



RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

9:00 A.M.

JANUARY 16, 2013

PLANNING COMMISSIONERS 2013

1st District
Charissa Leach

2nd District
Edward Sloman

3rd District
John Petty
Chairman

4th District
Bill Sanchez
Vice Chairman

5th District
Jan Zuppardo

Planning Director
Carolyn
Syms Luna

Legal Counsel
Michelle Clack
*Deputy County
Counsel*

Phone
951 955-3200

Fax
951 955-1811

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET, 1ST FLOOR, BOARD CHAMBERS
RIVERSIDE, CALIFORNIA 92501

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Mary C. Stark at (951) 955-7436 or E-mail at mcstark@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

OATH OF OFFICE – COMMISSIONER CHARISSA LEACH
OATH OF OFFICE – COMMISSIONER EDWARD SLOMAN

1.0 CONSENT CALENDAR

1.1 NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request).

2.1 GENERAL PLAN AMENDMENT NO. 1120 - The General Plan Amendment (GPA) proposes to modify language within the County's General Plan that requires compliance with the Multiple Species Habitat Conservation Plan (MSHCP) required and implemented under the County's General Plan. The General Plan incorporates the MSHCP by reference and therefore, Section 6 of the MSHCP requires that all discretionary projects located within a criteria cell unit must comply with the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process and other habitat conservation requirements. These requirements include the Protection of Riparian/Riverine Areas and Vernal Pools (Section 6.1.2); the requirements for the Protection of Narrow Endemic Plant Species (Section 6.1.3); the requirements for Urban/Wildlands Interface Guidelines (Section 6.1.4); and the imposition of conditions and/or mitigation measures that are necessary to ensure surveys are prepared for development projects (Section 6.3.2). The proposed amendment will affect all Area Plans in the unincorporated County of Riverside. Project Planner: Adam Rush at (951) 955-6646 or email arush@rctlma.org. (Legislative)

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(951) 955-3200 · Fax (951) 955-3157

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Palm Desert, California 92211
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2.2 GENERAL PLAN AMENDMENT NO. 1119 proposes to amend the language of Riverside County General Plan Circulation Element Policy C 2.1 to include language clarifying that the Board of Supervisors may apply other Level of Service (LOS) requirements on a plan, program or project that has completed an Environmental Impact Report, based on the Board’s policy decision about the balancing of congestion management considerations in relation to the benefits, impacts and costs of future plans, programs and projects. The proposed amendment to General Plan Policy C 2.1 shall change the language of the policy as follows (with new text underlined, and deleted text shown as strike-out):

General Plan Policy C 2.1:

“Maintain the following Countywide target LOS:

LOS "C" along all County maintained roads and conventional state Highways, except that:

~~As an exception,~~ LOS "D" may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways or freeway ramp intersections.

LOS "E" may be allowed in designated community centers to the extent that it would support transit-oriented development and walkable communities. (AI 3)

Other levels of service may be allowed by the Board of Supervisors for a plan, program or project for which an Environmental Impact Report, or equivalent, has been completed, based on the Board's policy decision about the balancing of congestion management considerations in relation to the benefits, impacts and costs of future plans, programs and projects.”

The proposed amendment is a Countywide amendment. (Legislative)

Project Planner: Richard Fairhurst at (951) 955-6757 or email rfarhur@rctlma.org.

3.0 PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:

3.1 CHANGE OF ZONE NO. 7764 - No New Environmental Documents Required — Applicant: Daniel Koby – Engineer/Representative: B3 Consulting – Third/Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) and Community Development: High Density Residential (CD:HDR) – Location: Southerly of Highway 74, easterly of Calvert Avenue, westerly of California Avenue – 45.07 Gross Acres - Zoning: Controlled Development Areas (W-2) - REQUEST: The Change of Zone proposes to change the site’s zoning classification from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) and General Residential (R-3). Project Planner: HP Kang at (951) 955-1888 or email hpkang@rctlma.org. (Legislative)

4.0 WORKSHOP

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR’S REPORT

7.0 COMMISSIONER’S COMMENTS

Agenda Item No.: 2.1
Area Plan: All Area Plans
Zoning: All Zoning Districts and Areas
Supervisory District: All Supervisorial Districts
Project Planner: Adam Rush
Planning Commission: January 16, 2013

GENERAL PLAN AMENDMENT NO. 1120
(Entitlement/Policy Amendment)
Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The General Plan Amendment (GPA) proposes to modify language within the County's General Plan that requires compliance with the Multiple Species Habitat Conservation Plan (MSHCP) required and implemented under the County's General Plan. The General Plan incorporates the MSHCP by reference and therefore, Section 6 of the MSHCP requires that all discretionary projects located within a criteria cell unit must comply with the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process and other habitat conservation requirements. These requirements include the Protection of Riparian/Riverine Areas and Vernal Pools (Section 6.1.2); the requirements for the Protection of Narrow Endemic Plant Species (Section 6.1.3); the requirements for Urban/Wildlands Interface Guidelines (Section 6.1.4); and the imposition of conditions and/or mitigation measures that are necessary to ensure surveys are prepared for development projects (Section 6.3.2).

The proposed amendment will affect all Area Plans in the unincorporated County of Riverside.

BACKGROUND:

On May 8, 2008, the Board of Supervisors amended Article I of Ordinance No. 348, which added the General Plan Initiation Procedures to the requirements for GPAs. Preceding this action, many property owners submitted GPAs to the County Planning Department under the five-year cycle review that began on January 2, 2008. All of these applications were submitted without development proposals to either subdivide or build on the property and were considered "stand alone" applications.

On December 18, 2012, the Board of Supervisors adopted a resolution (Resolution 2012-254) which establishes and provides additional guidance and procedures for the implementation of the MSHCP, specifically the HANS process when a General Plan Amendment, a Zoning Ordinance Amendment, or Lot Line Adjustment lacks any development proposal and is a "stand alone" application. The resolution directed staff to remove those applicable sections of the General Plan that requires the HANS process for "stand alone" GPAs and CZs in an effort to streamline development applications.

The purpose of this County-initiated amendment is to identify the applicable sections of the County's General Plan and amend language that requires MSHCP compliance for General Plan Amendments, Zoning Ordinance Amendments, or Lot Line Adjustments.

FURTHER PLANNING CONSIDERATIONS:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.4.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1120 falls into the Entitlement/Policy category, because it is policies identified in the Administration Element.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

a. The proposed change does not involve a change in or conflict with:

- (1) The Riverside County Vision;
- (2) Any General Plan Principle; or
- (3) Any Foundation Component designation in the General Plan.

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

The additional findings, only one of which need be made include:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

CONSIDERATION ANALYSIS:

First Required Finding: The first finding of the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

(1) The Riverside County Vision.

The Riverside County Vision finds that the County “values a uniquely rich and diverse natural environment....and [is] committed to maintaining sufficient areas of natural open space...” The proposed amendment does not eliminate a vital function of the MSHCP; it only delays MSHCP compliance until such time that a development plan is contemplated for a proposed project site. As stated in Resolution No. 2012-254 - Section III. Procedures - the County shall continue to comply with the HANS process, the requirements for the Protection of Riparian/Riverine Areas and Vernal Pools set forth in Section 6.1.2 of the MSHCP; the requirements for the Protection of Narrow Endemic Plant Species set forth in Section 6.1.3 of the MSHCP; the requirements for Urban/Wildlands Interface Guidelines set forth in Section 6.1.4 of the MSHCP; and impose conditions and/or mitigation measures that are necessary to ensure surveys are prepared for development projects (Section 6.3.2). These requirements shall remain on development projects requiring any application under Ordinance No. 348 or 460, with the exception of a General Plan Amendment, Zoning Ordinance amendment, or Lot Line Adjustment. Furthermore, the exemption of said applications will not undermine the Riverside County Vision and the County’s implementation of the MSHCP through the General Plan.

(2) Any General Plan Principle.

The County has placed considerable effort into the development of General Plan Planning Principles that take the Vision statement one step further. There are many principles that apply to a variety of provisions within the General Plan and for this specific amendment, the principles listed under Section II, of Appendix B, “Environmental Protection Principles” apply. Section II is further subdivided into four additional categories, which are as follows:

- A. Environmentally Sensitive Community Design
- B. Habitat Preservation
- C. Community Open Space
- D. Multi-purpose Open Space

The proposal under this General Plan Amendment to defer the requirements of the MSHCP from General Plan Amendment, Zoning Ordinance Amendment, and Lot Line Adjustment applications will not conflict or degrade the implementation of any General Plan Principle.

(3) Any Foundation Component designation in the General Plan.

The proposed GPA is likely to impact General Plan Amendment applications contained within a variety of foundation components; however, the proposed change contained herein will not by itself alter or change any foundation component under the General Plan.

