

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



**ITEM: 21.1
(ID # 12662)**

MEETING DATE:

Tuesday, June 30, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 1800015, ORDINANCE NO. 348.4928 and TENTATIVE TRACT MAP NO. 37531 - Adoption of Mitigated Negative Declaration (CEQ180056)- Applicant: Matlock Associates – First Supervisorial District – Lakeland Village District – Elsinore Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: north of Cottrell Boulevard, south of Grand Avenue, east of Maiden Lane and west of Blackwell Road – 7.05 Gross Acres – Zoning: General Commercial (C-1/C-P) – REQUEST: Change of Zone No. 1800015 (CZ1800015) will change the zoning classification of the Project site from General Commercial (C-1/C-P), to Mixed Use (M-U). Tentative Tract Map No. 37531 proposes a subdivision of a 7.05 acre parcel into two (2) parcels. Parcel 1, proposes a 5.09 acre parcel that would be improved with 40 attached condominium units (duplexes) and six (6) detached condominium units and Parcel 2 (remainder parcel) is proposed for a 1.96 acre parcel to be developed at a later time with a commercial development. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT A MITIGATED NEGATIVE DECLARATION** for **CEQ180056**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: June 30, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

2. **APPROVE CHANGE OF ZONE NO. 1800015** to change the site's zoning classification from General Commercial (C-1/C-P), to Mixed Use (M-U) in accordance with Exhibit #3, based upon the findings incorporated in the staff report;
3. **ADOPT ORDINANCE NO. 348.4928** amending the zoning in the Lakeland Village District shown on Map No. 27.025 Change of Zone No. 1800015 attached hereto and incorporated herein by reference; and
4. **APPROVE TENTATIVE TRACT MAP NO. 37531**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated in the staff report.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The proposed Project consists of **Change of Zone No. 1800015 (CZ1800015)** which proposes to change the zoning classification of the project site from General Commercial (C-1/C-P), to Mixed Use (M-U). **Tentative Tract Map No. 37531 (TTM37531)** proposes a subdivision of one 7.05 acre parcel into two (2) parcels. Parcel one proposes a 5.09 acre parcel that would be improved with 40 attached condominium units (duplexes) and six (6) detached condominium units, and 135 parking spaces, which includes, 92 covered garage spaces (2 spaces/condominium) and 43 on-street (private street) parking spaces. A recreational center, community garden, pool, tot lot, and open turf playground are proposed as amenities to the residential development. Parcel 2 (remainder parcel) is proposed for a 1.96 acre parcel to be developed at a later time with a commercial development.

The Project site is located north of Cottrell Boulevard, south of Grand Avenue, east of Maiden Lane and west of Blackwell Road.

Planning Commission Action

The Planning Commission considered the project on May 6, 2020. After taking public testimony, the Planning Commission closed the public hearing and recommended the Board of Supervisors approve the project on a 5-0 vote.

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

Impact on Residents and Businesses

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

ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Staff Report
- C. Tentative Tract Map No. 37531 Exhibits
- D. Parking Exhibit
- E. Zoning Ordinance No. 348.4928



Jason Farin, Principal Management Analyst 6/23/2020



Gregory V. Priamos, Director County Counsel 6/18/2020

ORDINANCE NO. 348.4928

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Lakeland Village District Zoning Plan Map No. 27, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Lakeland Village District, Map No. 27.025 Change of Zone Case No. 1800015," which map is made a part of this ordinance.

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

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

By: 
Chairman, Board of Supervisors

ATTEST:

Clerk of the Board

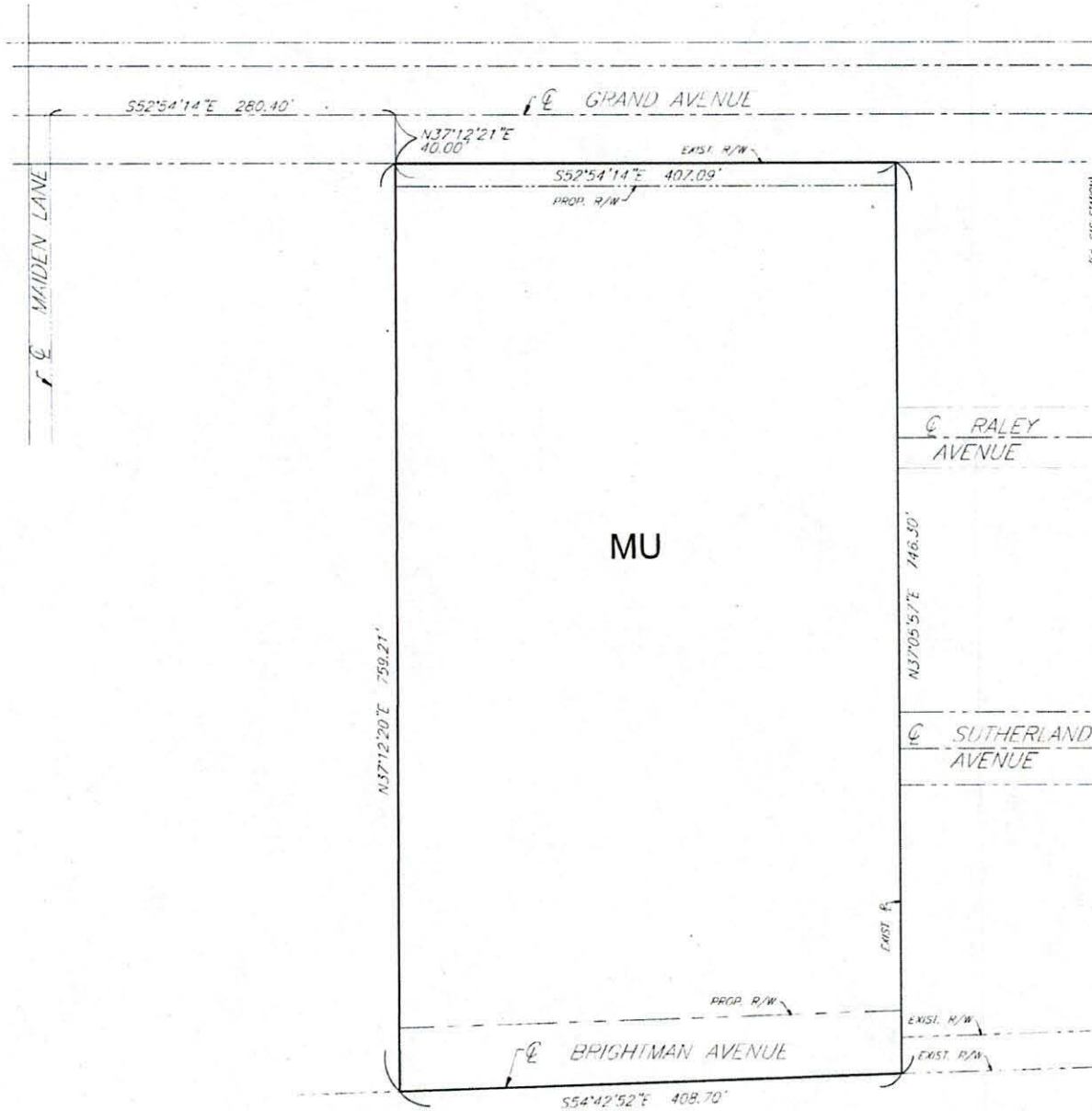
By: 
Deputy

(SEAL)

APPROVED AS TO FORM
June 15, 2020

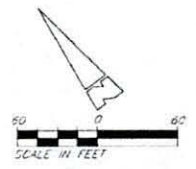
By: 
LEILA J. MOSHREF-DANESH
Deputy County Counsel

SEC. 13, 24 T.6S., R.5W.



MU MIXED USE

MAP NO. 27.025
 CHANGE OF OFFICIAL ZONING PLAN
 LAKELAND VILLAGE DISTRICT
 CHANGE OF ZONE CASE NO. 180015
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4928
 DATE: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



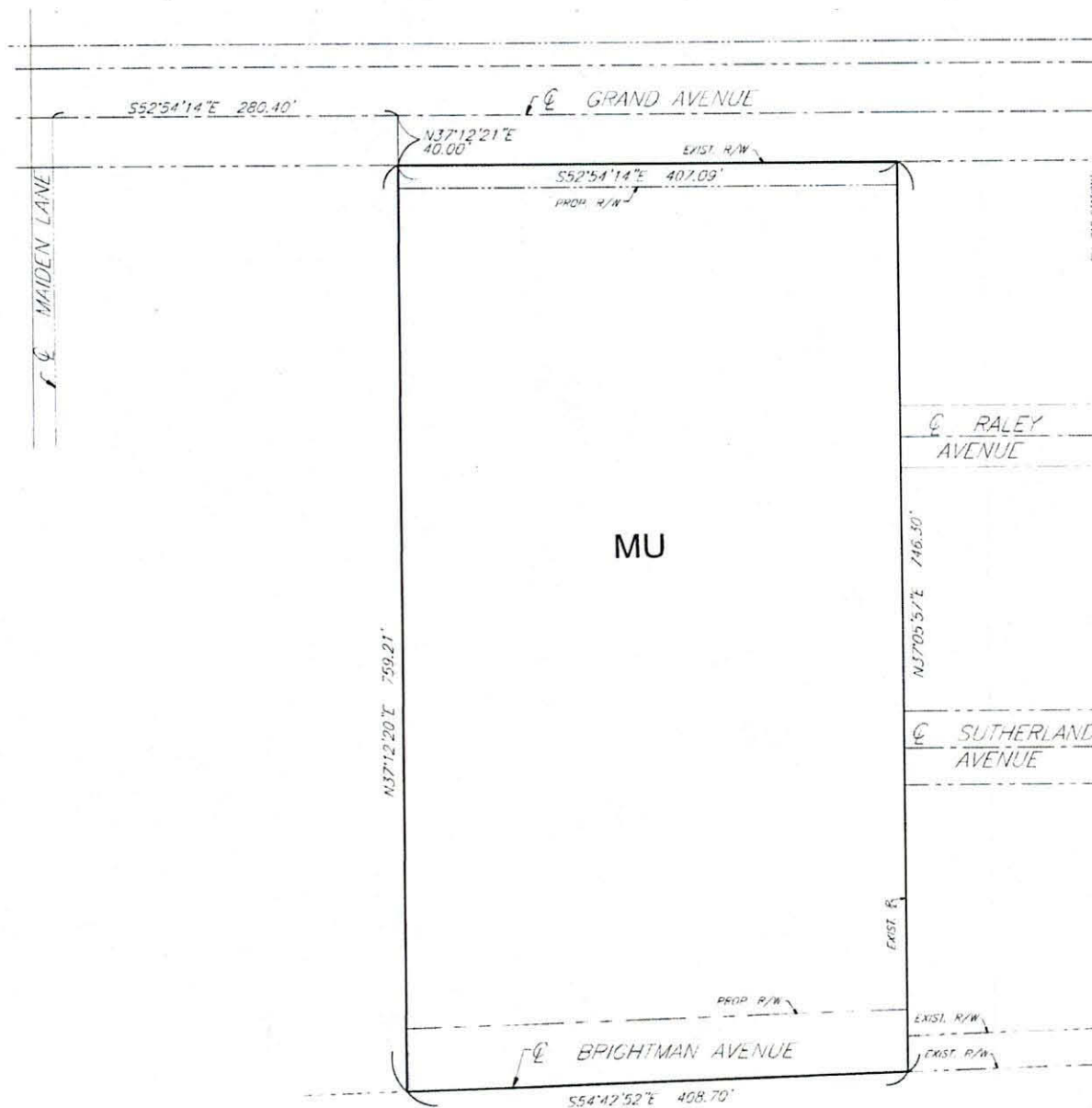
ASSESSOR'S PARCEL NUMBERS
 381-290-003



NO.	REVISIONS

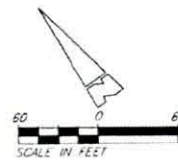
PREPARED DATE: 5/15/2020
KWC ENGINEERS

SEC. 13, 24 T.6S., R.5W.



