



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

September 04, 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: AG No. 1071, TPM No. 37340, and CZ No. 7954

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, September 12, 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 AN AGRICULTURAL PRESERVE CASE, ASSOCIATED RESOLUTION, TENTATIVE PARCEL MAP, CHANGE OF ZONE, AND NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT IN THE WOODCREST ZONING DISTRICT AREA, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 22, 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. 7954**, which proposes to amend the zoning classification for the subject property from Light Agriculture 10-acre minimum (A-1-10) to Light Agriculture 1-acre minimum (A-1-1). **Tentative Parcel Map No. 37340**, which proposes to subdivide one parcel of approximately 2.27 acres into 2 single-family residential lots. The lots range in size from 1.08 to 1.18 gross acres. **Agricultural Preserve Case No. 1071**, which proposes to diminish 2.27 gross acres from the Woodcrest Agricultural Preserve No. 1. This project is located northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., and westerly of Cecil Ave in the Woodcrest Zoning District of the First Supervisorial District.

The Planning Department recommends that the Board of Supervisors adopt a **Negative Declaration** for **Environmental Assessment No. 43076**, tentatively approve the **Change of Zone No. 7954 and Agricultural Preserve Case No. 1071**, adopt **Resolution No. 2020-022** approving the diminishment of Woodcrest Agricultural Preserve No. 1 and issuing a Certificate of Tentative Cancellation to cancel the Land Conservation Contract, and direct the Clerk of the Board to file and record Resolution No. 2020-022 as well as the corresponding exhibits with the County Recorder and transmit copies thereof to the Riverside County Planning Department, the Director of Conservation, State of California, and the Office of the Assessor of Riverside County, and approve **Tentative Parcel Map No. 37340**.

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 PHAYVANH NANTHAVONGDOUANGSY, PRINCIPAL PLANNER, AT (951)-955-6573 OR EMAIL pnanthav@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: September 04, 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 September 10, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

AG No. 1071, TPM No. 37340, and CZ No. 7954

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: September 22, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: September 10, 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 September 10, 2020, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

AG No. 1071, TPM No. 37340, and CZ No. 7954

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: September 22, 2020 @ 10:00 a.m.

SIGNATURE: *Hannah Lumanauw* DATE: September 10, 2020
Hannah Lumanauw



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: August 18, 2020

TO: Clerk of the Board of Supervisors, attn. Hannah Lumanauw

FROM: Planning Department – Riverside

SUBJECT: AG No. 1071, PM No. 37340, and CZ No. 7954

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

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances: PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
September 22, 2020
- Publish in Newspaper:
(1st Dist) Press Enterprise
- Negative Declaration
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)
(Please send notice to land owner(s) of project site, Department of Conservation, and City of Riverside by certified mail; all others by normal process)

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

Missing 1 pg. of labels, will bring it down on Monday. Robert X51195

2020 AUG 28 PM 1:57

CLERK / CLERK OF SUPERVISORS

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 # 13295)

MEETING DATE:

Tuesday, September 22, 2020

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON AGRICULTURAL PRESERVE CASE NO. 1071, RESOLUTION NO. 2020-022 DIMINISHING THE WOODCREST AGRICULTURAL PRESERVE NO. 1, CHANGE OF ZONE NO. 7954, TENTATIVE PARCEL MAP NO. 37340, and NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 43076 – Applicant: Shozo and Ming Nozawa – Engineer/Representative: Guan Wang – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum) – Location: northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., and westerly of Cecil Ave – 2.27 Acres - Zoning: Light Agriculture (A-1-10) - REQUEST: Change of Zone No. 7954 proposes to amend the zoning classification for the subject property from Light Agriculture 10-acre minimum (A-1-10) to Light Agriculture 1-acre minimum (A-1-1). Tentative Parcel Map No. 37340 proposes to subdivide one parcel of approximately 2.27 acres into 2 single-family residential lots. The lots range in size from 1.08 to 1.18 gross acres. The Agricultural Preserve Case No. 1071 proposes to diminish 2.27 gross acres of the Woodcrest Agricultural Preserve No. 1. – APN: 280-060-003. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43076**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7954 amending the zoning classification for the subject property from Light Agriculture, 10-acre minimum (A-1-10) to Light Agriculture, 1-acre minimum (A-1-1) in accordance with the Change of Zone Exhibit No. 3, subject to adoption of the zoning ordinance by the Board of Supervisors and final cancellation of the Land Conservation Contract, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVELY APPROVE AGRICULTURAL PRESERVE CASE NO. 1071, a proposal as depicted on Map No. 1056 to diminish the Woodcrest Agricultural Preserve No. 1, Map No. 20, as amended through Map No. 1071, as recommended by the Comprehensive Agricultural Preserve Technical Advisory Committee on July 26, 2018, based on the findings and conclusions provided in the Comprehensive Agricultural Preserve Technical Advisory Report

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project consists of Change of Zone No. 7954, Tentative Parcel Map No. 37340, and Agricultural Preserve Case No. 1071. The project site is approximately 2.27 acres and has a single family dwelling unit. The project site's General Plan land use designation is Rural Community: Very Low Density Residential and its zoning classification is Light Agriculture, 10 acre minimum. The project is located within the Lake Mathews/Woodcrest Area Plan boundary; generally east of Chicago Avenue, south of Gentian Avenue, west of Cecil Avenue, and north of Hibiscus Avenue.

Change of Zone No. 7954 (CZ07954) is a proposal to change the project site's zoning classification from Light Agriculture, 10 acre minimum (A-1-10) to Light Agriculture, 1 acre minimum (A-1-1). The proposed zoning classification is consistent with the project site's existing land use designation of Rural Community: Very Low Density Residential (RC:VLDR). RC:VLDR supports single family residences on large parcels of 1 to 2 acres.

