

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



**ITEM: 21.1  
(ID # 14897)**

**MEETING DATE:**  
Tuesday, April 27, 2021

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON GENERAL PLAN AMENDMENT NO. 200001, CHANGE OF ZONE NO. 1900051 – Applicant: Wah Taing - Engineer/Rep: Massoud Ghiam - First Supervisorial District- Lakeland Village Zoning District - Elsinore Area Plan - Community Development: Commercial Retail (CD:CR) – 0.13 Acres- Location: southeast of Evergreen Street and southwest of Grand Avenue - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The General Plan Amendment is a proposal to change the Land Use designation of the project site from Community Development: Commercial Retail (CD:CR) to Community Development: Medium Density Residential (CD:MDR). The Change of Zone is a proposal to change the existing zoning classification of the project site from General Commercial (C-1/C-P) to One-Family Dwellings (R-1). The purpose behind the General Plan Amendment and Change of Zone is to be able to construct a one family dwelling on the property. A one family dwelling is not permitted by the current zoning classification of the property. APN: 381-273-004. District 1. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) (3) (Common Sense) and Section 15303, (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report;

Continued on Page 2

**ACTION: Policy**

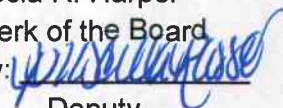
  
John Hildebrand, Planning Director 4/12/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Washington 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: April 27, 2021  
xc: Planning

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 200001**, which changes the General Plan land use designation of the project site from Community Development: Commercial Retail (CD:CR) to Community Development: Medium Density Residential (CD:MDR) as shown on Figure 3 of the Elsinore Area Plan and other related tables and figures, in accordance with Exhibit #6, based on the findings and conclusions incorporated in the staff report, and subject to final adoption of the General Plan Cycle Resolution by the Board of Supervisors; and
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900051**, to amend the zoning classification for the subject property from General Commercial (C-1/C-P) to One-Family Dwellings (R-1) based upon the findings and conclusions provided in this staff report, and pending adoption of the zoning ordinance by the Board of Supervisors.

Continued on Page 3

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

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

On December 30, 2019, the applicant, Taing Wah, submitted Change of Zone No. 1900051 (CZ1900051) which proposes to change project site's zoning classification from General Commercial (C-1/C-P) to One-Family Dwellings (R-1). Subsequently on April 9, 2020, the applicant submitted General Plan Amendment No. 200001 (GPA200001) which proposed to change the project site's land use designation from Commercial Retail (CR) to Medium Density Residential (MDR).

The applicant intends to construct a one-family dwelling on the property which is not currently permitted under the current zoning classification. The General Plan is also required to be amended for the proposed zone change to be consistent with the General Plan. No subdivision or other development beyond the one-family dwelling is anticipated by the project.

The site is surrounded by primarily one-family dwelling uses that exist to the south and west and vacant properties to the north and west. The site is separated from Grand Avenue by three vacant properties that along with its relatively small size at 0.13 acres (approximately 5,600 square feet) limit its feasibility for development for commercial uses as a single parcel controlled by the owner.

**Impact on Residents and Businesses**

The proposed project is categorically exempt under CEQA, which means that it belongs to a class of projects that have been determined to not have a significant effect on the environment. As detailed in the Planning Commission Staff Report, which is attached hereto and incorporated by reference, the project would be exempt under CEQA pursuant to Sections 15061 (b) (3) and 15303. Accordingly, there will be no impacts on residents or businesses.

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. Planning Commission Report of Actions

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

B. Planning Commission Staff Report

  
Jason Farin, Principal Management Analyst 4/21/2021

  
Gregory H. Priamos, Director County Counsel 4/15/2021

  
Gregory H. Priamos, Director County Counsel 4/15/2021



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MARCH 24, 2021**

**1.0 CONSENT CALENDAR**

**1.1 PLOT PLAN WIRELESS NO. 190006 – RECEIVE and FILE – RECEIVED and FILED.**

Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), Section 15304 (Minor Alterations to Land), and Section 15061(b)(3) (Common Sense Exemption) – Applicant: J5 Infrastructure Partner's, LLC on behalf of AT&T – Engineer/Representative: Casa Industries c/o Luis Cardona – Fourth Supervisorial District – Sky Valley Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (RUR-RR) – Location: Northerly of 21<sup>st</sup> Avenue, southerly of Dillon Road, easterly of Longvue Road, and westerly of Hot Springs Road – 1.25 Acres – Zoning: One Family Dwellings (R-1-1/4) – **REQUEST:** Receive and File the Planning Director's decision of approval on February 2, 2021 of Plot Plan Wireless No. 190006 to construct a 50-foot mono-palm wireless communication facility with live palm trees, including 12 panel antennas, 36 Remote Radio Units (RRUs), two (2) microwave antennas, six (6) surge protectors, one (1) Global Positioning System (GPS) antenna, utility cabinets, one (1) A/C unit, and one (1) 30kW diesel generator within approximate 1,008 sq. ft. lease area, surrounded by a 6-foot high fence barrier. APN: 647-080-007. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

**1.2 STAY OF TIME for TENTATIVE PARCEL MAP NO. 36564 – APPROVED the Stay of Time Request for Tentative Parcel Map No. 36564, extending the approval date of the map to July 7, 2020.**  
Applicant: TSG Cherry Valley, LP/Brian Rupp – Engineer: Albert A Webb Associates/Haley Franco & Nicole Torstvet – Fifth Supervisorial District – Cherry Valley District Zoning Area – The Pass Area Plan – Community Development: Light Industrial (LI) – Open Space: Recreation (OP-R) – Location: Northerly of Cherry Valley Boulevard, easterly of San Bernardino Freeway (Interstate 10), and southerly of Redlands Road – 230 Gross Acres – Zoning: Industrial Park (I-P) – Controlled Development (W-2) – Approved Project Description: The Tentative Parcel Map proposes a Schedule "E" subdivision of 229 acres into four (4) parcels, including two (2) industrial buildings on approximately 140.23 acres and approximately 84.8 acres to remain as natural open space. **REQUEST:** Stay of Time Request for Tentative Parcel Map No. 36564, extending the approval date of the map to July 7, 2020 to reflect the approximately 31 months the project was in litigation pursuant to Cal. Govt. Code Section 66463.5(e) and Section 8.4(F) of Ordinance No. 460. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS  
NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:  
NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 CHANGE OF ZONE NO. 1900018 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and 15061(b)(3) (Common Sense Exemption) – Applicant: WST Group USA, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) – 19.58 Acres – Location: Northerly of Buena Vista Road, southerly of Carancho Road, easterly of los Gatos Road, and westerly of el Calamar Road – Zoning: Rural Residential (R-R) – **REQUEST:** Change of Zone No. 1900018 proposes to change the**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

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



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MARCH 24, 2021**

site's zoning classification from Rural Residential (R-R) to Light Agriculture (A-1) for two (2) parcels on 19.58 acres – APN's: 933-120-039 and 933-120-040. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org).

**TENTATIVELY** Approve Change of Zone No. 1900018.

- 4.2 **CHANGE OF ZONE NO. 1900019 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and 15061(b)(3) (Common Sense Exemption) – Applicant: The Lin Hu Revocable Living Trust – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) – 9.55 Acres – Location: Northerly of Buena Vista Road, southerly of Carancho Road, easterly of los Gatos Road, and westerly of el Calamar Road – Zoning: Light Agriculture (10 Acres Minimum) (A-1-10) – **REQUEST:** Change of Zone No. 1900019 proposes to change the site's zoning classification from Rural Residential (R-R) to Light Agriculture (A-1) for one (1) parcel on 9.55 acres. APN: 937-120-038. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

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

**TENTATIVELY** Approve Change of Zone No. 1900019.

- 4.3 **CONDITIONAL USE PERMIT NO. 200027 and DEVELOPMENT AGREEMENT NO. 2000012 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – CEQ200063 – Applicant: I. E. Gardens 2, Inc. c/o Nader Awad and Joshua Naggar – Engineer/Representative: Joshua Naggar and Shade Awad – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Grand Avenue, westerly of Corydon Road, southerly of Union Street, and easterly of Gill Lane – 2.97 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 200027 is a proposal for a Cannabis Microbusiness Facility with Indoor Cultivation, Distribution, and storefront Retail Sales within an existing shopping center. The Cannabis Microbusiness would reside within Units B and G, totaling 9,875 sq. ft., within the existing 24,213 sq. ft. commercial building for the shopping center. Unit B would consist of 2,325 sq. ft. for the cannabis retailer with a reception area, security room, offices, vaults, storage, a breakroom, and restrooms. Unit G would consist of the indoor cultivation at 7,300 sq. ft. with flower rooms, a hanging room, and a veg room and the distribution area at 250 sq. ft. for packaging and deliveries; all totaling 7,550 sq. ft. The existing shopping center provides adequate parking spaces for the proposed facility and the remaining commercial units that are not a part of this project. The facility requires 14 of the existing 180 parking spaces. The project includes improvement to the site's landscaping, parking surface, signage, entrance monument, and exterior building paint. The associated Development Agreement No. 2000012 (DA2000012), has a term of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000012 and CUP200027 and will provide community benefits to the Elsinore Area. APN: 370-310-007. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

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

**TENTATIVELY** Approve Development Agreement No. 200012; and,

**APPROVE** Conditional Use Permit No. 200027, subject to the conditions of approval as modified at hearing.

- 4.4 **GENERAL PLAN AMENDMENT NO. 200001 and CHANGE OF ZONE NO. 1900051 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense) and Section 15303 (New Construction

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MARCH 24, 2021**

- or Conversion of Small Structures) – Applicant: Wah Taking – Engineer/Representative: Massoud Ghiam – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan – Community Development: Commercial Retail (CD-CR) – 0.13 Acres – Location: Southeasterly of Evergreen Street and southwesterly of Grand Avenue – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The General Plan Amendment is a proposal to change the Land Use designation from Community Development: Commercial Retail (CD-CR) to Community Development: Medium Density Residential (CD-MDR) on the 0.13 acre parcel. The Change of Zone is a proposal to change the existing zoning classification from General Commercial (C-1/C-P) to One-Family Dwellings (R-1) on the 0.13-acre parcel. The purpose behind the General Plan Amendment and Change of Zone is to be able to construct a one family dwelling on the property. A one family dwelling is not permitted by the current zoning on the property. APN: 381-273-004. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).
- 4.5 **CONDITIONAL USE PERMIT NO. 190031 and DEVELOPMENT AGREEMENT NO. 1900019 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: F2-Palm Desert, LLC – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Varner Road, easterly of Berkey Drive, southerly of Wildcat Drive, and westerly of Washington Street – 0.5 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 190031 proposes to use an existing building as a storefront for a retail cannabis business and office space related to cannabis business. Development Agreement No. 1900019 would impose a lifespan on the proposed cannabis project and provide community benefit to the Bermuda Dunes Area. APN: 748-370-011. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 4.6 **CONDITIONAL USE PERMIT NO. 190034 and DEVELOPMENT AGREEMENT NO. 1900022 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: EEL – Riverside County, LLC – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Adelaide Street, easterly of Front Street, and southerly of Northshore Street – 0.64 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Development Agreement No. 1900022 would impose a lifespan on the proposed cannabis project and provide community benefit to the Thousand Palms District. Conditional Use Permit No. 190034 proposes to use an existing 7,734 sq. ft. building as a storefront for a retail cannabis business with office space related to cannabis business and shall only occupy 1,792 sq. ft. of the entire building. APN: 650-360-021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 4.7 **DEVELOPMENT AGREEMENT NO. 1900020, CONDITIONAL USE PERMIT NO. 190032, CHANGE OF ZONE NO. 190035 and CHANGE OF ZONE NO. 2100007 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA
- The Planning Commission Recommends that the Board of Supervisors take the following actions:
- FIND** the project exempt from the California Environmental Quality Act (CEQA); and,
- TENTATIVELY** Approve General Plan Amendment No. 200001; and,
- TENTATIVELY** Approve Change of Zone No. 1900051.
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0
- The Planning Commission Recommends that the Board of Supervisors take the following actions:
- FIND** the project exempt from the California Environmental Quality Act (CEQA); and,
- TENTATIVELY** Approve Development Agreement No. 1900019; and,
- APPROVE** Conditional Use Permit No. 1900031, subject to the conditions of approval.
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0
- CONTINUED** to April 21, 2021.
- Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MARCH 24, 2021**

Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – CEQ190114 – Applicant: CPR Winchester, LLC – Third Supervisorial District – Winchester Area – Harvest Valley/Winchester Area Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: Northerly of Taylor Street, easterly of Winchester Road, southerly of Wesley Street, and westerly of Whittier Avenue – 0.31 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Development Agreement No 1900020 is a proposal whereby the applicant enters into a development agreement with the County of Riverside, consistent with the County’s Cannabis Ordinance, and it includes terms for providing a community benefit to the Winchester Area. Conditional Use Permit No. 190032 is a proposal to utilize an existing building to establish and operate a 900 sq. ft. cannabis retail facility with delivery on a 0.31-acre lot with parking and landscaping. Change of Zone No. 1900035 proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). Change of Zone No. 2100007 is a text amendment to Ordinance No. 348 to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. The text of Section 19.519.A.3 is proposed to be “Cannabis Retailers shall not be located within 500 feet of a smoke shop or similar facility. This distance shall be measured from the nearest point of entry for consumers of the commercial cannabis dispensary to the nearest point of entry for consumers of a smoke shop or similar facility as measured along the shortest pedestrian or vehicular path of travel, whichever is shorter. APN: 463-117-049. Project Planner: Mina Morgan at (951) 955-6035 or email at [mimorgan@rivco.org](mailto:mimorgan@rivco.org).

The Planning Commission Recommends that the Board of Supervisors take the following actions:

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

**ADOPT** Ordinance No. 348 XXX associated with Change of Zone No. 2100007; and,

**TENTATIVELY** Change of Zone No. 1900035; and,

**TENTATIVELY** Approve Development Agreement No. 1900020; and,

**APPROVE** Conditional Use Permit No. 190032, subject to the conditions of approval as modified as hearing.

**5.0 WORKSHOP:**

**NONE**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**





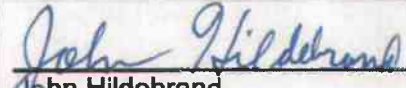
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4 . 4**

**Planning Commission Hearing: March 24, 2021**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	GPA200001, CZ1900051	<b>Applicant(s):</b> Wah Taing
<b>CEQA Exempt</b>	Sections 15061(b)(3) and 15303	<b>Representative(s):</b> Massoud Ghiam
<b>Area Plan:</b>	Elsinore	
<b>Zoning Area/District:</b>	Lakeland Village District	
<b>Supervisory District:</b>	First District	
<b>Project Planner:</b>	Russell Brady	
<b>Project APN(s):</b>	381-273-004	John Hildebrand Planning Director

**PROJECT DESCRIPTION AND LOCATION**

**General Plan Amendment No. 200001** is a proposal to change the Land Use designation from Community Development: Commercial Retail (CD:CR) to Community Development: Medium Density Residential (CD:MDR) on the 0.13 acre parcel.

**Change of Zone No. 1900051** is a proposal to change the existing zoning classification from General Commercial (C-1/C-P) to One-Family Dwellings (R-1) on the 0.13 acre parcel.

The purpose behind the General Plan Amendment and Change of Zone is to be able to construct a one family dwelling on the property. A one family dwelling is not permitted by the current zoning on the property.

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

The Project site is located southeast of Evergreen Street and southwest of Grand Avenue.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**STAFF RECOMMENDS THAT THE PLANNING COMMISSION:**

**ADOPT PLANNING COMMISSION RESOLUTION NO. 2021-001** recommending adoption of General Plan Amendment No. 200001 to the Board of Supervisors.

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

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) (3) (Common Sense) and Section 15303, (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report;

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 200001**, which changes the General Plan land use designation from Community Development: Commercial Retail (CD:CR) to Community Development: Medium Density Residential (CD:MDR) on the 0.13 acre parcel on Figure 3 of the Elsinore Area Plan and other related tables and figures, in accordance with Exhibit #6, based on the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Cycle Resolution by the Board of Supervisors; and

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900051**, to amend the zoning classification for the subject property from General Commercial (C-1/C-P) to One-Family Dwellings (R-1) on the 0.39 acre parcel based upon the findings and conclusions provided in this staff report, and pending adoption of the zoning ordinance by the Board of Supervisors.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	Medium Density Residential (MDR)
Policy / Overlay Area:	Lakeland Village Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR)
East:	Mixed Use Area (MUA)
South:	Medium Density Residential (MDR), Mixed Use Area (MUA)
West:	Medium Density Residential (MDR), Commercial Retail (CR)
Existing Zoning Classification:	General Commercial (C-1/C-P)
Proposed Zoning Classification:	One-Family Dwellings (R-1)
Surrounding Zoning Classifications	
North:	General Commercial (C-1/C-P)
East:	General Commercial (C-1/C-P)
South:	General Commercial (C-1/C-P), One-Family Dwellings
West:	One-Family Dwellings (R-1), General Commercial (C-1/C-P)

Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant Land
East:	Vacant land
South:	Single-family residential
West:	Single-family residential , vacant Land

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.13 acres	N/A

**Located Within:**

City's Sphere of Influence:	City of Lake Elsinore
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very High
Subsidence Area:	Yes - Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**



Figure No. 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### Background

On December 30, 2019, the applicant, Taing Wah, submitted Change of Zone No. 1900051 (CZ1900051) which proposes to change project site's zoning classification from General Commercial (C-1/C-P) to One-Family Dwellings (R-1). Subsequently on April 9, 2020, the applicant submitted General Plan Amendment No. 200001 (GPA200001) which proposed to change the project site's land use designation from Commercial Retail (CR) to Medium Density Residential (MDR).

The applicant intends to construct a one-family dwelling on the property which is not currently permitted under the current zoning. The General Plan is also required to be amended for the proposed zone change to be supported by the General Plan. No subdivision or other development beyond the single family residence is anticipated by the project.

The site is surrounded by primarily one-family dwelling uses that exist to the south and west and vacant properties to the north and west. The site is separated from Grand Avenue by three vacant properties that along with its relatively small size at 0.13 acres (approximately 5,600 square feet) limit its feasibility for development for commercial uses as a single parcel controlled by the owner.

## ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The proposed General Plan Amendment and Change of Zone is exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines section 15061 (b) (3), which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment, known as the "common sense exemption." The use of this exemption is appropriate when it can be determined with certainty that the proposed General Plan Amendment and Change of Zone will not cause any significant environmental impacts. The proposed action meets this criteria since the

implementation of the change to the General Plan and Zoning would result in a single family residence. Therefore, it can be determined that there is no potential for causing a significant effect on the environment. While the allowable land uses would change from those allowed in the current General Plan land use designation of Commercial Retail (CR) and zone classification of General Commercial (C-1/C-P) to those allowed in the Medium Density Residential (MDR) land use designation and One-Family Dwelling (R-1) zone, the uses allowed in the Medium Density Residential (MDR) land use designation and One-Family Dwelling (R-1) zone are more narrow and residential focused which are more compatible with the surrounding existing residential land uses compared to those uses of the existing zones that allow for commercial uses. Therefore, the proposed General Plan Amendment and Change of Zone would accommodate a smaller range of uses that are typically less impactful to surrounding areas compared to some uses that may be allowed in the current zoning for the Project site.

In addition, the proposed Project would also be considered exempt under Section 15303 of the State CEQA Guidelines, which provides that new construction or conversion of small structures, including specifically the construction of a single-family residence would be exempt from CEQA. Although the project includes a General Plan Amendment and Change of Zone, the physical impacts to the environment that would result from the project and its implementation would be from a single family residence. Therefore, this exemption would also apply.

## **FINDINGS AND CONCLUSIONS**

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

### **Land Use Findings:**

1. The project site has a current General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR). The General Plan Amendment proposes to change the land use designation to Community Development: Medium Density Residential (CD:MDR). This land use designation change is to facilitate the construction of a one-family dwelling on the site that would be consistent with the CD:MDR land use designation which generally allows single family residential land uses.
2. The project site is located within the Lakeland Village Policy Area. The intent of this policy area is to avoid flood hazards relative to Lake Elsinore and connecting drainages, developing safe pedestrian access in the area, development of park facilities, visual compatibility at gateway areas, mix of uses within mixed use areas, and encouraging walkability and bicycle use. The proposed project does not directly relate to the provisions of this policy area since it is located outside of a designated floodplain and not within a gateway area. The project would provide the necessary improvements with the anticipated development of a single family residence on the project site to meet any provisions relating to pedestrian access.
3. The project site currently has a Zoning Classification of General Commercial (C-1/C-P), which is consistent with the current General Plan Land Use Designation of Commercial Retail (CR). The proposed change of zone to One-Family Dwellings (R-1) would be consistent with the proposed amended land use designation of Community Development: Medium Density Residential (CD:MDR) since the land use designation generally allows for residential development and so would the proposed zoning.

**Entitlement Findings:**

**General Plan Amendment**

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, the first two (1 – 2) findings are required and one additional finding is also required. The additional finding selected as the additional finding is that special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

1. The proposed changes do not involve a change in or conflict with:

a. The Riverside County Vision.

The Riverside County Vision, in its discussion on Population Growth, specifically provides, “New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.” The project site is located within a developed area and does reflect the logical extension of existing development patterns given the adjacent single-family residential development from the project site.

On the topic of Our Communities and Their Neighborhoods, the Riverside County Vision provides, “The planning process continues to refine acceptable densities as a means of accommodating additional growth so that the extensive permanent open space that now exists can be sustained.” The project is an example of that in that the proposed project would accommodate residential development on an already disturbed site within a developed area instead of new residential development in natural open space areas.

This is simply a sampling of the General Plan Vision Statement topics that the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Appendix B:

General Plan Principle I.C provides for Maturing Communities for every community to mature in its own way, at its own pace and within its own context. This Principle highlights that communities are not fixed in their development patterns, but that over time may transition, in particular to more feasible or desirable land uses, while still respecting the existing communities where they meet by transitioning densities and providing buffers where appropriate. Such maturing communities may require changes to land use designations to accommodate for growing residential demand and consolidation of commercial land uses. The project represents this through a re-evaluation of the appropriate land uses for this particular site and the area in general to change from non-residential to residential land use.

General Plan Principle I.G encourages efficient use of land by locating more intense development in appropriate areas. The proposed residential development would utilize a currently vacant site within a relatively developed area near Grand Avenue that represents the most efficient use of this land.

The General Plan Principle IV.A1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice an opportunity for housing in various styles, of varying densities and of a wide range of process and accommodating a range of life styles in equally diverse community settings, emphasizing compact and highest density choices.

The General Plan Principle IV A.6.c provides, "Existing communities should be revitalized through development of under-used, vacant, redevelopment and or infill sites within existing urbanized areas. To the extent possible, attention should be focused on brownfields and other urban sites whose rehabilitation provides not only economic benefits but also environmental improvements. Steps to implement this principle include: Redesigning vacant land for higher density uses or mixed use, and providing incentives for assemblage of smaller parcels to create feasible infill projects that meet community goals and objectives." The project will occur on a relatively small vacant parcel between amongst residential uses. The General Plan Amendment will help provide uniformity with the adjacent residential projects and implement the overall intent of the General Plan.

