

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



ITEM: 21.3  
(ID # 21495)

**MEETING DATE:**

Tuesday, May 02, 2023

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2100123 (CZ2100123), AND PLOT PLAN NO. 210135 (PPT210135), & ADOPTION OF ORDINANCE NO. 348.5000 – Intent to Adopt a Mitigated Negative Declaration - CEQ210224 - Applicant: Thomas Wesley Comber-Owner, Ibrahim Hzayen – Engineer– Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD: CR) – Location: North of Haddock Street, south of Willard Street, west of Winchester Road, and east of Columbia Avenue – approximately 3.53 gross acres (2.98 net acres) across two parcels – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2100123 and adoption of Change of Zone Ordinance No. 348.5000 are a request to change the site’s zoning classification of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 sq ft office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. APNs: 462-182-018, 462-185-006. District 3. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:  
Continued on page 2

**ACTION:Policy**

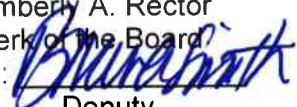
  
John Hildebrand, Planning Director 4/27/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.5000 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: May 2, 2023  
xc: Planning, CO.CO., MC/COBAB

Kimberly A. Rector  
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:

1. **ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT CEQ210224** based on the findings incorporated in the initial study, attached hereto, and the conclusion that the Project will not have a significant effect on the environment with the proposed mitigation incorporated;
2. **APPROVE CHANGE OF ZONE NO. 2100123** to amend the zoning classification for the subject property from Rural Residential (R-R) to General Commercial (C-1/C-P) in accordance with the Change of Zone Exhibit, based upon the findings and conclusions provided in this staff report, and subject to adoption of Zoning Ordinance No. 348.5000;
3. **ADOPT ORDINANCE NO. 348.5000** amending the zoning as shown on Map No. 2.2488 entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2488, Change of Zone Case No. 2100123," attached hereto and incorporated herein by reference; and,
4. **APPROVE PLOT PLAN NO. 210135**, subject to the attached Advisory Notification Document, Conditions of Approval, based upon the findings and conclusions provided in this staff report and all exhibits, and subject to adoption of Zoning Ordinance No. 348.5000 for Change of Zone No. 2100123.

<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**

**Change of Zone No. 2100123 (CZ2100123) and Ordinance No. 348.5000** are a request to change the site's zoning classification of Rural Residential (R-R) to General Commercial (C-1/C-P) to make it consistent with the current General Plan land use designation of Commercial Retail (CR). The project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Commercial Retail (CR). The Commercial Retail (CR) designation is intended to allow for the development of commercial retail and service uses within a community. The proposed use of storing vehicles is a permitted use subject to approval of a Plot Plan per the C-1/C-P zone. The C-1/C-P zone (General Commercial) supports these uses and Ordinance No. 348, Section 9.1 Subsection B.18 explicitly permits the use of "Trailer and Boat storage" in this zone. The Project meets all the



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

change of zone findings as described in further detail in the attached staff report. Approval of Ordinance No. 348.5000 changes the zone of the project in accordance with CZ2100123.

**Plot Plan No. 210135** is a request for the development of a 3.53-acre Recreational Vehicle Storage Facility including a 1,200 square foot office and two (2) WQMP Basins on a 3.53-acre site. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. Typical operational characteristics include employees and customers traveling to and from the site, delivery of supplies to the site, drop off and pick up of RVs and boats onsite for storage, sales of equipment and supplies, and related activities. Hours of operation will be from 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot 7 days a week, 24 hours a day. There will be a total of 2 employees onsite. Access will be provided from Willard Street. As stated in the staff report it was determined that the Project is consistent with the General Plan and Zoning Ordinance No. 348.

A site improvement that is required for the project is turning lanes from Winchester Road (Highway 79) to Willard Street. There will be a right turn lane traveling south of Winchester Road, and a left turn lane traveling north on Winchester.

Change of Zone No. 2100123 and Plot Plan No. 210135 are collectively referred to as the "Project".

The Project site is located North of Haddock Street, South of Willard Street, East of Winchester Road, and West of Columbia Avenue.

**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). The IS/MND represent the independent judgment of Riverside County, acting as the lead agency pursuant to CEQA. The documents were circulated for public review per the CEQA Statute and Guidelines Section 15105. All potentially significant physical environmental impacts were identified in the areas of biological resources, cultural resources, noise, paleontological resources, tribal cultural resources, and mandatory findings of significance and reduced to less than significant with required mitigation measures, incorporated as mandatory conditions of approval. Accordingly, the Project, as reviewed and conditioned, will not result in any potentially significant environmental impacts with the incorporation of the mitigation as required under the MND. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

At the time of preparation of this staff report, no comments have been received on the circulated IS/MND. Due to a discrepancy in the wording of the conditions of approval versus the mitigation measure for paleontological resources, per a memo provided to the Planning Commission the mitigation measure was recommended to be modified to match up with the condition of

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

approval. That change has been included as errata in the Mitigated Negative Declaration provided for the Board of Supervisor's consideration. No new mitigation measures were required, and the changes made to the IS/MND do not represent substantial revisions per CEQA Guidelines Section 15073.5(b) and the IS/MND was not recirculated per the State CEQA Guidelines Section 15073.5(c). Therefore, based on the whole of the record, the lead agency has determined that there is no substantial evidence that the Project will have a significant effect on the environment.

**Planning Commission Action**

Change of Zone No. 2100123 and Plot Plan No. 210135 were considered by the Planning Commission on March 22, 2023, at a regularly scheduled public hearing. The Planning Commission opened the public hearing and heard from the applicant. A memo to the Planning Commission from Planning staff was presented with clarification on mitigation measure wording regarding paleontological resources that was considered for inclusion with the Planning Commission's recommendation on the project. The Planning Commission recommended the inclusion of a life on the permit for 15 years which has been included as a condition of approval on the Plot Plan for the Board's consideration of the Planning Commission's recommendation on the project. At Planning Commission there was discussion on the requirement for street lighting based on the recommended conditions of approval from the applicant, but subsequent discussion with the applicant and Transportation staff clarified what would be required for the project to install per standard requirements and the applicant agreed to these. No changes to the conditions or project plans were necessary. The public hearing was closed, and the Planning Commission recommended approval of the Project as revised to the Board of Supervisors on a 5-0 vote.

**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 Memo**
- C. Planning Commission Staff Report Package**
- D. Ordinance No. 348.5000 for Change of Zone No. 2100123**
- E. Final Project Exhibits**
- F. NOD**

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

  
Jason Farin, Principal Management Analyst 4/27/2023

  
Aaron Gettis, Deputy County Counsel 4/26/2023





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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 May 2, 2023, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

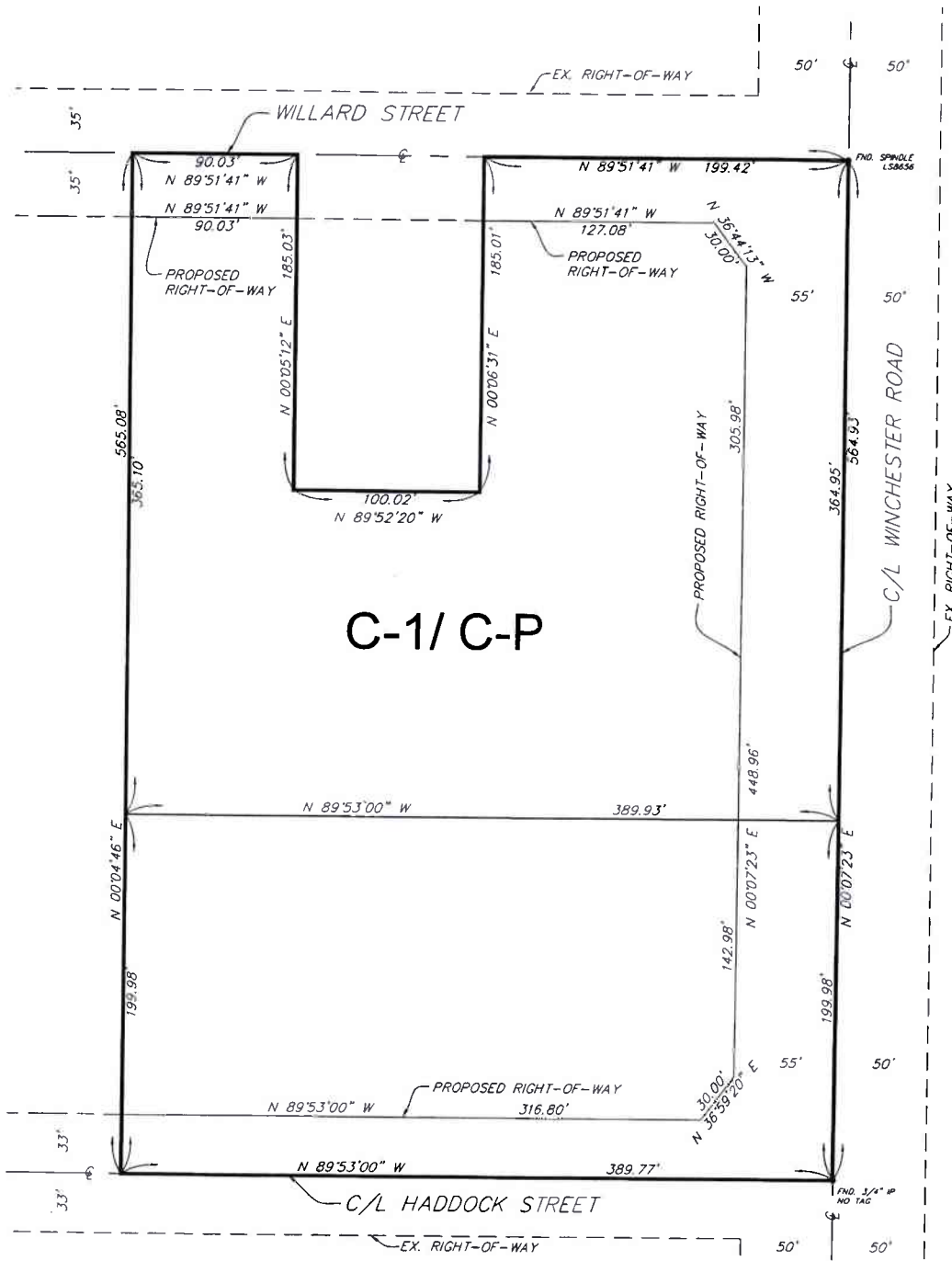
AYES:           Jeffries, Spiegel, Washington, Perez, and Gutierrez  
NAYS:           None  
ABSENT:        None

DATE:           May 2, 2023

KIMBERLY A. RECTOR  
Clerk of the Board  
BY:   
Deputy

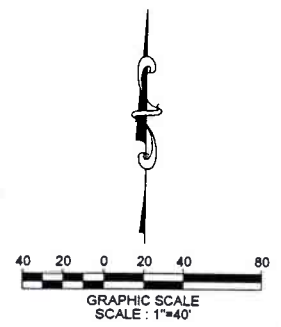
SEAL

WINCHESTER AREA  
SEC 28, T.5 S., R. 2 W, S.E.



**C-1/C-P** GENERAL COMMERCIAL

MAP NO. 2.2488  
CHANGE OF OFFICIAL ZONING PLAN  
**AMENDING**  
MAP NO. 2, ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 2100123  
ADOPTED BY ORDINANCE NO. 348.5000  
DATE: \_\_\_\_\_  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

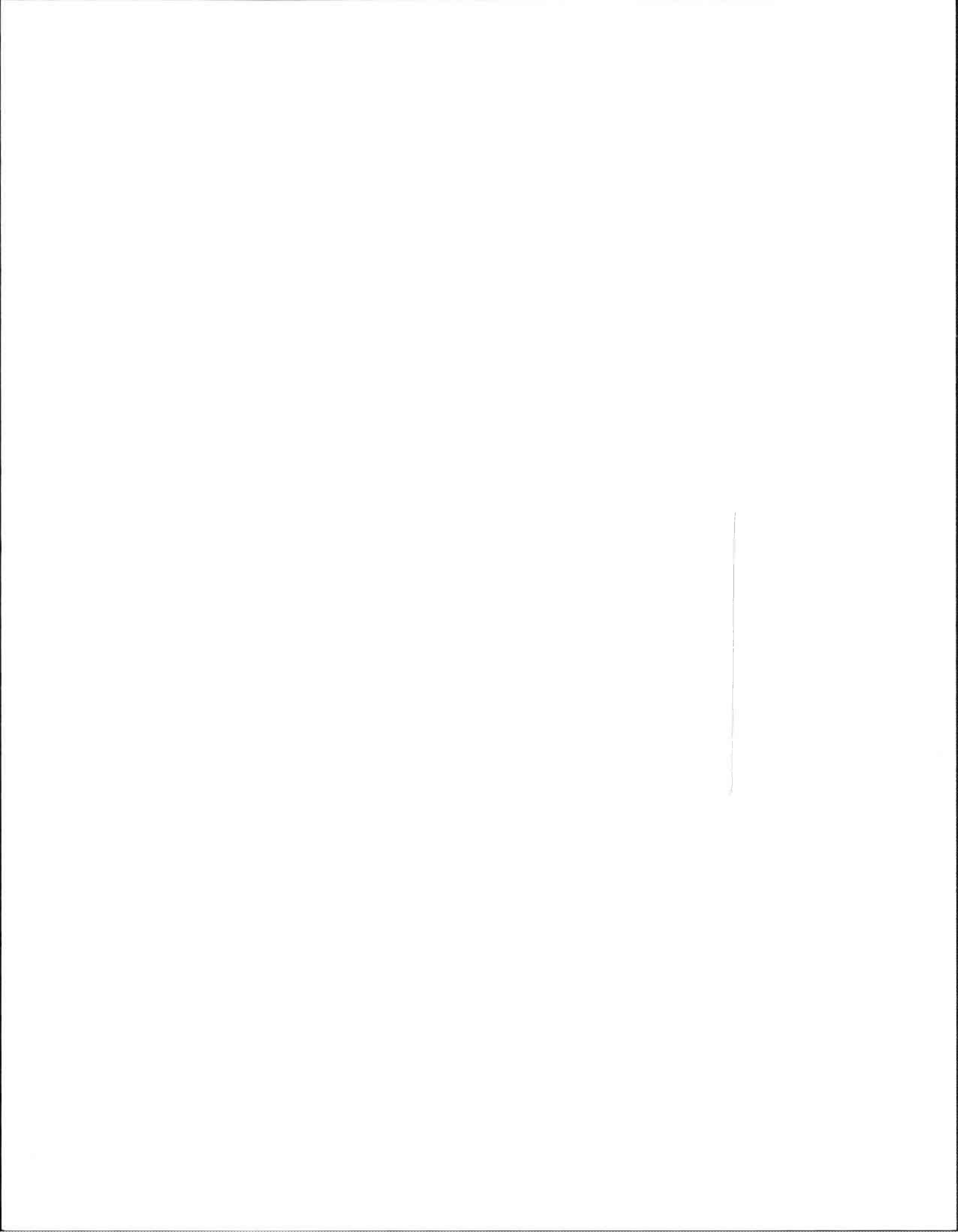




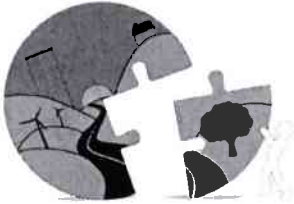
**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

**MINUTE ORDER**  
**RIVERSIDE COUNTY PLANNING COMMISSION – MARCH 22, 2023**  
COUNTY ADMINISTRATIVE CENTER  
1<sup>ST</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

- I. **AGENDA ITEM 4.1**  
**CHANGE OF ZONE NO. 2100123 and PLOT PLAN NO. 210135 – Intent to Adopt a Mitigated Negative Declaration** – CEQ210221- Applicant: Thomas Wesley Comer, Owner - Ibrahim Hzayen, Engineer– Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD: CR) – Location: North of Haddock Street, south of Willard Street, west of Winchester Road, and east of Columbia Avenue – approximately 3.53 gross acres (2.98 net acres) across two parcels – Zoning: Rural Residential (R-R).
- II. **PROJECT DESCRIPTION:**  
Change of Zone No. 2100123 is a request to change the site's zoning classification of Rural Residential(R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 sq ft office building and two (2) WQMP Basin on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building the height of a typical one-story home. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The propane filling area would include a 499-gallon propane tank, pump, motor, gallon meter, piping hoses, fill cylinders, and associated attachments. Typical operational characteristics include employees and customers traveling to and from the site, delivery of supplies to the site, drop off and pick up of RVs and boats onsite for storage, sales of equipment, supplies, and related activities. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored on the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street.
- III. **MEETING SUMMARY:**  
The following staff presented the subject proposal:  
Calora Boyd  
  
Spoke in favor:  
Tom Comber - Applicant/Rep  
  
Spoke in Opposition:  
Angela Little - Neighbor  
  
No one spoke in a neutral position
- IV. **CONTROVERSIAL ISSUES:**  
None.
- V. **PLANNING COMMISSION ACTION:**  
Public Comments: Closed  
Motion by Commissioner Sanchez, 2<sup>nd</sup> by Commissioner Awad  
By a vote of 5-0, the Planning Commission Recommend that the Board of Supervisors take the following actions:  
  
**ADOPT** Mitigated Negative Declaration; and,  
  
**TENTATIVELY** Approve Change of Zone No. 2100123; and,  
  
**APPROVE** Plot Plan No. 210135, subject to the advisory notification document and conditions of approval.







*John Hildebrand*  
*Planning Director*

# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

## Memorandum

**DATE:** March 21st, 2023  
**TO:** Planning Commissioners  
**FROM:** Calora Boyd, Project Planner  
**RE:** Item 4.1 – MND Minor Edit

Following public posting of the Mitigated Negative Declaration (MND), there was a certain mitigation (MM PAL-1) for clarification that was brought to staff's attention. The Paleontological Monitoring component has details of specific requirements that have yet to be approved by our Paleontologist. The Paleontologist will be able to review and approve these steps after Entitlement, concurrent with a Grading Permit. To remedy this, the specific requirements will be removed from the MND at this time. I have included the original Paleontological Monitoring component with the edits to mitigation MM PAL-1 for consideration and incorporation in the Planning Commission's decision on the project for the record.

### Mitigation:

**MM PAL-1: Paleontological Monitoring.** Prior to the issuance of grading permits, the applicant shall provide a letter to the County of Riverside Planning Department, or designee, from a professional paleontologist, stating that a qualified paleontologist has been retained to provide services for the Project. The draft Paleontological Resources Impact Mitigation Plan (PRIMP), included herein as Appendix I, shall be provided to the County for review and approval. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. As described in the PRIMP, paleontological monitoring shall be required for excavation below four feet below ground surface.

All mass grading, excavation, drilling, and trenching activities within undisturbed Pleistocene old alluvial fan deposits (Qofa) at the Project, ~~starting at a depth of four feet below the surface~~, are to be monitored full-time for paleontological resources. Prior to initiation of any grading, drilling, and/or excavation activities, a preconstruction meeting will be held and attended by the paleontologist of record, representatives of the grading contractor and subcontractors, the project owner or developer, and a representative of the lead agency. The nature of potential paleontological resources shall be discussed, as well as the protocol that is to be implemented following discovery of any fossiliferous materials. Monitoring of any potential artificial fill or disturbed soils is not required.

In the field, the paleontological monitors have the authority and responsibility to halt or divert grading operations. The paleontological principal investigator shall notify the County of Riverside of any fossil discoveries by email and/or phone call.

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

Desert Office · 7758 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

Paleontological salvage during trenching activities is typically from the trench spoils and does not delay the trenching activity. Fossils encountered during earth-disturbing activities will be collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. On mass grading projects, any discovered fossil site is protected by flagging to prevent it from being overrun by earthmovers (scrapers) before salvage begins. All grading activities within 50 feet of the discovery site should be suspended until fossil recovery has been completed. Fossils are collected in a similar manner, with notes and photographs being taken before removing fossils. If the site involves a large terrestrial vertebrate, for example, large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a field crew will be sent to the site to excavate around the find, encase the discovery within a plaster jacket, and remove it after the plaster has set. For large fossils, use of the contractor's construction equipment is solicited to remove the jacket to a safe location. It sometimes happens that fossils are found by construction workers when a paleontological monitor is not on-site or is occupied elsewhere on a grading project. In such cases, all work should be halted within 50 feet of the discovery location until it can be properly evaluated by the paleontological monitor or professional paleontologist.

Sediments containing small invertebrate and/or vertebrate fossils are considered just as important as larger fossils and will always be collected (see below). When vertebrate fossil remains are recovered, additional sediment samples will be taken from the same location to process for micro-vertebrate specimens.

Isolated fossils will be collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes will be taken on the map location and stratigraphy of the site, and the site will be photographed before it is vacated, and the fossils are removed to a safe place. Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained by one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry-screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For micro-vertebrate fossils, the standard test is usually the observed presence of small pieces of bone within the sediments. If bone is present, as many as 20 to 40 five-gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment. If, after five buckets have been wet-screened and have failed to yield any micro-vertebrate or other fossil material under microscopic examination, then this process can be terminated. In the laboratory, any recovered fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if necessary, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72).

Fossils will be identified by an adjunct invertebrate or vertebrate paleontology specialist, depending on the group of fossils needing identification (e.g., mollusks, reptiles, birds, mammals, or fish). Standard museum curation steps will be utilized by, or under the direct supervision of, the principal investigator, who has nine years of paleontological curatorial experience. Curation steps include cleaning, preparing, sorting, identifying, painting, numbering, and labeling all specimens before submittal to the receiving institution.

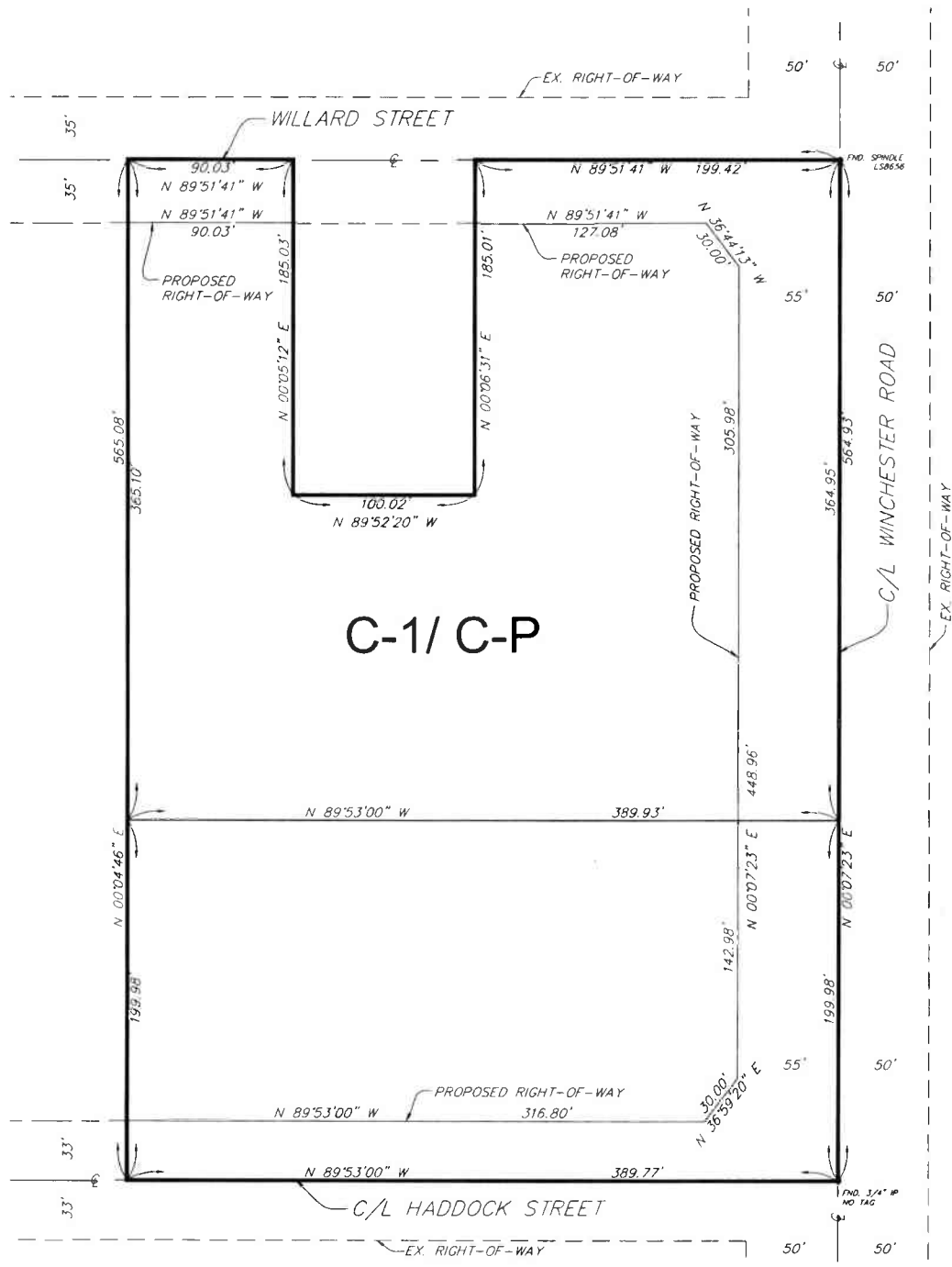
Pursuant to the County of Riverside's "SABER" Policy, paleontological materials (fossils) found in Riverside County should, by preference, be directed to the Western Science Center in Hemet, California. A written agreement between the Project developer and the preferred archival institution should be in hand before grading begins. The Project owner/developer will assume financial responsibility for any institutional curation fees for the Project.

A final written report will be produced by the Project paleontologist and submitted to the County of Riverside geologist at the conclusion of grading activities for the project. The report will include sections

on general background information, previous studies (both geologic and palaeontologic), results of findings and analysis, discussion of all recovered fossils, a fossil list identified to the lowest taxonomic level possible, a list of references cited, index and locality maps, and graphics to show the locations of all fossil localities. A letter documenting the receipt and acceptance of the fossil collections by the receiving institution must be included in the final report, a copy of which is to be archived with the fossil collection. If fossils are not recovered during the Project, the final report will be in a shortened letter format.

Monitoring: Paleontological monitoring of all mass grading, excavation, drilling, and trenching activities within undisturbed Pleistocene old alluvial fan deposits (Qofa) at the project, ~~starting at a depth of four feet below the surface,~~ are to be monitored full-time for paleontological resources, as outlined above in **MM PAL-1**.

WINCHESTER AREA  
SEC 28, T.5 S., R. 2 W, S.E.



C-1/ C-P

C-1/C-P

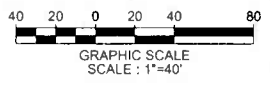
GENERAL COMMERCIAL

MAP NO. \_\_\_\_\_  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING

MAP NO. 2, ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 2100123  
ADOPTED BY ORDINANCE NO. \_\_\_\_\_

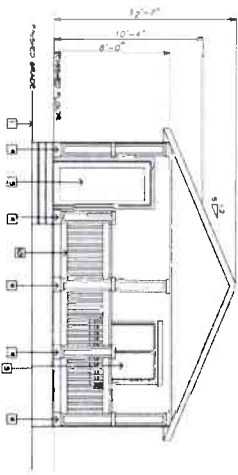
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RIVERSIDE COUNTY BOARD OF SUPERVIORS

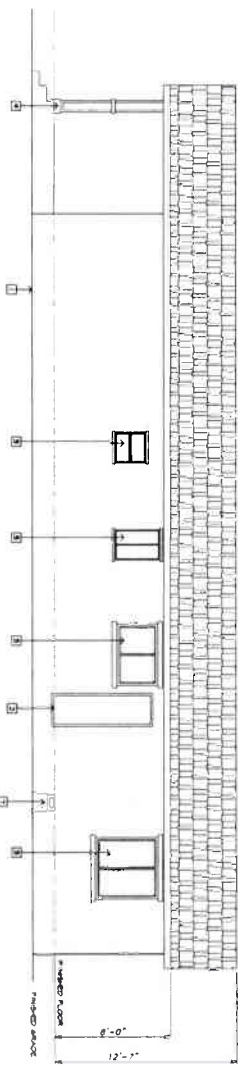




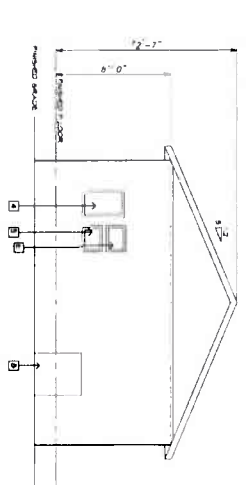




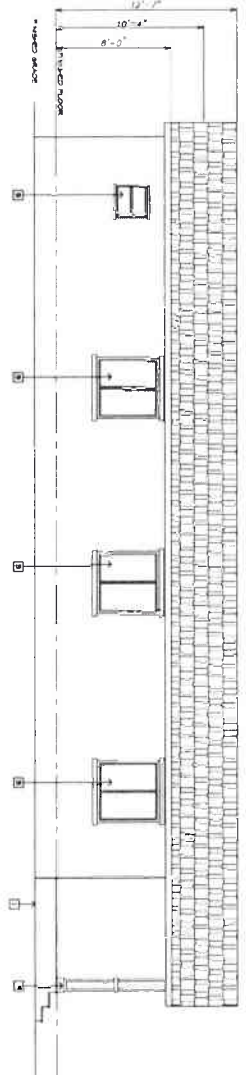
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

ELEVATION NOTES:

- 1. APPROX. FINISHED GRADE
- 2. FINISH FLOORING TO BE DETERMINED BY OWNER
- 3. FINISH WALLS TO BE DETERMINED BY OWNER
- 4. FINISH CEILING TO BE DETERMINED BY OWNER
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SHEET 1 OF 1  
**A2.1**  
 10/10/2022

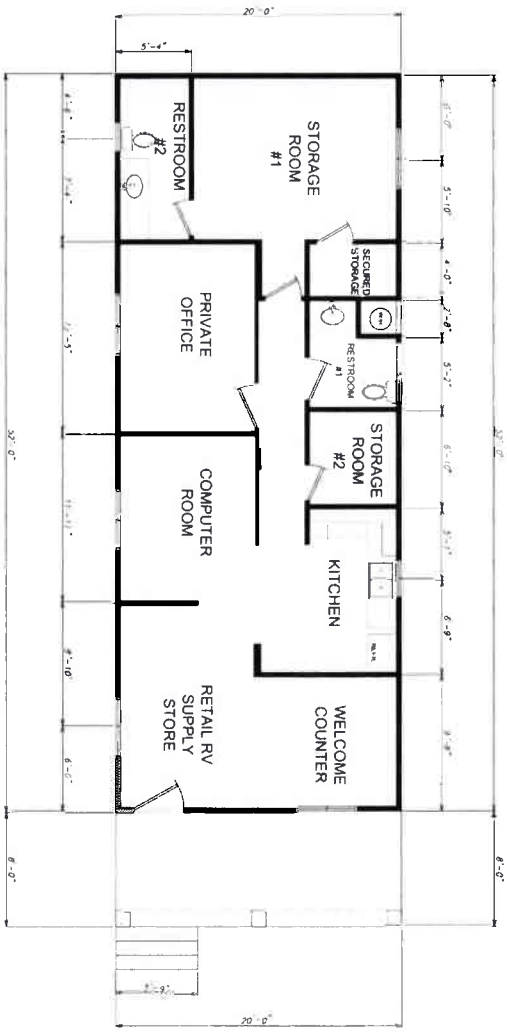
ELEVATIONS EXHIBIT "B"

NO WORRIES! RV BOAT STORAGE

WILLIAMS REALTY  
 WEST HENDERSON, CA 94584  
 925.438.1111

REGISTERED IN  
 THE STATE OF CALIFORNIA  
 LICENSE NO. 44501  
 MECHANICAL  
 CAMERON BOYD  
 10135 PROJECT  
 5/11/2022 DATE  
 481.13.2022

LICENSE  
 Project: [Redacted]  
 Client: [Redacted]  
 Date: 3/1/2022  
 Planner: Cassa Boyd



**NO WORRIES! RV BOAT STORAGE**  
 WILLIARD ROAD  
 WINDY HILLER CA 92586  
 951.278.8888

**FLOOR PLAN EXHIBIT "C"**

DRAWING SCALE: 1" = 1'-0"  
 DATE: 3-1-2022  
 BY: [Redacted]

**A1.2**

CONTACT: 951.278.8888  
 ADDRESS: 11111 WINDY HILLER CA 92586  
 PHONE: 951.278.8888

**PROJECT DESCRIPTION**

THIS PROJECT PROPOSES AN RV, BOAT AND TRUCK STORAGE FACILITY OF 234 STORAGE STALLS. THE STORAGE FACILITY WILL HAVE AN AUTOMATIC SLIDING GATE WITH RETI PAD ENTRANCE, SECURITY CAMERAS, AN OFFICE, COMPRESSED AIR, PROPANE, FALL, SOLAR LUMINAIRES AND RV SUPPLY SALES MECHANICAL. MAINTENANCE WILL NOT BE PERFORMED ON SITE.

