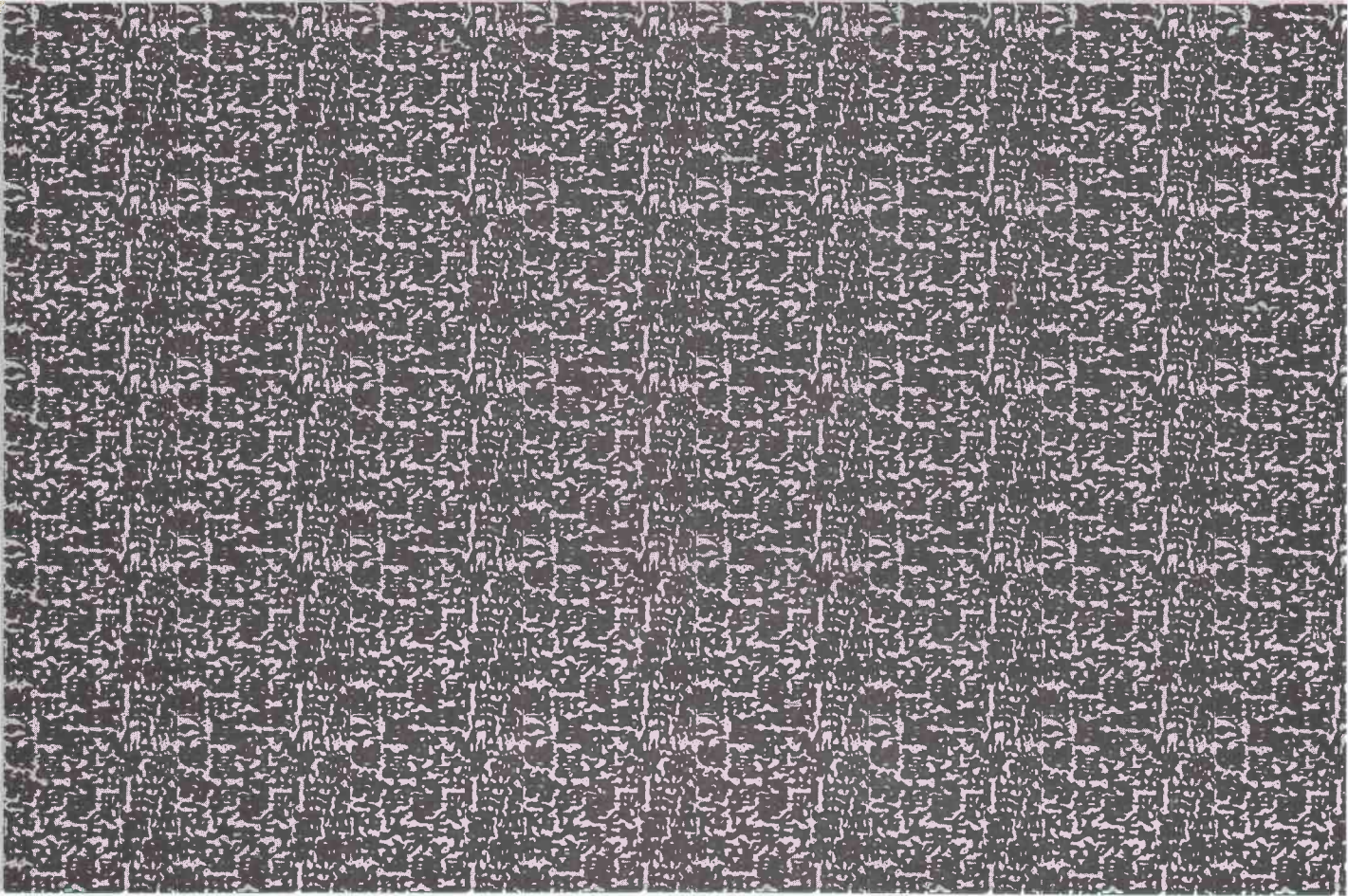
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2020 APR - 6 AM 10:59

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BY 1-92502 > 1147

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT AND CONDITIONAL USE PERMIT IN THE HARVEST VALLEY / WINCHESTER AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 07, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **General Plan Amendment No. 190005**, which proposes to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI). **Conditional Use Permit No. 190003**, which is a proposal for the construction and operation of a propane distribution facility, also known as an above ground petroleum and bulk fuel storage, on 2.21 acre (gross), which will include (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets. APN 463-021-002. This project is located north of 9th Avenue, South of Grand Avenue, East of Washington Avenue, and West of Highway 79 Avenue in the Harvest Valley/Winchester Area Plan of Fifth Supervisorial District.

