

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



ITEM: 21.1  
(ID # 19701)

**MEETING DATE:**

**FROM :** TLMA-PLANNING:

Tuesday, August 30, 2022

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2100016, TENTATIVE TRACT MAP NO. 37737 and PLOT PLAN NO. 210143 – Intent to Adopt a Mitigated Negative Declaration – (CEQ210055) - Applicant: Joseph Rivani - Engineer/Representative: Anderson Consulting Engineers, Inc., Jeff Anderson -Third Supervisorial District - Hemet-San Jacinto Zoning District - Harvest Valley/ Winchester Area Plan - Community Development: Medium Density Residential (CD: MDR) and Community Development: High Density Residential (CD: HDR)- Highway 79 Policy Area- Location: north of Lyn Ave., south of W. Florida Ave. (Hwy 74), east of Joel Dr., and west of W. Florida Ave. - 30 Gross Acres - Zoning: Controlled Development Areas (W-2) - REQUEST: CHANGE OF ZONE NO. 2100016 proposes to change the site's zoning classification of Controlled Development Areas (W-2) to Planned Residential (R-4). TENTATIVE TRACT MAP NO. 37737 is a Schedule "A" Map that includes the subdivision of 28.58 gross acres into 144 residential lots, with a minimum lot size of 3,500 sq. ft. Eleven (11) open space lots (145-155) are provided and are noted as paseos, trails, parks, and open space. PLOT PLAN NO. 210143 is a request for the site design and development of the 144 residential units on the project site. APNs: 465-040- 025, 026, and 027. District 3. [Applicant Fees 100%]

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

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ210055**, based on the findings and conclusions provided in the Initial Study, attached hereto, and the conclusion that the Project will not have a significant effect on the environment;

Continued on page 2

**ACTION:Policy**

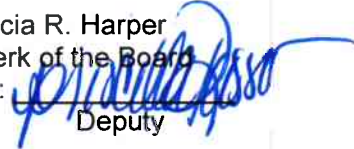
  
John Hildebrand, Planning Director 8/30/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.4990 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: August 30, 2022  
xc: Planning, Co.Co., MC/COBAb

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. **APPROVE CHANGE OF ZONE NO. 2100016** that changes the site's zoning classification of Controlled Development Areas (W-2) Zone to Planned Residential (R-4) Zone, in accordance with Exhibit No. 3, based on the findings and conclusions incorporated in the staff report;
3. **ADOPT ORDINANCE NO. 348.4990** amending the zoning in the Hemet-San Jacinto Zoning District shown on Map No.17.108, Change of Zone No. 2100016, attached hereto and incorporated by reference;
4. **APPROVE TENTATIVE TRACT MAP NO. 37737**, subject to the attached conditions of approval and advisory notification document and based upon the findings and conclusions incorporated into the staff report; and
5. **APPROVE PLOT PLAN NO. 210143**, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report.

<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: No</b>	
			<b>For Fiscal Year: N/A</b>	

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

**BACKGROUND:**

**Summary**

**Change of Zone No. 2100016** is a request to change the Project site's zoning classification of Controlled Development Areas (W-2) Zone to Planned Residential (R-4) Zone.

**Tentative Map No. 37737** is a Schedule "A" Map that includes the subdivision of 28.58 gross acres into 144 residential lots, with a minimum lot size of 3,500 square feet. Eleven (11) open space lots are provided and are noted as paseos, trails, parks, basins, and open space.

**Plot Plan No. 210143** is a request for the site design and development of the 144 residential units on the Project site.

The description as included above and as further detailed in the Initial Study/Mitigated Negative Declaration constitutes the "Project" as further referenced in this staff report.

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

The Project site is located north of Lyn Avenue, south of Florida Avenue/SH-74, east of Four Seasons Boulevard and west of California Avenue, in the community of Green Acres within the unincorporated area of Riverside County.

**Environmental Review**

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this Project in accordance with the California Environmental Quality Act (CEQA) (Environmental Assessment No. CEQ210055). The Initial Study identified potentially significant impacts in regard to the issue areas of Biological Resources, Cultural Resources, Geology / Soils, Hazards & Hazards Materials, Noise, Paleontological Resources, Transportation / Traffic, Tribal Cultural Resources, and Mandatory Findings of Significance. However, with the incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that an MND is appropriate for the proposed Project pursuant to CEQA Guidelines. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review on June 15, 2022 per the California Environmental Quality Act Statute and Guidelines Section 15105. The public review period ended on July 15, 2022. The custodian of record for all documents supporting this determination is the County of Riverside Planning Department located at 4080 Lemon Street, Riverside, CA 92501.

The Planning Commission considered the Project during a regularly scheduled public hearing on July 20, 2022. The Planning Commission closed the public hearing and recommended approval of the Project as revised to the Board of Supervisors on a 4-0 vote. Chairperson David Leonard recused himself due to a conflict of interest.

**Impact on Residents and Businesses**

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

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. Planning Commission Minutes**
- B. Planning Commission Staff Report Package**
- C. TTM37737 Exhibits**
- D. PPT210143 Exhibits**
- E. Letter of Support**
- F. Ordinance No. 348.4990 For Change of Zone No. 2100016**

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

*Aaron Gettis*

Aaron Gettis, Deputy County Counsel

8/18/2022

COPY

ORDINANCE NO. 348.4990

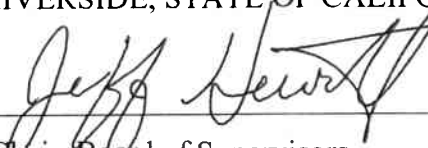
AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Thousand Palms District Zoning Plan Map No. 17, as amended, are further amended by placing in effect in the zone or zones shown on the map entitled "Change of Official Zoning Plan, Hemet-San Jacinto District, Map No. 17.108 Change of Zone Case No. 2100016" which map is made a part of this ordinance.