Tentative Parcel Map No. 37340 (PM37340) is a proposal for a Schedule "H" subdivision to create two parcels. Parcel one is proposed at 1.18 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.08 gross acres and is currently vacant. The proposed lot sizes are consistent with the property site's existing land use designation and proposed zoning classification.

Agricultural Preserve Case No. 1071 (AG No. 1071) is a request to remove the project site from the Woodcrest Agricultural Preserve No. 1. The removal of these acres will leave approximately 10.18 acres within the Woodcrest Agricultural Preserve No. 1. The project site is subject to a land conservation contract. The exterior boundaries of the land to be diminished from Woodcrest Agricultural Preserve No. 1 are shown and described in the map and legal description attached to Resolution No. 2020-022.

Woodcrest Agricultural Preserve No. 1, which includes the project site, was established with the adoption of Map No. 20 on February 24, 1969 and originally consisted of 139.38 acres. The Woodcrest Agricultural Preserve No. 1 was subsequently amended by Maps Nos. 124, 357, 638, 648, 864, and 946 and currently consists of 12.51 acres.

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

judgment of Riverside County. The IS and Negative Declaration were circulated for public review per State CEQA Guidelines Section 15105.

The Planning Commission considered the Project on November 20, 2019. After hearing public testimony the Planning Commission closed the public hearing and recommended approval of the project (vote of 5-0) to the Board of Supervisors.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and at the Planning Commission Hearing.

Additional Fiscal Information

All fees are paid by the applicant. No General Fund dollars will be used.

ATTACHMENTS:

- A. **RESOLUTION NO. 2020-022**
- B. **PLANNING COMMISSION MINUTES**
- C. **PLANNING COMMISSION STAFF REPORT**
- D. **COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE REPORT AND CANCELLATION VALUE LETTER (UPDATED VALUE)**
- E. **CHANGE OF ZONE NO. 7954 EXHIBIT 3**

Linda Trieu
135 San Gabriel BLVD.
San Gabriel CA 91775

ATTN: Annie Giovacchini
California Department of Conservation
801 K Street, MS 14-15,
Sacramento, CA 925814

AG01071 Applicant
Shozo and Ming Nozawa
15600 Chicago Avenue
Riverside CA 92508

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Use Avery Template 5162

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge

5162

AVERY

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17928 TWIN LAKES DR
RIVERSIDE CA 92508