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The Multi-purpose Open Space Element of the General Plan governs and implements the MSHCP. The proposed General Plan Amendment will not pose a deterrent to the Multi-purpose Open Space Element and is likely to enhance portions of said Element; specifically the authorization under this element that “allow[s] the County and other local jurisdictions the ability to manage local land use decisions and maintain economic development flexibility, while providing a coordinated reserve system and implementation program...”. As stated below, for finding number three, it is likely that the proposed amendment will increase the economic viability of development projects by deferring the cost of complying with the MSHCP at the General Plan Amendment, Zoning Ordinance Amendment, or Lot Line adjustment stage of the development process.

Third Required Finding: In addition to the two previous findings, the General Plan Amendment Element indicates that an additional finding, from a list of five, must also be made. The proposed amendment has a likely potential to comply with finding “c.” of the Entitlement/Policy related findings, found in the Administrative Element of the General Plan. This finding is as follows:

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

This proposed General Plan Amendment is likely to meet the third required finding. Since the adoption of the MSCHP in 2003 all cities are required to adopt a resolution which implements the MSHCP. All cities utilized the model resolutions which exempted non-development applications such as a general plan amendment and zone change from the Habitat Evaluation and Acquisition Negotiation Process (“HANS”); requirement. They have allowed said applications to proceed with postponement of HANS until such time as development is proposed in subsequent development applications. Unfortunately the county did not exempt these non-development applications from the HANS process and applicants must provide upfront the needed studies on the entire site being proposed for a general plan amendment. While the biological value is of utmost importance it is not compromised if the studies are delayed until development is proposed. In today’s environment it adds a significant upfront cost that is not experienced if processing in the cities. It presents an unfair advantage for development in the unincorporated areas. Initiation of the proposed amendment will exempt a general plan amendment, an amendment of any zoning ordinance and a lot line adjustment from MSHCP/HANS process so that as the county continues to build a business friendly posture it does not offer a more cumbersome and costly process than the participating cities.

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1120. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

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Date Prepared: 12/18/2012

Date Revised: 01/03/13

Agenda Item No.: 2.2
Area Plan: All
Zoning District: All
Supervisory District: All
Project Planner: Richard Fairhurst
Planning Commission: January 16, 2013

General Plan Amendment No. 1119
(Entitlement/Policy Amendment)
Applicant: Riverside County Transportation
Department
Engineer/Representative: Riverside County
Transportation Department

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1119 proposes to amend the language of Riverside County General Plan Circulation Element Policy C 2.1 to include language clarifying that the Board of Supervisors may apply other Level of Service (LOS) requirements on a plan, program or project that has completed an Environmental Impact Report, based on the Board's policy decision about the balancing of congestion management considerations in relation to the benefits, impacts and costs of future plans, programs and projects. The proposed amendment to General Plan Policy C 2.1 shall change the language of the policy as follows (with new text underlined, and deleted text shown as strike-out):

General Plan Policy C 2.1:

"Maintain the following Countywide target LOS:

LOS "C" along all County maintained roads and conventional state Highways, except that:

~~As an exception,~~ LOS "D" may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways or freeway ramp intersections.

LOS "E" may be allowed in designated community centers to the extent that it would support transit-oriented development and walkable communities. (AI 3)

Other levels of service may be allowed by the Board of Supervisors for a plan, program or project for which an Environmental Impact Report, or equivalent, has been completed, based on the Board's policy decision about the balancing of congestion management considerations in relation to the benefits, impacts and costs of future plans, programs and projects."

The proposed amendment is a Countywide amendment.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is a General Plan Entitlement/Policy Amendment GPA, under Section 2.4.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1119 falls into the Entitlement/Policy category, because it involves changes in a General Plan policy that does not change the Riverside County Vision, Foundation Component, or a General Plan Principal.

The Administration Element of the General Plan explains that the first two findings and any one or more of the subsequent findings listed below would justify an entitlement/policy amendment:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) Any General Plan Principle; or,
 - (3) Any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

- (1) The Riverside County Vision.

The objectives of the Riverside County Vision contained in Chapter 2 of the General Plan, especially those that are related to Transportation, will not be changed by the proposed amendment and will continue to be considered under the amended policy.

- (2) Any General Plan Principle.

The General Plan Principles identified in Appendix B of the General Plan will not be changed by the proposed amendment and will continue to be considered under the amended policy.

- (3) Any Foundation Component designation in the General Plan.

The proposed policy will not change any Foundation Component designation in the General Plan and it does not conflict with any Foundation Component designation.

Second Required Finding: The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

This General Plan Amendment does not authorize or approve any project or activity that would result in a physical change to the environment. Additionally, the County has in the past balanced its general plan policies, and in adopting this amendment is clarifying and restoring the County's existing General Plan interpretative practice and is not implementing any change in County practice that would result in any adverse effects on the purposes of the General Plan. Therefore, the proposed General Plan Amendment will not be detrimental to the achievement of the purposes of the General Plan.

Third Required Finding: In addition to the two above findings, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed amendment is:

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

This amendment is intended to clarify the intent of Policy C 2.1 so that it reflects the Riverside County Board of Supervisors' discretion to interpret the Riverside County General Plan policies in accordance with CEQA. Unanticipated circumstances have arisen that could prevent the

County's interpretive practice with respect to this policy, and the proposed amendment clarifies that this policy is subject to the County's normal interpretive practices.

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and requests that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1119. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is a Countywide policy amendment to Policy C 2.1 of the Circulation Element of the General Plan.

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Date Prepared: 12/11/12
Date Revised: 1/7/13

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Agenda Item No.:
Area Plan: Harvest Valley / Winchester
Zoning District: Hemet-San Jacinto
Supervisory District: Third/Third
Project Planner: H. P. Kang
Planning Commission: January 16, 2013

CHANGE OF ZONE NO. 7764
Applicant: Daniel and Alan Koby
Engineer/Rep: B3 Consulting

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7764 proposes to change the site's zoning classification of approximately 45 acres of vacant land from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) (northern 33 acres) and General Residential (R-3) (southern 12 acres) to be consistent with the Existing General Plan designations of Commercial Retail (CR) and High Density Residential (HDR).

The project is located Southerly of Highway 74, easterly of Calvert Avenue, westerly of California Avenue.

BACKGROUND:

The proposed project is a request for General Plan and Zoning Consistency program. There are no issues of concern for this item. Any future entitlement projects will be subject to the latest adopted regulations and all applicable conditions will apply as a part of the Conditions of Approval.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Commercial Retail (CR) (0.20 – 0.35 FAR) (Approximately 33 acres)
High Density Residential (HDR) (8-14 D.U./Ac.) (Approximately 12 acres)
Highway 79 Policy Area
2. Surrounding General Plan Land Use (Ex. #5): Heartland Village SP 88-01 – City of Hemet to the north, Commercial Retail (CR) (0.20 – 0.35 FAR) and Low Density Residential (LDR) (½ acre min.) to the west, Medium High Density Residential (MHDR) (5 to 8 D.U./Ac.) to the south, and Medium Density Residential (MDR) (2 to 5 D.U./Ac.) and High Density Residential (HDR) (8-14 D.U./Ac.) to the east.
3. Proposed Zoning (Ex. #3): Scenic Highway Commercial (C-P-S) and General Residential (R-3)
4. Surrounding Zoning (Ex. #3): North: City of Hemet – Heartland Village SP 88-01
East: Controlled Development Areas (W-2)
South: Heavy Agriculture – 10 Acre. Min. (A-2-10)
West: Controlled Development Areas (W-2)
5. Existing Land Use (Ex. #1): Vacant

D.M.

6. Surrounding Land Use (Ex. #1): North: City of Hemet – Heartland Village SP (SFR)
East: Vacant
South: Vacant
West: Vacant
7. Project Data: Total Acreage: 45.07 Gross Acres
8. Environmental Concerns: Nothing Further Required (see below for more detail)

RECOMMENDATIONS:

ADOPTION of **FINDINGS** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because **ENVIRONMENTAL IMPACT REPORT NO. 441** adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code, Division 13, Section 21083.3, Subsection 1 and none of the conditions described in California Code of Regulations Section 15162 exist; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7764**, amended the zoning classification for the subject property from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) and General Residential (R-3), in accordance with Exhibit #3, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Community Development: –Commercial Retail (CD:CR) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) in the Harvest Valley / Winchester Area Plan.
2. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses, and the High Density Residential land use designation allow detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes and townhomes.
3. The proposed zoning for the project site are Scenic Highway Commercial (C-P-S) and General Residential (R-3).
4. The Scenic Highway Commercial zone permits a wide variety of commercial retail uses, as well as an array of professional office uses. The General Residential zone permits one-family dwellings, as well as two family dwellings, multiple family dwellings, bungalow courts, and apartment houses.
5. Based upon the Planning Department's Land Use Designation-Zoning Consistency Matrix, the change of zone's proposed Scenic Highway Commercial classification is identified as being highly consistent with the Commercial Retail (CR) (0.20 – 0.35 FAR) Land Use designation and the proposed General Residential classification is identified as being highly consistent with the High Density Residential (HDR) (8-14 D.U./Ac.) land use designation.