MU MIXED USE

MAP NO. 27.025
 CHANGE OF OFFICIAL ZONING PLAN
 LAKELAND VILLAGE DISTRICT
 CHANGE OF ZONE CASE NO. 1800015
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4928
 DATE: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSOR'S PARCEL NUMBERS
 381-250-003



PREPARED DATE: 5/15/2020
HWC ENGINEERS

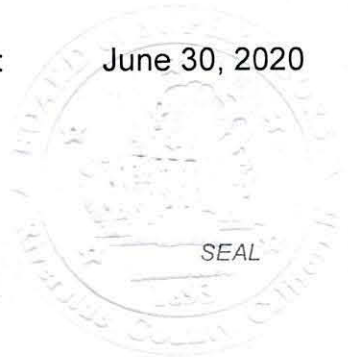
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 30, 2020, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE: June 30, 2020



KECIA R. HARPER
Clerk of the Board
BY: *[Signature]*
Deputy



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

June 16, 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: TTM37531 and CZ1800015

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, June 19, 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

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 June 17, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

Tentative Tract Map No. 37531 and Change of Zone No. 1800015

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: June 30, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: June 17, 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 June 17, 2020, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

Tentative Tract Map No. 37531 and Change of Zone 1800015

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: June 30, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: June 17, 2020
Hannah Lumanauw



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DATE: June 15, 2020

TO: Clerk of the Board of Supervisors – June 30, 2020 BOS meeting

FROM: Planning Department – Riverside Deborah Bradford Project Planner – ext. 56646

SUBJECT: TTM37531 and CZ1800015

(Charge your time to these case numbers)

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 | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> **SELECT CEQA Determination** |
| <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:
(1st 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
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SREYLACK C SOM
10406 CHESTNUT ST
BELLFLOWER CA 90706

381246003
CARL PUI LAM CHOI
10618 WINCHECK RD
SAN DIEGO CA 92131

381252003
HIGHLIGHT INV MANAGEMENT INC
10950 CHURCH ST NO 4014
RANCHO CUCAMONGA CA 91730

383201020
ALBA M BUCH
1161 W GARY ST
MESA AZ 85201

381247004
JACK A BREESE
CARMEN M BREESE
11685 GLADSTONE CIR
FOUNTAIN VALLEY CA 92708

381174036
LAMSON PROP
12176 INDUSTRIAL BLV NO 1
VICTORVILLE CA 92395

383210010
REGINA F MUNN
1218 N LINWOOD AVE
SANTA ANA CA 92701

381242001
ELIASAR ROSALES
1273 S BUENA VISTA ST
HEMET CA 92543

381162008
DUNG D DUONG
GINA DUONG
12899 ROCK CREST LN
CHINO HILLS CA 91709

381174033
OSCAR MEDRANO SILVA
ELIZABETH AMBRIZ MUNOZ
1331 E KATELLA AVE UNIT 22
ANAHEIM CA 92805

381248005
DAOUD S WAHHAB
HANAN D WAHHAB
1343 WHISPERING WIND LN
CORONA CA 92881

381245004
GS STRATEGIES INC
14492 RALEY AVE
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381246007
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ANGELA SUBER
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15073 KNOLLWOOD ST
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383210030
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15538 ALLINGHAM AVE
NORWALK CA 90652

383101001
JERRY L BAKER
15819 NW FAIR ACRES DR
VANCOUVER WA 98685

381162005
LILLIAN ROAD TRUST
16331 LAKESHORE DR
LAKE ELSINORE CA 92530

381174014
ROBERT A VON ESCH
MARGARET E VON ESCH
16575 N INVESTOR LOOP APT
NAMPA ID 83687

383101006
SIGNATURE CAPITAL PROP
16738 LAKESHORE STE H-300
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381174067
DOROTHY FRANCES LARUE
16950 GRAMERCY PL 72A
GARDENA CA 90247

383210039
MOISES DUENAS
JOSE JESUS BARBOSA
17480 COTTRELL BLV
LAKE ELSINORE CA. 92530

381174010
OSCAR SILVA MEDRANO
ELIZABETH MUNOZ AMBRIZ
175 S RIO VISTA NO 98
ANAHEIM CA 92806

383210009
CHRISTOPHER J HUNT
CHRISTINE A HUNT
17524 COTTRELL BLV
LAKE ELSINORE CA. 92530

381162001
JOHANNA E HOWARD
KENNETH N HOWARD
K N HOWARD

17540 GRAND AVE
LAKE ELSINORE CA 92530

381162013
JOHANNA E HOWARD
KENNETH N HOWARD
K N HOWARD

381246001
JOSEPH KELLY
PATRICIA KELLY
17559 RALEY AVE
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381247008
RAUL ALATORRE
TOMAS TOLENTO
ROSALBA OCHOA

383210044
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381247007
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17586 BRIGHTMAN AVE
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381241008
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SEKAB ABDUL SAMAD
17586 RALEY AVE
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381247003
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17587 SUTHERLAND AVE
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381241003
JLZ INV
17595 GRAND AVE
LAKE ELSINORE CA. 92530

381241004
JLZ INV
17595 GRAND AVE
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381247005
JERRY ANDREW TYMINSKI
17597 SUTHERLAND AVE
LAKE ELSINORE CA. 92530

381248002
MARTIN L VELASCO
MARISOL VELASCO
17603 SUTHERLAND AVE
LAKE ELSINORE CA. 92530

381248033
RANDY F TRUJILLO
17606 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

381248003
JOYCE ANN SUNDERMAN
17607 SUTHERLAND AVE
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381245033
FRANCES I SUPULVEDA
CINDY ANN CRAFT
FRANCES MARIE MCKENDRY

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381245032
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DAYANARA PEREZ LOPEZ
17610 SUTHERLAND AVE
LAKE ELSINORE CA. 92530

383104002
FRANCISCO ESTEBAN ROGEL
17611 MACKAY AVE
LAKE ELSINORE CA. 92530

383103002
WILLIAM M MAGAR
LYNN M THALER
17618 MACKAY AVE
LAKE ELSINORE CA. 92530

381248031
MICHAEL J PARKS
JULIANA PARKS
17624 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

381152027
NICOLAS BRAVO
NANCY BRAVO
1812 PESCADORES AVE
SAN PEDRO CA 90732

381248004
ANGELA L MESSENGER
1835A S CENTRE CITY PKWY
ESCONDIDO CA 92025

381248032
JOSE CHAVEZ
DORA D CHAVEZ
18468 GRAND AVE
LAKE ELSINORE CA 92530

381161001
HT PROP
19227 SAMUEL DR
LAKE ELSINORE CA 92530

381252011
COUNTY FLOOD CONTROL & WATER CONS
1995 MARKET ST
RIVERSIDE CA 92501

381174017
MARGARET GEFFERT
CHRISTINE MARIE GALVIN
20533 COOPERS HAWK
WILDOMAR CA 92595

381246009
LESLIE MICHAEL S TRUST
21048 LAGUNA RD
WILDOMAR CA 92595

381162003
WELDON ANDREW PAGE
2301 E SANTA FE APT 5
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MURRIETA CA 92562