**OWNER/APPLICANT**

NO WORRIES RV AND BOAT STORAGE LLC  
28447 #THESPROON PKWY  
MARIETTA, GA 30155  
OFFICE (661) 295-1970  
CONTACT NAME: TOM COMBER  
CONTACT PHONE: (661) 333-8062  
EMAIL: TOM@NOWORRIES.COM

**ENGINEER / EXHIBIT PREPARER**

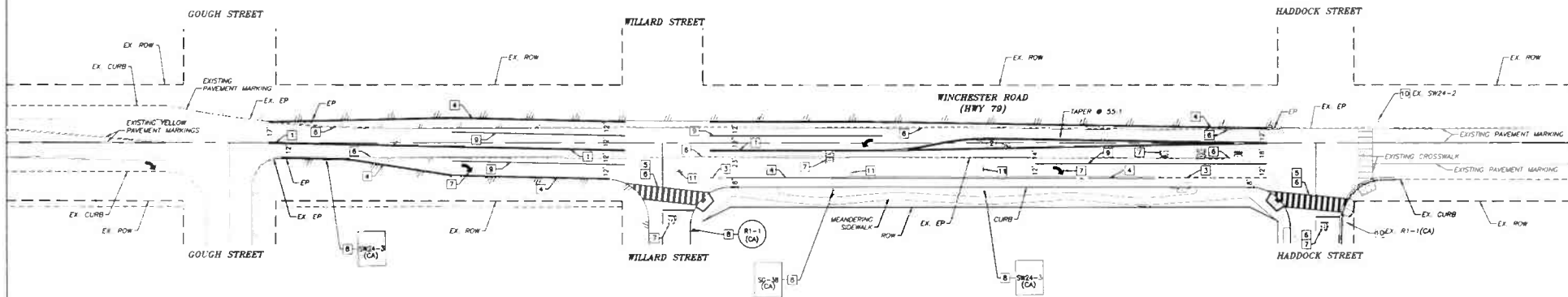
HZAYEN DESIGN GROUP, INC.  
360 THOUGHT COURT  
CAMARILLO, CA 93012  
OFFICE (805) 233-7778  
CONTACT: IRFAN M HZAYEN  
CELL (818)461-2642  
EMAIL: IRH@HZAYEN.COM

**ASSESSOR'S PARCEL No.**

462-182-018-A & 462-182-008-A  
GROSS ACRES: 3.3 ACRES  
NET ACRES: N/A

**CONSTRUCTION NOTES**

1. INSTALL DETAIL 21 PER CALTRANS STANDARDS PLANS
2. INSTALL DETAIL 28 PER CALTRANS STANDARDS PLANS
3. INSTALL DETAIL 30A PER CALTRANS STANDARDS PLANS
4. INSTALL DETAIL 39 PER CALTRANS STANDARDS PLANS
5. INSTALL 12" CONTINENTAL CROSSWALK
6. REMOVE EXISTING STRIPING
7. INSTALL PAVEMENT MARKINGS AS SHOWN PER COUNTY OF RIVERSIDE STANDARDS & CALTRANS STANDARDS PLANS
8. INSTALL SIGN(S) AS SHOWN PER COUNTY OF RIVERSIDE STANDARDS & CALTRANS STANDARDS PLANS
9. INSTALL DETAIL 38A PER CALTRANS STANDARDS PLANS
10. PROTECT EXISTING SIGN IN PLACE
11. REMOVE EXISTING SIGNAGE



**CAL FIRE STATION  
NEXT RIGHT**

SC-38 (CA)  
36"x30"

**STOP**

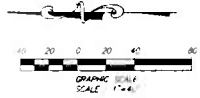
R1-1 (CA)  
36"x36"



SW24-3 (CA)  
36"x48"



SW24-2 (CA)  
36"x48"



**LEGEND**

[Symbol]	Proposed Striping
[Symbol]	Existing Striping
[Symbol]	Proposed Crosswalk
[Symbol]	Existing Crosswalk
[Symbol]	Proposed Sign
[Symbol]	Existing Sign
[Symbol]	Proposed Lane
[Symbol]	Existing Lane
[Symbol]	Proposed Shoulder
[Symbol]	Existing Shoulder
[Symbol]	Proposed Sidewalk
[Symbol]	Existing Sidewalk
[Symbol]	Proposed Right-of-Way
[Symbol]	Existing Right-of-Way
[Symbol]	Proposed Easement
[Symbol]	Existing Easement

PREPARED BY  
**H|D|G**  
Hzayen Design Group, Inc  
360 Thought Court  
Camarillo, CA 93012  
Phone (805) 233-7778

CASE: PPT210135  
EXHIBIT: Exhibit F  
DATE: 7/6/2022  
PLANNER: C Boyd

**EXHIBIT F  
STRIPING EXHIBIT**  
JUNE 21, 2022



**OWNER/APPLICANT**

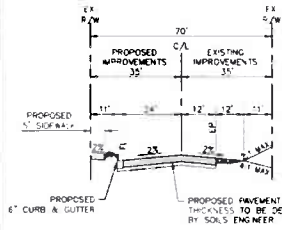
NO WORRIES RV AND BOAT STORAGE LLC  
2847 WILKINSON PKWY  
VALLEJO, CA 94588  
OFFICE: (605) 793-1970  
CONTACT NAME: TOM COOPER  
CONTACT PHONE: (605) 433-8082  
EMAIL: TOM@NOWORRIES.COM

**ENGINEER/ EXHIBIT PREPARER**

HZAYEN DESIGN GROUP, INC.  
360 TWILIGHT COURT  
CARMARILLO, CA 93021  
OFFICE: (805) 233-7778  
CONTACT: IBRAHIM HZAYEN  
CELL: (818)611-2842  
EMAIL: HZAYEN@HZAYEN.COM

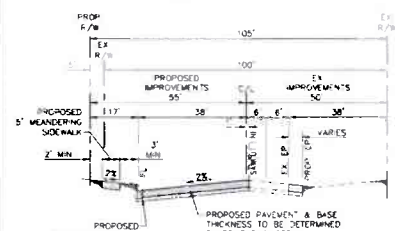
**ASSESSOR'S PARCEL NO.**

442-182-018-4 & 442-185-008-4  
GROSS ACRES 3.53 ACRES  
NET ACRES: N/A



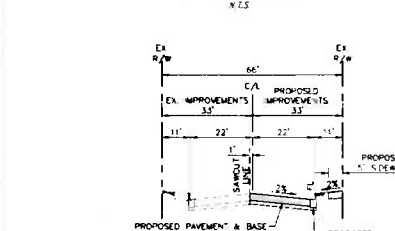
**STREET SECTION A-A**  
WILLARD STREET

PER COUNTY STD NO 104 SECTION 14, MODIFIED  
N.T.S.



**STREET SECTION B-B**  
WINCHESTER ROAD

PER COUNTY STD NO 91 MODIFIED  
N.T.S.



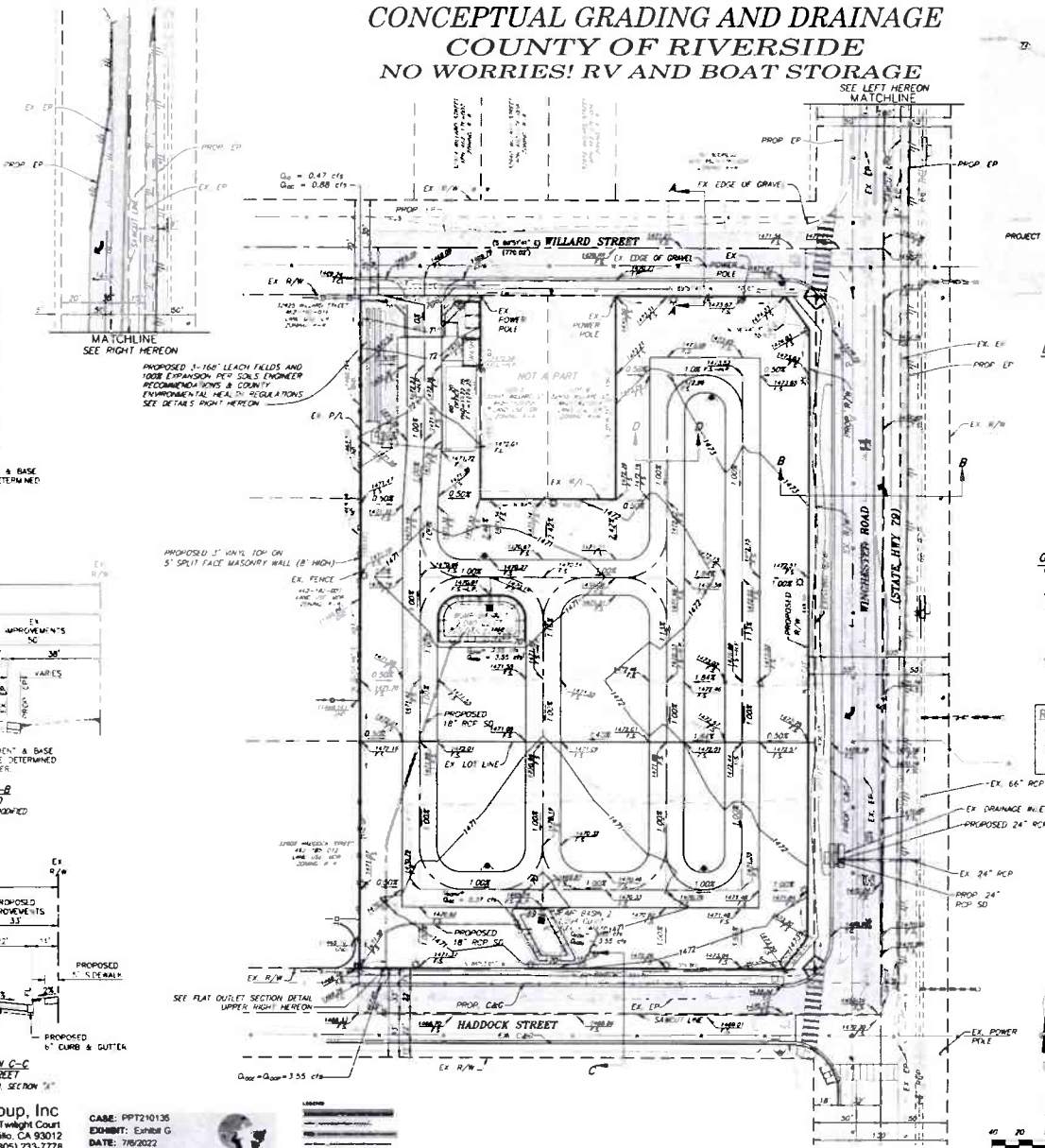
**STREET SECTION C-C**  
HADDOCK STREET

PER COUNTY STD NO 104 SECTION 7A  
N.T.S.

PREPARED BY: **HID|G**  
**Hzayen Design Group, Inc**  
360 Twilight Court  
Carmarillo, CA 93021  
Phone (805) 233-7778

CASE: PPT210135  
EXHIBIT: Exhibit G  
DATE: 7/6/2022  
PLANNER: syamith

# CONCEPTUAL GRADING AND DRAINAGE COUNTY OF RIVERSIDE NO WORRIES! RV AND BOAT STORAGE



**LOCATION MAP**

N.T.S.

**LEGEND & ABBREVIATIONS**

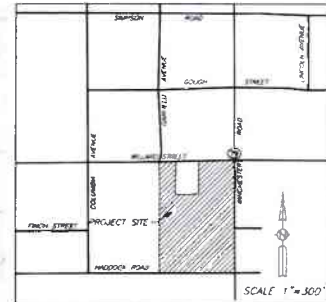
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED CONTOUR MAP
- PROPOSED CONTOUR WHICH EXISTING CONTOUR MAJOR EXISTING CONTOUR MINOR
- EXISTING SEWER
- 4" W. HEIGHT OF WAY
- C.A. CENTERLINE
- P.A. PROPERTY LINE
- EX. CURB & GUTTER
- IMP. PROPOSED
- EX. ELEV. EXISTING

**GENERAL NOTES:**

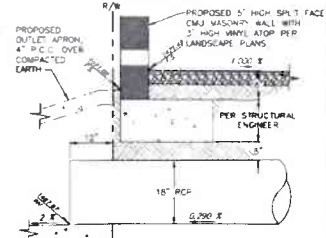
- NO WORK IN PUBLIC RIGHT-OF-WAY WITHOUT AN "EXEMPTION" PERMITS
- THE PROJECT IS IN PUBLIC RIGHT-OF-WAY
- THE PROJECT SITE IS LOCATED WITHIN ZONE "R-1" AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) AND USGS MAP NUMBER "INDICATED" WHICH MEANS AN ETTIE THE DATE OF "INDICATED" AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
- ALL LINES ARE TO BE CONSTRUCTED TO FIRM DEPT. REQUIREMENTS AND DRIVE ISLE CONSTRUCTION SHALL BE APPROX. 1/2" CLASS BASE OR RECOMMENDED GRAVEL AND SHALL NOT BE STAKE A MINIMUM SPREAD OF 18" TO 24" TO INSURE PROPER SET SECTION OF THE DRIVE ISLE HEREON

**RAW EARTHWORK QUANTITIES:**

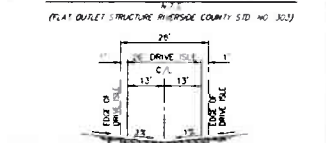
CUT: 3,900 CU YD  
FILL: 1,800 CU YD  
NET VOLUME: 2,100 CU YD EXPORT



**VICINITY MAP**



**FLAT OUTLET DRAINAGE SECTION DETAIL**



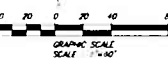
**DRIVE ISLE SECTION D-D**



**LEACH FIELD DETAIL**



**LEACH FIELD EXPANSION DETAIL**



GRAPHIC SCALE  
SCALE 1"=40'

## EXHIBIT "G"

PER PAR 01, JAN 27, 2022

PL01 DATE: 6/22/2022  
SHEET 1 OF 1





**IRRIGATION NOTES**

- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK
- THE DESIGN IS DIMENSIONAL. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS
- DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION
- ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE
- CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER
- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING
- ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR/MODIFICATION/ROUTING OF ALL ADJACENT IRRIGATION SYSTEM EQUIPMENT THAT IS AFFECTED BY NEW CONSTRUCTION IMPROVEMENTS. CONTRACTOR SHALL REPAIR SAID SYSTEMS TO A LIKE NEW MANNER, PROVIDING NO LESS THAN 100 SYSTEM LAYOUT AS APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE
- CONTRACTOR SHALL CONFIRM ALL AREAS REQUIRING MODIFICATION WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL AND DISPOSAL OF ALL EXISTING IRRIGATION EQUIPMENT AFFECTED BY THE NEW CONSTRUCTION IMPROVEMENTS, IF NECESSARY CONTRACTOR SHALL VERIFY ALL EQUIPMENT TO BE REMOVED AND DISPOSED OF IN FIELD PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK
- CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO BIDDING WORK AND AGAIN PRIOR TO COMMENCING WORK. VERIFICATION SHALL BE DOCUMENTED AND DELIVERED TO OWNER'S REPRESENTATIVE
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL SCH. 40 PVC SLEEVING UNDER PAVING, WALLS, AND CURBS AT NO LESS THAN 24" BELOW GRADE AND NO LESS THAN 2X DIAMETER OF IRRIGATION PIPE IN AREAS WHERE PIPE CROSSING WILL OCCUR
- ALL EQUIPMENT LOCATIONS AND PIPE ROUTING SHALL BE STAKED IN FIELD FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ALL LAYOUT SHALL BE AS APPROVED BY LANDSCAPE ARCHITECT, AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. NO EQUIPMENT SHALL BE INSTALLED WITHOUT APPROVAL OF LAYOUT
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION OF PROPOSED IRRIGATION EQUIPMENT AND RELATED EQUIPMENT, INCLUDING BUT NOT LIMITED TO R.C.V. CONTROL WIRES, ELECTRICAL WIRES, CONDUIT, REMOTE CONTROL VALVES, ETC. ALL LAYOUT AND LOCATIONS SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK
- CONTRACTOR SHALL REFER TO CORRESPONDING ON-SITE WATER AND SEWER PLAN FOR UNDERLYING WATERLINES, EASEMENTS, AND OTHER RELATED EQUIPMENT. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK
- PER ORDINANCE 859.2
  - HYDROZONES WILL BE PROPERLY DESIGNATED APPLICANT MUST INDICATE PROPOSED METHODS OF IRRIGATION
  - NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF NON-PERMEABLE SURFACES
  - SURFACE OR LOW VOLUME IRRIGATION MUST BE USED FOR IRREGULARLY SHAPED AREAS OR AREAS LESS THAN 10' IN WIDTH.
- PROPOSED MAINTENANCE ENTITY FOR BOTH ON-SITE AND OFF-SITE LANDSCAPE AREAS
  - ENHANCED LANDSCAPE MANAGEMENT (OR APPROVED LICENSED LANDSCAPE MAINTENANCE CONTRACTOR)

Riverside County Ordinance 809 Landscape Water Uses Calculations  
Project Type: Commercial  
**NO WORRIES**

0.65 ETS allowance  
PLAN 3

Applicant to see site conditions in field and indicate a selection to describe each hydrozone where #P/F/T is shown. Applicant to enter project location information.  
Please note that unshaded formulas will reflect as zero or as an area unit selection as compared

1 Minimum Annual Water Allowance (MAMA)

INPUT: Total square footage of landscape = 11,234 sq. ft.  
INPUT: the max. ETS for the area = 0.65

MAMA = 23.03 cu ft/yr

2 Estimated Annual Water Use (EAWU)

Hydrozone #	Plant Factor (PF)	Plant Type	Water Use
Hydrozone # 1	0.2	Plant Type	Water Use
Hydrozone # 2	0.5	Plant Type	Water Use
Hydrozone # 3	0.5	Plant Type	Water Use
Hydrozone # 4	0.2	Plant Type	Water Use
Hydrozone # 5	0.2	Plant Type	Water Use
Hydrozone # 6	0.2	Plant Type	Water Use

SubTotal EAWU = 14,788 cu ft/yr  
Input Irrigation System Operation Factor = 0.85  
MAMA - EAWU x OF = 8,538 cu ft/yr  
(this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX ALLOWED = 29%

\* There are no requirements to be listed as a hydrozone 1, 2, 3, 4, 5, or 6 unless they are in shaded cells of an area or higher plant factor and not area is shown in shaded cells in calculations.

**IRRIGATION SCHEDULE**

IRRIGATION EQUIPMENT LEGEND SHOWN FOR REFERENCE.  
IRRIGATION EQUIPMENT TO BE USED ON CONSTRUCTION PLANS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PROS-04-CV-PCN 10 FLOOD BUBBLE, 4" POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE	30		HUNTER PGV-101G 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE FOR RESIDENTIAL/AGRICULTURAL COMMERCIAL USE, FEMALE NPT INLET/OUTLET, GLOBE CONFIGURATION, WITH FLOW CONTROL.
	HUNTER RZWS-36-CV 36" LONG RZWS WITH INSTALLED 250GPM OR 50GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	30		HUNTER H0-330RC QUICK COUPLER VALVE, YELLOW RUBBER CORE, RED BRASS AND STAINLESS STEEL, WITH 3/4" NPT INLET, 2-PIECE BODY
	HUNTER ICZ-101-25-LF DRIP CONTROL ZONE KIT, 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM, PRESSURE REGULATION 25PSI, FLOW RANGE 5 GPM TO 15 GPM, 150 MESH STAINLESS STEEL SCREEN			NIBCO T-580-58-68-LL STAINLESS STEEL BALL VALVE SHUT OFF VALVE, POTABLE WATER
	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT, 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM, PRESSURE REGULATION 40PSI, FLOW RANGE 2 GPM TO 20 GPM, 150 MESH STAINLESS STEEL SCREEN			HUNTER ICV-G-F-5 1", 1-1/2", 2" AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE, WITH FILTER SENTRY
	PIPE TRANSITION POINT ABOVE GRADE, PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.			FERCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER
	NETAFIM TL-50V NETAFIM TL-50V, 1/2" MANUAL FLUSH VALVE, BARBED INSERT, INSTALL IN 10" BOX WITH ADEQUATE BLANK OR "CODER" TUBING TO EXTEND VALVE OUT OF VALVE BOX. 1/2" MPT FITS TUBING, HOVER, HOVER-RWRWP, CV, DL, RW AND RWP DRIP LINES, AND PE IRRIGATION HOSE			HUNTER IC-0605-PE-SS MODULAR CONTROLLER, 8 STATIONS, OUTDOOR MODEL, STAINLESS STEEL PEDESTAL, NO MODULE REQUIRED, COMMERCIAL USE
	HUNTER PLD-AVR PLD-AVR ALLOWS FOR AIR TO ESCAPE A RESIDENTIAL DRIP IRRIGATION SYSTEM TO PREVENT BLOCKAGE AND WATER HAMMERING, 1/2" MPT CONNECTION WITH 80 PSI MAXIMUM RATING.			HUNTER HFS-150 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1-1/2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARBS, COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 8.0 GPM. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. EMitter Notes 05H-B emitters (1 assigned to each 5 gal plant) 05H-E emitters (3 assigned to each 15 gal plant) 05H-E emitters (1 assigned to each 1 gal plant)			VIT PRODUCTS 580C-300R LOW PROFILE, TUBE AND WIRE CONSTRUCTION SMOOTH TOUCH SURFACE, COLD ROLLED STEEL, BACKFLOW ENCLASURE, 31.5L, 287H, 17.75W (80.01CM L, 71.12CM H, 45.08CM W), WITH POLAR BRACKET
	WATER METER 1"			IRRIGATION LATERAL LINE PVC SCHEDULE 40
	IRRIGATION MAINLINE PVC SCHEDULE 40			PIPE SLEEVE PVC SCHEDULE 40

Site Information

Site Name -> No Worries Boat and RV Yard  
Site Type -> Commercial  
Annual Use (Inches/Yr) -> 56.4

Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (%)	ETAF (PF/E)	Hydrozone Area (sq ft)	ETAF x Area	Estimated Total Water Use (gal/yr)
<b>Regular Landscape Areas</b>							
1	0.2	Low	Dr-p	0.81	0.2	9,141	2,257
2	0.5	Med./Ave.	Dr-p	0.81	0.6	1,678	1,296
3	0.5	Med./Ave.	Dr-p	0.81	0.6	790	129
4	0.2	Low	Dr-p	0.81	0.2	125	31
<b>SUBTOTAL -&gt;</b>						<b>11,334</b>	<b>3,503</b>
<b>Special Landscape Areas</b>							
<b>SUBTOTAL -&gt;</b>						<b>0</b>	<b>0</b>
<b>SUBTOTAL -&gt;</b>						<b>0</b>	<b>0</b>
<b>Estimated Total Water Use (ETWU) -&gt;</b>						<b>122,483</b>	
<b>Maximum Allowed Water Allowance (MAMA) -&gt;</b>						<b>176,774</b>	

ETAF Calculations

Regular Landscape Areas	Total ETAF x Area	Total Area	Average ETAF
	3,503	11,234	0.31

All Landscape Areas	Total ETAF x Area	Total Area	Site-wide ETAF
	3,503	11,234	0.31

Notes:

ETWU meets MAMA requirement.

Average ETAF meets requirement for this site type.

Calculator developed July 27, 2015.

This calculator is for estimating purposes only.

Hunter assumes no liability for use of this calculator.

**DESIGN STUDIOS**

NO WORRIES RV & BOAT STORAGE

IRRESISTIBLE CA CONCEPTUAL DESIGN

811

DATE: 08-28-2022  
SCALE: N/A  
DRAWN BY: wmc  
JOB NUMBER:  
SHEET: L.C.02  
SHEET 2 OF 2











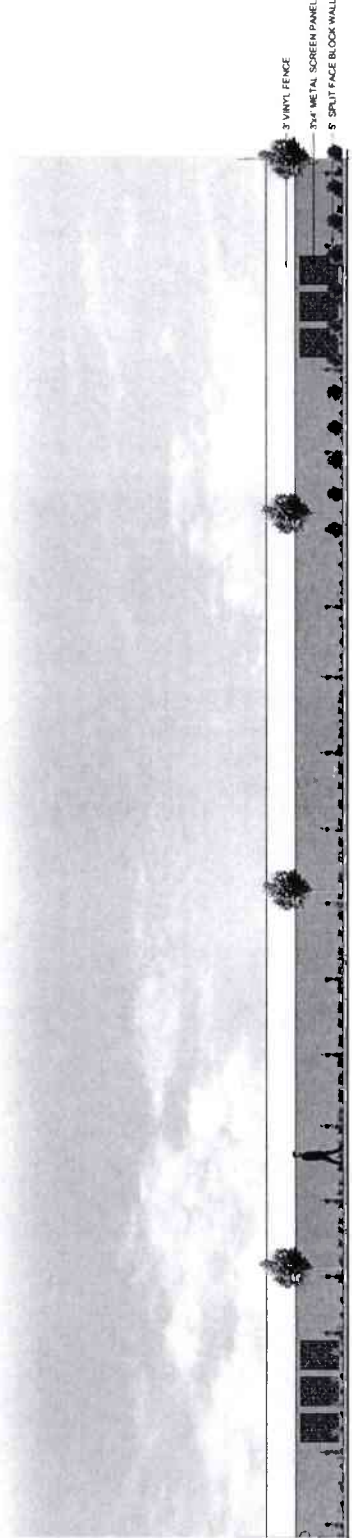
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SCALE	N/A
DRAWN BY	MMK
CHECKED BY	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	

DRAWING TITLE  
 CONCEPT SECTIONS



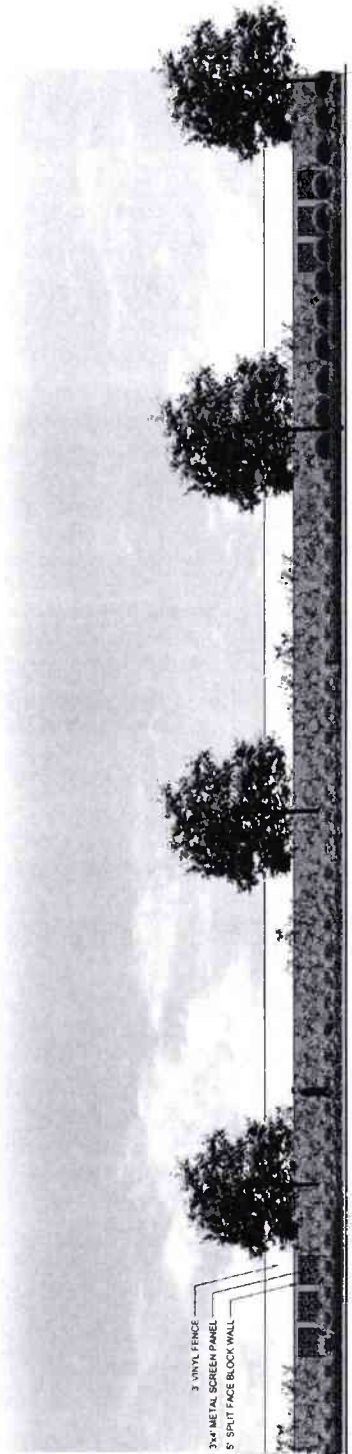
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 CHECKED BY:  
 SHEET NO.: LC.07  
 SHEET 2 OF 7

DATE PLOTTED: 08/29/2010 10:05:01 AM



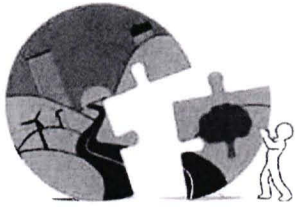
A - PLANTING AT INSTALL

SCALE 1" = 6'-0"



B - PLANTING AT MATURITY

SCALE 1" = 6'-0"



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
Planning Director

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

Plot Plan No. 210135, Change of Zone No. 2100123  
*Project Title/Case Numbers*

Russell Brady  
*County Contact Person*

951-955-3025  
*Phone Number*

2023020472  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Thomas Comber  
*Project Applicant*

28447 Witherspoon Parkway, Valencia, CA 91355  
*Address*

North of Haddock Street, south of Willard Street, west of Winchester Road, and east of Columbia Avenue  
*Project Location*

Change of Zone No. 2100123 and adoption of Change of Zone Ordinance No. 348.5000 are a request to change the site's zoning classification of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 sq ft office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street.  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on May 2, 2023, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Initial Study and Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,764.00+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
4. Findings were made pursuant to the provisions of CEQA.

