



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

OCTOBER 2, 2019

**Planning
Commissioners
2019**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake

3rd District
Ruthanne Taylor-
Berger

4th District
Bill Sanchez
Chairman

5th District
Eric Kroencke
Vice-Chairman

**Assistant TLMA
Director**
Charissa Leach,
P.E.

Legal Counsel
Michelle Clack
Chief Deputy
County Counsel

AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION COUNTY ADMINISTRATIVE CENTER First Floor Board Chambers 4080 Lemon Street, Riverside, CA 92501

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit it to the Hearing 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 provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER: SALUTE TO THE FLAG – ROLL CALL

- 1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)
NONE
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)
NONE
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.
 - 3.1 **ORDINANCE NO. 348.4912 associated with CHANGE OF ZONE NO. 1900009 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – First District – **REQUEST:** Ordinance No. 348.4912, associated with Change of Zone No. 1900009 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to add Section 19.610, University Heights Neighborhood Preservation Overlay Zone under Article XIXi: Bermuda Dunes Neighborhood Preservation Overlay Zone. The purpose of this amendment is to establish University Heights Neighborhood Preservation Overlay (UHNPO) Zone, which applies to all lots located within the existing Community of University City boundary, as shown on Figure 4, Highgrove Area Plan Overlays and Policy Areas of the Highgrove Area Plan in the Riverside County General Plan. This amendment further establishes neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general maintenance. Continued from September 4, 2019. Project Planner: John Hildebrand at (955) 951-1888 or email at jhildebr@rivco.org.
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter
NONE
- 5.0 WORKSHOPS:
NONE
- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0 DIRECTOR'S REPORT
- 8.0 COMMISSIONERS' COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

3.1

Planning Commission Hearing: October 2, 2019

PROPOSED PROJECT


Case Number: Ordinance No. 348.4912 (CZ1900009)

CEQA Exempt: CEQA Exempt – Section 15061(b)(3)

Supervisory District: First

Project Planner: John Earle Hildebrand III

Continued From: September 4, 2019


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Ordinance No. 348.4912, associated with Change of Zone No. 1900009, is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to change the name of Ordinance No. 348 Article XIXi to "Neighborhood Preservation Overlay Zones" and to add Section 19.610, the University Heights Neighborhood Preservation Overlay Zone, into Ordinance No. 348 Article XIXi, immediately after Section 19.600, the Bermuda Dunes Neighborhood Preservation Overlay Zone. The purpose of this amendment is to establish the University Heights Neighborhood Preservation Overlay ("UHNPO") Zone, which applies to all lots located within the existing Community of University City boundary, as shown on Figure 4, Highgrove Area Plan Overlays and Policy Areas of the Highgrove Area Plan in the Riverside County General Plan. This amendment further establishes neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general maintenance.

This amendment results in updating Ordinance No. 348 (Land Use) and applies to the Community of University City (also known as University Heights) located within the First Supervisorial District.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the proposed amendment is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions incorporated in the staff report; and,

ADOPT Ordinance No. 348.4912 associated with Change of Zone No. 1900009, based on the findings and conclusions incorporated into this staff report.

PROJECT BACKGROUND AND ANALYSIS

Update:

This project was heard at the September 4, 2019 Planning Commission. At the conclusion of a staff presentation and public testimony, the Planning Commission continued the project to October 2, 2019, in order to address public concerns raised during the hearing.

County staff participated in the University City regularly scheduled, monthly community meeting on September 10, 2019. Members of the community expressed certain concerns related to the overall implementation of the Ordinance, as well as specific provisions within it. The Ordinance has been updated to reflect these concerns. Specifically, it was requested that the Ordinance be revised to include the more commonly used community name; whereby, the initial Ordinance referred to the community as "University Heights," the revised Ordinance now refers to the community as "University City." In addition, the definition of Sleeping Quarters, has been reworked to more appropriately distinguish between space dedicated for bedroom use and common use, within a residential structure. Lastly, a provision was added to allow Planning Director discretion to not require an additional on-site parking space if during a residential expansion, the number of Sleeping Quarters equals or exceeds five (5). Deviation from this requirement may be allowed, if the property owner can adequately demonstrate, that constructing a new parking space is infeasible due to existing site constraints, such as limited front yard area, steep slopes, or access limitations.

Background:

On April 24, 2018, the Riverside County Board of Supervisors approved an initiation for County staff to establish a neighborhood preservation overlay for an area located within the First Supervisorial District and the Highgrove Area Plan known as the Community of University City and also referenced as University Heights.

The primary purpose for amending Ordinance No. 348 (Land Use) and establishing the new overlay is to address impacts related to a relatively higher number of rental properties in the area, being used as fraternities and sororities, as well as Airbnb short term rental homes. Impacts range from excessive number of people living within a single residence, shortage of adequate onsite vehicle parking space, noise, and unpermitted residential additions. These regulations are also intended to result in maintaining a safe, clean, orderly, and aesthetically pleasing neighborhood character.

A subsequent zoning ordinance will also be required to specifically place the University Heights Neighborhood Preservation Overlay Zone onto specific properties and onto the County's official Zoning Map.

Proposed Amendment:

The following describes the specific proposed amendment to Ordinance No. 348 (Land Use):

This Ordinance amendment establishes a new overlay zone boundary to include the properties located within the unincorporated area of Riverside County called Community of University City and also known as University Heights. This area is located within the First Supervisorial District and the Highgrove Area Plan and is specifically located east, and north of the City of Riverside, west of the I-215 Freeway, and south of Central Avenue.

Properties within this new boundary area will be required to adhere to certain use and maintenance criteria as specified in the proposed Ordinance and summarized here:

- **Dwelling Area:** To maintain a balance between the uses within a residential structure, the total combined area of sleeping quarters, shall not exceed 50% of the total dwelling area. Conversely, the total combined common living areas within a residential structure, shall be equal to or greater than the total combined sleeping area.
- **Street Environment:** The public rights-of-way shall be kept free of any type of obstructions. Trash containers shall be stored inside the garage or out of the public view, except for the day of service.
- **Parking and Vehicles:** General vehicle repair shall not be conducted on street or within the public right-of-way. No vehicle shall be parked within any landscaped area. No vehicle shall be parked on a public street or public right-of-way for more than seventy-two (72) hours.
 - **Additional Parking Spaces:** When the number of sleeping quarters in a single residential structure exceeds five (5) rooms, an additional off-street parking space shall be required to be provided.
 - **New Parking Areas:** If a new parking area or driveway is modified or constructed, it shall not exceed 50% in area of the front yard.
- **Yard Maintenance:** Any front yard that is readily visible to the general public shall be landscaped and maintained to ensure an aesthetically consistent design with the neighborhood.
- **Fences and Wall:** All fences and walls shall be properly maintained to ensure structure integrity and an aesthetically consistent appearance. Chain link fence material shall not be erected in any front or side yard or areas that are readily visible to the general public.
- **Lighting:** All lighting shall be directed downward, so as not impact an adjacent property.

Certain of these provisions, including the street parking restrictions and the requirements relating to street environment, fences, walls, and lighting, as further specified in Ordinance No. 348.4911, are to be applied to all lots within the area covered by the University Heights Neighborhood Preservation Overlay Zone. In addition, all of the above provisions, and all of the other provisions specified in Ordinance No. 348.4911, are to be applied when, in the area within the University Heights Neighborhood Preservation Overlay Zone, any new construction, modification, or replacement occurs on a residential property that creates more than 300 square feet of additional total habitable dwelling area on the lot.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

Ordinance No. 348.4911 has been determined to be categorically exempt from CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3)(Common Sense Exemption). Section 15061(b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The scope of this ordinance amendment includes establishing the University Heights

Neighborhood Preservation Overlay (“UHNPO”) Zone. This amendment further establishes neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general maintenance. These types of additions are generally subject to a separate review and permit issuance process. No new construction will occur in conjunction with this ordinance amendment and there will be no direct environmental impacts.

FINDINGS AND CONCLUSIONS

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

1. Ordinance No. 348.4912, associated with Change of Zone No. 1900009, applies to the area known as the Community of University City and also known as University Heights, located within the High Grove Area Plan and the First Supervisorial District.
2. Ordinance No. 348.4912, associated with Change of Zone No. 1900009, renames Article XIXi as “Neighborhood Preservation Overlay Zones” and establishes a new Section 19.610 within Ordinance No. 348 (Land Use), Section 19.610, the University Heights Neighborhood Preservation Overlay Zone, under Article XIXi immediately after Section 19.600, the Bermuda Dunes Neighborhood Preservation Overlay Zone.
3. Ordinance No. 348.4912, associated with Change of Zone No. 1900009, results in establishing an Overlay Zone and creates neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general maintenance, within the Community of University City, and also referenced as University Heights.
4. Ordinance No. 348.4912, associated with Change of Zone No. 1900009, is in conformance with all elements of the Riverside County General Plan. Specifically, this ordinance amendment addresses General Plan Policy LU 4.2, through requiring owners to maintain structures and landscaping to a high standard of design, health and safety. Furthermore, this ordinance will result in meeting General Plan Policy LU 28.10, which requires that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.
5. Ordinance No. 348.4912, associated with Change of Zone No. 1900009, is internally consistent with Ordinance No. 348 (Land Use) and with all applicable provisions located within.
6. Ordinance No. 348.4912, associated with Change of Zone No. 1900009, was reviewed by the Riverside County Airport Land Use Commission (“ALUC”) and was determined to be consistent with their plans, having no impacts.

PUBLIC HEARING NOTIFICATION

A public hearing notice was included in a publication of the Press Enterprise and direct mailers were sent to all property owners within the Community of University City, as well as all property owners located within 300-feet of the Community of University City boundary. As of the writing of this report, Planning

Staff has received no written communication or phone calls from anyone either in support or opposition to this proposed ordinance amendment.

Community of University City

Proposed Overlay Zone Area - Aerial Map



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... 8/9/2019 9:54:50 AM
© Riverside County GIS

Legend

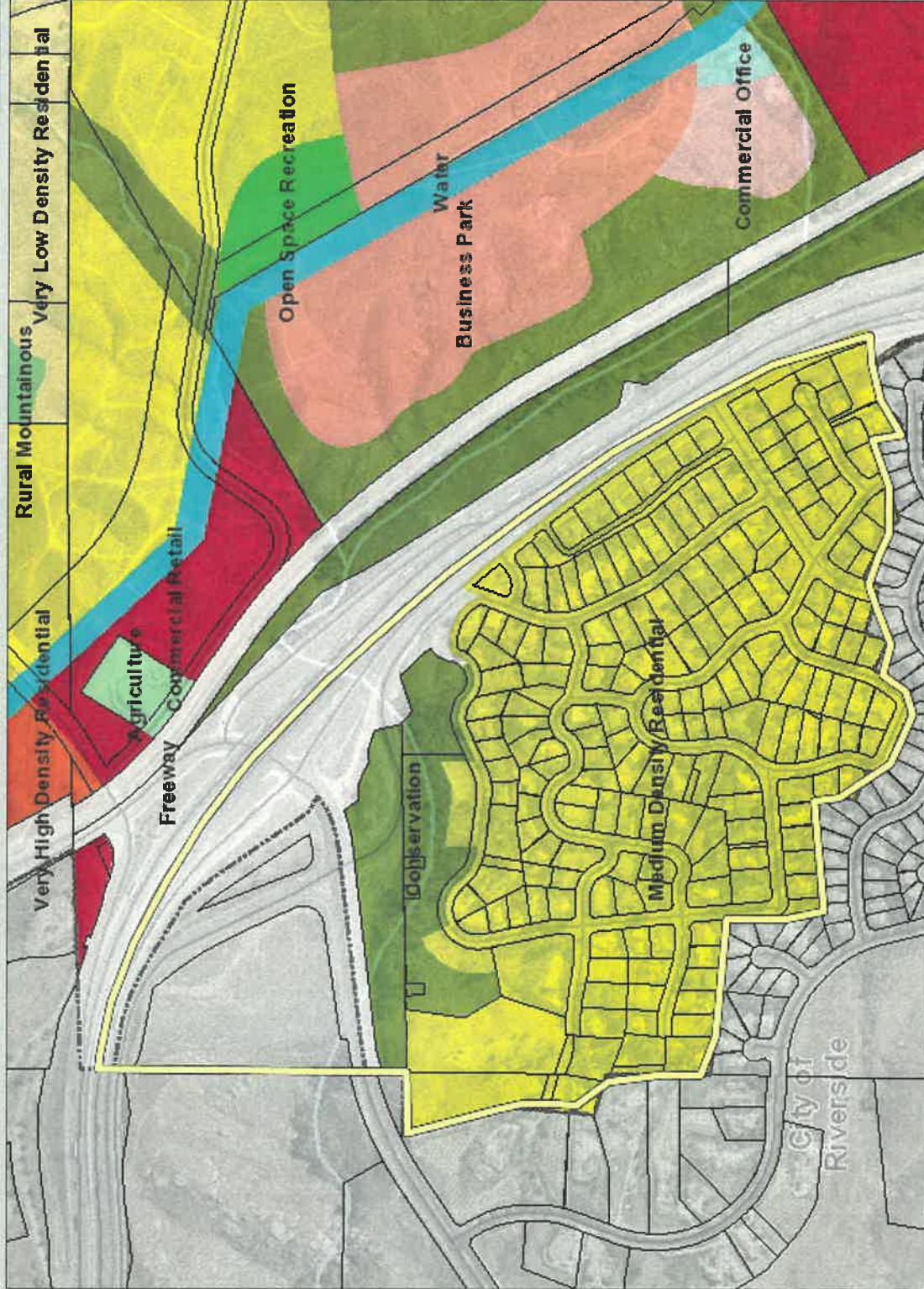
- Parcels
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map

Notes

University Heights Neighborhood Preservation Overlay Zone

Community of University City

Proposed Overlay Zone Area - General Plan Map



Legend

□ Parcels

General Plan Land Use

- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation

Notes
 University Heights Neighborhood Preservation Overlay Zone

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.

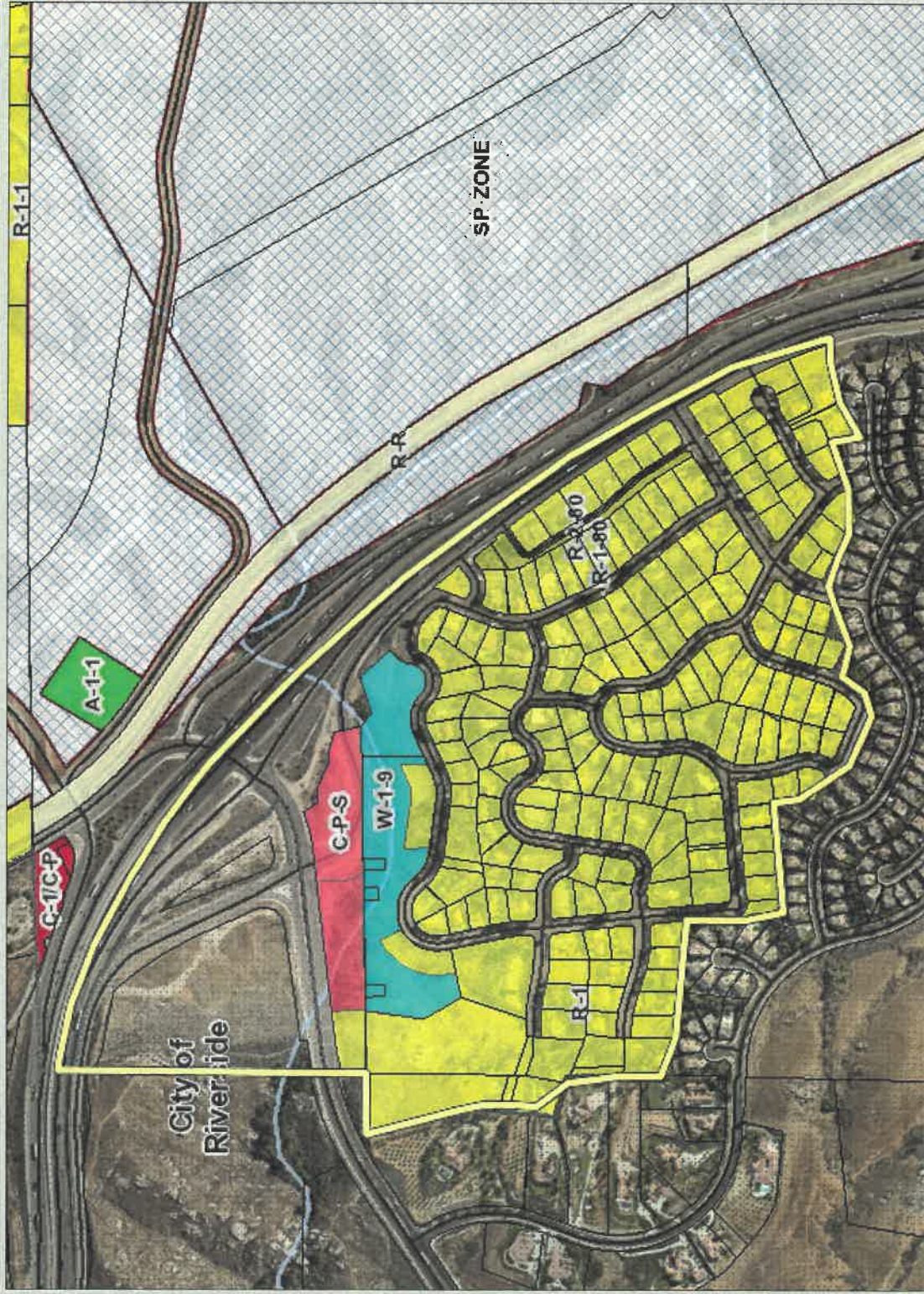



0 752 1,505 Feet

REPORT PRINTED ON... 8/9/2019 9:56:56 AM

© Riverside County GIS

Community of University City Proposed Overlay Zone Area - Zoning Map



Legend

- Parcels
- Zoning
- OTHER ZONING
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10

Notes
University Heights Neighborhood
Preservation Overlay Zone

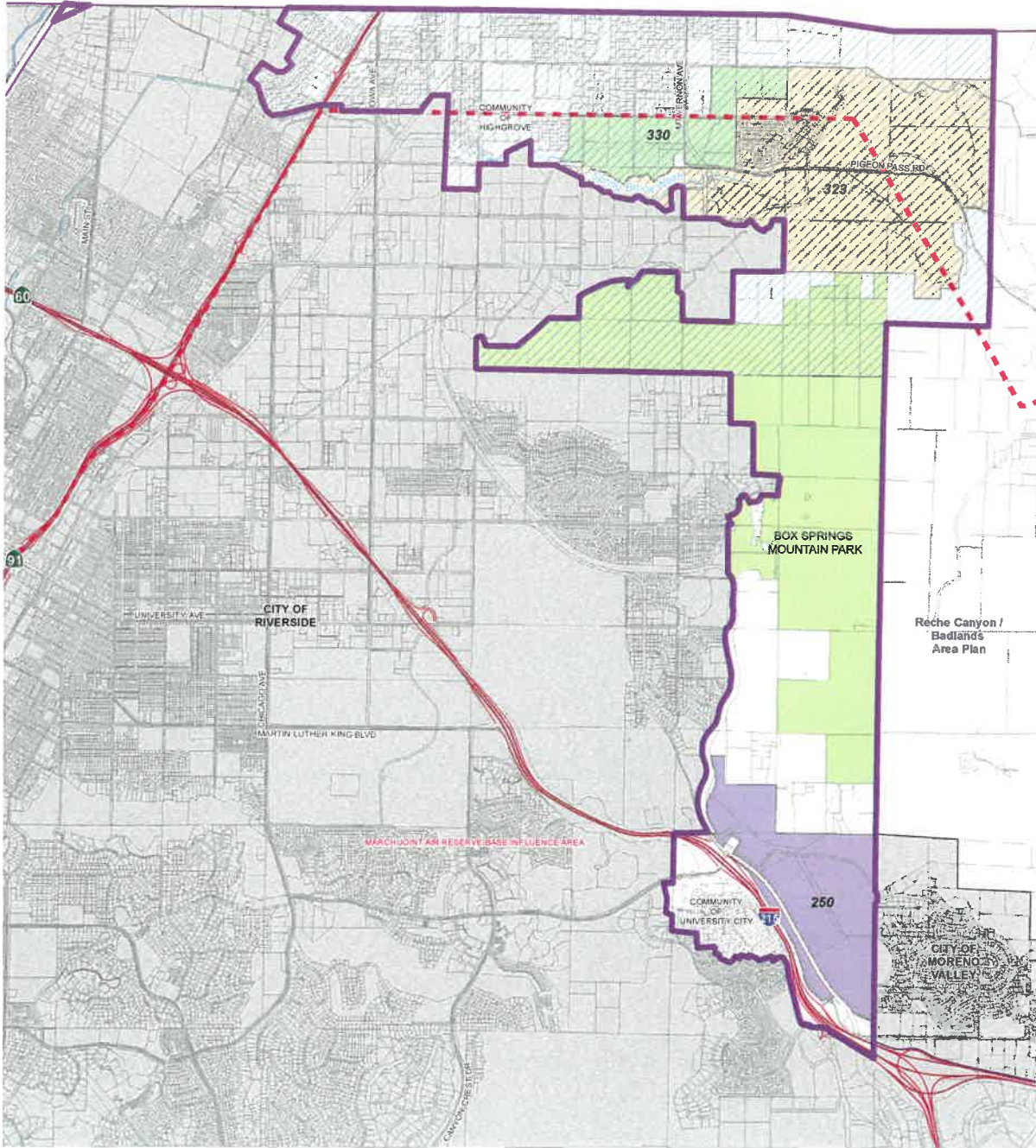
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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.