The Planning Commission recommends that the Board of Supervisors tentatively approve the project and adopt a **Negative Declaration for Environmental Assessment No. CEQ190051**.

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 RUSSELL BRADY, CONTRACT PLANNER, AT (951)-955-3025 OR EMAIL rbrady@rivco.org

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

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

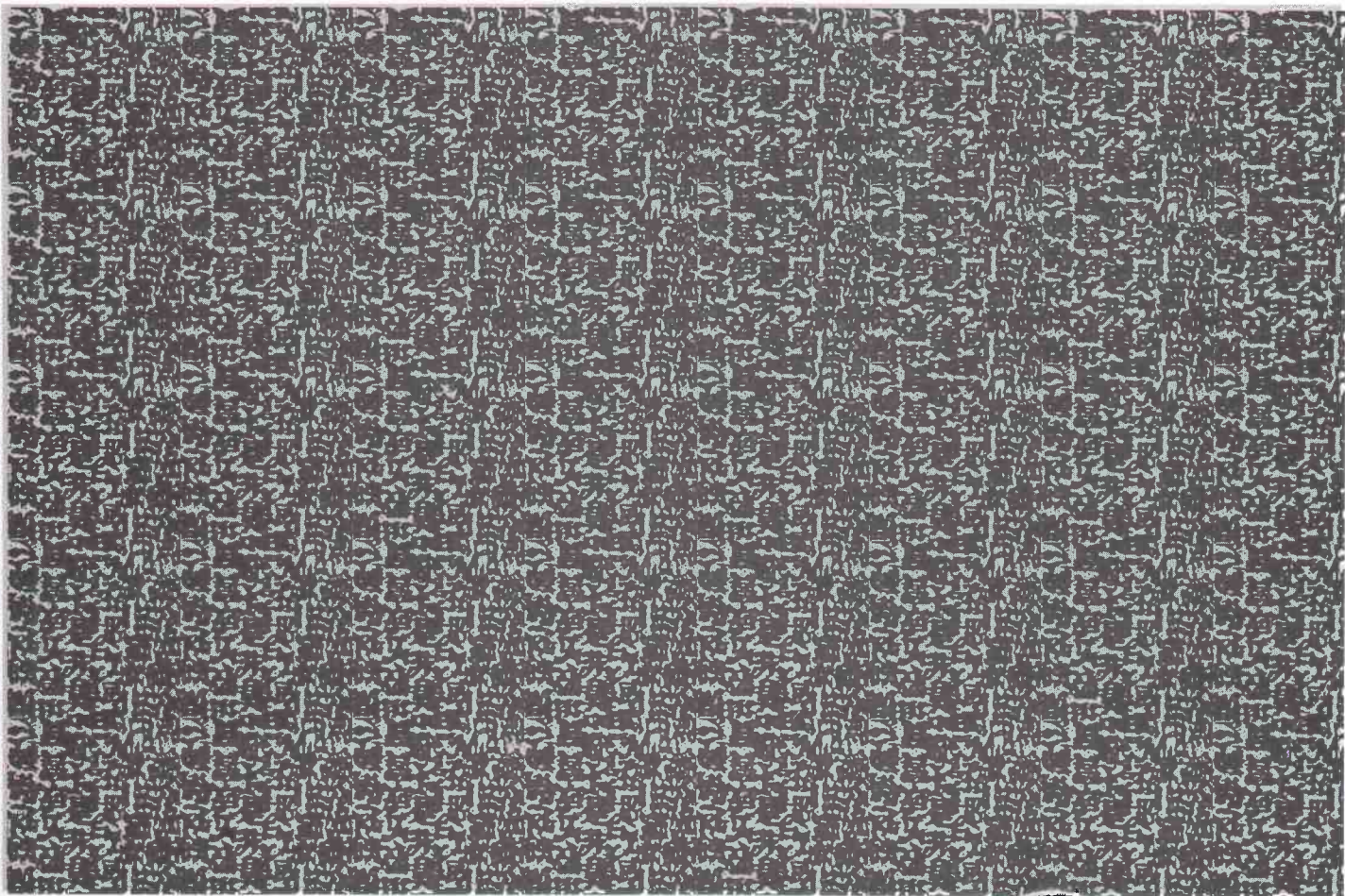
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