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

[Signature]  
*Signature*

Project Planner  
*Title*

5/2/23  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

<i>Please charge deposit fee case#:</i>	<b>FOR COUNTY CLERK'S USE ONLY</b>





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Publish  
April  
2023

95

RECEIVED RIVERSIDE COUNTY  
CLERK/DO & DISTRICT CLERK/DOES  
2023 APR 17 AM 10:39

John Hildebrand  
Planning Director

Hearing Date: May 2, 2023

To: Clerk of the Board of Supervisors

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

MinuteTraq #: 21495

951-955-3025  
rbrady@rivco.org

### Project Description:

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2100123 (CZ2100123), AND PLOT PLAN NO. 210135 (PPT210135), & ADOPTION OF ORDINANCE NO. 348.5000 – Intent to Adopt a Mitigated Negative Declaration - CEQ210224 - Applicant: Thomas Wesley Comber-Owner, Ibrahim Hzayen – Engineer– Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD: CR) – Location: North of Haddock Street, south of Willard Street, west of Winchester Road, and east of Columbia Avenue – approximately 3.53 gross acres (2.98 net acres) across two parcels – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2100123 and adoption of Change of Zone Ordinance No. 348.5000 are a request to change the site’s zoning classification of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 sq ft office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. APNs: 462-182-018, 462-185-006.

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

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

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

(3rd Dist) Press Enterprise

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

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
RECEIVE AND FILE REPORT**

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**ITEM:**  
(ID # 21495)

**MEETING DATE:**  
Tuesday, May 02, 2023

**FROM :** Riverside County Planning Commission:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 2100123 (CZ2100123), AND PLOT PLAN NO. 210135 (PPT210135), & ADOPTION OF ORDINANCE NO. 348.5000 – Intent to Adopt a Mitigated Negative Declaration - CEQ210224 - Applicant: Thomas Wesley Comber-Owner, Ibrahim Hzayen – Engineer– Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD: CR) – Location: North of Haddock Street, south of Willard Street, west of Winchester Road, and east of Columbia Avenue – approximately 3.53 gross acres (2.98 net acres) across two parcels – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2100123 and adoption of Change of Zone Ordinance No. 348.5000 are a request to change the site's zoning classification of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 sq ft office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. APNs: 462-182-018, 462-185-006.

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

**ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT**

**CEQ210224** based on the findings incorporated in the initial study, attached hereto, and the conclusion that the Project will not have a significant effect on the environment with the proposed mitigation incorporated;

- 2. APPROVE CHANGE OF ZONE NO. 2100123** to amend the zoning classification for the subject property from Rural Residential (R-R) to General Commercial (C-1/C-P) in accordance with the Change of Zone Exhibit, based upon the findings and conclusions provided in this staff report, and subject to adoption of Zoning Ordinance No. 348.5000;
- 3. ADOPT ORDINANCE NO. 348.5000** amending the zoning as shown on Map No. 2.2488 entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2488,

**COUNTY OF RIVERSIDE – PLANNING DEPARTMENT  
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Change of Zone Case No. 2100123,” attached hereto and incorporated herein by reference; and

4. **APPROVE PLOT PLAN NO. 210135**, subject to the attached Advisory Notification Document, Conditions of Approval, based upon the findings and conclusions provided in this staff report and all exhibits, and subject to adoption of Zoning Ordinance No. 348.5000 for Change of Zone No. 2100123.

**ACTION:**

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**MINUTES OF THE PLANNING DIRECTOR**



**COUNTY OF RIVERSIDE – PLANNING DEPARTMENT  
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<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:**

**BACKGROUND:**

**Summary**

**Change of Zone No. 2100123 (CZ2100123) and Ordinance No. 348.5000** are a request to change the site’s zoning classification of Rural Residential (R-R) to General Commercial (C-1/C-P) to make it consistent with the current General Plan land use designation of Commercial Retail (CR). The project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Commercial Retail (CR). The Commercial Retail (CR) designation is intended to allow for the development of commercial retail and service uses within a community. The proposed use of storing vehicles is a permitted use subject to approval of a Plot Plan per the C-1/C-P zone. The C-1/C-P zone (General Commercial) supports these uses and Ordinance No. 348, Section 9.1 Subsection B.18 explicitly permits the use of “Trailer and Boat storage” in this zone. The Project meets all the change of zone findings as described in further detail in the attached staff report. will be in compliance with this ordinance with the approval of the Zone Change. Approval of Ordinance No. 348.5000 changes the zone of the project in accordance with CZ2100123.

**Plot Plan No. 210135** is a request for the development of a 3.53-acre Recreational Vehicle Storage Facility including a 1,200 square foot office and two (2) WQMP Basins on a 3.53-acre site. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. Typical operational characteristics include employees and customers traveling to and from the site, delivery of supplies to the site, drop off and pick up of RVs and boats onsite for storage, sales of equipment and supplies, and related activities. Hours of operation will be from 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot 7 days a week, 24 hours a day. There will be a total of 2 employees onsite. Access will be provided from Willard Street. As stated in the staff report it was determined that the Project is consistent with the General Plan and Zoning Ordinance No. 348.

**COUNTY OF RIVERSIDE – PLANNING DEPARTMENT  
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A site improvement that is required for the project is turning lanes from Winchester Road (Highway 79) to Willard Street. There will be a right turn lane traveling south of Winchester Road, and a left turn lane traveling north on Winchester.

Change of Zone No. 2100123 and Plot Plan No. 210135 are collectively referred to as the "Project".

The Project site is located North of Haddock Street, South of Willard Street, East of Winchester Road, and West of Columbia Avenue.

**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). The IS/MND represent the independent judgment of Riverside County, acting as the lead agency pursuant to CEQA. The documents were circulated for public review per the CEQA Statute and Guidelines Section 15105. All potentially significant physical environmental impacts were identified in the areas of biological resources, cultural resources, noise, paleontological resources, tribal cultural resources, and mandatory findings of significance and reduced to less than significant with required mitigation measures, incorporated as mandatory conditions of approval. Accordingly, the Project, as reviewed and conditioned, will not result in any potentially significant environmental impacts with the incorporation of the mitigation as required under the MND. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

At the time of preparation of this staff report, no comments have been received on the circulated IS/MND. Due to a discrepancy in the wording of the conditions of approval versus the mitigation measure for paleontological resources, per a memo provided to the Planning Commission the mitigation measure was recommended to be modified to match up with the condition of approval. That change has been included as errata in the Mitigated Negative Declaration provided for the Board of Supervisor's consideration. No new mitigation measures were required, and the changes made to the IS/MND do not represent substantial revisions per CEQA Guidelines Section 15073.5(b) and the IS/MND was not recirculated per the State CEQA Guidelines Section 15073.5(c). Therefore, based on the whole of the record, the lead agency has determined that there is no substantial evidence that the Project will have a significant effect on the environment.

**Planning Commission Action**

**COUNTY OF RIVERSIDE – PLANNING DEPARTMENT  
RECEIVE AND FILE REPORT**

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Change of Zone No. 2100123 and Plot Plan No. 210135 were considered by the Planning Commission on March 23, 2022, at a regularly scheduled public hearing. The Planning Commission opened the public hearing and heard from the applicant. A memo to the Planning Commission from Planning staff was presented with clarification on mitigation measure wording regarding paleontological resources that was considered for inclusion with the Planning Commission's recommendation on the project. The Planning Commission recommended the inclusion of a life on the permit for 15 years which has been included as a condition of approval on the Plot Plan for the Board's consideration of the Planning Commission's recommendation on the project. At Planning Commission there was discussion on the requirement for street lighting based on the recommended conditions of approval from the applicant, but subsequent discussion with the applicant and Transportation staff clarified what would be required for the project to install per standard requirements and the applicant agreed to these and no changes to the conditions or project plans were necessary. The public hearing was closed, and the Planning Commission recommended approval of the Project as revised to the Board of Supervisors on a 5-0 vote.

**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 Memo**
- C. Planning Commission Staff Report Package**
- D. Ordinance No. 348.4998 for Change of Zone No. 2100123**
- E. Final Project Exhibits**

**PROPERTY OWNERS CERTIFICATION FORM**

I, Adam Grim, certify that on November 9, 2022,  
the attached property owners list was prepared by County of Riverside / RCIT- GIS,  
APN(s) or case numbers CZ2100123, PPT210135 for  
Company or Individual's Name: County of Riverside TLMA - Planning Department,  
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.

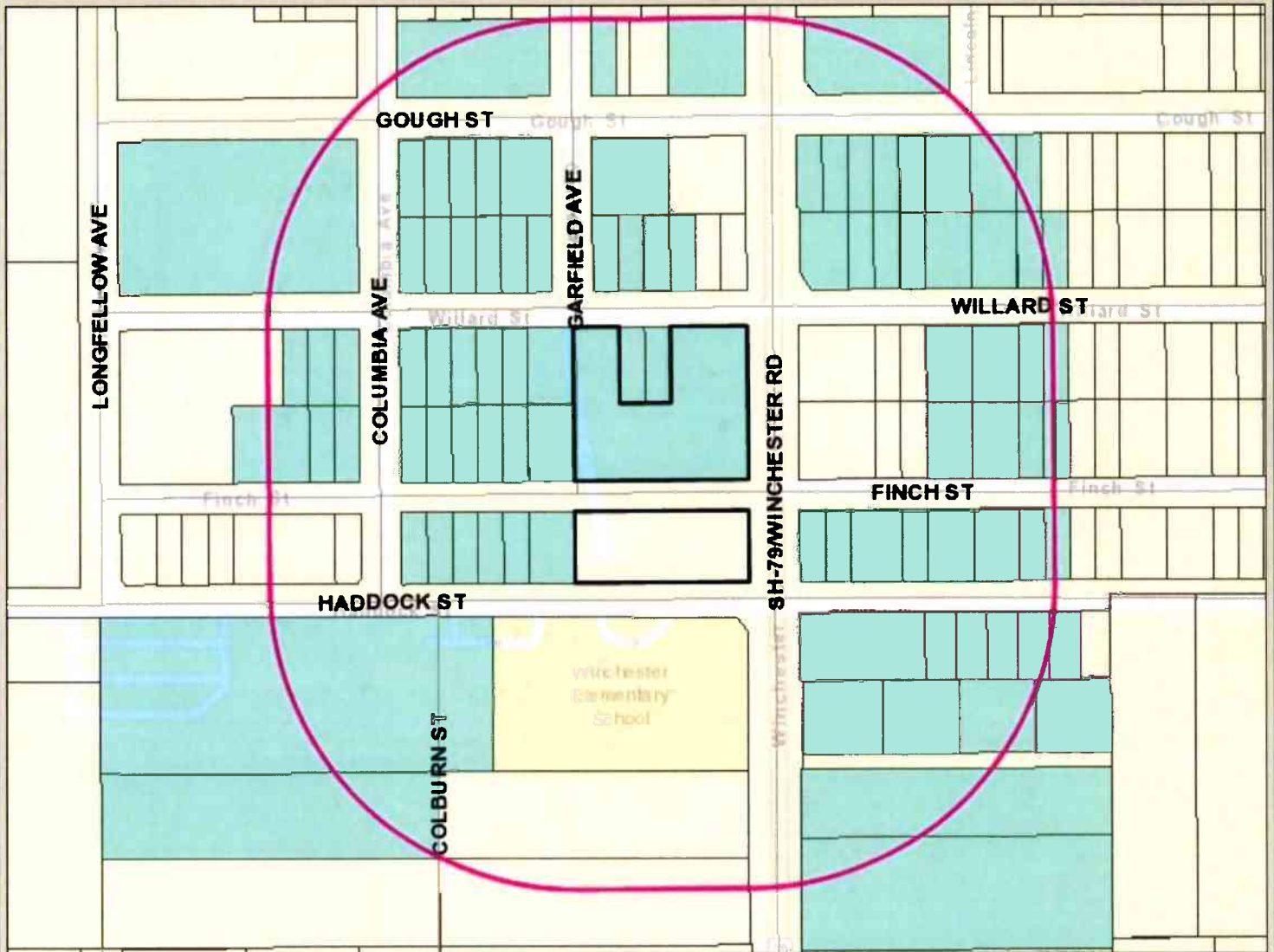
NAME: Adam Grim  
TITLE/REGISTRATION GIS Analyst  
ADDRESS: 3450 14<sup>th</sup> St, 5<sup>th</sup> Fl  
Riverside, CA 92501  
TELEPHONE (8 a.m. – 5 p.m.): (951) 203-4801



# Riverside County GIS Mailing Labels

CZ2100123 PPT210135

(600 ft Buffer)



### Legend

- County Boundary
- Cities
- Centerline Names
- Centerlines
- Parcels
- World Street Map

### Notes



0 376 752 Feet

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

REPORT PRINTED ON... 11/9/2022 8:55:46 AM

© Riverside County RCIT

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA – HARVEST VALLEY/WINCHESTER ZONING 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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2100123 and Plot Plan No. 210135**. Change of Zone No. 2100123 and Change of Zone Ordinance No. 348.500 are a request to change the site's zoning of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 square foot office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. This proposed project is located North of Haddock Street, South of Willard Street, East of Winchester Road, and West of Columbia Avenue in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123, ADOPT Ordinance No. 348.500 and APPROVE PLOT PLAN NO. 210135.**

On March 23, 2023, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. 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 RUSSELL BRADY, PROJECT 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 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, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant



# CERTIFICATE OF POSTING

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

I, Cindy Fernandez, Board Assistant to Kimberly A. Rector, 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 18, 2023, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

CZ2100123, PPT210135

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:** May 2, 2023 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: April 18, 2023  
Cindy Fernandez

# CERTIFICATE OF MAILING

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

I, Cindy Fernandez, Board Assistant to Kimberly A. Rector, 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 18, 2023, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

CZ2100123, PPT210135

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:** May 2, 2023 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: April 18, 2023  
Cindy Fernandez



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

**Receipt: 23-103830**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	2
	Document #	E-202300417
	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  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:  
23-103830

STATE CLEARINGHOUSE NUMBER (If applicable)

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

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL RBRADY@RIVCO.ORG	DATE 04/18/2023
--	---------------------------------------	--------------------

COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300417
--	--------------------------------

PROJECT TITLE  
CZ2100123, PPT210135

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. FIRST FLOOR,	CITY RIVERSIDE	STATE CA	ZIP CODE 92501
--	-------------------	-------------	-------------------

**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)	\$3,839.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____

Exempt from fee

Notice of Exemption (attach)

CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

<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 X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
----------------	---



Lead Agency: CLERK OF THE BOARD OF SUPERVISORS  
ATTN: RUSSELL BRADY  
Address: 4080 LEMON STREET 1ST FLOOR  
P.O. BOX 1147  
RIVERSIDE, CA 92502-1147

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202300417  
04/18/2023 09:05 AM Fee: \$ 0.00  
Page 1 of 2

Removed: By: Deputy



(SPACE FOR CLERK'S USE)

Project Title

CZ2100123, PPT210135

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, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA – HARVEST VALLEY/WINCHESTER ZONING AREA PLAN, THIRD SUPERVISORIAL DISTRICT**

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

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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 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant



462175011  
ROGELIO VENTURA JAIME  
32880 WILLARD ST  
WINCHESTER CA 92596

462175016  
ROBERT L. LOURENCO  
P O BOX 871  
WINCHESTER CA 92598

462182008  
ELIZABETH ALVARADO  
355 E DRIVE  
VISTA CA 92083

462185011  
DAVID J. AYALA  
32896 HADDOCK ST  
WINCHESTER CA 92596

462182006  
FREDERICK A. HANSEN  
P O BOX 336  
WINCHESTER CA 92596

463145013  
JUAN QUEVEDO  
P O BOX 803  
WINCHESTER CA 92596

463145021  
LYNNE BURKE  
P O BOX 30202  
LONG BEACH CA 90853

462175013  
EDUARDO HURTADO  
32900 WILLARD ST  
WINCHESTER CA 92596

462182004  
WAYNE ARCHULETA  
32915 WILLARD ST  
WINCHESTER CA 92596

462182020  
DANIEL CARDENAS  
32945 WILLARD ST  
WINCHESTER CA 92596

462181002  
LYNN T. KIRSCH  
701 SWEET CLOVER LOOP  
SAN JACINTO CA 92582

463120005  
CARLOS GARCIA  
368 LA BOCA ST  
SAN JACINTO CA 92582

463145020  
RUBY JOYCE SCHWARTZ  
P O BOX 405  
WINCHESTER CA 92596

463145060  
ROSA M. FRAGOSO  
P O BOX 876  
WINCHESTER CA 92596

463145061  
SALVADOR FRAGOZA  
P O BOX 382  
WINCHESTER CA 92596

463157005  
JOSE GUADALUPE CARRILLO  
26456 IDE AVE  
HEMET CA 92545

463158006  
LYNN MAE PENNY  
32085 LINDENBERGER RD  
MENIFEE CA 92585

462176006  
THOMAS L. CASTEEL  
32952 WILLARD ST  
WINCHESTER CA 92596

462173006  
STEVEN BURTNES  
P O BOX 142  
WINCHESTER CA 92596

462182003  
TAMARA BASILIO OZUNA  
PO BOX 924  
WINCHESTER CA 92596

462185012  
JAMES HORECKA  
32902 HADDOCK ST  
WINCHESTER CA 92596

463145067  
RAFAEL LEMUS  
P O BOX 826  
WINCHESTER CA 92596

462175002  
SECRETARY HOUSING & URBAN DEV OF WASH  
1600 SACRAMENTO INN 220  
SACRAMENTO CA 95815

463158021  
JAIME NOLASCO  
P O BOX 525  
WINCHESTER CA 92596

462181008  
RANDY BAXTER  
20707 PIKE 255  
BOWLING GREEN MO 63334

462181004  
ROGELIO JIMENEZ  
32853 WILLARD ST  
WINCHESTER CA 92596

462185007  
MELVIN MOON  
32870 HADDOCK ST  
WINCHESTER CA 92596

463145059  
MARIA NOLASCO  
P O BOX 811  
WINCHESTER CA 92596

463157004  
CESAR ARTURO OCHOA  
10770 HOLE AVE NO 119  
RIVERSIDE CA 92505

463157013  
RONALD JOSEPH WILLIAMS  
33078 FINCH ST  
WINCHESTER CA 92596

463145019  
FRANCISCO ARECHIGA  
33785 MILAN RD  
WINCHESTER CA 92596

463145052  
FLORES RUBEN & FLOREAM REVOCABLE  
26917 DARTMOUTH ST  
HEMET CA 92544

463145066  
GREEN KATHY LEIGH  
738 KINGSLEY ST  
MOHAVE VALLEY AZ 86440

463157024  
NANCY SUE SIMPSON  
PO BOX 715  
WINCHESTER CA 92596

462120072  
VALLEY WIDE RECREATION & PARK DIST  
P O BOX 907  
SAN JACINTO, CA 92581

463120024  
KANM CORP  
23705 CRENSHAW # 100  
TORRANCE CA 90505

463145016  
JOSE T. CHAVEZ  
33025 GOUGH ST  
WINCHESTER CA 92596

463145017  
STEVEN W. BURTNES  
P O BOX 142  
WINCHESTER CA 92596

462175004  
HOWARD L. MCCLEARY  
P O BOX 1  
WINCHESTER CA 92596

462175009  
GERARDO ANAYA  
32870 WILLARD ST  
WINCHESTER CA 92596

463145058  
ADELINA SANDOVAL  
P O BOX 942  
WINCHESTER CA 92596

463158001  
ENRIQUE MORENTIN  
33040 SIMPSON RD  
WINCHESTER CA 92596

463158005  
CARMELO O. LEON  
P O BOX 452  
WINCHESTER CA 92596

462176009  
CHRISTOPHER ALAN CAREY  
30141 ANTELOPE RD # D642  
MENIFEE CA 92584

462172005  
GEORGE ROBERT MCCLEARY  
P O BOX 42  
WINCHESTER CA 92596

462175014  
AMADO GUZMAN  
39815 VIA CAREZA  
MURRIETA CA 92563

462182012  
JOSEFINA VAZQUEZ HERRERA  
PO BOX 483  
MENIFEE CA 92596

462182022  
JEREMY FRENCH  
PO BO 306  
WINCHESTER CA 92596

462185010  
SHANE VEDENHAUPT  
32890 HADDOCK ST  
WINCHESTER CA 92596

463120004  
PHYLLIS CROSBY  
P O BOX 324  
WINCHESTER CA 92596

462181003  
JEANINE MATZIE  
38364 POPPET CYN DR  
PALM DESERT CA 92260

462175003  
JAVIER ARRIAGA HERRERA  
32903 GOUGH ST  
WINCHESTER CA 92596

462182007  
MODESTO G TORRES RAMIREZ  
27568 MONROE AVE  
ROMOLAND CA 92585

462182018  
NO WORRIES BOAT & RV STORAGE  
28447 WITHERSPOON PKY  
VALENCIA CA 91355

462185008  
MORENO FAMILY TRUST DTD 10/06/16  
32876 HADDOCK ST  
WINCHESTER CA 92596

462182016  
VICENTE AGUIRRE ARELLANO  
32925 WILLARD ST  
WINCHESTER CA 92596

463120006  
FRANCISCO D MADRIGAL REYES  
14244 KINGSWAY  
MORENO VALLEY CA 92555

463120027  
JUANITA CORONADO  
P O BOX 654  
WINCHESTER CA 92596

463157012  
JOSHUA EPSTEIN  
P O BOX 215  
WINCHESTER CA 92596

463141008  
SUH FRANK KOON & CHONG CHA SUH  
29237 MORAGA ST  
MENIFEE CA 92584

463157015  
MARY LOUISE TAFOYA  
15828 ALGECIRAS DR  
LA MIRADA CA 90638

463145057  
FEDERICO RAMIREZ  
P O BOX 665  
WINCHESTER CA 92596

463158002  
DAVID ESTANISLAO SANCHEZ  
560 BARSBY ST  
VISTA CA 92084

463120011  
PATRICK B. SMITH  
36284 VIA EL PAIS BONITA  
TEMECULA CA 92592

463145014  
REYNALDO PEREZ  
33043 GOUGH ST  
WINCHESTER CA 92596

463120016  
NAASZ FAMILY LIVING TRUST 1/31/19  
32631 GRAND AVE  
WINCHESTER CA 92595

463157014  
JOSE G. ALVAREZ  
29984 SYCAMORE RIDGE RD  
MURRIETA CA 92563

463158022  
ODILON NOE LEON MENDEZ  
33090 HADDOCK ST  
WINCHESTER CA 92596

463157026  
TRAVIS W T SIMKO  
33099 WILLARD ST  
WINCHESTER CA 92596

463158004  
JOSE GUADALUPE CASTILLO  
500 N YALE ST  
HEMET CA 92544

463120010  
KATHRYN A. CALL  
28800 WINCHESTER RD  
WINCHESTER CA 92596

463145012  
JANR INVESTMENTS INC  
8216 LAUREL RIDGE RD  
RIVERSIDE CA 92508

462174001  
LITTLE  
PO BOX 181  
WINCHESTER CA 92596

462175012  
RAMON GARCIA  
P O BOX 591  
WINCHESTER CA 92596

462176001  
ABRAHAM VILLANUEVA  
3803 SYDNEY ST  
HEMET CA 92545

462182011  
AMANCIO AVILA  
33150 ALCAZAR DR  
MENIFEE CA 92584

462182021  
JOVIE L. ESTEVES  
32892 FINCH ST  
WINCHESTER CA 92596

463120025  
AUTAR K. WALI  
1206 MIRAMAR  
FULLERTON CA 92631

463158003  
ARZELLA MILDRED COLSON  
P O BOX 836  
WINCHESTER CA 92596

462175007  
DAVID R. GUERRA  
P O BOX 563  
WINCHESTER CA 92596

462175015  
ALLEAN C. STEWART  
P O BOX 5  
WINCHESTER CA 92596

462176007  
ANGEL ZERMENO  
32924 WILLARD ST  
WINCHESTER CA 92596

462182019  
LUIS PEREZ  
32955 WILLARD ST  
WINCHESTER 92596

462185009  
JEFF P. CLABORN  
32882 HADDOCK ST  
WINCHESTER CA 92596



463120001  
ANITA BEDOLLA  
PO BOX 813  
WINCHESTER CA 92596

463120003  
SHAWN A. VIOLA  
29017 SCOUT CT  
CANYON LAKE CA 92587

462176008  
EUGENE CHAVEZ  
PO BOX 592  
MENIFEE CA 92596

462181007  
WAYNE L. LITTLE  
PO BOX 181  
WINCHESTER CA 92596

462182009  
SALVADOR VILLANUEVA  
220 S ELK ST NO 17  
HEMET CA 92543

462120073  
VALLEY WIDE RECREATION & PARK DIST  
P O BOX 8300  
SAN JACINTO CA 92581

463120002  
GREGORY SANDFER  
P O BOX 441  
WINCHESTER CA 92596

462173008  
TRIUMPH INV CORP  
31170 OLIVE AVE  
WINCHESTER CA 92596

462181006  
RIGOBERTO ZAVALA  
27745 ELLIS AVE  
SUN CITY CA 92585

462182002  
EDUARDO R. MONTESINOS LUNA  
32883 WILLARD ST  
WINCHESTER CA 92596

462120064  
WINCHESTER ELEMENTARY SCHOOL DIST  
28751 WINCHESTER RD  
HEMET CA 92543

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA - HARVEST VALLEY/WINCHESTER ZONING 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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2100123 and Plot Plan No. 210135.** Change of Zone No. 2100123 and Change of Zone Ordinance No. 348.500 are a request to change the site's zoning of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 square foot office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. This proposed project is located North of Haddock Street, South of Willard Street, East of Winchester Road, and West of Columbia Avenue in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123, ADOPT Ordinance No. 348.5000 and APPROVE PLOT PLAN NO. 210135.**

On March 23, 2023, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. 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 RUSSELL BRADY, PROJECT 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 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.

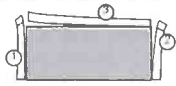
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

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

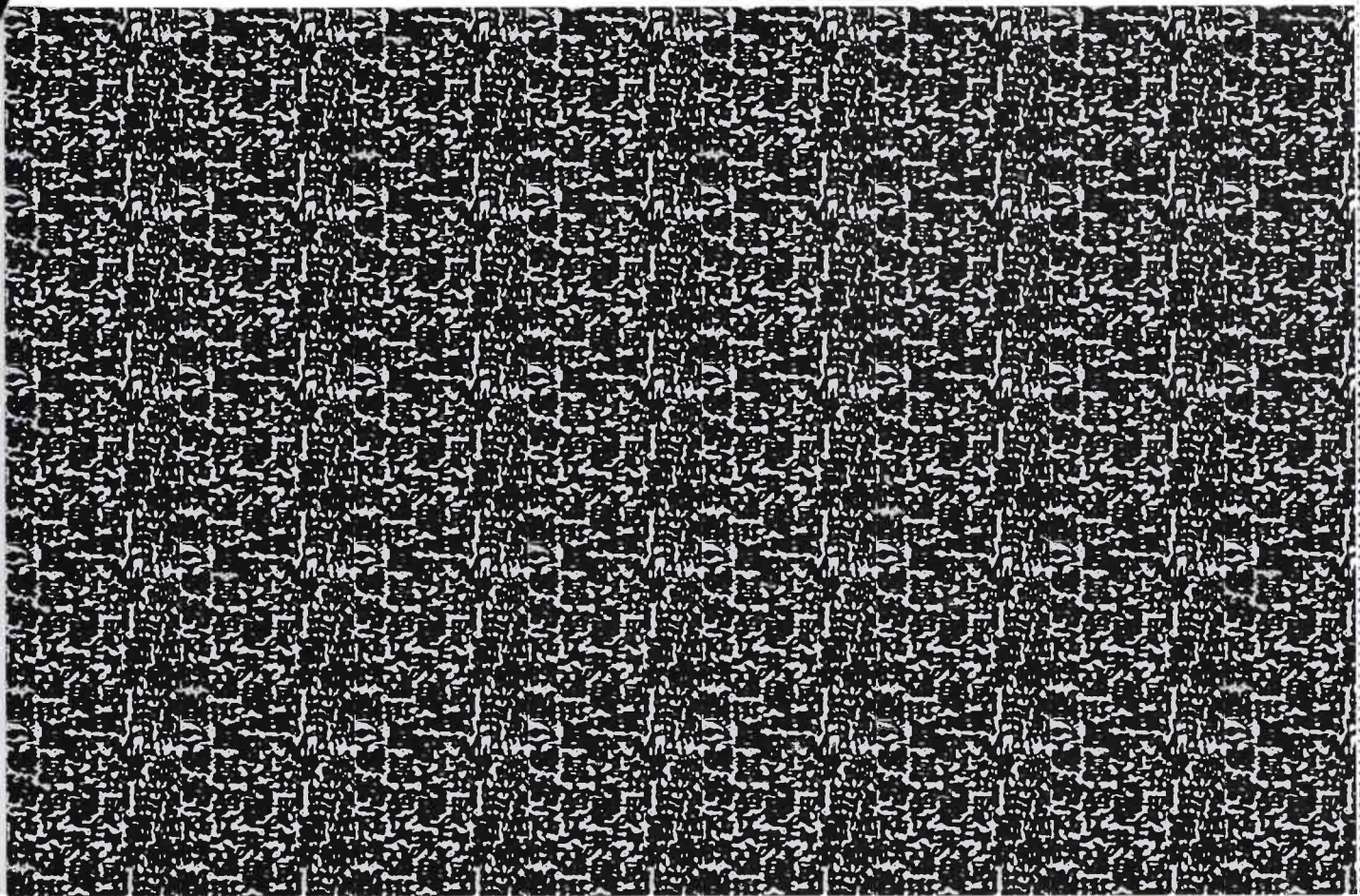
Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

21.3  
7/2/03



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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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462185011  
DAVID J. AYALA  
32896 HADDOCK ST  
WINCHESTER CA 92596

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C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT IN THE TEMESCAL CANYON AREA PLAN, SECOND 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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Conditional Use Permit No. 200032 and Development Agreement No. 2000015**. Conditional Use Permit No. 200032 proposes to use an existing 1,748 sq.ft. building as a cannabis retail storefront location and will include tenant improvements to the existing building and site. Development Agreement No. 2000015 would impose a lifespan on the proposed cannabis project and provide community benefits to the West Corona area. This proposed project is located North of Frontage Rd, South of W 6<sup>th</sup> St, West of Paseo Grande in the Second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **FIND that the project is EXEMPT** from the California Environmental Quality Act (CEQA), **APPROVE CONDITIONAL USE PERMIT NO. 200032, and APPROVE DEVELOPMENT AGREEMENT NO. 2000015**.