0 752 1,505 Feet

REPORT PRINTED ON... 8/9/2019 9:55:40 AM

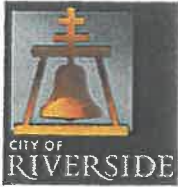
© Riverside County GIS



Data Source: Riverside County Planning

-  Highgrove Community Policy Area
-  Highways
-  Specific Plans
-  Area Plan Boundary
-  Airport Influence Areas
-  City Boundary
-  Waterbodies

Figure 4



Community Development
Department
Planning Division

City of Arts & Innovation

September 4, 2019

John Hildebrand
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

SUBJECT: County of Riverside Change of Zone No. 1900009, which adds Section 19.610, University Heights Neighborhood Preservation Overlay Zone (UHNPO), to the County's Land Use Ordinance.

Dear Mr. Hildebrand:

Thank you for the opportunity to comment on Change of Zone 1900009, as described above.

At this time the City of Riverside has no comments related to the proposed UHNPO.

However, the City would like to clarify that the maps prepared for the project's Planning Commission staff report incorrectly show Riverside County's boundary extending north of Central Avenue, west of the 215/60 Freeway. The properties north of Central Avenue and west of the freeway were annexed to the City of Riverside in 2016 (Annexation 118). Attached is a letter of approval and recordation from the Riverside Local Agency Formation Commission (LAFCO), addressed to the State Board of Equalization.

Please let me know if you have any questions.

Sincerely,

Jay Eastman, AICP
Principal Planner
(951) 826-5264

attachment: Riverside LAFCO Letter to State Board of Equalization, dated 09-07-16



September 7, 2016

State Board of Equalization
Tax Area Services Section
Post Office Box 942879
Sacramento, California 94279-0059

SUBJECT: LAFCO 2015-08-1-Reorganization to Include Annexation 118 (Central/Sycamore) to the City of Riverside and Concurrent Annexation to Northwest Mosquito and Vector Control District and Concurrent Detachments from County Service Area 93 and the Riverside County Waste Resources Management District

Pursuant to California law, you will find enclosed the following documents relating to the above-referenced action:

1. Statement of Boundary Change.
2. Certificate of Completion
3. LAFCO Resolution No. 05-16
4. Map and legal description

Property tax transfer negotiations have been completed as required by the Revenue and Taxation Code, and resolutions of affected agencies are on file in this office. Please file the above documents and acknowledge receipt at your earliest convenience.

Thank you for your assistance.

Sincerely,


Elena G. Medina
Executive Assistant II

Enclosures

cc: Assessor, Peter Aldana-email
Auditor-Controller, Paul Angulo-email
Registrar of Voters, Rebecca Spencer-email
Registrar of voters, Art Tinoco- email
Sheriff's Department-Chief Rodney Vigue-email
Sheriff's Department, Stanley Sniff-email
Fire Department, John Hawkins, Chief-email
Fire Department-Emergency Services-Peter Lent-email
Environmental Health, Deputy Director
Executive Office, Tina Grande-email
Sandy Silberstein, Riverside County Office of Education-email
Elizabeth Dover-Hollister-Powell & Associates LLC-email

Pre Fire Management Office, Dave Donley-email
TLMA-GIS-Kevin Bunger-email
RCIT-Stella Spadafora-email
Riverside County Waste Resources Management Dist.-email
CALTRANS District 8-Maintenance North Region-Cynthia M. Ellick-email
CALTRANS, District 11-Laurie Berman, Director
California Highway Patrol, Captain-email
California Highway Patrol, Mannie-email
Auto Club of Southern California-Alyson Stanton-email
Southern California Gas Company-Joe Villagran-email
E911-MSAG COORDINATION -Sheriff's Dept.-Robin Von-Koehe-email
County Surveyor-Richard Lantis-email
Clerk of the Board-RCBOS-email
City Clerk, City of Riverside
City Manager, City of Riverside
Dave Murray, City of Riverside
General Manager, Norwest Mosquito & Vector Control Dist.
Erick Flodine, Strata Crest, LLC
David Michan, Strata Crest, LLC
LAFCO File

STATEMENT OF BOUNDARY CHANGE

Please mail to: State Board of Equalization, Tax Area Services Section,
450 N Street, M/C:59, P.O. Box 942879, Sacramento, CA 94279-0059.



**STATE OF CALIFORNIA
BOARD OF EQUALIZATION**
www.boe.ca.gov

BOE File No.:

COUNTY RIVERSIDE	COUNTY NUMBER 33	ACERAGE 17	FEE \$800	Res./Ord NUMBER
CONDUCTING AUTHORITY Riverside Local Agency Formation Commission				LAFCo RES 05-16
SHORT FORM DESIGNATION LAFCO 2015-08-1				EFFECTIVE DATE 9-02-16

SECTION 1: TYPE OF ACTION (CHECK ONE ONLY)

- | | | | |
|--|--|--|---|
| <input checked="" type="checkbox"/> City - Annexation (02) | <input type="checkbox"/> District - Formation (09) | <input type="checkbox"/> District - Name Change (11) | <input type="checkbox"/> School District - Transfer of Territory (13) |
| <input type="checkbox"/> City - Detachment (14) | <input type="checkbox"/> District - Annexation (01) | <input type="checkbox"/> Redevelopment - New Project (15) | |
| <input type="checkbox"/> City - Incorporation (04) | <input type="checkbox"/> District - Detachment (07) | <input type="checkbox"/> Redevelopment - Amendment to Project (10) | |
| <input type="checkbox"/> Consolidation of TRA's (06) | <input type="checkbox"/> District - Consolidation (05) | <input type="checkbox"/> School District - Merger (17) | <input type="checkbox"/> School District - Unification (18) |
| <input type="checkbox"/> County Boundary Change (16) | <input type="checkbox"/> District - Dissolution/Removal from Board Roll (08) | <input type="checkbox"/> School District - Thompson Unified (19) | |

SECTION 2: PRINCIPAL CITY/DISTRICT(S) AFFECTED BY ACTION [ENTER DISTRICT NAME(S)]

City of Riverside-Annxtn 118 (Central/Sycamore)	Riverside Co. Waste Res. Mgt. Dist.-Detachment
Norwest Mosquito and Vector Control Dist. -Annexation	
County Service Area 93-Detachment	

SECTION 3: AFFECTED TERRITORY

- | | | |
|---|---|---|
| <input type="checkbox"/> Inhabited | <input type="checkbox"/> Developed | <input checked="" type="checkbox"/> Will be taxed for existing bonded indebtedness or contractual obligations as set forth by the terms and conditions as stated in the resolution. |
| <input checked="" type="checkbox"/> Uninhabited | <input checked="" type="checkbox"/> Undeveloped | |
| Number of Areas: <u>1</u> | <input type="checkbox"/> Will not be taxed for existing bonded indebtedness or contractual obligations. | |

SECTION 4: ELECTION

- An election authorizing this action was held on N/A (mm/dd/yyyy) date
- This action is exempt from election.

SECTION 5: ENCLOSED ARE THE FOLLOWING ITEMS REQUIRED AT THE TIME OF FILING

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Fees | <input checked="" type="checkbox"/> Certificate of Completion (LAFCo. only) | <input type="checkbox"/> County auditor's letter of TRA assignment (consolidated counties only) |
| <input checked="" type="checkbox"/> Legal description | <input checked="" type="checkbox"/> Map(s) and supporting documents | |
| <input checked="" type="checkbox"/> Resolution of conducting authority | <input checked="" type="checkbox"/> Assessor parcel number(s) of affected territory | |

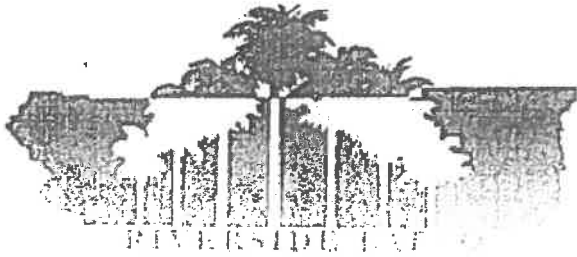
SECTION 6: CITY BOUNDARY CHANGES ONLY

- | | |
|--|--|
| <input checked="" type="checkbox"/> Map of limiting addresses (2 copies) | <input checked="" type="checkbox"/> Alphabetical list of all streets within the affected area to include beginning and ending street numbers |
| <input checked="" type="checkbox"/> Vicinity maps (2 copies) | |

Estimated Population: 0 Total assessed value of all property in subject territory: **\$1,478,971**

REQUIRED: According to section 54902 of the Government Code, copies of these documents must be filed with the county auditor and county assessor.

Board of Equalization will acknowledge receipt of filing to:	BOE USE ONLY
NAME George J. Spiliotis	chk #:
TITLE Executive Officer	
AGENCY RIVERSIDE LAFCO	amt:
STREET 3850 Vine Street, Suite 240	
CITY Riverside, CA	ltr #:
ZIP CODE 92507-4277	
TELEPHONE NUMBER (include area code) 951-369-0631	
FAX NUMBER (include area code) --	
E-MAIL ADDRESS EMedina@LAFCO.Org	
SIGNATURE OF AGENCY OFFICER 	
DATE 9-07-16	



2016-0381899

09/02/2016 11:03 AM

Customer Copy Label

The paper to which this label is affixed has not been compared with the filed/recorded document

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

3850 Vine Street, Suite 240
Riverside, CA 92507
951-369-0631

CERTIFICATE OF COMPLETION
STOP #1030

Pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Section 57200 et seq. this Certificate is hereby issued by the Executive Officer of the Local Agency Formation Commission of Riverside County, California.

1. Short-form designation, as designated by LAFCO, is 2015-08-1.
2. The name of the city/district involved in this reorganization and the kind or type of change ordered is as follows:

<u>District</u>	<u>Type of Change of Organization</u>
City of Riverside	Annexation 118 (Central/Sycamore)
Northwest Mosquito and Vector Control Dist.	Annexation
County Service Area 93	Detachment
Riverside County Waste Res. Mgt. Dist.	Detachment

3. The above-listed city/districts are located within the following county: Riverside.
4. A description of the boundaries of the above-cited annexation are shown on the attached map and legal description, marked Exhibit "A" and by reference incorporated herein.
5. The territory is uninhabited.
6. This reorganization has been approved subject to the terms and conditions outlined on the attached resolution.
7. Resolution No. 05-16 ordering this reorganization was approved on June 23, 2016. A certified copy of the Resolution is attached herelo and by reference incorporated herein.

I hereby certify that as Executive Officer for the Local Agency Formation Commission of Riverside County, the above-listed agency has completed the annexation pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.



GEORGE J. SPILLOTIS
Executive Officer

Date: September 2, 2016

1 Local Agency Formation Commission of Riverside County

2 RESOLUTION NO. 05-16

3 APPROVING THE PROPOSED REORGANIZATION TO INCLUDE ANNEXATION 118
4 (CENTRAL/SYCAMORE) TO THE CITY OF RIVERSIDE AND CONCURRENT
5 ANNEXATION TO NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT
6 AND CONCURRENT DETACHMENTS FROM COUNTY SERVICE AREA 93 AND THE
7 RIVERSIDE COUNTY WASTE RESOURCES MANAGEMENT DISTRICT

8 LAFCO NO. 2015-08-1

9 BE IT RESOLVED AND DETERMINED by the Local Agency
10 Formation Commission in regular session assembled on June 23,
11 2016, that the reorganization of approximately 17 acres,
12 generally located east of the City of Riverside, north of
13 Central Avenue and west of I-215, as more particularly
14 described in Exhibit "A", attached hereto and made a part
15 hereof, is approved.

16 BE IT FURTHER RESOLVED, DETERMINED AND FOUND that:

17 1. Commission proceedings were commenced by Strata
18 Crest, LLC, sole landowner.

19 2. The reorganization is proposed to provide
20 municipal services by the City of Riverside.

21 3. The distinctive short form designation of the
22 proposal is LAFCO No. 2015-08-1-Reorganization to Include
23 Annexation 118 (Central/Sycamore) to the City of Riverside and
24 Concurrent Annexation to Northwest Mosquito and Vector Control
25 District and Concurrent Detachments from County Service Area 93
26 and the Riverside County Waste Resources Management District.

27 4. The City of Riverside, as lead agency, under
28 the California Environment Quality Act (CEQA), has prepared a

1 Negative Declaration, which includes the proposed
2 reorganization. The Commission, as a responsible agency under
3 CEQA, has reviewed and considered the environmental
4 documentation.

5 5. Based on the environmental documentation
6 prepared by the Lead Agency, and pursuant to CEQA Guidelines
7 Sections 15162, 15163 and 15164, the Commission finds the
8 following:

9 a. There have not been any substantial changes
10 proposed to the project as analyzed in the negative
11 declaration that require major revisions of the CEQA documents
12 because of new significant environmental effects or a
13 substantial increase in the severity of previously identified
14 significant effects.

15 b. There have not been any substantial changes
16 with respect to the circumstances under which the proposed
17 project is undertaken that require major revisions of the CEQA
18 documents due to the involvement of new significant
19 environmental effects or a substantial increase in the
20 severity of previously identified significant effects.

21 c. There is no new information or substantial
22 importance, which was not known and could not have been known
23 with the exercise of reasonable diligence at the time the
24 negative declaration was adopted, that shows any of the
25 following:

26 (1) The project will have one or more significant
27 effects not discussed in the negative declaration;

28 (2) Mitigation measures or alternatives previously

1 found not to be feasible would in fact be feasible, and would
2 substantially reduce one or more significant effects of the
3 project, but the project proponents decline to adopt the
4 mitigation measure or alternative.

5 6. The boundaries of the territory as set forth in
6 Exhibit "A", attached hereto and incorporated herein by this
7 reference are approved.

8 7. This reorganization is consistent with the
9 spheres of influence of the City of Riverside, the Northwest
10 Mosquito and Vector Control District and all other affected
11 local agencies.

12 8. This reorganization is legally uninhabited.

13 9. The reorganization is approved subject to the
14 following terms and conditions:

15 a. In accordance with Government Code Sections
16 56886(t) and 57330, the subject territory shall be subject to
17 the levying and collection of any previously authorized charge,
18 fee, assessment or tax of the City of Riverside and the
19 Northwest Mosquito and Vector Control District.

20 b. The City of Riverside shall defend, indemnify,
21 and hold harmless the Riverside County Local Agency Formation
22 Commission ("LAFCO"), its agents, officers, and employees from
23 any claim, actions, or proceedings against LAFCO, its agents,
24 officers, and employees to attach, set aside, void, or annul an
25 approval of LAFCO concerning this proposal.

26 10. Pursuant to Government Code Section 56662 (d),
27 the Commission waives Protest Proceedings, and makes the
28 following determinations:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

a. The affected territory is uninhabited.

b. The proposal has the consent of 100% of the affected landowners.

c. No subject agency has submitted written opposition to a waiver of protest proceedings.


11. The Executive Officer is directed to prepare and execute a Certificate of Completion upon receipt of all fees as required by Government Code Section 54902.5 (made payable to the State Board of Equalization) and satisfaction of all applicable terms and conditions.

12. The Executive Officer is directed to transmit a certified copy of this resolution to each subject agency.



NANCY WRIGHT, Chair

I certify the above resolution was passed and adopted by the Local Agency Formation Commission of Riverside County on June 23, 2016.