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CHRISTINA ANN MARSHALL
LISA GRACE BOMEN

25399 CARIZ DR
VALENCIA CA 91355

381251024
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R ROY
RALPH DEMONTE

381161012
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ANDREA CHRISTINE THIEL
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381247010
SHERMAN V COLLIE
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383104003
BARBARA A SCOTT
27127 EARLY DAWN RD
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381246002
SEROJ NAZARIAN
VIKEN KECKECHIAN
27202 GALVEZ LN
MISSION VIEJO CA 92691

383210015
PEMBROKE MAMIE ESTATE OF
2808 BROAD ST
NEWPORT BEACH CA 92663

381152029
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2830 EAGLECREST PL
DIAMOND BAR CA 91765

381174066
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29335 SCHOONER LN
LAKE ELSINORE CA 92530

381161016
RUSSELL ALLAN LABROUSSE
THERESA MAY LABROUSSE
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SAN JUAN CAPO CA 92675

381242035
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ANITA M HADLEY
31902 AVENIDA EVITA
SAN JUAN CAPISTRANO CA 92675

381174004
SCOTT C HADLEY
ANITA M HADLEY
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

381161013
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32900 MAIDEN LN
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381161010
LEONARDO RUIZ BAUTISTA
JOSE RUIZ GONZALEZ
32915 LILLIAN RD
LAKE ELSINORE CA. 92530

381161009
SUSAN J LOVE
32925 LILLIAN RD
LAKE ELSINORE CA. 92530

381161014
HONG ROSE THI TRAN
32930 MAIDEN LN
LAKE ELSINORE CA. 92530

381174032
DENNIS DEMONTIGNY
32931 BLACKWELL BLVD
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381161008
EDWARD A JOHNSON
MAUREEN JOHNSON
32935 LILLIAN AVE
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381162006
WAYNE M ORRIS
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32936 LILLIAN RD
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381161007
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381161015
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KATHLEEN TEMPLE
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381162004
DANIEL RODRIGUEZ
HERLINDA RODRIGUEZ
32960 LILLIAN RD
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381174012
PAUL RIVERO
ELVIRA ESCAMILLA
32963 BLACKWELL BLV
LAKE ELSINORE CA. 92530

381152026
KENNETH EDWARD BLEVINS
RITA FAYE BLEVINS
32965 MAIDEN LN
LAKE ELSINORE CA. 92530

381161005
JAIRO ALONSO LONDONO
JUANA LONDONO
32975 LILLIAN RD
LAKE ELSINORE CA. 92530

381174043
ADRIAN LOZA
ESTELA LOZA
32975 PERRET BLV
LAKE ELSINORE CA. 92530

383210006
MADELENE A LESLE
32976 SERENA WAY
LAKE ELSINORE CA. 92530

381174035
CHUCK W PITMAN
32984 BLACKWELL BLV
LAKE ELSINORE CA. 92530

381161017
ROBERT DONAVAN
32985 LILLIAN RD
LAKE ELSINORE CA. 92530

381252010
CORRIGAN JACQUELINE S LIVING TRUST
JACKIE S CORRIGAN
33040 MAIDEN LN
LAKE ELSINORE CA. 92530

381245043
JOANNE M MORTENSEN
33086 BLACKWELL BLV
LAKE ELSINORE CA. 92530

381246008
JAMES P RAHN
33095 BLACKWELL BLV
LAKE ELSINORE CA. 92530

383201014
RONALD E MATTHEWS
BARBARA M MATTHEWS
33120 DEEBLE ENTRANCE
LAKE ELSINORE CA. 92530

381247006
JOSE ADRIAN LEDESMA
33141 BLACKWELL BLV
LAKE ELSINORE CA. 92530



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383210032
ELIA ALMOYAN
ANNIE ALMOYAN
33150 MAIDEN LN
LAKE ELSINORE CA. 92530

383210033
RICHARD ROBERT DANNA
33160 LANDERVILLE BLV
LAKE ELSINORE CA. 92530

383210034
LAWRENCE P PLAVALA
33180 LANDERVILLE RD
LAKE ELSINORE CA. 92530

383210014
CHAD ROBERT KETCHUM
33200 MAIDEN LN
LAKE ELSINORE CA. 92530

383210023
AURORA A SANCHEZ
33203 BLACKWELL BLVD
LAKE ELSINORE CA 92530

383210013
DEBRA PHILPOTT SHIVELY
33208 MAIDEN LN
LAKE ELSINORE CA. 92530

383210007
DANIEL DAYUS
33209 MAIDEN LN
LAKE ELSINORE CA. 92530

383202006
DAN L GARDNER
MARGARET E CALDWELL
33218 LANDERVILLE
LAKE ELSINORE CA 92530

383210008
GARY L ALLEN
PATRICIA R ALLEN
CHRISTOPHER G ALLEN

383210027
GERALDINE SOULIOTES
33230 BLACKWELL BLV
LAKE ELSINORE CA. 92530

33225 MAIDEN LN
LAKE ELSINORE CA. 92530

383210026
KAREN L BLUM ROGERS
33240 MAIDEN LN
LAKE ELSINORE CA. 92530

381242002
THOMAS G UMBRELL
PENNY L UMBRELL
34980 MISSION TRAIL
WILDOMAR CA 92595

381174075
ARMANDO ALVAREZ
39593 VIA TEMPRANO
MURRIETA CA 92563

381152028
ALEX GANG LI
JOYCE CHUN LAN CHEN
4115 LIVE OAK LN
YORBA LINDA CA 92886



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NEREIDA NEYRA
4244 HIDATSA ST
RIVERSIDE CA 92509