On October 6, 2021, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. 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 JOSE MERLAN, PRINCIPAL PROJECT PLANNER, AT (951)955-0314 OR EMAIL [JMERLAN@RIVCO.ORG](mailto:JMERLAN@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, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

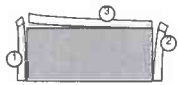
Dated: April 6, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

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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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SWH 2017-1 BORROWER  
8665 HARTFORD DR STE 200  
SCOTTSDALE AZ 85255

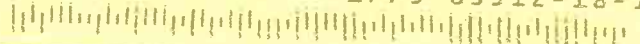
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C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA – HARVEST VALLEY/WINCHESTER ZONING 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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2100123 and Plot Plan No. 210135.** Change of Zone No. 2100123 and Change of Zone Ordinance No. 348.500 are a request to change the site's zoning of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 square foot office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. This proposed project is located North of Haddock Street, South of Willard Street, East of Winchester Road, and West of Columbia Avenue in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123, ADOPT Ordinance No. 348.500 and APPROVE PLOT PLAN NO. 210135.**

On March 23, 2023, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. 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 RUSSELL BRADY, PROJECT 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.

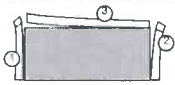
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: April 18, 2023

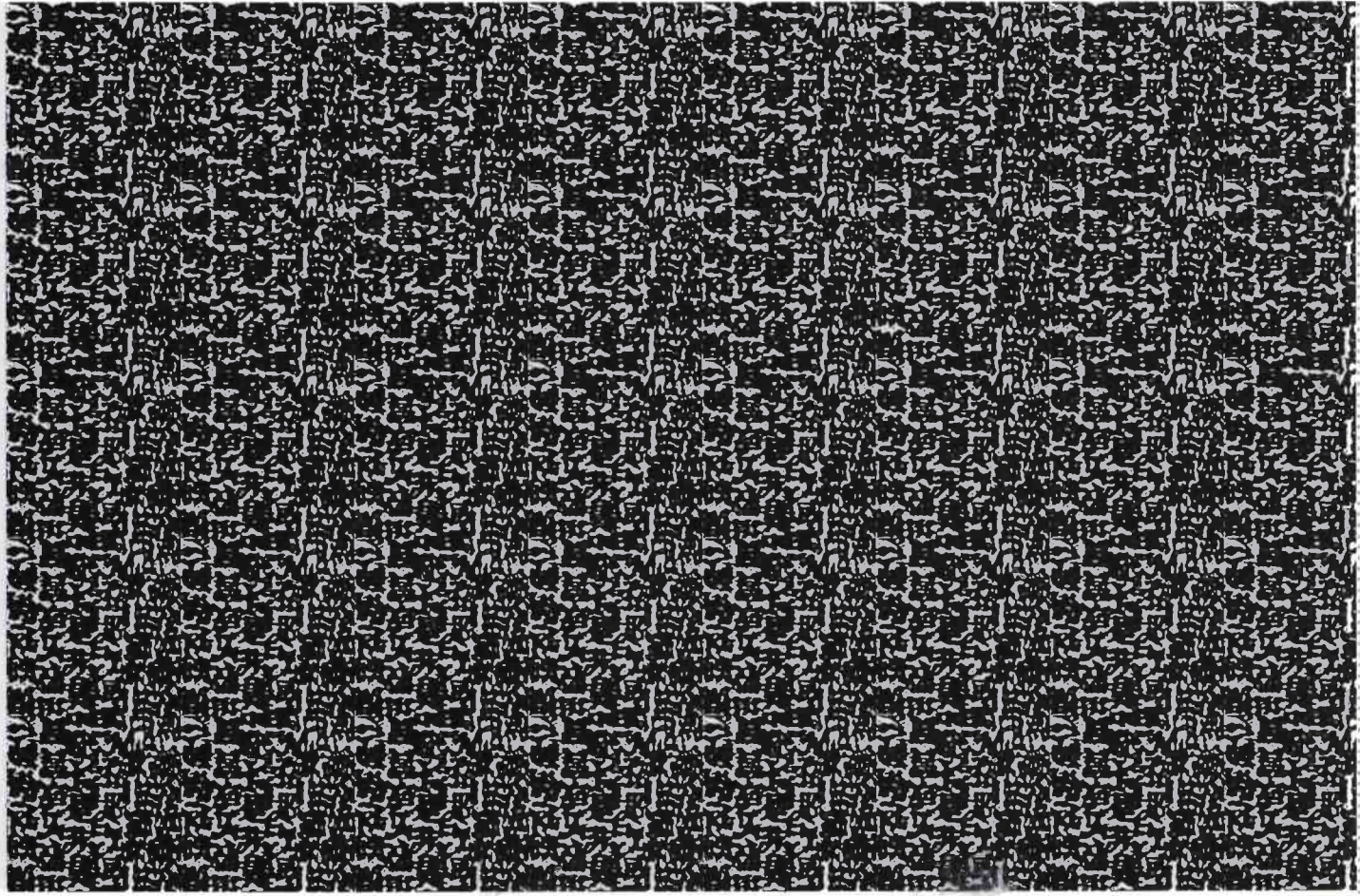
Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant



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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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SUH FRANK KOON & CHONG CHA SUH  
29237 MORAGA ST  
MENIFEE CA 92584

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C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT IN THE TEMESCAL CANYON AREA PLAN, SECOND 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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Conditional Use Permit No. 200032 and Development Agreement No. 2000015**. Conditional Use Permit No. 200032 proposes to use an existing 1,748 sq.ft. building as a cannabis retail storefront location and will include tenant improvements to the existing building and site. Development Agreement No. 2000015 would impose a lifespan on the proposed cannabis project and provide community benefits to the West Corona area. This proposed project is located North of Frontage Rd, South of W 6<sup>th</sup> St, West of Paseo Grande in the Second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **FIND that the project is EXEMPT** from the California Environmental Quality Act (CEQA), **APPROVE CONDITIONAL USE PERMIT NO. 200032, and APPROVE DEVELOPMENT AGREEMENT NO. 2000015**.

On October 6, 2021, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. 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>.

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Dated: April 6, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

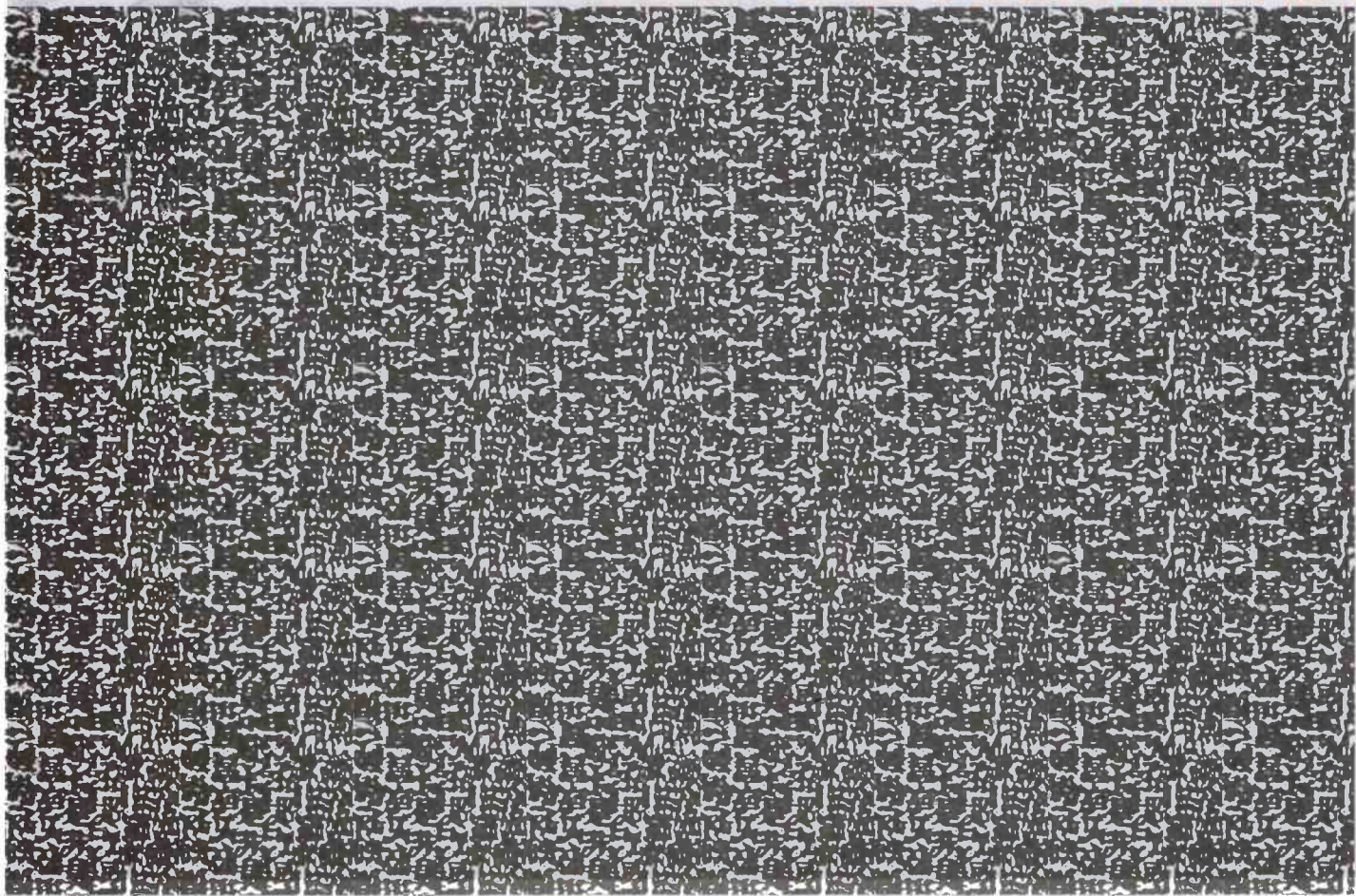
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C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT IN THE TEMESCAL CANYON AREA PLAN, SECOND SUPERVISORIAL DISTRICT**

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The Riverside County Planning Department recommends that the Board of Supervisors **FIND that the project is EXEMPT** from the California Environmental Quality Act (CEQA), **APPROVE CONDITIONAL USE PERMIT NO. 200032, and APPROVE DEVELOPMENT AGREEMENT NO. 2000015**.

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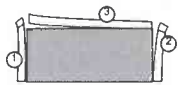
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Dated: April 6, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

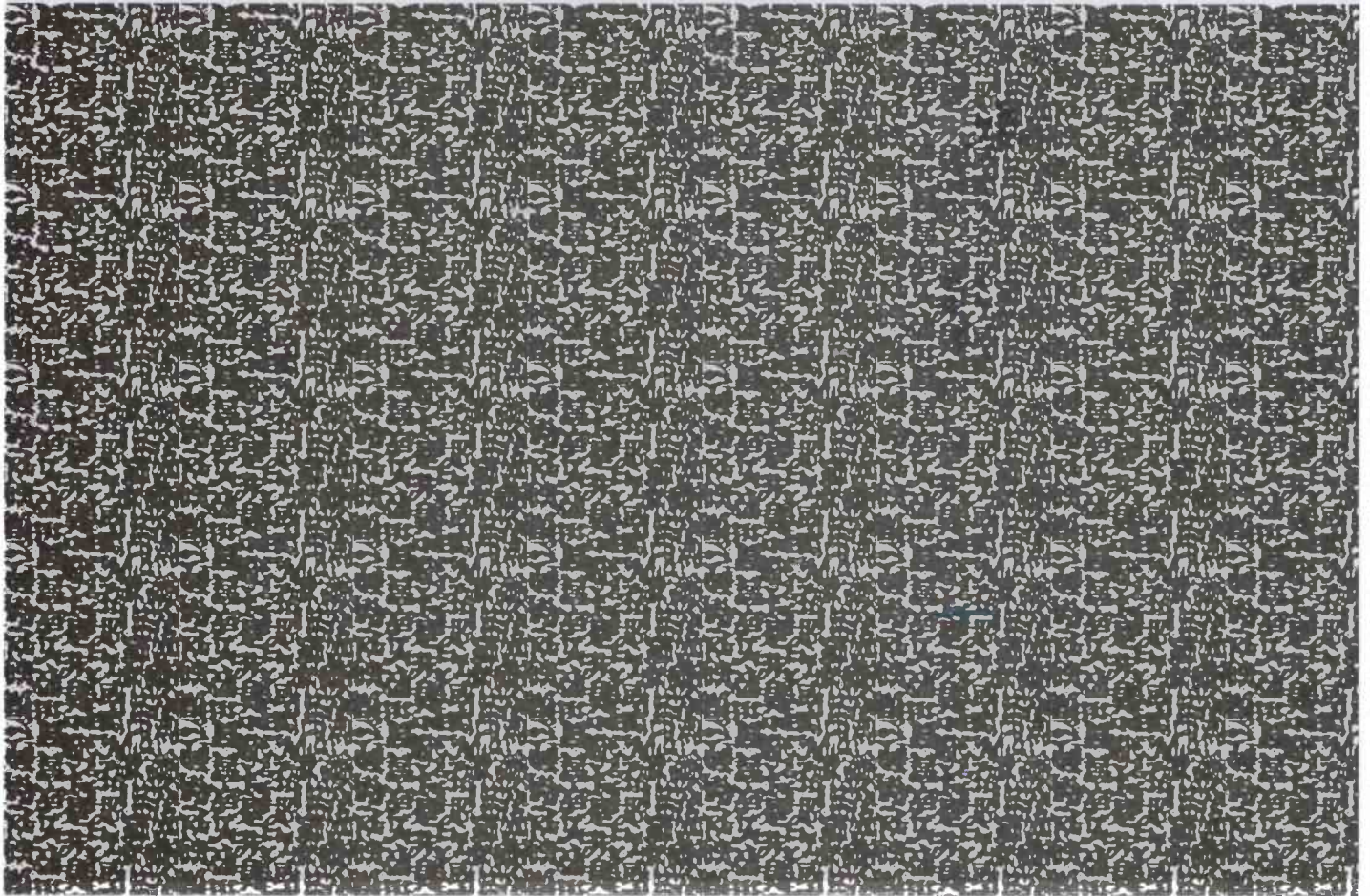




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County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
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Riverside, CA 92502-1147

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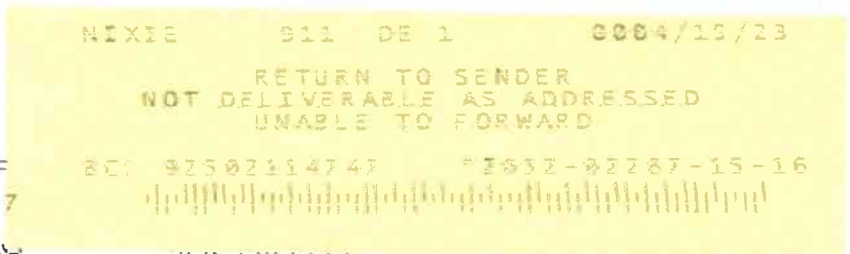
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C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT IN THE TEMESCAL CANYON AREA PLAN, SECOND SUPERVISORIAL DISTRICT**

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The Riverside County Planning Department recommends that the Board of Supervisors **FIND that the project is EXEMPT** from the California Environmental Quality Act (CEQA), **APPROVE CONDITIONAL USE PERMIT NO. 200032, and APPROVE DEVELOPMENT AGREEMENT NO. 2000015**.

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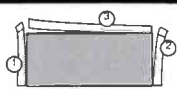
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Dated: April 6, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

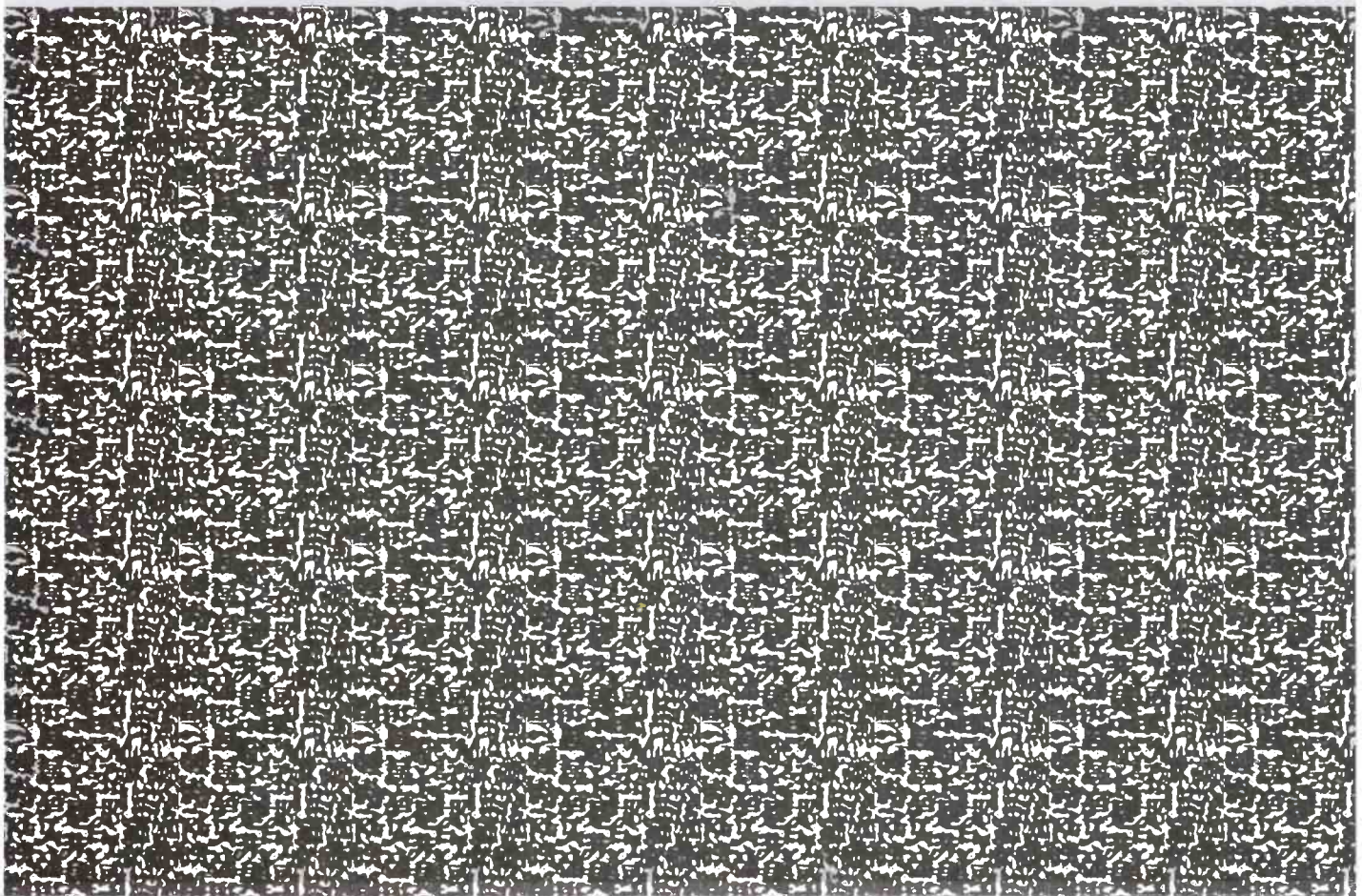




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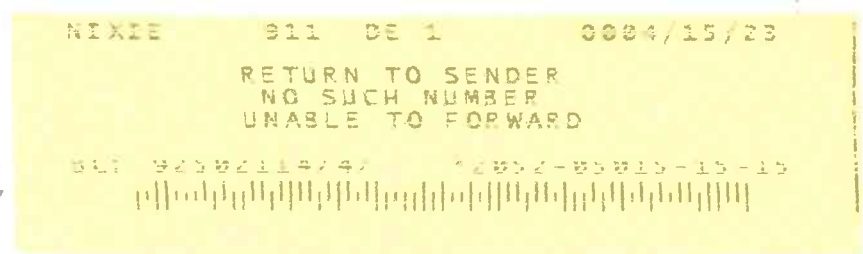


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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT IN THE TEMESCAL CANYON AREA PLAN, SECOND SUPERVISORIAL DISTRICT**

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The Riverside County Planning Department recommends that the Board of Supervisors **FIND that the project is EXEMPT** from the California Environmental Quality Act (CEQA), **APPROVE CONDITIONAL USE PERMIT NO. 200032, and APPROVE DEVELOPMENT AGREEMENT NO. 2000015.**

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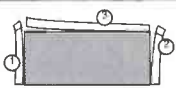
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Dated: April 6, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

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C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT IN THE TEMESCAL CANYON AREA PLAN, SECOND SUPERVISORIAL DISTRICT**

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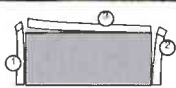
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Dated: April 6, 2023

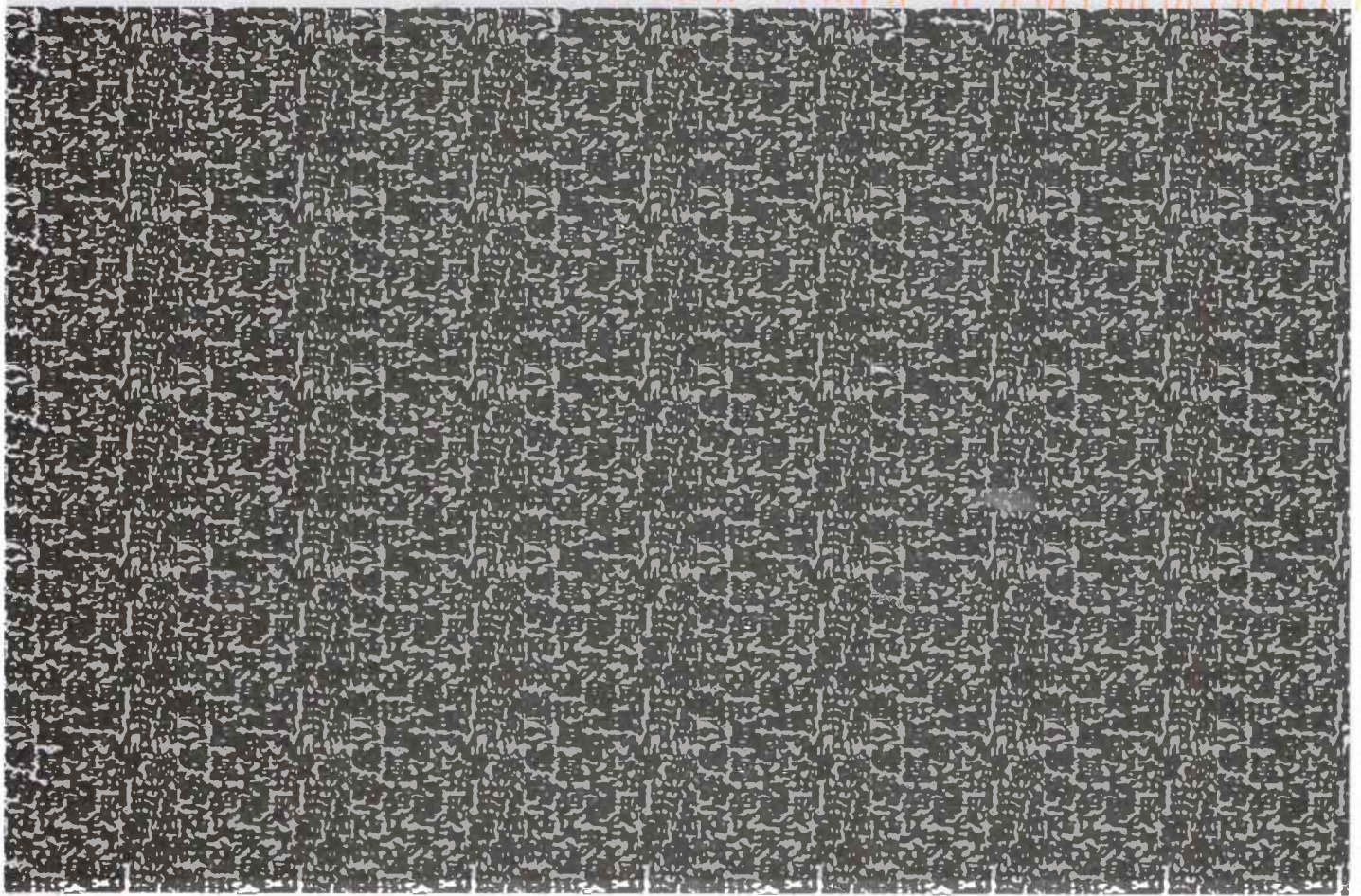
Kimberly A. Rector, Clerk of the Board  
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C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA – HARVEST VALLEY/WINCHESTER ZONING 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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2100123 and Plot Plan No. 210135.** Change of Zone No. 2100123 and Change of Zone Ordinance No. 348.500 are a request to change the site's zoning of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 square foot office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. This proposed project is located North of Haddock Street, South of Willard Street, East of Winchester Road, and West of Columbia Avenue in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123, ADOPT Ordinance No. 348.500 and APPROVE PLOT PLAN NO. 210135.**

On March 23, 2023, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. 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 RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL [RBRADY@RIVCO.ORG](mailto:RBRADY@RIVCO.ORG).

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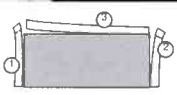
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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant



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28751 WINCHESTER RD  
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA - HARVEST VALLEY/WINCHESTER ZONING 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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2100123 and Plot Plan No. 210135.** Change of Zone No. 2100123 and Change of Zone Ordinance No. 348.500 are a request to change the site's zoning of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 square foot office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. This proposed project is located North of Haddock Street, South of Willard Street, East of Winchester Road, and West of Columbia Avenue in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123, ADOPT Ordinance No. 348.500 and APPROVE PLOT PLAN NO. 210135.**

On March 23, 2023, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. 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 RUSSELL BRADY, PROJECT 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.

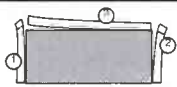
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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

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 18, 2023

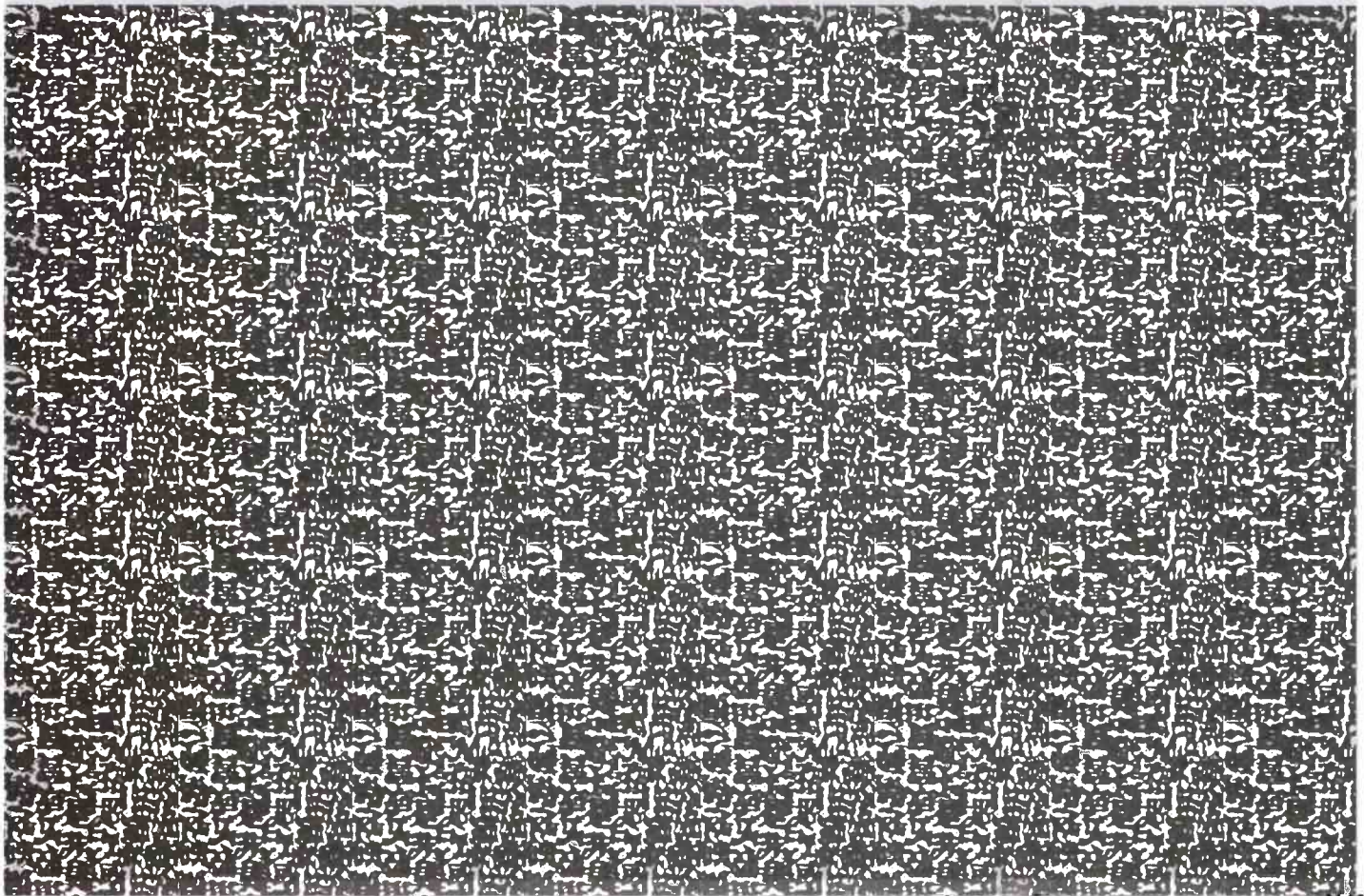
Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant



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

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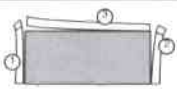
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