245260018
CHRISTOPHER BROUSSEAU
17855 TWIN LAKES DR
RIVERSIDE CA 92508

245260015
RMC GROUP
17811 SLOVER AVE
BLOOMINGTON CA 92316

280050067
ROBERT M. FATTARUSO
18063 TWIN LAKES DR
RIVERSIDE CA 92508

280060005
FAMILY TRUST OF ASYFALK GARY ALAN &
15650 CHICAGO AVE
RIVERSIDE CA 92508

280060029
ROBIN E. WHITTINGTON
18200 HIBISCUS AVE
RIVERSIDE CA 92508

280050070
RIVERSIDE CORONA RESOURCE
4500 GLENWOOD DR NO A
RIVERSIDE CA 92501

280060002
PATRICK GEORGE HARDY
2031 TWEED ST
PLACENTIA CA 92870

280060030
MARTIN PALAFOX
18180 HIBISCUS AVE
RIVERSIDE CA 92508

280060031
NANCY F. EDWARDS
18170 HIBISCUS AVE
RIVERSIDE CA 92508

280060037
VINCENT FAULKNER
15563 RIDGEWAY AVE
RIVERSIDE CA 92508

280080007
CLIFFORD L. EVANS
15760 CARTWRIGHT DR
RIVERSIDE CA 92508

280060035
JEFF R. SEHNERT
15607 RIDGEWAY AVE
RIVERSIDE CA 92508

280080009
VERONICA RAMIREZ
18117 HIBISCUS AVE
RIVERSIDE CA 92508

280060003
MING CHIN NOZAWA
8223 ORANGE ST
ROSEMEAD CA 91770

280060008
B ABBEY PROP INC
6175 E HENNING VIEW TER
ANAHEIM CA 92807

280060010
DAVID D. DAVENPORT
18172 SUMMER CT
RIVERSIDE CA 92508

280060011
KAREN S. MASSEY
18202 SUMMER CT
RIVERSIDE CA 92508

280060034
TYLER REYNOLDS
15671 RIDGEWAY AVE
RIVERSIDE CA 92508

280060036
TIMOTHY A. TRAVER
15585 RIDGEWAY AVE
RIVERSIDE CA 92508

280060039
SUMMER COURT TRUST
19069 VAN BUREN BLV
RIVERSIDE CA 92508

280060040
THOMAS K. ROACH
15614 CECIL AVE
RIVERSIDE CA 92508

280060041
MARCOS PASCUAL
15622 CECIL AVE
RIVERSIDE CA 92508

280080001
EDWARD F. CROOK
15765 CARTWRIGHT DR
RIVERSIDE CA 92508

280050063
STEVEN EDWARD DAVIS
18038 TWIN LAKES DR
RIVERSIDE CA 92508

280050064
LARRY G. LUMSDON
18048 TWIN LAKES DR
RIVERSIDE CA 92508

280050068
YOUNG SANG KIM
18120 GENTIAN AVE
RIVERSIDE CA 92508

280050069
THOMAS S. PILCHOWSKI
18132 GENTIAN AVE
RIVERSIDE CA 92508

280060006
TOP TIER LANDSCAPE CONSTRUCTION
6374 JURUPA AVE
RIVERSIDE CA 92504

280060007
LINDA K. WRAY
18010 HIBISCUS AVE
RIVERSIDE CA 92508

280060032
RIDGEWAY BLOSSOMS
15671 RIDGEWAY AVE
RIVERSIDE CA 92508

280060042
WESLEY J. SKOVINSKI
15601 CECIL AVE
RIVERSIDE CA 92504

280080010
NORMAN RICKY CARDOZA
18139 HIBISCUS AVE
RIVERSIDE CA 92508

245260014
RAFAEL VALENCIA
17975 TWIN LAKES DR
RIVERSIDE CA 92508

245300001
P & F INV CO
17100 PIONEER BLV NO 280
ARTESIA CA 90701

245260012
MICHAEL CASSIDY
17915 TWIN LAKES DR
RIVERSIDE CA 92508

280050065
CURTIS A. CARLSON
18014 TWIN LAKES DR
RIVERSIDE CA 92508

280060001
BAXTER L. DODD
18025 GENTIAN AVE
RIVERSIDE CA 92508

280060009
BRIAN K. SIRKO
18138 SUMMER CT
RIVERSIDE CA 92508

280060033
JOHN MARK KARGES
15630 CECIL AVE
RIVERSIDE CA 92508

280060038
KEITH A. THOMAS
PO BOX 51771
RIVERSIDE CA 92517

280060043
ELROD BRIAN ROBERT & MICHELLE LYNN
15589 CECIL AVE
RIVERSIDE CA 92508

280080008
PATRICIA LOVATO
18101 HIBISCUS AVE
RIVERSIDE CA 92508

280050066
PATRICK CHOONSOO PARK
18019 TWIN LAKES DR
RIVERSIDE CA 92508

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 - GPA1155, SP152A5, CZ07881, and TTM37002 /

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:

09/11/2020

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

Date: September 11, 2020
At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011410210-01

P. O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, CHANGE OF ZONE, AND TRACT MAP IN THE ALBERHILL ZONING AREA - ELSINORE AREA PLAN, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 22, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1155**, which proposes to incorporate 1.6 acres of vacated right-of-way into the SP as MHDR, change Pas22 and 23 from (CD-VHDR) to (CD-MHDR), and from (CD-MDR) to (CD-MHDR), respectively, and revise the boundaries of Pas 22-26. Specific Plan No. 152A5, which proposes to increase the acreage of the SP by 2.3 acres, reduce the density of PAs 22 and 23, eliminating the Townhomes designation of PA 22, and create open space. **Change of Zone No. 