CHANGE OF ZONE NO. 7764

Planning Commission: January 16, 2013

Page 3 of 4

6. The proposed Change of Zone will make the zoning consistent with the General Plan. Density allocations for the site are established by the General Plan, and the proposed zoning simply implements the General Plan. This zone change proposal will not specifically authorize any construction or permit any structures on the site. Any studies or infrastructure needed to protect the site from flood waters, or other environmental constraints, will be identified and required when an entitlement such as a subdivision, use permit, or residential building permit is issued for the site.
7. The project site is surrounded by properties which have a General Plan Land Use designation of Heartland Village SP 88-01 – City of Hemet to the north, Commercial Retail (CR) (0.20 – 0.35 FAR) and Low Density Residential (LDR) (½ acre min.) to the west, Medium High Density Residential (MHDR) (5 to 8 D.U./Ac.) to the south, and Medium Density Residential (MDR) (2 to 5 D.U./Ac.) and High Density Residential (HDR) (8-14 D.U./Ac.) to the east.
8. No development is proposed for the subject property at this time; however, the property would allow for development consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) and General Residential (R-3).
9. Residential and commercial uses have been constructed and are operating in the project vicinity.
10. This project site is not located within a Criteria Area Cell Group. However, the Planning staff has conferred with the Environmental Programs Division staff and determined the project fulfills the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
11. Pursuant to Public Resources Code Division 13, Section 21083.3, Subsection 1, the General Plan has been designated to accommodate a specific density of development and an EIR (EIR No. 441) was approved for that planning action. The subject site does not contain any features that would create environmental impacts that would be peculiar to the subject parcels, beyond what was studied in the General Plan EIR.
12. None of the conditions described in California Code of Regulations, Section 15162 exist:
 - a. There have been no substantial changes to the site since 2003, the site is and was farmland; and,
 - b. There is no new information that was not known at the time the General Plan EIR was created that would result in any increase in impacts identified in the EIR; and,
 - c. The General Plan changed the designation to Commercial Retail and High Density Residential in 2003, this change of zone is proposing a designation that is consistent with the density established in the General Plan.

CONCLUSIONS:

1. The proposed change of zone is in conformance with the Community Development: (Commercial Retail and Community Development: High Density Residential (CD:HDR) Land Use Designations, and with all other elements of the Riverside County General Plan.

2. The proposed change of zone is consistent with all applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed change of zone is clearly compatible with the present and future logical development of the area.
5. The proposed change of zone does not require additional CEQA review beyond that done for the General Plan in EIR No. 441.
6. The proposed change of zone will not preclude reserve design for the WRCMSHCP.

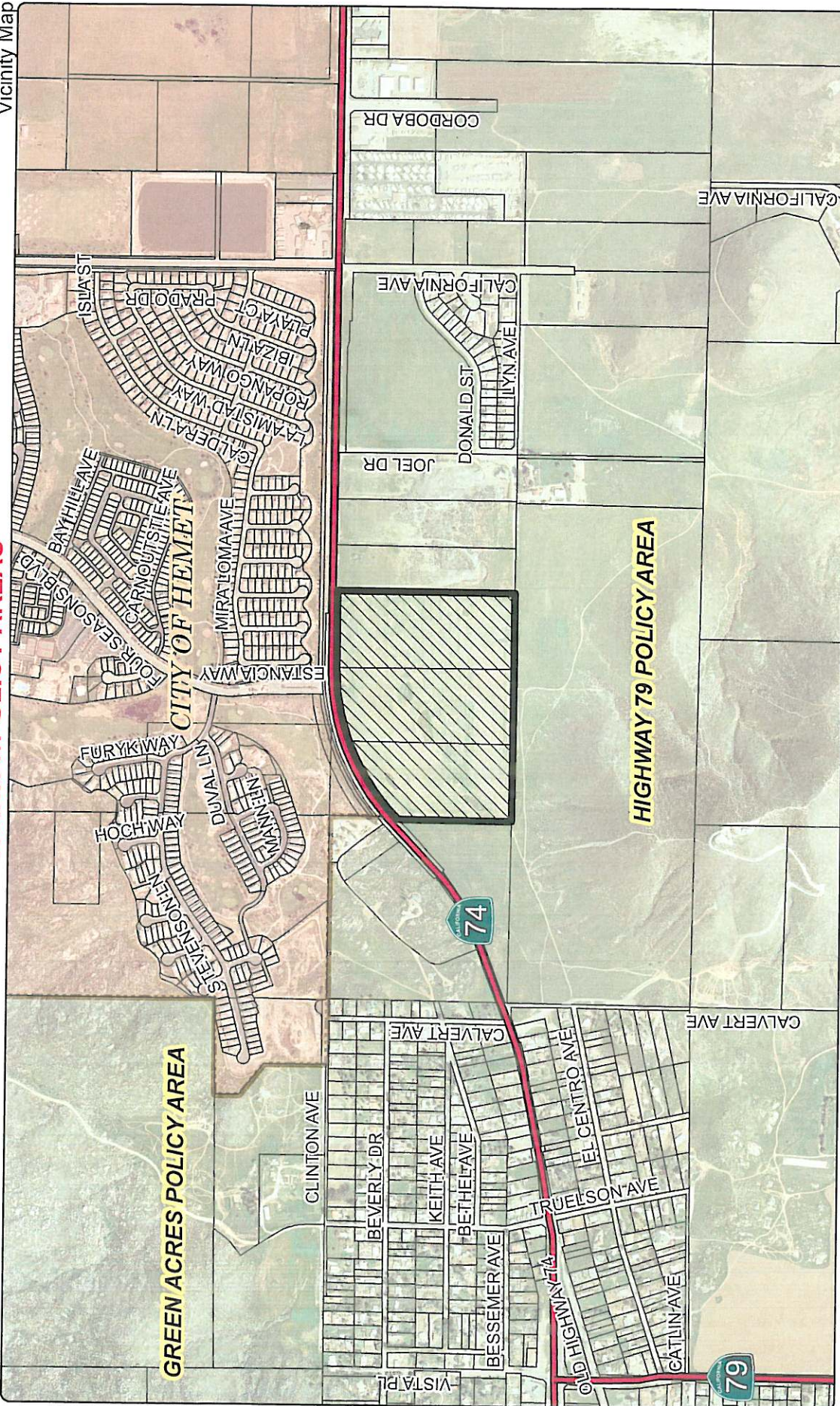
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. Fault Zone;
 - b. General Plan Policy Overlay;
 - c. High Fire Area;
 - d. Dam inundation zone; or
 - e. Specific Plan.
3. The project site is located within:
 - a. Highway 79 Policy Area;
 - b. Airport Influence Area (Hemet-Ryan)
 - c. A City Sphere of Influence (City of Hemet),
 - d. A 100 Year Flood Zone,
 - e. An area of Moderate liquefaction,
 - f. An area of High Potential/Sensitivity and low Potential Paleontological Sensitivity area,
 - g. Hemet Unified School District, and,
 - h. Zone "B" of Co. Ordinance No. 655 (Regulating Light Pollution (Mt. Palomar Observatory)– 29.5 miles
4. The subject site is currently designated as Assessor's Parcel Number(s) 465-040-018, 465-040-019, and 465-040-020.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07764
VICINITY/POLICY AREAS

Date Drawn: 11/01/2012
 Vicinity Map

Supervisor Stone
 District 3



Zoning District: Hemet-San Jacinto
 Township/Range: T5SR2W
 Section: 14

Assessors Bk. Pg. 465-04
 Thomas Bros. Pg. 839 J1
 Edition 2011

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lflms.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