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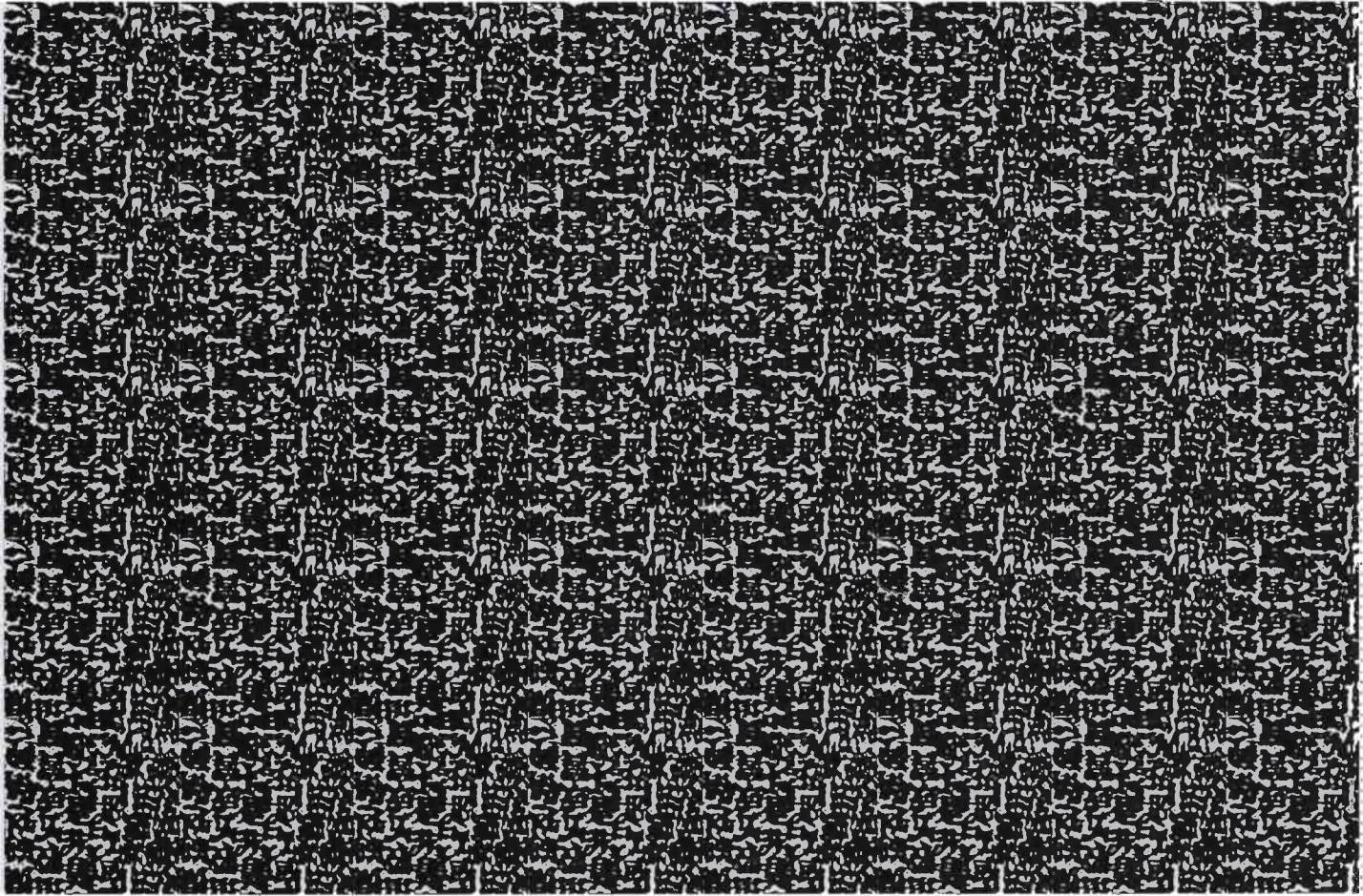
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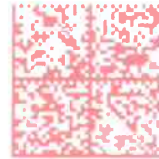
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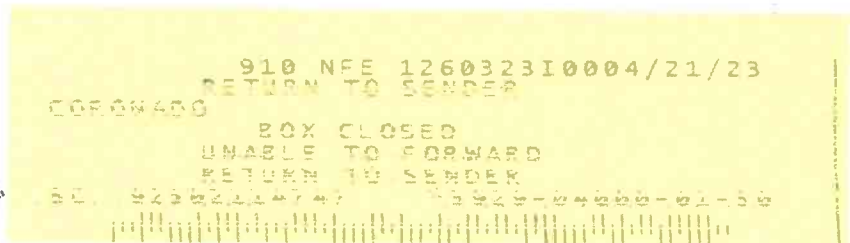
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WINCHESTER CA 92596

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

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Dated: April 18, 2023

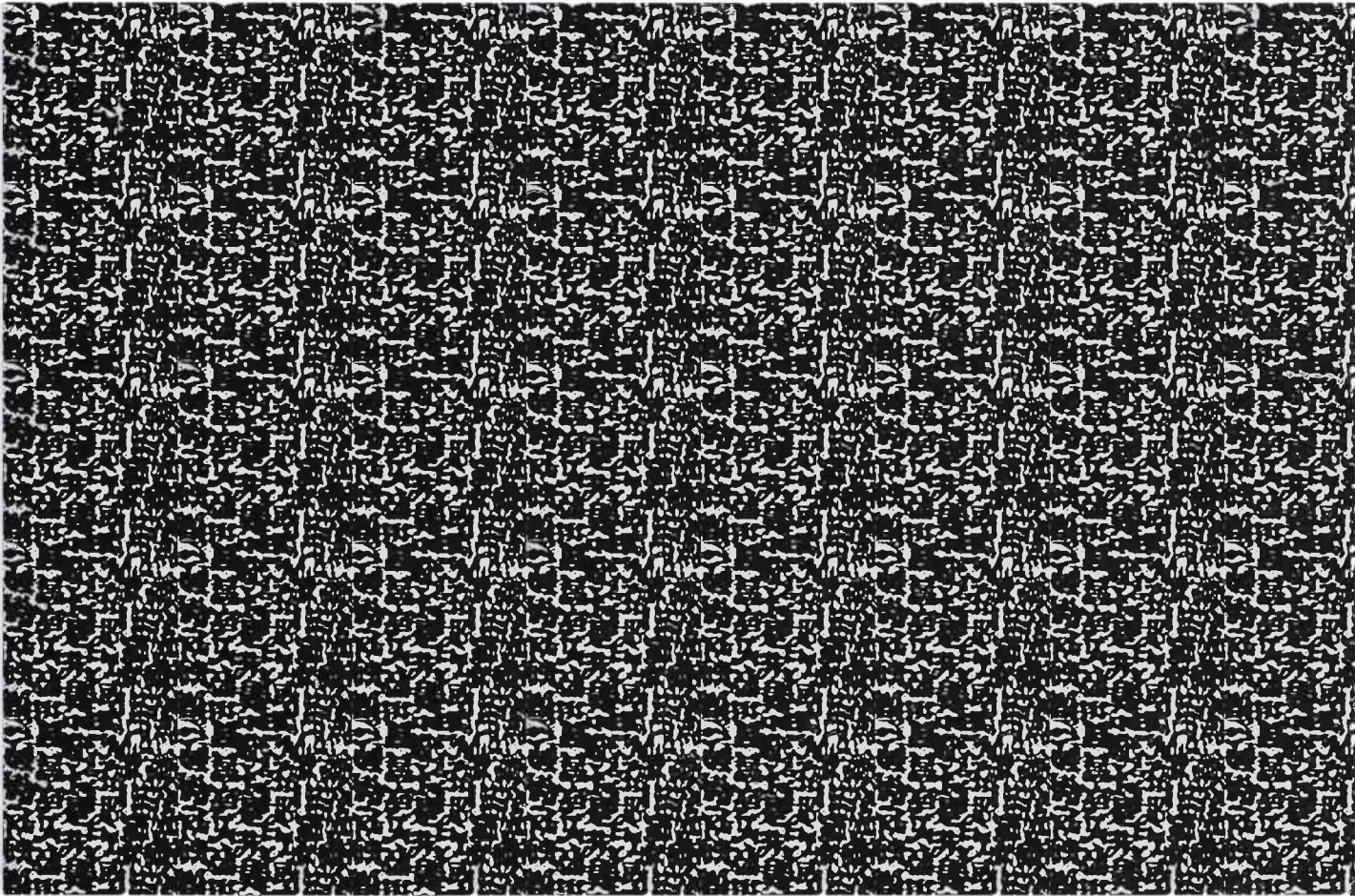
Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant



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JOSHUA EPSTEIN  
P O BOX 215  
WINCHESTER CA 92596

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

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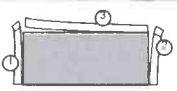
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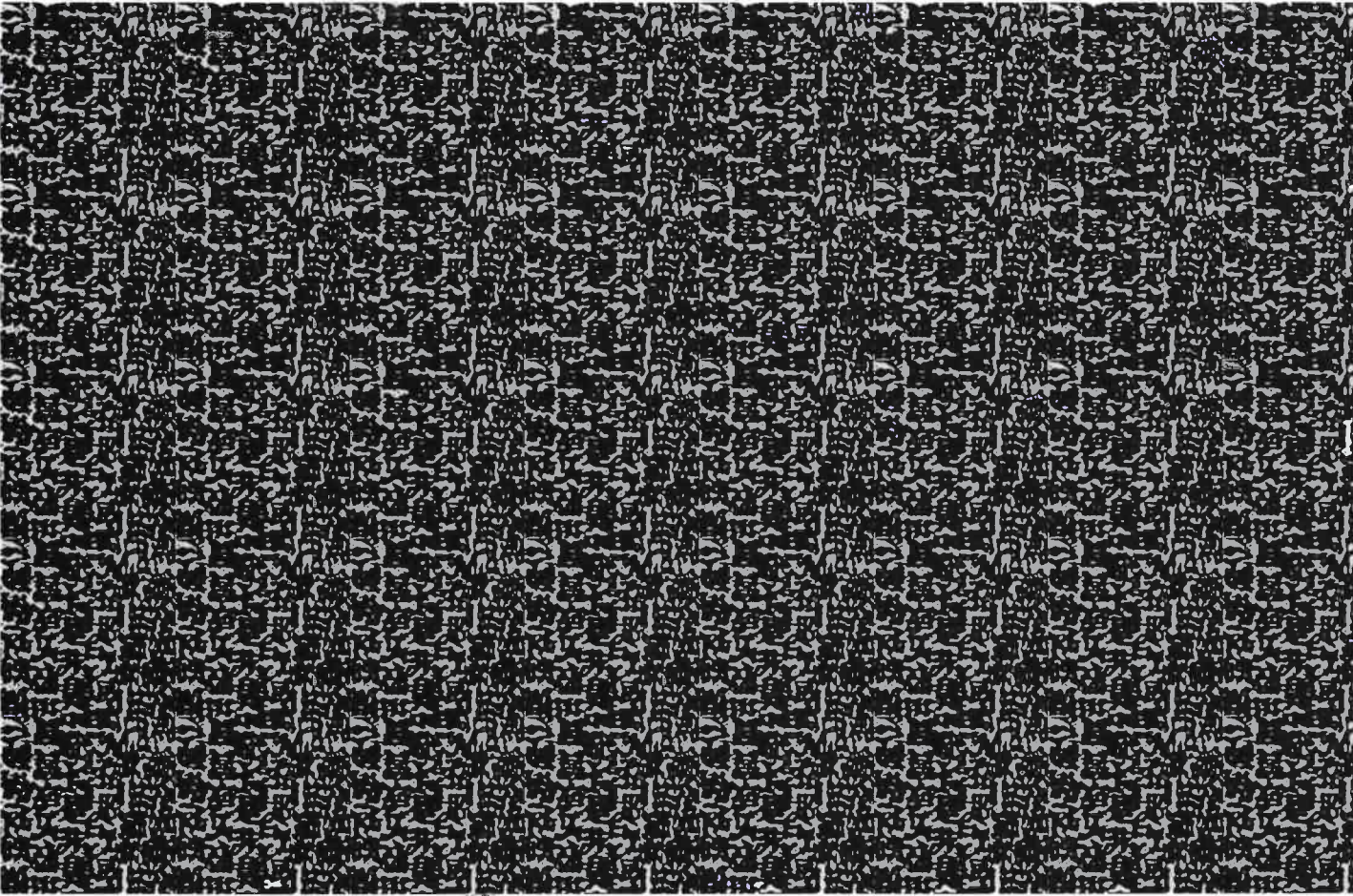
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Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant





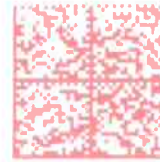
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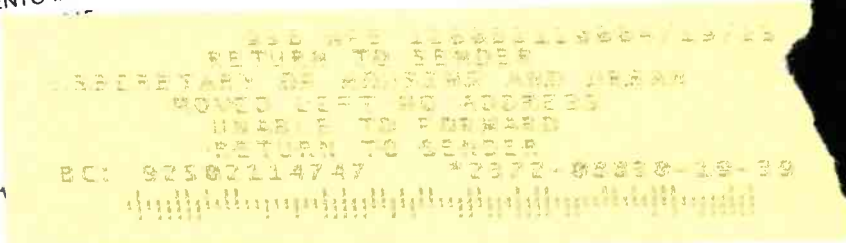


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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT IN THE TEMESCAL CANYON AREA PLAN, SECOND SUPERVISORIAL DISTRICT**

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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Conditional Use Permit No. 200032 and Development Agreement No. 2000015**. Conditional Use Permit No. 200032 proposes to use an existing 1,748 sq.ft. building as a cannabis retail storefront location and will include tenant improvements to the existing building and site. Development Agreement No. 2000015 would impose a lifespan on the proposed cannabis project and provide community benefits to the West Corona area. This proposed project is located North of Frontage Rd, South of W 6<sup>th</sup> St, West of Paseo Grande in the Second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **FIND that the project is EXEMPT** from the California Environmental Quality Act (CEQA), **APPROVE CONDITIONAL USE PERMIT NO. 200032, and APPROVE DEVELOPMENT AGREEMENT NO. 2000015**.

On October 6, 2021, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. 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 JOSE MERLAN, PRINCIPAL PROJECT PLANNER, AT (951)955-0314 OR EMAIL [JMERLAN@RIVCO.ORG](mailto:JMERLAN@RIVCO.ORG).

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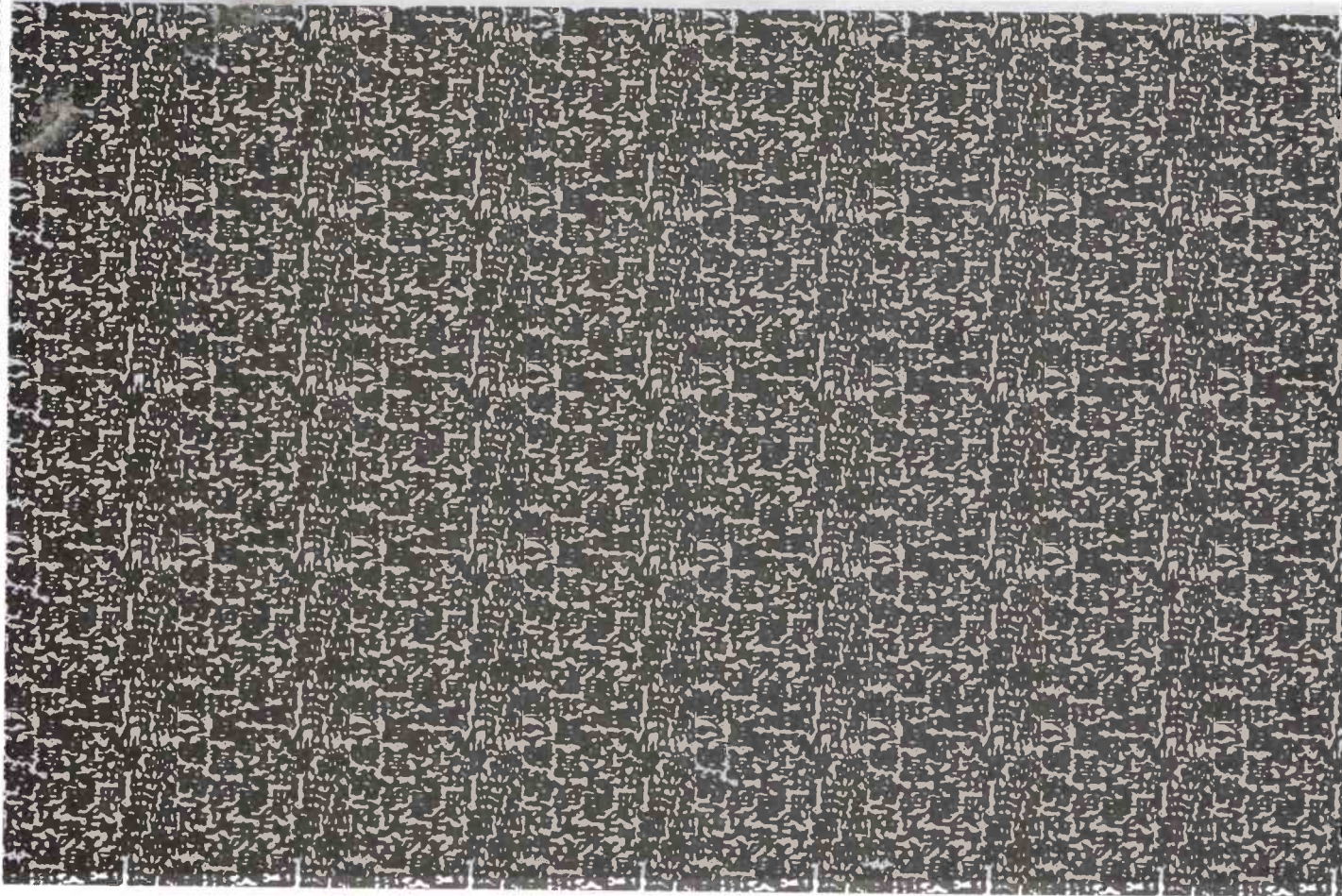
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Dated: April 6, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant



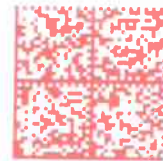
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County Administrative Center  
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Riverside, CA 92502-1147

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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA – HARVEST VALLEY/WINCHESTER ZONING 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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2100123 and Plot Plan No. 210135.** Change of Zone No. 2100123 and Change of Zone Ordinance No. 348.500 are a request to change the site's zoning of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 square foot office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. This proposed project is located North of Haddock Street, South of Willard Street, East of Winchester Road, and West of Columbia Avenue in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123, ADOPT Ordinance No. 348.500 and APPROVE PLOT PLAN NO. 210135.**

On March 23, 2023, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. 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 RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL [RBRADY@RIVCO.ORG](mailto:RBRADY@RIVCO.ORG).

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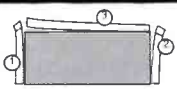
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

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 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the 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

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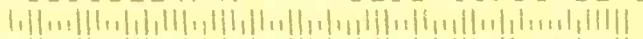
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VALLEY WIDE RECREATION & PARK DIST  
P O BOX 8300  
SAN JACINTO CA 92581

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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.: Ordinance No. 348.5000 /

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:

**05/08/2023**

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

Date: May 08, 2023  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011601350-01

P.O. Number:

Ad Copy:

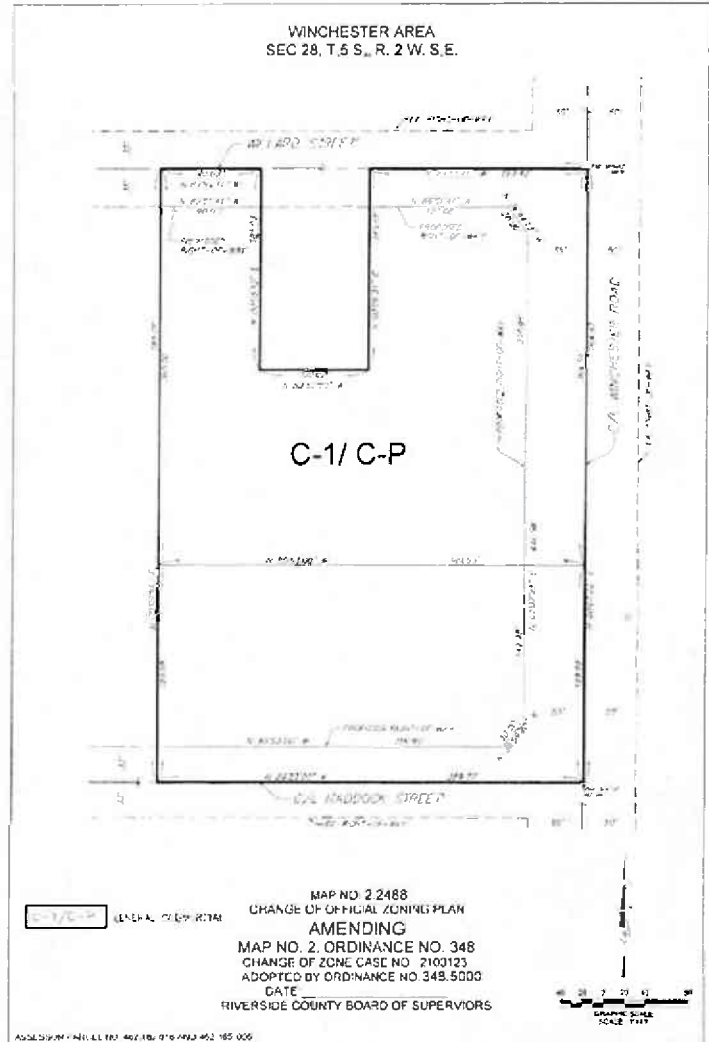
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

**ORDINANCE NO. 348.5000  
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 official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Winchester Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2488, Change of Zone Case No. 2100123" which map is made a part of this ordinance.

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



K. Jeffries, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on May 2, 2023, the foregoing Ordinance was adopted by said Board by the following vote:

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

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant  
Press-Enterprise  
Published: 5/8/23

21.3  
5/2/23

# THE PRESS-ENTERPRISE

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3512 14 Street  
Riverside, California 92501  
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neller@scng.com

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

*Account Number:* 5209148  
*Ad Order Number:* 0011598110  
*Customer's Reference/PO Number:*  
*Publication:* The Press-Enterprise  
*Publication Dates:* 04/22/2023  
*Total Amount:* \$611.52  
*Payment Amount:* \$0.00  
*Amount Due:* \$611.52  
*Notice ID:* yrRgclPPam4zBfk9JyV6  
*Invoice Text:*

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND PLOT PLAN IN THE WINCHESTER ZONING AREA – HARVEST VALLEY/WINCHESTER ZONING 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, May 2, 2023 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Change of Zone No. 2100123 and Plot Plan No. 210135. Change of Zone No. 2100123 is a request to change the site's zoning of Rural Residential (R-R) to General Commercial (C-1/C-P) to make it consistent with the current General Plan land use designation of Commercial Retail (CR). The project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Commercial Retail (CR). The Commercial Retail (CR) designation is intended to allow for the development of commercial retail and service uses within a community. Plot Plan No. 210135 is a request for the development of a 3.53-acre Recreational Vehicle Storage Facility including a 1,200 square foot office and two (2) WQMP Basins on a 3.53-acre site. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. Typical operational characteristics include employees and customers traveling to and from the site, delivery of supplies to the site, drop off and pick up of

21.3  
5/2

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PO Box 1147  
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011598110

**FILE NO. 0011598110**

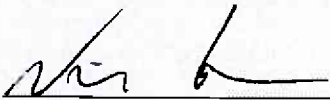
## PROOF OF PUBLICATION

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:

**04/22/2023**

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

Date: April 22, 2023.  
At: Riverside, California

  
\_\_\_\_\_  
Signature

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

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The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123 and APPROVE PLOT PLAN NO. 210135.**

On March 22, 2023, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. 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.rctima.org/Public-Hearings>.



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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 18, 2023  
Kimberly A. Rector,  
Clerk of the Board  
By: Cindy Fernandez,  
Clerk of the Board Assistant  
The Press-Enterprise  
Published: 4/22/23



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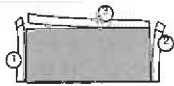
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Dated: April 18, 2023

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By: Cindy Fernandez, Clerk of the Board Assistant

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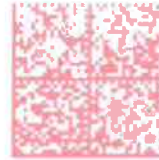
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA – HARVEST VALLEY/WINCHESTER ZONING AREA PLAN, THIRD SUPERVISORIAL DISTRICT**

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\* 71770

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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

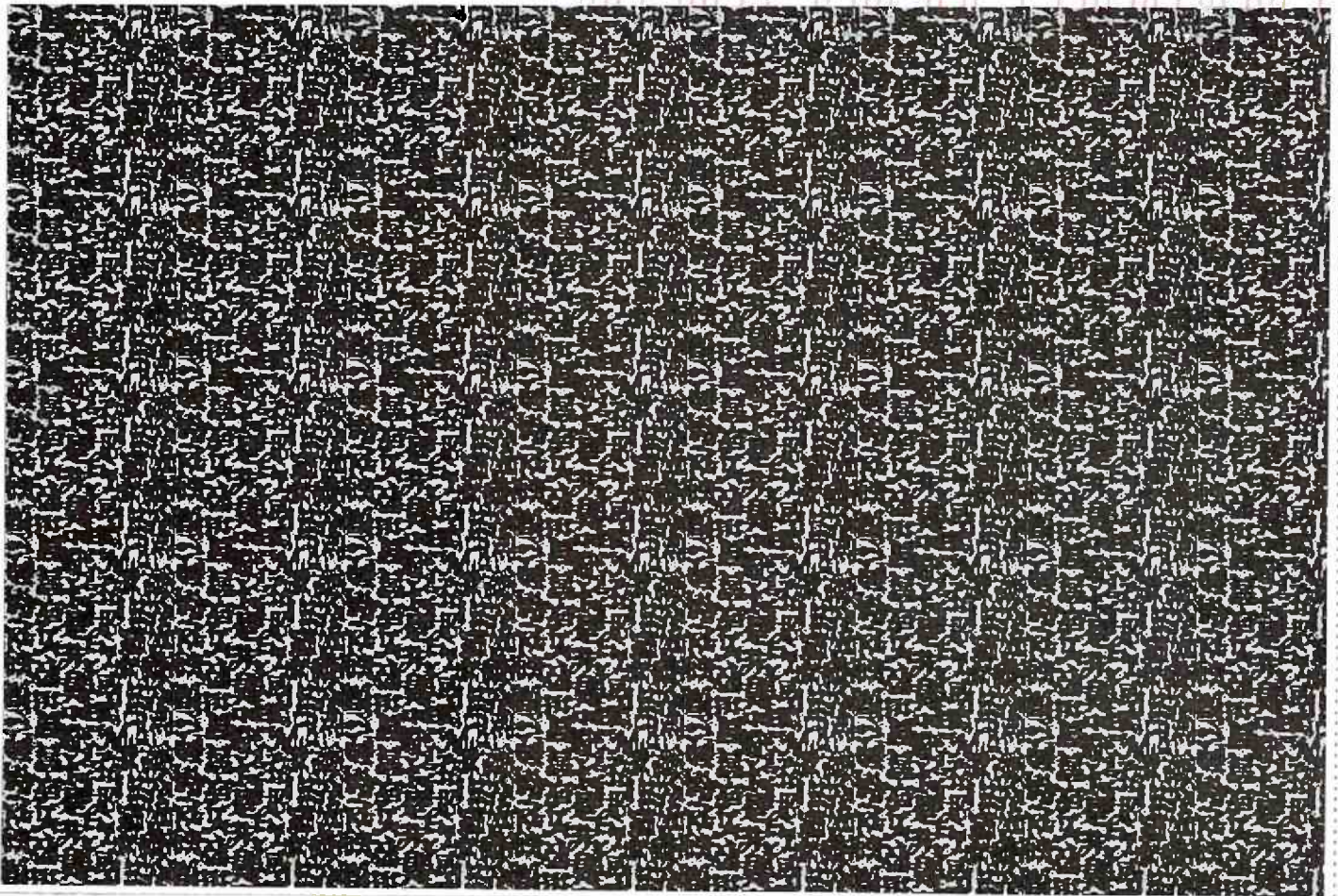




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County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
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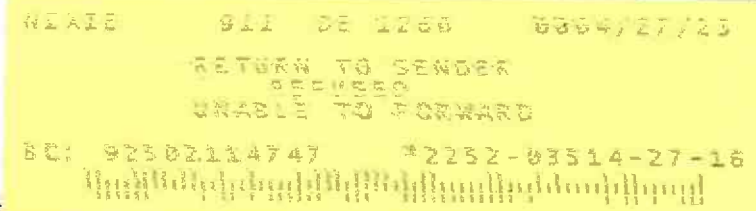
2023 APR 31 AM 11:52

462172005  
GEORGE ROBERT MCCLEARY  
P O BOX 42  
WINCHESTER CA 92596

9400922252117110

REF

92502-1147  
CBKY'SMB 92596





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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA - HARVEST VALLEY/WINCHESTER ZONING 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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2100123 and Plot Plan No. 210135.** Change of Zone No. 2100123 and Change of Zone Ordinance No. 348.500 are a request to change the site's zoning of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 square foot office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. This proposed project is located North of Haddock Street, South of Willard Street, East of Winchester Road, and West of Columbia Avenue in the Third Supervisorial District.

