

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

301B



REVIEWED BY EXECUTIVE OFFICE

DATE 4/17/2013  
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 15, 2013

**CHANGE OF ZONE NO. 7768** – No New Environmental Documentation is Required - Applicant: Stone Star Riverside LLC – Third & Fifth/Third Supervisorial District – Location: Southerly of McLaughlin Street and westerly of Emperor Road – **REQUEST:** The project proposes to formalize planning area boundaries for Planning Areas 35, 36 and 37 within Specific Plan No. 260 Amendment No. 2 (Menifee North Specific Plan).

**RECOMMENDED MOTION:**

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7768**, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors.

**BACKGROUND:**

The Zone Change was before the Planning Commission on March 20, 2013 and the Commission, by a vote of 5-0, tentatively approved the zone change.

*Carolyn Syms Luna*

Carolyn Syms Luna  
Planning Director

Initials:  
CSL:ms *DM*

Policy  Policy

Consent  Consent

Dept's Recomm.:  
Per Exec. Ofc.:

301B 768 S3 6/15/13  
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

District: 3&5/3

Agenda Number:

16-1



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

DATE: 4/1/2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CZ07768

(Charge your time to these case numbers)

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

- |                                                                                                 |                                                                                                            |
|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required: CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:                                                  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian                                                            |
| <input type="checkbox"/> Place on Consent Calendar                                              | <input checked="" type="checkbox"/> No New Environmental Documentation Required                            |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|                                                                                                 | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                         |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(3rd Dist) Press Enterprise and The Californian

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Determination  
Fish & Game Receipt (CFG05862)

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

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

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

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
MARCH 20, 2013**

**I. AGENDA ITEM 3.1**

**CHANGE OF ZONE NO. 7768** – No New Environmental Documentation is Required - Applicant: Stone Star Riverside LLC – Engineer/ Representative: ACS Consulting Inc. – Third + Fifth/Third Supervisorial District – Location: Southerly of McLaughlin Street and westerly of Emperor Road – 132.3 Gross Acres. (Legislative)

**II. PROJECT DESCRIPTION:**

The project proposes to formalize planning area boundaries for Planning Areas 35, 36 and 37 within Specific Plan No. 260 Amendment No. 2 (Menifee North Specific Plan).

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Principal Planner: David Mares at (951) 955-9076 or email [dmares@rctlma.org](mailto:dmares@rctlma.org).

Spoke in favor of the Project: Oliver Cagle, (951) 2188-6870

No one spoke in a neutral position and in opposition to the project.

**IV. CONTROVERSIAL ISSUES: None**

**V. PLANNING COMMISSION ACTION:**

Motion by Commissioner Zuppardo, 2<sup>nd</sup> by Commissioner Sloman

A vote of 5-0

**TENTATIVELY APPROVED** of **CHANGE OF ZONE NO. 7768**, and based upon the findings and conclusions incorporated in the staff report.

**CD:** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

Agenda Item No.:  
Area Plan: Harvest Valley/ Winchester  
Zoning Area: Homeland  
Supervisory District: Third + Fifth/Third  
Project Planner: Matt Straite  
Planning Commission: March 20, 2013

CHANGE OF ZONE NO. 7768  
Applicant: Stone Star Riverside LLC  
Engineer/Representative: ACS Consulting

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7768 proposes to formalize planning area boundaries for Planning Area No's. 35, 36 and 37 within Specific Plan No. 260 Amended No. 2 The Menifee North Specific Plan.

The project is located in the Winchester Area, more specifically it is southerly of McLaughlin Street and westerly of Emperor Road.

### ISSUES OF POTENTIAL CONCERN:

At the time a Specific Plan is created, the Planning Area boundaries are conceptual and generality figurative. However, all Specific Plans require that Planning Area boundaries be legally defined before development occurs within them. This way the limits of the zoning applied to the Planning Areas can be determined and defined. The applicants can elect to formalize the Planning Area Boundaries at the time the Specific Plan is approved, or with each implementing subdivision and/or use case. Tentative Tract Map No. 30972 is required by condition of approval 50.Planning.33 (implementing Specific Plan condition 30.Planning.37) to formalize the Planning Area boundaries prior to the map recording.

The County creates a legal description of the Specific Plan Planning Areas using a Change of Zone application. Because this is just a legal description, it did not require review by any other County department besides Planning.