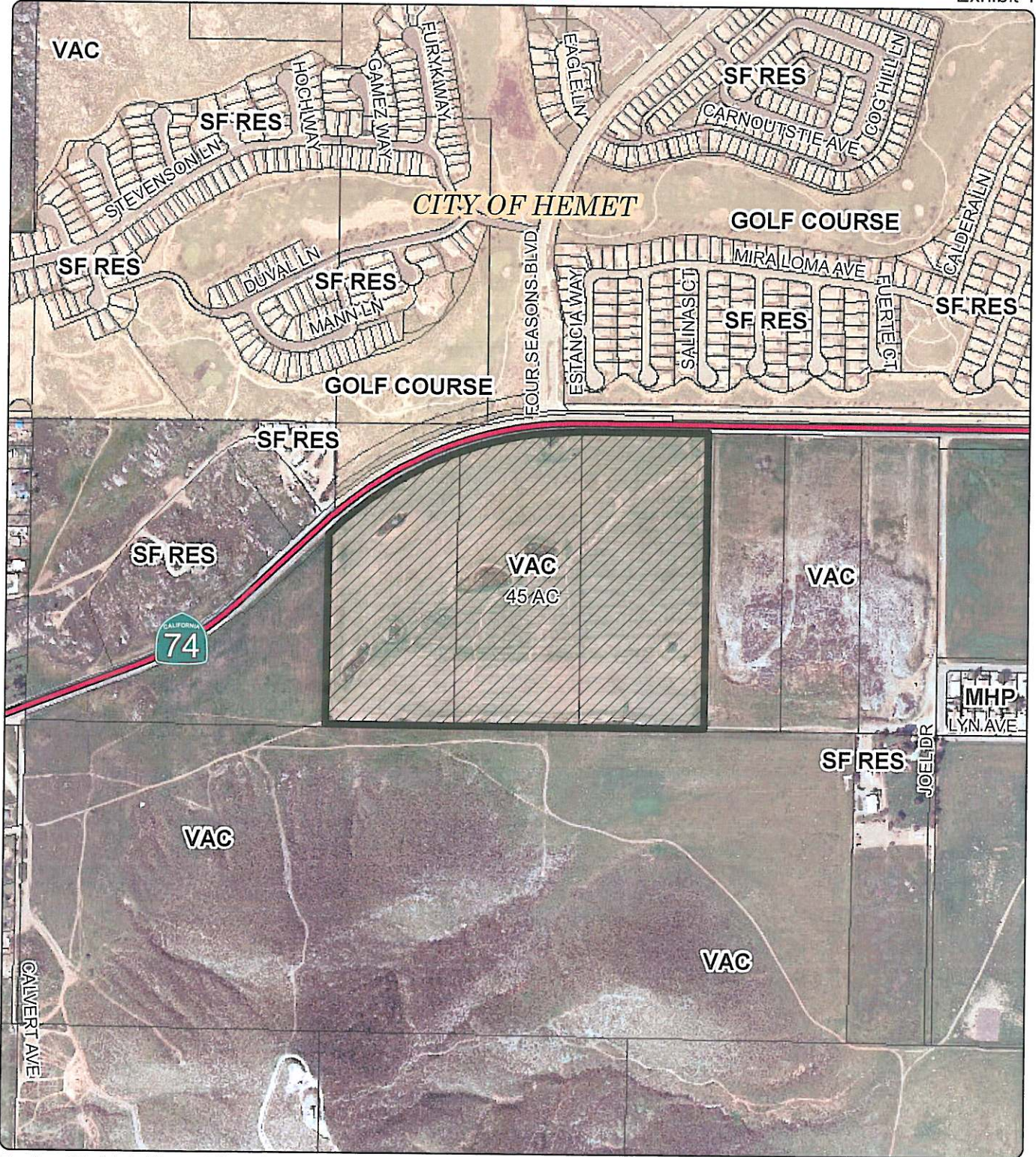
CZ07764

LAND USE

Supervisor Stone
District 3

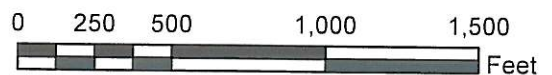
Date Drawn: 11/01/2012

Exhibit 1



Zoning District: Hemet-San Jacinto
Township/Range: T5SR2W
Section: 14

Assessors Bk. Pg. 465-04
Thomas Bros. Pg. 839 J1
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

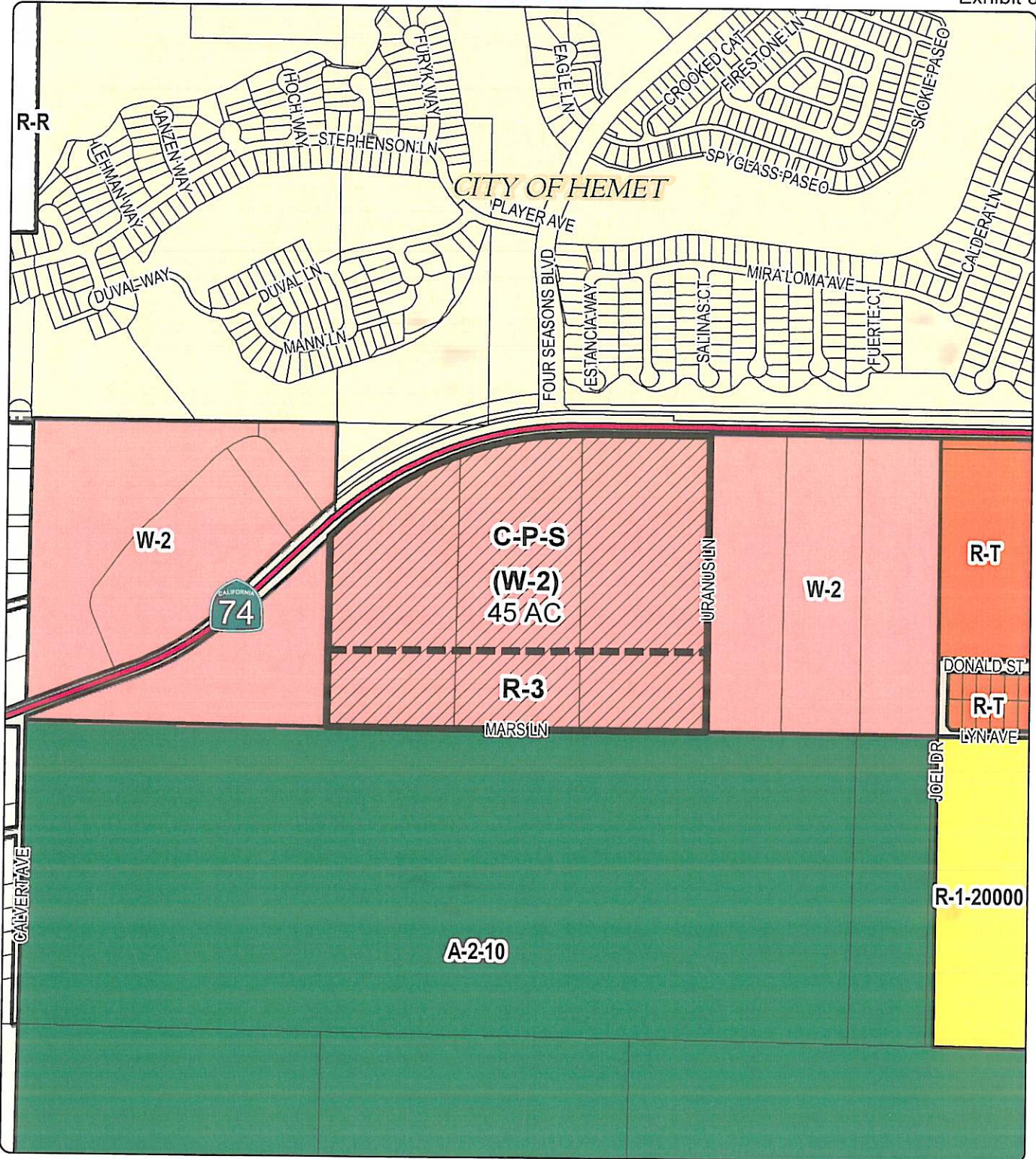
CZ07764

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 11/01/2012

Exhibit 3



Zoning District: Hemet-San Jacinto
Township/Range: T5SR2W
Section: 14



Assessors Bk. Pg. 465-04
Thomas Bros. Pg. 839 J1
Edition 2011

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RIVERSIDE COUNTY PLANNING DEPARTMENT