This is simply a sampling of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflict with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Appendix B.

c. Any Foundation Component designation in the General Plan.

The proposed land use designation would be within the same Foundation Component of the General Plan. Thus, the proposed General Plan Amendment is consistent with the Community Development Foundation.

2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The purposes of General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The project is strategically planning for land uses in the area by providing for needed residential development within an area with residential uses already and removing a non-residential land use designation that is not feasible and potentially more impactful than residential development. Therefore, the proposed General Plan Amendment is not detrimental to the purposes of the General Plan and specifically implement it by strategically planning for land uses in specific locations.

3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

It was unknown that the overall four parcels designated as Commercial Retail were not under the same ownership. Not being under the same ownership control makes development of a single owned parcel, in particular this parcel not fronting on Grand Avenue with approximately 0.13 acres infeasible for development consistent with the current Commercial Retail land use designation. For this circumstance alone that was not anticipated in the preparation of the General Plan and based on its limited size and location the current designation of Commercial Retail is not appropriate or feasible. The designation of the parcel as Medium Density Residential to construct a single family residence would be feasible and more appropriate given the circumstances now known.

Additionally, since 2008 when the last major update to the General Plan was begun, the County has designated a number of larger properties along Grand Avenue as Mixed Use Areas for purposes of the Housing Element to provide areas for higher density residential. While the intent of these is for higher density residential, the Mixed Use Areas also allow for commercial development to a certain degree within these areas. Due to this, potential commercial development on larger and potentially more attractive and feasible properties, it makes potential development of this portion of Commercial Retail land use designation less necessary and possibly less desirable for commercial development, in particular the parcel included in the project due to its location not fronting Grand Avenue.

The project site has been vacant since its designation as Commercial Retail since at least 2003. In the seventeen years since, the project site has been unable to attract a viable development or project with its current land use designation. The proposed project presents a viable use for the site with a Medium Density Residential land use designation.

**Change of Zone:**

1. The proposed change of zone is in conformance with the Elsinore Area Plan and the County of Riverside General Plan based on the proposed General Plan Amendment. The project site has a proposed General Plan land use designation of Medium Density Residential. The existing zoning classification of General Commercial (C-1/C-P) is not consistent with the proposed land use designation of Community Development: Medium Density Residential (CD:MDR). The proposed Change of Zone to One-Family Dwellings, provides consistency and conformity to the County of Riverside General Plan in terms of permitted uses and development intensity.
2. The Project site is comprised of one parcel for a total of 0.13 acres. The General Plan's proposed land use designation for the Project site is Community Development: Medium Density Residential (CD:MDR). Uses encouraged in this land use designation are generally residential uses, particularly one family residential uses. The proposed change of zone to One-Family Dwellings (R-1) would result in consistency with the General Plan in that uses permitted in the R-1 zone include primarily one-family dwellings. Therefore, the proposed Change of Zone is consistent with the General Plan's proposed land use designation of Community Development: Medium Density Residential (CD:MDR).
3. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because no new development will directly occur on the project site as a result of this action. The project will change the general plan land use designation and zoning on the project site. The implementation of these changes is anticipated to result in the construction of a one-family dwelling, which is not anticipated to have any potential for a significant impact on the environment, in particular towards fish or wildlife, and as detailed in the CEQA findings is exempt from CEQA.



4. The proposed project is compatible with the existing surrounding land uses that consist primarily of one-family dwelling uses.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP).
2. Since the Project is exempt from CEQA pursuant to Section 15061(b)3 and 15303, AB 52 notification is not required. Consultation pursuant to SB 18 is required due to the General Plan Amendment. In compliance with Senate Bill 18 (SB18), Riverside County requested a Sacred Lands File search and a consultation list on May 04, 2020 from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project area. Based on the June 11, 2020 list provided by NAHC, project notices were sent on July 14, 2020 to 18 Native American Tribal representatives. SB 18 consultations were requested by the Soboba Band of Mission Indians. No response was received from the Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Mission Indians, Cabazon Band of Mission Indians, Cahuilla Band of Indians, Juaneno Band of Mission Indians Acjachemen Nation, La Jolla Band of Mission Indians, Los Coyotes Band of Mission Indians, Morongo Band of Mission Indians, Pala Band of Mission Indians, Pauma & Yuima Reservation, Pechanga Band of Mission Indians (Chair), Ramona Band of Cahuilla Mission Indians, San Luis Rey Band of Mission Indians, Torres-Martinez Desert Cahuilla Indians. The Rincon Band of Luiseno Indians responded in a letter dated July 28, 2020. They did not request consultation at this time but requested to be notified of any changes to the project description. The Santa Rosa Band declined consultation in an email dated July 15, 2020. The Soboba Band requested consultation in a letter dated August 31, 2020. This project was discussed in a meeting held December 8, 2020. The tribe did not identify any sacred sites or any tribal cultural resources but they did recommend that the procedures to be followed in the event any previously unidentified cultural resources or human remains are identified during ground disturbing activities be placed on the project. Consultation was concluded the same day.
3. The project site is located within Zones B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zones B.
4. The project site is located within the City of Elsinore Sphere of Influence. The City of Elsinore was noticed for the public hearing and at the time of writing of this staff report no comments have been received.
5. The project site is not located within an Airport Influence Area ("AIA").

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff

has not received written communication/phone calls from any persons indicating support/opposition to the proposed project.

**RESOLUTION 2021-001**  
**RECOMMENDING ADOPTION OF**  
**GENERAL PLAN AMENDMENT NO. 200001**

**WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on March 24, 2021 to consider the above-referenced matter; and,

**WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside County Additional Procedures to Implement the California Environmental Quality Act have been satisfied and the recommendation to consider the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15061(b)(3) and Section 15303 and has been evaluated in accordance with the above-referenced Act and Procedures; and,

**WHEREAS**, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on March 24, 2021, that it has recommended that the project be found exempt from the California Environmental Quality Act and recommends the following based on the staff report and the findings and conclusions stated therein:

**APPROVAL of GENERAL PLAN AMENDMENT NO. 200001.**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ1900051 GPA200001  
VICINITY/POLICY AREAS

Supervisor: Jeffries  
District 1

Date Drawn: 02/19/2021  
Vicinity Map



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen

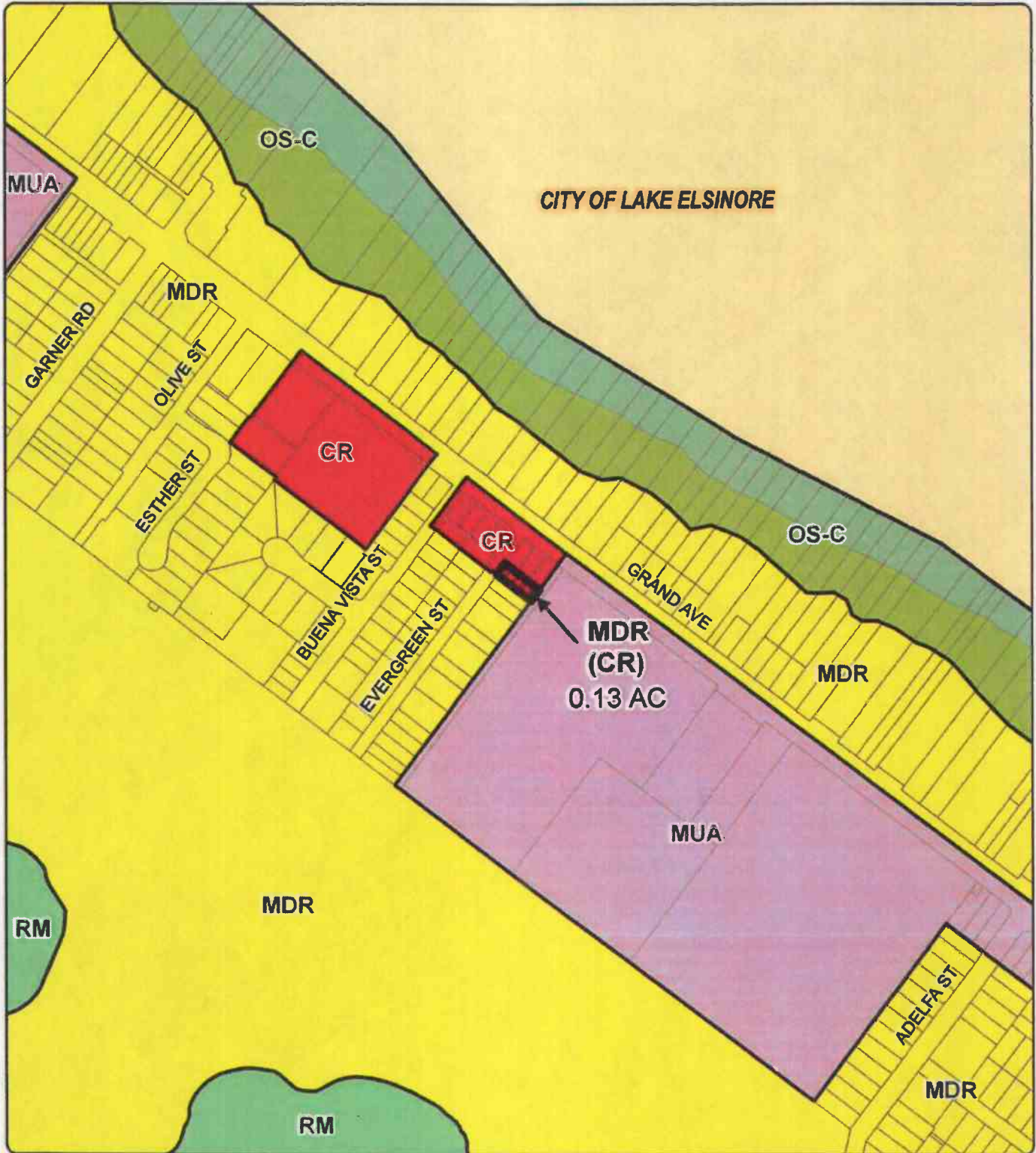


DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 952-3000, Western County or in Palm Desert at (762) 954-8277 (Eastern County) or Website: <http://www.co.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
**CZ1900051 GPA200001**  
**PROPOSED GENERAL PLAN**

Supervisor: Jeffries  
District 1

Date Drawn: 02/19/2021  
Exhibit 6



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-9200 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://www.riversidecounty.net>