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

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


By:   
Chair, Board of Supervisors  
**JEFF HEWITT**

ATTEST:  
KECIA HARPER  
Clerk of the Board

By:   
Deputy

(SEAL)

APPROVED AS TO FORM  
August 1, 2022

By:   
STEPHANIE K. NELSON  
Deputy County Counsel

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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on August 30, 2022, the foregoing ordinance consisting of two Sections was adopted by the following vote:

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

DATE:            August 30, 2022

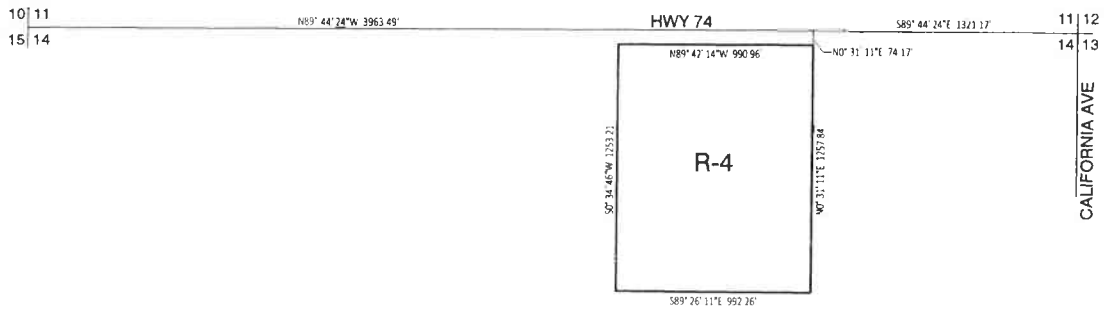
KECIA R. HARPER  
Clerk of the Board

BY:   
Deputy

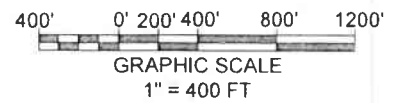
SEAL

Item 21.1

SEC. 14 T. 5S, R. 2W. S.B.M.



**R-4** PLANNED RESIDENTIAL



MAP NO. 17.108  
CHANGE OF OFFICIAL ZONING PLAN  
HEMET - SAN JACINTO  
DISTRICT

CHANGE OF ZONE CASE NO. CZ2100016  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4990  
DATE: \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS



# THE PRESS-ENTERPRISE

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(formerly The Daily Report)

1

Riverside, California 92501

(123) 123-4567

legals@inlandnewspapers.com

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011553382
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	08/20/2022
<i>Total Amount:</i>	\$590.15
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$590.15
<i>Notice ID:</i>	sb8Hy46XvhDgymfnCWiH
<i>Invoice Text:</i>	NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE TRACT MAP, AND A PLOT PLAN IN THE HARVEST VALLEY/ WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, August 30, 2022 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Change of Zone No. 2100016, Tentative Tract Map No. 37737, and Plot Plan No. 210143. Change Of Zone No. 2100016 proposes to change the site's zoning classification of Controlled Development Areas (W-2) to Planned Residential (R-4). Tentative Tract Map No. 37737 is a Schedule "A" Map that includes the subdivision of 28.58 gross acres into 144 residential lots, with a minimum lot size of 3,500 sq. ft. Eleven (11) open space lots (145-155) are provided and are noted as paseos, trails, parks, and open space. Plot Plan No. 210143 is a request for the site design and development of the 144 residential units on the project site. APNs: 465-040- 025, 026, and 027. This proposed project is located north of Lyn Ave., south of W. Florida Ave. (Hwy 74), east of Joel Dr., and west of W. Florida Ave. in the Third Supervisorial District. The Riverside County Planning Department recommends that the Board of Supervisors Adopt a Mitigated Declaration for Environmental Assessment No. CEQ210055, Approve Change of Zone No. 2100016, Adopt Ordinance No. 348.4990, Approve Tentative Tract Map No. 37737, and

Planning  
8/30/22

R.I.



# THE PRESS-ENTERPRISE

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The Press-Enterprise

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Riverside, California 92501

(123) 123-4567

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011553382

**FILE NO. 0011553382**

## PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

**08/20/2022**

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

Date: August 20, 2022.

At: Riverside, California



Signature

## NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE TRACT MAP, AND A PLOT PLAN IN THE HARVEST VALLEY/ WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 30, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Change of Zone No. 2100016, Tentative Tract Map No. 37737, and Plot Plan No. 210143.** Change Of Zone No. 2100016 proposes to change the site's zoning classification of Controlled Development Areas (W-2) to Planned Residential (R-4). **Tentative Tract Map No. 37737** is a Schedule "A" Map that includes the subdivision of 28.58 gross acres into 144 residential lots, with a minimum lot size of 3,500 sq. ft. Eleven (11) open space lots (145-155) are provided and are noted as paseos, trails, parks, and open space. **Plot Plan No. 210143** is a request for the site design and development of the 144 residential units on the project site. APNs: 465-040-025, 026, and 027. This proposed project is located north of Lyn Ave., south of W. Florida Ave. (Hwy 74), east of Joel Dr., and west of W. Florida Ave. in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Adopt a Mitigated Declaration for Environmental Assessment No. CEQ210055, Approve Change of Zone No. 2100016, Adopt Ordinance No. 348.4990, Approve Tentative Tract Map No. 37737, and Approve Plot Plan No. 210143.**