07881**, which applies to PAs 22-25 of Specific Plan No. 152 to modify the permitted uses and development standards, and formalize planning area boundaries. It also proposes to change the zoning designation of the 0.7 acre of vacated and quitclaimed right of way from right of way (RW) Specific Plan (SP). **Tract Map No. 37002**, which proposes a Schedule A subdivision of 49 gross acres into 229 proposed lots and one recreation site with a park on 1.6 acres and one recreation site with service road/trail on 3.8 acres; and one open space lot dedicated to the MSHCP open space on 6.2 acres. This project is located easterly of Glen Eden Road, westerly of Horsethief Canyon Road, southerly of De Palma Road, and northerly of Broken Bit Circle in the Alberhill Zoning Area - Elsinore Area Plan of First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors consider an **Addendum to Mitigated Negative Declaration (Environmental Assessment No. 42821)**, tentatively approve **General Plan Amendment No. 1155, Amendment No. 5 to Specific Plan No. 152 as Amended through Amendment No. 3, Change of Zone No. 7881, and approve Tentative Tract Map No. 37002.**

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 BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL bdawson@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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Dated: September 08, 2020
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Press-Enterprise: 9/11

*TLMA/Planning
Item 21.2 of
09/22/20*



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
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KIMBERLY A. RECTOR
Assistant Clerk of the Board

September 08, 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: GPA1155, SP152A5, CZ07881, and TTM37002

To Whom It May Concern:

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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.

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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 GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, CHANGE OF ZONE, AND TRACT MAP IN THE ALBERHILL ZONING AREA – ELSINORE AREA PLAN, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 22, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1155**, which proposes to incorporate 1.6 acres of vacated right-of-way into the SP as MHDR, change Pas22 and 23 from (CD-VHDR) to (CD-MHDR), and from (CD-MDR) to (CD-MHDR), respectively, and revise the boundaries of Pas 22-26. **Specific Plan No. 152A5**, which proposes to increase the acreage of the SP by 2.3 acres, reduce the density of PAs 22 and 23, eliminating the Townhomes designation of PA 22, and create open space. **Change of Zone No. 07881**, which applies to PAs 22-25 of Specific Plan No. 152 to modify the permitted uses and development standards, and formalize planning area boundaries. It also proposes to change the zoning designation of the 0.7 acre of vacated and quitclaimed right of way from right of way (RW) Specific Plan (SP). **Tract Map No. 37002**, which proposes a Schedule A subdivision of 49 gross acres into 229 proposed lots and one recreation site with a park on 1.6 acres and one recreation site with service road/trail on 3.8 acres; and one open space lot dedicated to the MSHCP open space on 6.2 acres. This project is located easterly of Glen Eden Road, westerly of Horsethief Canyon Road, southerly of De Palma Road, and northerly of Broken Bit Circle in the Alberhill Zoning Area – Elsinore Area Plan of First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors consider an **Addendum to Mitigated Negative Declaration (Environmental Assessment No. 42821)**, tentatively approve **General Plan Amendment No. 1155, Amendment No. 5 to Specific Plan No. 152 as Amended through Amendment No. 3, Change of Zone No. 7881**, and approve **Tentative Tract Map No. 37002**.