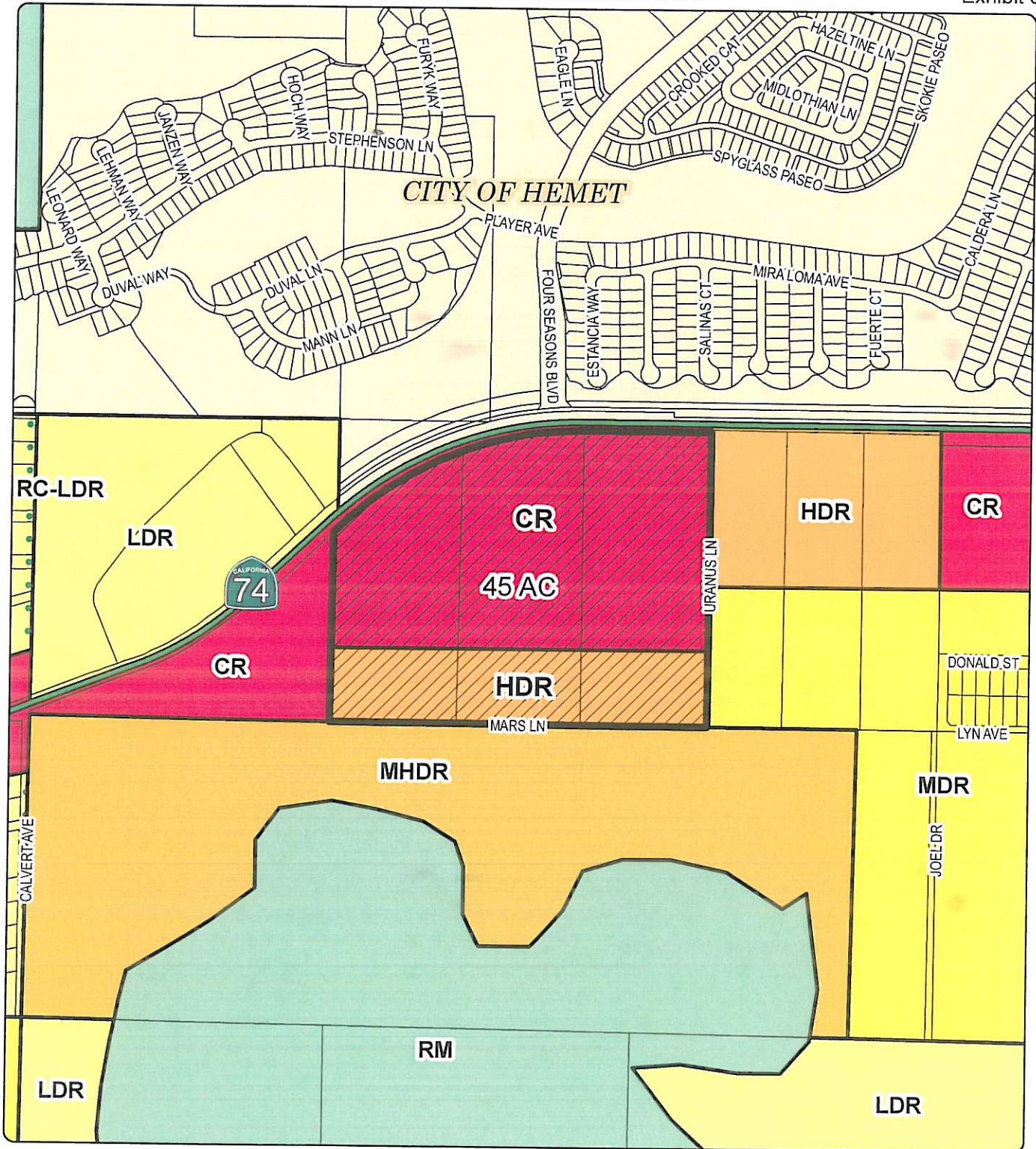
CZ07764

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 11/01/2012

Exhibit 5



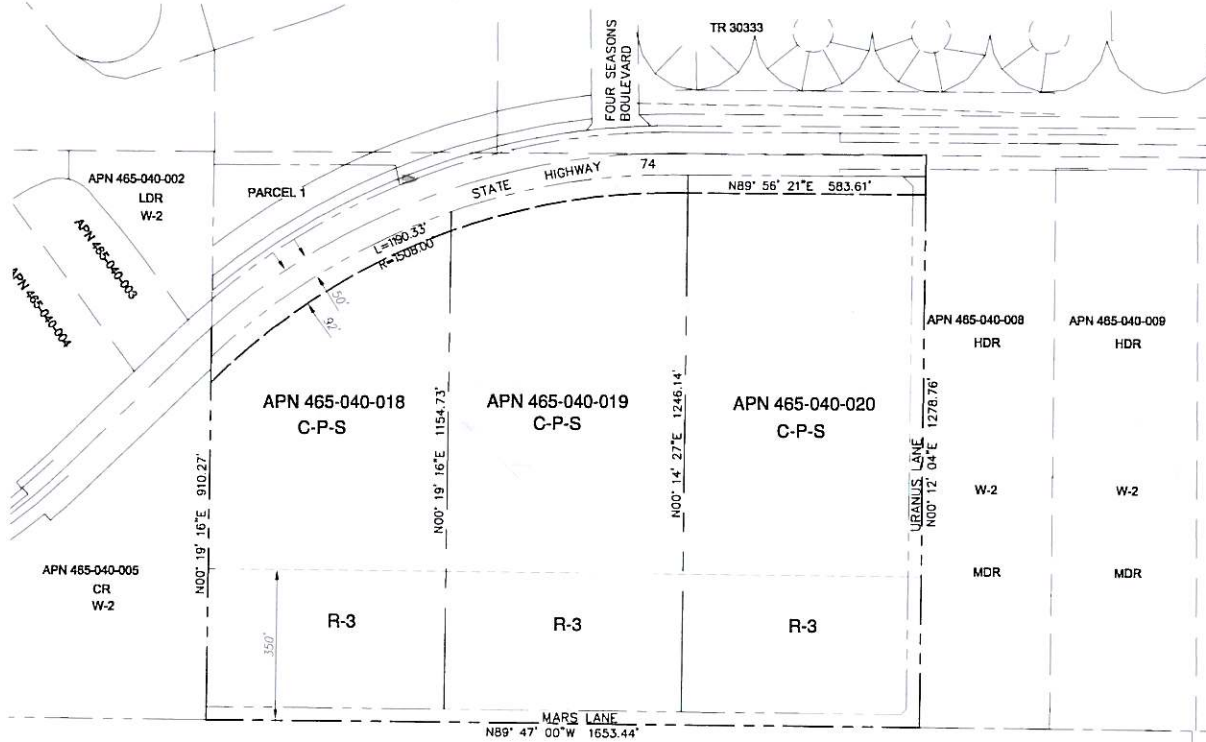
Zoning District: Hemet-San Jacinto
Township/Range: T5SR2W
Section: 14

Assessors Bk. Pg. 465-04
Thomas Bros. Pg. 839 J1
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or visit us at <http://www.tirma.co.riverside.ca.us/index.html>

CHANGE OF ZONE NO. 7764



APN 465-040-010
MHDR
A-2-10

LEGEND

- C-P-S - SCENIC HIGHWAY COMMERCIAL
- R-3 - GENERAL RESIDENTIAL

OWNER/APPLICANT:

DANIEL & ALAN KOBY
20400 VIA ZARAGOZA
YORBA LINDA, CA 92687
PH. (714) 777-5533

REPRESENTATIVE/ENGINEER:

B3 CONSULTING
27450 YNEZ ROAD, SUITE 110 B
TREMULA, CA 92591
951-751-8942

DATE PREPARED:

MARCH 2012

LEGAL DESCRIPTION

PARCELS 2, 3, AND 4 OF PARCEL MAP NO. 11932
IN THE COUNTY OF RIVERSIDE, STATE OF
CALIFORNIA AS SHOWN BY PARCEL MAP ON FILE
IN BOOK 61 PAGE 92 OF MAPS, RECORDS OF
RIVERSIDE CALIFORNIA

AREA

45.07 ACRES GROSS
43.12 ACRES NET

ASSESSORS PARCEL:

465-040-018, -019 & -020

THOMAS GUIDE

SAN BERNARDINO COUNTY/RIVERSIDE COUNTY, YEAR 2007
PAGE 839 - COORD. H-1 & J-1

NOTES:

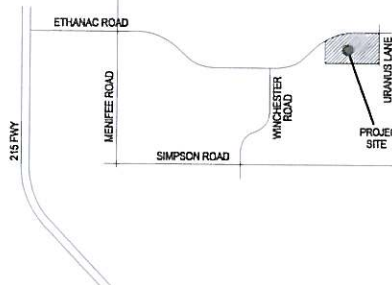
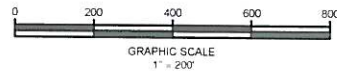
1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
2. THIS MAP IS WITHIN FEMA FLOOD PLAIN DESIGNATION "A"
3. THE LAND IS NOT SUBJECT TO LIQUEFACTION, OR OTHER GEOLOGIC HAZARDS.
4. THE LAND IS NOT SUBJECT TO OVERFLOW OR INUNDATION
5. THIS MAP IS NOT WITHIN A SPECIFIC PLAN
6. THERE ARE NO WELLS ON THE PROPERTY
7. THERE ARE NO EXISTING OR PROPOSED EASEMENTS TRANSMISSION LINES, POWER AND TELEPHONE POLES AND UNDERGROUND UTILITIES.
8. THE PROPERTY IS NOT SUBJECT TO FLOOD HAZARD
9. THE PROPERTY HAS NO EXISTING DWELLINGS, BUILDINGS OR STRUCTURES ON PROPERTY.