### SUMMARY OF FINDINGS:

- |                                                |                                                                                                                                                                                                                                                   |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Medium Density Residential (MDR) and Open Space (OS) as reflected on the Land Use Plan for Specific Plan No. 260                                                                                                           |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Medium High Density Residential (MHDR) to the north, and west, Medium Density Residential (MDR) to the south as reflected on the Land Use Plan for Specific Plan No. 260, and Rural: Rural Mountainous (R:RM) to the east. |
| 3. Existing Zoning (Ex. #2):                   | Specific Plan (SP)                                                                                                                                                                                                                                |
| 4. Surrounding Zoning (Ex. #2):                | Specific Plan (SP) to the north, west, and south, Rural Residential (RR) to the east.                                                                                                                                                             |
| 5. Existing Land Use (Ex. #1):                 | Vacant                                                                                                                                                                                                                                            |
| 6. Surrounding Land Use (Ex. #1):              | Vacant to the north, south, east, single family dwellings to the west.                                                                                                                                                                            |
| 7. Project Data:                               | Total Acreage: 132.3 gross                                                                                                                                                                                                                        |

*P.M.*

**CHANGE OF ZONE NO. 7768**

**Planning Commission Staff Report: March 20, 2013**

**Page 2 of 3**

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8. Environmental Concerns:

Pursuant to CEQA guidelines section 15182 "Residential Projects Pursuant to a Specific Plan" the project does not require CEQA review.

**RECOMMENDATIONS:**

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7768**, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Medium Density Residential (MDR) and Open Space (OS) as reflected on the Land Use Plan for Specific Plan No. 260 on the Harvest Valley/ Winchester Area Plan.
2. The project site is surrounded by properties which are designated Community Development: Medium High Density Residential (MHDR) to the north, and west, Medium Density Residential (MDR) to the south as reflected on the Land Use Plan for Specific Plan No. 260, and Rural: Rural Mountainous (R:RM) to the east.
3. The zoning for the subject site is Specific Plan (SP).
4. All projects proposed in Specific Plan No. 260 Amendment No. 2 are required to create legal descriptions of the Planning Area within which development is proposed prior to construction for use cases and recordation of any final maps for subdivisions.
5. The project site is surrounded by properties which are zoned Specific Plan (SP) to the north, west, and south, Rural Residential (RR) to the east.
6. This project is not located within a Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan.
7. This project is not within the City Sphere of Influence of the City of Menifee, although it is adjacent to the City.
8. The project is proposing to create legal descriptions of Planning Areas; no physical changes to the environment will result from the creation of the Planning Area Boundaries.
9. Pursuant to CEQA Section 15182, this Change of Zone is within a Specific Plan that has a previously prepared EIR dated after 1980, and that has not been subject to the provisions of CEQA Guidelines Section 15162 (requirements for a subsequent EIR). No further environmental documents are required.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Land Use Designations of Community Development: Medium Density Residential (MDR) and Open Space (OS) as reflected on the Land Use Plan for Specific Plan No. 260, and with all other elements of the Specific Plan and the Riverside County General Plan.