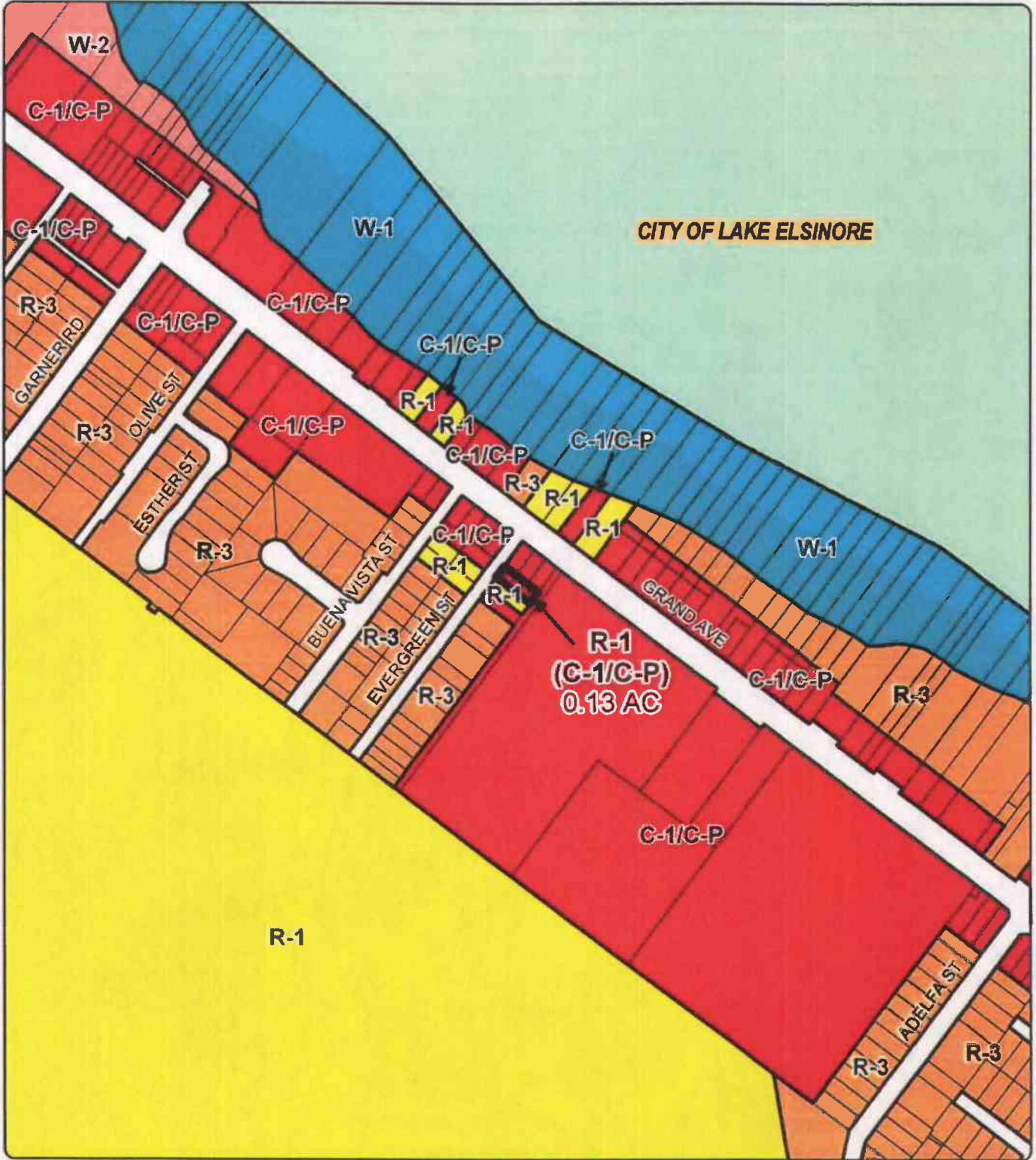
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900051 GPA200001

PROPOSED ZONING

Supervisor: Jeffries  
District 1

Date Drawn: 02/19/2021  
Exhibit 3



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900051 GPA200001

Date Drawn: 02/19/2021

Supervisor: Jeffries  
District 1

LAND USE

Exhibit 1



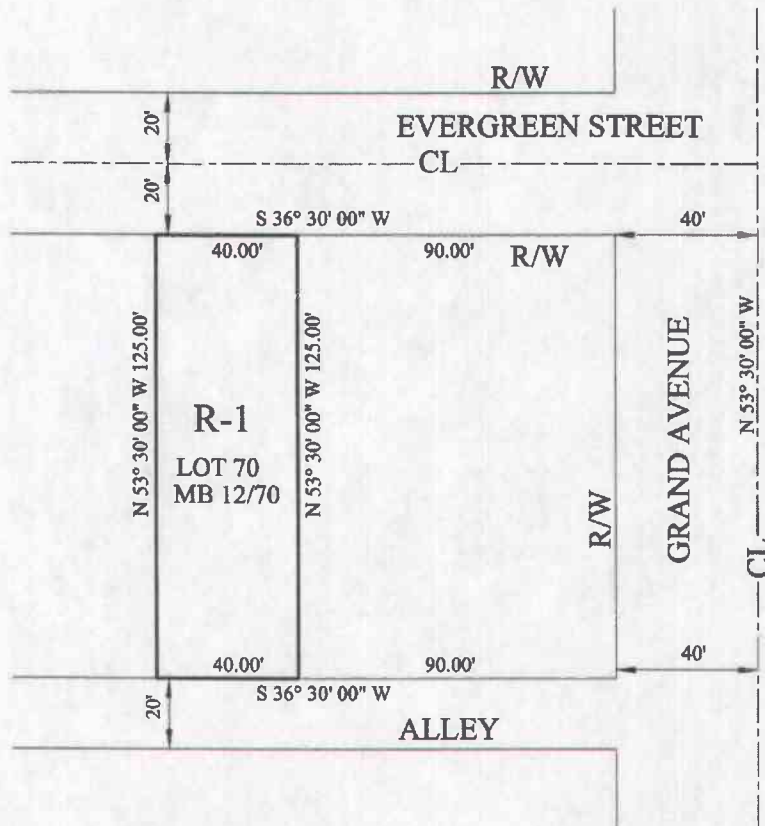
Zoning Dist: Lakeland Village

Author: Vinnie Nguyen

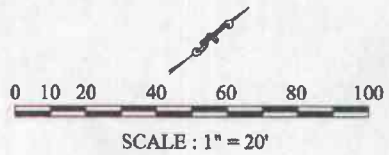


**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please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

SEC. 13 T6S R5W S.B.B.&M.



**R-1** ONE-FAMILY DWELLINGS



MAP NO.  
CHANGE OF OFFICIAL ZONING PLAN  
LAKELAND VILLAGE  
DISTRICT

CHANGE OF ZONE CASE NO. 1900051  
ADOPTED BY ORDINANCE NO.  
DATE:  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO. 381-273-004





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CHECK ONE AS APPROPRIATE:

- GENERAL (WITHOUT SPECIFIC PLAN)  
 GENERAL (WITH SPECIFIC PLAN)

CIRCULATION SECTION

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

Applicant Name: WAH TAING , W. T. STAR CORPORATION

Contact Person: WAH TAING E-Mail: WAHTAING@ICLOUD.COM

Mailing Address: 1006 W. GRAHAM AVENUE  
LAKE ELSINORE, CA 92530  
City State ZIP

Daytime Phone No: (951) 587-5471 Fax No: ( )

Engineer/Representative Name: MASSOUD GHIAM

Contact Person: MASSOUD GHIAM E-Mail: massoudg98@yahoo.com

Mailing Address: 24 Oakhurst Rd  
IRVINE, CA 92620  
City State ZIP

Daytime Phone No: (949) 307-5410 Fax No: ( )

Property Owner Name: W. T. STAR CORPORATION

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Contact Person: WAH TAING E-Mail: WAHTAING@ICLOUD.COM

Mailing Address: 1006 W. GRAHAM AVENUE  
LAKE ELSINORE, CA 92530  
*Street City State ZIP*

Daytime Phone No: (951) 587-5471 Fax No: ( )

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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

WAH TAING , W. T. STAR CORPORATION  
*PRINTED NAME OF PROPERTY OWNER(S)* SIGNATURE OF PROPERTY OWNER(S)  
*PRINTED NAME OF PROPERTY OWNER(S)* SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 381-273-004

Approximate Gross Acreage: 0.11 ACR (5000 SF)

General location (nearby or cross streets): North of AKLEY STREET, South of GRAND AVENUE, East of HIGHWAY 74, West of CORIDON RD.

Existing Zoning Classification(s): C-1/C-P (CR)

Existing Land Use Designation(s): CR

Check the box(es) as applicable:

- Technical Amendment
- Entitlement/Policy Amendment
- Foundation Component Amendment-Regular
- Foundation Component Amendment-Extraordinary
- Agricultural Foundation Component Amendment

Proposal (describe the details of the proposed General Plan Amendment):

TO CHANGE EXISTING GENERAL PLAN DESIGNATION OF CR TO MDR,  
WITHIN LAKELAND VILLAGE DISTRICT  
TO BE ABLE TO CONSTRUCT A SINGLE FAMILY RESIDENCE

Related cases filed in conjunction with this request:

APPLICATION FOR CHANGE ZONE FROM C-1/C-P TO R-1  
\_\_\_\_\_  
\_\_\_\_\_

Is there previous development application(s) filed on the same site: Yes  No

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

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

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

If yes, indicate the type of report(s) and provide signed copy(ies): \_\_\_\_\_

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Name of Company or District serving the area the project site is located (If none, write "none.")	Are facilities/services available at the project site?	Yes	No
		Electric Company	SOUTHER CALIFORNIA EDISON
Gas Company	SOUTHERN CALIFORNIA GAS COMPANT	X	
Telephone Company	ATT AND VERIZON	X	
Water Company/District	ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)	X	
Sewer District	ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)	X	

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

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

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

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

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

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

[Government Code Section 65962.5](#) requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) W.T. STAR CORPORATION / WAH TAING Date \_\_\_\_\_

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

LAKELAND VILLAGE DISTRICT

EXISTING DESIGNATION(S): CR

PROPOSED DESIGNATION(S): MDR

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

IT IS PROPOSED TO CONSTRUCT A SINGLE FAMILY HOME ON THIS PROPERTY.

WE WOULD LIKE TO CHANGE THE CR DESIGNATION TO MDR.

ALSO WE ARE REQUESTING ZONE CHANGE FROM C-1/C-P TO R-1

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**III. AMENDMENTS TO POLICIES:**

*(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)*

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: \_\_\_\_\_ Area Plan: \_\_\_\_\_

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): \_\_\_\_\_

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C. PROPOSED POLICY (Attach more pages if needed): \_\_\_\_\_

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IT IS PROPOSED TO CONSTRUCT A SINGLE FAMILY HOME ON THIS PROPERTY.  
D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): \_\_\_\_\_

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**IV. OTHER TYPES OF AMENDMENTS:**

*(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)*

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: \_\_\_\_\_  
(Please name)

Proposed Boundary Adjustment (Please describe clearly): \_\_\_\_\_

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B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): \_\_\_\_\_

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Road Segment(s) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing Designation: \_\_\_\_\_

Proposed Designation: \_\_\_\_\_

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1019 GPA Condensed Application.docx  
Created: 07/01/2015 Revised: 07/30/2018

## NOTICE OF PUBLIC HEARING

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

**GENERAL PLAN AMENDMENT NO. 200001 and CHANGE OF ZONE NO. 1900051 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense) and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Wah Taking – Engineer/Representative: Massoud Ghiam – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan – Community Development: Commercial Retail (CD-CR) – 0.13 Acres – Location: Southeasterly of Evergreen Street and southwesterly of Grand Avenue – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The General Plan Amendment is a proposal to change the Land Use designation from Community Development: Commercial Retail (CD-CR) to Community Development: Medium Density Residential (CD-MDR) on the 0.13 acre parcel. The Change of Zone is a proposal to change the existing zoning classification from General Commercial (C-1/C-P) to One-Family Dwellings (R-1) on the 0.13-acre parcel. The purpose behind the General Plan Amendment and Change of Zone is to be able to construct a one family dwelling on the property. A one family dwelling is not permitted by the current zoning on the property. APN: 381-273-004.