On July 20, 2022 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-0, with a Recusal by Chair Leonard. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rcfclma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL [DBRADFOR@RIVCO.ORG](mailto:DBRADFOR@RIVCO.ORG).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written

comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

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

Dated: August 9, 2022  
Kecia R. Harper,  
Clerk of the Board  
By: Zulv Martinez,  
Board Assistant

**The Press-Enterprise**  
Published: 8/20/22



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

**Receipt: 22-297757**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	2
	Document #	E-202200754
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
<b>Total</b>		<b>\$0.00</b>
Change (Cash)		\$0.00



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER:  
**22-297757**

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 08/09/2022
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202200754	

PROJECT TITLE  
 NOTICE OF PUBLIC HEARING - CZ2100016, TTM37737, AND PPT210143

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON ST, 1ST FLOOR,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92507

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     
  School District     
  Other Special District     
  State Agency     
  Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ _____ \$0.00
<input type="checkbox"/> Other		\$ _____
PAYMENT METHOD:		
<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input type="checkbox"/> Check <input checked="" type="checkbox"/> Other	TOTAL RECEIVED	\$ _____ \$0.00

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
-----------------------	---



Lead Agency: CLERK OF THE BOARD  
ATTN: KECIA R HARPER  
Address: 4080 LEMON ST 1ST FLOOR  
RIVERSIDE, CA 92502-1147

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202200754  
08/09/2022 09:52 AM Fee: \$ 0.00  
Page 1 of 2

Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy  


(SPACE FOR CLERK'S USE)

## Project Title

NOTICE OF PUBLIC HEARING - CZZ100016, TTM37737, AND PPT210143

## Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING

## Notes

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE TRACT MAP, AND A PLOT PLAN IN THE HARVEST VALLEY/ WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 30, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Change of Zone No. 2100016, Tentative Tract Map No. 37737, and Plot Plan No. 210143.** **Change Of Zone No. 2100016** proposes to change the site's zoning classification of Controlled Development Areas (W-2) to Planned Residential (R-4). **Tentative Tract Map No. 37737** is a Schedule "A" Map that includes the subdivision of 28.58 gross acres into 144 residential lots, with a minimum lot size of 3,500 sq. ft. Eleven (11) open space lots (145-155) are provided and are noted as paseos, trails, parks, and open space. **Plot Plan No. 210143** is a request for the site design and development of the 144 residential units on the project site. APNs: 465-040- 025, 026, and 027. This proposed project is located north of Lyn Ave., south of W. Florida Ave. (Hwy 74), east of Joel Dr., and west of W. Florida Ave. in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Adopt a Mitigated Declaration for Environmental Assessment No. CEQ210055, Approve Change of Zone No. 2100016, Adopt Ordinance No. 348.4990, Approve Tentative Tract Map No. 37737, and Approve Plot Plan No. 210143.**

On July 20, 2022 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-0, with a Recusal by Chair Leonard. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL [DBRADFOR@RIVCO.ORG](mailto:DBRADFOR@RIVCO.ORG).

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

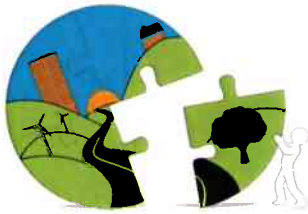
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as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

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

Dated: August 9, 2022

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant



# RIVERSIDE COUNTY PLANNING DEPARTMENT

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2022 AUG -8 PM 1:35

*John Hildebrand*  
Planning Director

**DATE:** August 8, 2022

**TO:** Clerk of the Board of Supervisors – August 30, 2022 BOS meeting

**FROM:** Planning Department – Riverside – Deborah Bradford, Project Planner (5-6646)

**SUBJECT:** CZ2100016, TTM37737, and PPT210143

(Charge your time to these case numbers)

**TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2100016, TENTATIVE TRACT MAP NO. 37737 and PLOT PLAN NO. 210143 – Intent to Adopt a Mitigated Negative Declaration – (CEQ210055) - Applicant: Joseph Rivani - Engineer/Representative: Anderson Consulting Engineers, Inc., Jeff Anderson -Third Supervisorial District - Hemet-San Jacinto Zoning District - Harvest Valley/ Winchester Area Plan - Community Development: Medium Density Residential (CD: MDR) and Community Development: High Density Residential (CD: HDR)- Highway 79 Policy Area- Location: north of Lyn Ave., south of W. Florida Ave. (Hwy 74), east of Joel Dr., and west of W. Florida Ave. - 30 Gross Acres - Zoning: Controlled Development Areas (W-2) - REQUEST: CHANGE OF ZONE NO. 2100016 proposes to change the site's zoning classification of Controlled Development Areas (W-2) to Planned Residential (R-4). TENTATIVE TRACT MAP NO. 37737 is a Schedule "A" Map that includes the subdivision of 28.58 gross acres into 144 residential lots, with a minimum lot size of 3,500 sq. ft. Eleven (11) open space lots (145-155) are provided and are noted as paseos, trails, parks, and open space. PLOT PLAN NO. 210143 is a request for the site design and development of the 144 residential units on the project site. APNs: 465-040- 025, 026, and 027. District 3. [100% Applicant Fees]**

**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
- Set for Hearing (Legislative Action Required: CZ, GPA, SP, SPA)
- Publish in Newspaper: 143
- (1<sup>st</sup> District Press Enterprise)**
- CEQA Exempt
  - 10 Day  20 Day  30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions, Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Notify Property Owners (app/agencies/property owner labels provided)