\* 69877 69878

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123, ADOPT Ordinance No. 348.500 and APPROVE PLOT PLAN NO. 210135.**

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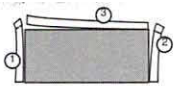
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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

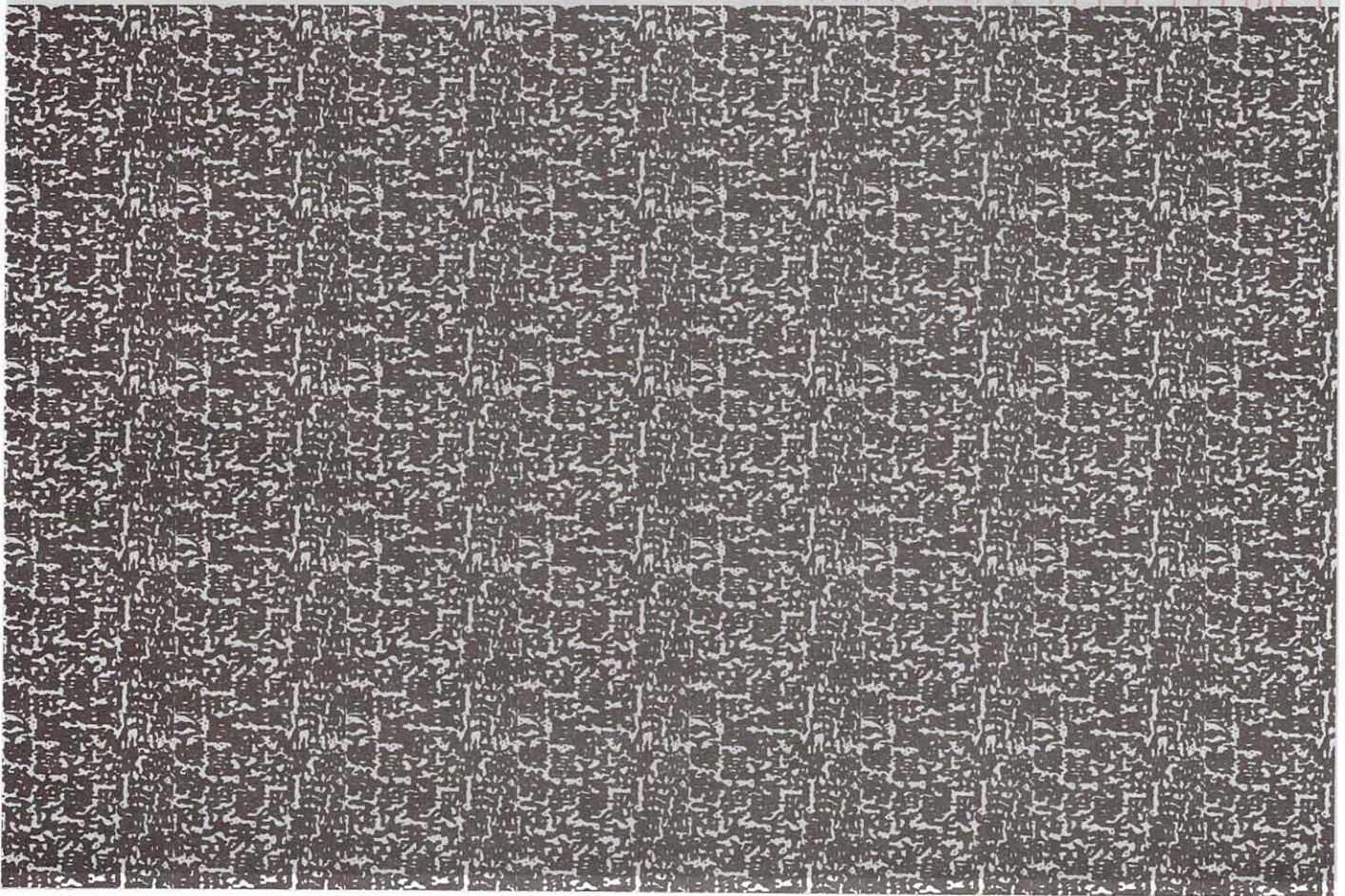




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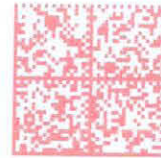
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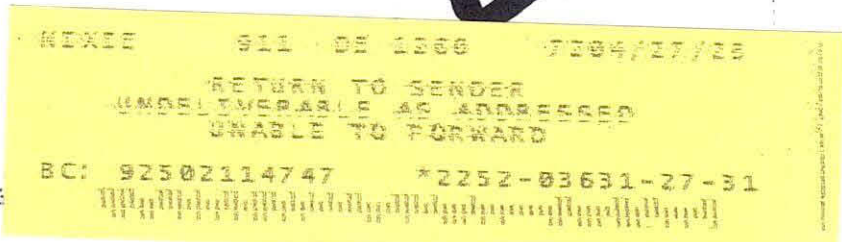
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA - HARVEST VALLEY/WINCHESTER ZONING AREA PLAN, THIRD SUPERVISORIAL DISTRICT**

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The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123, ADOPT Ordinance No. 348.5000 and APPROVE PLOT PLAN NO. 210135.**

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Dated: April 18, 2023

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

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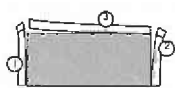
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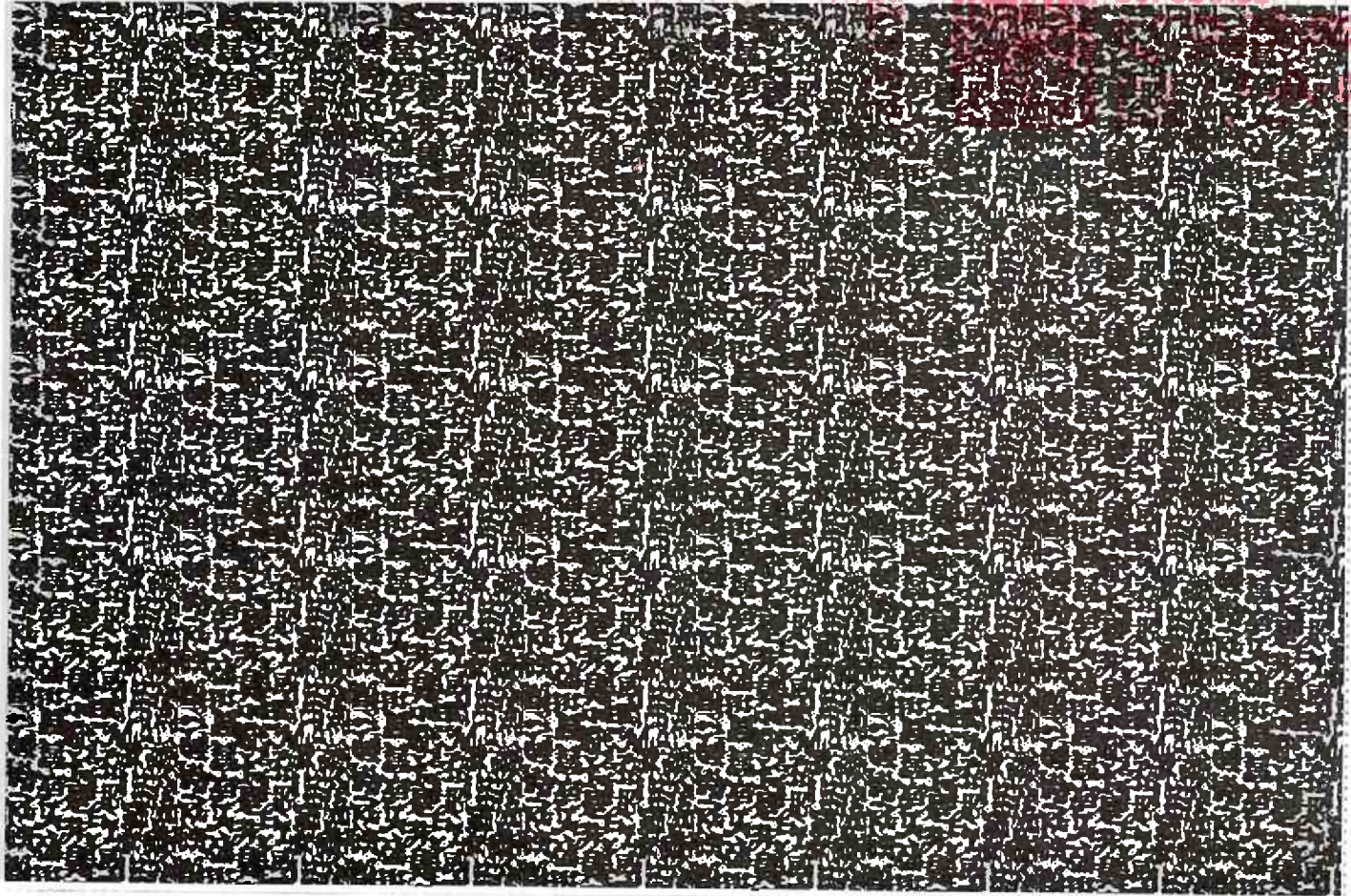
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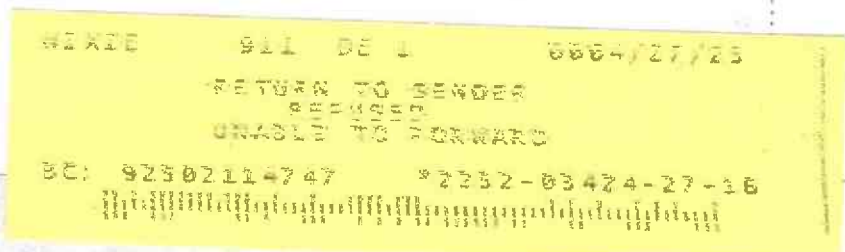
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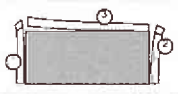
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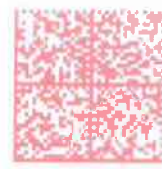


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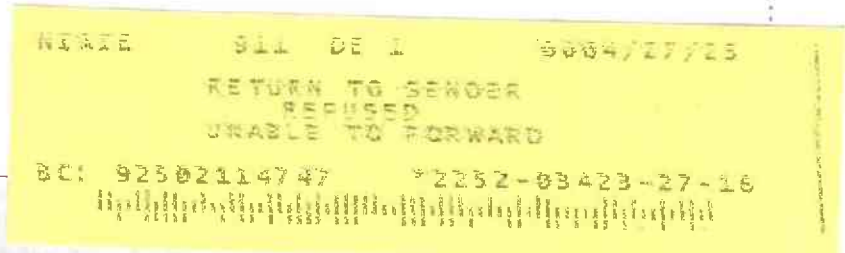
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33099 WILLARD ST  
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA - HARVEST VALLEY/WINCHESTER ZONING 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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2100123 and Plot Plan No. 210135.** Change of Zone No. 2100123 and Change of Zone Ordinance No. 348.500 are a request to change the site's zoning of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 square foot office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. This proposed project is located North of Haddock Street, South of Willard Street, East of Winchester Road, and West of Columbia Avenue in the Third Supervisorial District.

\* 69877 69878

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123, ADOPT Ordinance No. 348.500 and APPROVE PLOT PLAN NO. 210135.**

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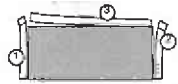
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: April 18, 2023

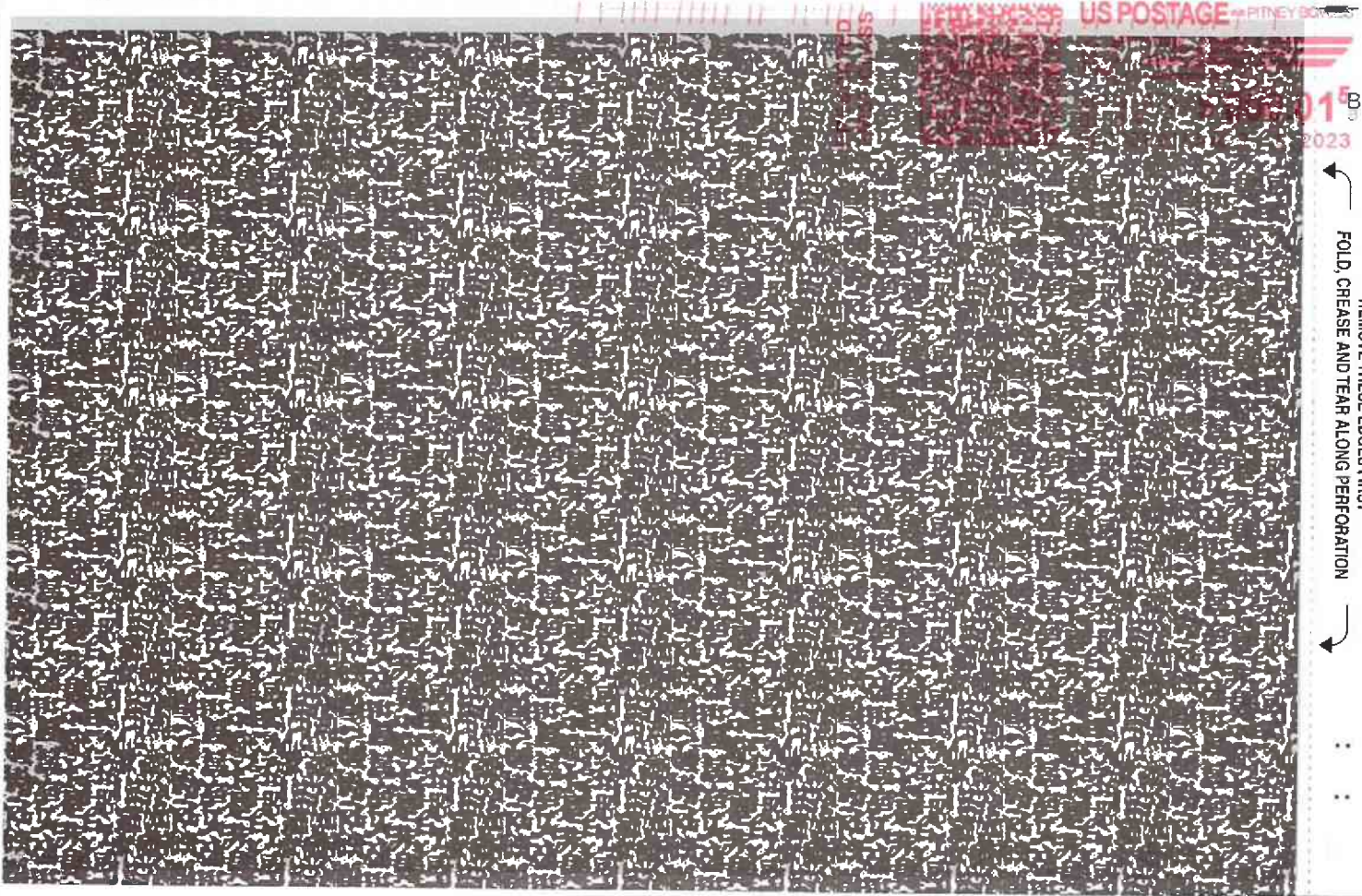
Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant



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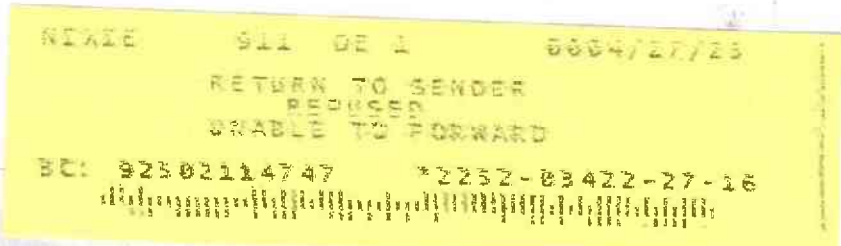
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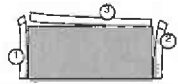
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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant





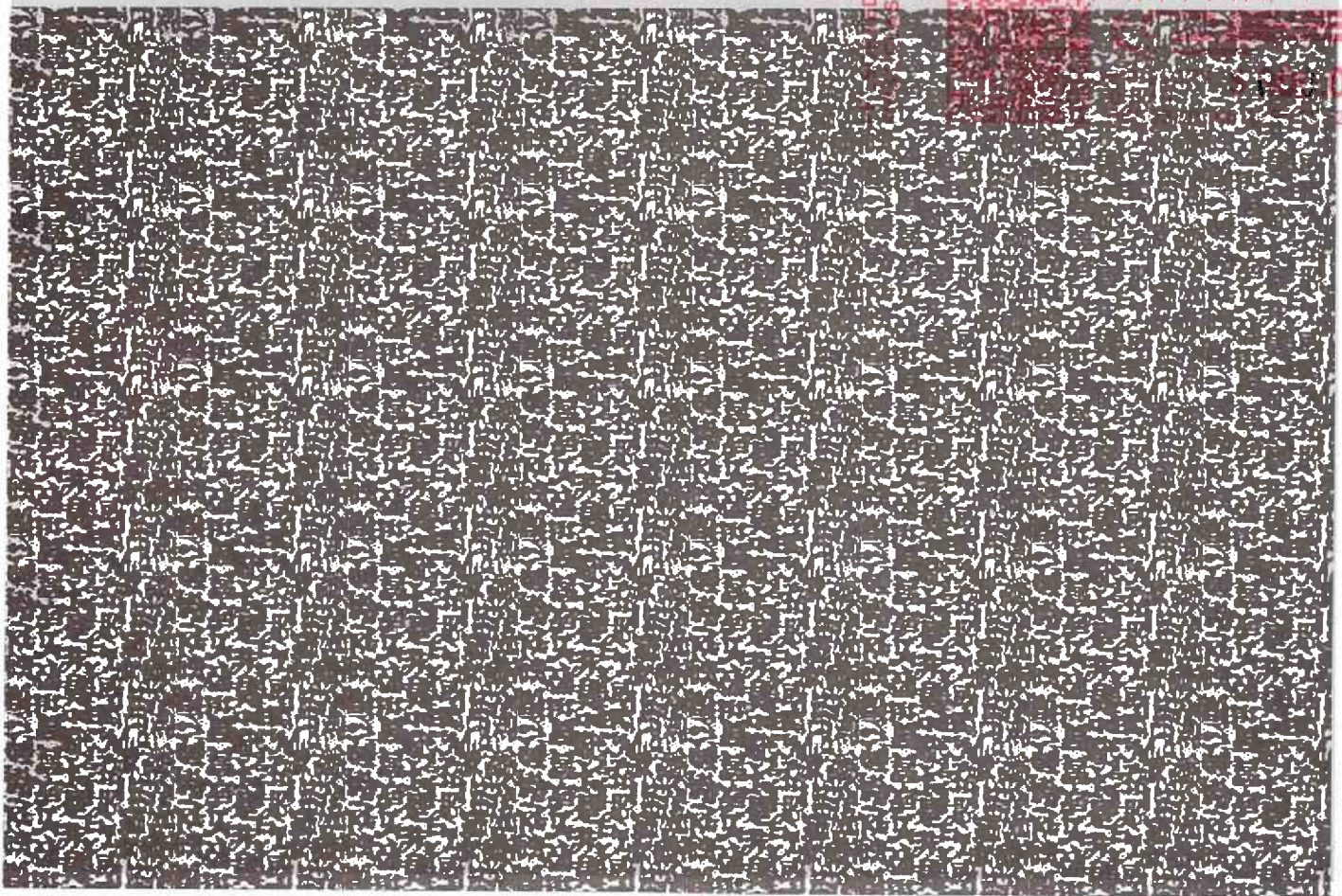
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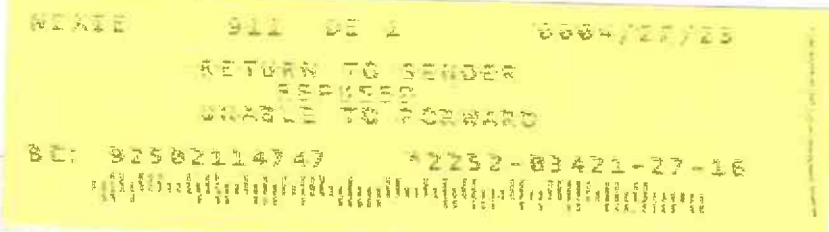
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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant





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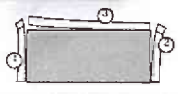
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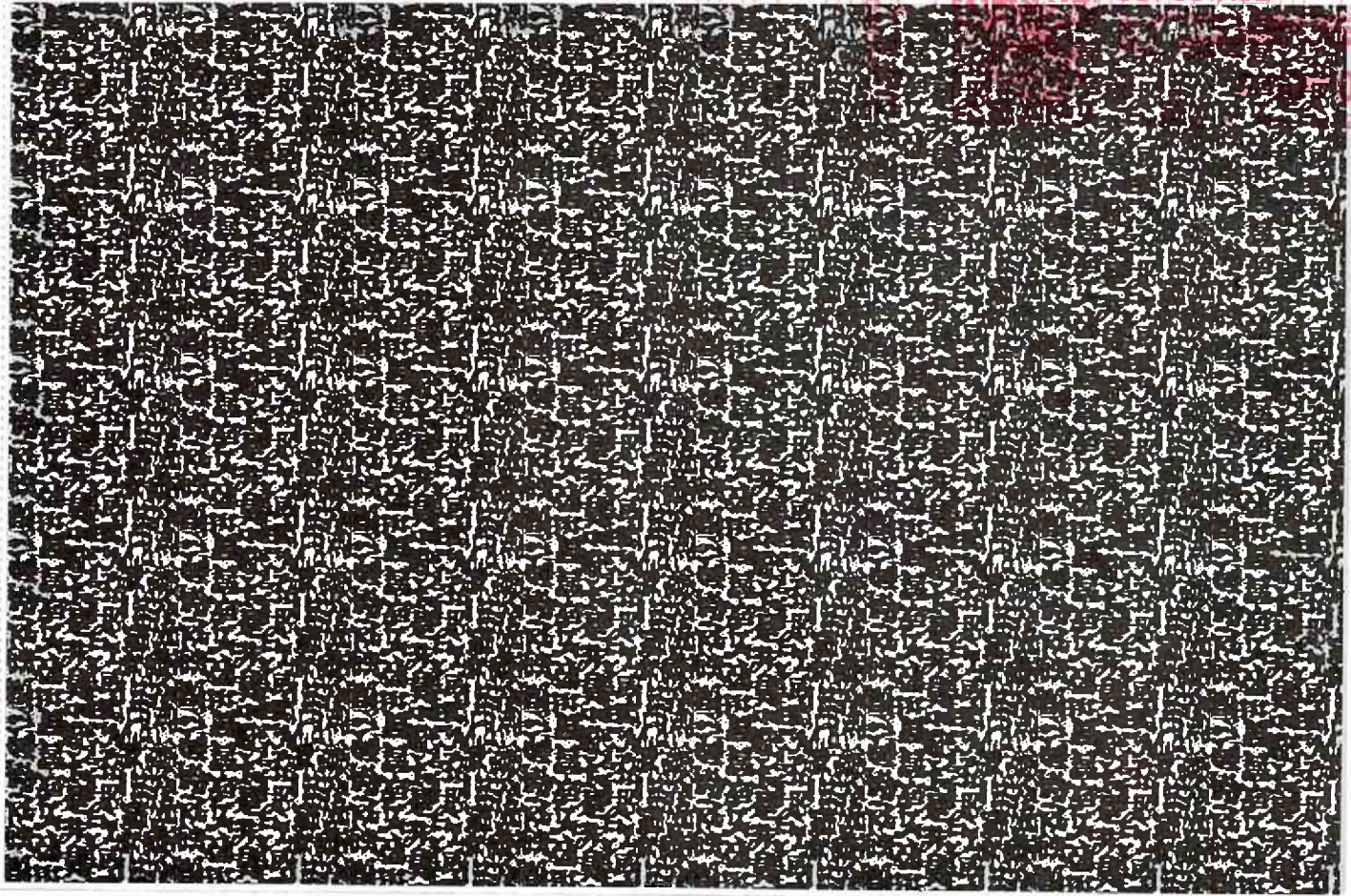
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C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA - HARVEST VALLEY/WINCHESTER ZONING 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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2100123 and Plot Plan No. 210135.** Change of Zone No. 2100123 and Change of Zone Ordinance No. 348.500 are a request to change the site's zoning of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 square foot office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. This proposed project is located North of Haddock Street, South of Willard Street, East of Winchester Road, and West of Columbia Avenue in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123, ADOPT Ordinance No. 348.500 and APPROVE PLOT PLAN NO. 210135.**

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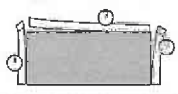
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant





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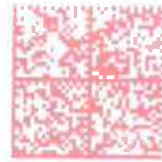
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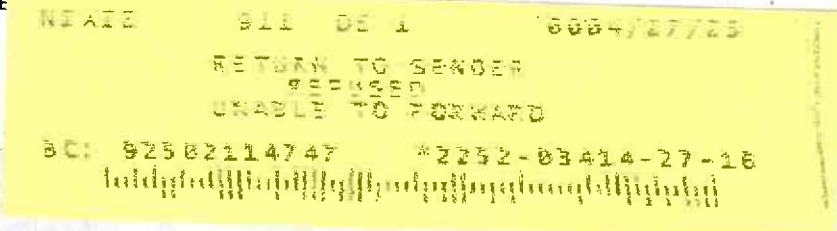
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32952 WILLARD ST  
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\* 71770  
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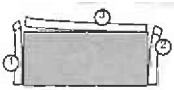
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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant





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# PUBLIC HEARING NOTICE

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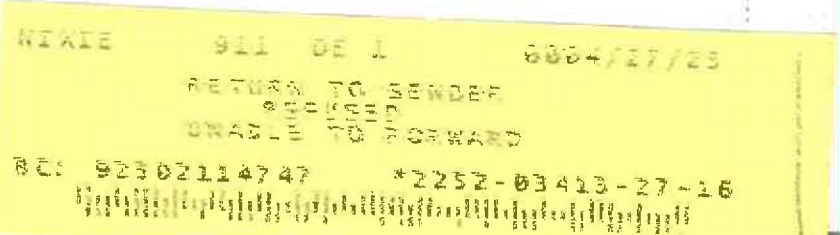
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LUIS PEREZ  
32955 WILLARD ST  
WINCHESTER 92596



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REF  
03503 1147  
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BC: 92502114747 \*2252-03413-27-16



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

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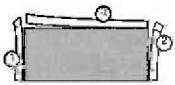
Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

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33078 FINCH ST  
WINCHESTER CA 92596

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By: Cindy Fernandez, Clerk of the Board Assistant

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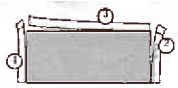
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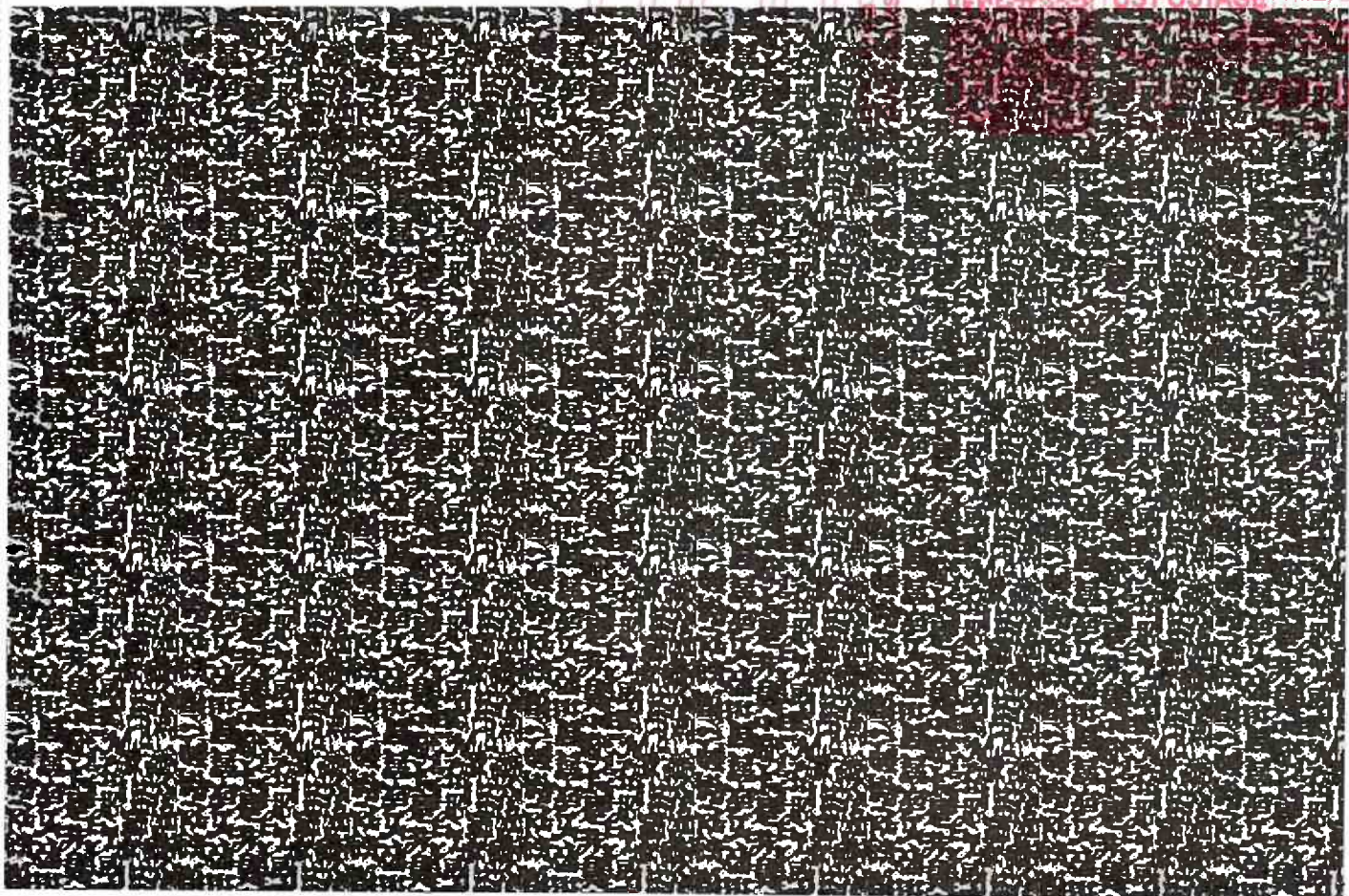


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WINCHESTER 91102 92504/27/23  
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BC: 92502114747 \*2252-03383-27-16

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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA - HARVEST VALLEY/WINCHESTER ZONING 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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2100123 and Plot Plan No. 210135**. Change of Zone No. 2100123 and Change of Zone Ordinance No. 348.500 are a request to change the site's zoning of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 square foot office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. This proposed project is located North of Haddock Street, South of Willard Street, East of Winchester Road, and West of Columbia Avenue in the Third Supervisorial District.

\* 71770

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123, ADOPT Ordinance No. 348.500 and APPROVE PLOT PLAN NO. 210135.**

On March 23, 2023, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. 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>.