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 BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL bdawson@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: September 08, 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 September 10, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA1155, SP152A5, CZ07881, and TTM37002

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: September 22, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: September 10, 2020
Hannah Lumanauw

393090007
TEMESCAL VALLEY LAND
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

393100022
MARGARET ANN DARNELL
696 N 8TH ST
BRAWLEY CA 92227

393110002
FRED ABDI
28297 CORTE OCASO
TEMECULA CA 92592

393110005
NICHOLAS GOLDMANN
PO BOX 845
TEMECULA CA 92593

393110008
ANN NUGENT
13005 DE PALMA RD
CORONA CA 92883

393110010
SAM HORSETHIEF
PO BOX 10638
EUGENE OR 97440

393120006
NICHOLAS L. GOLDMANN
PO BOX 845
TEMECULA CA 92593

393120009
WILLIAM L. BROWN
26320 HORSETHIEF CANYON RD
CORONA CA 92883

393120010
WILLIAM L. BROWN
26320 HORSETHIEF CYN RD
CORONA CA 92883

393120012
GEORGE OWEN BROWN
26460 HORSETHIEF CANYON DR
CORONA CA 92883

393150001
RICH HAVEN VISSER
3161 MICHELSON DR STE 425
IRVINE CA 92612

393160001
WILLI P. WILKENS
13142 BROKEN BIT CIR
CORONA CA 92883

393160002
SOLIS FIEDL JR
13132 BROKEN BIT CIR
CORONA CA 92883

393160003
RICHARD W. DEWITT
13120 BROKEN BIT CIR
CORONA CA 92883

393160004
JAMAL MUHAMMAD QURESHI
1674 CAMINO DE SALMAN
CORONA CA 92881

393160005
BUCKNER JOYCE V
13098 BROKEN BIT CIR
CORONA CA 92883

393160006
KARINE ARUTYUNYAN
13088 BROKEN BIT CIR
CORONA CA 92883

393160007
LUIS PATRICIO J QUILLUPANGUI
13076 BROKEN BIT CIR
CORONA CA 92883

393160008
LANCE A. FAUGHT
13066 BROKEN BIT CIR
CORONA CA 92883

393160009
RAFAEL ACEVES
13054 BROKEN BIT CIR
CORONA CA 92883

393160010
LASZLO SZUCS
13044 BROKEN BIT CIR
CORONA CA 92883

393160011
JOSE LUIS HEREDIA
13032 BROKEN BIT CIR
CORONA CA 92883

393160012
LORETTA JOHNSON
13022 BROKEN BIT CIR
CORONA CA 92883

393160013
MARIA GALLARDO
13010 BROKEN BIT CIR
CORONA CA 92883

393160014
HINES MICHAEL L
4242 WAKEBRIDGE DR
RIVERSIDE CA 92505

393160015
GABRIEL MORENO
13021 BROKEN BIT CIR
CORONA CA 92883

393160016
DAVID A. GONZALEZ
13031 BROKEN BIT CIR
CORONA CA 92883

393160017
BRANDON W. WOOTEN
13043 BROKEN BIT CIR
CORONA CA 92883

393160018
CARLOS RIVAS VASQUEZ
13055 BROKEN BIT CIR
CORONA CA 92883

393160019
KEEGAN VINCENT C
13065 BROKEN BIT CIR
CORONA CA 92883

393160020
CLAUDE A. ALHANATI
27116 HOSTETTLER RD
CORONA CA 92883

393160021
ROBERT SIMMONS
14051 HOPE ST APT 217
GARDEN GROVE CA 92843

393160022
FREDDIE L. HOWELL
13099 BROKEN BIT CIR
CORONA CA 92883

393160023
FIDEL NUNEZ
13109 BROKEN BIT CIR
CORONA CA 92883

393160024
PAUL PIERCY
13121 BROKEN BIT CIR
CORONA CA 92883

393160025
ANTHONY CHAVEZ
13133 BROKEN BIT CIR
CORONA CA 92883

393160026
EDWIN VALENZUELA
13118 WATERWHEEL DR
CORONA CA 92883

393160027
NANCY GARCELLANO
13106 WATERWHEEL DR
CORONA CA 92883

393160028
BARTOLO H GALAVIZ SANCHEZ
13096 WATERWHEEL DR
CORONA CA 92883

393160029
MARC A. WILLOUGHBY
13084 WATERWHEEL DR
CORONA CA 92883

393160030
JAMES DILLER
13074 WATERWHEEL DR
CORONA CA 92883

393160031
CARMEN C. HAINES
13062 WATERWHEEL DR
CORONA CA 92883

393160032
BEVERLY A. BLOOM
13052 WATERWHEEL DR
CORONA CA 92883

393160033
PLANTE BRIAN
13036 RED CORRAL DR
CORONA CA 92883

393160034
THOMAS M. VILICICH
13030 WATERWHEEL DR
CORONA CA 92883

393160035
LOREN A. ASALI
13018 WATERWHEEL DR
CORONA CA 92883

393160036
FRANK HANCOCK
13008 WATERWHEEL DR
CORONA CA 92883

393171024
ELIZABETH REEVES
26614 RAPID FALLS CT
CORONA CA 92883

393171025
CHRISTOPHER R. JONES
26602 RAPID FALLS CT
CORONA CA 92883

393171026
CHRISTOPHER VALENTINE
26592 RAPID FALLS CT
CORONA CA 92883

393171027
VANESSA SHUPE
26591 RAPID FALLS CT
CORONA CA 92883

393171028
STEVEN L. PEREZ
26601 RAPID FALLS CT
CORONA CA 92883

393171029
2017 1 IH BORROWER
1717 MAIN ST STE 2000
DALLAS TX 75201

393171034
HORSETHIEF CANYON RANCH MAINTENANCE
19 CORPORATE PLAZA
NEWPORT BEACH CA 92660

393172001
MIREYA ALVAREZ
13250 BROKEN BIT CIR
CORONA CA 92883

393172002
MARILYN J. CZACH BONO
13240 BROKEN BIT CIR
CORONA CA 92883

393172003
SLOBOJAN LAURA ELIZABETH
13230 BROKEN BIT CIR
CORONA CA 92883

393172004
SANDRA LABEEB
11524 WILLINS ST
SANTA FE SPRINGS CA 90670

393172005
SCOTT SHIREY
13208 BROKEN BIT CIR
CORONA CA 92883

393172006
MICHAEL DIAZ
16974 CANYON CREEK CIR
RIVERSIDE CA 92503

393172007
JOHN F. O CALLAGHAN
13188 BROKEN BIT CIR
CORONA CA 92883

393172008
MARTINE R. CARRIERE
13176 BROKEN BIT CIR
CORONA CA 92883

393172009
LI JING
34259 COPPOLA ST
TEMECULA CA 92592

393172010
NOE RICARDO NORIEGA
13154 BROKEN BIT CIR
CORONA CA 92883

393172011
HORSETHIEF CANYON RANCH MAINTENANCE
17991 S MITCHELL
IRVINE CA 92714

393173014
GAMST MICHAEL JOSEPH
26570 BLACK HORSE CIR
CORONA CA 92883

393173015
GARY A. TEMPLE
26560 BLACK HORSE CIR
CORONA CA 92883

393173016
SCHEER MATTHEW
26550 BLACK HORSE CIR
CORONA CA 92883

393173017
JO ANN KENDALL
26540 BLACK HORSE CIR
CORONA CA 92883

393173018
ALBERT ALCARAZ
13166 BROKEN BIT CIR
CORONA CA 92883

393173019
KEITH G. CRAWFORD
13175 BROKEN BIT CIR
CORONA CA 92883

393173020
ROBERT SHERRICK
13187 BROKEN BIT CIR
CORONA CA 92883

393173021
VERONICA MARQUEZ
13197 BROKEN BIT CIR
CORONA CA 92883

393173022
ROBERT C. MOORE
13230 BROKEN BIT CIR
CORONA CA 92883

393173023
ROBERT B. BOURNE
26555 COLT DR
CORONA CA 92883

393173024
CARROLL C. MCGOWAN
26565 COLT DR
CORONA CA 92883

393173025
CHAD OBRIEN
26577 COLT DR
CORONA CA 92883

393173026
VIDAL JUAREZ
26587 COLT DR
CORONA CA 92883

393180001
HORSETHIEF CANYON RANCH MAINTENANCE
19 CORPORATE PLZ
NEWPORT BEACH CA 92660

Erik Lunde
1200 Quail Street, Suite 220
Newport beach CA 92660

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

Joel Morse
T and B Planning
3200 El Camino Real, Suite 100
Irvine CA 92602

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Eastern Municipal Water District
2270 Trumble Road
Perris CA 92570

South Coast Air Quality
Management District
21865 Copley Drive
Diamond Bar 91765-4178