**Designate Newspaper used by Planning Department for Notice of Hearing:**

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"*



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on APRIL 29, 2022

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ2100016 TTM37737 PPT210143 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

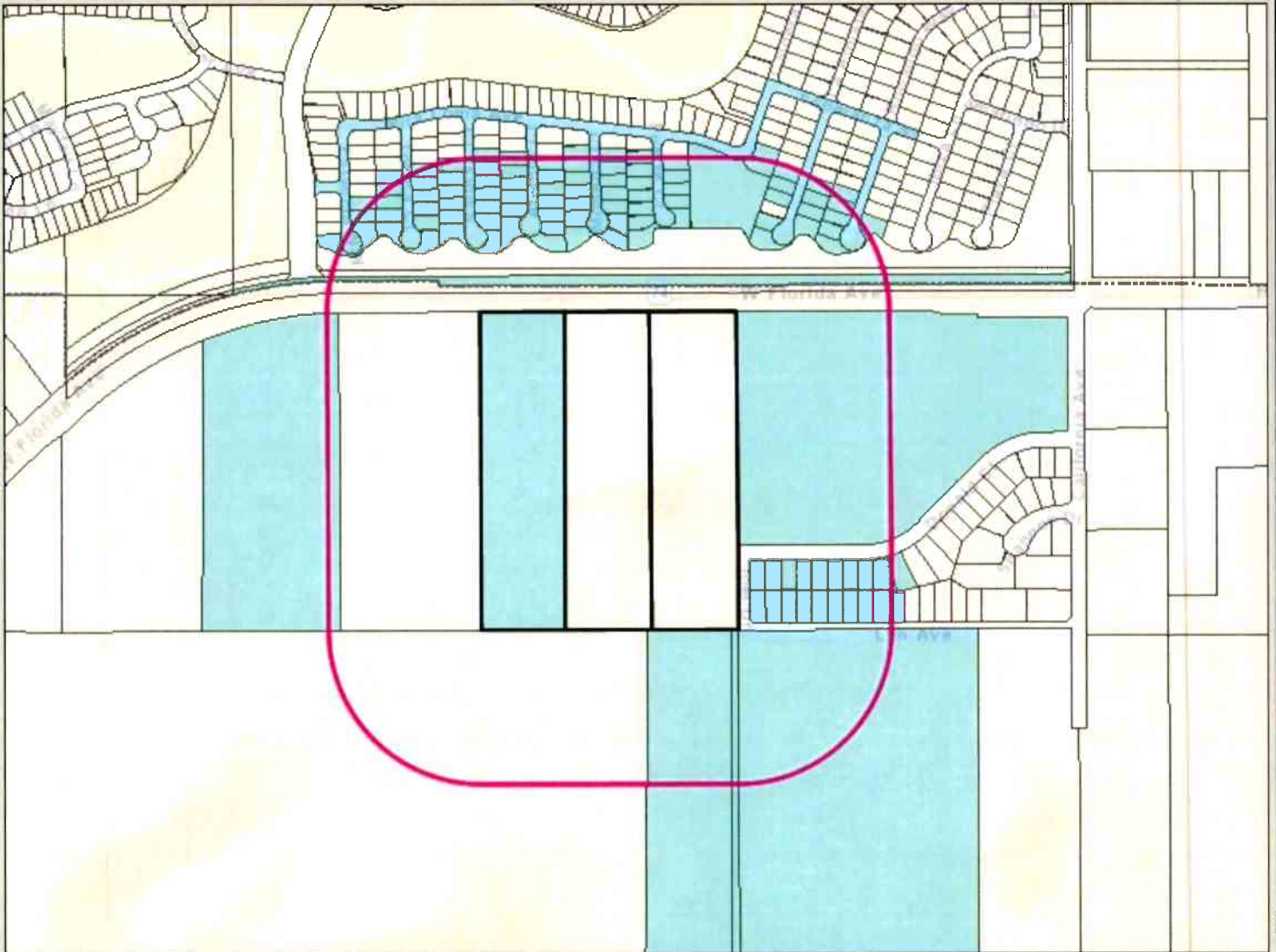
Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CZ2100016 TTM37737 PPT210143

( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 752 1,505 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... 4/29/2022 2:38:21 PM

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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE TRACT MAP, AND A PLOT PLAN IN THE HARVEST VALLEY/ WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 30, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Change of Zone No. 2100016, Tentative Tract Map No. 37737, and Plot Plan No. 210143. Change Of Zone No. 2100016** proposes to change the site's zoning classification of Controlled Development Areas (W-2) to Planned Residential (R-4). **Tentative Tract Map No. 37737** is a Schedule "A" Map that includes the subdivision of 28.58 gross acres into 144 residential lots, with a minimum lot size of 3,500 sq. ft. Eleven (11) open space lots (145-155) are provided and are noted as paseos, trails, parks, and open space. **Plot Plan No. 210143** is a request for the site design and development of the 144 residential units on the project site. APNs: 465-040- 025, 026, and 027. This proposed project is located north of Lyn Ave., south of W. Florida Ave. (Hwy 74), east of Joel Dr., and west of W. Florida Ave. in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Adopt a Mitigated Declaration for Environmental Assessment No. CEQ210055, Approve Change of Zone No. 2100016, Adopt Ordinance No. 348.4990, Approve Tentative Tract Map No. 37737, and Approve Plot Plan No. 210143.**

On July 20, 2022 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-0, with a Recusal by Chair Leonard. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL [DBRADFOR@RIVCO.ORG](mailto:DBRADFOR@RIVCO.ORG).