PSEMPV

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

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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant



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

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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

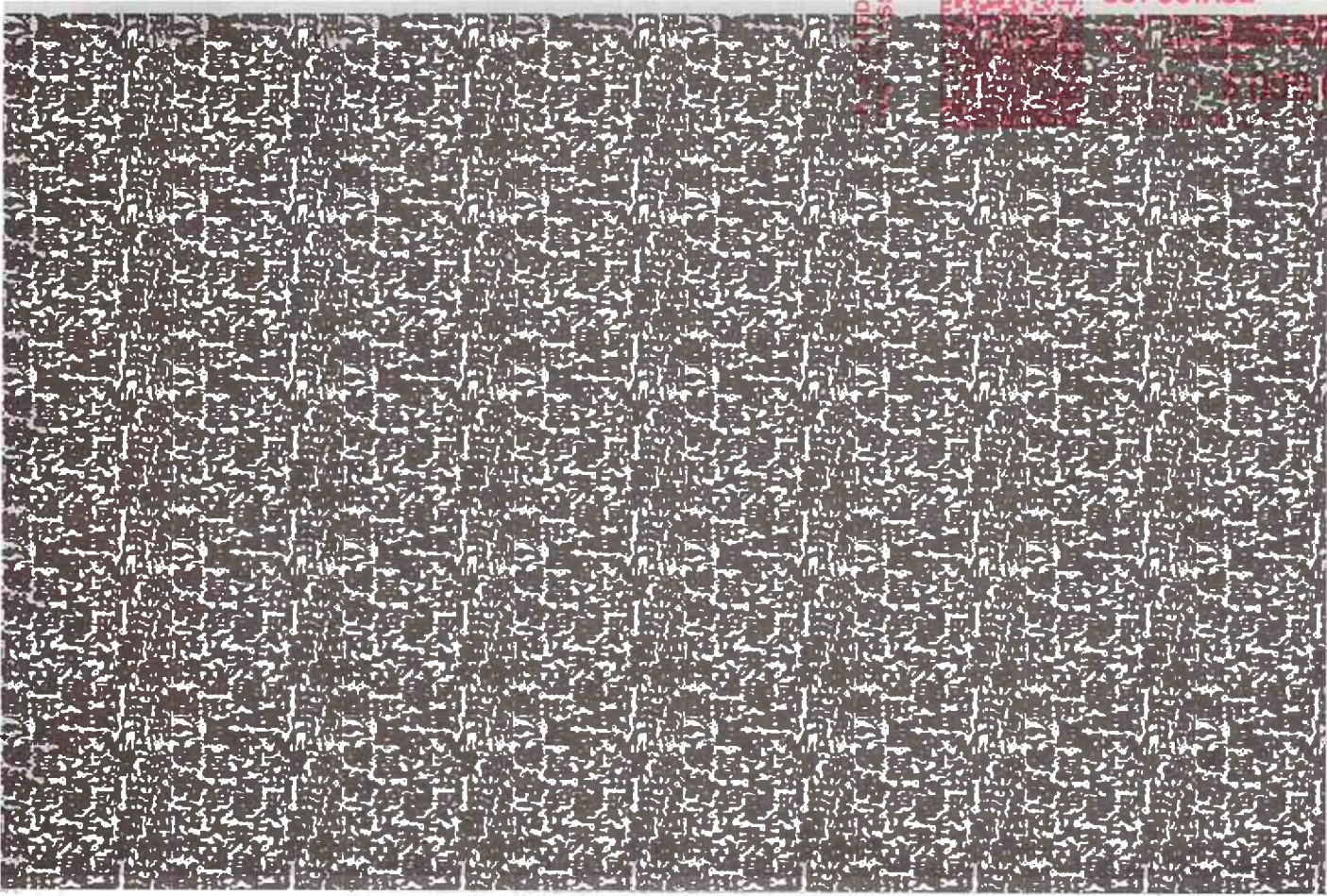




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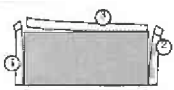
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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant





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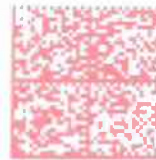
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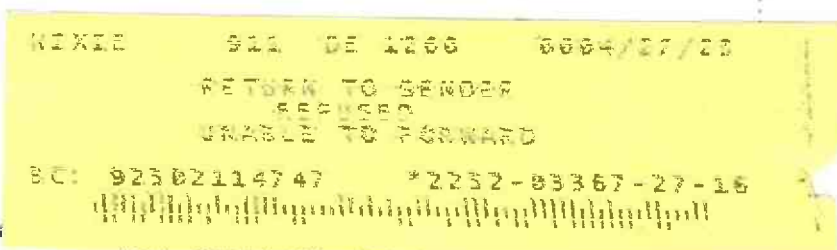


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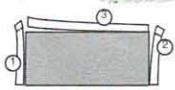
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Dated: April 18, 2023

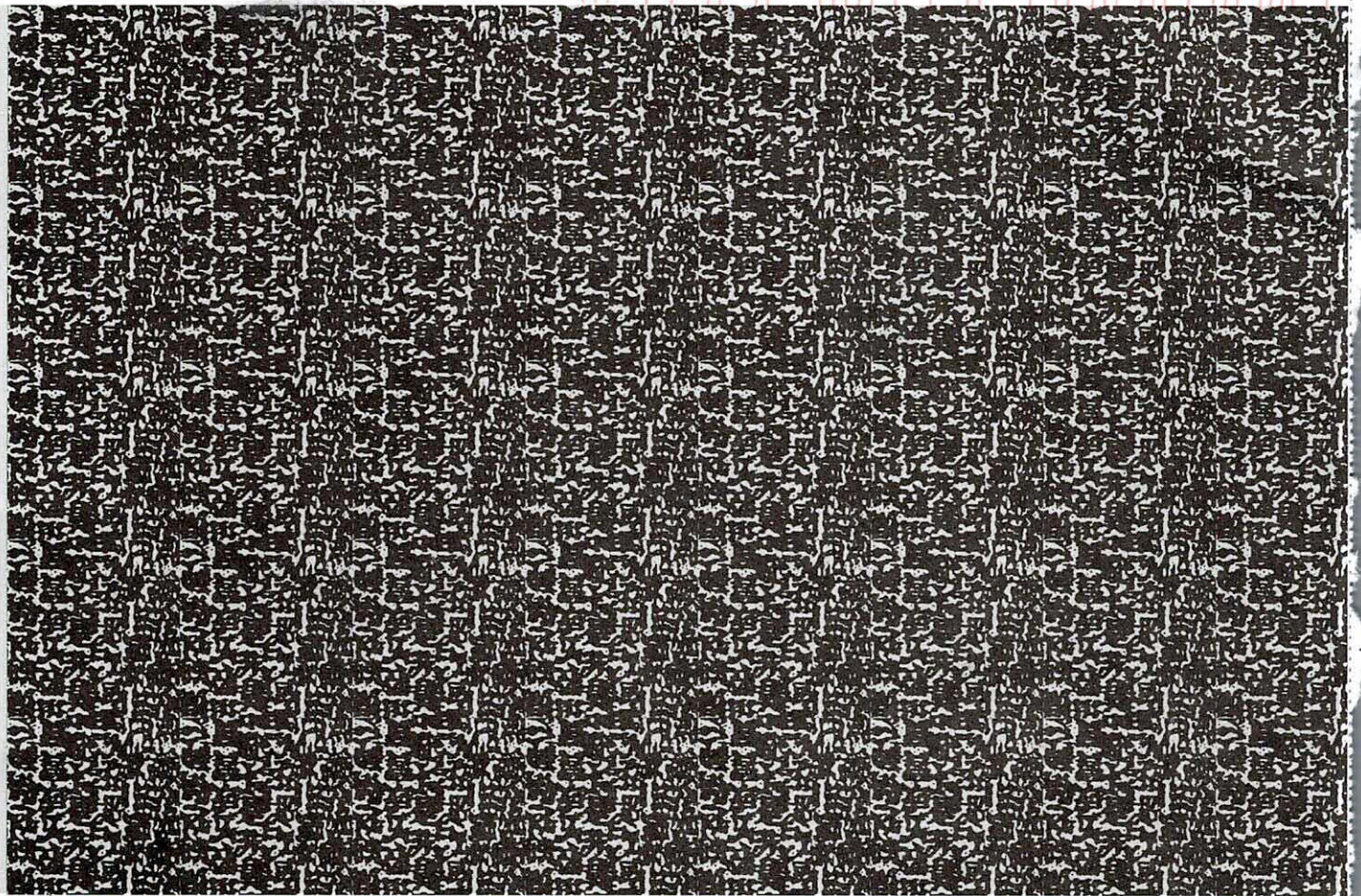
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By: Cindy Fernandez, Clerk of the Board Assistant





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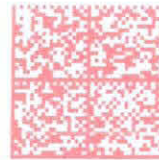
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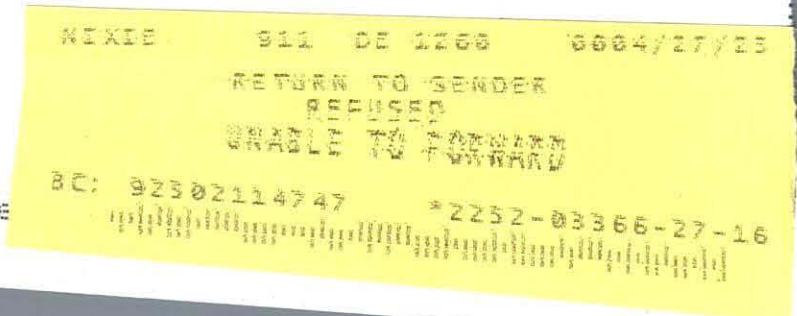


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*Ad Order Number:* 0011598110  
*Customer's Reference/PO Number:*  
*Publication:* The Press-Enterprise  
*Publication Dates:* 04/22/2023  
*Total Amount:* \$611.52  
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*Amount Due:* \$611.52  
*Notice ID:* yrRgclPPam4zBfk9JyV6  
*Invoice Text:*

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND PLOT PLAN IN THE WINCHESTER ZONING AREA – HARVEST VALLEY/WINCHESTER ZONING 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, May 2, 2023 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Change of Zone No. 2100123 and Plot Plan No. 210135. Change of Zone No. 2100123 is a request to change the site's zoning of Rural Residential (R-R) to General Commercial (C-1/C-P) to make it consistent with the current General Plan land use designation of Commercial Retail (CR). The project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Commercial Retail (CR). The Commercial Retail (CR) designation is intended to allow for the development of commercial retail and service uses within a community. Plot Plan No. 210135 is a request for the development of a 3.53-acre Recreational Vehicle Storage Facility including a 1,200 square foot office and two (2) WQMP Basins on a 3.53-acre site. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. Typical operational characteristics include employees and customers traveling to and from the site, delivery of supplies to the site, drop off and pick up of

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Publication: The Press-Enterprise

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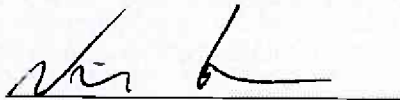
## PROOF OF PUBLICATION

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:

**04/22/2023**

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

Date: April 22, 2023.  
At: Riverside, California

  
Signature

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

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Dated: April 18, 2023  
Kimberly A. Rector,  
Clerk of the Board  
By: Cindy Fernandez,  
Clerk of the Board Assistant  
The Press-Enterprise  
Published: 4/22/23



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA - HARVEST VALLEY/WINCHESTER ZONING 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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2100123 and Plot Plan No. 210135.** Change of Zone No. 2100123 and Change of Zone Ordinance No. 348.500 are a request to change the site's zoning of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 square foot office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. This proposed project is located North of Haddock Street, South of Willard Street, East of Winchester Road, and West of Columbia Avenue in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123, ADOPT Ordinance No. 348.500 and APPROVE PLOT PLAN NO. 210135.**

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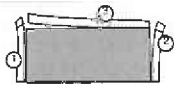
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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

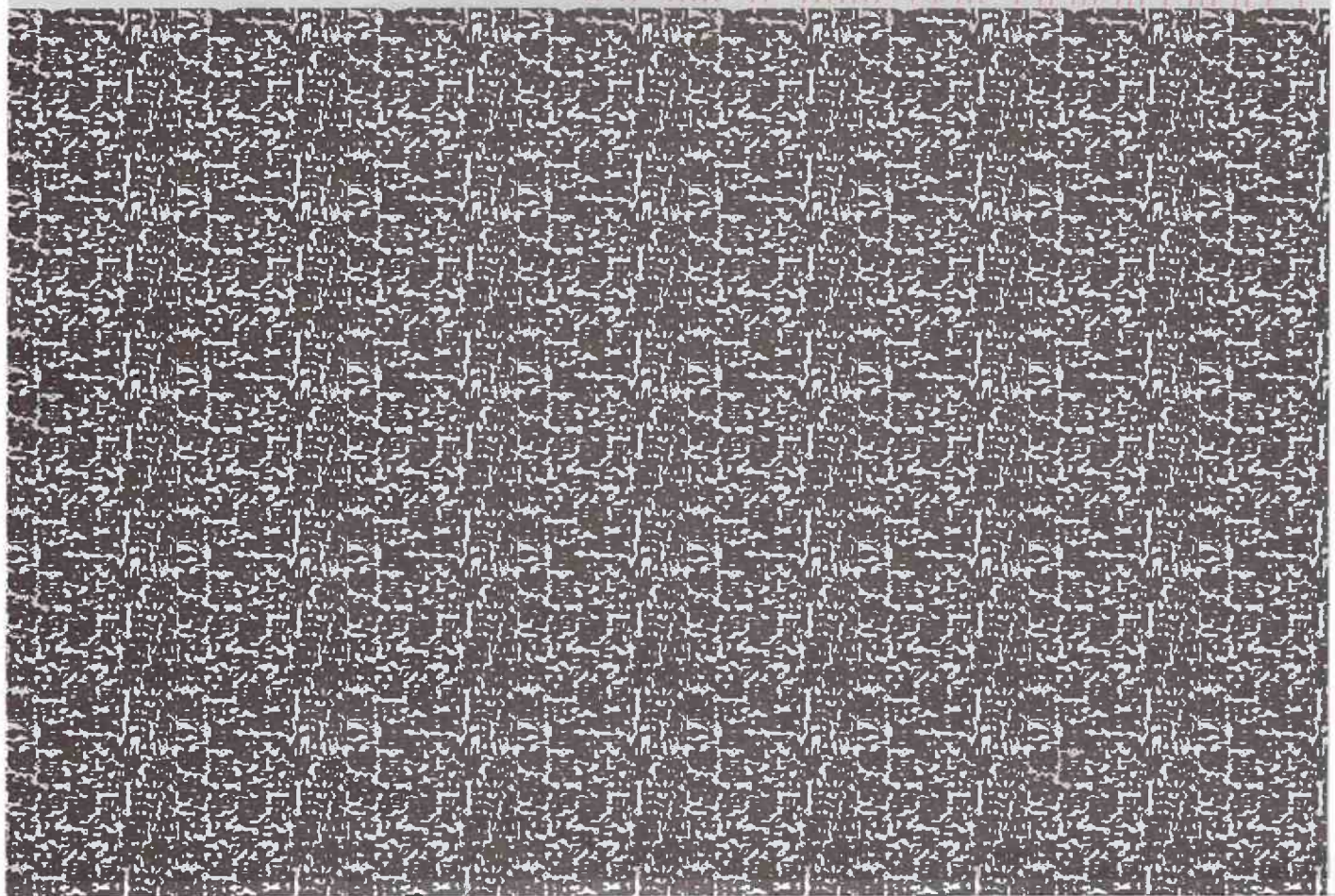
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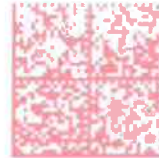
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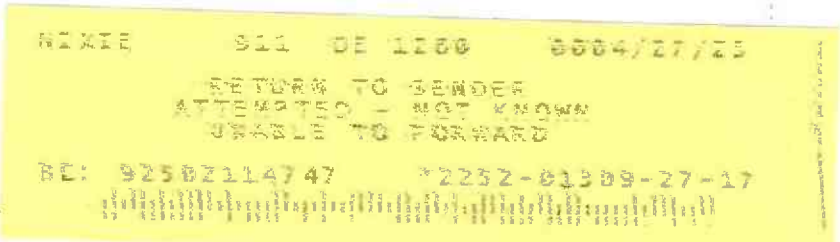
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WINCHESTER CA 92596



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\* 71770

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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

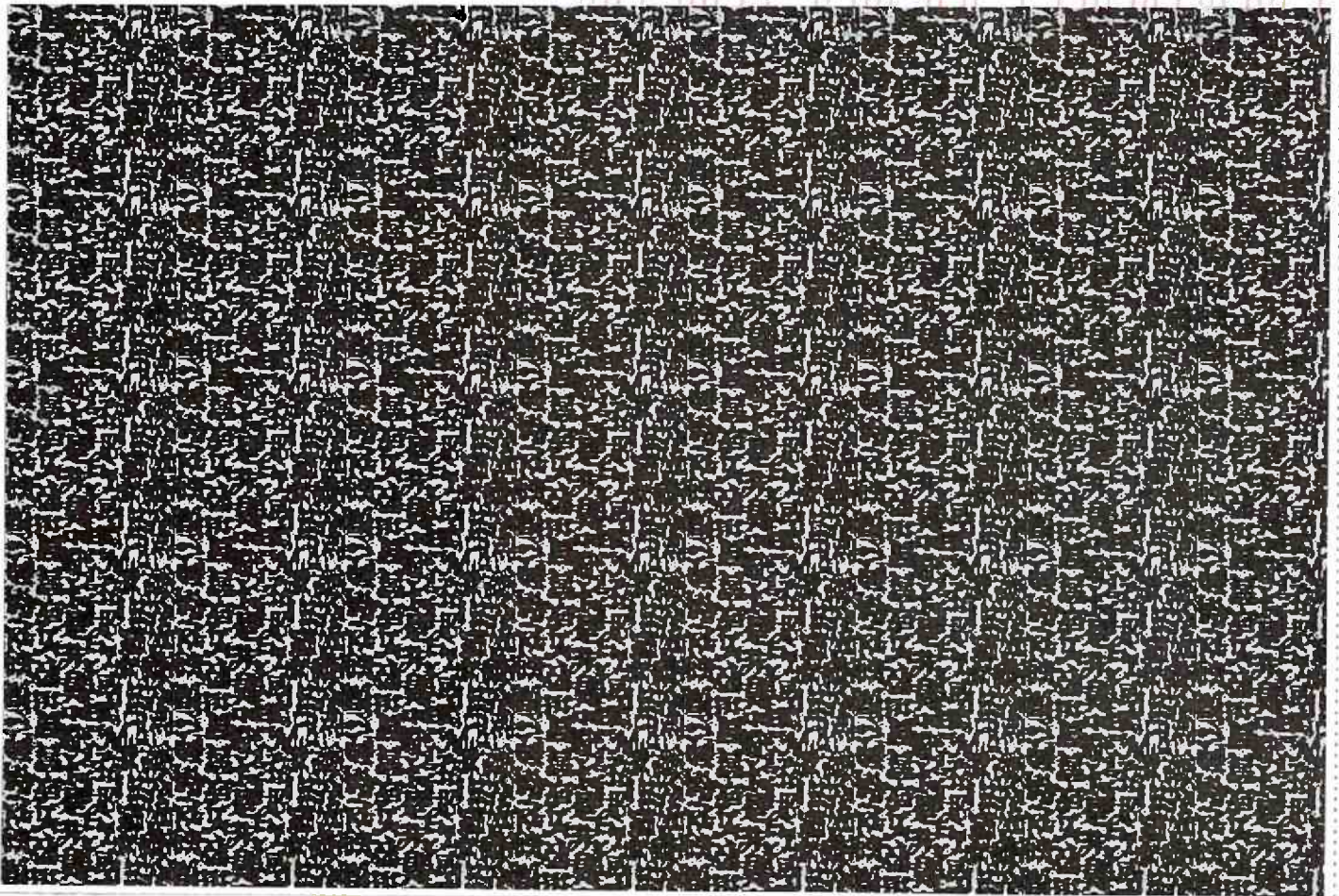




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GEORGE ROBERT MCCLEARY  
P O BOX 42  
WINCHESTER CA 92596

9400922252117110

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CBKY'SMB 92596

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CC: 92502114747 #2252-03514-27-16



C

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\* 69877 69878

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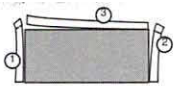
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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

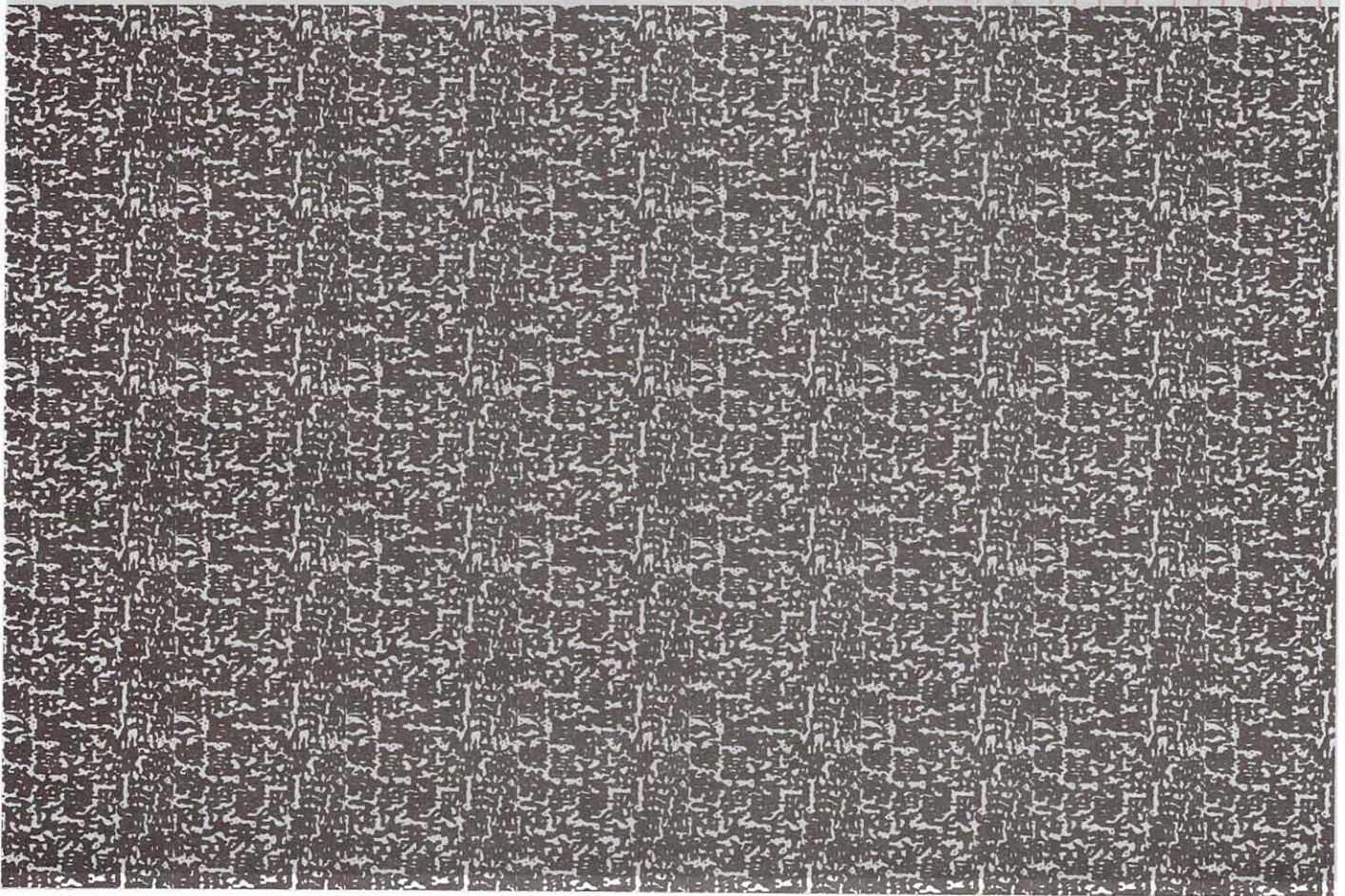




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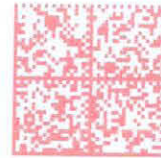
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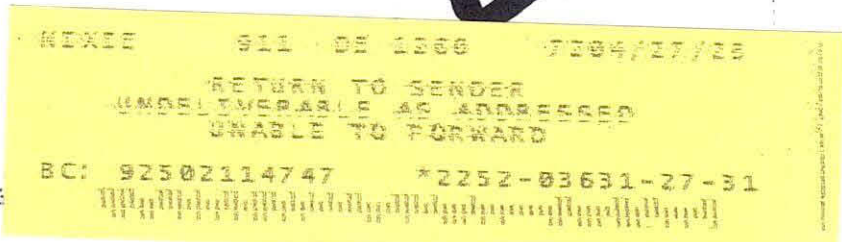
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C

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

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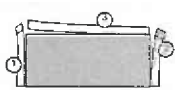
Dated: April 18, 2023

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By: Cindy Fernandez, Clerk of the Board Assistant

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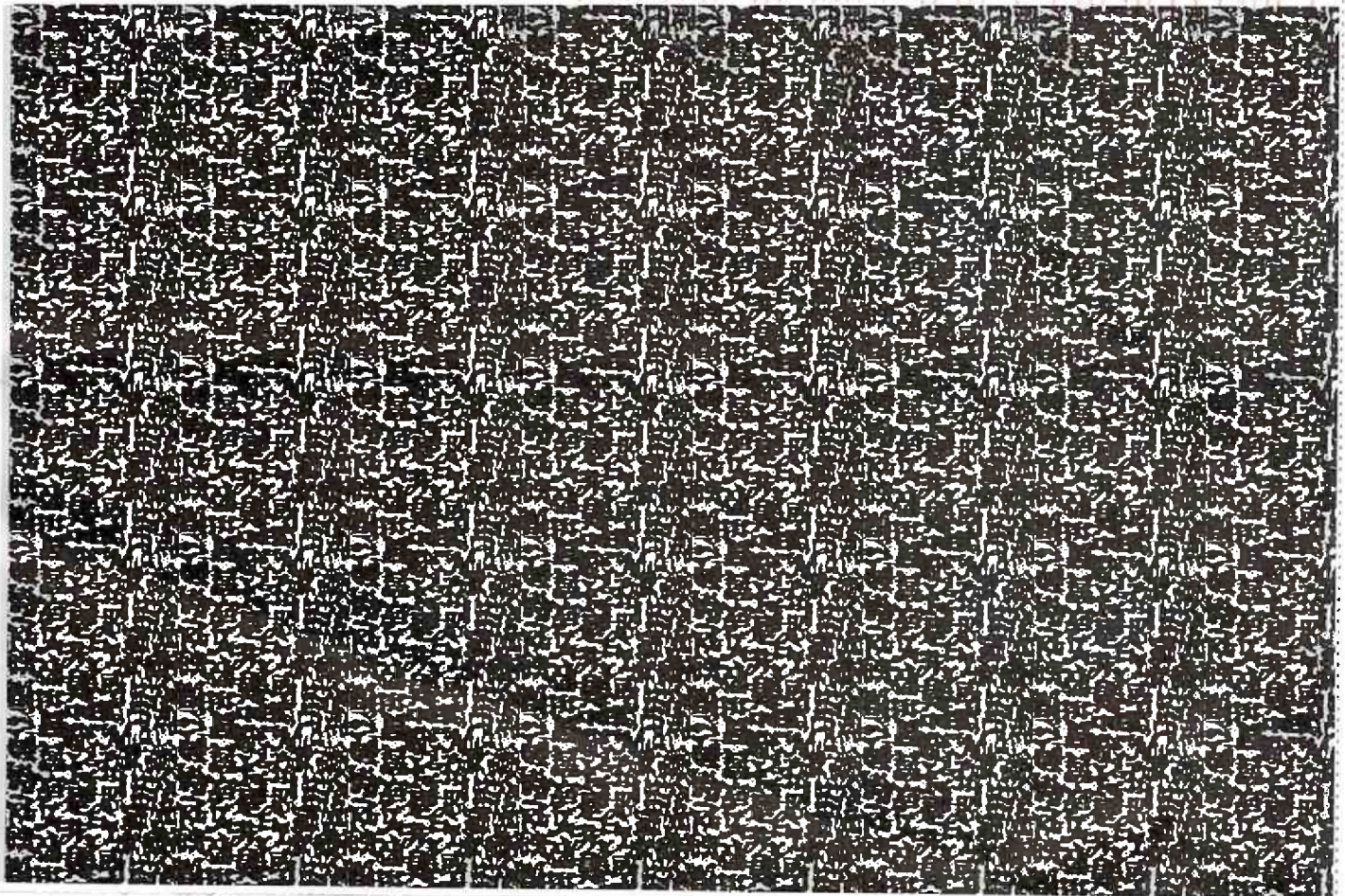


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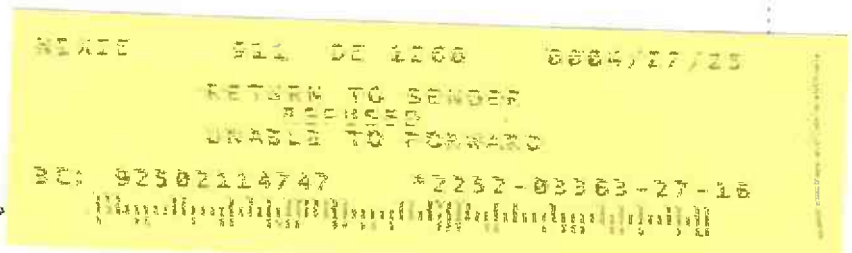
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ANGEL ZERMENO  
32924 WILLARD ST  
WINCHESTER CA 92596

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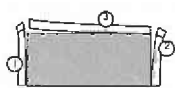
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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant





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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA – HARVEST VALLEY/WINCHESTER ZONING 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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2100123 and Plot Plan No. 210135.** Change of Zone No. 2100123 and Change of Zone Ordinance No. 348.500 are a request to change the site's zoning of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 square foot office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. This proposed project is located North of Haddock Street, South of Willard Street, East of Winchester Road, and West of Columbia Avenue in the Third Supervisorial District.