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

Dated: March 24, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

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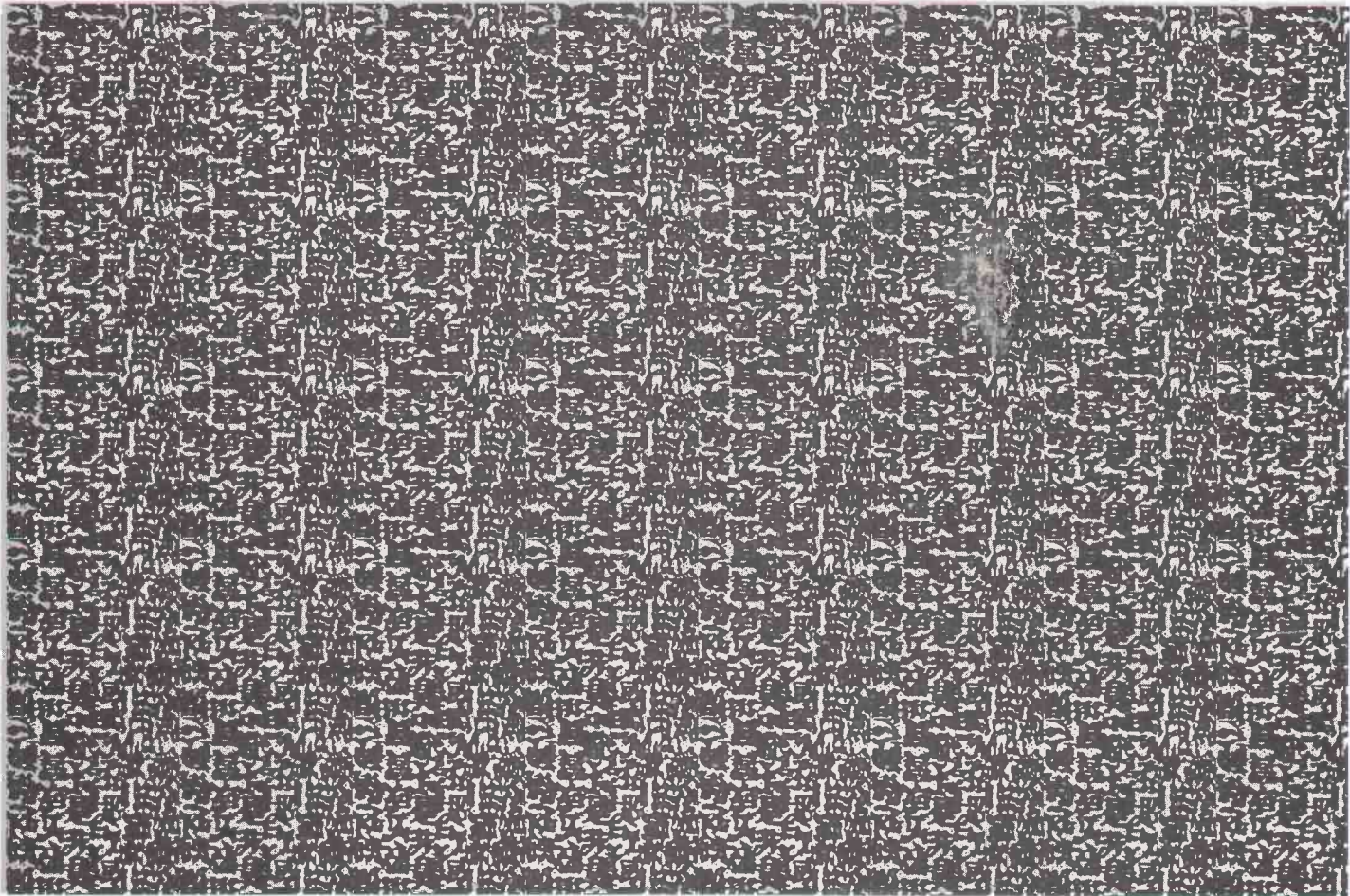
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Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