383210020
MAREK KURIATA
LIDIA KURIATA
44897 CORTE RODRIGUEZ
TEMECULA CA 92592

381162007
PACIFIC RENEWABLES
49525 MESCALERO CT
AGUANGA CA 92536

381161002
GILBERT S CARMONA
HENRIETTA H CARMONA
5286 NORCRIS LN
YORBA LINDA CA 92886

381174011
SALIM AHMED PATEL
BILKIS SALIM PATEL
630 N SEPULVEDA NO 9A-516
EL SEGUNDO CA 90245

381174009
FANGSHOU HSU
KONRAD HSU ASCHENBACH
KONLEY HSU ASCHENBACH

8311 HONEY HILL RD
LAUREL MD 20723

381174008
FANGSHOU HSU
KONRAD HSU ASCHENBACH
KONLEY HSU ASCHENBACH

381248034
HEATHER D BROWN
P O BOX 104
LAKE ELSINORE CA 92531

8311 HONEY HILL RD
LAUREL MD 20723

381252009
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

381245038
GENERAL TELEPHONE CO OF CALIF
P O BOX 152206
IRVING TX 75015

381152021
DOUGLAS LAUNCHBAUGH
CATHLEEN LAUNCHBAUGH
P O BOX 393
CAYUCOS CA 93430

381174013
STEPHEN K GIBBS
P O BOX 4553
CRESTLINE CA 92325

381174003
HIGINIO DELATORRE
SOCORRO DELATORRE
P O BOX 727
WILDOMAR CA 92595

383210046
AHMAD SAMIR TABIKHA
LORENA ARREOLA AMAYA
PO BOX 538
WILDOMAR CA 92545



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H&R RENTALS
ROYAL MAUIAN UNIT 210
KIHEI HI 96753

Century 21 Preferred
Atten: Phil Williams
2505 East Lakeshore Dr.
Lake Elsinore, CA 92530

Century 21 Preferred
Atten: Phil Williams
2505 East Lakeshore Dr.
Lake Elsinore, CA 92530

KWC Engineers
Atten: Victor Elia
41391 Kalmia St., Suite 320
Murrieta, CA 92562

KWC Engineers
Atten: Victor Elia
41391 Kalmia St., Suite 320
Murrieta, CA 92562

Highlight Investment Management, Inc.
Dagang Shao "Andy"
2125 Lupine
Rancho Cucamonga, CA 91730

Highlight Investment Management, Inc.
Dagang Shao "Andy"
2125 Lupine
Rancho Cucamonga, CA 91730

Southern California Edison
Attention: Jeff Clark
P.O. Box 800
Rosemead, CA 91770

Southern California Edison
Attention: Jeff Clark
P.O. Box 800
Rosemead, CA 91770

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

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

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

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

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

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

Southern California Edison
Attention: Jeff Clark
P.O. Box 800
Rosemead, CA 91770

Southern California Edison
Attention: Jeff Clark
P.O. Box 800
Rosemead, CA 91770

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

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

City of Lake Elsinore
Community Development Department
130 S. Main Street
Lake Elsinore, CA 92530

City of Lake Elsinore
Community Development Department
130 S. Main Street
Lake Elsinore, CA 92530

Lake Elsinore Unified School Dist.
Atten: Facilities and Operations
Building B, 545 Cheney Street
Lake Elsinore, CA 92530

Lake Elsinore Unified School Dist.
Atten: Facilities and Operations
Building B, 545 Cheney Street
Lake Elsinore, CA 92530

Alexander Solonin
17560 Cottrell Blvd
Lake Elsinore, CA 92530

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

Soboba Band of Luiseño Indians
Atten: Joseph Ontiveros
P.O. Box 487
San Jacinto, CA 92581

Soboba Band of Luiseño Indians
Atten: Joseph Ontiveros
P.O. Box 487
San Jacinto, CA 92581

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



THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
6/19/20	0011391765		PE Riverside	4 x 94 Li	488.80

Invoice text: NOH - TTM37531 and CZ1800015

*TLMA - Planning
 Item 21.1 of 6/30/20*

Placed by: Hannah Lumanauw

Legal Advertising Memo Invoice

BALANCE DUE

488.80

SALESCONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller 951-368-9229	BILLING DATE 06/19/2020	BILLED ACCOUNT NUMBER 5209148	ADVERTISER/CLIENT NUMBER 5209148	ADVERTISER/CLIENT NAME BOARD OF SUPERVISORS

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THE PRESS-ENTERPRISE

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BOARD OF SUPERVISORS		
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06/19/2020	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
488.80	0011391765	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

CALIFORNIA NEWSPAPER PARTNERSHIP
 dba The Press-Enterprise
 PO Box 65210
 Colorado Springs, CO 80962-5210

THE PRESS-ENTERPRISE

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

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOH - TTM37531 and CZ1800015 /

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

06/19/2020

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

Date: June 19, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011391765-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CHANGE OF ZONE, AND ASSOCIATED ORDINANCE IN ELSINORE AREA PLAN, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 30, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 1800015 (CZ1800015)**, which proposes to change the zoning classification of the Project site, from General Commercial (C-1/C-P), to Mixed Use (M-U). **Tentative Tract Map No. 37531**, which proposes a subdivision of 7.05 acre parcel into two (2) parcels. Parcel 1 proposes a 5.09 acre parcel that would be improved with 40 attached condominium units (duplexes) and six (6) detached condominium units and Parcel 2 (remainder parcel) is proposed for a 1.96 acre parcel to be developed at a later time with a commercial development. This project is north of Cottrell Boulevard, south of Grand Avenue, east of Maiden Lane and west of Blackwell Road in the Elsinore Area Plan of First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider **Adopting a Mitigated Negative Declaration for CEQ180056 and Adopting Ordinance No. 348.4928**

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 DEBORAH BRADFORD, PROJECT PLANNER, AT (951)-955-6646 OR EMAIL DBradfor@RIVCO.ORG.

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning 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: June 16, 2020 Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

6/19



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

June 16, 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: TTM37531 and CZ1800015

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, June 19, 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 A TENTATIVE TRACT MAP, CHANGE OF ZONE, AND ASSOCIATED ORDINANCE IN ELSINORE AREA PLAN, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider **Adopting a Mitigated Negative Declaration for CEQ180056 and Adopting Ordinance No. 348.4928**

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Dated: June 16, 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 June 17, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

Tentative Tract Map No. 37531 and Change of Zone No. 1800015

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: June 30, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: June 17, 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 June 17, 2020, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

Tentative Tract Map No. 37531 and Change of Zone 1800015

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: June 30, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: June 17, 2020
Hannah Lumanauw

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CHANGE OF ZONE, AND ASSOCIATED ORDINANCE IN ELSINORE AREA PLAN, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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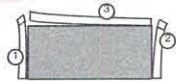
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 16, 2020