ZONING/USE:

EXISTING ZONING: CONTROLLED DEV AREA (W-2)
EXISTING LAND USE: COMMERCIAL RETAIL (CR) & HIGH DENSITY RESIDENTIAL (HDR)
PROPOSED ZONING: GENERAL RESIDENTIAL (R-3) & GENERAL COMMERCIAL (C-1/C-P)
PROPOSED LAND USE: COMMERCIAL RETAIL (CR) & HIGH DENSITY RESIDENTIAL (HDR)

UTILITY PURVEYORS & SCHOOL DISTRICT

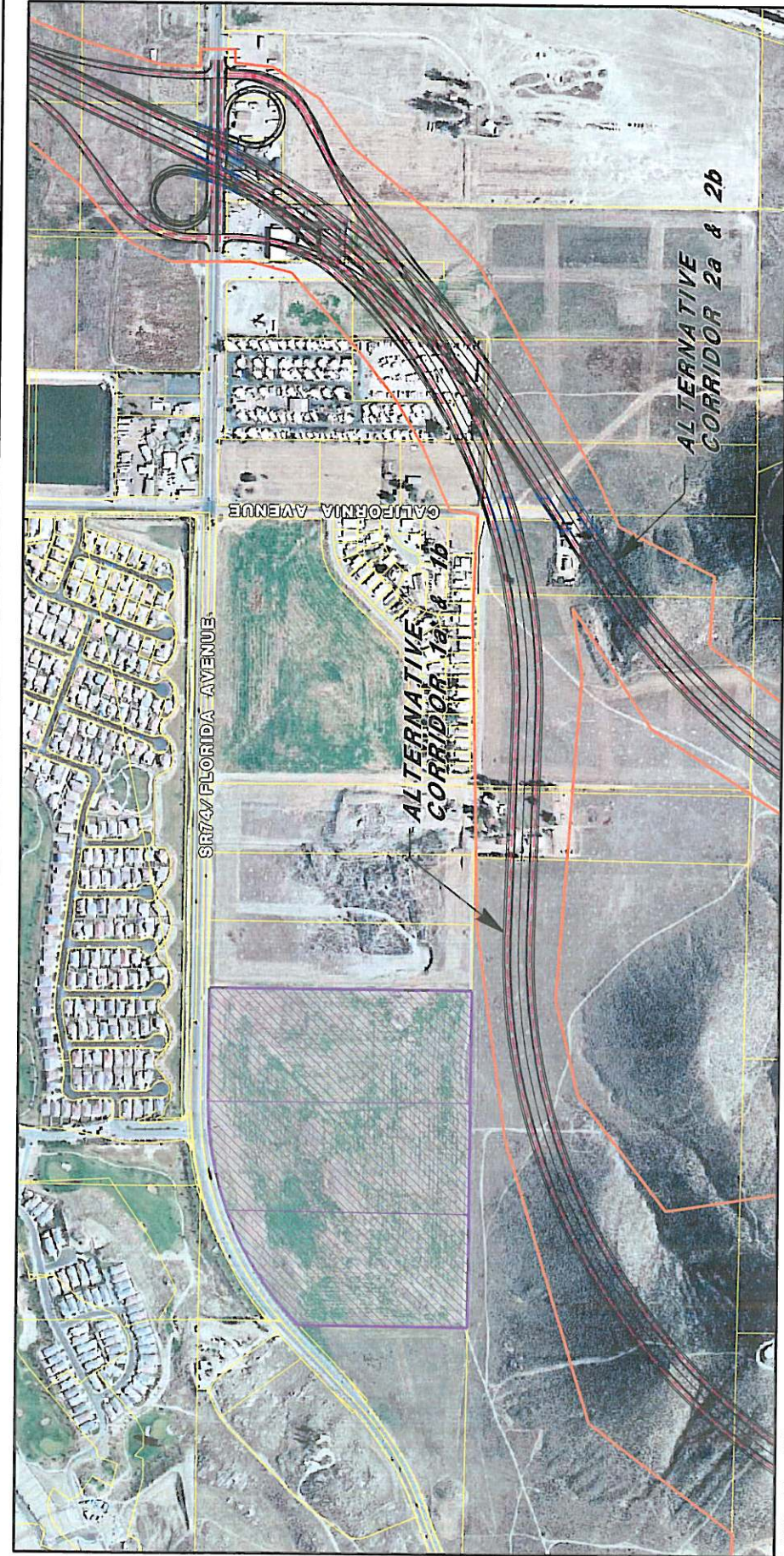
WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
TELEPHONE: VERIZON
CABLE TV: COMCAST
SCHOOL DISTRICT: HEMET UNIFIED SCHOOL DISTRICT



VICINITY MAP

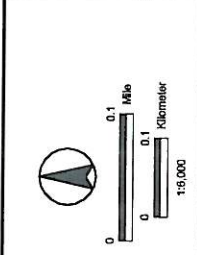


NOT TO SCALE
THOMAS BROTHERS: RIVERSIDE COUNTY, PAGE 839 - H1 & J1



Aerial Data: February 2008
 M:\StateRoute79\PDF\Parcelia\CZ07764 & Corr 1&2, pdf 11/14/2012

CZ07764
Alternative Corridor 1a & 1b
Alternative Corridor 2a & 2b
 State Route 79 Realignment Project
 DRAFT - FOR DISCUSSION PURPOSES ONLY



- LEGEND:**
- Parcel Boundary
 - Project Right-of-Way Boundary
 - Bridge
 - CZ07764



LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 21, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor – Bob Roberson
Riv. Co. Sheriff's Dept.

Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
City of Hemet

CHANGE OF ZONE NO. 7764 – EA42473 – Applicant: Daniel Koby – Engineer/Representative: B3 Consulting – Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) and Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units/Acre) Green Acres Policy Area and Highway 79 Policy Area – Location: Southerly of Highway 74, easterly of Calvert Avenue, westerly of California Avenue – 45.07 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST: The Change of Zone proposes to change the site's zoning classification from Controlled Development Areas (W-2) to General Commercial (C-1/C-P) and General Residential (R-3) – APNs: 465-040-018, 465-040-019 and 465-040-020 – Related Cases: PAR00386**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comments on October 27, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Kinika Hesterly**, Project Planner, at (951) 955-1888 or email at khesterl@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

FILE COPY

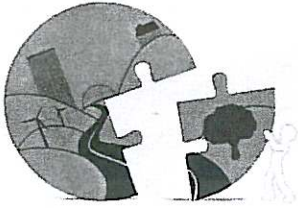
DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07764 DATE SUBMITTED: 9/14/11

APPLICATION INFORMATION

Applicant's Name: Daniel & Alan Koby E-Mail: alankoby@aol.com

Mailing Address: 20400 Via Zaragoza
Yorba Linda Street CA 92887
City State ZIP

Daytime Phone No: (714) 777-5533 Fax No: (714) 534-5757

Engineer/Representative's Name: B3 Consulting E-Mail: b3stables@gmail.com

Mailing Address: 27450 Ynez Road, Suite 110B
Temecula Street CA 92591
City State ZIP

Daytime Phone No: (951) 751-8942 Fax No: (951) 699-0726

Property Owner's Name: Daniel & Alan Koby E-Mail: alankoby@aol.com

Mailing Address: 20400 Via Zaragoza
Yorba Linda Street CA 92887
City State ZIP

Daytime Phone No: (714) 777-5533 Fax No: (714) 534-5757

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Daniel Duane Kobay

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

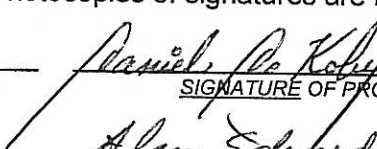
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Daniel Duane Kobay

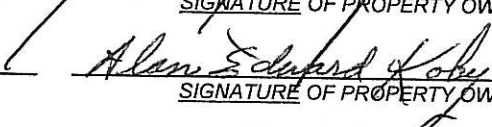
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Alan Edward Kobay

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 465-040-018, 465-040-019, 465-040-020

Section: 14 Township: 5 South Range: 2 West

Approximate Gross Acreage: 45.07

General location (nearby or cross streets): North of _____, South of HWY 74 / Florida Ave, East of Calvert, West of California.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2007: Page 839; H-1 & J-1

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change of Zone for consistency with RCIP. Existing zone is W-2, Proposed zoning is C-1/C-P and R-3 to conform with the existing RCIP designations of CR and HDR

Related cases filed in conjunction with this request:

None

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/1/2012,

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

APN (s) or case numbers CZ07764 For

Company or Individual's Name 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: Vinnie Nguyen