GEORGE J. SPILLOTIS
Executive Officer

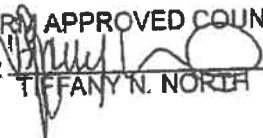
FORM APPROVED COUNTY COUNSEL
BY:  DATE 6/29/16

EXHIBIT "A"
REORGANIZATION TO INCLUDE ANNEXATION 118
(CENTRAL/SYCAMORE) TO THE CITY OF RIVERSIDE AND CONCURRENT
ANNEXATION TO NORTHWEST MOSQUITO AND VECTOR CONTROL DISTRICT
AND CONCURRENT DETACHMENT FROM COUNTY SERVICE AREA 93 AND
THE RIVERSIDE COUNTY WASTE RESOURCES MANAGEMENT DISTRICT
LAFCO 2015-08-1

That portion of Section 33, Township 2 South, Range 4, West, San Bernardino Base and Meridian, lying within an unincorporated area of the County of Riverside, State of California, more particularly described as follows:

BEGINNING at the intersection of the centerline of Central Avenue and the West line of Section 33, Township 2 South, Range 4 West, San Bernardino Base and Meridian as shown on Record of Survey, filed in Book 60, Page 66 of Records of Survey, Records of said County;

- (1) THENCE along the West line of said section, North $00^{\circ}14'03''$ East, a distance of 1014.55 feet to a point on the Southerly right of way line as shown on Caltrans Right of way map No. 982000-90, said point being the beginning of a non-tangent 1921.00 foot radius curve concave Southerly, a radial line bears North $06^{\circ}36'12''$ East;
- (2) THENCE Easterly along said right of way line and the arc of said curve through a central angle of $06^{\circ}29'07''$, a distance of 217.44 feet;
- (3) THENCE continuing along said right of way line the next seven (7) courses, South $70^{\circ}17'59''$ East, a distance of 110.66 feet;
- (4) THENCE South $64^{\circ}39'32''$ East, a distance of 74.86 feet;
- (5) THENCE South $58^{\circ}25'40''$ East, a distance of 363.39 feet to the beginning of a non-tangent 920.00 foot radius curve concave Southwesterly, a radial line bears North $45^{\circ}29'24''$ East;
- (6) THENCE Southeasterly along the arc of said curve through a central angle of $10^{\circ}26'37''$, a distance of 167.68 feet;
- (7) THENCE South $34^{\circ}03'59''$ East, a distance of 394.86 feet to the beginning of a tangent 478.94 foot radius curve concave Northeasterly;
- (8) THENCE Southeasterly along the arc of said curve through a central angle of $06^{\circ}20'09''$, a distance of 52.96 feet;
- (9) THENCE South $59^{\circ}17'48''$ East, a distance of 71.83 feet to a point on the centerline of said Central Avenue, said point being the beginning of a non-tangent 420.00 foot radius curve concave Northwesterly, a radial line bears South $36^{\circ}12'50''$ East;



- (10) THENCE Southwesterly along said centerline and the arc of said curve through a central angle of $30^{\circ}11'28''$, a distance of 221.31 feet;
- (11) THENCE continuing along said centerline, South $83^{\circ}58'38''$ West, a distance of 796.05 feet to the beginning of a tangent 1200.00 foot radius curve concave Southerly;
- (12) THENCE continuing Westerly along said centerline and the arc of said curve through a central angle of $06^{\circ}02'46''$, a distance of 126.63 feet to the POINT OF BEGINNING.

Containing 16.903 acres, more or less.

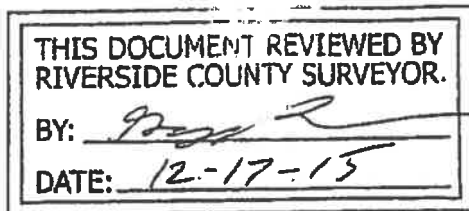
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF



William Rohal, L.S. 8805

12-9-2015

Date



APPROVED BY THE
LOCAL AGENCY FORMATION COMMISSION

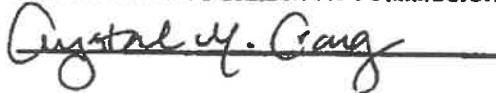


EXHIBIT 'A'
REORGANIZATION TO INCLUDE ANNEXATION 118
(CENTRAL/SYCAMORE) TO THE CITY OF RIVERSIDE AND
CONCURRENT ANNEXATION TO NORTHWEST MOSQUITO AND
VECTOR CONTROL DISTRICT AND CONCURRENT DETACHMENT FROM
COUNTY SERVICE AREA 93 AND THE RIVERSIDE COUNTY WASTE
RESOURCES MANAGEMENT DISTRICT
LAFCO 2015-08-1

SOUTHERLY R/W LINE
PER CALTRANS RW
MAP NO. 982000-90

IMP. SYCAMORE
CANYON BLVD
PER CALTRANS RW
MAP NO. 982000-91

WEST LINE
SEC. 33

EXISTING CL
SYCAMORE
CANYON BLVD.
PER CALTRANS RW
MAP NO. 982000-90

STATE HWY 215 / 60

NOTE
/ / / INDICATES EXISTING CITY BOUNDARY
A PORTION OF SECTION 33, T. 2S., R. 4W, SBM

APPROVED BY THE
LOCAL AGENCY FORMATION COMMISSION

W. L. Royal



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 12-17-15

CENTERLINE CENTRAL
AVE PER RS 60/66
CENTRAL AVE (EXIST.)
PER CALTRANS RW
MAP NO. 982000-91



SEE SHEET NO. 2 SEE SHEET NO. 3

17 14 5 4
18 0 8 2 6

1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723



San Diego • Orange • San Luis Obispo • Fullerton • Sacramento • Phoenix • Tucson
rickengineering.com

CRESTVIEW
LAFCO ANNEXATION #118

SCALE: 1" = 200' DATE: NOV. 8, 2015

NAME	DIRECTION	LENGTH
L1	S 70° 17' 59" E	110.66'
L2	S 64° 39' 32" E	74.86'
L3	S 59° 17' 48" E	71.83'

NAME	DELTA	CURVE TABLE RADIUS	ARC
C1	6° 29' 07"	1921.00	217.44'
C2	10° 26' 37"	920.00	167.69'

SOUTHERLY R/W LINE
PER CALTRANS RW
MAP NO. 982000-90

M30519'E (R)

S58°23'47"E 363.39'

IMP. SYCAMORE
CANYON BLVD
PER CALTRANS RW
MAP NO. 982000-91

APN 256-050-012
16.903 AC

EXISTING CL
SYCAMORE
CANYON BLVD.
PER CALTRANS RW
MAP NO. 982000-90

STATE HWY 216 / 60

S34°03'59"E
394.86'

MATCHLINE SEE SHEET NO. 3

SCALE: 1" = 100'



Handwritten initials and date: *WES/11/15*

② C1

③ L1

④ L2

N01°03'E 104.55'

①

TR 14540
MB 163/52-58

1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

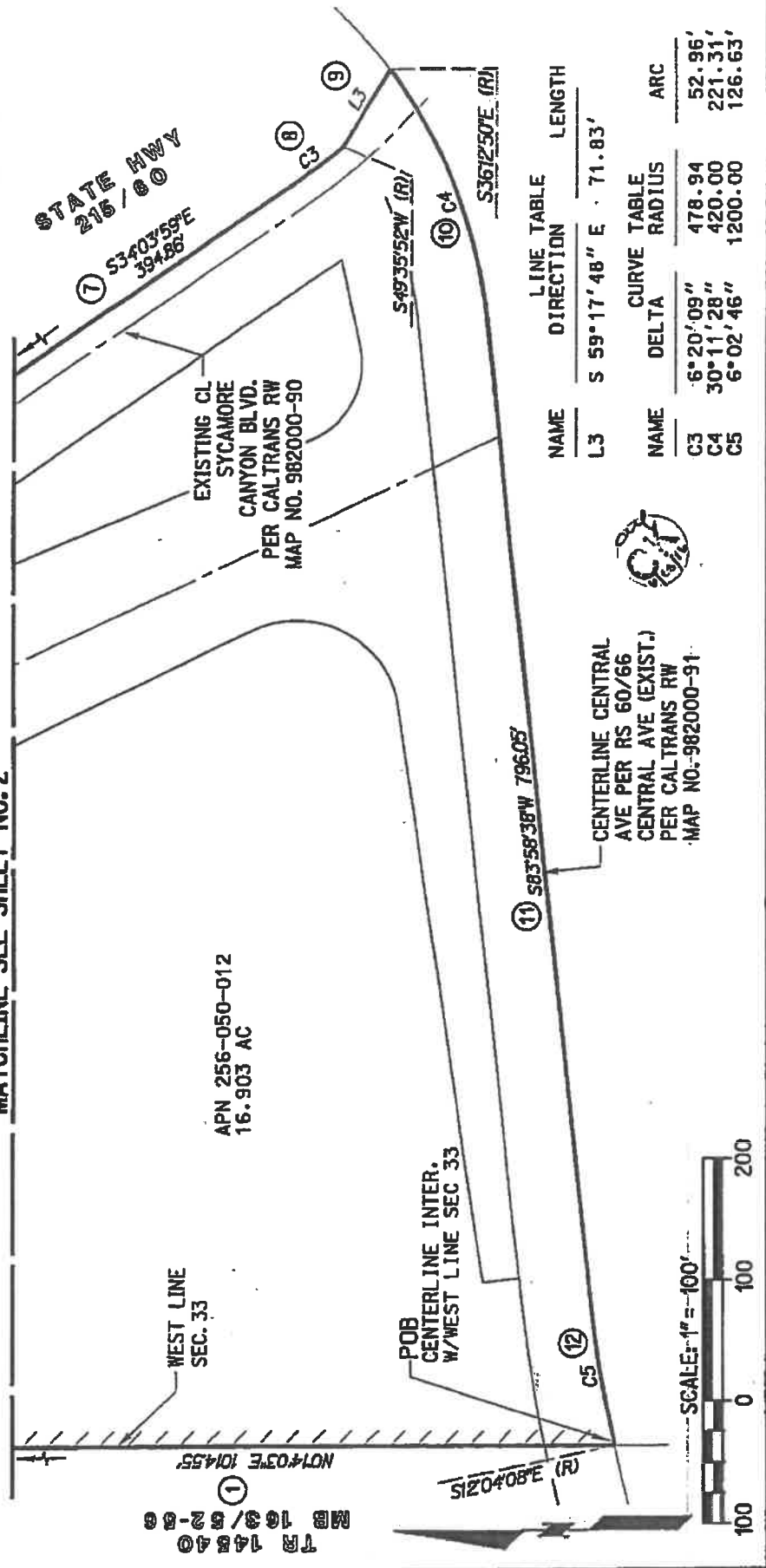
RICK
ENGINEERING COMPANY
Irvine

richengineering.com
San Diego • Orange • San Luis Obispo • Escondido • Sacramento • Phoenix • Tucson

CRESTVIEW
LAFCO ANNEXATION #118

SCALE: 1" = 100' DATE: NOV. 8, 2015

MATCHLINE SEE SHEET NO. 2



APN 256-050-012
16.903 AC

WEST LINE
SEC. 33

POB
CENTERLINE INTER.
W/WEST LINE SEC 33

CENTERLINE CENTRAL
AVE PER RS 60/66
CENTRAL AVE (EXIST.)
PER CALTRANS RW
MAP NO. 982000-91

EXISTING CL
SYCAMORE
CANYON BLVD.
PER CALTRANS RW
MAP NO. 982000-90

STATE HWY
216 / 60

NAME	DIRECTION	LENGTH
L3	S 59°17'48" E	71.83'

NAME	DELTA	CURVE TABLE RADIUS	ARC
C3	6°20'09"	478.94	52.96'
C4	30°11'28"	420.00	221.31'
C5	6°02'46"	1200.00	126.63'



RICK
ENGINEERING COMPANY
Riverside

1770 KOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
(951) 722-0707
(951) 951-7223

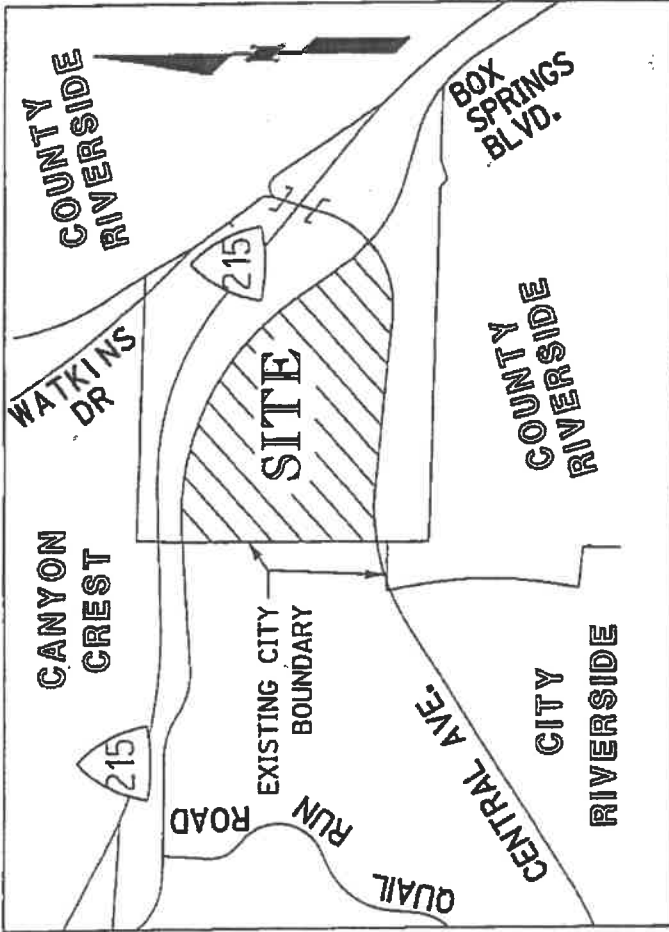
San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

rickengineering.com

CRESTVIEW
LAFCO ANNEXATION #118

SCALE: 1" = 100'

DATE: NOV. 8, 2015



VICINITY MAP
NO SCALE

A PORTION OF SECTION 33, T. 25S., R. 41W, S8M

1770 KOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723



rickeng.com
San Diego - Orange - San Luis Obispo - Ukiah - Sacramento - Phoenix - Tucson

CRESTVIEW
LAFCO ANNEXATION # 118

SCALE: NOT TO SCALE DATE: NOV. 8, 2015

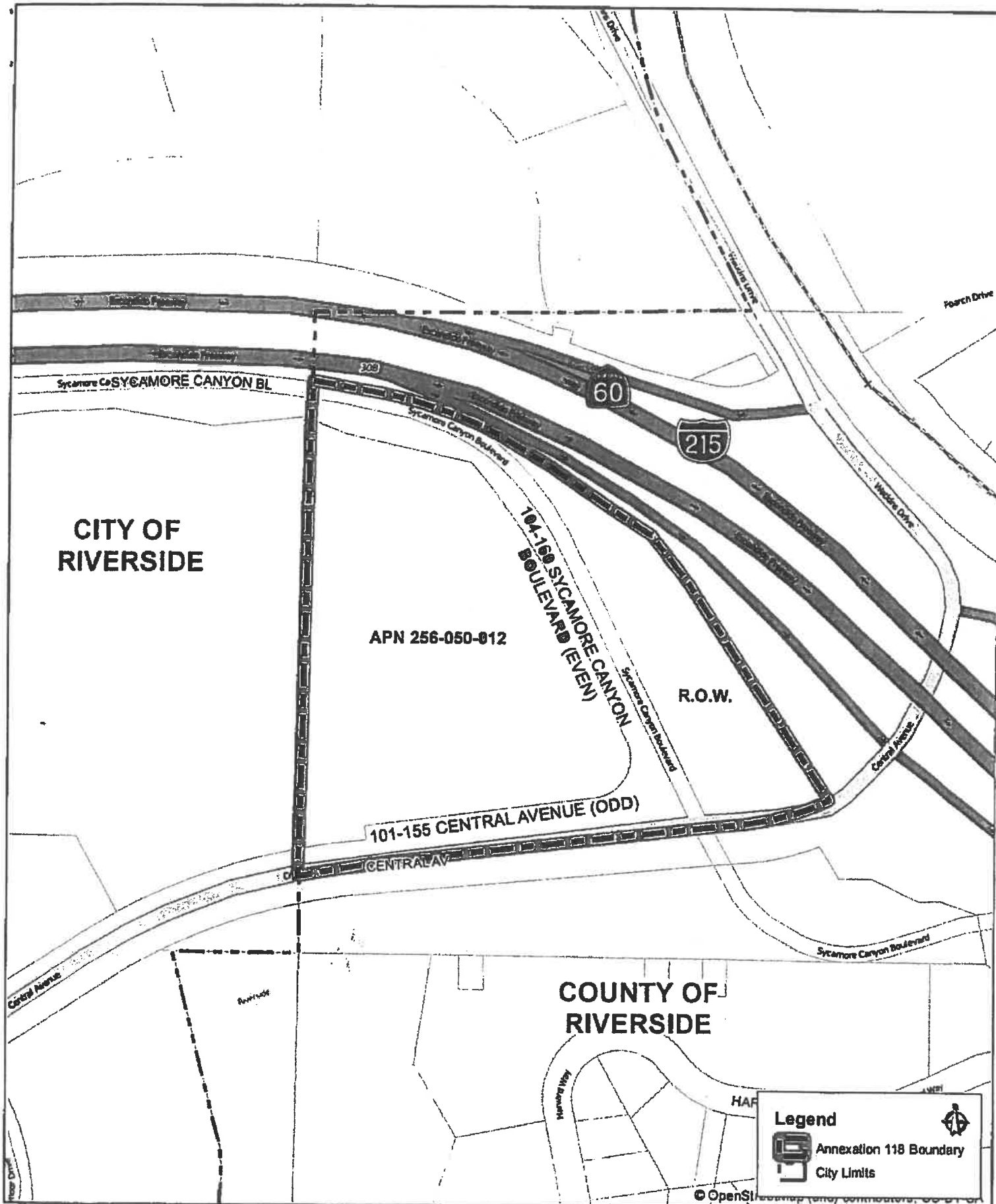
Annexation 118 (LAFCO 2015-08-1)

Assessor Parcel Number and Address List

Assessor Parcel Number	Address
256-050-012	Central Avenue (no site address - undeveloped site)

Address Ranges:

Street	Address Range	Odd/Even
Central Avenue (north side)	101 to 155	Odd
Sycamore Canyon Boulevard (east side)	104 to 160	Even



Annexation 118 - Central/Sycamore Canyon
 LAFCO 2015-08-01
 Address Ranges





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: Ordinance No. 348.4912 (Change of Zone No. 1900009)

Project Location: Applies to the Community of University City, which is located within the Highgrove Area Plan and First Supervisorial District of Riverside County. Specifically, it applies to the residential properties located within the unincorporated area of Riverside County, west of I-215 Freeway, South of Central Avenue, east of Lochmoor Drive, and north of Kirkmichael Circle.

Project Description: Ordinance No. 348.4912, associated with Change of Zone No. 1900009, is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to add Section 19.610, University City Neighborhood Preservation Overlay Zone under Article XIX: Bermuda Dunes Neighborhood Preservation Overlay Zone. The purpose of this amendment is to establish University City Neighborhood Preservation Overlay ("UCNPO") Zone, which applies to all lots located within the existing Community of University City boundary, as shown on Figure 4, Highgrove Area Plan Overlays and Policy Areas of the Highgrove Area Plan in the Riverside County General Plan. This amendment further establishes neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general maintenance.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Riverside County, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Section 15061(b)(3))
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: Ordinance No. 348.4912 (Change of Zone No. 1900009) has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). The scope of this ordinance amendment includes establishing neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general maintenance. No new construction is proposed in conjunction with this amendment, only text changes to Ordinance No. 348 (Land Use).