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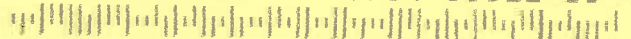
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BY 1-02502-1147



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4080 LEMON STREET
1ST FLOOR, POST OFFICE BOX 1147
RIVERSIDE, CA 92502-1147

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2020 APR -1 AM 11:19

Permit No. 190003

I SAY NO ON THE PROPOSED PROJECT where there will be three 30,000 gallon propane tanks and trucks with the propane tanks on them. There are houses and apartments less than 100 feet from this project. My son lives 150 feet from that proposed project. Why would you install all of those propane tanks so close to a residential area? Is it legal to install all those propane tanks in a residential area? What if something happened such as an earthquake, explosion or fire?

Thank you

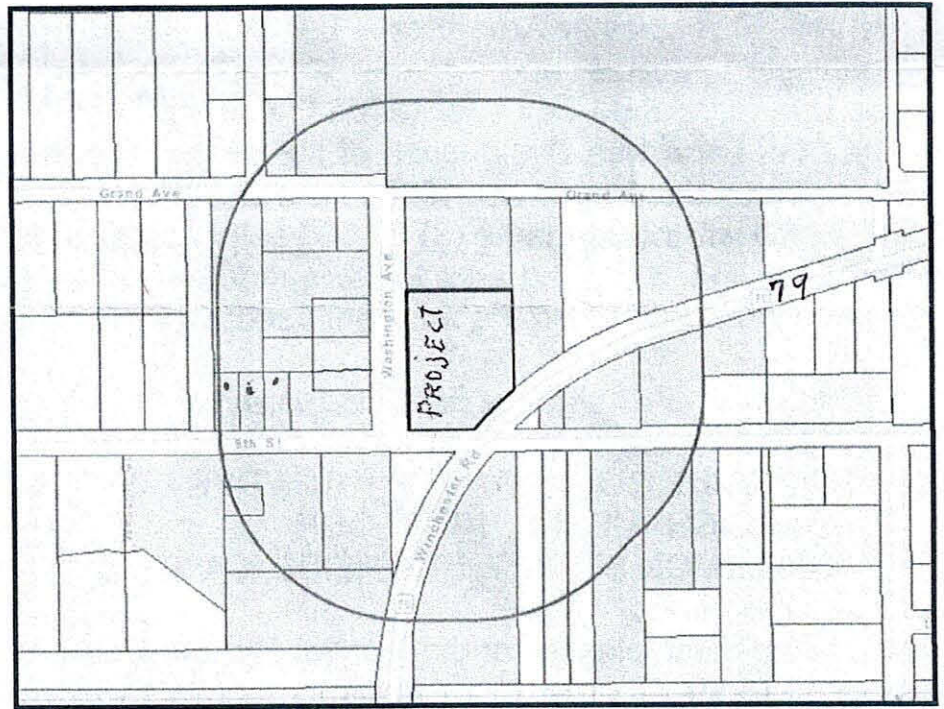
Mr. Edwin Christensen

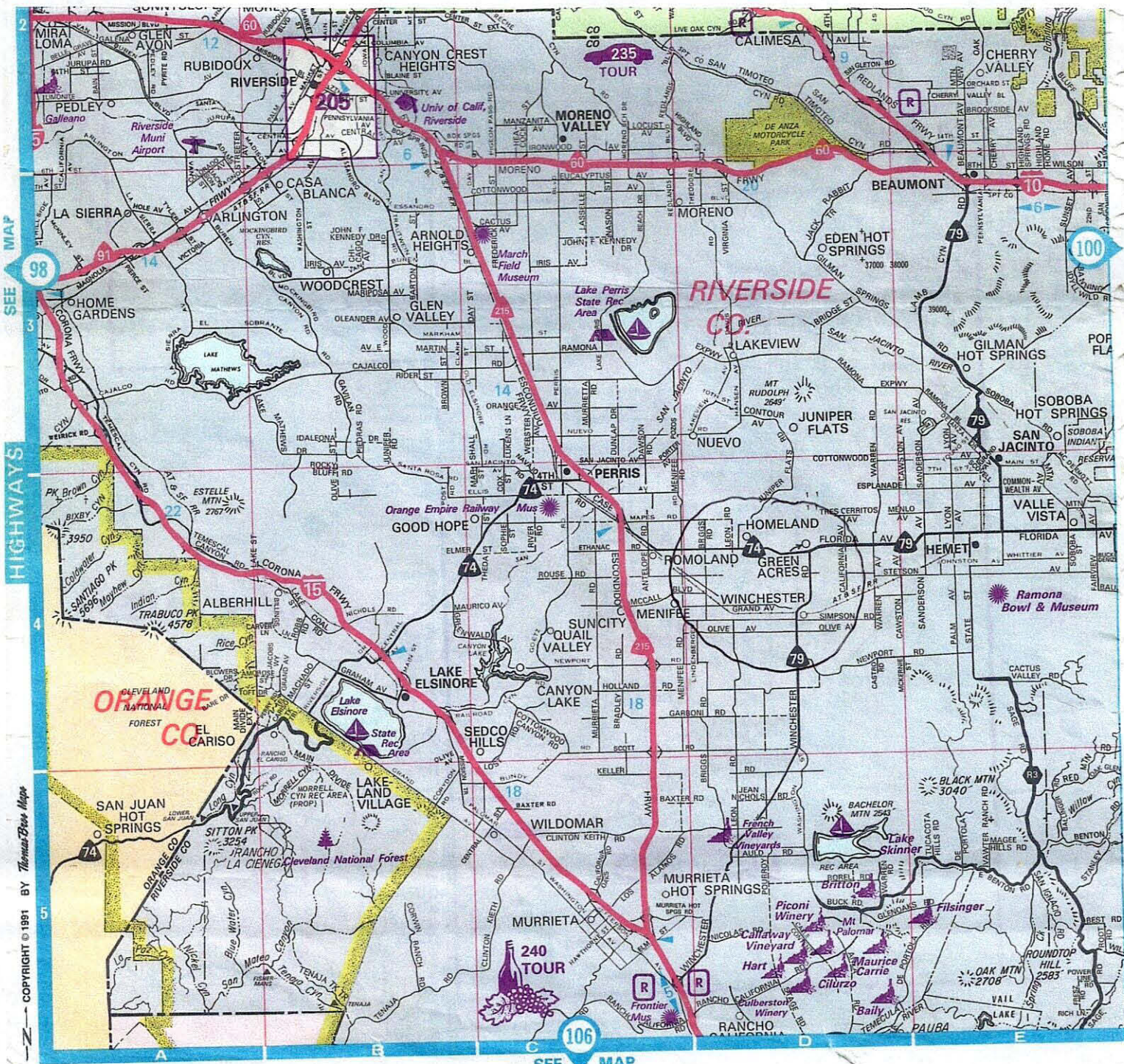
Mr Edwin Christensen

4/7/20 21.2
2020-4-146431



PROJECT: Conditional Use Permit No. 190003





SEE MAP

HIGHWAYS

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SEE MAP



Mr. Edwin Christensen
 12660 E Ortiz St.
 Dewey, AZ 86327

PHOENIX AZ 852



30 MAR 2020 PM 4 L

CLERK / BOARD OF SUPERVISORS

2020 APR -1 AM 11:19

Clerk of the Board
 4080 Lemon Street
 1st Floor, Post Office Box 1147
 Riverside, CA 92502-1147

92501-363440



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: Steve Rawlings

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: 4/7/20 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin to flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

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

Lewis, Tammymae

From: rdhenderson@rivco.org
Sent: Monday, April 6, 2020 12:07 PM
To: COB; sky.canyon@verizon.net
Subject: Board comments web submission



First Name:	Andy
Last Name:	Domenigoni
Address (Street, City and Zip):	31851 Winchester Rd Winchester, CA 92596
Phone:	951-926-6924 or 909-376-7874
Email:	sky.canyon@verizon.net
Agenda Date:	04/07/2020
Agenda Item # or Public Comment:	21.2 12077
State your position below:	Support
Will you be dialing into the meeting or just submitting comments for the record?:	I will be calling in

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 871439472. Password is 4080. You will be muted until your item is pulled and your name is called. Please dial in ten minutes before the meeting with the phone number you provided in the form so we can identify you during the meeting.