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

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

Dated: August 9, 2022

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

**Receipt: 22-297757**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	2
	Document #	E-202200754
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
<b>Total</b>		<b>\$0.00</b>
Change (Cash)		\$0.00



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: <b>22-297757</b>
STATE CLEARINGHOUSE NUMBER <i>(if applicable)</i>

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY <b>CLERK OF THE BOARD OF SUPERVISORS</b>	LEAD AGENCY EMAIL <b>COB@RIVCO.ORG</b>	DATE <b>08/09/2022</b>
COUNTY/STATE AGENCY OF FILING <b>RIVERSIDE</b>		DOCUMENT NUMBER <b>E-202200754</b>

PROJECT TITLE  
**NOTICE OF PUBLIC HEARING - CZ2100016, TTM37737, AND PPT210143**

PROJECT APPLICANT NAME <b>CLERK OF THE BOARD OF SUPERVISORS</b>	PROJECT APPLICANT EMAIL <b>COB@RIVCO.ORG</b>	PHONE NUMBER <b>(951) 955-1069</b>
PROJECT APPLICANT ADDRESS <b>4080 LEMON ST, 1ST FLOOR,</b>	CITY <b>RIVERSIDE</b>	STATE <b>CA</b>
		ZIP CODE <b>92507</b>

PROJECT APPLICANT *(Check appropriate box)*

Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ _____ <b>\$0.00</b>
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash     Credit     Check     Other

**TOTAL RECEIVED    \$ \_\_\_\_\_ **\$0.00****

SIGNATURE <b>X</b> <i>[Signature]</i>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Deputy</b>
--	--



Lead Agency: CLERK OF THE BOARD  
ATTN: KECIA R HARPER  
Address: 4080 LEMON ST 1ST FLOOR  
RIVERSIDE, CA 92502-1147

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202200754  
08/09/2022 09:52 AM Fee: \$ 0.00  
Page 1 of 2

Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy \_\_\_\_\_  


(SPACE FOR CLERK'S USE)

### Project Title

NOTICE OF PUBLIC HEARING - CZ2100016, TTM37737, AND PPT210143

### Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING

### Notes

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE TRACT MAP, AND A PLOT PLAN IN THE HARVEST VALLEY/ WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT**