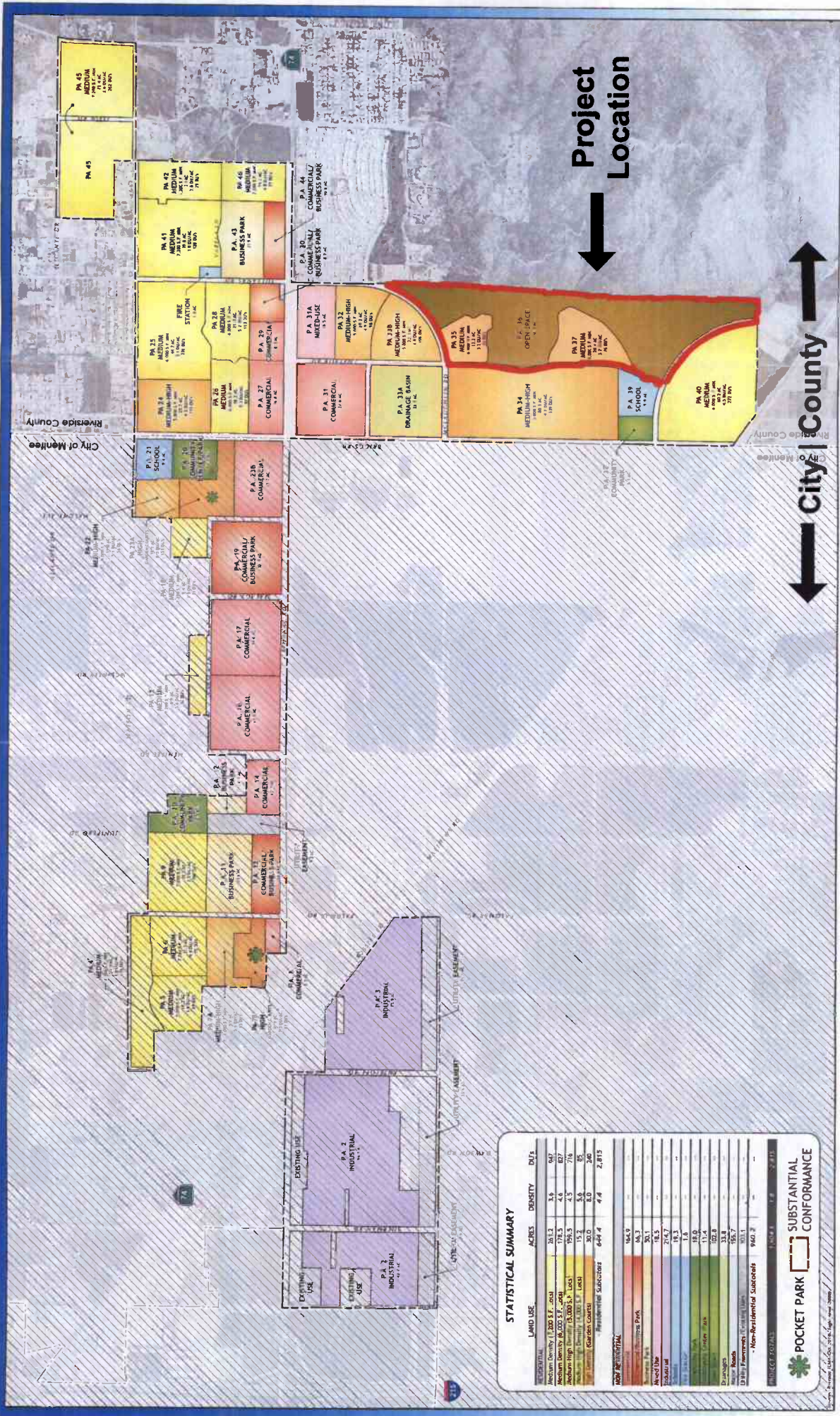


2. The proposed project is consistent with the zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. The City of Menifee sphere of influence; or
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
3. The project site is located within:
  - a. A high fire area;
  - b. An area of low liquefaction;
  - c. The Stephens Kangaroo Rat Fee Area;
  - d. The boundaries of a Drainage Area Plan; and
  - e. The limits of County Service Area (CSA) #146.
4. The subject site is currently designated as Assessor's Parcel Numbers 459020068, 459040003, 459040004, 459040005, 459040006, 459040010, 459040011, 459040012, 459040013, 459040014, 459040015, 459040016, 459040017, 459060001, 459060002, 459060003, 459060004, 459060005, 459060006, 459060007, 459060008, 459060009, 459060010, 459060011, 459060012, 459060013, 459060014, 459060015, 459060017, 459060018, 459060019, 459060020, 459060021, 459060022, 459060023, 459060024, 459060026, 459060027, 459060028, 459060029, 459060030, 459060031, 459060032, 459060033, 461020004, and 461020006.





**STATISTICAL SUMMARY**

LAND USE	ACRES	DENSITY	DIST.
EXISTING USE	1,200.5	3.4	027
Medium Density Residential (M-200 S.F. Lot)	178.5	4.3	027
Medium High Density Residential (M-200 S.F. Lot)	199.5	4.5	716
Low Density Residential (S.F. Lot)	15.2	5.6	05
Medium Density Residential (S.F. Lot)	30.0	8.0	260
Non-Residential Subscore	644.4	4.4	2,815
<b>NEW DEVELOPMENT</b>			
Medium Density Residential (M-200 S.F. Lot)	64.0		
Medium Density Residential (M-200 S.F. Lot)	30.1		
Medium Density Residential (M-200 S.F. Lot)	18.5		
Medium Density Residential (M-200 S.F. Lot)	21.7		
Medium Density Residential (M-200 S.F. Lot)	11.5		
Medium Density Residential (M-200 S.F. Lot)	18.0		
Medium Density Residential (M-200 S.F. Lot)	11.4		
Medium Density Residential (M-200 S.F. Lot)	102.8		
Medium Density Residential (M-200 S.F. Lot)	33.8		
Medium Density Residential (M-200 S.F. Lot)	15.7		
Medium Density Residential (M-200 S.F. Lot)	96.0		
<b>TOTAL</b>	<b>1,844.9</b>	<b>4.4</b>	<b>2,815</b>