4.7.20 21.2
2020-4-144493

Lewis, Tammymae

From: Leach, Charissa
Sent: Monday, April 6, 2020 6:58 PM
To: COB; Perez, Juan
Cc: Martin, Abi
Subject: Re: 21.2 Public Comment - Submission

Thank you Kecia!

Charissa Leach, P.E.
Riverside County
Assistant TLMA Director

From: COB <COB@RIVCO.ORG>
Sent: Monday, April 6, 2020 6:43:08 PM
To: Leach, Charissa <cleach@rivco.org>; Perez, Juan <JCPEREZ@RIVCO.ORG>
Cc: Martin, Abi <abimartin@rivco.org>
Subject: FW: 21.2 Public Comment - Submission

Hi,

Please see the email below regarding the Board meeting tomorrow.

Sincerely,
Kecia

Kecia R. Harper, MA, CCB
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1061
Kharper@rivco.org (Please note my new email address)
www.rivcocob.org



TOGETHER, Everybody Counts!



2020 MAY -7 AM 11:11

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

Receipt #: 20-101290

State Clearinghouse # (if applicable): _____

Lead Agency: CLERK OF THE BOARD Date: 03/24/2020

County Agency of Filing: RIVERSIDE Document No: E-202000316

Project Title: GPA NO 190005; CUP NO. 190003

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

Project Applicant Address: 4080 LEMON STREET 1ST FL 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 K. Zavala Deputy

Notes:

4/7/20 21.2
2020-8-147447

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT AND CONDITIONAL USE PERMIT IN THE HARVEST VALLEY / WINCHESTER AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 07, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **General Plan Amendment No. 190005**, which proposes to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI). **Conditional Use Permit No. 190003**, which is a proposal for the construction and operation of a propane distribution facility, also known as an above ground petroleum and bulk fuel storage, on 2.21 acre (gross), which will include (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets. APN 463-021-002. This project is located north of 9th Avenue, South of Grand Avenue, East of Washington Avenue, and West of Highway 79 Avenue in the Harvest Valley/Winchester Area Plan of Fifth Supervisorial District.

The Planning Commission recommends that the Board of Supervisors tentatively approve the project and adopt a **Negative Declaration for Environmental Assessment No. CEQ190051**.

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 RUSSELL BRADY, CONTRACT PLANNER, AT (951)-955-3025 OR EMAIL RBrady@rivco.org

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

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

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

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

Dated: March 24, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



Maxwell, Sue

From: rdhenderson@rivco.org
Sent: Tuesday, April 7, 2020 11:11 AM
To: COB
Subject: Board comments web submission

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.



First Name: Kevin
Last Name: Tsang
Phone: (626) 374-7841
Agenda Date: 04/07/2020
Agenda Item # or Public Comment: 21.2
State your position below: Neutral
Comments: I am a member of the Transportation Department staff that is on standby to address transportation questions the Supervisors may have on Item 21.2.
Will you be dialing into the meeting or just submitting comments for the record?: I will be calling in

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 871439472. Password is 4080. You will be muted until your item is pulled and your name is called. Please dial in ten minutes before the meeting with the phone number you provided in the form so we can identify you during the meeting.

Maxwell, Sue

From: rdhenderson@rivco.org
Sent: Tuesday, April 7, 2020 9:59 AM
To: COB; adria.reinertson@fire.ca.gov
Subject: Board comments web submission



First Name:	Adria
Last Name:	Reinertson (Fire Staff)
Phone:	9519555272
Email:	adria.reinertson@fire.ca.gov
Agenda Date:	04/07/2020
Agenda Item # or Public Comment:	21.2

Will you be dialing into the meeting or just submitting comments for the record?: I will be calling in

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 871439472. Password is 4080. You will be muted until your item is pulled and your name is called. Please dial in ten minutes before the meeting with the phone number you provided in the form so we can identify you during the meeting.