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

Dated: August 9, 2022

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant



455380006  
RICHARD JAMES BRAUN  
1652 RALSTON AVE  
BELMONT CA 94002

455380034  
AMY M. LOPEZ  
122 TOLUCA CT  
HEMET CA 92545

455380051  
JOSE BARRON MENDEZ LOPEZ  
120 SALINAS CT  
HEMET CA 92545

455380056  
MARGARITA ROSADO  
140 SALINAS CT  
HEMET CA 92545

455390002  
ROBERT DAVID SIMPSON  
2605 MCBURNEY CT  
SAN DIEGO CA 92154

455390003  
JERRY JERZY SWIERCZ  
34597 BROOKRIDGE LN  
MENIFEE CA 92596

455390004  
ALEJANDRO CARBAJAL LEYVA  
135 MONEDA CT  
HEMET CA 92545

455390006  
KIDUK KIM  
125 MONEDA CT  
HEMET CA 92545

455390010  
PATRICIA M. MCCUE  
116 MONEDA CT  
HEMET CA 92545

455390015  
NEWQUIST FAMILY TRUST 2/20/06  
30075 CORTE TOLANO  
TEMECULA CA 92591

455390027  
TIFFANY LOUISE MCCLOUD  
130 FUERTE CT  
HEMET CA 92545

455390028  
CALLE CORAL INV  
5312 BOLSA AVE NO 200  
HUNTINGTON BEACH CA 92649

455380030  
ANDREW ECHOLS  
123 TOLUCA CT  
HEMET CA 92545

455380031  
ALLEN C. BARRETT  
117 TOLUCA CT  
HEMET CA 92545

455380036  
JESSE E. ARMSTRONG  
132 TOLUCA CT  
HEMET CA 92545

455380027  
DANIEL SALCEDO  
135 TOLUCA CT  
HEMET CA 92545

455380047  
ARMANDO PEREZ  
123 SALINAS CT  
HEMET CA 92545

455380067  
FABIAN SALAZAR  
114 ATLANTE CT  
HEMET CA 92545

455390021  
HEATHER DRIEVER  
127 FUERTE CT  
HEMET CA 92545

455390079  
IVAN DIAZ  
129 ROPANGO WAY  
HEMET CA 92545

455390084  
VICTOR M. CHAVEZ  
112 ROPANGO WAY  
HEMET CA 92545

455380050  
AMINULLAH SAKHI  
110 SALINAS CT  
HEMET CA 92545

455380035  
MARK ALAN PICKERING  
130 TOLUCA CT  
HEMET CA 92545

455380053  
SAVSOL PROP  
P O BOX 4523  
DIAMOND BAR CA 91765

455390008  
JULIE BAKER  
113 MONEDA CT  
HEMET CA 92545

455390025  
CHRISTINE M. AYALA  
120 FUERTE COURT  
HEMET CA 92545

455390060  
DAVID ROJO  
PO BOX 477  
EL CAJON CA 92022

455380004  
VERONICA SALAZAR  
109 ESTANCIA WAY  
HEMET CA 92545

455360043  
HEARTLAND MSK REALTY VENTURES  
P O BOX 300489  
ESCONDIDO CA 92030

455380007  
JUSTICE LLOYD  
128 ESTANCIA WAY  
HEMET CA 92545

455380032  
JOAN I. BROWN  
116 TOLUCA CT  
HEMET CA 92545

455380046  
SUZANNE L. BELL  
129 SALINAS CT  
HEMET CA 92545

455380048  
JOE AGUIRRE  
121 SALINAS CT  
HEMET CA 92545

455380063  
AMAWRI VASQUEZ  
131 ATLANTE CT  
HEMET CA 92545

455380068  
CHARLES EDWARD HORTON  
118 ATLANTE CT  
HEMET CA 92545

455380044  
MAJDI RAHMAN  
139 SALINAS CT  
HEMET CA 92545

455380049  
K L SYSTEMS  
3591 MULTIVIEW DR  
LOS ANGELES CA 90068

455380064  
JOSUE XICOL  
129 ATLANTE CT  
HEMET CA 92545

455380069  
NOE MORALES GONZALEZ  
120 ATLANTE CT  
HEMET CA 92545

455380072  
MICKEY JOSEPH MARTINES  
10 WESTERN RD  
WHEATLAND WY 82201

455380073  
MICHAEL ONEAL  
138 ATLANTE CT  
HEMET CA 92545

455390019  
PALACIOS LIVING TRUST DATED 11/8/2018 &  
137 FUERTE CT  
HEMET CA 92545

455390029  
EDGAR VICEDO  
140 FUERTE CT  
HEMET CA 92545

455390082  
JULIO CESAR LOPEZ  
111 ROPANGO WAY  
HEMET CA 92545

455380061  
QUINARD ALSTON  
139 ATLANTE CT  
HEMET CA 92545

455390011  
BENTANG DEV  
P O BOX 5211  
RIVERSIDE CA 92517

455390013  
TAMMYTHA ZANTOPOULOS  
28364 SUNSET RD  
VALLEY CENTER CA 92082

455390009  
DUSTIN WARFIELD  
114 MONEDA CT  
HEMET CA 92545

455380028  
RUBEN JASON LAYVAS  
133 TOLUCA CT  
HEMET CA 92545

455390081  
MAGDALENA M. MADRID  
121 ROPANGO WAY  
HEMET CA 92545

455390083  
RUSSELL G. GOODMAN  
109 ROPANGO WAY  
HEMET CA 92545

455380066  
CLIFTON SULLIVAN  
3450 OLGA AVE  
SAN DIEGO CA 92133

455390012  
JANE E. ROLOFF  
29139 ROCK SUMMIT RD  
MENIFEE CA 92584

455390007  
SUMMER L. SLATTERY  
119 MONEDA CT  
HEMET CA 92545

455390018  
SHAWONDA YVETTE EDWARDS  
143 FUERTE CT  
HEMET CA 92545

455380054  
PHILLIP CELIS  
130 SALINAS CT  
HEMET CA 92545

455390048  
LIBRADO HUAZA  
132 CALDERA LN  
HEMET CA 92545

455390049  
BENJAMIN RICHEY  
138 CALDERA LN  
HEMET CA 92545

455390080  
AARON GARDNER  
28881 GLENN RANCH WAY  
TRABUCO CANYON CA 92679

455390014  
AWJC  
3525 DARTMOUTH LN  
ROWLAND HEIGHTS CA 91748

455390020  
PATRICK L. TIRY  
129 FUERTE CT  
HEMET CA 92545

455390026  
COLLINS RICHARD M II FAMILY TRUST DATED  
920 WINDSONG ST  
HEMET CA 92545

455390061  
FERNANDO MEDINA  
125 LA AMISTAD WAY  
HEMET CA 92545

455390065  
ALBERTO PEREZ  
112 LA AMISTAD WAY  
HEMET CA 92545

455390066  
LUCIANO P. KAWI  
8848 CORVUS PL  
SAN DIEGO CA 92126

455390091  
BELMONTE SEVILLE COMMUNITY ASSN  
26201 YNEZ RD NO 104  
TEMECULA CA 92591

455360052  
BELMONTE SEVILLE COMMUNITY ASSN  
12235 EL CAMINO REAL 100  
SAN DIEGO CA 92130

455380029  
DIANA MARTINEZ  
125 TOLUCA CT  