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

57179

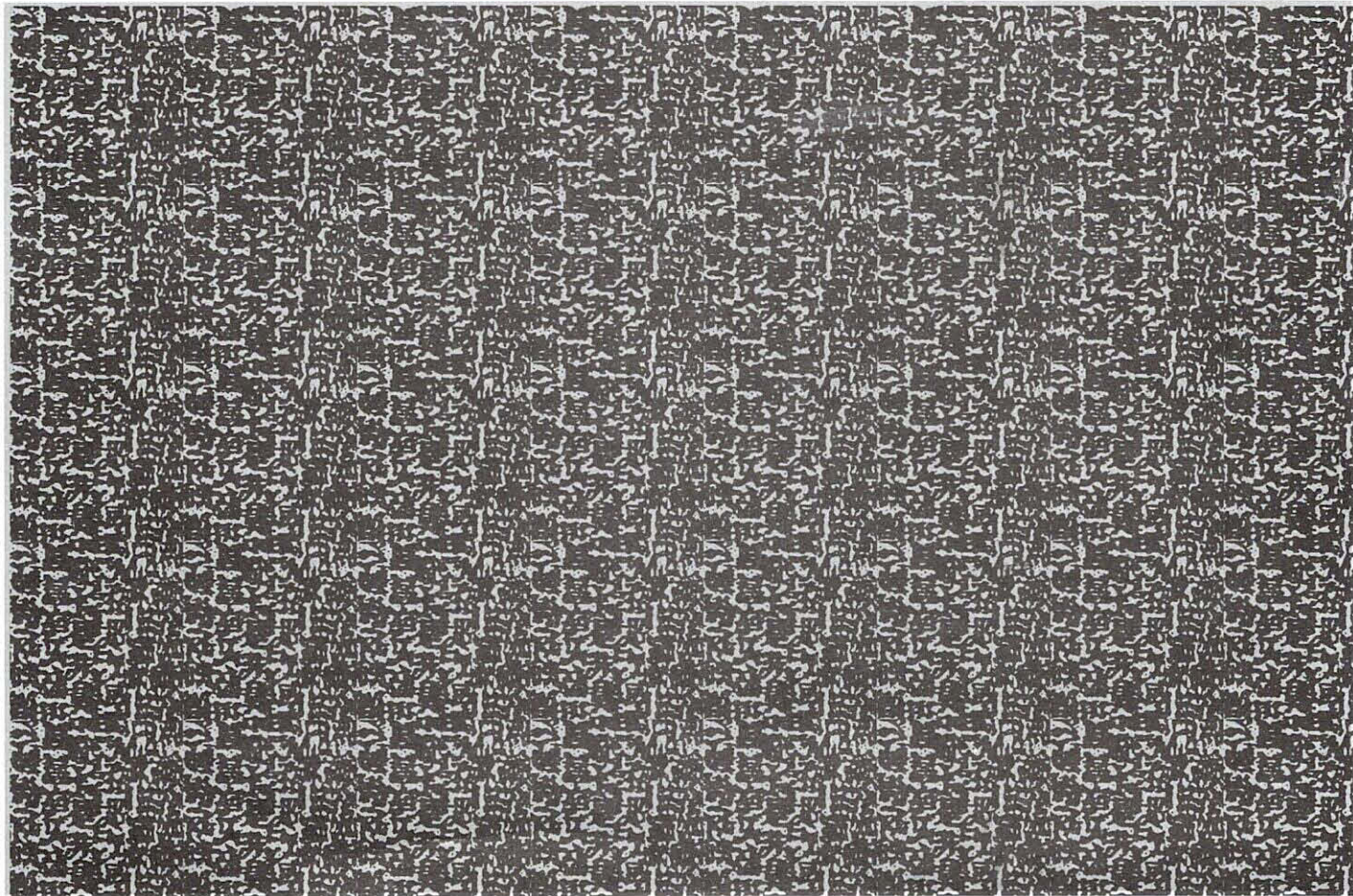
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THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR 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

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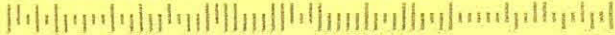
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17609 GRAND AVE
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CHANGE OF ZONE, AND ASSOCIATED ORDINANCE IN ELSINORE AREA PLAN, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider **Adopting a Mitigated Negative Declaration for CEQ180056 and Adopting Ordinance No. 348.4928**

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.

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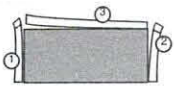
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 16, 2020