**TIME OF HEARING:** 9:00 a.m. or as soon as possible thereafter.  
**DATE OF HEARING:** **MARCH 24, 2021**  
**PLACE OF HEARING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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

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



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on February 19, 2021

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

APN (s) or case numbers CZ1900051 / GPA200001 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

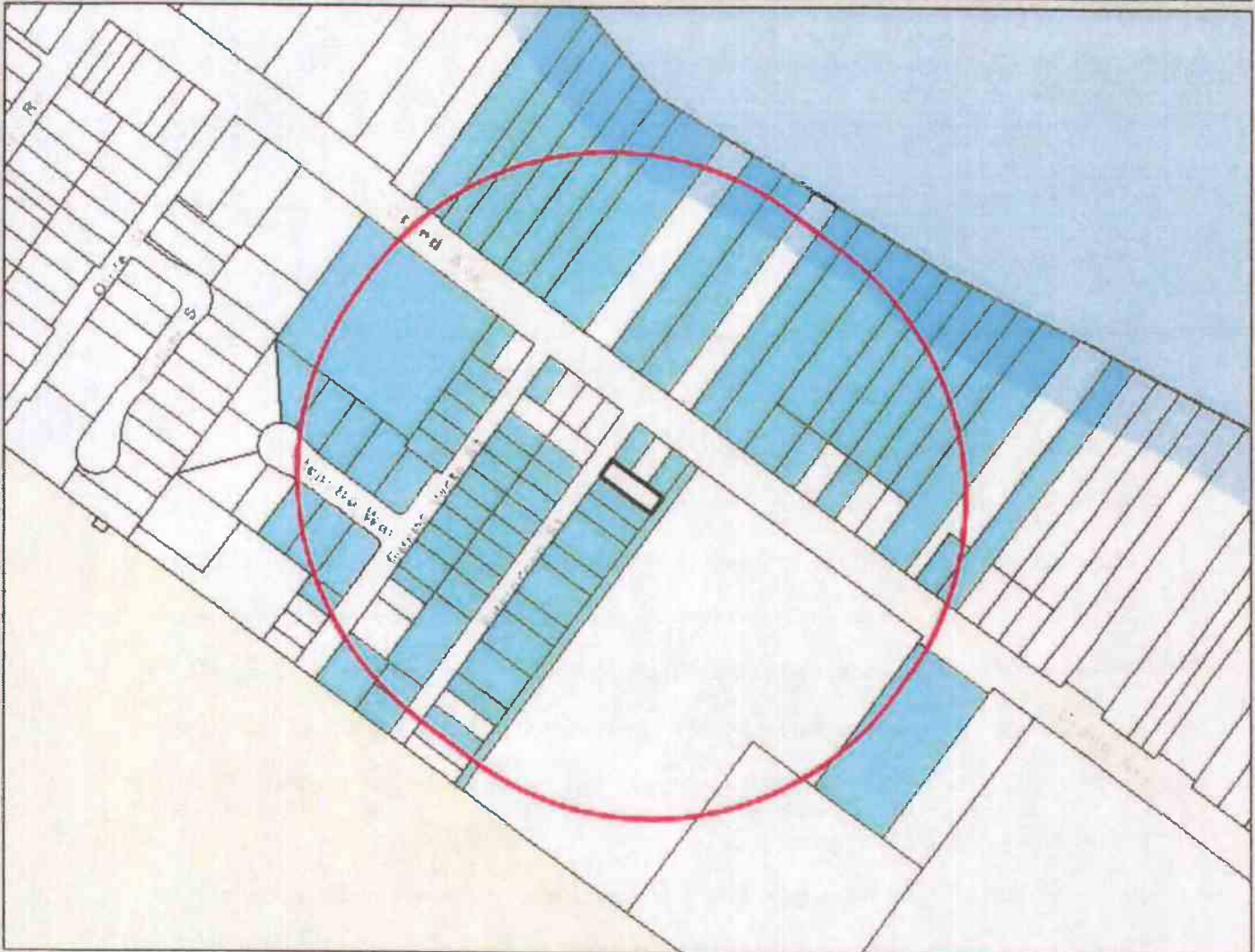
Riverside, Ca. 92502

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





# Riverside County GIS Mailing Labels

CZ1900051 / GPA200001

( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 376



752 Feet

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

REPORT PRINTED ON... 2/18/2021 9:52:33 AM

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381272009  
MARY ANN MONTOYA  
33040 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381272023  
SANTOS VALLE  
33140 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381272030  
LEE WILLIAMS  
33027 EVERGREEN ST  
LAKE ELSINORE CA 92530

381272036  
ALMA I. ESPIRITU  
33039 EVERGREEN ST  
LAKE ELSINORE CA 92530

381273006  
CESAR PEREZ RESENDES  
33024 EVERGREEN DR  
LAKE ELSINORE CA 92530

381284025  
KURTIS CAFARO  
33126 SHORELINE DR  
LAKE ELSINORE CA 92530

381284026  
REBECCA FAY WINGEN  
16910 GLENETTA WAY  
LAKE ELSINORE CA 92530

381110033  
HOWARD D. ERIKSON  
16860 GRAND AVE  
LAKE ELSINORE CA 92530

381120005  
KENNETH NORMAN CHRISTENSEN  
5781 VALLECITO DR  
WESTMINSTER CA 92683

381120011  
VIRGINIA F. OGRADY  
17078 GRAND AVE  
LAKE ELSINORE CA 92530

381120014  
BRET POLIZZI  
17092 GRAND AVE  
LAKE ELSINORE CA 92530

381120035  
KEN L. WALLACE  
723 N ELM AVE  
JACKSON MI 49202

381271001  
JEANNETTE M. LOVEDAY  
3133 CHATEAU WAY  
LEMON GROVE CA 91945

381110024  
RICHARD L. CAMERON  
16838 GRAND AVE  
LAKE ELSINORE CA 92530

381120008  
HARRY RYAN  
17000 GRAND AVE  
LAKE ELSINORE CA 92530

381272010  
SOPHANNA CHHIM  
33071 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381272014  
HT PROP  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

381272017  
CHARLES C. COWIE  
33110 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381272029  
JOSE M. ESTRADA  
33012 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381273018  
RODGER A. CULPEPPER  
33136 EVERGREEN DR  
LAKE ELSINORE CA 92530

381120038  
LLOYD D. SHOOK  
17030 GRAND AVE  
LAKE ELSINORE CA 92530

381271011  
CARLOS ORTIZ  
33019 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381271012  
GEOFFREY C. DODGE  
33174 SCHAPER ST  
LAKE ELSINORE CA 92530

381284030  
ANGEL VALLE ROMERO  
16854 GLENETTA WAY  
LAKE ELSINORE CA 92530

381284036  
FERNANDO C. MIRAMONTEZ  
16897 GLENETTA WAY  
LAKE ELSINORE CA 92530

381284037  
JAMES P. WINSOR  
6724 GARLAND CT  
ARVADA CO 80004

381272033  
CORA YVETTE MERRITT  
33063 EVERGREEN ST  
LAKE ELSINORE CA 92530

381272034  
JERRY L. REED  
33073 EVERGREEN ST  
LAKE ELSINORE CA 92530

381272037  
NICOLAS A. DUQUE  
33034 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381272038  
MARIA E. GONZALEZ  
33051 EVERGREEN ST  
LAKE ELSINORE CA 92530

381273003  
ROY D. HASAL  
30870 SARABIA  
LAKE ELSINORE CA 92530

381273035  
HANI S. KASSICIEH  
P O BOX 8691  
ANAHEIM CA 92812

381284027  
SHANTHA LAKSHMAN SURaweera  
11 LAS FIERAS  
RCH SANTA MARGARITA CA 92688

381110023  
DARRELL S. ELMORE  
16738 LAKESHORE DR H287  
LAKE ELSINORE CA 92530

381272001  
LUIS BAEZ  
2027 TURNBERRY  
CORONA CA 92881

381273009  
SCOTT R. SMITH  
33040 EVERGREEN DR  
LAKE ELSINORE CA 92530

381120002  
FRANCIS L. HENKEL  
P O BOX 1473  
WILDOMAR CA 92595

381120009  
SHOOK FAMILY TRUST  
17030 GRAND AVE  
LAKE ELSINORE CA 92530

381120030  
WILLIAM B. MILLER  
17140 GRAND AVE  
LAKE ELSINORE CA 92530

381120042  
ROGERS REVOCABLE LIVING TRUST DATED  
PO BOX 701  
LAKE ELSINORE CA 92531

381271010  
REBECCA FIERRO  
33035 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381272012  
HIEDI A. SWARTZ  
P O BOX 3362  
RANCHO CUCAMONGA CA 91729

381272013  
ROBERT CLEVELAND  
31088 LAHONTAN ST  
TEMECULA CA 92592

381272028  
ADOLFO S. RUIZ  
33023 EVERGREEN  
LAKE ELSINORE CA 92530

381272031  
EDWARD LUJAN  
33135 EVERGREEN DR  
LAKE ELSINORE CA 92530

381272035  
ADELE RODRIGUEZ  
33022 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381273001  
W T STAR CORPORATION  
1006 W GRAHAM  
LAKE ELSINORE CA 92530

381273005  
STEVEN CYRUS JENNINGS  
33020 EVERGREEN DR  
LAKE ELSINORE CA 92530

381273016  
JOHN D. ROUNSEFELL  
33126 EVERGREEN DR  
LAKE ELSINORE CA 92530

381272025  
321 EVERGREEN LAKE  
PO BOX 5000  
RANCHO SANTA FE CA 92067

381273033  
JOSE SOTELO  
29068 TANGERINE WAY  
LAKE ELSINORE CA 92530

381273034  
EVERARDO R. SAENZ  
33090 EVERGREEN DR  
LAKE ELSINORE CA 92530

381273037  
CHENG NAN TAI  
12342 ROSE ST  
CERRITOS CA 90703

381120001  
VICTOR FONG  
16862 GRAND AVE  
LAKE ELSINORE CA 92530

381120004  
KENNETH S. KWAK  
11237 SEGRELL WAY  
CULVER CITY CA 90230

381120012  
STEVEN J. KINNEY  
17078 GRAND AVE  
LAKE ELSINORE CA 92530

381120013  
LEONA M. SPENCER  
64 LA VERNE AVE  
LONG BEACH CA 90803

381284035  
MARK EVANS  
1226 WESLEY AVE  
PASADENA CA 91104

381120007  
FEINBERG MICHAEL S REVOCABLE TRUST  
16980 GRAND AVE  
LAKE ELSINORE CA 92530

381120019  
ROBERT H. NYMAN  
17150 GRAND AVE  
LAKE ELSINORE CA 92530

381120037  
ELSINORE VALLEY MUNICIPAL WATER DIST  
P O BOX 3000  
LAKE ELSINORE CA 92530

381273031  
ROBERT PENALOZA SIERRA  
4684 LOFTY GROVE DR  
OCEANSIDE CA 92056

381273032  
RAYMOND W. KOAGEL  
16521 GRUNION LN NO 201  
HUNTINGTON BEACH CA 92649

381284028  
TIMOTHY L. TALBERT  
16880 GLENETTA WAY  
LAKE ELSINORE CA 92530

381284029  
KATIE C. WHITTLE  
3125 NE 64TH AVE  
PORTLAND OR 97213

381110022  
FLEMING FAMILY TRUST DATED 2/12/2020  
23665 BIRTCHER DR  
LAKE FOREST CA 92630

381110025  
NANCY P. MAYO  
2008 S ELECTRIC AVE  
ALHAMBRA CA 91803

381120010  
ARTURO BARRAGAN RODRIGUEZ  
24447 THEDA ST  
PERRIS CA 92570

381271004  
ANTHONY MARTINEZ  
33125 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381271008  
PAUL KRAUSMAN  
33011 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381273029  
CLYDE W. BRUNNER  
171 B AVENIDA VAQUERO  
SAN CLEMENTE CA 92672

381271013  
GEOFFREY C. DODGE  
33039 BUENA VISTA  
LAKE ELSINORE CA 92530

381272015  
ROBERT M. CARRILLO  
3447 WINDSONG ST  
CORONA CA 92879

381272027  
FERNANDO DELUNA  
33008 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381272032  
RAYMOND CARRILLO  
33149 EVERGREEN DR  
LAKE ELSINORE CA 92530



**Applicant/Owner:**  
Wah Taing  
1006 W Graham Avenue  
Lake Elsinore, CA 92530

**Engineer:**  
Massoud Ghiam  
24 Oakhurst Road  
Irvine, CA 92620

**Applicant/Owner:**  
Wah Taing  
1006 W Graham Avenue  
Lake Elsinore, CA 92530

**Engineer:**  
Massoud Ghiam  
24 Oakhurst Road  
Irvine, CA 92620

**Applicant/Owner:**  
Wah Taing  
1006 W Graham Avenue  
Lake Elsinore, CA 92530

**Engineer:**  
Massoud Ghiam  
24 Oakhurst Road  
Irvine, CA 92620

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

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

# 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 - GPA200001, CZ1900051 /

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:

**04/17/2021**

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

Date: April 17, 2021  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011455867-01

P.O. Number:

Ad Copy:

## NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A GENERAL PLAN AMENDMENT AND CHANGE OF ZONE IN THE 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, April 27, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 200001**, which proposes to change the Land Use designation of the project site from Community Development: Commercial Retail (CD:CR) to Community Development: Medium Density Residential (CD:MDR) and **Change of Zone No. 1900051**, which is a proposal to change the existing zoning classification of the project site from General Commercial (C-1/C-P) to One-Family Dwellings (R-1). The purpose behind the General Plan Amendment and Change of Zone is to be able to construct a one family dwelling on the property. A one family dwelling is not permitted by the current zoning classification of the property. This project is southeast of Evergreen Street and southwest of Grand Avenue of First Supervisorial District.