John Earle Hildebrand III (951) 955-1888
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 09/25/2019: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

County Clerk Posting Fee \$50.00

FOR COUNTY CLERK'S USE ONLY

NOTICE OF PUBLIC HEARING

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

ORDINANCE NO. 348.4912 associated with CHANGE OF ZONE NO. 1900009 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – First District – **REQUEST:** Ordinance No. 348.4912, associated with Change of Zone No. 1900009 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to add Section 19.610, University Heights Neighborhood Preservation Overlay Zone under Article XIXi: Bermuda Dunes Neighborhood Preservation Overlay Zone. The purpose of this amendment is to establish University Heights Neighborhood Preservation Overlay (UHNPO) Zone, which applies to all lots located within the existing Community of University City boundary, as shown on Figure 4, Highgrove Area Plan Overlays and Policy Areas of the Highgrove Area Plan in the Riverside County General Plan. This amendment further establishes neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general maintenance.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **SEPTEMBER 4, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact the Project Planner John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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

Advertising Order Confirmation

The Press Enterprise

<u>Ad Order Number</u> 0011306302	<u>Customer</u> TLMA/COUNTY OF RIVERSIDE	<u>Payer Customer</u> TLMA/COUNTY OF RIVERSIDE	<u>PO Number</u>
<u>Sales Representative</u> Nick Eller	<u>Customer Account</u> 5209647	<u>Payer Account</u> 5209647	<u>Ordered By</u> Elizabeth Sarabia
<u>Order Taker</u> Nick Eller	<u>Customer Address</u> PO BOX 1605 RIVERSIDE, CA 92502	<u>Payer Address</u> PO BOX 1605 RIVERSIDE, CA 92502	<u>Customer Fax</u>
<u>Order Source</u> Select Source	<u>Customer Phone</u> 951-955-5132 951-955-1176	<u>Payer Phone</u> 951-955-5132 951-955-1176	<u>Customer EMail</u> timaacctspay@nvco.org
<u>Current Queue</u> Ready	<u>Invoice Text</u> CZ1900009		
<u>Tear Sheets</u> 0	<u>Blind Box</u>	<u>Promo Type</u>	<u>Special Pricing</u>
	<u>Affidavits</u> 0	<u>Materials</u>	

Advertising Order Confirmation

08/21/19 1:07:22PM
Page 2

The Press Enterprise

Ad Number: 0011306302-01
Ad Size: 4 X 67 L1

Color

Production Color

Production Method: AdBooker
Production Notes

External Ad Number

Pick Up

Ad Type: Legal Liner

Released for Publication

NOTICE OF PUBLIC HEARING

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

ORDINANCE NO. 348.4912 associated with **CHANGE OF ZONE NO. 1900009 - Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) - Applicant: County of Riverside - First District - REQUEST: Ordinance No. 348.4912, associated with Change of Zone No. 1900009 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to add Section 19.610, University Heights Neighborhood Preservation Overlay Zone under Article XIX; Bernuda Dunes Neighborhood Preservation Overlay Zone. The purpose of this amendment is to establish University Heights Neighborhood Preservation Overlay (UHO) Zone, which applies to all lots located within the existing Community of University Heights, as shown in the Riverside Community Plan. The amendment further establishes neighborhood preservation standards, including residential expansions or conversions, landscaping, lighting, parking, fencing, and general maintenance.**

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.

DATE OF HEARING: **SEPTEMBER 4, 2019**
PLACE OF HEARING: **RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501**

For further information regarding this project please contact the Project Planner John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rivco.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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

875

Product	Requested Placement	Requested Position	Run Dates	# Inserts
PE Riverside:Full Run	Legals CLS	County Legal - 1076~	08/25/19	1

Order Charges:

Net Amount	348.40	Tax Amount	0.00	Total Amount	348.40
------------	--------	------------	------	--------------	--------

Payment Amount	0.00	Amount Due	\$348.40
----------------	------	------------	----------

If this confirmation includes an advertising proof, please check your proof carefully for errors, spelling, and/or typos. Errors not marked on the returned proof are not subject to credit or refunds.

Please note: To meet our printer's deadline, we must have your proof returned by the published deadline, and as indicated by your sales rep.

Advertising Order Confirmation

The Press Enterprise

Please note: If you pay by bank card, your card statement will show the merchant as "SoCal Newspaper Group".

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 29, 2019,

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

APN (s) or case numbers CZ1900009 for

Company or Individual's Name RCIT - GIS,

Distance buffered 300'

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

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

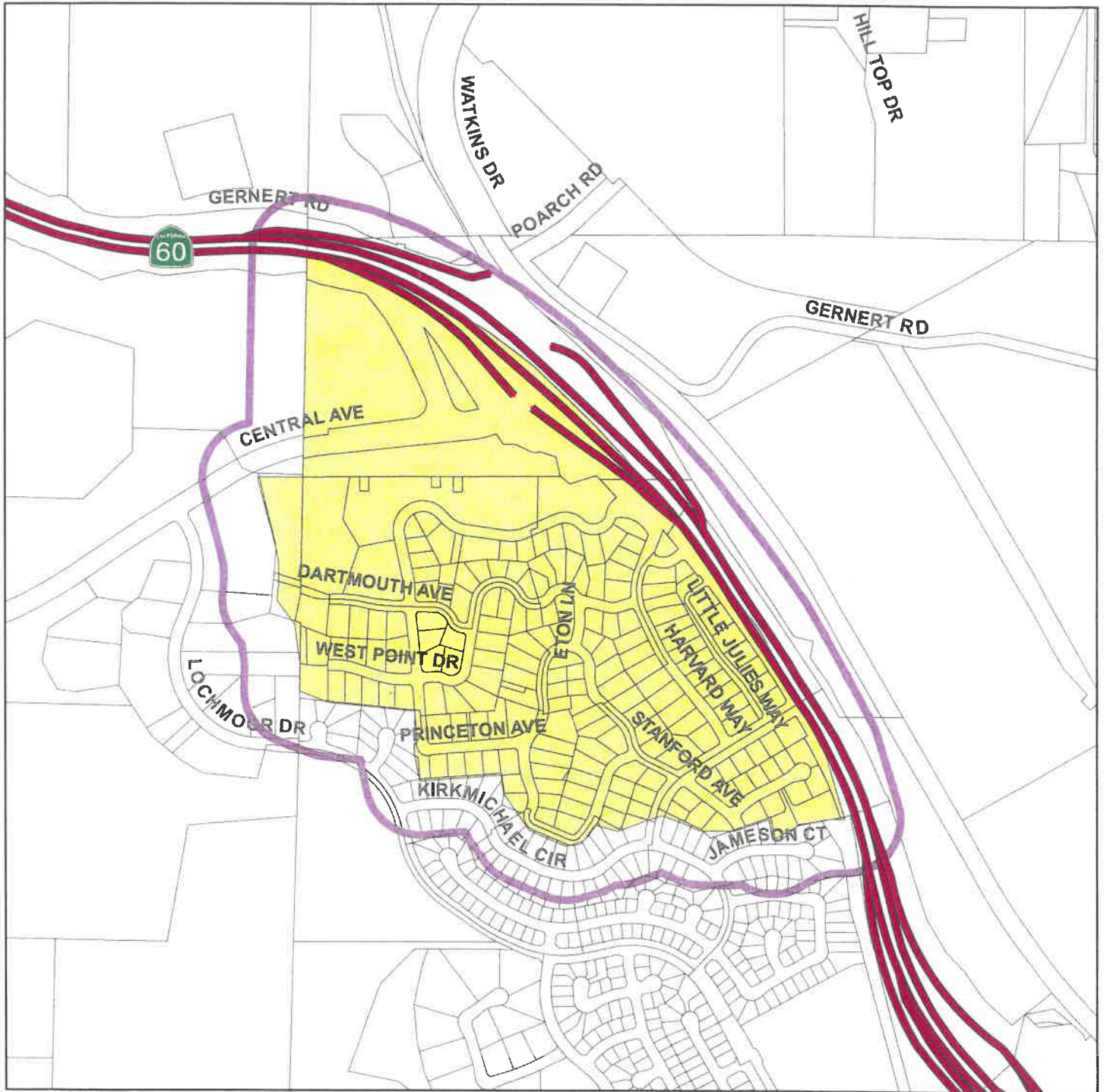
TITLE: GIS Analyst





ADDRESS: 4080 Lemon Street 9TH Floor

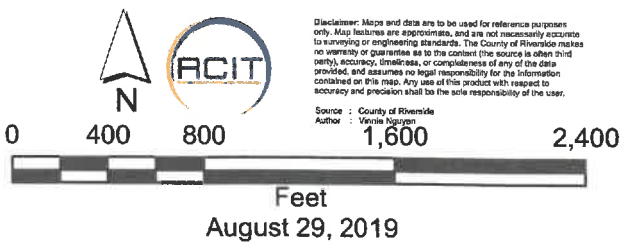
Riverside, Ca. 92502

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

CZ1900009 (300 feet buffer)



-  Highways
-  Parcels
-  300 Feet Buffer
-  Community of University City



Disclaimer: 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 other 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.

Source : County of Riverside
Author : Venice Nguyen



5962™/MC

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

Go to avery.com/templates |
Use Avery Template 5962 |

253262053
PANKAJ BAJAJ
SUNAINA BAJAJ
10 CHANDON CT
RANCHO MIRAGE CA 92270

256361014
RICHARD G TURK
KOMI T TURK
100 GARDEN ROCK RD
SAN ANSELMO CA 94960

253261026
BOOKWALA
1009 DYLAN DR
ALLENTOWN PA 18104

253250005
SPANOS CORP
10100 TRINITY PKWY FL 5
STOCKTON CA 95219

256381003
SHUKE MIAO
FEI LI
1033 W DUARTE RD NO J
ARCADIA CA 91007

253262101
SHYH CHIN CHEN
LEE MEI CHEN
10452 MATINAL CIR
SAN DIEGO CA 92127

253262028
ZIJIAN ZHANG
1066 E WALNUT CREEK RD
COVINA CA 91724

253261060
NARINDER S UPPAL
NIRMAL K UPPAL
11 FIRESIDE LN
LATHAM NY 12110

253261063
DONGHUI ZHANG
1108 W VALLEY BLVD NO 686
ALHAMBRA CA 91803

256073002
ROBERT J VIS
LEAH M VIS
11407 ETON LN
RIVERSIDE CA. 92507

256075004
VERNON R UNDERWOOD
PAMELA J LOSCUTOFF
11420 ETON LN
RIVERSIDE CA. 92507

256081005
EDDY A JARA
EMILY O JARA
11430 LEHIGH LN
RIVERSIDE CA. 92507

256082004
JOSEPH HOWARD ENOS
KATHERINE HARRINGTON ENOS
11431 LEHIGH LN
RIVERSIDE CA. 92507

256073003
JAMISON L GRUNKEMEYER
HOLLY D ANDREN
11434 TULANE AVE
RIVERSIDE CA. 92507



5962™/MC

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

Go to avery.com/templates |
Use Avery Template 5962 |

256074001
PETER H SCHULER
11435 TULANE AVE
RIVERSIDE CA. 92507

256073004
LEROY HARRIS
ENOR V HARRIS
11448 TULANE AVE
RIVERSIDE CA. 92507

256110010
KAM FONG LO
QIAN GUAN
1145 YASMENT ST
CORONA CA 92879

256081006
GARY R LUPO
SANDRA J KING
11460 LEHIGH LN
RIVERSIDE CA. 92507

256083013
CHRISTOPHER A RINNE
11474 TULANE AVE
RIVERSIDE CA. 92507

256074002
NALENDRA C PERERA
AMARJIT K PERERA
11477 TULANE AVE
RIVERSIDE CA. 92507

256083014
MICHAEL P EWING
11488 TULANE AVE
RIVERSIDE CA. 92507

256074003
HARRY EUGENE TALACHY
JOHN RAYMOND CUEVAS
11491 TULANE AVE
RIVERSIDE CA. 92507

256083016
DONALD R BRITT
11500 TULANE AVE
RIVERSIDE CA 92507

256083017
DONALD R BRITT
11500 TULANE AVE
RIVERSIDE CA. 92507

256074004
WOODROW DIAZ
11507 TULANE AVE
RIVERSIDE CA. 92507

256103007
ANDREW STROTHER
RUTH STROTHER
11517 TULANE AVE
RIVERSIDE CA. 92507

256101007
CHRISTOPHER W SWARTH
MARILYN L FOGEL
11522 TULANE AVE
RIVERSIDE CA. 92507

256103011
KELLY MARIE MOORE
CHASE DANIEL MOORE
11542 CORNELL AVE
RIVERSIDE CA. 92507



5962^{TM/MC}

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

Go to avery.com/templates |
Use Avery Template 5962 |

256103006
BEVERLEY S M SCOTT
11543 TULANE AVE
RIVERSIDE CA. 92507

256102011
DOREEN JOYCE SHINE
11545 LEHIGH LN
RIVERSIDE CA 92507

256101006
DOREEN J SHINE
SHINE DOREEN JOYCE REVOCABLE TRUST
11545 LEHIGH LN
RIVERSIDE CA. 92507

256103014
CHARLES FUJIMOTO
11567 TULANE AVE
RIVERSIDE CA 92507

256103004
CHARLES FUJIMOTO
11567 TULANE AVE
RIVERSIDE CA. 92507

256103013
JOSEPH S CAMPOS
11578 CORNELL AVE
RIVERSIDE CA. 92507

256104003
MARIO G QUINTANA
LINDA J QUINTANA
11581 CORNELL AVE
RIVERSIDE CA. 92507

256103015
BRUCE J LOFTUS
NANCY LOFTUS
11582 CORNELL AVE
RIVERSIDE CA. 92507

256102006
MAX R WOZENCRAFT
DIANE M WOZENCRAFT
11586 TULANE AVE
RIVERSIDE CA. 92507

256103002
ELAINE HALL
11599 TULANE AVE
RIVERSIDE CA. 92507

256104001
VIRGINIA D NOBLE
11609 CORNELL AVE
RIVERSIDE CA. 92507

256103016
RYAN M DAVIDSON
KAREN M HARMON
11610 CORNELL AVE
RIVERSIDE CA. 92507

256102007
GUY PITTMAN
LAUREEN PITTMAN
11610 TULANE AVE
RIVERSIDE CA. 92507

256103017
LEONARD LOPEZ
LEILANI S LOPEZ
11624 CORNELL AVE
RIVERSIDE CA. 92507



5962™/MC

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

Go to avery.com/templates |
Use Avery Template 5962 |

256093002
CYRIL E DAVIES
11734 ESPEN CIR
FOUNTAIN VALLEY CA 92708

253262040
NITINKUMAR K PATEL
JOTSNABEN N PATEL
11751 CANDY LN
GARDEN GROVE CA 92840

253261030
PEGGY ROSE STEWART
CHARLES W STOWE
YVONNE L STOWE

253262096
PEI MING CHOU
1188 S POINTE PREMIER
ANAHEIM CA 92807

1180 LYNDHURST DR
RIVERSIDE CA 92507

256062019
TEH LIN CHAO
SUH JEN CHAO
1240 W RAMSEY ST
BANNING CA 92220

256092009
XIAONAN SUN
1242 UNIVERSITY AVE NO 5
RIVERSIDE CA 92507

256040013
STANDARD RIVERSIDE
1250 MOUNTAIN VIEW CIR
AZUSA CA 91702

253262021
CAROLE ANNE PELLETIER
FRANCOIS PELLETIER
MARIE FRANCE BLAIS

12505 CAMBERWELL CT
SAN DIEGO CA 92128

253260003
ARTHUR JACOBSON
1259 CLIFF DR
LAGUNA BEACH CA 92651

256074007
SETH ANAPOLSKY
12859 FROSTBROTHERS CT
RANCHO CUCAMONGA CA 91739

253261071
TRUDY JENSEN
1286 FLEMINGTON RD
RIVERSIDE CA 92506

256362006
KEI YI WEI
SHENG KUANG WEI
1301 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256361016
THOMAS G JONES
PATRICIA M JONES
1302 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256362005
THANH HAI HUYNH
CONNIE HUYNH
1309 KIRKMICHAEL CIR
RIVERSIDE CA. 92507



5962™/MC

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

Go to avery.com/templates |
Use Avery Template 5962 |

256361017
DANIEL H PEIRCE
YOLANDA RENEE PEIRCE
1310 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256361018
STEVEN SHIPLEY
DEBORAH J SHIPLEY
1318 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256050005
MORRIS COMMUNICATIONS CORP
1321 N GENE AUTRY TR
PALM SPRINGS CA 92262

256361019
DAO SHENG CHEN
XU FENG
1326 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256362003
JENNIFER MARIE SANCHEZ
AMADOR SANCHEZ
1331 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256361021
RIA TILTON
1342 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

253261079
BYRON LEE ROGAN
ANNE E ROGAN
1342 RIM RD
RIVERSIDE CA 92506

256094011
JAY OLIVER
JUDITH K OLIVER
13430 NASON ST
MORENO VALLEY CA 92555

256075002
THOM T LE
1345 HALIFAX DR
RIVERSIDE CA 92506

256362001
DON JONES
RACHIEL JONES
1361 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256083011
HUIROU TIAN
ROLAND C ALOIA
13620 MESA SOL AVE
YUCAIPA CA 92399

256102005
ROLAND C ALOIA
HUIROU TIAN
13620 NESAM SOL DR
YUCAIPA CA 92399

256372016
JAMES F REYNOLDS
SUSAN MARIE REYNOLDS
1371 KIRKMICHAEL CIR
RIVERSIDE CA. 92504

256371001
JAMES H CHANG
1374 KIRKMICHAEL CIR
RIVERSIDE CA. 92507



5962™/MC

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

Go to avery.com/templates |
Use Avery Template 5962 |

256372015
JUANITO T GARCIA
GUIA JUDY T GARCIA
1379 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256371002
DARRLY L HURT
GLORIA A HURT
1382 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256372014
VIRGILIO A PEREZ
AMY Y PEREZ
1383 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256372013
ANDREW RUSICH
1389 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256371003
CHINH QUOC NGUYEN
LOI THI VO
1390 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256372012
DANIEL J BERGSTROM
1393 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256372011
FAYEZ F NICOLA
SAMIA M NICOLA
1395 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256371004
DONALD SCOTT DARK
1398 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

253261052
GUOCHUN LIN
DANNI LIN
QING CHEN

1400 UNIVERSITY APT 403
RIVERSIDE CA 92506

256372009
JOSE M INIGUEZ
DOROTHY D INIGUEZ
1405 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

256371005
MARQUIS CLARK
NICOLE REQUA
1406 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

253262037
JESSE GILL
TANYA PROKOPIN GILL
141 N SWALL DR APT 2
LOS ANGELES CA 90048

256372008
RITA AVILA
1413 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

256372007
DIPAKCHANDRA I BHAKTA
NAYNA BHAKTA
1421 KIRKMICHAEL CIR
RIVERSIDE CA. 92506



5962™/M/C

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

Go to avery.com/templates |
Use Avery Template 5962 |

256092005
ARTHUR G ESPINOSA
TERESA ESPINOSA
1425 VIA VALLARTA
RIVERSIDE CA 92506

256082005
BIRCH TREE PROP GROUP
1426 JT EISLEY DR
CORONA CA 92881

256372006
FRANCISCO BARBA
1427 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

253261095
KAREN JO MILES
14280 MERLOT CT
RIVERSIDE CA 92508

256371008
MARINO F MORALES
1430 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256361003
MARK D KALISH
1438 HALLBERRY DR
RIVERSIDE CA 92507

256371009
MARIO ROBERTS
BETTY LOU ROBERTS
1438 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256372004
GILBERT MANUEL FRAGOSA
HERLINDA FRAGOSA
1439 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

256372003
MOHAMAD H FARHA
DEAMA FURRHA
1445 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

256371010
MANSOOR MOHAMMADI
MONIR MOHAMMADI
1446 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256371011
RADITO F COYOCA
DAISY B COYOCA
1454 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256372001
KATHLEEN A KELLY
1459 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