HEMET CA 92545

455380033  
JENNIFER SUE GOFF  
120 TOLUCA CT  
HEMET CA 92545

455360051  
KB HOME COASTAL INC  
36310 INLAND VALLEY DR  
WILDOMAR CA 92595

465240008  
LIGHTHOUSE RES MTG CORP  
6549 MISSION GORGE RD # 335  
SAN DIEGO CA 92120

465240042  
SANDRA K. SCHUBERT  
34842 LYN AVE  
HEMET CA 92545

465040014  
PEAK EMERALD ACRES  
9595 WILSHIRE BLV STE 710  
BEVERLY HILLS CA 90212

465040025  
DDE HEMET  
2301 E 7TH ST  
LOS ANGELES CA 90023

455380045  
ALEXIS B. MENDOZA  
40490 ACACIA EAST AVE  
HEMET CA 92544

455380065  
MARISELA CARLOS  
123 ATLANTE CT  
HEMET CA 92545

465240001  
SULLIVAN DOLORES ANN ESTATE OF  
34763 DONALD ST  
HEMET CA 92545

465240041  
BARBARA ANN RAGAN  
34854 LYN AVE  
HEMET CA 92545

465240040  
SCOTT SHANE LYNCH  
34866 LYN AVE  
HEMET CA 92545

465040023  
JOAN M. BORBA  
1891 LIVE OAK WAY  
UPLAND CA 91784

455380037  
ROLANDO GONZALEZ  
138 TOLUCA CT  
HEMET CA 92545

455380052  
BRADLEY BOON  
122 SALINAS CT  
HEMET CA 92545

465240003  
MOISES G. LOPEZ  
34789 DONALD ST  
HEMET CA 92545

465240005  
KARAN KUKREJA  
34809 DONALD ST  
HEMET CA 92545

465240047  
PROCTOR JENNIFER REVOCABLE TRUST  
PO BOX 4779  
RIVERSIDE CA 92514

465240048  
PEDRO ANDRADE  
34776 LYN AVE  
HEMET CA 92545

455390022  
MATTHEW W. CLINE  
119 FUERTE CT  
HEMET CA 92545

455390005  
SARWAR ALI ANBARI  
127 MONEDA CT  
HEMET CA 92545

455390059  
ADAN SANCHEZ ORTIZ  
131 LA AMISTAD WAY  
HEMET CA 92545

455390063  
LYNETTE MANN  
113 LA AMISTAD WAY  
HEMET CA 92545

455390064  
ANA C. LOPEZ  
111 LA AMISTAD WAY  
HEMET CA 92545

455390067  
ALEJANDRO DIAZ  
128 LA AMISTAD WAY  
HEMET CA 92545

455390068  
ISLAVA ROBIN C REVOCABLE LIVING TRUST OF  
130 LA AMISTAD WAY  
HEMET CA 92545

465240009  
PEGG MARTIN FAMILY TRUST DTD 04/20/2020  
5002 ROCKLEDGE DR  
RIVERSIDE CA 92506

455380071  
FELIX TORRES  
128 ATLANTE CT  
HEMET CA 92545

455390023  
ADRIAN LAW  
313 BRIDGE ST  
SAN GABRIEL CA 91775

455390024  
SAMUEL TRANI  
113 FUERTE CT  
HEMET CA 92545

465040015  
BEATRIZ CHAVEZ  
34737 LYN AVE  
HEMET CA 92545



465040013  
YUNG HAO WANG  
500 E MARKLAND DR  
MONTEREY PARK CA 91755

465240043  
DUANE DOUGLAS WHITE  
34309 NORTHHAVEN DR  
WINCHESTER CA 92596

465240044  
TRACY WHITE  
34309 NORTHHAVEN DR  
WINCHESTER CA 92596

465240045  
MARTIN RICHTER  
34808 LYN AVE  
HEMET CA 92545

465240004  
JOSE SUMANO  
34799 DONALD ST  
HEMET CA 92545

465240046  
GRACIELA MERIHUE  
34798 LYN AVE  
HEMET CA 92545

465240049  
ARMANDO SORIANO  
34762 LYN AVE  
HEMET CA 92545

465040029  
DANIEL DUANE KOBY  
20400 VIA ZARAGOZA  
YORBA LINDA CA 92887

465240002  
PETER P. MITTEN  
34777 DONALD ST  
HEMET CA 92545

465240006  
MATTHEW JOHNSON  
34821 DONALD ST  
HEMET CA 92545

465240007  
DANIEL SPEIGNER  
34831 DONALD ST  
HEMET CA 92545

465240010  
STEVEN WHEELER  
34867 DONALD ST  
HEMET CA 92545

455380005  
DEOLA D. HUTCHINS  
118 ESTANIA WAY  
HEMET CA 92545

455380055  
PAUL G. CHACON  
138 SALINAS CT  
HEMET CA 92545

Joseph Rivani  
3470 Wilshire Blvd.  
Los Angeles, CA 90010

Joseph Rivani  
3470 Wilshire Blvd.  
Los Angeles, CA 90010

Jeff Anderson  
12526 High Bluff Drive  
San Diego, CA 92130

Jeff Anderson  
12526 High Bluff Drive  
San Diego, CA 92130

Daryoush Daya  
2301 East 7<sup>th</sup> Street  
Los Angeles, CA 90023

Daryoush Daya  
2301 East 7<sup>th</sup> Street  
Los Angeles, CA 90023

City of Hemet  
Community Development  
445 E. Florida Avenue  
Hemet, CA 92543

City of Hemet  
Community Development  
445 E. Florida Avenue  
Hemet, CA 92543

Pechanga Band of Luiseño Mission Indians  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

Pechanga Band of Luiseño Mission Indians  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

Hemet Unified School Dist.  
Planning Dept.  
1791 W. Acacia Ave.  
Hemet, CA 92545

Hemet Unified School Dist.  
Planning Dept.  
1791 W. Acacia Ave.  
Hemet, CA 92545

Southern Cal. Gas Co.  
P.O. Box 1626  
Monterey Park, CA 91754

Southern Cal. Gas Co.  
P.O. Box 1626  
Monterey Park, CA 91754

So. Calif. Edison  
2244 Walnut Grove Ave. Rm. 312  
P.O. Box 600  
Rosemead, CA 91770

So. Calif. Edison  
2244 Walnut Grove Ave. Rm. 312  
P.O. Box 600  
Rosemead, CA 91770

So. Coast AQMD  
21865 East Copley Drive  
Diamond Bar, CA 91765-4182

So. Coast AQMD  
21865 East Copley Drive  
Diamond Bar, CA 91765-4182

CALTRANS District #8  
Atten: Dan Kopulsky  
464 W. 7<sup>th</sup> Street, 6<sup>th</sup> Floor  
Mail Stop 725  
San Bernardino, CA 92401-1400

CALTRANS District #8  
Atten: Dan Kopulsky  
464 W. 7<sup>th</sup> Street, 6<sup>th</sup> Floor  
Mail Stop 725  
San Bernardino, CA 92401-1400