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

57179

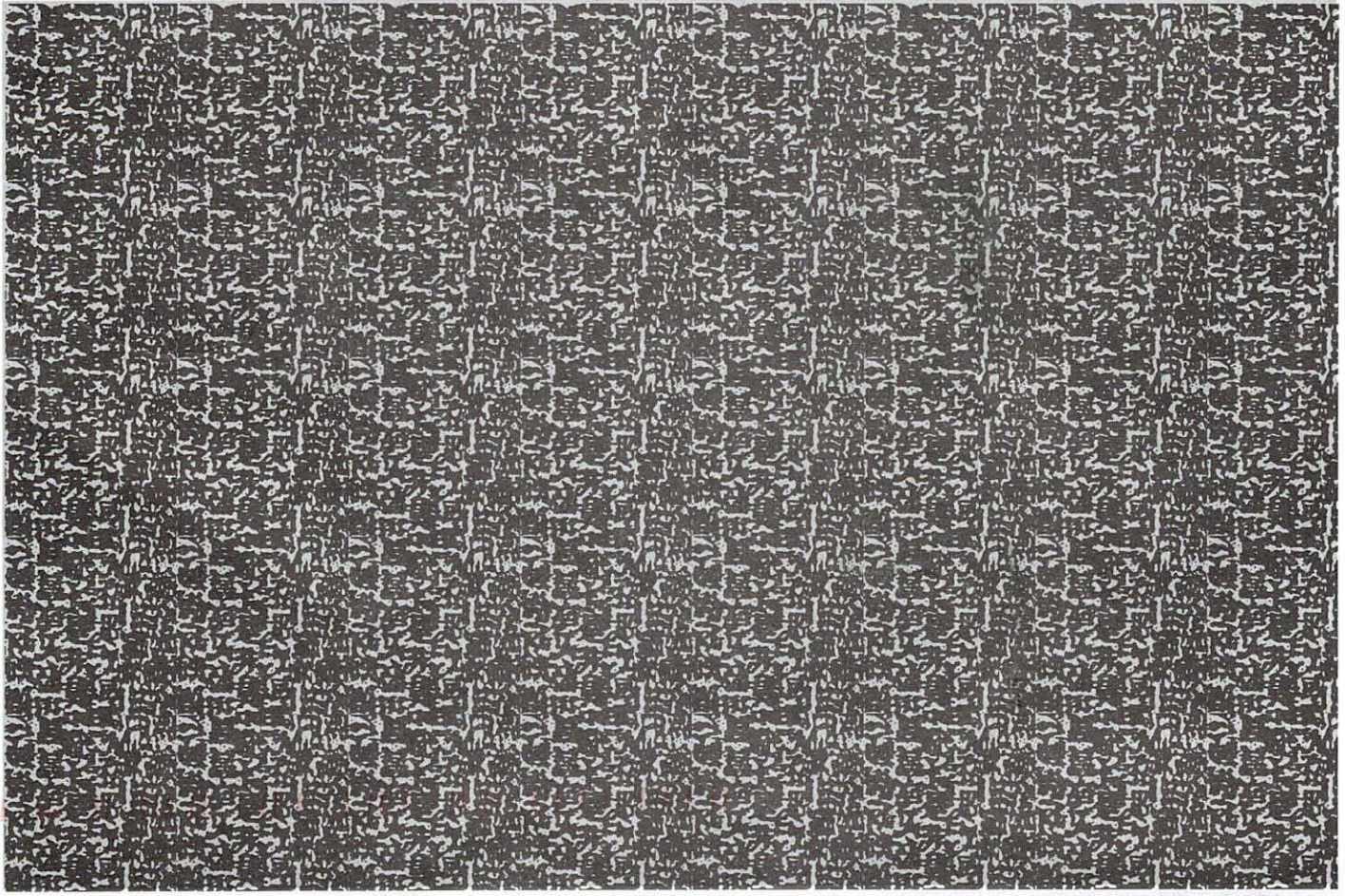
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Riverside County Clerk of the Board
County Administrative Center
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P. O. Box 1147
Riverside, CA 92502-1147

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REC'D RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2020 JUL -7 AM 11:15

381174014
ROBERT A VON ESCH
MARGARET E VON ESCH
16575 N INVESTOR LOOP APT
NAMPA ID 83687

NIXIE 841 FE 1260 0006/27/20

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

50: 92502114747 *2689-03265-27-27

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C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CHANGE OF ZONE, AND ASSOCIATED ORDINANCE IN ELSINORE AREA PLAN, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider **Adopting a Mitigated Negative Declaration for CEQ180056 and Adopting Ordinance No. 348.4928**

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 DEBORAH BRADFORD, PROJECT PLANNER, AT (951)-955-6646 OR EMAIL DBradfor@RIVCO.ORG.

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Dated: June 16, 2020

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

57178

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RECEIVED RIVERSIDE COUNTY CLERK/BOARD OF SUPERVISORS
2020 JUN 23 AM 10:50

381245004
GS STRATEGIES INC
14492 RALEY AVE
LAKE ELSINORE CA 92530

NIXIE 910 DE 1 0006/21/20
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 92502114747 *2852-03485-21-13

UTFK1: 9352200098

92502114747 IA
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C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CHANGE OF ZONE, AND ASSOCIATED ORDINANCE IN ELSINORE AREA PLAN, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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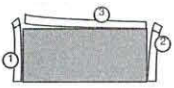
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Dated: June 16, 2020

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

* 57179

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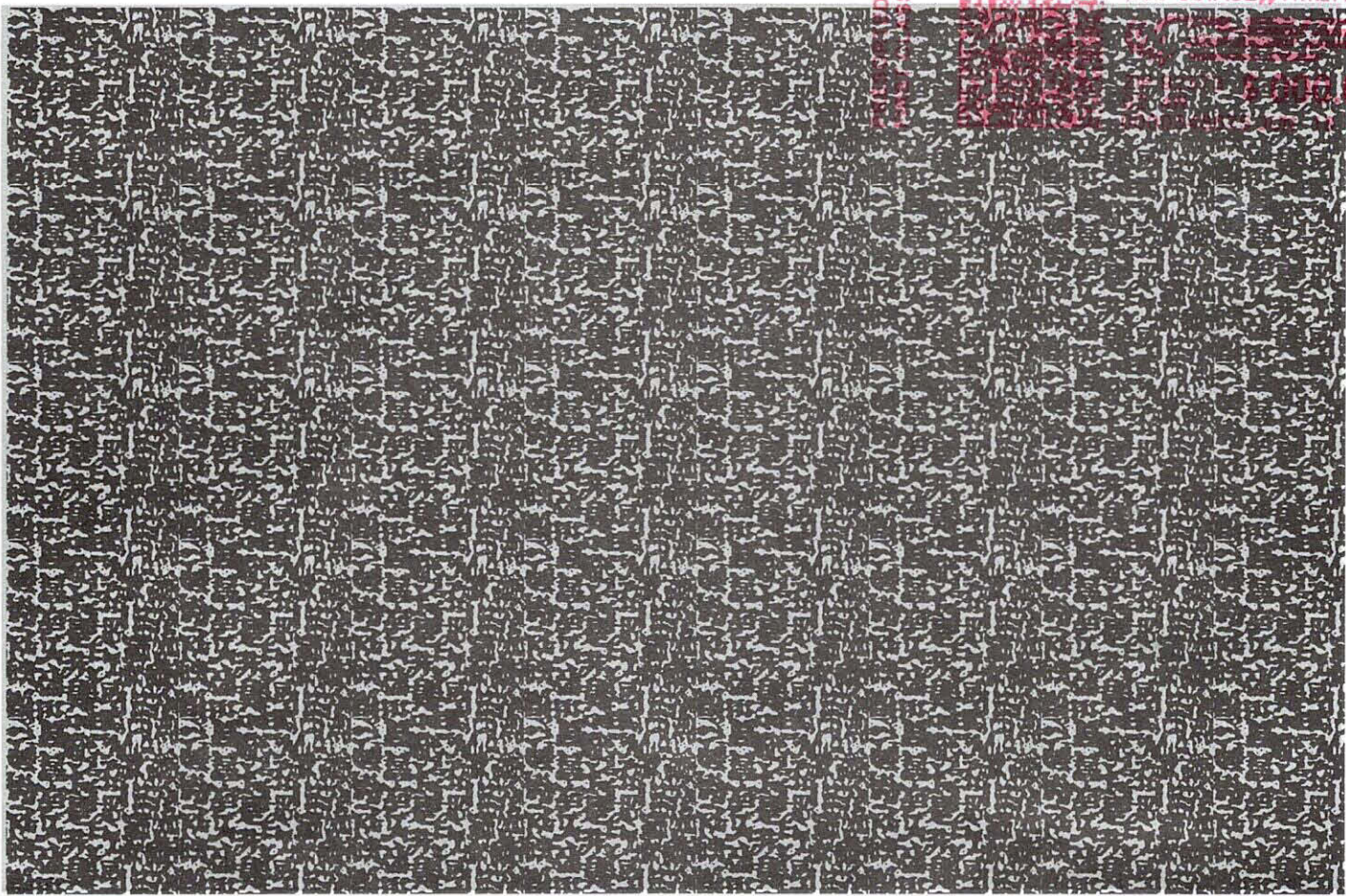