POCKET PARK [ ] SUBSTANTIAL CONFORMANCE

MENIFEE NORTH SPECIFIC PLAN NO. 260

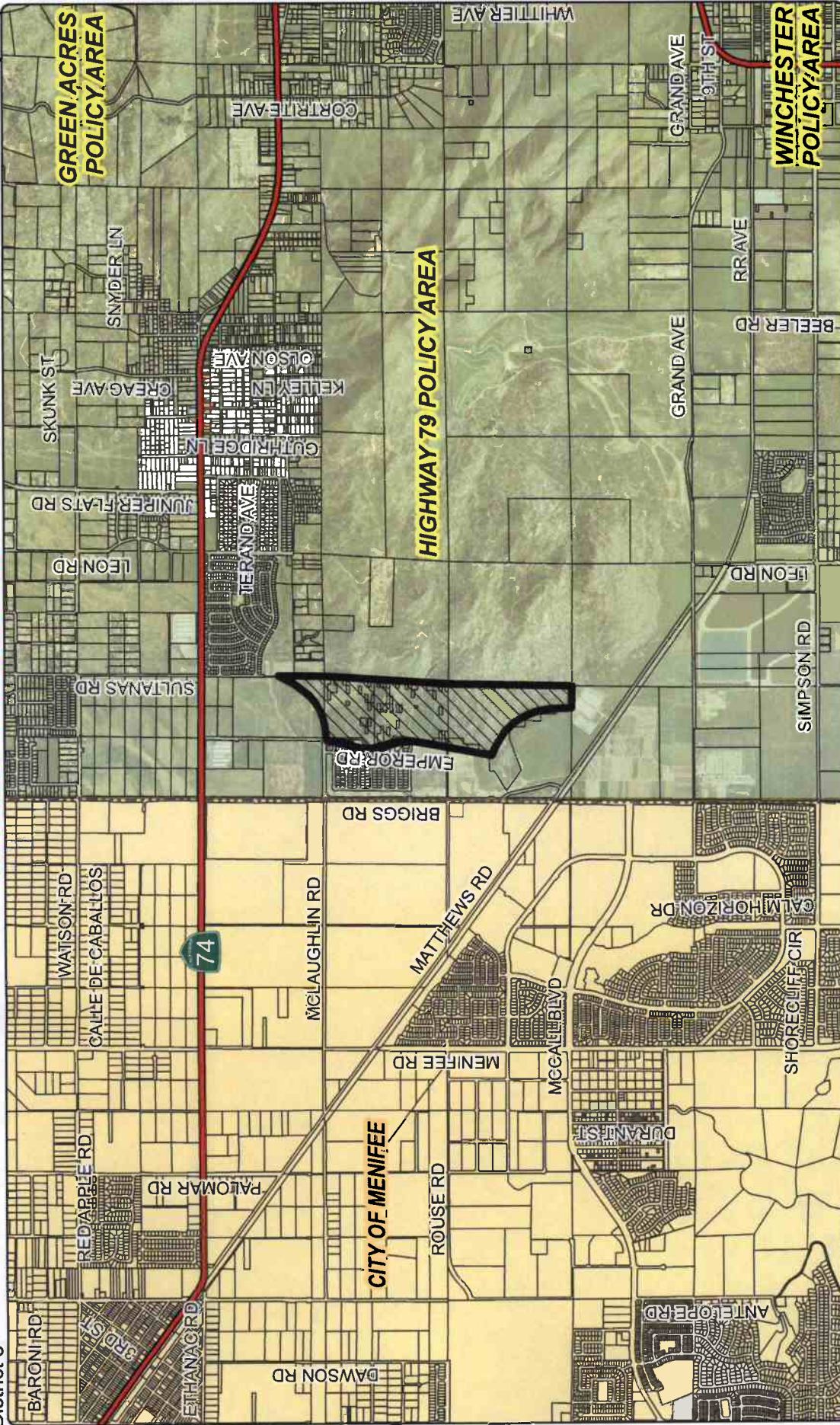


**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07768**

**VICINITY/POLICY AREAS**

Supervisor Stone  
District 3

Date Drawn: 12/10/2012  
Vicinity Map