\* 71770

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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant



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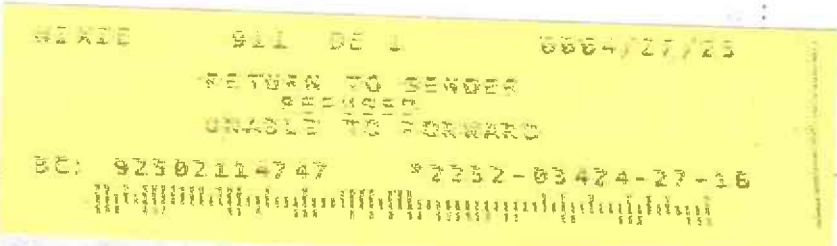
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA – HARVEST VALLEY/WINCHESTER ZONING AREA PLAN, THIRD SUPERVISORIAL DISTRICT**

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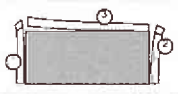
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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant





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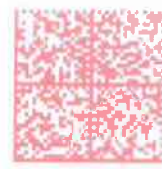


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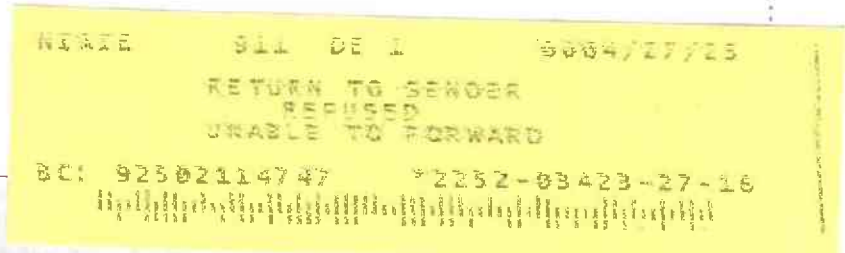
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\* 69877 69878

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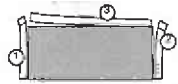
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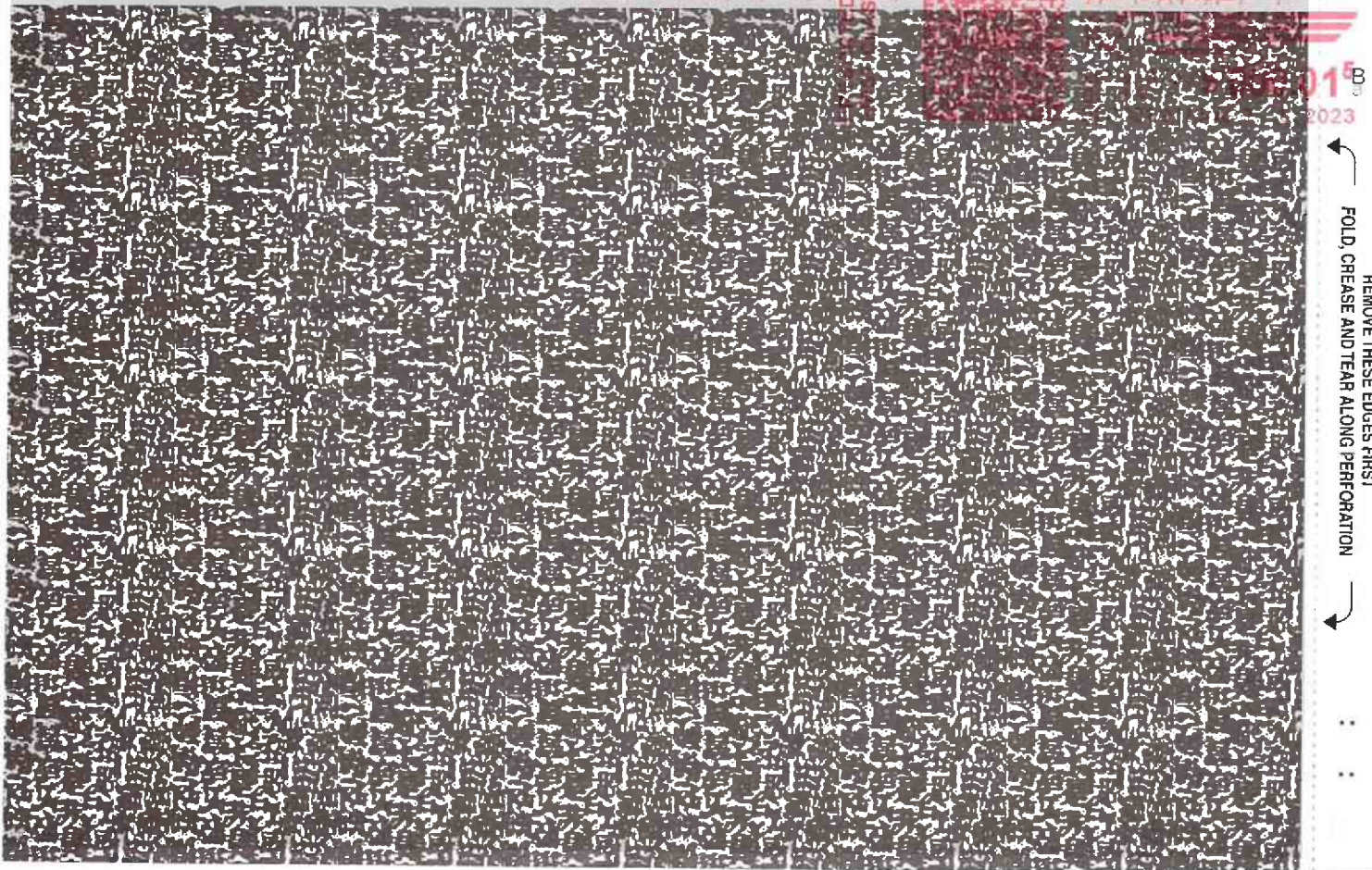
Kimberly A. Rector, Clerk of the Board  
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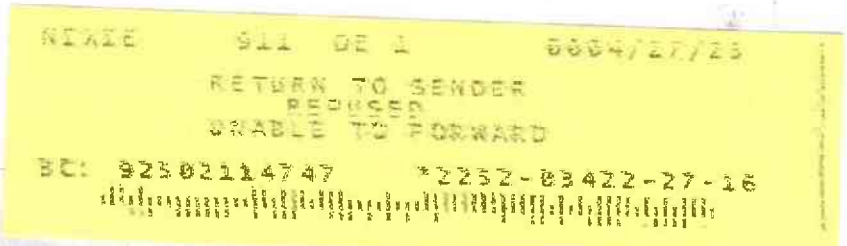
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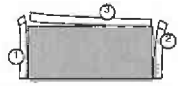
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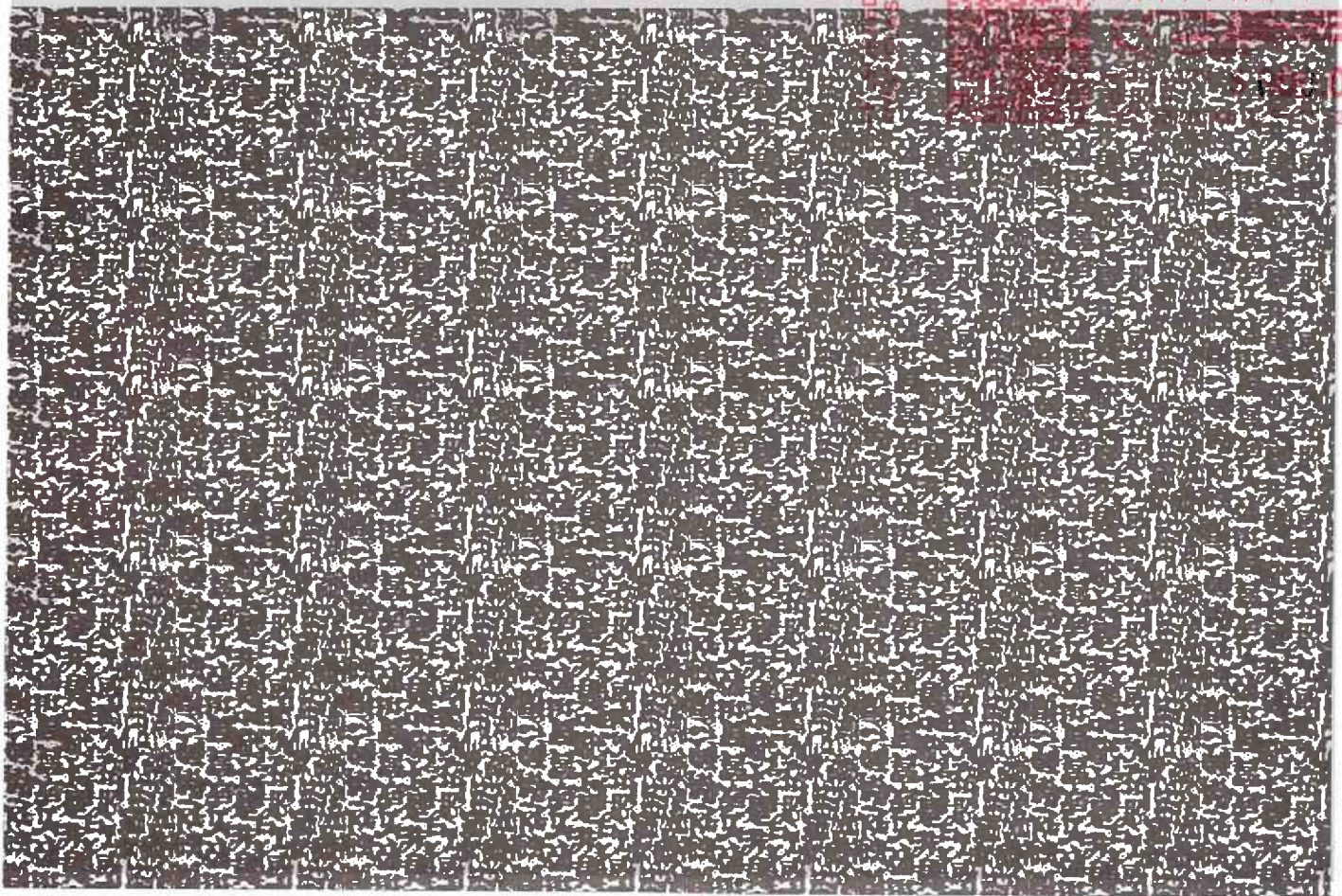
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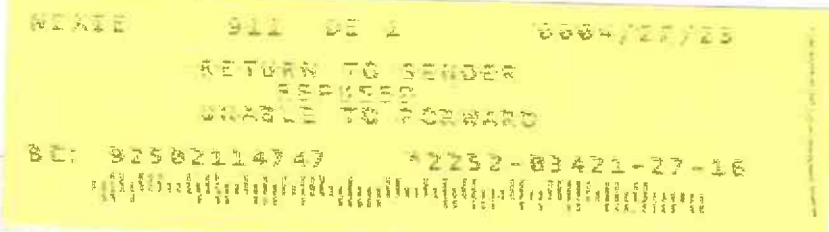
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA – HARVEST VALLEY/WINCHESTER ZONING AREA PLAN, THIRD SUPERVISORIAL DISTRICT**

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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2100123 and Plot Plan No. 210135.** Change of Zone No. 2100123 and Change of Zone Ordinance No. 348.500 are a request to change the site's zoning of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 square foot office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. This proposed project is located North of Haddock Street, South of Willard Street, East of Winchester Road, and West of Columbia Avenue in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123, ADOPT Ordinance No. 348.500 and APPROVE PLOT PLAN NO. 210135.**

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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant





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33025 GOUGH ST  
WINCHESTER CA 92596

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9250221147  
9259647007 R777

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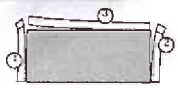
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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant





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92502-1147  
9259647327 R777

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C

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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant



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DANIEL CARDENAS  
32945 WILLARD ST  
WINCHESTER CA 92596

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32945 WILLARD ST  
WINCHESTER CA 92596  
BC: 92502114747 \*2252-00416-24-16

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C

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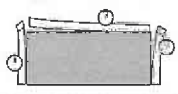
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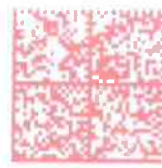
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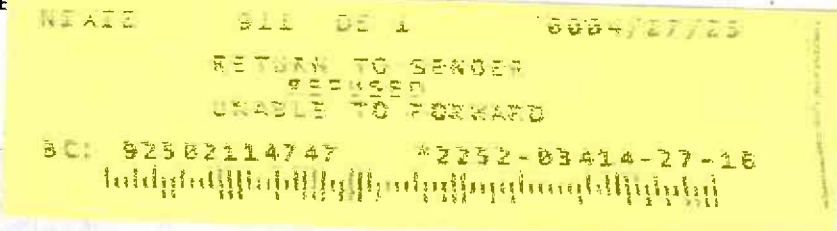
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32952 WILLARD ST  
WINCHESTER



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BC: 92502114747 \*2252-03414-27-18



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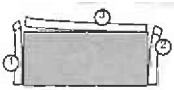
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By: Cindy Fernandez, Clerk of the Board Assistant





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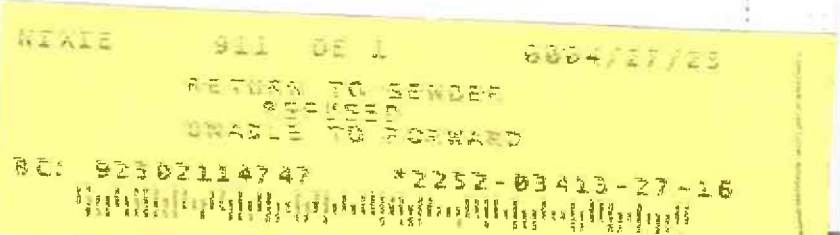
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LUIS PEREZ  
32955 WILLARD ST  
WINCHESTER 92596



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03503 1147  
92502-1147



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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA - HARVEST VALLEY/WINCHESTER ZONING 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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2100123 and Plot Plan No. 210135.** Change of Zone No. 2100123 and Change of Zone Ordinance No. 348.500 are a request to change the site's zoning of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 square foot office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. This proposed project is located North of Haddock Street, South of Willard Street, East of Winchester Road, and West of Columbia Avenue in the Third Supervisorial District.

69877 69878

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The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123, ADOPT Ordinance No. 348.500 and APPROVE PLOT PLAN NO. 210135.**

On March 23, 2023, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. 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>.

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

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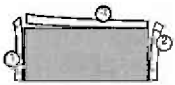
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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant



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33078 FINCH ST  
WINCHESTER CA 92596

9326098319835172

REF

92502 1147  
RIVERSIDE CA 92502





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

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The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123, ADOPT Ordinance No. 348.5000 and APPROVE PLOT PLAN NO. 210135.**

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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

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EDUARDO R. MONTESINOS LUNA  
32883 WILLARD ST  
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA – HARVEST VALLEY/WINCHESTER ZONING AREA PLAN, THIRD SUPERVISORIAL DISTRICT

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The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123, ADOPT Ordinance No. 348.500 and APPROVE PLOT PLAN NO. 210135.**

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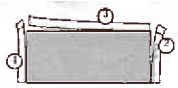
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Dated: April 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant



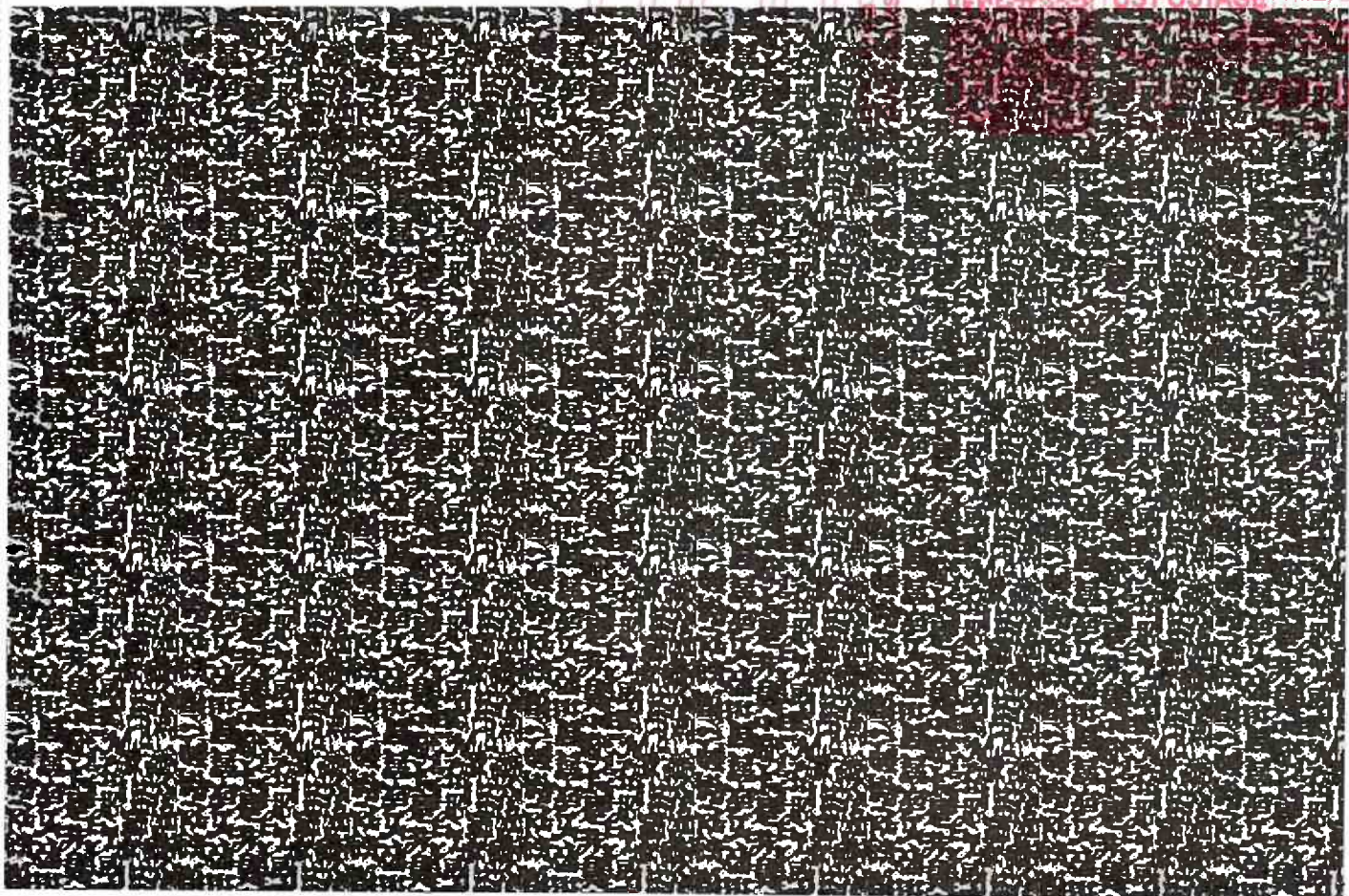


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ROGELIO JIMENEZ  
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462181004  
BC: 925962114747 \*2252-03383-27-16

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\* 71770

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Dated: April 18, 2023

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By: Cindy Fernandez, Clerk of the Board Assistant

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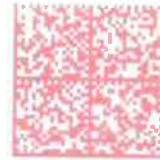
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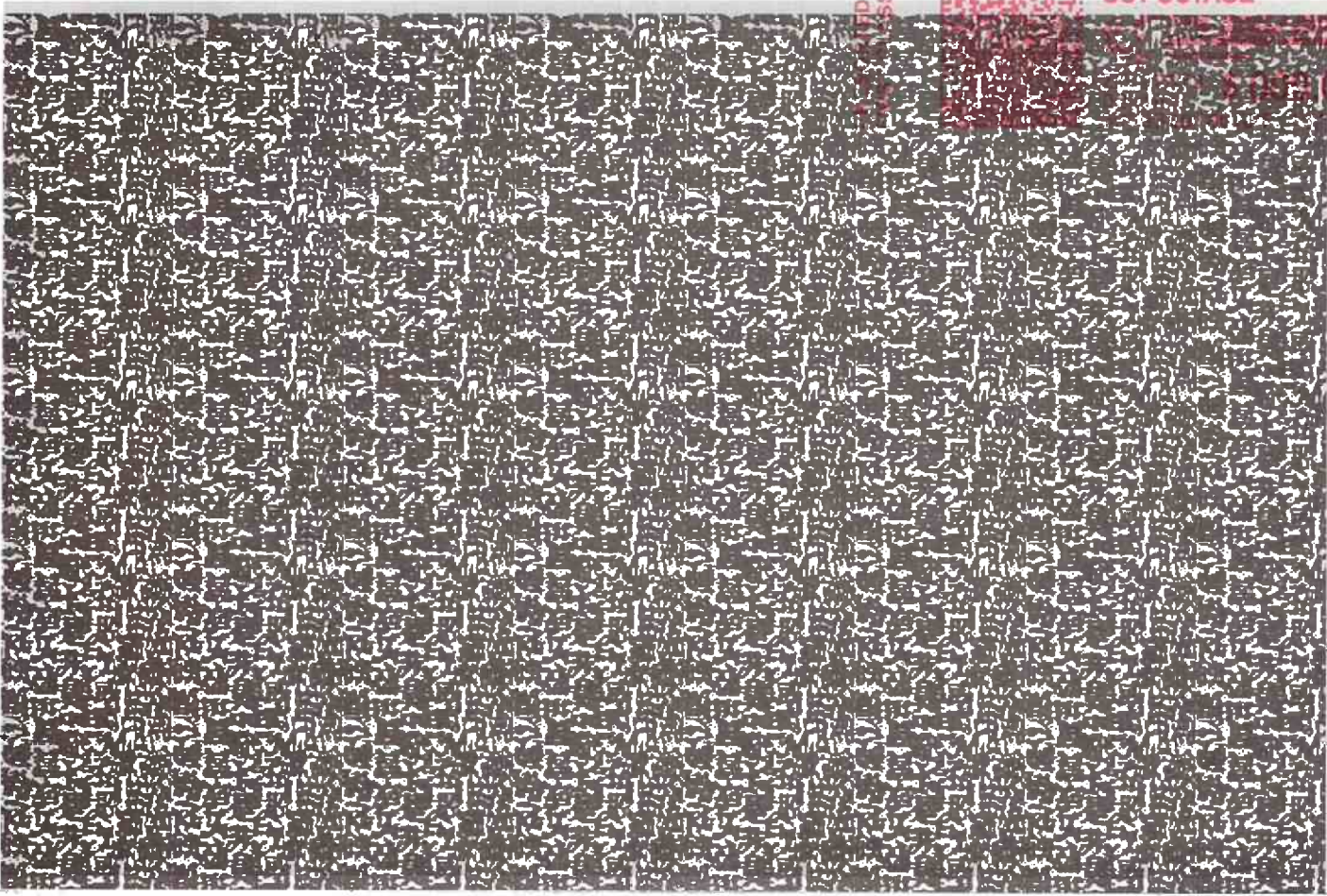
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By: Cindy Fernandez, Clerk of the Board Assistant



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GERARDO ANAYA  
32870 WILLARD ST  
WINCHESTER CA 92596

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OPENING INSTRUCTIONS



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, PLOT PLAN, AND ORDINANCE IN THE WINCHESTER ZONING AREA - HARVEST VALLEY/WINCHESTER ZONING 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, May 2, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Change of Zone No. 2100123 and Plot Plan No. 210135.** Change of Zone No. 2100123 and Change of Zone Ordinance No. 348.500 are a request to change the site's zoning of Rural Residential (R-R) to General Commercial (C-1/C-P). Plot Plan No. 210135 is a request for the development of a Recreational Vehicle Storage Facility including construction of a 1,200 square foot office building and two (2) WQMP Basins on a 3.53-acre site. The building would be utilized as an office for the purchase and sale of RV supplies, a computer room, security room, washing facilities, storage, and associated infrastructure. The building is proposed to be a prefabricated modular building. A total of 222 recreational vehicle and boat storage spaces are provided. The Project would also include construction of a 100 sq ft storage space with masonry walls, metal trussed roof, and a propane filling area adjacent to the site entrance. The Project is anticipated to operate for sale of supplies between the hours of 9:00 AM and 6:00 PM Thursday through Tuesday, with customers being able to access the vehicles stored in the lot seven (7) days a week, 24 hours a day. Access will be provided from Willard Street. This proposed project is located North of Haddock Street, South of Willard Street, East of Winchester Road, and West of Columbia Avenue in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **ADOPT a mitigated negative declaration for Environmental Assessment No. CEQ210224, APPROVE CHANGE OF ZONE NO. 2100123, ADOPT Ordinance No. 348.500 and APPROVE PLOT PLAN NO. 210135.**

On March 23, 2023, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. 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 RUSSELL BRADY, PROJECT 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.

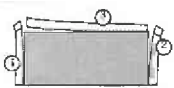
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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

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 18, 2023

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

B

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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**  
*This may affect your property*

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FIRST CLASS



US POSTAGE PAID BY ADDRESSEE



ZIP 92504 \$ 000.53<sup>1</sup>  
02 4M  
0000348270 APR 18 2023

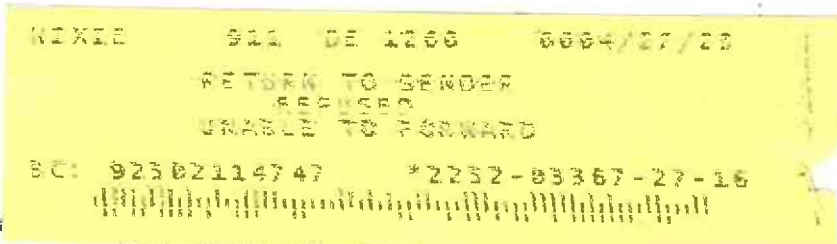
RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2023 APR 31 AM 11:52

462182021  
JOVIE L. ESTEVES  
32892 FINCH ST  
WINCHESTER CA 92596

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

9226990919835172

REF  
92502Y1147  
CGKY8KB 92596





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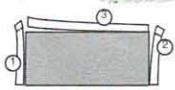
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Dated: April 18, 2023

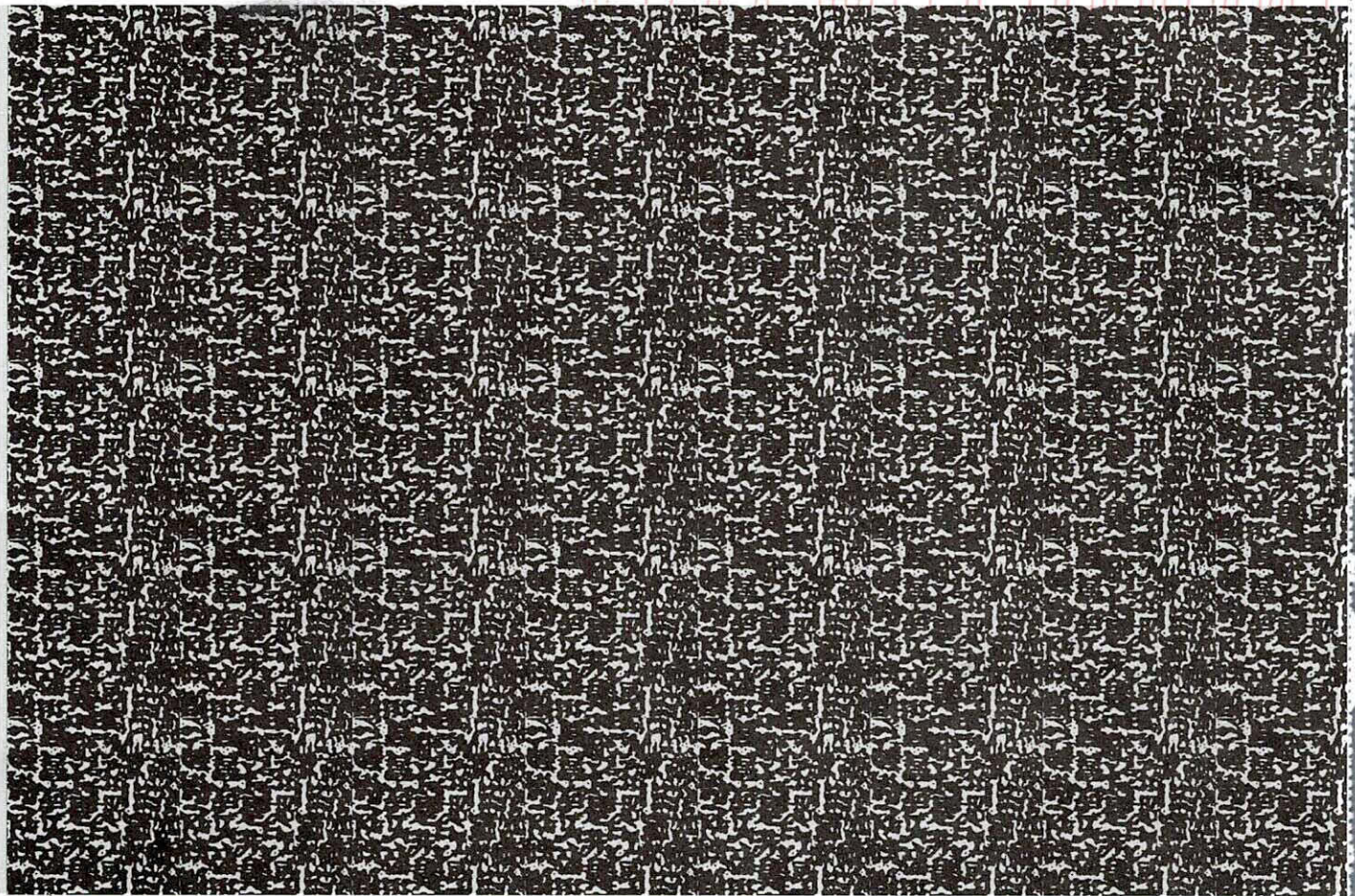
Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant





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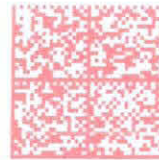
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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

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FIRST CLASS

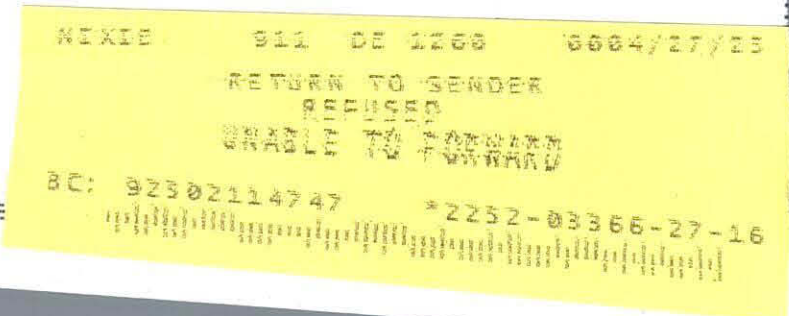


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CLERK/BOARD OF SUPERVISORS  
2023 APR 31 AM 11:52

463145014  
REYNALDO PEREZ  
33043 GOUGH ST  
WINCHESTER CA 92596



9400922252117110

REF  
CG9998887 92596





State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**

**CASH RECEIPT**

DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIVED RIVERSIDE COUNTY  
 CLERK/BOARD OF SUPERVISORS

2023 MAY 26 AM 11:52

RECEIPT NUMBER:  
 23-103830

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS		LEAD AGENCY EMAIL RBRADY@RIVCO.ORG	DATE 04/18/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202300417	

PROJECT TITLE  
 CZ2100123, PPT210135

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. FIRST FLOOR,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

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)	\$3,839.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____
<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		\$ _____
<input type="checkbox"/> Other		\$0.00

PAYMENT METHOD:

Cash     Credit     Check     Other

TOTAL RECEIVED    \$    0.00

SIGNATURE X <i>J Rodriguez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy <i>Irma Rodriguez</i>
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5/2/23 21.3  
 2023-6-156216



Lead Agency: CLERK OF THE BOARD OF SUPERVISORS  
ATTN: RUSSELL BRADY  
Address: 4080 LEMON STREET 1ST FLOOR  
P.O. BOX 1147  
RIVERSIDE, CA 92502-1147

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202300417  
04/18/2023 09:05 AM Fee: \$ 0.00  
Page 1 of 2

Removed: 5/22/2023 By: J. Rodriguez Deputy



(SPACE FOR CLERK'S USE)

Project Title

CZ2100123, PPT210135

Filing Type

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

Notes



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By: Cindy Fernandez, Clerk of the Board Assistant

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS

2023 MAY 26 AM 11: 52

CLERK OF THE BOARD

4080 LEMON STREET, 1<sup>ST</sup> FLOOR.

POST OFFICE BOX 1147

RIVERSIDE, CA 92502-1147