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Highlight Investment Management, Inc.
Dagang Shao "Andy"
2125 Lupine
Rancho Cucamonga, CA 91730

NIXIE 918 DE 1 0006/24/20
RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD
N55 BC: 92502114747 *0608-01194-19-32

92502114747

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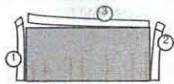
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By: Hannah Lumanauw, Board Assistant

57179

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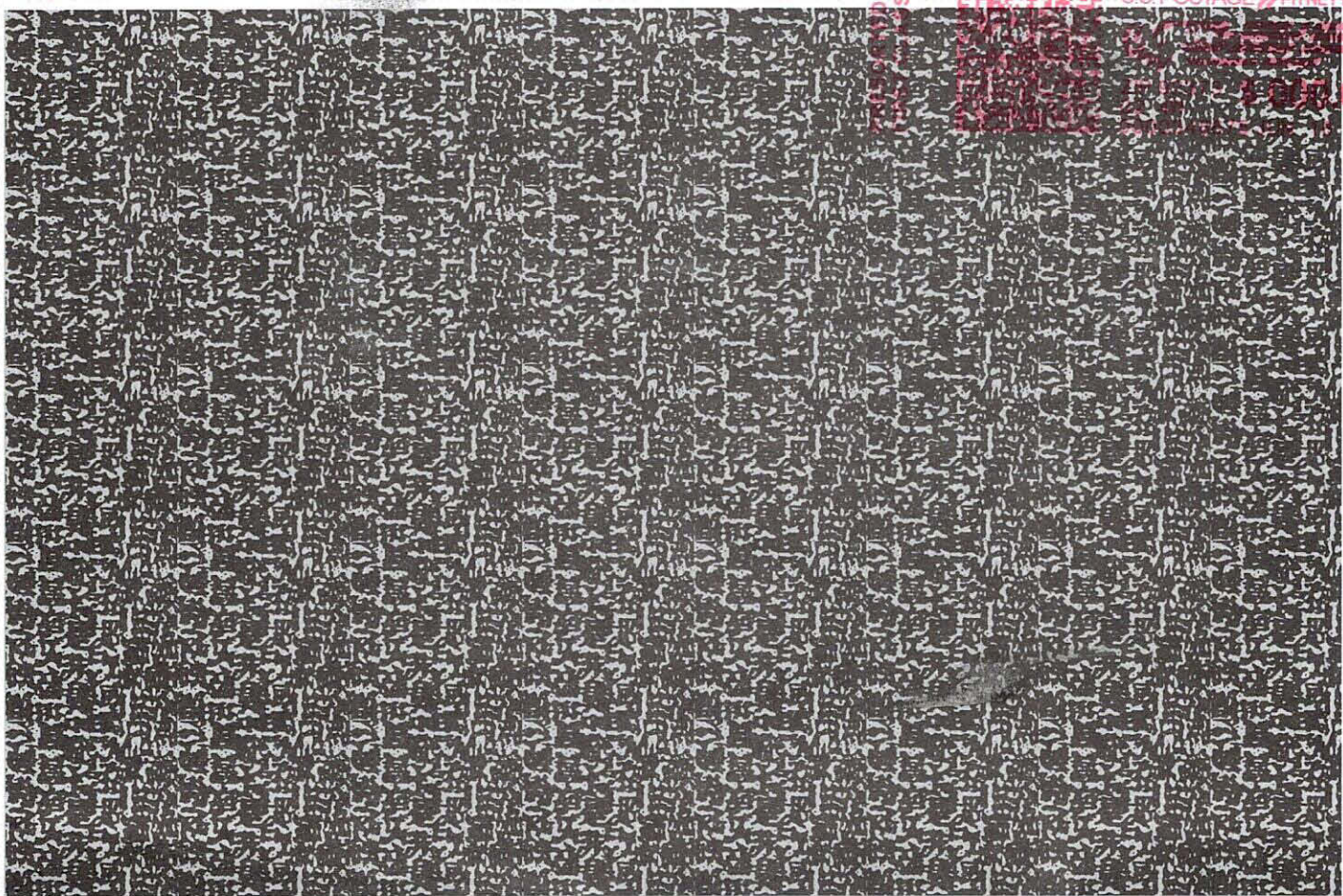


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2020 JUN 29 AM 10:19

Highlight Investment Management, Inc.
Dagang Shao "Andy"
2125 Lupine
Rancho Cucamonga, CA 91730

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NIXIE 918 DE 1 0006/24/20
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NO SUCH STREET
UNABLE TO FORWARD
N55 BC: 92502114747 *0608-01264-19-32

02502114747

2020 JUL 29 AM 10:21
RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISOR

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

Receipt #: 20-188232

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD Date: 06/17/2020

County Agency of Filing: RIVERSIDE Document No: E-202000683

Project Title: NOTICE OF PUBLIC HEARING CZ 1800015

Project Applicant Name: RIVERSIDE COUNTY CLERK OF THE BOARD Phone Number: (951) 955-1060

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR ROOM 127, RIVERSIDE, CA 92501

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: U. Sandral Deputy _____

Notes:

6/30/20 21-1
2020-8-147459

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CHANGE OF ZONE, AND ASSOCIATED ORDINANCE IN ELSINORE AREA PLAN, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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Dated: June 17, 2020

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

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County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-20200683
06/17/2020 03:45 PM Fee: \$ 0.00
Page 1 of 1

JUL 23 2020

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