393173019
KEITH G. CRAWFORD
13175 BROKEN BIT CIR
CORONA CA 92883

393173020
ROBERT SHERRICK
13187 BROKEN BIT CIR
CORONA CA 92883

393173021
VERONICA MARQUEZ
13197 BROKEN BIT CIR
CORONA CA 92883

393173022
ROBERT C. MOORE
13230 BROKEN BIT CIR
CORONA CA 92883

393173023
ROBERT B. BOURNE
26555 COLT DR
CORONA CA 92883

393173024
CARROLL C. MCGOWAN
26565 COLT DR
CORONA CA 92883

393173025
CHAD OBRIEN
26577 COLT DR
CORONA CA 92883

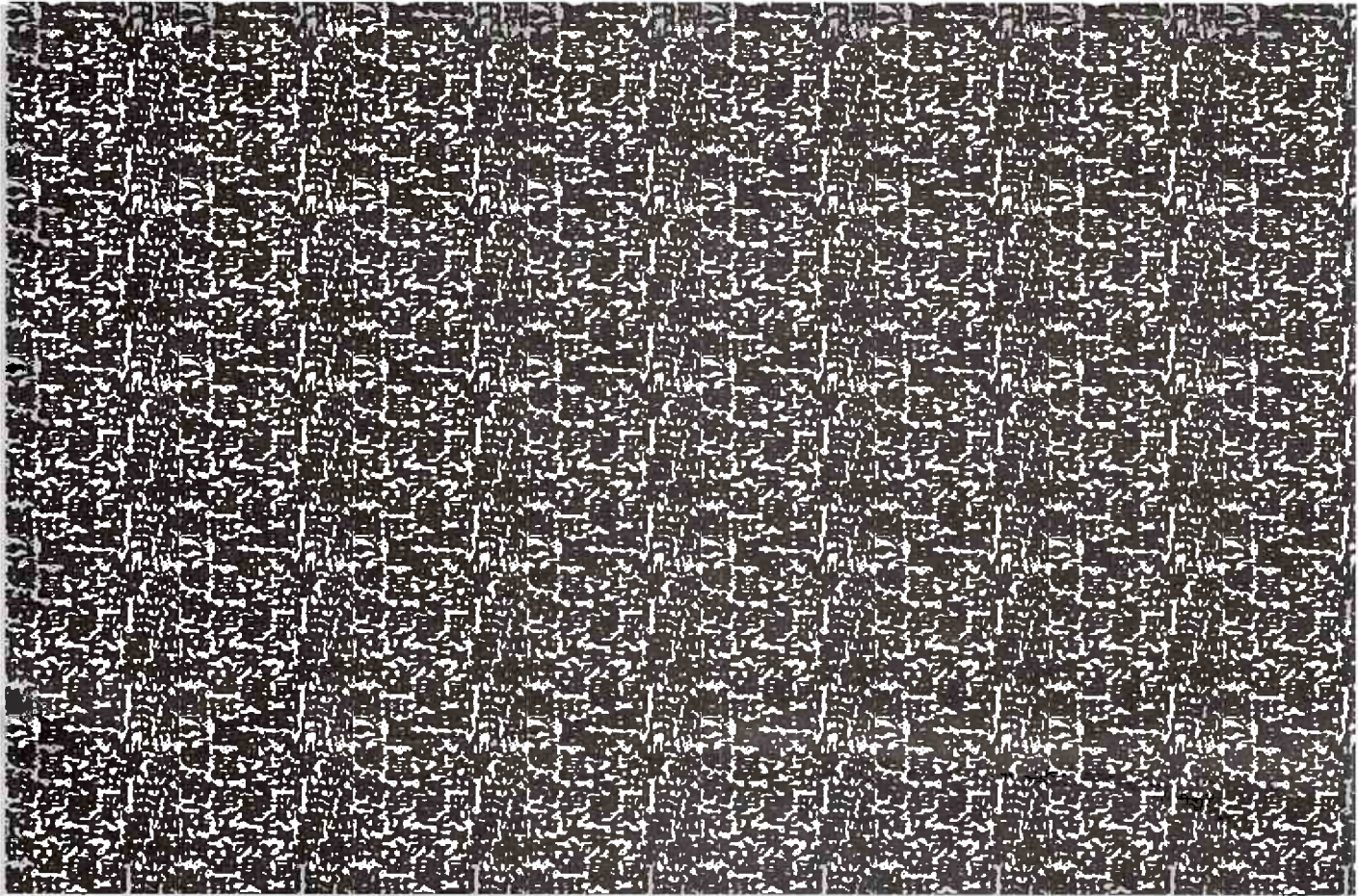
393173026
VIDAL JUAREZ
26587 COLT DR
CORONA CA 92883

393180001
HORSETHIEF CANYON RANCH MAINTENANCE
19 CORPORATE PLZ
NEWPORT BEACH CA 92660

REMOVE SIDE EDGES FIRST
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

PUBLIC HEARING NOTICE
This may affect your property

PRESORTED
FIRST CLASS



U.S. POSTAGE PTNEY BOWES



ZIP 92504 \$ 000.43⁹
02 4W
0000348270 SEP 11 2020

2020 SEP 16 PM 1:19
CLERK/BOARD OF SUPERVISORS

393172007
JOHN F. O'CALLAGHAN
13188 BROKEN BIT CIR
CORONA CA 92883

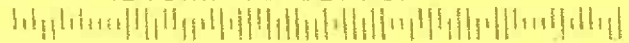
SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

911 NFE 1260719I0009/12/20
FORWARD TIME EXP RTN TO SEND
O'CALLAGHAN
13188 W SUMMERHAVEN DR
GOODYEAR AZ 85338-5370

RETURN TO SENDER

HV125MB 501483



Erik Lunde
1200 Quail Street, Suite 220
Newport beach CA 92660

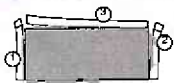
Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, CA 92607-7821

Joel Morse
T and B Planning
3200 El Camino Real, Suite 100
Irvine CA 92602

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Eastern Municipal Water District
2270 Trumble Road
Perris CA 92570