253262038
CHRIS BLOCK
14609 BAYLOR AVE
CHINO CA 91710

256381001
PHENG H LEE
1462 KIRKMICHAEL CIR
RIVERSIDE CA. 92506



5962™/MFC

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

Go to avery.com/templates |
Use Avery Template 5962 |

256382004
JANIE MARTINEZ
1465 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

256082001
ELAINE ANN MINOR
1465 SANDALWOOD DR
CORONA CA 92880

256381002
LARRY W DAVIS
DONNA D DAVIS
1470 KIRKMICHAEL CIR
RIVERSIDE CA 92507

256381004
STEPHEN R KANE
THERESA J KANE
1486 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

256382001
AMY L BUSH
DELMA R DAVIS
1493 KIRKMICHAEL
RIVERSIDE CA 92507

253262064
KRISTOPHER PALUZZI
14934 AMOROSE ST
LAKE ELSINORE CA 92530

256381005
IVAN CARL METSCHKE
SONJA LEA METSCHKE
1494 KIRKMICHAEL CIR
RIVERSIDE CA. 92506

256381020
FRANK ONTIVEROS
ALEXANDRA ONTIVEROS
1502 KIRKMICHAEL CIR
RIVERSIDE CA. 92507

256103001
FENG FUO
ZHU ZHOU
1507 S MARGUERITA NO C
ALHAMBRA CA 91803

256381006
DAVID M DANIEL
GLADYS M DANIEL
1514 JAMESON CT
RIVERSIDE CA. 92507

256431002
EDWIN GOMEZ
IRMA M GOMEZ
1514 PRESTWICK DR
RIVERSIDE CA. 92507

256381019
MANUEL V SANTA ROMANA
EMELITA S SANTA ROMANA
1515 JAMESON CT
RIVERSIDE CA. 92507

253262044
MAHESH B KOTTAPALLI
1518 COTTONWOOD VALLEY N
IRVING TX 75038

253261075
MAHESH BABO KATTAPALLI
POORNIMA CHADALAWADA
1518 COTTONWOOD VLY CIR N
IRVING TX 75038



5962™/M/C

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

Go to avery.com/templates |
Use Avery Template 5962 |

256381007
SATYA V DUVVURI
ANNAPURNA DUVVURI
1526 JAMESON CT
RIVERSIDE CA. 92507

256431003
VINCENT JAY MORRIS
1526 PRESTWICK DR
RIVERSIDE CA. 92507

256381018
CIRIACA R VILLAMOR
RAMON S VILLAMOR
1527 JAMESON CT
RIVERSIDE CA. 92507

256381008
SYLVIA R SWARRETT
1538 JAMESON CT
RIVERSIDE CA. 92507

256431004
TUSHAR PATEL
NISHITA PATEL
1538 PRESTWICK DR
RIVERSIDE CA. 92507

256381009
ROBERT D NICHOLS
1550 JAMESON CT
RIVERSIDE CA. 92507

256431005
JORGE AGUSTIN DEOBALDIA
YVONNE MARIE DEOBALDIA
1550 PRESTWICK DR
RIVERSIDE CA. 92507

256381016
CAMILO E APILADO
GRACIA N APILADO
1551 JAMESON CT
RIVERSIDE CA. 92507

256381015
RAFIQ M AHMED
SEEMA MIRAJ
1561 JAMESON CT
RIVERSIDE CA. 92507

256381010
GILBERT RUIZ
IRMA VILLA RUIZ
1562 JAMESON CT
RIVERSIDE CA. 92507

256431006
SELLYNE A AUDI
1562 PRESTWICK DR
RIVERSIDE CA. 92507

253262065
JOHN C KNUDSON MARTIN
CARMEN R KNUDSON MARTIN
15690 GREENLEAF CT
TIGARD OR 97224

256381014
PAUL N WARNER
1573 JAMESON CT
RIVERSIDE CA. 92507

256381011
EULALIO CABRAL
FATIMA CABRAL
1574 JAMESON CT
RIVERSIDE CA. 92507



5962™/M/C

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

Go to avery.com/templates |
Use Avery Template 5962 |

253261034
DONGHO JOHNNY NOH
SUNEE H NOH
15978 BAINBRIDGE WAY
CHINO HILLS CA 91709

256361020
HOUMIN YAN
JOYCE YUE XU
1616 OLD OAK LN
ARCADIA CA 91006

253262087
AMOL JOSHI
HARINI NAIDU
16251 WIND FOREST WAY
CHINO HILLS CA 91709

253261029
DANIEL D KIM
SOO J KIM
16303 RAMORE DR
HACIENDA HEIGHTS CA 91745

253262062
ZHIJIAN WU
NANA XIN
164 COMPASS
IRVINE CA 92618

253262031
MEIYA Y YEH
16989 SPRING CANYON PL
RIVERSIDE CA 92503

253262046
KEVIN WEGENER
TAMELA WEGENER
1708 ROAD 13
YORK NE 68467

256381017
BOLES BISHAY
MERVAT SHAFIK
1721 S HAGEN CT
LA HABRA CA 90631

256382003
CHANGAN SHI
JUE HU
17607 LOG HILL DR
RIVERSIDE CA 92504

256074006
CHENG KAI TSAO
SZU KUEI LU
1761 VALLECITO DR
HACIENDA HEIGHTS CA 91745

256083012
LEI SHI HU
18 HASSON DR
BUENA PARK CA 90621

256110024
RIVERSIDE MARCUS
1800 GRACE ST
RIVERSIDE CA 92504

253262043
ALICIA JUMAR LOFFLER
181 NW BLACK HAWK AVE
BEND OR 97703

253261023
JAMES EDISTO JONES
DEBRA E JONES
18223 51ST AVE S
SEATAC WA 98188



5962™/M/C

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

Go to avery.com/templates |
Use Avery Template 5962 |

253261046
STEVEN LINDER
YVONNE LINDER
1843 VIRAZON DR
LA HABRA HEIGHTS CA 90631

256075010
PAUL E HOWE
STACY HOWE
18531 TOEHEE ST
PERRIS CA 92570

253260004
DAVID ALFONSO
19090 DARTMOUTH AVE
RIVERSIDE CA 92507

256083009
JOSE I ARREOLA
KARLA S ARREOLA
19164 BROWN ST
PERRIS CA 92570

256092011
JOHN W WALKINGTON
BARBARA A WALKINGTON
1921A ALTA VISTA DR
VISTA CA 92084

256083006
PATRICIA S HIGA
19284 TOMAHAWK
APPLE VALLEY CA 92307

256093005
GERARDO F RAMIREZ
SARAI POZOS FLORES
19295 STERLING HILL LN
PERRIS CA 92570

253262070
EXECUTIVE HOLDINGS GROUP
1965 CHICAGO AVE NO C
RIVERSIDE CA 92507

253261036
THOMAS P KING
MARJORIE KING
20 CENTAURAS WAY
COTO DE CAZA CA 92679

253262015
JANET S DINIZ
200 W SAHARA AVE NO 3512
LAS VEGAS NV 89102

253260002
BARBARA E PAGE
20019 DARTMOUTH AVE
RIVERSIDE CA 92507

256061005
NORMAN L BATEMAN
BARBARA E PAGE
20019 DARTMOUTH AVE
RIVERSIDE CA. 92507

256081001
PATRICIA E SPINELLI
20020 DARTMOUTH AVE
RIVERSIDE CA. 92507

256062001
MON VAN NGUYEN
KIM NGUYEN
20026 HARVARD WAY
RIVERSIDE CA 92507



5962™/MC

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

Go to avery.com/templates |
Use Avery Template 5962 |

256062002
RICCI RUSSELL DURO
ALEXIS CARRERA DURO
20044 HARVARD WAY
RIVERSIDE CA. 92507

256062015
HENRY A SANCHEZ
20060 HARVARD WAY
RIVERSIDE CA. 92507

256081014
CYNTHIA K LARIVE
JAMES A LARIVE
20060 WEST POINT DR
RIVERSIDE CA. 92507

256062003
ADAM RAY GOMEZ
20062 HARVARD WAY
RIVERSIDE CA. 92507

256081002
HUICAN CHEN
JIAYI LIANG
20068 DARTMOUTH AVE
RIVERSIDE CA. 92507

256062014
LLOYCE D TENORIO
JON D TENORIO
20070 HARVARD WAY
RIVERSIDE CA. 92507

256081009
WILLIAM R LATHROP
SHARRON R LATHROP
20079 WEST POINT DR
RIVERSIDE CA. 92507

256081003
MATTHEW JOHNSON
20080 DARTMOUTH AVE
RIVERSIDE CA. 92507

256081016
MARIA MCDONALD
MARIA DEJESUS GARCIA
20080 WEST POINT DR
RIVERSIDE CA. 92507

256061007
MARWAN RAHMAN
20089 DARTMOUTH AVE
RIVERSIDE CA. 92507

256081017
STEPHEN C GASKINS
REBECCA E GASKINS
20090 WEST POINT DR
RIVERSIDE CA. 92507

256081008
RAY TORRES RAMIREZ
CONNIE RAMIREZ
20095 WEST POINT DR
RIVERSIDE CA. 92507

256062005
ELMER L GRAHAM
LOUISE M GRAHAM
20098 HARVARD WAY
RIVERSIDE CA. 92507

256081018
CASEY W ADAMS
20106 WEST POINT DR
RIVERSIDE CA. 92507



5962^{TM/MC}

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

Go to avery.com/templates |
Use Avery Template 5962 |

256081007
STEVEN MAYER
DEBORAH MAYER
20111 WEST POINT DR
RIVERSIDE CA. 92507

256081011
JOHN V LILLYWHITE
HEATHER A LILLYWHITE
20112 WEST POINT DR
RIVERSIDE CA. 92507

256062006
VALERIE P FOUCRIER
20138 HARVARD WAY
RIVERSIDE CA 92507

256062007
VALERIE P FOUCRIER
20138 HARVARD WAY
RIVERSIDE CA. 92507

256102010
BRUCE MEYER
20150 PRINCETON AVE
RIVERSIDE CA. 92507

256083001
RAFAEL A AYALA
20150 WEST POINT DR
RIVERSIDE CA. 92507

256083002
THOMAS F COCO
20164 WEST POINT DR
RIVERSIDE CA. 92507

256082002
EDITH CAMBRI
20167 WEST POINT DR
RIVERSIDE CA. 92507

256082003
RICK D ROBERTS
BONNIE J ROBERTS
20168 DARTMOUTH AVE
RIVERSIDE CA. 92507

256102002
BRETT ANDREW MEYER
BRUCE DAVID MEYER
20170 PRINCETON AVE
RIVERSIDE CA. 92507

256083003
LARNEL E JACKSON
VICTORIA P JACKSON
20174 WEST POINT DR
RIVERSIDE CA. 92507

256101004
EZEKIEL SAVIN
20177 PRINCETON AVE
RIVERSIDE CA 92507

256101005
EZEKIEL SAVIN
20177 PRINCETON AVE
RIVERSIDE CA. 92507

256083004
CHARLES G TAYLOR
DONNA M TAYLOR
20180 WEST POINT DR
RIVERSIDE CA. 92507



5962™/MC

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

Go to avery.com/templates |
Use Avery Template 5962 |

256102003
FRANCES L WHITNEY
20184 PRINCETON AVE
RIVERSIDE CA. 92507

256083005
DOUGLAS BLAIR BARTLETT
LESLIE SARA HASEGAWA
20188 WEST POINT DR
RIVERSIDE CA. 92507

256101003
MATTHEW PIFER
JULIE PIFER
20199 PRINCETON AVE
RIVERSIDE CA. 92507

256083007
MICHAEL J CHARLES
PAULINE E CHARLES
20200 WEST POINT DR
RIVERSIDE CA. 92507

256062009
KEVIN DOUGLAS AKIN
MARJORIE HELEN AKIN
20212 HARVARD WAY
RIVERSIDE CA. 92507

256083008
CHRIS ARTIKIS
20214 WESTPOINT DR
RIVE4RSIDE CA 92507

256102004
LAZARO CARDENAS
CONSUELO CARDENAS
20216 PRINCETON AVE
RIVERSIDE CA. 92507

256101002
DENNIS M SULLIVAN
TORREWANDA M SULLIVAN
20227 PRINCETON AVE
RIVERSIDE CA. 92507

256062011
DANIEL CHICO
20248 HARVARD WAY
RIVERSIDE CA. 92507

256072007
WILLIAM O MEDINA
CORINNE A MEDINA
20275 WEST POINT DR
RIVERSIDE CA. 92507

256062012
WILLIAM O MEDINA
CORINNE A MEDINA
20275 WESTPOINT DR
RIVERSIDE CA 92507

256072008
SCOTT ANDERSON
20283 WEST POINT DR
RIVERSIDE CA. 92507

256072003
DORI AHLBORN MCCALL
WILLIAM G MCCALL
20288 HARVARD WAY
RIVERSIDE CA. 92507

256072014
NANCY A MARCHAND
20289 WEST POINT DR
RIVERSIDE CA 92507



5962™/MC

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

Go to avery.com/templates |
Use Avery Template 5962 |

256072016
NANCY A MARCHAND
20289 WEST POINT DR
RIVERSIDE CA. 92507

256072004
RYAN DAVID MEYER
20300 HARVARD WAY
RIVERSIDE CA. 92507

256075005
PATRICIA ANN BEAVER
20320 WEST POINT DR
RIVERSIDE CA. 92507

256072013
GARRETT J THACKER
20321 WEST POINT DR
RIVERSIDE CA. 92507

256075003
JOANNE C LEWIS
20325 STANFORD AVE
RIVERSIDE CA. 92507

256074005
ANTHONY SARABIA
20334 STANFORD AVE
RIVERSIDE CA. 92507

256072006
ANTHONY ALONZO WILKINS
20336 HARVARD WAY
RIVERSIDE CA. 92507

256103008
RUBEN H MARTINEZ
SYLVIA MARTINEZ
20336 STANFORD AVE
RIVERSIDE CA. 92507

256103009
TAMMY B REED
MATTHEW J REED
20344 STANFORD AVE
RIVERSIDE CA. 92507

256094006
CECIL K SNYDER
JOYCE H SNYDER
20345 STANFORD AVE
RIVERSIDE CA. 92507

256072012
STEVEN L HOPF
20345 WEST POINT DR
RIVERSIDE CA. 92507

256075007
RONALD L KRUGER
SUE A KRUGER
20350 WEST POINT DR
RIVERSIDE CA. 92507

256092003
BRANDON OERTEL
JENNIFER OERTEL
20351 HARVARD WAY
RIVERSIDE CA. 92507

256072001
GILBERT S PENUNURI
CLARA L PENUNURI
20352 HARVARD WAY
RIVERSIDE CA. 92507



5962™/MC

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

Go to avery.com/templates |
Use Avery Template 5962 |

256094007
TIMOTHY T SANDERS
AMY SANDERS
20355 STANFORD AVE
RIVERSIDE CA. 92507

256072009
ERNESTINE CARCAMO
20356 HARVARD WAY
RIVERSIDE CA. 92507

256072010
REBECCA J FOREMAN
20360 HARVARD WAY
RIVERSIDE CA. 92507

256092002
JOY MAISEL
20360 LITTLE JULIES WAY
RIVERSIDE CA. 92507

256072011
ATKAVI SAWADISAVI
SUTAPORN SAWADISAVI
20364 HARVARD WAY
RIVERSIDE CA. 92507

256094008
FREDERICK H WILHELM
PAULA M BERGEN
20371 STANFORD AVE
RIVERSIDE CA. 92507

256075008
GUSTAVO L ABREGO
LORRIE E ABREGO
20372 HARVARD WAY
RIVERSIDE CA. 92507

256092006
HUIQING WANG
20375 HARVARD WAY
RIVERSIDE CA. 92507

256075009
BARBARA R KOPP
20376 HARVARD WAY
RIVERSIDE CA. 92507

256093001
DATHA S LEAL
DONALD A LEAL
20378 LITTLE JULIES WAY
RIVERSIDE CA. 92507

256104004
DALE WHITE
20380 STANFORD AVE
RIVERSIDE CA. 92503

256104007
LUIS ALVAREZ
STEPHANIE A ALVAREZ
20385 COLLEGE BLV
RIVERSIDE CA. 92507

256092007
BRIAN SULLIVAN
20389 HARVARD WAY
RIVERSIDE CA. 92507

256110020
KYLE P KIRKLAND
EMILY A SCHMUTZER
20398 COLLEGE BLV
RIVERSIDE CA. 92507



5962™/MC

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

Go to avery.com/templates |
Use Avery Template 5962 |

256094005
DENNIS COOL
DEANNA L COOL
20398 HARVARD WAY
RIVERSIDE CA 92507

256104005
DAVID CARAVEO TASABIA
ANNA MARIE TASABIA
20400 STANFORD AVE
RIVERSIDE CA. 92507

256094010
ARIEL PALOMARES
EDNA PALOMARES
20401 STANFORD AVE
RIVERSIDE CA. 92507

256092010
ROBERT O BOLTER
BARBARA J BOLTER
20409 HARVARD WAY
RIVERSIDE CA. 92507

256094004
MARTIN RAMOS
ARCELIA RAMOS
20410 HARVARD WAY
RIVERSIDE CA. 92507

256093003
RICHARD OLAZABAL
REINA I OLAZABAL
20410 LITTLE JULIES WAY
RIVERSIDE CA. 92507

256110016
DONALD M PACKARD
20420 STANFORD AVE
RIVERSIDE CA. 92507

256094003
DAVID S CURTIS
YAZBEL CURTIS
20422 HARVARD WAY
RIVERSIDE CA. 92507

256093004
ISAAC T ESPINOZA
STELLA ESPINOZA
20436 LITTLE JULIES WAY
RIVERSIDE CA. 92507

256092012
JAY D WAITE
LINDA E WAITE
20437 HARVARD WAY
RIVERSIDE CA. 92507

256110005
CENTRAL REALITY INC
20438 COLLEGE BLV
RIVERSIDE CA 92507

256110006
CLIVE SCOTT
JOANN J SCOTT
20438 COLLEGE BLV
RIVERSIDE CA. 92507

256110022
JOHN D WORDEN
20440 STANFORD AVE
RIVERSIDE CA. 92507

253262072
HONG YAN
20445 RANCHITO DR
PERRIS CA 92570



5962™/M/C

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

Go to avery.com/templates |
Use Avery Template 5962 |

256094001
AARON SPIER
GINA SPIER
20448 HARVARD WAY
RIVERSIDE CA. 92507

256092013
MICHAEL THRON
JANET THRON
20451 HARVARD WAY
RIVERSIDE CA. 92507

256110007
CARL KARRER
DEBRA KARRER
20451 STANFORD AVE
RIVERSIDE CA. 92507

256092014
JAMES TONGYOP GOODE
20455 HARVARD WAY
RIVERSIDE CA. 92507

253261018