The Planning Department recommends that the Board of Supervisors find that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Tentatively Approve General Plan Amendment No. 200001, and Tentatively Approve Change of Zone No. 1900051.**

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT 951-955-3025 OR EMAIL RBrady@RIVCO.ORG.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, 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: April 13, 2021  
Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant  
Press-Enterprise: 4/17

TMA / Planning  
Item No. 21.1 of  
04/27/21

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A GENERAL PLAN AMENDMENT AND CHANGE OF ZONE IN THE ELSINORE AREA PLAN, FIRST SUPERVISORIAL DISTRICT**

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The Planning Department recommends that the Board of Supervisors find that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Tentatively Approve General Plan Amendment No. 200001**, and **Tentatively Approve Change of Zone No. 1900051**.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT 951-955-3025 OR EMAIL [RBrady@RIVCO.ORG](mailto:RBrady@RIVCO.ORG).

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

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, 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](mailto:cob@rivco.org)

Dated: April 13, 2021

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

# 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 April 16, 2021, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

GPA200001, CZ1900051

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

**Board Agenda Date:** April 27, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw      DATE: April 16, 2021  
Hannah Lumanauw

# 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 April 16, 2021, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

GPA200001, CZ1900051

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

**Board Agenda Date:** April 27, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: April 16, 2021  
Hannah Lumanauw



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

April 14, 2021

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

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

RE: NOTICE OF PUBLIC HEARING: GPA200001, CZ1900051

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, April 17, 2021.**

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
Planning Director

2021 APR 12 AM 11:49  
CLERK / BOARD OF SUPERVISORS

**Hearing Date: April 21, 2021**

**To:** Clerk of the Board of Supervisors

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

**MinuteTraq #: 14897**

**Project Description:**

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON GENERAL PLAN AMENDMENT NO. 200001, CHANGE OF ZONE NO. 1900051 – Applicant: Wah Taing - Engineer/Rep: Massoud Ghiam - First Supervisorial District- Lakeland Village Zoning District - Elsinore Area Plan - Community Development: Commercial Retail (CD:CR) – 0.13 Acres- Location: southeast of Evergreen Street and southwest of Grand Avenue - Zoning: General Commercial (C-1/C-P) - REQUEST: The General Plan Amendment is a proposal to change the Land Use designation of the project site from Community Development: Commercial Retail (CD:CR) to Community Development: Medium Density Residential (CD:MDR). The Change of Zone is a proposal to change the existing zoning classification of the project site from General Commercial (C-1/C-P) to One-Family Dwellings (R-1). The purpose behind the General Plan Amendment and Change of Zone is to be able to construct a one family dwelling on the property. A one family dwelling is not permitted by the current zoning classification of the property. APN: 381-273-004. District 1.

**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)
- Publish in Newspaper: (1st Dist) Press Enterprise
- CEQA Exempt
  - 10 Day
  - 20 Day
  - 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(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  
(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 # 14897)

**MEETING DATE:**

Tuesday, April 27, 2021

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON GENERAL PLAN AMENDMENT NO. 200001, CHANGE OF ZONE NO. 1900051 – Applicant: Wah Taing - Engineer/Rep: Massoud Ghiam - First Supervisorial District- Lakeland Village Zoning District - Elsinore Area Plan - Community Development: Commercial Retail (CD:CR) – 0.13 Acres- Location: southeast of Evergreen Street and southwest of Grand Avenue - Zoning: General Commercial (C-1/C-P) - REQUEST: The General Plan Amendment is a proposal to change the Land Use designation of the project site from Community Development: Commercial Retail (CD:CR) to Community Development: Medium Density Residential (CD:MDR). The Change of Zone is a proposal to change the existing zoning classification of the project site from General Commercial (C-1/C-P) to One-Family Dwellings (R-1). The purpose behind the General Plan Amendment and Change of Zone is to be able to construct a one family dwelling on the property. A one family dwelling is not permitted by the current zoning classification of the property. APN: 381-273-004. District 1. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) (3) (Common Sense) and Section 15303, (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report;
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 200001**, which changes the General Plan land use designation of the project site from Community Development: Commercial Retail (CD:CR) to Community Development: Medium Density Residential (CD:MDR) as shown on Figure 3 of the Elsinore Area Plan and other related tables and figures, in accordance with Exhibit #6, based on the findings and conclusions incorporated in the staff report, and subject to final adoption of the General Plan Cycle Resolution by the Board of Supervisors; and
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900051**, to amend the zoning classification for the subject property from General Commercial (C-1/C-P) to One-Family Dwellings (R-1) based upon the findings and conclusions provided in this staff report, and pending adoption of the zoning ordinance by the Board of Supervisors.

**ACTION:**



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

---

**MINUTES OF THE BOARD OF SUPERVISORS**

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

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

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

**BACKGROUND:**

**Summary**

On December 30, 2019, the applicant, Taing Wah, submitted Change of Zone No. 1900051 (CZ1900051) which proposes to change project site's zoning classification from General Commercial (C-1/C-P) to One-Family Dwellings (R-1). Subsequently on April 9, 2020, the applicant submitted General Plan Amendment No. 200001 (GPA200001) which proposed to change the project site's land use designation from Commercial Retail (CR) to Medium Density Residential (MDR).

The applicant intends to construct a one-family dwelling on the property which is not currently permitted under the current zoning classification. The General Plan is also required to be amended for the proposed zone change to be consistent with the General Plan. No subdivision or other development beyond the one-family dwelling is anticipated by the project.

The site is surrounded by primarily one-family dwelling uses that exist to the south and west and vacant properties to the north and west. The site is separated from Grand Avenue by three vacant properties that along with its relatively small size at 0.13 acres (approximately 5,600 square feet) limit its feasibility for development for commercial uses as a single parcel controlled by the owner.

**Impact on Residents and Businesses**

The proposed project is categorically exempt under CEQA, which means that it belongs to a class of projects that have been determined to not have a significant effect on the environment. As detailed in the Planning Commission Staff Report, which is attached hereto and incorporated by reference, the project would be exempt under CEQA pursuant to Sections 15061 (b) (3) and 15303. Accordingly, there will be no impacts on residents or businesses.

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. Planning Commission Report of Actions

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on February 19, 2021

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

APN (s) or case numbers CZ1900051 / GPA200001 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department.

Said list is a complete and true compilation of the owners of the subject property and all other

property owners within 600 feet of the property involved, or if that area yields less than 25

different owners, all property owners within a notification area expanded to yield a minimum of

25 different owners, to a maximum notification area of 2,400 feet from the project boundaries,

based upon the latest equalized assessment rolls. If the project is a subdivision with identified

off-site access/improvements, said list includes a complete and true compilation of the names and

mailing addresses of the owners of all property that is adjacent to the proposed off-site

improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I

understand that incorrect or incomplete information may be grounds for rejection or denial of the

application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

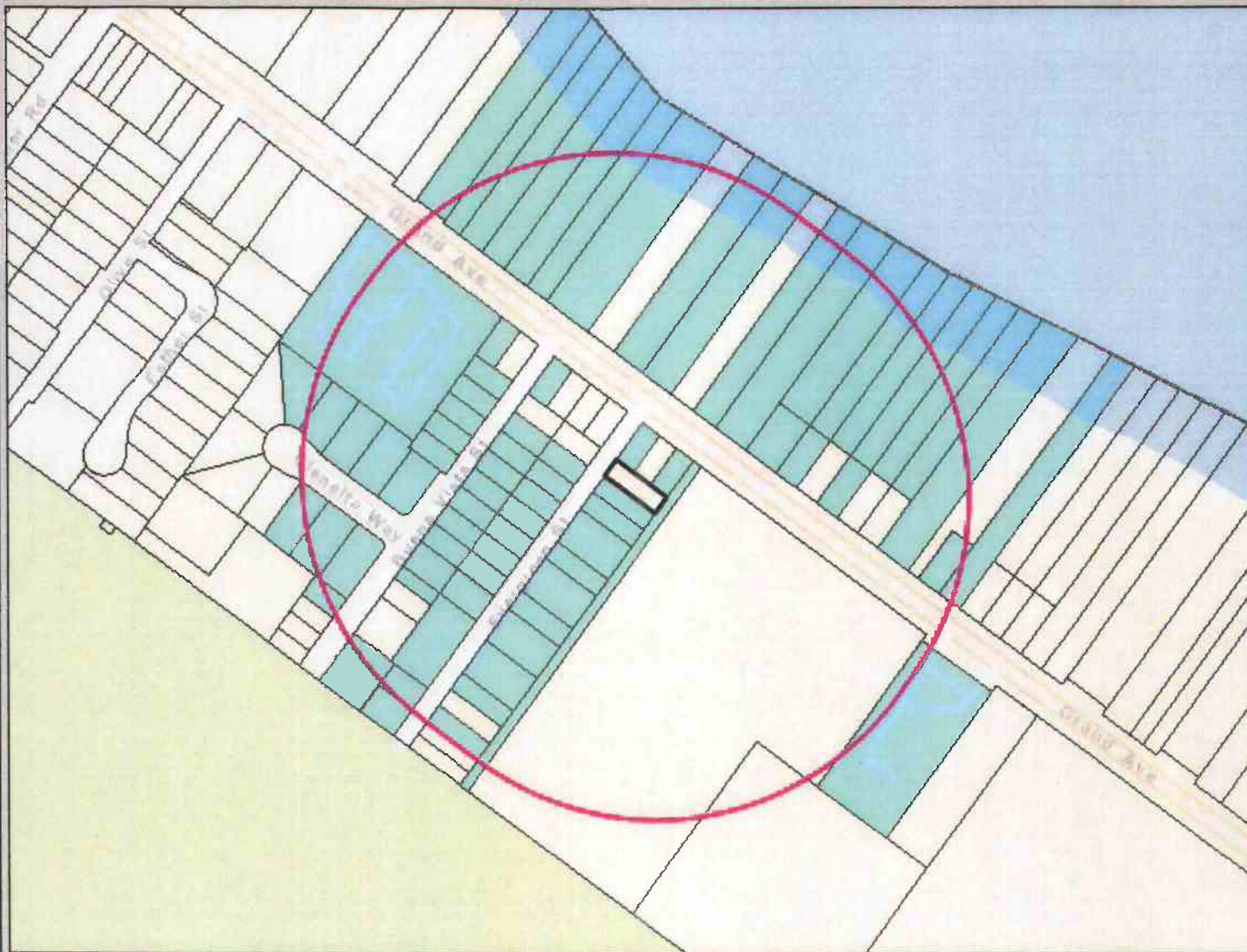
Riverside, Ca. 92502

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





# Riverside County GIS Mailing Labels

CZ1900051 / GPA200001

( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0

376

752 Feet

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

REPORT PRINTED ON... 2/18/2021 9:52:33 AM

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33040 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381272023  
SANTOS VALLE  
33140 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381272030  
LEE WILLIAMS  
33027 EVERGREEN ST  
LAKE ELSINORE CA 92530