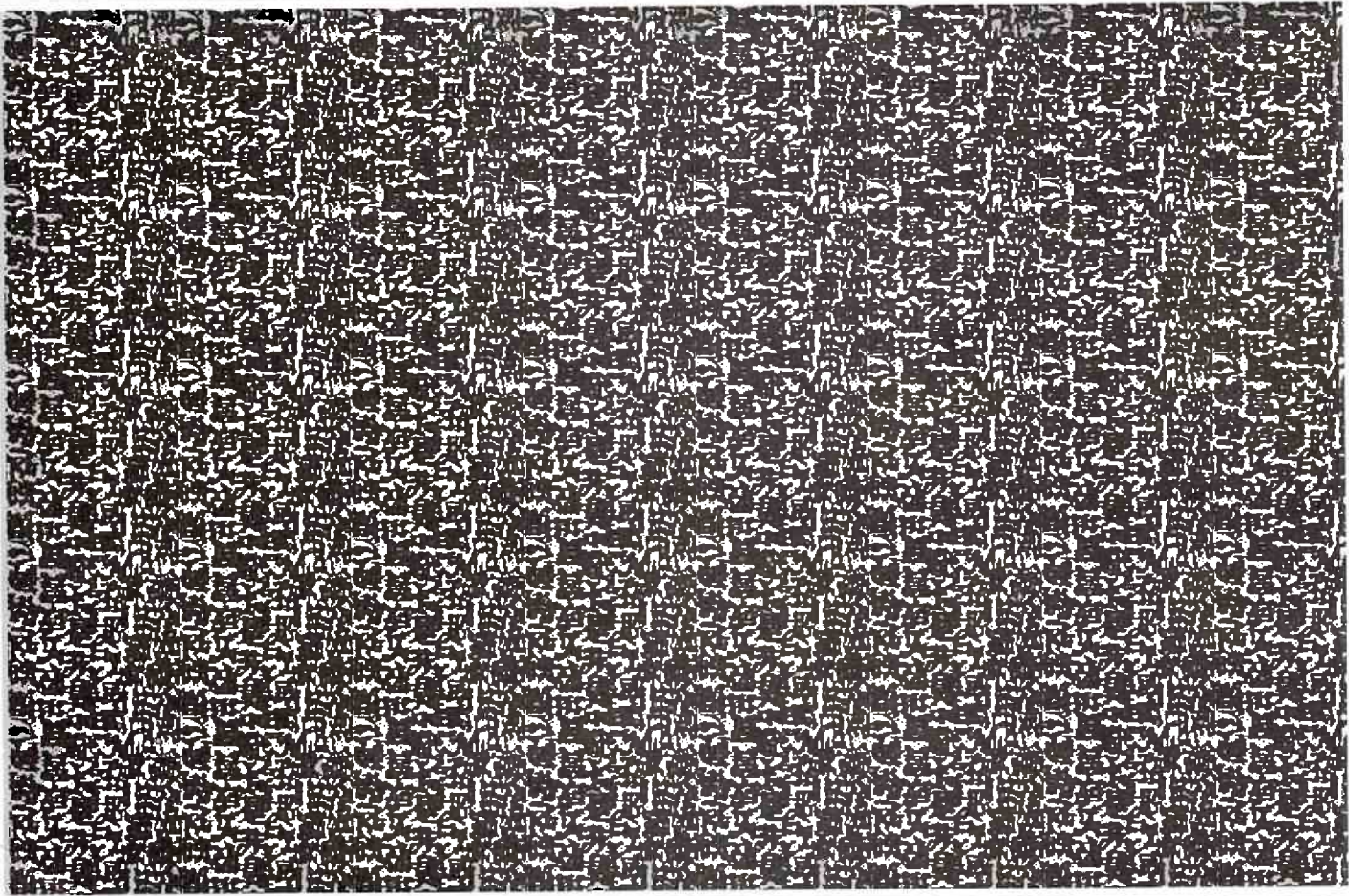
South Coast Air Quality
Management District
21865 Copley Drive
Diamond Bar 91765-4178



REMOVE SIDE EDGES FIRST
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

PUBLIC HEARING NOTICE
This may affect your property

PRESORTED
FIRST CLASS



U.S. POSTAGE PITNEY BOWES
ZIP 92504 \$ 000.43⁹
02 4W
0000348270 SEP 11 2020

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

393172006
MICHAEL DIAZ
16974 CANYON CREEK CIR
RIVERSIDE CA 92503

2020 SEP 22 AM 10:39
COUNTY OF RIVERSIDE
CLERK OF SUPERVISORS

NIXIE 310 FE 1260 0000/19/20
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 92502114747 *1052-04263-15-11

9326010747735372

HV 15 2020 09 11 10:39 AM

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, CHANGE OF ZONE, AND TRACT MAP IN THE ALBERHILL ZONING AREA – ELSINORE AREA PLAN, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 22, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1155**, which proposes to incorporate 1.6 acres of vacated right-of-way into the SP as MHDR, change Pas22 and 23 from (CD-VHDR) to (CD-MHDR), and from (CD-MDR) to (CD-MHDR), respectively, and revise the boundaries of Pas 22-26. **Specific Plan No. 152A5**, which proposes to increase the acreage of the SP by 2.3 acres, reduce the density of PAs 22 and 23, eliminating the Townhomes designation of PA 22, and create open space. **Change of Zone No. 07881**, which applies to PAs 22-25 of Specific Plan No. 152 to modify the permitted uses and development standards, and formalize planning area boundaries. It also proposes to change the zoning designation of the 0.7 acre of vacated and quitclaimed right of way from right of way (RW) Specific Plan (SP). **Tract Map No. 37002**, which proposes a Schedule A subdivision of 49 gross acres into 229 proposed lots and one recreation site with a park on 1.6 acres and one recreation site with service road/trail on 3.8 acres; and one open space lot dedicated to the MSHCP open space on 6.2 acres. This project is located easterly of Glen Eden Road, westerly of Horsethief Canyon Road, southerly of De Palma Road, and northerly of Broken Bit Circle in the Alberhill Zoning Area – Elsinore Area Plan of First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors consider an **Addendum to Mitigated Negative Declaration (Environmental Assessment No. 42821)**, tentatively approve **General Plan Amendment No. 1155, Amendment No. 5 to Specific Plan No. 152 as Amended through Amendment No. 3, Change of Zone No. 7881**, and approve **Tentative Tract Map No. 37002**.

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 BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL bdawson@rivco.org.

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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: September 08, 2020

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

11:07

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: GARY ASTRAK

Address: 15650 CHICAGO AVE

City: RIVERSIDE Zip: 92508

Phone #: 951-203-5282

Date: 9/22/2020 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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

 Support X 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: _____

11:10

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: PATTY ASTFALK

Address: 15650 Chicago Ave

City: Rvsd Zip: 92508

Phone #: 951-533-1002

Date: 9/22/20 Agenda # 21-1

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: _____

11:14/

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: Megan Brousseau

Address: 17855 Twin Lakes Dr

City: Riverside Zip: 92508

Phone #: 951-261-1959 21.1

Date: 9/22/2020 Agenda #: 13295

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: _____

11:17

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: Alaina Nelson

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: 9.22.20 Agenda # 21.1 13295

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: _____

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

2020 OCT 27 PM 2:06

Receipt #: 20-307688

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD Date: 09/11/2020

County/Agency of Filing: RIVERSIDE Document No: E-202001088

Project Title: CZ # 7954; TPM # 37340; AGRICULTURAL PRESERVE CASE # 1071 RESOLUTION # 2020-022

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

Project Applicant Address: P O BOX 1147, RIVERSIDE, CA 92502-1147

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

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

Total Received _____ \$0.00

Signature and title of person receiving payment

Sheela Mavala

Deputy

Notes:

9/22/20 21.1
2020-11-148382

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE CASE, ASSOCIATED RESOLUTION, TENTATIVE PARCEL MAP, CHANGE OF ZONE, AND NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT IN THE WOODCREST ZONING DISTRICT AREA, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 22, 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. 7954**, which proposes to amend the zoning classification for the subject property from Light Agriculture 10-acre minimum (A-1-10) to Light Agriculture 1-acre minimum (A-1-1). **Tentative Parcel Map No. 37340**, which proposes to subdivide one parcel of approximately 2.27 acres into 2 single-family residential lots. The lots range in size from 1.08 to 1.18 gross acres. **Agricultural Preserve Case No. 1071**, which proposes to diminish 2.27 gross acres from the Woodcrest Agricultural Preserve No. 1. This project is located northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., and westerly of Cecil Ave in the Woodcrest Zoning District of the First Supervisorial District.

The Planning Department recommends that the Board of Supervisors adopt a **Negative Declaration for Environmental Assessment No. 43076**, tentatively approve the **Change of Zone No. 7954 and Agricultural Preserve Case No. 1071**, adopt **Resolution No. 2020-022** approving the diminishment of Woodcrest Agricultural Preserve No. 1 and issuing a Certificate of Tentative Cancellation to cancel the Land Conservation Contract, and direct the Clerk of the Board to file and record Resolution No. 2020-022 as well as the corresponding exhibits with the County Recorder and transmit copies thereof to the Riverside County Planning Department, the Director of Conservation, State of California, and the Office of the Assessor of Riverside County, and approve **Tentative Parcel Map No. 37340**.

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 PHAYVANH NANTHAVONGDOUANGSY, PRINCIPAL PLANNER, AT (951)-955-6573 OR EMAIL pnanthav@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: September 04, 2020

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

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

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09/11/2020 10:40 AM Fee: \$ 0.00

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Removed OCT 22 2020

By:

SZ

Deputy

Maxwell, Sue

From: megan brousseau <riverlillybrousseau@gmail.com>
Sent: Monday, September 21, 2020 3:55 PM
To: COB
Cc: Patty Astfalk; alaina nelson; Sonya Alemdar
Subject: URGENT Re: BOS Meeting 9/22 agenda no 13295 comment letter
Attachments: Re_Change of Zone No. 7954 (Agenda No_ 13295) (5).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good Afternoon,
Please accept the attached comment letter on behalf of the residents impacted by the proposed zone change No 7953 agenda number 13295 for tomorrow's BOS meeting, 9/22/202.

Thank you,
Megan Brousseau
17855 Twin Lakes Dr.
Riverside, CA 92508

September 21, 2020

Sent via Electronic Mail:

cob@rivco.org

Attn: Clerk of the Board

4080 Lemon Street, 1st Floor

Post Office Box 1147

Riverside, CA 92502

Re: Change of Zone No. 7954 (Agenda No: 13295)

Dear Riverside County Board of Supervisors,

On behalf of the neighbors in the immediate vicinity of the parcel proposed for rezoning, please accept the following letter in opposition of the proposed project and rezoning.

We are a rural neighborhood nestled in the beautiful folds of a long standing agricultural preserve that was created to protect the quality of life of residents and wildlife alike. We are a mixture of long time residents (many over 40 years) and new families who have come to Woodcrest to enjoy cleaner air, less traffic, and a connection to nature and our community. It is in an attempt to protect that quality of life that we must ask you to deny this zoning change, as well as the cancelation of the agricultural preserve contract.

As we are a community that values our and our neighbor's right to enjoy their property as they see fit, we do not take the action of opposing this change lightly. To that end, we would like to ask for this matter to be continued for 30 days with no ruling by the Board until that time so that we (the Woodcrest neighbors within immediate area of the property) may have the appropriate opportunity to view the project file in question and ask any clarifying questions of County Planning staff. Below are the reasons that we request this time to conduct our due diligence in considering our neighbor's request.

-Notice sign posted on-site in a remote location seen only by 2 neighbors on September 8th allowing only 8 business days in which neighbors who were able to see the sign to inquire further about the project with County staff or view the project file at County offices.

- Mailed notice was received by the first neighbor on September 12th leaving only 6 business days for concerned neighbors to access the project file in person and receive help from county staff.

-The aforementioned notice would be lacking in the best of times but is wholly inadequate during the current Covid 19 pandemic and subsequent orders in place. Almost all of the neighbors concerned about this project are senior and some considered elderly. They ask for the time to be able to safely view the project file and ask questions about the project and rezoning implications. Some need to coordinate with family to aid them in this process.

-The 6 days given by the mailed notice was not enough notice for teachers and other professional neighbors to request time off to attend the hearing on September 22, 2020.

This essentially ensures residents are not able to participate in the hearing or process.

-Multiple concerned neighbors in the immediate area of the property were not notified at all

If the Board is unable or unwilling to continue this matter in order to allow proper time for the concerned neighbors to view the file and inquire of staff, we respectfully ask that you not cancel the contract that has served as a decades old promise to our community and that you deny the rezoning that is inconsistent with the lifestyle and values of our neighborhood.

Respectfully,

Gary and Patty Astfalk

Curtis and Raquel Carlson

Megan and Chris Brousseau

Nancy Edwards

Kay Therrien

Alaina Nelson

Sherry Dodd

Wes Skovinski

Larry and Ruth Lumsdon

9/22/20

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