HAIJUN ZHANG
CHEN KONG
20455 RANCHITO DR
PERRIS CA 92570

256093006
WILLIAM H ROBINSON
CRYSTAL S ROBINSON
20458 LITTLE JULIES WAY
RIVERSIDE CA. 92507

256092015
BHAGWANT SINGH
JOANNA SINGH
20459 HARVARD WAY
RIVERSIDE CA. 92507

256110021
DAVID BLACK
TAMARA BLACK
20460 STANFORD AVE
RIVERSIDE CA. 92507

256110019
SHAWN RYAN KARVALA
20465 STANFORD AVE
RIVERSIDE CA. 92507

256110004
CHIEN FANG CHIEN
CHIA FU CHIEN
20468 COLLEGE BLV
RIVERSIDE CA. 92507

256093007
ALBERT R MENDOZA
20472 LITTLE JULIES WAY
RIVERSIDE CA. 92507

256110008
BEN MARBURY
LINDA Y MARBURY
20485 CLAREMONT AVE
RIVERSIDE CA. 92507

256110009
GARY A WISSER
INA R WISSER
20497 CLAREMONT AVE
RIVERSIDE CA. 92507

256110002
GABRIEL SAUCEDO
20498 COLLEGE BLV
RIVERSIDE CA. 92507



5962^{TM/MC}

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

Go to avery.com/templates
Use Avery Template 5962

256110018
NANCY K LUNA
20500 CLAREMONT AVE
RIVERSIDE CA. 92507

256110017
ALAY KEOMANY
OUTHITH BOUNLEUTH
20506 CLAREMONT AVE
RIVERSIDE CA. 92507

256110011
TERENCE M CORSO
20511 CLAREMONT AVE
RIVERSIDE CA. 92507

256110025
KENNETH G BOBO
20515 THUNDERSKY CIR
RIVERSIDE CA 92508

256110014
GERVASE HAMMOND
20516 CLAREMONT AVE
RIVERSIDE CA. 92507

253261051
PHILLIP JONES
GOLDIA C JONES
20857 SUNDROPS LN
WILDOMAR CA 92595

256371006
RONALD E TEUNISSEN
LE AN R TEUNISSEN
2125 OLD QUARRY RD
RIVERSIDE CA 92507

253261091
MEENA PROP
2139 OLD BRIDGE RD
RIVERSIDE CA 92506

253261050
JOSE L VALENZUELA
JANELLE M SANCHEZ
21597 GRAND AVE
WILDOMAR CA 92595

253262099
SATISH K MODY
219 TIMBER RD
POTTSVILLE PA 17901

253261070
MARCELO LEITE
21935 VAN BUREN ST NO 16
GRAND TERRACE CA 92313

253262042
RICARDO G CRUZ
ELISA R CRUZ
22330 MEYLER ST NO 44
TORRANCE CA 90502

256075001
JACER INV GROUP
23625 MAPLE SPRINGS DR
DIAMOND BAR CA 91765

253262079
ADAM T MORISHITA
23717 ASHWOOD PL
VALENCIA CA 91354



5962™/MC

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

Go to avery.com/templates |
Use Avery Template 5962 |

253262083
KEITH MINER
2376 SUNFIELD WAY
UPLAND CA 91784

256103010
LUIS E RAMIREZ
LESLIE I RAMIREZ
2393 VENUS DR
LOS ANGELES CA 90046

253261015
JOHN C MCINTIRE
ANNA L LEE
24483 ROSES CT
CORONA CA 92883

253262004
SPARKS DOUGLAS ROBERT LIVING TRUST
24683 SUNDIAL WAY
MORENO VALLEY CA 92557

253261042
DAVID NGUYEN
TRANG NGUYEN
2479 N EATON CT
ORANGE CA 92867

253262095
CRAIG ARNOLD
CRAIG ARNOLD
25 SHOREBY DR
BRATENAHL OH 44108

256075006
2969 AGATH
2535 MOUNTAIN DR
UPLAND CA 91784

256081015
MOVEON
2535 MOUNTAIN DR
UPLAND CA 91784

253261103
DANIEL BARBEE
GRACE BARBEE
259 COTTONWOOD AVE
RIVERSIDE CA 92506

253261013
MOHAMMAD A RASHID
SIMA T RASHID
SOHEILA TAJBAKHSH ALIABADI

2700 NORTHROP AVE
SACRAMENTO CA 95864

256431007
ANN JANG
LARRY P QUACH
273 SUMMERFIELD DR
MILPITAS CA 95035

256072002
ALICE FU
ROSEMARY CHONG
ROSEMINA CHONG

27428 MOUNTAIN MEADOW RD
ESCONDIDO CA 92026

253262041
JOSE VILLALOBOS
BRENDA VILLALOBOS
2748 FORBES AVE
SANTA CLARA CA 95051

256092004
MICHAEL J LYONS
TAWNEE E LYONS
2935 FLANDERS RD
RIVERSIDE CA 92507



5962™/MC

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

Go to avery.com/templates |
Use Avery Template 5962 |

253262097
LUCIA PENGSON
BENJAMIN PENGSON
30907 RIVERTON LN
TEMECULA CA 92591

253261003
ALEX BAYONES ARJAD
HENRY ARJAD
310 FERNANDO ST NO 307
NEWPORT BEACH CA 92661

256094009
JOHN WALTON LYNCH
3127 HOFFMAN RD SE
OLYMPIA WA 98501

256050004
STATE OF CALIF
3337 MICHELSON DR STE 380
IRVINE CA 92612

253261048
JAMIE ROTNOFSKY
KAREN SUMMER
3463 STATE ST NO 156
SANTA BARBARA CA 93105

253261083
TIMOTHY MILLER
3500 W MANCHESTER NO 257
INGLEWOOD CA 90305

256094002
THOMAS J SCHNEIDER
ROBERT A SCHNEIDER
LOUIS J SCHNEIDER

3525 ROSE AVE
LONG BEACH CA 90807

253261024
MARY E PIRRITANO
LESLIE J PIRRITANO
3543 CASTLE REAGH PL
RIVERSIDE CA 92506

253262027
RANDA KARAS
355 SHARON RD
ARCADIA CA 91007

253261078
MAHMOUD HOUSHMANDZADEH
NASIM HOUSHMANDZADEH
375 CENTRAL AVE NO 166
RIVERSIDE CA 92507

253262089
RICHARD STEPHEN MILLER
CHERYL SUE MILLER
TRAVIS JAMES MILLER

253261019
BRANDON ARAGON
375 CENTRAL AVE NO 37
RIVERSIDE CA. 92507

375 CENTRAL AVE NO 179
RIVERSIDE CA 92507

253261037
KAREN R TREVINO
375 CENTRAL AVE NO 73
RIVERSIDE CA 92507

253261053
LINDA C ORTEGA
375 CENTRAL AVE STE 103
RIVERSIDE CA. 92507



5962™/MC

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

Go to avery.com/templates |
Use Avery Template 5962 |

253262054
CONSUELO BEECHER
375 CENTRAL AVE STE 108
RIVERSIDE CA. 92507

253261056
YOON MO KANG
375 CENTRAL AVE STE 110
RIVERSIDE CA. 92507

253262056
GUOCHUN LIN
QING CHEN
DANNI LIN

253261057
KENNY KOMORIDA
375 CENTRAL AVE STE 113
RIVERSIDE CA. 92507

375 CENTRAL AVE STE 112
RIVERSIDE CA. 92507

253261058
CAITLIN E BARBER
SCOTT C BARBER
TINA L BARBER

253261059
SARAH DANIELLE WILLIS
375 CENTRAL AVE STE 115
RIVERSIDE CA. 92507

375 CENTRAL AVE STE 114
RIVERSIDE CA. 92507

253262057
LOFFLER DANIEL G LIVING TRUST
DANIEL G LOFFLER
375 CENTRAL AVE STE 119
RIVERSIDE CA. 92507

253262058
EMILY LEE
375 CENTRAL AVE STE 118
RIVERSIDE CA. 92507

253262059
RICHARD WINCH
FRANCESCA LATORRE
375 CENTRAL AVE STE 119
RIVERSIDE CA. 92507

253261008
RAFAEL T WARD
DARCY J JENSEN
375 CENTRAL AVE STE 12
RIVERSIDE CA. 92507

253261061
JARED ANDREW FIFER
375 CENTRAL AVE STE 121
RIVERSIDE CA. 92507

253261062
HAO LU
375 CENTRAL AVE STE 122
RIVERSIDE CA. 92507

253262061
CARLOS ROMO
375 CENTRAL AVE STE 123
RIVERSIDE CA. 92507

253261065
GEORGE M STADLER
375 CENTRAL AVE STE 127
RIVERSIDE CA. 92507



5962™/MC

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

Go to avery.com/templates
Use Avery Template 5962

253261066
MARK D REIKES
375 CENTRAL AVE STE 128
RIVERSIDE CA. 92507

253262063
RUD MAZANDARANI
LUCINDA DARON
375 CENTRAL AVE STE 129
RIVERSIDE CA. 92507

253262066
NILOUFAR ALIAN
375 CENTRAL AVE STE 132
RIVERSIDE CA. 92507

253261069
JUDY C KIM
375 CENTRAL AVE STE 135
RIVERSIDE CA. 92507

253262069
SOHEIL SAFII
375 CENTRAL AVE STE 139
RIVERSIDE CA. 92507

253262006
JIASI CHEN
375 CENTRAL AVE STE 14
RIVERSIDE CA. 92507

253261072
SANDRA C DAVALOS
375 CENTRAL AVE STE 142
RIVERSIDE CA. 92507

253262071
SARA D JACKSON
375 CENTRAL AVE STE 143
RIVERSIDE CA. 92507

253261073
PEGGY C L ANTUNEZ
375 CENTRAL AVE STE 145
RIVERSIDE CA. 92507

253261074
SAEEDAH ZARGARBALLAYJAM
375 CENTRAL AVE STE 146
RIVERSIDE CA. 92507

253261077
BETTYE D CHRISTMAS
375 CENTRAL AVE STE 151
RIVERSIDE CA. 92507

253262076
ENRICO C BAQUIRAN
PAULINA M BAQUIRAN
JEAN PAUL BAQUIRAN

375 CENTRAL AVE STE 154
RIVERSIDE CA. 92507

253262077
AMANDA K SIMAS
375 CENTRAL AVE STE 155
RIVERSIDE CA. 92507

253262078
AGUEDA SAPIEN
375 CENTRAL AVE STE 156
RIVERSIDE CA. 92507



5962™/MC

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

Go to avery.com/templates
Use Avery Template 5962

253261081
SHELLEY C DAVIS
PILI A DAVIS
375 CENTRAL AVE STE 159
RIVERSIDE CA. 92507

253261082
WARREN CROMIE
375 CENTRAL AVE STE 160
RIVERSIDE CA. 92507

253261084
MAHMOUD HOUSHMANDZADEH
NASIM HOUSHMANDZADEH
375 CENTRAL AVE STE 166
RIVERSIDE CA. 92507

253262084
JILLANA S MARTIN DELCAMPO
375 CENTRAL AVE STE 168
RIVERSIDE CA. 92507

253261009
MICHAEL HENDRIX
375 CENTRAL AVE STE 17
RIVERSIDE CA. 92507

253262086
NICOLAS FIORE
375 CENTRAL AVE STE 174
RIVERSIDE CA. 92507

253262088
CHAIYOT KAMPANARTSANYAKORN
ANNA KAMPANARTSANYAKORN
375 CENTRAL AVE STE 176
RIVERSIDE CA. 92507

253261089
KIM L BELL WELLS
375 CENTRAL AVE STE 177
RIVERSIDE CA. 92507

253261010
RENA HAYASHI
375 CENTRAL AVE STE 18
RIVERSIDE CA. 92507

253261093
KELLY M GUNDERSON
375 CENTRAL AVE STE 183
RIVERSIDE CA. 92507

253261094
PAMELA J SHORT
375 CENTRAL AVE STE 184
RIVERSIDE CA. 92507

253262091
AYANA S PADILLA
375 CENTRAL AVE STE 185
RIVERSIDE CA. 92507

253262093
CHARLES H EICHER
375 CENTRAL AVE STE 187
RIVERSIDE CA. 92507

253262094
LISA NATASIA
375 CENTRAL AVE STE 188
RIVERSIDE CA. 92507



5962™/MC

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

Go to avery.com/templates
Use Avery Template 5962

253262009
ERIN E HALL
DAVID D HALL
JULIE A HALL

375 CENTRAL AVE STE 19
RIVERSIDE CA. 92507

253261100
AMBER MCDANIEL
375 CENTRAL AVE STE 196
RIVERSIDE CA. 92507

253262103
CARRIE D CORNWALL
375 CENTRAL AVE STE 207
RIVERSIDE CA. 92507

253262012
GOR AVAGYAN
KNARIK OGANESYAN
ARA AVAGYAN

375 CENTRAL AVE STE 26
RIVERSIDE CA. 92507

253262014
WENDI BRATTON
375 CENTRAL AVE STE 28
RIVERSIDE CA. 92507

253262018
THOMAS K SCRIVNER
375 CENTRAL AVE STE 36
RIVERSIDE CA. 92507

253261004
ZEMMAR LENOIR
CAROL A LENOIR
375 CENTRAL AVE STE 4
RIVERSIDE CA. 92507

253261099
JIMMY BLAIR
CHERYL BLAIR
375 CENTRAL AVE STE 195
RIVERSIDE CA. 92507

253262098
ANTHONY EUGENE WIECZOREK
375 CENTRAL AVE STE 198
RIVERSIDE CA. 92507

253262104
BO CHEN
LEI YAO
375 CENTRAL AVE STE 208
RIVERSIDE CA. 92507

253262013
ALFONSO LOYA
ELAINE BROWN
375 CENTRAL AVE STE 27
RIVERSIDE CA. 92507

253262016
DAIMENG WANG
375 CENTRAL AVE STE 34
RIVERSIDE CA. 92507

253262019
ELIANA LARA
375 CENTRAL AVE STE 39
RIVERSIDE CA. 92507

253262020
JEFFREY KENT MAH
375 CENTRAL AVE STE 40
RIVERSIDE CA. 92507



5962™/M/C

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

Go to avery.com/templates |
Use Avery Template 5962 |

253261022
ZHIJIAN WU
NANA XIN
375 CENTRAL AVE STE 42
RIVERSIDE CA. 92507

253262022
VALENTINE VULLEY
375 CENTRAL AVE STE 46
RIVERSIDE CA. 92507

253261025
CYNTHIA TORRES
375 CENTRAL AVE STE 49
RIVERSIDE CA. 92507

253262025
LOFFLER DANIEL G LIVING TRUST
DANIEL G LOFFLER
375 CENTRAL AVE STE 51
RIVERSIDE CA. 92507

253262026
TRIXY SYU
375 CENTRAL AVE STE 52
RIVERSIDE CA. 92507

253261027
SUZAN M LUND
375 CENTRAL AVE STE 53
RIVERSIDE CA. 92507

253261028
JAIME LOPEZ
375 CENTRAL AVE STE 54
RIVERSIDE CA. 92507

253262002
BRIAN OLIDAN
375 CENTRAL AVE STE 6
RIVERSIDE CA. 92507

253262032
GAIL L SWICKARD
375 CENTRAL AVE STE 64
RIVERSIDE CA. 92507

253261035
ERICA M SANTOS
375 CENTRAL AVE STE 67
RIVERSIDE CA. 92507

253262034
CHAIPORN ANGKASUWAN
PATRICIA ANGKASUWAN
375 CENTRAL AVE STE 70
RIVERSIDE CA. 92507

253262035
KYLE SPAULDING
375 CENTRAL AVE STE 71
RIVERSIDE CA. 92507

253261039
CLAUDE PAOLINI
ANDREA PAOLINI
SUNG HEA MACDONALD

375 CENTRAL AVE STE 75
RIVERSIDE CA. 92507

253261040
CHRIS ABMA
YUN ABMA
375 CENTRAL AVE STE 76
RIVERSIDE CA. 92507



5962^{TM/MC}

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

Go to avery.com/templates |
Use Avery Template 5962 |

253261041
BRYAN K DUNAJ
375 CENTRAL AVE STE 81
RIVERSIDE CA. 92507

253261043
JACK A LAURIE
JENNIFER L LAURIE
375 CENTRAL AVE STE 83
RIVERSIDE CA. 92507

253261005
LUYUAN LI
JIANHUA CHENG
375 CENTRAL AVE STE 9
RIVERSIDE CA. 92507

253262045
GRANT S BRADSHAW
375 CENTRAL AVE STE 91
RIVERSIDE CA. 92507

253261049
RONALD BOWMAN
MARYANN BOWMAN
375 CENTRAL AVE STE 95
RIVERSIDE CA. 92507

253262047
NYKEIA NOEL HARRIS
375 CENTRAL AVE STE 97
RIVERSIDE CA. 92507

253261076
TODD BARROWCLIFF
RUBIA BARROWCLIFF
37550 VIA EL DORADO
TEMECULA CA 92592

253262023
MYUNG S ADAMS
37636 19TH ST E
PALM DESERT CA 93550

253261038
CHRISTOPHER R LAFACE
STEPHANIE A LAFACE
378 S ARTHUR CIR
CORONA CA 92879

253261096
DAVID M GOODWIN
EMILY C GOODWIN
3850 MT VERNON AVE NO 101
RIVERSIDE CA 92507

253250009
CITY OF RIVERSIDE
3900 MAIN ST
RIVERSIDE CA 92522

256062013
MELISSA S BROWN
3937 COLUMBIA AVE
RIVERSIDE CA 92501

253262007
HECTOR J CHAVEZ
YUMIKO CHAVEZ
395 CREEKSIDE CURVE
NEW BRAUNFELS TX 78130

253261001
DALE E CARSON
TERRI L CARSON
42882 IVY ST
MURRIETA CA 92562



5962™/MC

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

Go to avery.com/templates
Use Avery Template 5962

256050012
STRATA CREST
4370 LA JOLLA VILLAGE 960
SAN DIEGO CA 92122

253261055
PENSCO TRUST CO
LYLE BALLANCE
4457 DOGWOOD WAY
EVANS GA 30809

253261016
PENSCO TRUST CO
LYLE BALLANCE
POLLY M BALLANCE

253262003
FRANCES CHENG
4582 W 130TH ST
HAWTHORNE CA 90250

4457 DOGWOOD WY
EVANS GA 30809

256061002
STATE OF CALIF
464 W 4TH ST
SAN BERNARDINO CA 92401

256062018
SUCHART CHINUDOMSUB
4686 BEACON WAY
RIVERSIDE CA 92501

253261006
JOHN N RADOVICH
4826 REGALO BELLO ST
LAS VEGAS NV 89135

256092001
EDWARD W LEY
MELISSA M LEY
PACITA ROBERTS

4858 VIA DE LA LUNA
YORBA LINDA CA 92886

253262039
WADE H WONG
EVA F WONG
4916 ROCKY RD
EL SOBRANTE CA 94803

253262029
DIMITRIOS MORIKIS
GLORIA GONZALEZ RIVERA
497 MOUNTAIN HOUSE DR
RIVERSIDE CA 92506

253261097
GARY FERGUSON
NANCY FERGUSON
5026 TROJAN CT
RIVERSIDE CA 92507