381272036  
ALMA I. ESPIRITU  
33039 EVERGREEN ST  
LAKE ELSINORE CA 92530

381273006  
CESAR PEREZ RESENDES  
33024 EVERGREEN DR  
LAKE ELSINORE CA 92530

381284025  
KURTIS CAFARO  
33126 SHORELINE DR  
LAKE ELSINORE CA 92530

381284026  
REBECCA FAY WINGEN  
16910 GLENETTA WAY  
LAKE ELSINORE CA 92530

381110033  
HOWARD D. ERIKSON  
16860 GRAND AVE  
LAKE ELSINORE CA 92530

381120005  
KENNETH NORMAN CHRISTENSEN  
5781 VALLECITO DR  
WESTMINSTER CA 92683

381120011  
VIRGINIA F. OGRADY  
17078 GRAND AVE  
LAKE ELSINORE CA 92530

381120014  
BRET POLIZZI  
17092 GRAND AVE  
LAKE ELSINORE CA 92530

381120035  
KEN L. WALLACE  
723 N ELM AVE  
JACKSON MI 49202

381271001  
JEANNETTE M. LOVEDAY  
3133 CHATEAU WAY  
LEMON GROVE CA 91945

381110024  
RICHARD L. CAMERON  
16836 GRAND AVE  
LAKE ELSINORE CA 92530



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HARRY RYAN  
17000 GRAND AVE  
LAKE ELSINORE CA 92530

381272010  
SOPHANNA CHHIM  
33071 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381272014  
HT PROP  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

381272017  
CHARLES C. COWIE  
33110 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381272029  
JOSE M. ESTRADA  
33012 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381273018  
RODGER A. CULPEPPER  
33136 EVERGREEN DR  
LAKE ELSINORE CA 92530

381120038  
LLOYD D. SHOOK  
17030 GRAND AVE  
LAKE ELSINORE CA 92530

381271011  
CARLOS ORTIZ  
33019 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381271012  
GEOFFREY C. DODGE  
33174 SCHAPER ST  
LAKE ELSINORE CA 92530

381284030  
ANGEL VALLE ROMERO  
16854 GLENETTA WAY  
LAKE ELSINORE CA 92530

381284036  
FERNANDO C. MIRAMONTEZ  
16897 GLENETTA WAY  
LAKE ELSINORE CA 92530

381284037  
JAMES P. WINSOR  
6724 GARLAND CT  
ARVADA CO 80004

381272033  
CORA YVETTE MERRITT  
33063 EVERGREEN ST  
LAKE ELSINORE CA 92530

381272034  
JERRY L. REED  
33073 EVERGREEN ST  
LAKE ELSINORE CA 92530

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381272038  
MARIA E. GONZALEZ  
33051 EVERGREEN ST  
LAKE ELSINORE CA 92530

381273003  
ROY D. HASAL  
30870 SARABIA  
LAKE ELSINORE CA 92530

381273035  
HANI S. KASSICIEH  
P O BOX 8691  
ANAHEIM CA 92812

381284027  
SHANTHA LAKSHMAN SURAWEEA  
11 LAS FIERAS  
RCH SANTA MARGARITA CA 92688

381110023  
DARRELL S. ELMORE  
16738 LAKESHORE DR H287  
LAKE ELSINORE CA 92530

381272001  
LUIS BAEZ  
2027 TURNBERRY  
CORONA CA 92881

381273009  
SCOTT R. SMITH  
33040 EVERGREEN DR  
LAKE ELSINORE CA 92530

381120002  
FRANCIS L. HENKEL  
P O BOX 1473  
WILDOMAR CA 92595

381120009  
SHOOK FAMILY TRUST  
17030 GRAND AVE  
LAKE ELSINORE CA 92530

381120030  
WILLIAM B. MILLER  
17140 GRAND AVE  
LAKE ELSINORE CA 92530

381120042  
ROGERS REVOCABLE LIVING TRUST DATED  
PO BOX 701  
LAKE ELSINORE CA 92531

381271010  
REBECCA FIERRO  
33035 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381272012  
HIEDI A. SWARTZ  
P O BOX 3362  
RANCHO CUCAMONGA CA 91729

Pour les coordonnées clients

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TEMECULA CA 92592

381272028  
ADOLFO S. RUIZ  
33023 EVERGREEN  
LAKE ELSINORE CA 92530

381272031  
EDWARD LUJAN  
33135 EVERGREEN DR  
LAKE ELSINORE CA 92530

381272035  
ADELE RODRIGUEZ  
33022 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381273001  
W T STAR CORPORATION  
1006 W GRAHAM  
LAKE ELSINORE CA 92530

381273005  
STEVEN CYRUS JENNINGS  
33020 EVERGREEN DR  
LAKE ELSINORE CA 92530

381273016  
JOHN D. ROUNSEFELL  
33126 EVERGREEN DR  
LAKE ELSINORE CA 92530

381272025  
321 EVERGREEN LAKE  
PO BOX 5000  
RANCHO SANTA FE CA 92067

381273033  
JOSE SOTELO  
29068 TANGERINE WAY  
LAKE ELSINORE CA 92530

381273034  
EVERARDO R. SAENZ  
33090 EVERGREEN DR  
LAKE ELSINORE CA 92530

381273037  
CHENG NAN TAI  
12342 ROSE ST  
CERRITOS CA 90703

381120001  
VICTOR FONG  
16862 GRAND AVE  
LAKE ELSINORE CA 92530

381120004  
KENNETH S. KWAK  
11237 SEGRELL WAY  
CULVER CITY CA 90230

381120012  
STEVEN J. KINNEY  
17078 GRAND AVE  
LAKE ELSINORE CA 92530



381120013  
 LEONA M. SPENCER  
 64 LA VERNE AVE  
 LONG BEACH CA 90803

381284035  
 MARK EVANS  
 1226 WESLEY AVE  
 PASADENA CA 91104

381120007  
 FEINBERG MICHAEL S REVOCABLE TRUST  
 16980 GRAND AVE  
 LAKE ELSINORE CA 92530

381120019  
 ROBERT H. NYMAN  
 17150 GRAND AVE  
 LAKE ELSINORE CA 92530

381120037  
 ELSINORE VALLEY MUNICIPAL WATER DIST  
 P O BOX 3000  
 LAKE ELSINORE CA 92530

381273031  
 ROBERT PENALOZA SIERRA  
 4684 LOFTY GROVE DR  
 OCEANSIDE CA 92056

381273032  
 RAYMOND W. KOAGEL  
 16521 GRUNION LN NO 201  
 HUNTINGTON BEACH CA 92649

381284028  
 TIMOTHY L. TALBERT  
 16880 GLENETTA WAY  
 LAKE ELSINORE CA 92530

381284029  
 KATIE C. WHITTLE  
 3125 NE 64TH AVE  
 PORTLAND OR 97213

381110022  
 FLEMING FAMILY TRUST DATED 2/12/2020  
 23665 BIRTCHE DR  
 LAKE FOREST CA 92630

381110025  
 NANCY P. MAYO  
 2008 S ELECTRIC AVE  
 ALHAMBRA CA 91803

381120010  
 ARTURO BARRAGAN RODRIGUEZ  
 24447 THEDA ST  
 PERRIS CA 92570

381271004  
 ANTHONY MARTINEZ  
 33125 BUENA VISTA ST  
 LAKE ELSINORE CA 92530

381271008  
 PAUL KRAUSMAN  
 33011 BUENA VISTA ST  
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GEOFFREY C. DODGE  
33039 BUENA VISTA  
LAKE ELSINORE CA 92530

381272015  
ROBERT M. CARRILLO  
3447 WINDSONG ST  
CORONA CA 92879

381272027  
FERNANDO DELUNA  
33008 BUENA VISTA ST  
LAKE ELSINORE CA 92530

381272032  
RAYMOND CARRILLO  
33149 EVERGREEN DR  
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**Applicant/Owner:**

Wah Taing  
1006 W Graham Avenue  
Lake Elsinore, CA 92530

**Engineer:**

Massoud Ghiam  
24 Oakhurst Road  
Irvine, CA 92620

**Applicant/Owner:**

Wah Taing  
1006 W Graham Avenue  
Lake Elsinore, CA 92530

**Engineer:**

Massoud Ghiam  
24 Oakhurst Road  
Irvine, CA 92620

**Applicant/Owner:**

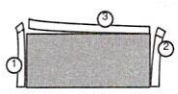
Wah Taing  
1006 W Graham Avenue  
Lake Elsinore, CA 92530

**Engineer:**

Massoud Ghiam  
24 Oakhurst Road  
Irvine, CA 92620

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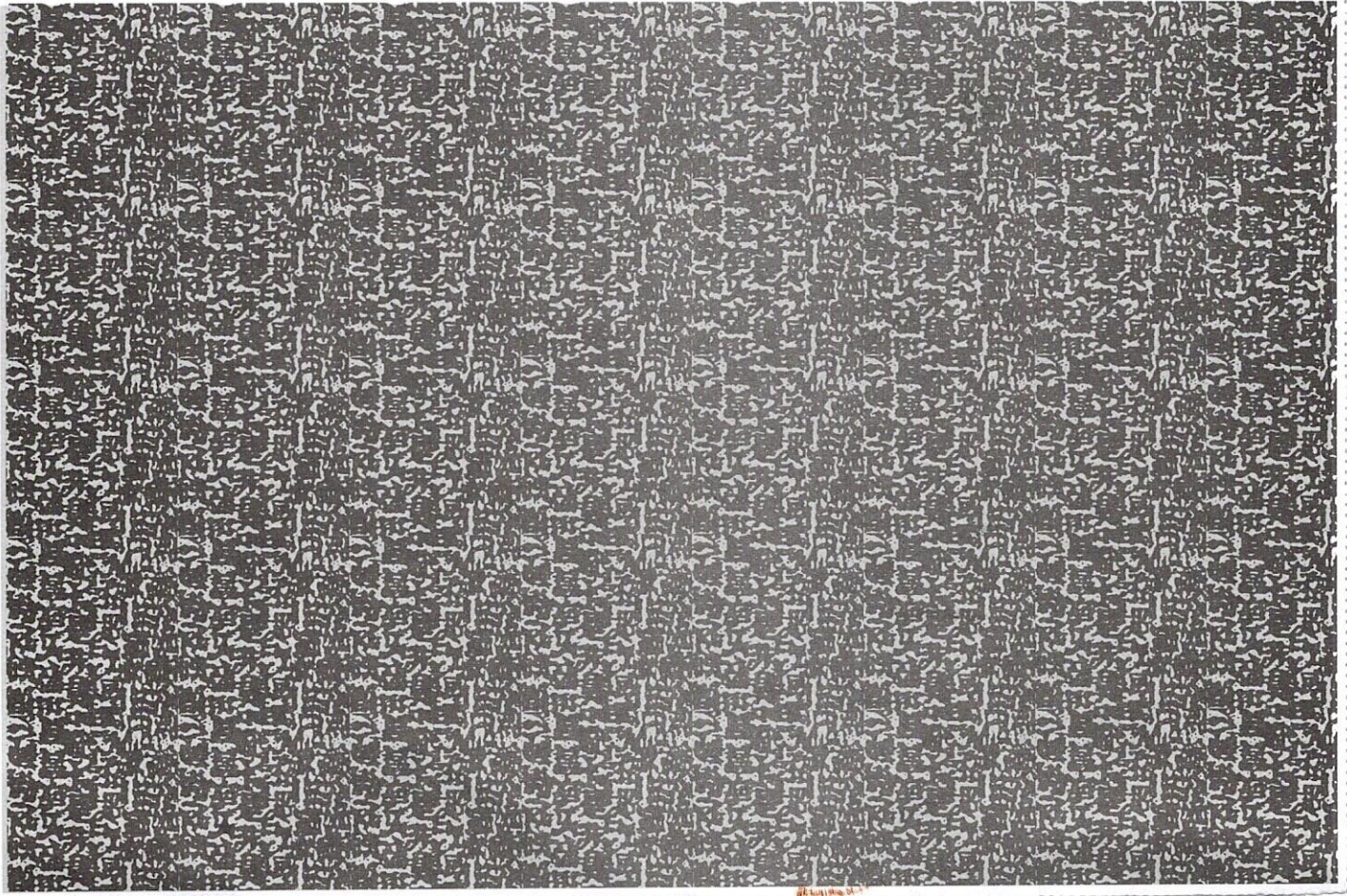