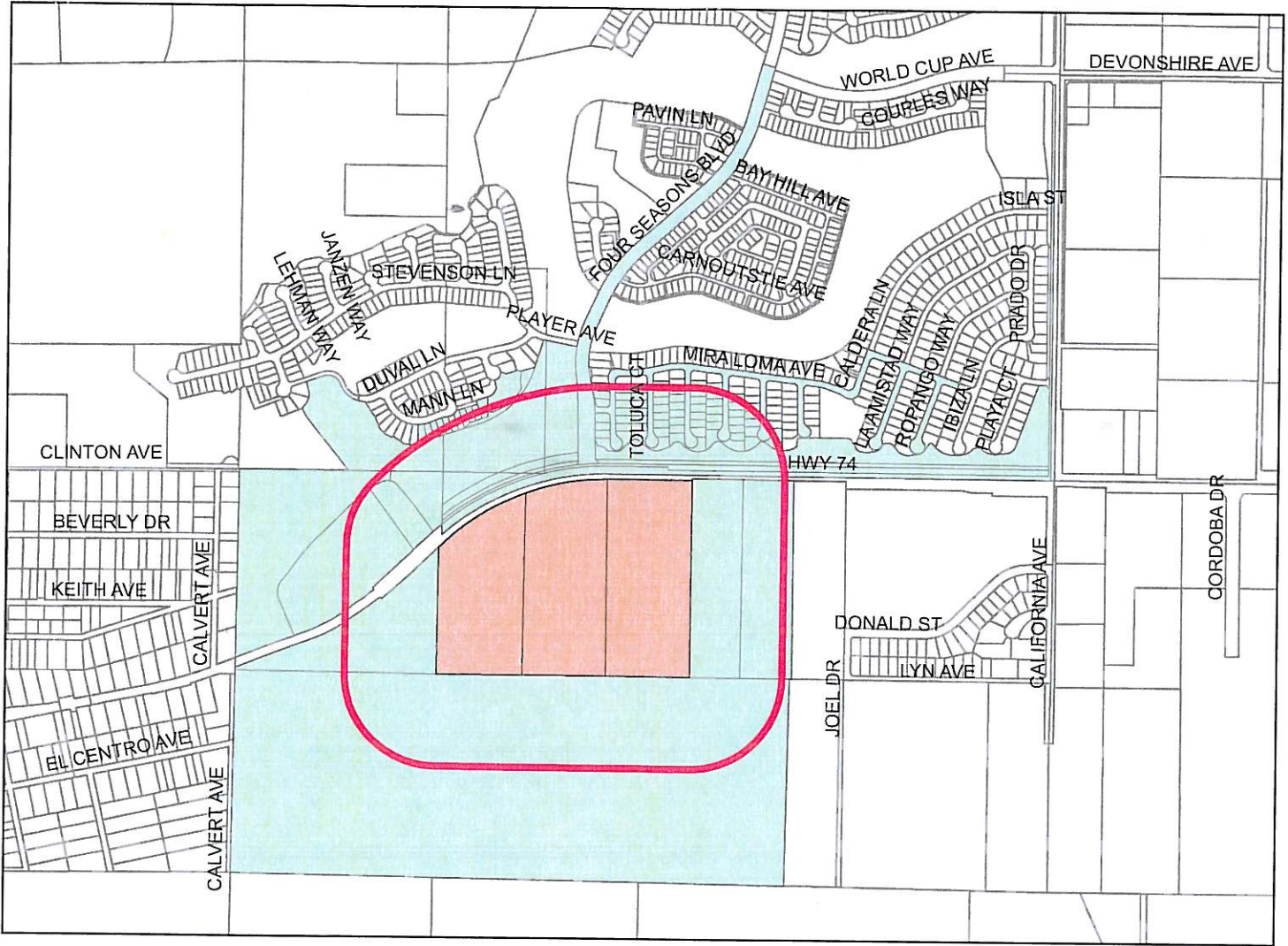
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

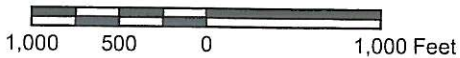
CZ07764 (600 feet buffer)



Selected Parcels

455-380-070	455-380-065	455-390-004	455-380-020	455-380-021	455-380-031	455-380-001	455-380-047	455-530-018	455-360-050
455-360-052	455-380-002	455-380-004	455-380-068	455-380-066	455-530-020	455-380-071	455-380-045	465-040-018	465-040-019
465-040-020	455-380-043	455-530-023	455-380-067	455-380-038	455-530-021	455-530-019	455-380-005	455-380-049	455-360-016
455-360-017	455-360-018	455-360-086	455-530-074	455-390-009	455-530-029	465-040-003	455-380-039	455-530-017	455-380-008
455-380-073	455-380-010	455-360-035	455-360-036	455-360-037	455-360-038	455-360-039	455-360-040	455-360-041	455-360-042
455-360-043	455-360-046	455-360-048	465-040-008	465-040-009	455-530-030	455-380-054	455-380-060	455-380-048	455-380-033
465-040-002	455-380-036	455-380-032	455-380-009	455-380-072	455-360-062	455-380-003	455-380-056	455-380-057	455-380-062
455-360-051	455-380-023	455-380-030	455-380-026	455-390-006	455-380-007	455-380-044	455-380-006	455-380-035	455-380-052
455-380-051	455-390-008	455-530-028	455-380-069	455-380-064	465-040-001	465-040-004	455-390-010	455-380-050	465-040-005

rst 90 parcels shown



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.

ASMT: 455360048, APN: 455360048
HEARTLAND MSK REALTY VENTURES
P O BOX 300489
ESCONDIDO CA 92030

ASMT: 455380007, APN: 455380007
RAYMOND PERKINS, ETAL
128 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455360052, APN: 455360052
BELMONTE SEVILLE COMMUNITY ASSN
12235 EL CAMINO REAL 100
SAN DIEGO CA 92130

ASMT: 455380008, APN: 455380008
LORINA MIRABAL, ETAL
130 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455360062, APN: 455360062
K HOVNANIANS FOUR SEASONS HEMET COMI
C/O K HOVNIANIAN HOMES
1500 S HAVEN STE 100
ONTARIO CA 91764

ASMT: 455380009, APN: 455380009
JOANNA HENDERSHOT
136 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380001, APN: 455380001
ARLENE WOZNIAK
32090 BLAZING STAR
WINCHESTER CA 92596

ASMT: 455380010, APN: 455380010
HARVEY WATTS
138 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380004, APN: 455380004
LUZ FERNANDEZ, ETAL
109 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380011, APN: 455380011
ANA SANDOVAL, ETAL
146 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380005, APN: 455380005
DEOLA HUTCHINS
300 BROOKSBORO DR
WEBSTER NY 14580

ASMT: 455380020, APN: 455380020
FRANCISCO MARTINEZ, ETAL
C/O FRANCISCO MARTINEZ
147 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380006, APN: 455380006
KAREN BRAUN, ETAL
120 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380021, APN: 455380021
ALICE NICHOLS
6886 INDIAN COVE RD
TWENTYNINE PALMS CA 92277

ASMT: 455380022, APN: 455380022
TAI WONG
137 ESTANCIA WAY
HEMET, CA. 92545

ASMT: 455380030, APN: 455380030
KATHLEEN BALL, ETAL
123 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380023, APN: 455380023
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

ASMT: 455380031, APN: 455380031
BETH BARRETT, ETAL
117 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380025, APN: 455380025
MINAXIBEN PATEL, ETAL
145 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380032, APN: 455380032
JOAN ROOKS
PO BOX 898
WINCHESTER CA 92596

ASMT: 455380026, APN: 455380026
MARY HOON, ETAL
141 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380033, APN: 455380033
JENNIFER GOFF
120 TOLUCA CT
HEMET CA 92545

ASMT: 455380027, APN: 455380027
WILLIAM SCHUSTER
135 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380034, APN: 455380034
PINES, ETAL
C/O WILLIAM RASH
2500 GARRETSON AVE
CORONA CA 92882

ASMT: 455380028, APN: 455380028
SUE LAYVAS, ETAL
133 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380035, APN: 455380035
MARK PICKERING
130 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380029, APN: 455380029
TITANIA RYAN, ETAL
125 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380036, APN: 455380036
MARY ARMSTRONG, ETAL
132 TOLUCA CT
HEMET, CA. 92545