253262075
JAMES MICHAEL EDWARDS
SHERYL KATHLEEN EDWARDS
5044 SOLITUDE CT
ALTA LOMA CA 91737

253262080
JENNIFER Y CHENG
5118 MARSHBURN AVE
ARCADIA CA 91006

256062004
JAY NAGER
MARIA NAGER
5205 S SLAUSON AV
CULVER CITY CA 90230



5962™/MC

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

Go to avery.com/templates |
Use Avery Template 5962 |

253260037
DALLEN TREALOFF
JOANNE MARIE TREALOFF
5225 CANYON CREST 71648
RIVERSIDE CA 92507

256081012
CHERYL A DUFFY
5225 CANYON CREST DR
RIVERSIDE CA 92507

253261012
JAGDISH M PATEL
DEVYANIBEN J PATEL
5225 CANYON CREST DR 71705
RIVERSIDE CA 92507

253150013
UCR RIVERSIDE LAND
5225 CANYON CREST NO 350
RIVERSIDE CA 92507

253262008
DONALD LEONARD
5226 CAMINITO APARTADO
SAN DIEGO CA 92108

253261011
MICHAIL FALOOTSOS
SHERRY MACKAY
5242 GLENHAVEN
RIVERSIDE CA 92506

253260036
ALLAN F WIEBE
ELIZABETH WIEBE
5260 LOCKMOOR DR
RIVERSIDE CA. 92507

253260035
RAJA DHALLA
5280 LOCHMOOR DR
RIVERSIDE CA. 92507

253261045
ROGER D JAYNES
MARY R JAYNES
5300 LOCHMOOR DR
RIVERSIDE CA 92507

253260034
ROGER D JAYNES
MARY ROSE JAYNES
5300 LOCHMOOR DR
RIVERSIDE CA. 92507

253260043
HAYTHAM A ABDELKARIM
5340 LOCHMOOR DR
RIVERSIDE CA. 92507

253260031
GREGORY D ADAMS
DEBRA Y ADAMS
5350 LOCHMOOR DR
RIVERSIDE CA. 92501

253260045
MARK A RICHARDSON
ANITA L RICHARDSON
5360 LOCHMOOR DR
RIVERSIDE CA. 92507

256361015
JOHN JOSEPH PERRONE
5402 CANMORE CT
RIVERSIDE CA. 92507



5962™/MC

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

Go to avery.com/templates |
Use Avery Template 5962 |

256361006
ALVIN A AESCHLIMANN
YVETTE AESCHLIMANN
5403 CANMORE CT
RIVERSIDE CA. 92507

256361007
LESLIE ANN WEBSTER
5411 CANMORE CT
RIVERSIDE CA. 92507

256361005
GREG TIM ARIAS
LAURIE GINA ARIAS
5412 DEVERON CT
RIVERSIDE CA. 92507

256361024
C & Y MANAGEMENT
5418 CANMORE CT
RIVERSIDE CA 92507

256361013
KUAN CHUNG CHEN
HUIWEN YANG
5418 CANMORE CT
RIVERSIDE CA. 92507

256361001
PAUL MARTILLO
MELONIE PICKETT
5419 DEVERON CT
RIVERSIDE CA. 92507

256361004
PAUL RUSSELL VON INS
KATHLEEN MAY VON INS
5422 DEVERON CT
RIVERSIDE CA. 92507

256361008
GURPINDER S DHILLON
PARAM INDERJEET K DHILLON
5423 CANMORE CT
RIVERSIDE CA. 92507

256361012
JUSTIN SCHOELLER
KRISTA JOSEPHINE SCHOELLER
5426 CANMORE CT
RIVERSIDE CA. 92507

256361002
THOMAS R CORRIGAN
MANJU CORRIGAN
5427 DEVERON CT
RIVERSIDE CA. 92507

256361009
MICHAEL D DICKEY
5431 CANMORE CT
RIVERSIDE CA. 92507

256361011
ERNEST MARTINEZ
INMA MARTINEZ
5434 CANMORE CT
RIVERSIDE CA. 92507

256361010
JOHN SCHROM
5442 CANMORE CT
RIVERSIDE CA. 92507

253262017
RONALD W HOQUIST
ANNE M HOQUIST
5545 GRAND AVE
RIVERSIDE CA 92504



5962™/MC

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

Go to avery.com/templates
Use Avery Template 5962

253262060
NICOLE STANOFF
RICK STANOFF
JUDY STANOFF

5780 CARELL AVE
AGOURA HILLS CA 91301

256050013
MELROSE LLC
5820 OBERLIN DR STE 201
SAN DIEGO CA 92121

253262036
MIGUEL MAZZILLI
NATALIA PEDERSEN
5871 VIA LOMA
RIVERSIDE CA 92506

253262073
DAVID TITO
VICTORIA TITO
5990 CLARIDGE DR
RIVERSIDE CA 92506

253261088
MOHAMMAD REZA KHOSTOVAN
616 PARK WAY
SOUTH SAN FRANCISCO CA 94080

253261090
BRADLEY J HUDSON
ANDREA D HUDSON
6185 MAGNOLIA AVE NO 303
RIVERSIDE CA 92506

253261020
YIMENG ZOU
628 E LONGDEN AVE
ARCADIA CA 91006

253261002
DAN M PEDERSEN
KIRSTIN S PEDERSEN
5811 ROYALE PL
RIVERSIDE CA 92506

256372002
MINGJI CHU
HAIXING DONG
5864 VIA SUSANA
RIVERSIDE CA 92506

256372005
YONGIUN DU
HONG LI
5911 CLARIDGE DR
RIVERSIDE CA 92506

253262092
TALAT G IBRAHIM
JACQULEEN A IBRAHIM
6012 EDGEFIELD ST
LAKEWOOD CA 90713

253262030
CARRIE LISETTE DYE
6169 OSWEGO DR
RIVERSIDE CA 92506

256362004
HUI LIN
MANZ HI LU
6211 HART AVE
TEMPLE CITY CA 91780

253262074
MARSHALL HOWARD TAYLOR
DEBORAH TAYLOR
6310 PASEO DESCANSO
CARLSBAD CA 92009



5962™/MC

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

Go to avery.com/templates
Use Avery Template 5962

253261101
KYLE THOMAS BUTLER
EARL D BUTLER
GERALDINE L BUTLER

6406 VIA BARON
RANCHO PALOS VERDES CA 90275

253262068
RONALD E KIPP
PATRICIA M KIPP
6859 RANCHGROVE RD
RIVERSIDE CA 92506

253261092
MICHAEL P SOUBIROUS
LINDA L SOUBIROUS
6949 CHARTWELL DR
RIVERSIDE CA 92506

253261017
CHRIS ABMA
YUN ABMA
6959 WYNDHAM HILL DR
RIVERSIDE CA 92506

256050010
MORRIS COMMUNICATION CORP
699 BROAD ST STE 800
AUGUSTA GA 30901

253261021
HUNG HOANG
ANN LAN HOANG
7045 E VILLANUEVA DR
ORANGE CA 92867

256361022
RAMON ALVAREZ
MIRNA ARACELI ALVAREZ
7370 CORINTHIAN WAY
RIVERSIDE CA 92506

253261007
KEVIN R SMITH
ALICE E SMITH
6825 BOULDER CREEK LN
RIVERSIDE CA 92506

256092016
NICHOLAS E TAVAGLIONE
SALLIE B TAVAGLIONE
6868 FRANCES ST
RIVERSIDE CA 92506

253261047
CHRISTOPHER JOHN T ABMA
YUN CATHERINE ABMA
6959 WINDHAMHILL DR
RIVERSIDE CA 92506

253261067
CHRIS ABMA
6959 WYNDHAM HILL DR
RIVERSIDE CA 92506

253262001
PATRICIA L BRAYBROOKS
7040 VIA VISTA DR
RIVERSIDE CA 92506

253261054
ROBERT D DUKE
JANIS K DUKE
7231 CHATEAU RIDGE LN
RIVERSIDE CA 92506

256362002
HASHMI S QUAZI
KANIZ J QUAZI
7432 BRECKENRIDGE DR
RIVERSIDE CA 92507



5962™/M/C

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

Go to avery.com/templates |
Use Avery Template 5962 |

256110023
FRANK NARANJO
HALELI BOJORQUEZ
7473 LINCOLN AVE
RIVERSIDE CA 92504

256072005
L K FAMILY VI
774 PINE FALLS AVE
WALNUT CA 91789

256103012
L K FAMILY VI
774 PINEFALLS AVE
WALNUT CA 91789

256104002
GHEDEON BEC
DEBBIE LYNN BEC
8212 MICHAEL DR
HUNTINGTON BEACH CA 92647

253261086
MILES SHIH HAW CHANG
JIA RUEY CHANG
829 STREAMVIEW ST
WALNUT CA 91789

253261080
ERNEST WONG
8371 FAUST AVE
CANOGA PARK CA 91304

253261068
VENKAT SURESH BABU KOLLURI
JYOTHI KOLLURI
RAY KOTTAPALI
8428 VIENNA DR
CORONA CA 92880

253262085
WILLIAM YALE CRUTCHFIELD
SHIN YEE LU
865 ABBIE ST
PLEASANTON CA 94566

253262090
JAI CHANDRAKANT FARSWANI
YOGESH FARSWANI
8660 BURTON WAY NO 209
LOS ANGELES CA 90048

256083010
CAH 2015 1 BORROWER
8665 E HARTFORD STE 200
SCOTTSDALE AZ 85255

256372010
SUSAN KELLY LOEW
871 CLEVELAND WAY
CORONA CA 92881

253261104
ROBERT BH WEE
LORNA YH SIA
8715 E BANNER RIDGE DR
ANAHEIM HILLS CA 92808

256103005
SHERWOOD A MCOWEN
FRANCINE A MCOWEN
JEANETTE E SMITH
877 BERGAMO AVE
SAN JACINTO CA 92583

253262082
SON T NGUYEN
CHERIE Q NGUYEN
8820 E BANNER RIDGE DR
ANAHEIM CA 92808



5962™/MC

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

Go to avery.com/templates |
Use Avery Template 5962 |

256361023
TSE LING LU
8903 CAMINO REAL
SAN GABRIEL CA 91775

253261014
TERENCE R PRZEKLASA
905 S HARVARD
ANAHEIM CA 92807

253262048
EDWARD K SEGURA
ROSEMARY SEGURA
9052 EVERGREEN CT
FONTANA CA 92335

253262051
IQBAL PITTALWALA
JAMILA BOOKWALA
ABIZER BOOKWALA

9085 OAK GLEN RD
CHERRY VALLEY CA 92223

253261033
MIN CHEN WU
9180 EL VERDE CIR
FOUNTAIN VALLEY CA 92708

256381013
C&M FAMILY TRUST
9209 POINSETTIA AVE
FOUNTAIN VALLEY CA 92708

253261098
ALEXANDER JOHNSON
9335 ALTA CRESTA AVE
RIVERSIDE CA 92508

253262052
ABJ 27 PROP
949 IRONSHOE CT
WALNUT CA 91789

253262050
EVANGELINE J SAENZ
RUDY SAENZ
961 N STONEWOOD ST
LA HABRA CA 90631

253261105
PACIFICA CANYON CREST
9974 SCRIPPS RANCH 284
SAN DIEGO CA 92131

253262102
BRIAN K LEE
P O BOX 1484
LOMITA CA 90717

253261085
GARY J DAVIS
BARBARA A DAVIS
P O BOX 1626
HAVASU LAKE CA 92363

256381012
RHONDA RUTH WILLIAMS
P O BOX 2427
RIVERSIDE CA 92516

256110001
TRINIDAD CASILLAS
P O BOX 3461
CITY OF INDUSTRY CA 91744



5962™/M/C

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

Go to avery.com/templates
Use Avery Template 5962

253262055
TUNG AN HUANG
P O BOX 4122
TORRANCE CA 90510

256371007
JAMES C PHILLIPS
MARYA J PHILLIPS
P O BOX 53851
RIVERSIDE CA 91517

253262067
JOANNE VASQUEZ
P O BOX 55216
RIVERSIDE CA 92517

256062016
SUE S CHANG
P O BOX 56646
RIVERSIDE CA 92517

256062008
LLOYCE D TENORIO
HENRY A SANCHEZ
SUE S CHANG

P O BOX 56646
RIVERSIDE CA 92517

256081010
RAUL VILLAMAR
CARMEN VILLAMAR
P O BOX 56803
RIVERSIDE CA 92517

256062010
DAVID PHILIP FERGENSON
P O BOX 863
ALAMO CA 94507

256040005
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

256110003
SCOTT M VIRACOLA
PO BOX 1335
RIVERSIDE CA 92502

256092008
DARLENE LYNCH
PO BOX 1524
FORT DEFIANCE AZ 86504

253261031
LIHUA YANG
PO BOX 3272
LA PUENTE CA 91744

253261064
SUSAN M LASATER
PO BOX 5243
RIVERSIDE CA 92517

256104006
MAXINE BOND
PO BOX 5313
RIVERSIDE CA 92517

256103003
LT TRUST CO
PO BOX 5508
DENVER CO 80217



5962™/MC

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

Go to avery.com/templates |
Use Avery Template 5962 |

253261044
STEPHAN R BEVERSTOCK
CATHERINE C BEVERSTOCK
PO BOX 6346
MARCH AFB CA 92518

256073001
AHMED AMER
PO BOX 8616
LA VERNE CA 91750

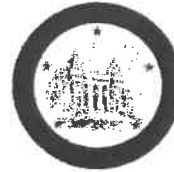
Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

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

Exhibit A

Board of Supervisors Initiation

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



ITEM
3.3
(ID # 6828)

MEETING DATE:
Tuesday, April 24, 2018

FROM : SUPERVISOR KEVIN JEFFRIES:

SUBJECT: SUPERVISOR KEVIN JEFFRIES: Initiation of an amendment to Ordinance No. 348 to establish a neighborhood preservation overlay for a portion of land within the Highgrove Area Plan. District 1. [\$6,000 total cost allocated budgeted General Funds 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt an order initiating an amendment to Ordinance No. 348 to establish a neighborhood preservation overlay that will implement development standards specific to a portion of land within the Highgrove Area Plan known as University Heights;
2. Direct the TLMA - Planning Department and County Counsel to prepare and process the amendment.

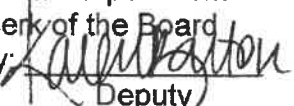
ACTION: Policy


Supervisor Kevin Jeffries, Vice Chairman 4/10/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: April 24, 2018
xc: Supvr. Jeffries, Planning, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 6,000	\$ n/a	\$6,000	\$ n/a
NET COUNTY COST	\$ 6,000	\$ 0	\$6,000	\$
SOURCE OF FUNDS: Department allocation of general fund 100%			Budget Adjustment: None	
			For Fiscal Year: 17/18	

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

BACKGROUND:

Summary

The homeowners in the unincorporated County area of the University Heights Community, herein described as a portion of the Highgrove Area Plan boundary located south, east and north of the City of Riverside City Limits and west of Interstate 215 are forced to deal with several Environmental Health, Code Enforcement and Public Safety issues as it relates to local Fraternity and Sorority homes which are owned by out of city, county and even out of state property owners who rent their homes via AIR BNB, private websites, and local media outlets to the public.

These homeowners either construct or allow additional construction of non-permitted bedrooms, bathrooms and garages to accommodate more renters to reside in these homes, allowing more than the intended or the reasonable number of residents in a single family home. This increase of residents negatively impacts prior approvals of building permits and approvals from Environmental Health. These affects come in the way of possible faulty construction of walls and electrical as well as increased fire loading hazards. Additional residents in the homes also can affect current septic systems which could fail due to increased usage which poses a health hazard to surrounding homeowners and the environment. Extra residents also create an impact on parking in these neighborhoods.

Impact on Citizens and Businesses

Homeowners in University Heights area (unincorporated county) will be able to address the concerns of these residences, several of which are converted to fraternity/sorority homes and Air BNB rentals without proper approval processes, by creating specific standards to preserve the residential character of the neighborhood.

SUPPLEMENTAL:

Additional Fiscal Information

County initiated Zoning Ordinance amendments are funded by the department's General Fund allocation. The funding for this amendment is included in the department's approved budget for FY 17/18. No new General Fund is requested for this project.

Contract History and Price Reasonableness

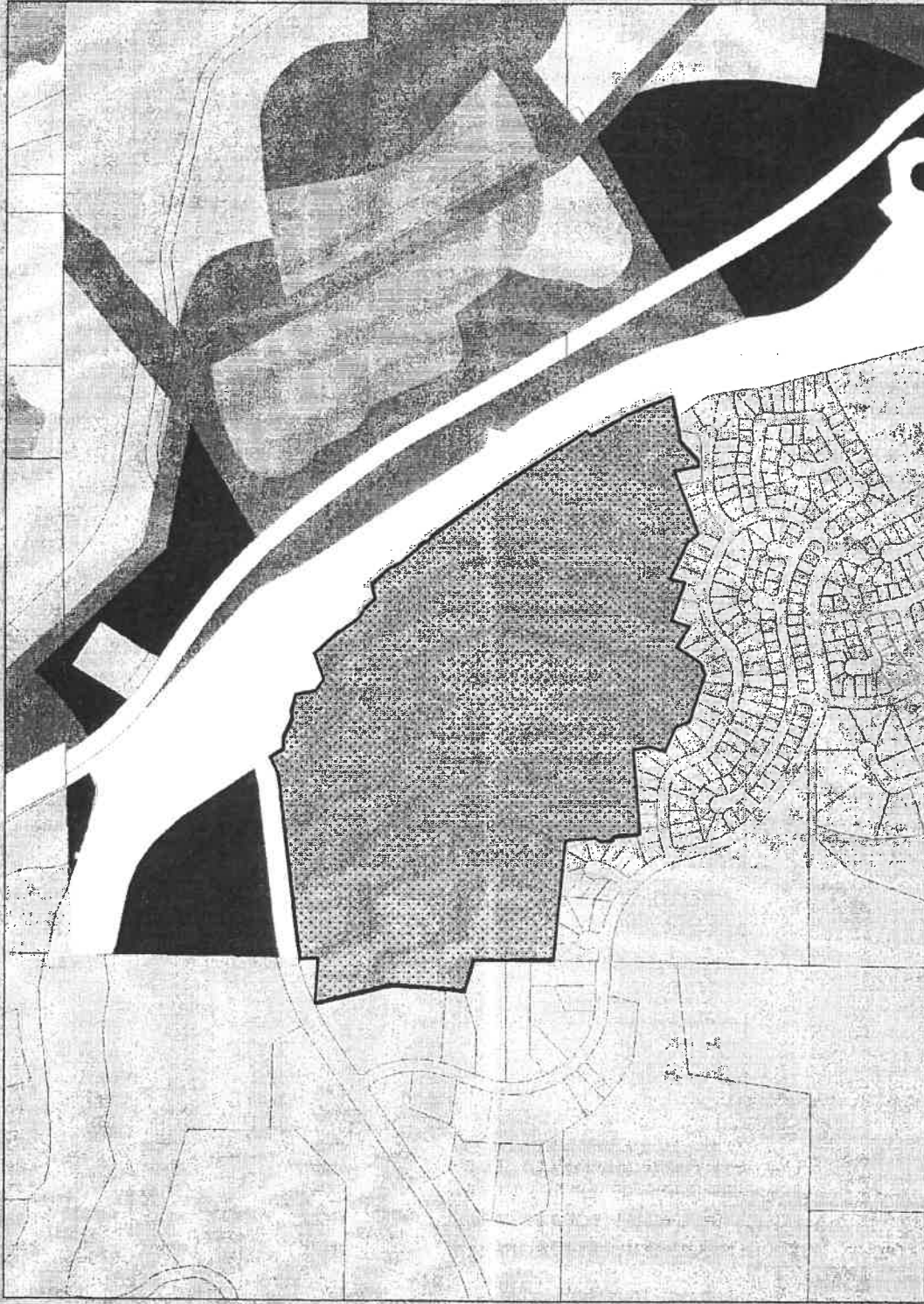
**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Not applicable, this work is being done by Planning and County Counsel staff.