Assessors Bk. Pg. 459-04  
Thomas Bros. Pg. 839 A3  
Edition 2011



Zoning Area: Winchester / Homeland  
Township/Range: T5SR2W  
Section: 18

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



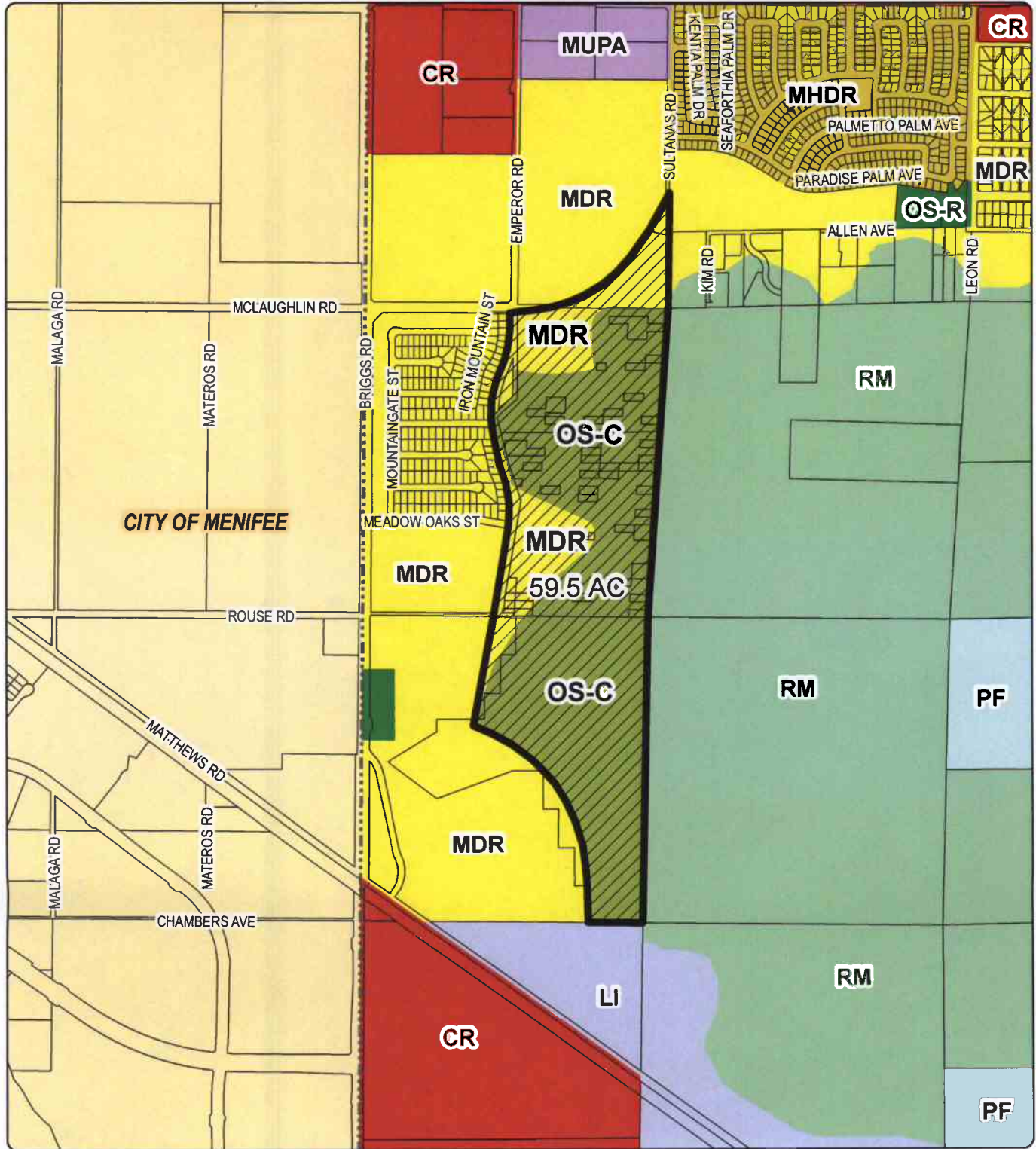
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07768