ASMT: 455380037, APN: 455380037
 ROLANDO GONZALEZ
 138 TOLUCA CT
 HEMET, CA. 92545

ASMT: 455380047, APN: 455380047
 MARTHA PEREZ, ETAL
 123 SALINAS CT
 HEMET, CA. 92545

ASMT: 455380038, APN: 455380038
 DEEPIKA JAGTIANI
 140 TOLUCA CT
 HEMET, CA. 92545

ASMT: 455380048, APN: 455380048
 JASON MARSHALL
 121 SALINAS CT
 HEMET, CA. 92545

ASMT: 455380039, APN: 455380039
 FRANCISCO AMEZQUITA
 146 TOLUCA CT
 HEMET, CA. 92545

ASMT: 455380049, APN: 455380049
 SHONEICE DAVIS, ETAL
 115 SALINAS CT
 HEMET, CA. 92545

ASMT: 455380043, APN: 455380043
 DARREN MARTIN
 141 SALINAS CT
 HEMET, CA. 92545

ASMT: 455380050, APN: 455380050
 PATRICK WAGONER
 110 SALINAS CT
 HEMET, CA. 92545

ASMT: 455380044, APN: 455380044
 MAJDI RAHMAN
 139 SALINAS CT
 HEMET, CA. 92545

ASMT: 455380051, APN: 455380051
 MICHAEL RIGGLE
 120 SALINAS CT
 HEMET, CA. 92545

ASMT: 455380045, APN: 455380045
 MELISSA SANDLER, ETAL
 C/O DBIC JILL WAGONER
 100 RAPP LN
 NAPA CA 94558

ASMT: 455380052, APN: 455380052
 CAROL JIMENEZ, ETAL
 122 SALINAS CT
 HEMET, CA. 92545

ASMT: 455380046, APN: 455380046
 SUZANNE BELL
 129 SALINAS CT
 HEMET, CA. 92545

ASMT: 455380053, APN: 455380053
 SAVSOL PROP
 P O BOX 4523
 DIAMOND BAR CA 91765

ASMT: 455380054, APN: 455380054
JASMINNE BECERRA
C/O GILBERT BECERRA
32031 FERN ST
WINCHESTER CA 92596

ASMT: 455380065, APN: 455380065
ALEJANDRO GUTIERREZ
123 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380055, APN: 455380055
AMBER ORTIZ, ETAL
138 SALINAS CT
HEMET, CA. 92545

ASMT: 455380066, APN: 455380066
CLIFTON SULLIVAN
3450 OLGA AVE
SAN DIEGO CA 92133

ASMT: 455380060, APN: 455380060
JASON HONG
147 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380067, APN: 455380067
JACKIE WALKER, ETAL
114 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380061, APN: 455380061
APRIL STEPHENS, ETAL
139 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380068, APN: 455380068
CHARLES HORTON
118 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380062, APN: 455380062
ETOI BECK, ETAL
3591 MULTIVIEW DR
LOS ANGELES CA 90068

ASMT: 455380069, APN: 455380069
NOE GONZALEZ
120 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380063, APN: 455380063
SILVIA BATTLE
13346 ROWEN CT
CORONA CA 92880

ASMT: 455380070, APN: 455380070
ADCO PROP INC
605 BEAUREGARD CREST
REDLANDS CA 92373

ASMT: 455380064, APN: 455380064
TOYOMI SHIGAKI, ETAL
C/O TOYOMI SHIGAKI
4502 CHARLEVILLE CIR
IRVINE CA 92604

ASMT: 455380071, APN: 455380071
ISAAC PIERCY, ETAL
C/O ISAAC PIERCY
128 ATLANTE CT
HEMET, CA. 92545

ASMT: 455380072, APN: 455380072
JOHN MARTINES
136 ATLANTE CT
HEMET, CA. 92545

ASMT: 455390009, APN: 455390009
DUSTIN WARFIELD
114 MONEDA CT
HEMET, CA. 92545

ASMT: 455380073, APN: 455380073
GREGORY UNDERWOOD
138 ATLANTE CT
HEMET, CA. 92545

ASMT: 455390010, APN: 455390010
PATRICIA MCCUE
116 MONEDA CT
HEMET, CA. 92545

ASMT: 455390004, APN: 455390004
ALEJANDRO LEYVA
135 MONEDA CT
HEMET, CA. 92545

ASMT: 455530017, APN: 455530017
JANE HO, ETAL
8647 MANN LN
HEMET, CA. 92545

ASMT: 455390005, APN: 455390005
SARWAR ANBARI
127 MONEDA CT
HEMET, CA. 92545

ASMT: 455530018, APN: 455530018
MARIA FAJARDO, ETAL
2647 HUDSON AVE
CORONA CA 92881

ASMT: 455390006, APN: 455390006
SIYUN KIM, ETAL
125 MONEDA CT
HEMET, CA. 92545

ASMT: 455530019, APN: 455530019
RENIA TATE, ETAL
8651 MANN LN
HEMET, CA. 92545

ASMT: 455390007, APN: 455390007
SUMMER SLATTERY, ETAL
119 MONEDA CT
HEMET, CA. 92545

ASMT: 455530020, APN: 455530020
BARBARA J FAMILY TR, ETAL
C/O JOHN H COLBERT
8653 MANN LN
HEMET, CA. 92545

ASMT: 455390008, APN: 455390008
MICHAEL ZENTNER
113 MONEDA CT
HEMET, CA. 92545

ASMT: 455530021, APN: 455530021
SUSAN BOVEE, ETAL
8655 MANN LN
HEMET, CA. 92545

ASMT: 455530022, APN: 455530022
MARGARET BURKE, ETAL
6141 STRAWBERRY STATION
ROSEVILLE CA 95747

ASMT: 455530074, APN: 455530074
DESERT DUNES GOLF CLUB
C/O DIAMOND HILL GOLF CLUB
13115 SYDNEY RD
DOVER FL 33527

ASMT: 455530023, APN: 455530023
DAVID COWLEY
8697 MANN LN
HEMET, CA. 92545

ASMT: 465040002, APN: 465040002
JEROME JAECKELS
34306 HWY 74
HEMET CA 92545

ASMT: 455530027, APN: 455530027
SUSIE LEIGH, ETAL
2389 VIA MARIPOSA W UNT 2B
LAGUNA WOODS CA 92637

ASMT: 465040003, APN: 465040003
GUILHERME CARVALHO, ETAL
C/O CARVALHO GUILHERME
118 N SANTA FE SPRINGS A
HEMET CA 92543

ASMT: 455530028, APN: 455530028
SHIRLEY MANKA, ETAL
8717 MANN LN
HEMET, CA. 92545

ASMT: 465040004, APN: 465040004
TERESITA GALLETTA, ETAL
229 1ST AVE NO 917
SEATTLE WA 98121

ASMT: 455530029, APN: 455530029
EILEEN FERGUSON
8731 MANN LN
HEMET, CA. 92545

ASMT: 465040005, APN: 465040005
PEAK EMERALD ACRES
C/O STEWART A RUBIN
8424 SANTA MONICA A 292
WEST HOLLYWOOD CA 90069

ASMT: 455530030, APN: 455530030
DIANE ALLENDER, ETAL
8749 MANN LN
HEMET, CA. 92545

ASMT: 465040008, APN: 465040008
HEMET HIGHLANDS ASSOC
34443 FLORIDA AVE
HEMET, CA. 92545

ASMT: 455530073, APN: 455530073
THOMAS DAY
125 MCCARRON WAY
HEMET, CA. 92543

ASMT: 465040016, APN: 465040016
PEAK EMERALD ACRES
9595 WILSHIRE BLV STE 710
BEVERLY HILLS CA 90212

ASMT: 465040020, APN: 465040020
ALAN KOBY, ETAL
20400 VIA ZARAGOZA
YORBA LINDA CA 92887

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Michael McCann / David Barker
Reg. Water Quality Control Board #9
San Diego
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Jeffrey R. Leatherman,
General Manager
Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

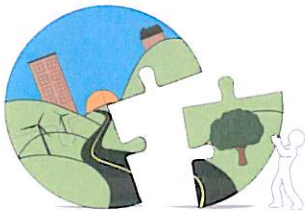
Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

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

Applicant:
Daniel & Alan Koby
20400 Via Zaragonza
Yorba Linda, CA 92887

Eng-Rep:
B3 Consulting
27450 Ynez Road, Suite 110B
Temecula, CA 92591

Owner:
Daniel & Alan Koby
20400 Via Zaragonza
Yorba Linda, CA 92887



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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.

Change of Zone No. 7764

Project Title/Case Numbers

H. P. Kang
County Contact Person

951-955-1888
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Daniel & Alan Koby
Project Applicant

20400 Via Zaragoza, Yorba Linda, CA 92887
Address

Southerly of Highway 74, easterly of Calvert Avenue, Westerly of California Avenue
Project Location

The zone change proposes to change the site's zoning classification of approximately 45 acres of vacant land from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) (northern 33 acres) and General Residential (R-3) (southern 12 acres) to be consistent with the Existing General Plan designations of Commercial Retail (CR) and High Density Residential (HDR).
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the earlier EIR, 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

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1108904

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: KOBY DANIEL DUANE
paid by: VI 01520C
EA42473
paid towards: CFG05845
at parcel:
appl type: CFG3

\$64.00

CALIF FISH & GAME: DOC FEE

By _____ Sep 14, 2011 15:14
MGARDNER posting date Sep 14, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!