ATTACHMENT: Area Map

University Heights - General Plan Land Use Map

Proposed Overlay Area



Legend



Airports
Historic Preservation Districts

Landuse

- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture



0 988

1,977 Feet



REPORT PRINTED ON... 10/18/2017 9:01:38 AM

© Riverside County RCIT GIS

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.

Notes

Approximately 202 parcels

Exhibit B

Ordinance No. 348.4912 – Proposed Changes

1 **ORDINANCE NO. 348.4912**

2
3 **AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING**
4 **ORDINANCE NO. 348 RELATING TO ZONING**
5

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

7 **Section 1.** FINDINGS. An overlay zone is a set of zoning requirements superimposed
8 on an underlying zone that is generally used when a particular area requires special protection or
9 preservation or has a special neighborhood concern. Development of land subject to an overlay zone
10 requires compliance with the regulations of both the underlying zoning classification and the overlay
11 zone. The Board of Supervisors finds that an overlay zone is appropriate for the University **HeightsCity**
12 neighborhood for the following reasons: The University **HeightsCity** neighborhood is a one-family
13 dwelling residential neighborhood with a unique character. The physical conversion of one-family
14 dwellings to higher occupancy rental housing units has the potential to increase densities beyond those
15 intended for one-family dwelling zoned neighborhoods generally and beyond densities appropriate for
16 the University **HeightsCity** neighborhood specifically. Modifications that essentially transform one-
17 family dwellings into multiple family dwellings or boarding houses without the benefit of a permit have a
18 negative cumulative effect on the public health, safety, and welfare and can lead to overcrowding,
19 neighborhood disturbances, excessive on-street parking, and other impacts. The Board of Supervisors
20 finds that some such conversions have already occurred and that they are causing a public health, safety,
21 and welfare concern. Creating an overlay zone in the University **HeightsCity** neighborhood will help
22 maintain a safe, clean, orderly, sanitary, and aesthetically pleasing neighborhood character for all
23 residents within the area covered by the overlay zone.

24 **Section 2.** AUTHORITY. The University **HeightsCity** Neighborhood Preservation
25 Overlay Zone is adopted pursuant to California Constitution, article XI, section 7, the County's general
26 police power.

27 **Section 3.** The title of Article XIXi is amended to read as follows: "Neighborhood
28 Preservation Overlay Zones."

1 Section 4. A new Section 19.610 is added to Article XIXi of Ordinance No. 348
2 to read as follows:

3 **“SECTION 19.610. UNIVERSITY HEIGHTS CITY NEIGHBORHOOD**
4 **PRESERVATION OVERLAY ZONE.**

5 A. PURPOSE AND INTENT. The purpose of the University HeightsCity
6 Neighborhood Preservation Overlay Zone is to:

- 7 1. Establish development standards to ensure that the permit process provides
8 for the consideration or prevention of the impacts of substantial changes in
9 use that would have the potential to increase the intensity of one-family
10 dwellings beyond that which was anticipated by the applicable zoning
11 classification.
- 12 2. Restrict uses on private properties beyond the general requirements of the
13 underlying zoning classification as identified in this ordinance.
- 14 3. Ensure the design of dwellings and on-site parking is appropriate for the
15 area’s character and is appropriate for the area’s capacity to accommodate
16 an increase in density, which may be limited due to on- and off-street
17 parking availability, traffic control, safety services, and restraints on
18 infrastructure such as sewer capacity.
- 19 4. Provide a regulatory framework for effective code enforcement efforts.

20 B. APPLICABILITY.

- 21 1. The University HeightsCity Neighborhood Preservation Overlay Zone is
22 adopted and may be amended by the Board of Supervisors, in accordance
23 with this ordinance and as necessary, to include any issue that is not
24 addressed in this section and which adversely affects the public health,
25 safety, or welfare.
- 26 2. The University HeightsCity Neighborhood Preservation Overlay Zone
27 applies to all lots within the Highgrove Area Plan set forth in the
28 County’s General Plan within that portion of the unincorporated area

1 identified as the Community of University City on Figure 1 of the
2 Highgrove Area Plan Location in the Highgrove Area Plan portion of the
3 General Plan. The Community of University City portion of the
4 Highgrove Area Plan is located in the southwestern-most portion of the
5 Highgrove Area Plan, with its boundary located south, east, and north of
6 the City of Riverside city limits and west of Interstate 215. ~~This area~~
7 ~~shall be identified as the University Heights Neighborhood Preservation~~
8 ~~Overlay (UHNPO) Zone on the County official zoning map.~~ The
9 provisions of the University City Neighborhood Preservation Overlay
10 Zone~~UHNPO Zone~~ shall apply in addition to the General Plan
11 foundation component, land use designation, ~~or~~and zoning classification
12 of the lots within this identified area. The provisions of the University
13 City Neighborhood Preservation Overlay Zone~~UHNPO Zone~~ shall apply
14 to all existing development and to all future residential development for
15 every lot within the overlay boundaries.

16 3. The University City Neighborhood Preservation Overlay Zone shall be
17 placed on all lots within the Community of University City and shall be
18 identified as the University City Neighborhood Preservation Overlay
19 (UCNPO) Zone on the County official zoning map. The Community of
20 University City consists of, and the UCNPO applies to, the following lots
21 as identified by assessor's parcel numbers, as may be amended
22 subsequent to the effective date of Ordinance No. 348.4912:

23 ~~2.~~ **ADD APNS HERE**

24 ~~3.~~ Except as otherwise specifically indicated, the provisions of this section
25 shall apply to all lots within the University ~~Heights~~City Neighborhood
26 Preservation Overlay Zone. However, Section 19.610 subsection D.4.d.
27 shall apply only to residentially zoned lots within the University
28 ~~Heights~~City Neighborhood Preservation Overlay Zone and apply only in

1 the event of construction requiring a land use or building permit that
2 results in greater than 300 square feet of additional total habitable
3 Dwelling Area on the lot, that is a result of the construction of: a new
4 habitable building; an addition to a habitable building; or the
5 modification of the configuration of an existing habitable building,
6 including but not limited to modifications to the floor plan, layout, or
7 wall placement.

8 C. DEFINITIONS.

9 As used in this section, terms defined in Ordinance No. 457, as may be amended
10 from time to time, shall have the meanings as specified in Ordinance No. 457,
11 unless otherwise stated in this ordinance. The following additional terms shall
12 have the following meanings in this section:

- 13 1. Closet. An ancillary enclosed area within a dwelling unit that is clearly
14 intended for storage.
- 15 2. Common Living Area. A common area or communal space within a
16 dwelling unit that is intended to be shared by all occupants. The
17 Common Living Area is the Dwelling Area of the building not including
18 hallways, storage areas, Closets, bathrooms, or bedrooms.
- 19 3. Dwelling Area. The total combined floor area of a dwelling unit intended
20 for human habitation. Dwelling Area does not include garages, carports,
21 patios, sheds, or other similar spaces.
- 22 4. Parking Area. Any off-street area for the parking of a motor vehicle, plus
23 those additional areas required to provide ingress and egress to and from
24 the Parking Area.
- 25 5. Rear Yard. A yard extending across the full width of the lot between
26 the side lot lines, and measured between the rear lot line and the
27 nearest rear line of the main building or the nearest line of any enclosed
28 or covered porch.

- 1 6. Recreational Equipment. Any equipment used for sports, exercise,
2 leisure, or recreation, including but not limited to: basketball hoops,
3 slides, swings, jungle gyms, volleyball nets, grills, portable barbeques,
4 fire pits, and outdoor heaters.
- 5 7. Recreational Vehicles. Vehicles with or without motive power, designed
6 for human habitation or recreation, including but not limited to: boats,
7 snowmobiles, watercraft, racing vehicles, off-road vehicles, utility
8 trailers, motor homes, travel trailers, truck campers or camping trailers.
- 9 8. Sleeping Quarters. Any habitable room, with or without a Closet,
10 without direct access to a garage, along an exterior wall, capable of being
11 fully separated from other rooms by closing one or more doors,
12 regardless of its designation on building plans, which functions as or
13 may potentially function as a sleeping area. ~~An office, den, family room,~~
14 ~~living room, study, studio, loft, game room, and any other room along an~~
15 ~~exterior wall, except those excluded in the subsequent sentence, will be~~
16 ~~considered to be a Sleeping Quarters.~~ This definition of Sleeping
17 Quarters does not include ~~kitchens, hallways, foyers, Closets, bathrooms,~~
18 ~~unfinished basements, unfinished attics, laundry rooms, sunrooms,~~
19 ~~landings, unconverted garages, mud rooms, enclosed porches, living~~
20 ~~rooms, dens, family rooms, dining rooms, kitchens, hallways, foyers,~~
21 ~~Closets, bathrooms, unfinished basements, unfinished attics, laundry~~
22 ~~rooms, sunrooms, landings, unconverted garages, mud rooms, or~~
23 ~~enclosed porches~~ or other space typically used as Common Living Area.

24 D. NEIGHBORHOOD PRESERVATION STANDARDS.

25 In order to maintain a safe, clean, orderly, sanitary, and aesthetically
26 pleasing neighborhood character for residents in the University ~~Heights~~City
27 area, all of the following development standards shall apply within the area
28 covered by the ~~UHNPOUCNPO~~UHNPOUCNPO Zone:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

1. DWELLING AREA. The total combined area of all Sleeping Quarters shall not exceed 50% of the total Dwelling Area, in square feet, of the one-family dwelling. The calculation of the total combined area of all Sleeping Quarters shall not include Closets, and measurements shall be from the centerline of interior walls and the exterior of exterior walls.
2. COMMON LIVING AREA. The total combined Common Living Area shall be equal to or greater than the total combined area of all Sleeping Quarters. The measurements, in square feet, for Common Living Area shall be from the centerline of the interior walls and the exterior of exterior walls.
3. STREET ENVIRONMENT.
 - a. Streets and public rights-of-way shall be kept free from any type of obstructions such as planters, landscaping, fences, temporary signs, or similar structures.
 - b. Trash or recycling containers shall be stored in a garage, side yard, or rear yard in a manner such that they are not visible from any street.
 - c. Any transportable or movable Recreational Equipment shall be permitted in a front yard or driveway of a lot, but shall not be used in, or shall not encroach upon, any street or public right-of-way.
 - d. No Recreational Equipment except basketball hoops shall be permanently installed in a front yard, driveway, street, or public right-of-way. Concealment of Recreational Equipment with a cover or camouflage material is not an acceptable alternative to this provision.
 - e. The provisions of other County ordinances that do not otherwise conflict with the terms of this section shall continue to apply to

1 all street environments, including but not limited to Ordinance
2 No. 745 for Regulating Collection and Removal of Solid Waste.

3 4. PARKING.

4 a. No person shall construct, repair, grease, lubricate, or dismantle
5 any vehicle, or any part thereof, upon a street or public right-of-
6 way, except for temporary emergency purposes.

7 b. No motorized vehicle shall be parked in any landscaped area but
8 may be parked in a garage or carport or upon a driveway or other
9 improved Parking Area.

10 c. No vehicle shall be parked upon a public street or public right-of-
11 way for more than seventy-two (72) hours. Any such vehicle
12 shall be subject to citation, removal, or both, by a law
13 enforcement agency as provided for in California Vehicle Code
14 section 22651 et seq.

15 d. In addition to the minimum parking requirements in ~~Section~~
16 ~~18.12~~ of this ordinance, any new construction, addition, or
17 modification to an existing dwelling unit that results in a dwelling
18 unit with five or more Sleeping Quarters shall also comply with
19 the following:

20 1) When the number of Sleeping Quarters in a dwelling unit
21 equals or exceeds five (5), the approval of any land use
22 permit or building permit that would result of the addition
23 of more than 300 square feet of total habitable Dwelling
24 Area shall require an additional off-street parking space to
25 be provided. This parking space shall be located in
26 accordance with ~~Section 18.12.A. of~~ the section of this
27 ordinance relating to parking. If the driveway already
28 meets the minimum standard under ~~Section 18.12.A.~~ this

1 ordinance for multiple family dwellings, no additional
2 parking space is required.

3 2) The Planning Director may, without notice or hearing,
4 permit modifications to the additional off-street parking
5 space requirement. Any modification shall be based on
6 written documentation demonstrating that topographic or
7 other physical conditions make it impractical to require
8 strict compliance with this requirement.

9 2)3) Any new Parking Area or driveway, or Parking Area or
10 driveway that must be modified as a result of this section
11 shall be constructed of concrete, asphaltic concrete,
12 interlocking concrete pavers, brick or the equivalent and
13 shall not cover more than fifty percent (50%) of the
14 required front yard area, fifty percent (50%) of the
15 required side yard area, or fifty percent (50%) of the
16 combined front and side yard area. Any improved Parking
17 Area or driveway that was approved or constructed prior
18 to the effective date of this section shall be exempt from
19 this provision. If there is insufficient room to install
20 additional parking as required under this provision, no
21 building permit may issue pursuant to Ordinance No. 457.

22 5. YARD MAINTENANCE.

- 23 a. Any front yard or side yard area that is visible from any public
24 street or public right-of-way shall be landscaped and maintained
25 in an aesthetically consistent manner with the character of the
26 surrounding neighborhood.
- 27 b. All landscaping shall be maintained in a manner that does not
28 cause a potential fire hazard or cause a threat to public health,

1 welfare, or safety.

- 2 c. Outdoor storage shall not be permitted in a front yard, or in a side
3 yard that is visible from any street or public right-of-way.
- 4 d. Landscaping within a yard shall not physically or visually
5 obstruct a street, intersection, or public right-of-way.
- 6 e. Dying, decayed, untrimmed, or hazardous trees, shrubbery, or
7 other landscaping in any front yard or side yard that is visible
8 from any public area shall be addressed and remediated within
9 fifteen (15) days of issuance of a Code Enforcement Notice of
10 Violation.

11 6. FENCES AND WALLS.

- 12 a. All fences and walls shall be properly maintained in order to
13 preserve their structural integrity and to provide a neat
14 appearance. All fences and walls shall be kept free from graffiti,
15 undergrowth, weeds or other similar conditions at all times. All
16 fences and walls shall be of materials and colors that are
17 compatible with the architectural design of the buildings in the
18 neighborhood. No fence, wall or portion thereof shall be
19 constructed or altered to add razor wire, barbed wire, metal
20 spikes, broken glass, readily flammable material, or other similar
21 material.
- 22 b. Any fence or wall, including any decorative fence, shall not
23 obstruct a public street, intersection, or public right-of-way
24 either physically or visually.
- 25 c. Chain link fences shall not be erected or constructed in any front
26 yard or side yard that is visible from any street or public right-of-
27 way for lots less than half an acre net in area. Chain link fences
28 that were erected or approved prior to the effective date of this

1 section shall be exempt from this provision.

- 2 d. Any fence or wall, including decorative fences, located in the
3 front yard or within thirty feet (30') of an intersection, shall not
4 be higher than four feet (4'). Fences and walls that are pre-
5 existing on, or approved prior to, the effective date of this
6 section shall be exempt from this provision. Vertical calculation
7 of the height of the fence or wall shall be made by vertical
8 measurement along the length of the outside face when
9 measured from final finished grade.
- 10 e. For any front yard or side yard that is visible from any street or
11 public right-of-way, the height of a gate, the gate post, or column
12 located therein shall not exceed one hundred twenty percent
13 (120%) of the maximum height of the associated fence or wall.
- 14 f. Any temporary fence or gate shall be exempt from the provisions
15 of subsections c., d., and e. of this subsection D.6.

16 7. OUTDOOR LIGHTING.

- 17 a. Lighting fixtures shall be located such that no light or reflected
18 glare is directed off-site. Lighting fixtures shall provide that no
19 light is directed above a horizontal plane passing through the
20 bottom of the fixture.
- 21 b. All on-site lighting shall be stationery, directed away from
22 adjacent properties, streets, and public rights-of-way.
23 Incandescent lighting fixtures greater than 100 watts shall require
24 proper shielding to minimize their impact on neighboring
25 properties.
- 26 c. To minimize the impact on neighboring properties, any outdoor
27 security lighting shall require proper shielding and should utilize
28 motion sensitive as well as time sensitive fixtures.

1 E. COVENANTS, CONDITIONS, AND RESTRICTIONS

2 This section shall neither replace the requirements of any County
3 ordinance nor overwrite the terms of any private Covenants, Conditions,
4 and Restrictions (“CC&Rs”). The County generally does not enforce
5 private CC&Rs.

6 F. VIOLATIONS AND PENALTIES.

7 1. All property owners within the UHNPOUCNPO Zone boundary
8 shall be responsible for compliance with the provisions of this
9 section except as specifically made exempt by a provision within
10 this section. The Riverside County Code Enforcement
11 Department shall be the lead agency enforcing the provisions of
12 the UHNPOUCNPO Zone in accordance with Ordinance No.
13 725. Unless otherwise specified in this section, any violation
14 must be corrected within fifteen (15) days after receiving a Code
15 Enforcement Notice of Violation.

16 2. The Sheriff, District Attorney, County Counsel, County Clerk,
17 Planning Director, and all County Officials charged with the
18 issuance of building permits, land use permits, plot plans,
19 subdivisions, parcel maps, and other discretionary and
20 administrative permits shall enforce the provisions of this
21 section.”

22 Section 5. CONFLICTING REGULATIONS. Ordinance No. 348 section 18.1 shall
23 control in the case of any conflict between this ordinance and any other provision in Ordinance No. 348 or
24 between this ordinance and any other applicable ordinance.

25 Section 6. SEVERABILITY. If any provision of this ordinance or the application
26 thereof to any person or circumstance is held invalid, the remainder of the ordinance and application of
27 such provision or provisions to other persons or circumstances shall not be affected.

28 Section 7. This ordinance shall take effect thirty (30) days after its adoption.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

By: _____
Chairman

ATTEST:
CLERK OF THE BOARD
Kecia Harper

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
_____, 2019

By: _____
MELISSA R. CUSHMAN
Deputy County Counsel

Exhibit C

Airport Land Use Commission (“ALUC”) Determination



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

August 29, 2019

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. John Hildebrand, Administrative Services Manager
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1381MA19
Related File No.: CZ1900009 (Ordinance Amendment)
APN: Community of University City (unincorporated area)

Dear Mr. Hildebrand:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed County of Riverside Case No. CZ1900009 (Ordinance Amendment), a proposal to amend County Ordinance No. 348 (Ordinance Amendment No. 348.4912) by establishing (as Section 19.610) a new overlay zone (the University Heights Neighborhood Preservation Overlay Zone) providing standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing and general maintenance within the unincorporated area of University City, generally located westerly of Interstate 215 and southerly of Central Avenue.

The project area is located within Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area (“March AIA”). Pursuant to the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density and non-residential intensity are not restricted in these zones. In any event, the proposed amendment does not change allowable land use in the County zones that apply to these properties, nor does it change development standards in such a manner as to increase allowable densities, heights, or intensities of development. Therefore, this amendment has no possibility for having an impact on the safety of air navigation within the March AIA.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A handwritten signature in blue ink, appearing to read 'SAH', is written over a horizontal line.

Simon A. Housman, ALUC Director

Attachment: Proposed Ordinance Amendment Text

Y:\AIRPORT CASE FILES\March\ZAP1381MA19\ZAP1381MA19.LTR.doc