Agua Caliente Band of Cahuilla Indians  
Atten: Pattie Garcia-Plotkin  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

Agua Caliente Band of Cahuilla Indians  
Atten: Pattie Garcia-Plotkin  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

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

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

Rincon Band of Mission Indians  
Atten: Cheryl Madrigal  
1 West Tribal Road  
Valley Center, CA 92082

Rincon Band of Mission Indians  
Atten: Cheryl Madrigal  
1 West Tribal Road  
Valley Center, CA 92082

Farah Khorashadi  
280 Caldecott Lane, Unit 109  
Oakland, CA 94618

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280 Caldecott Lane, Unit 109  
Oakland, CA 94618

455380062  
JESUS A. RUBIO  
137 ATLANTE CT  
HEMET CA 92545

455380070  
SAIRA A. DEL VALLE  
126 ATLANTE CT  
HEMET CA 92545

Richard Drury,  
Molly Greene,  
Lozeau Drury LLP  
1939 Harrison St. Suite 150  
Oakland CA, 94612

11:09

# Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Martin Richter

Address: 34808 Lynn AV

City: Hemet CA Zip: 92545

Phone #: 760/2122130

Date: 8/30/22 Agenda # 21

### PLEASE STATE YOUR POSITION BELOW:

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

           Support        X   Oppose                 Neutral

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

           Support                 Oppose                 Neutral

I give my 3 minutes to: \_\_\_\_\_

# BOARD RULES

## **Requests to Address Board on "Agenda" Items:**

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

## **Requests to Address Board on Items that are "NOT" on the Agenda/Public Comment:**

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

## **Power Point Presentations/Printed Material:**

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

## **Individual Speaker Limits:**

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

## **Group/Organized Presentations:**

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

## **Addressing the Board & Acknowledgement by Chairman:**

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

Project Rep

11:08

# Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: JEFF ANDERSON

Address: 12526 HIGH BLUFF DR. #300

City: SAN DIEGO Zip: 92130

Phone #: (658) 472-7093

Date: 8-30-22 Agenda # 21.1

### PLEASE STATE YOUR POSITION BELOW:

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

Support       Oppose       Neutral

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

Support       Oppose       Neutral

I give my 3 minutes to: \_\_\_\_\_

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# 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.: Adoption of Ordinance No. 348.4990 /

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

**09/09/2022**

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

Date: September 09, 2022  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011558619-01

P.O. Number:

Ad Copy:

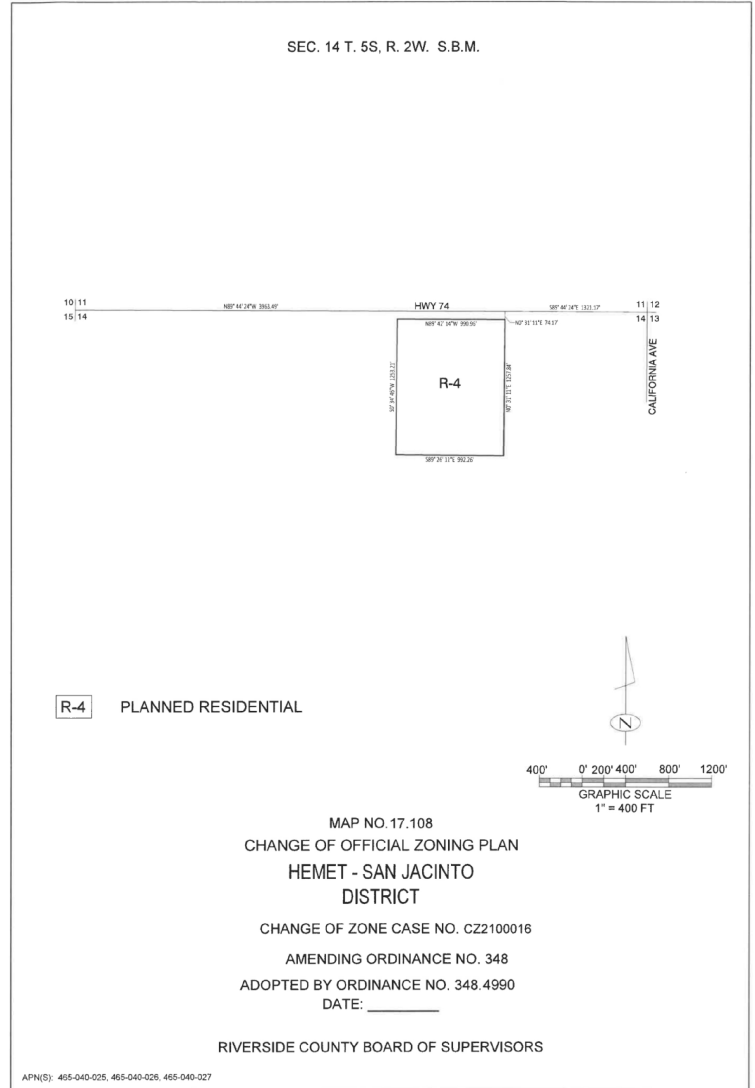
## BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

### ORDINANCE NO. 348.4990 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Thousand Palms District Zoning Plan Map No. 17, as amended, are further amended by placing in effect in the zone or zones shown on the map entitled "Change of Official Zoning Plan, Hemet-San Jacinto District, Map No. 17.108 Change of Zone Case No. 2100016" which map is made a part of this ordinance.

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



J. Hewitt, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **August 30, 2022**, the foregoing Ordinance was adopted by said Board by the following vote:

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

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant  
**Press-Enterprise**  
**Published: 9/9/22**