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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A GENERAL PLAN AMENDMENT AND CHANGE OF ZONE IN THE ELSINORE AREA PLAN, FIRST SUPERVISORIAL DISTRICT**

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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 27, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 200001**, which proposes to change the Land Use designation of the project site from Community Development: Commercial Retail (CD:CR) to Community Development: Medium Density Residential (CD:MDR) and **Change of Zone No. 1900051**, which is a proposal to change the existing zoning classification of the project site from General Commercial (C-1/C-P) to One-Family Dwellings (R-1). The purpose behind the General Plan Amendment and Change of Zone is to be able to construct a one family dwelling on the property. A one family dwelling is not permitted by the current zoning classification of the property. This project is southeast of Evergreen Street and southwest of Grand Avenue of First Supervisorial District.

The Planning Department recommends that the Board of Supervisors find that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Tentatively Approve General Plan Amendment No. 200001**, and **Tentatively Approve Change of Zone No. 1900051**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT 951-955-3025 OR EMAIL [RBrady@RIVCO.ORG](mailto:RBrady@RIVCO.ORG).

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, 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](mailto:cob@rivco.org)

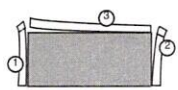
Dated: April 13, 2021

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

61602 61603

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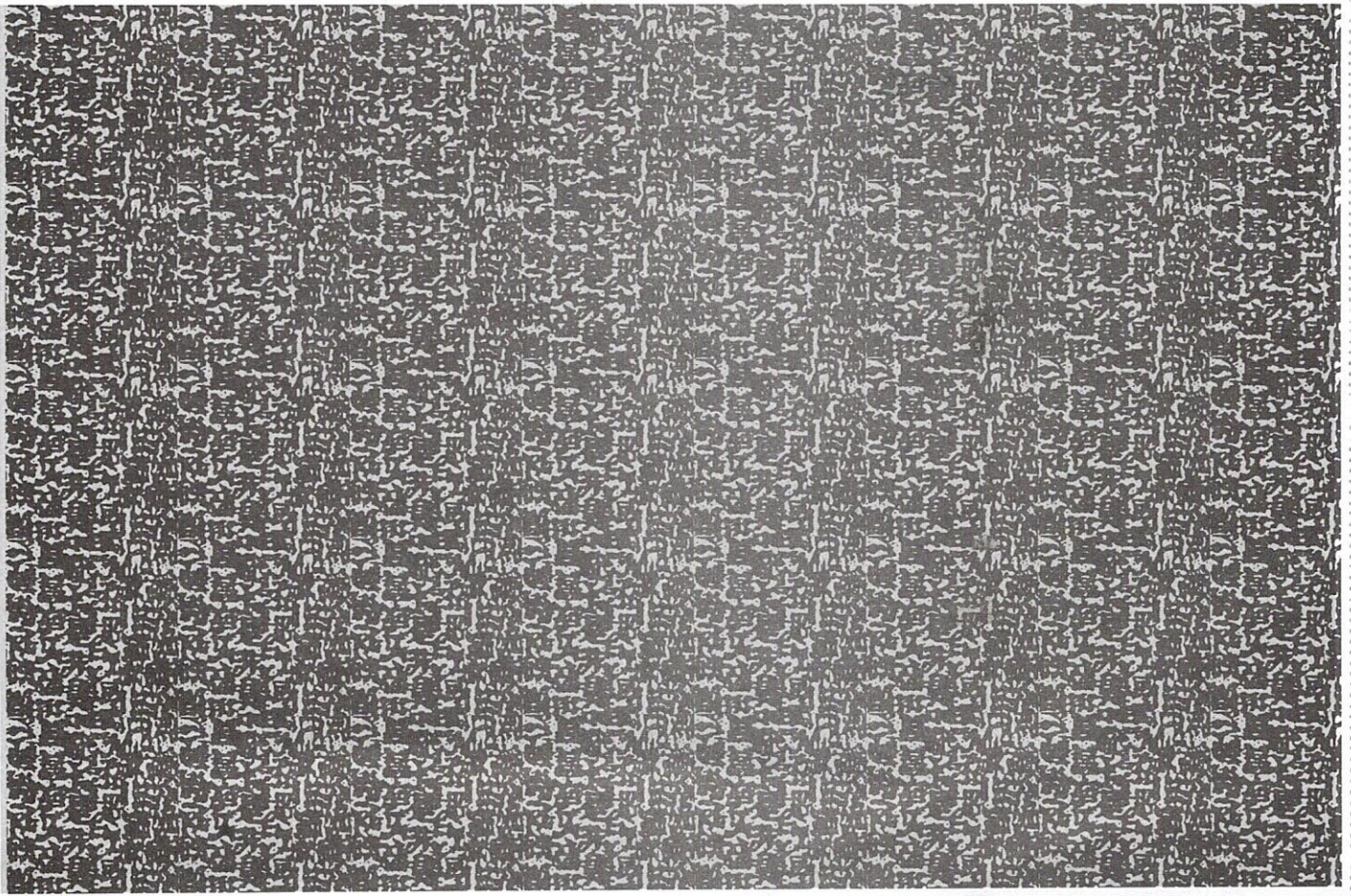
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County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A GENERAL PLAN AMENDMENT AND CHANGE OF ZONE IN THE 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 27, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 200001**, which proposes to change the Land Use designation of the project site from Community Development: Commercial Retail (CD:CR) to Community Development: Medium Density Residential (CD:MDR) and **Change of Zone No. 1900051**, which is a proposal to change the existing zoning classification of the project site from General Commercial (C-1/C-P) to One-Family Dwellings (R-1). The purpose behind the General Plan Amendment and Change of Zone is to be able to construct a one family dwelling on the property. A one family dwelling is not permitted by the current zoning classification of the property. This project is southeast of Evergreen Street and southwest of Grand Avenue of First Supervisorial District.

The Planning Department recommends that the Board of Supervisors find that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Tentatively Approve General Plan Amendment No. 200001**, and **Tentatively Approve Change of Zone No. 1900051**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT 951-955-3025 OR EMAIL [RBrady@RIVCO.ORG](mailto:RBrady@RIVCO.ORG).

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

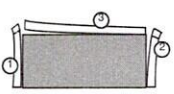
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, 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](mailto:cob@rivco.org)

Dated: April 13, 2021

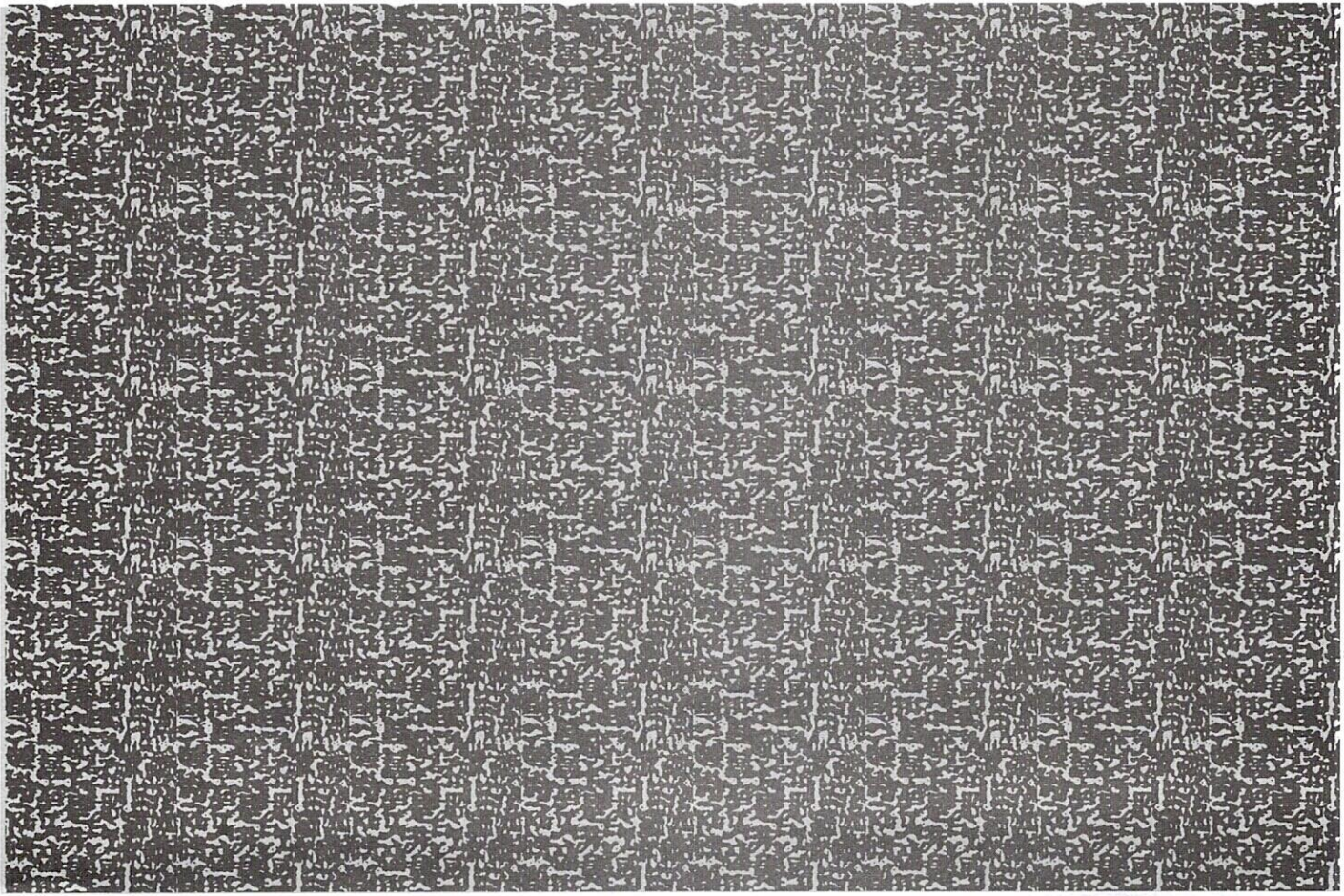
Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant



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

### PUBLIC HEARING NOTICE

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By: Hannah Lumanauw, Board Assistant