EXISTING GENERAL PLAN

Supervisor Stone  
District: 3

Date Drawn: 12/06/2012  
Exhibit 5



Zoning Area: Winchester / Homeland  
Township/Range: T5SR2W  
Section: 18

Assessors Bk. Pg. 459-04  
Thomas Bros. Pg. 839 A3  
Edition 2011



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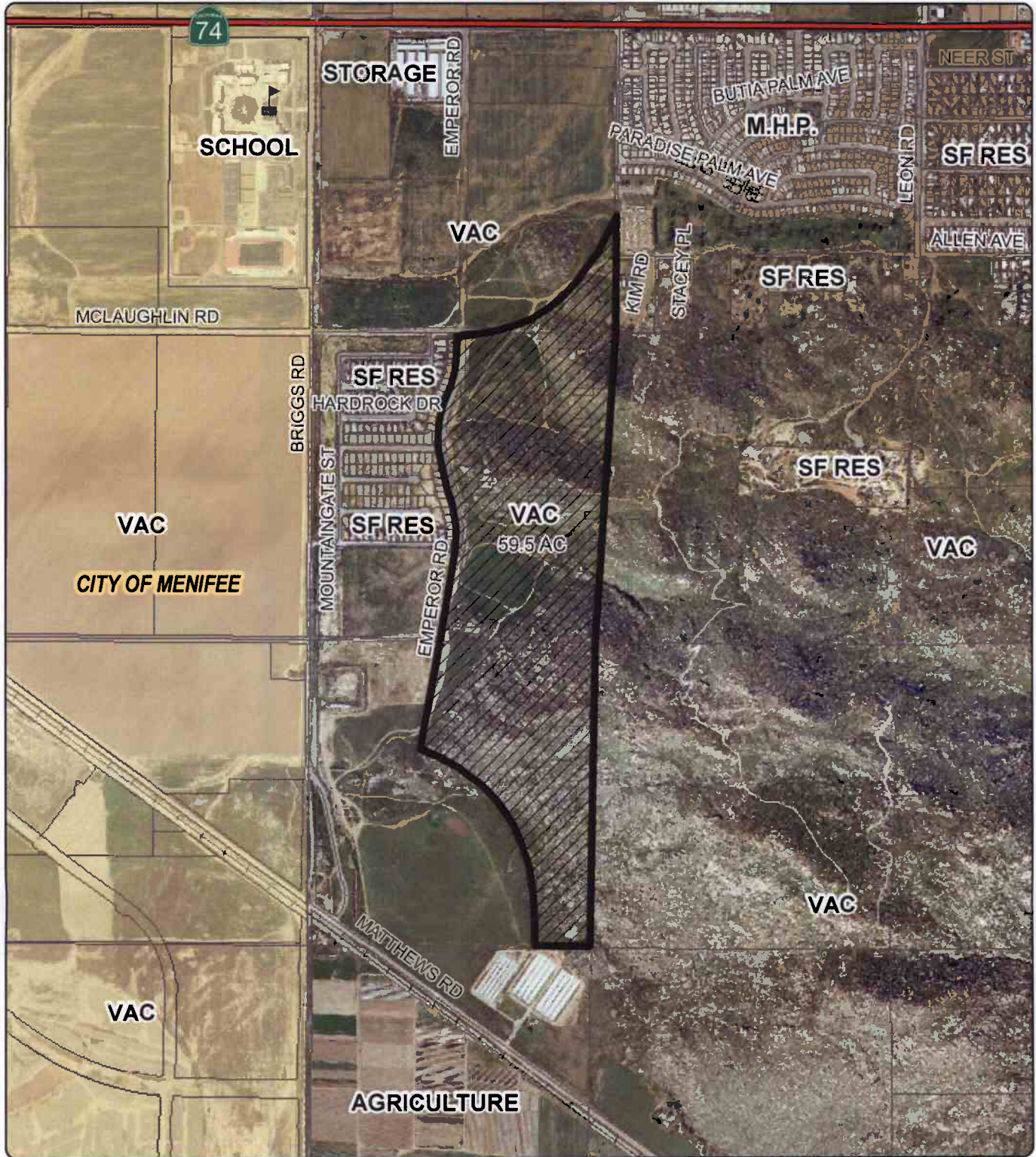
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07768

### LAND USE

Supervisor Stone  
District 3

Date Drawn: 12/10/2012  
Exhibit 1



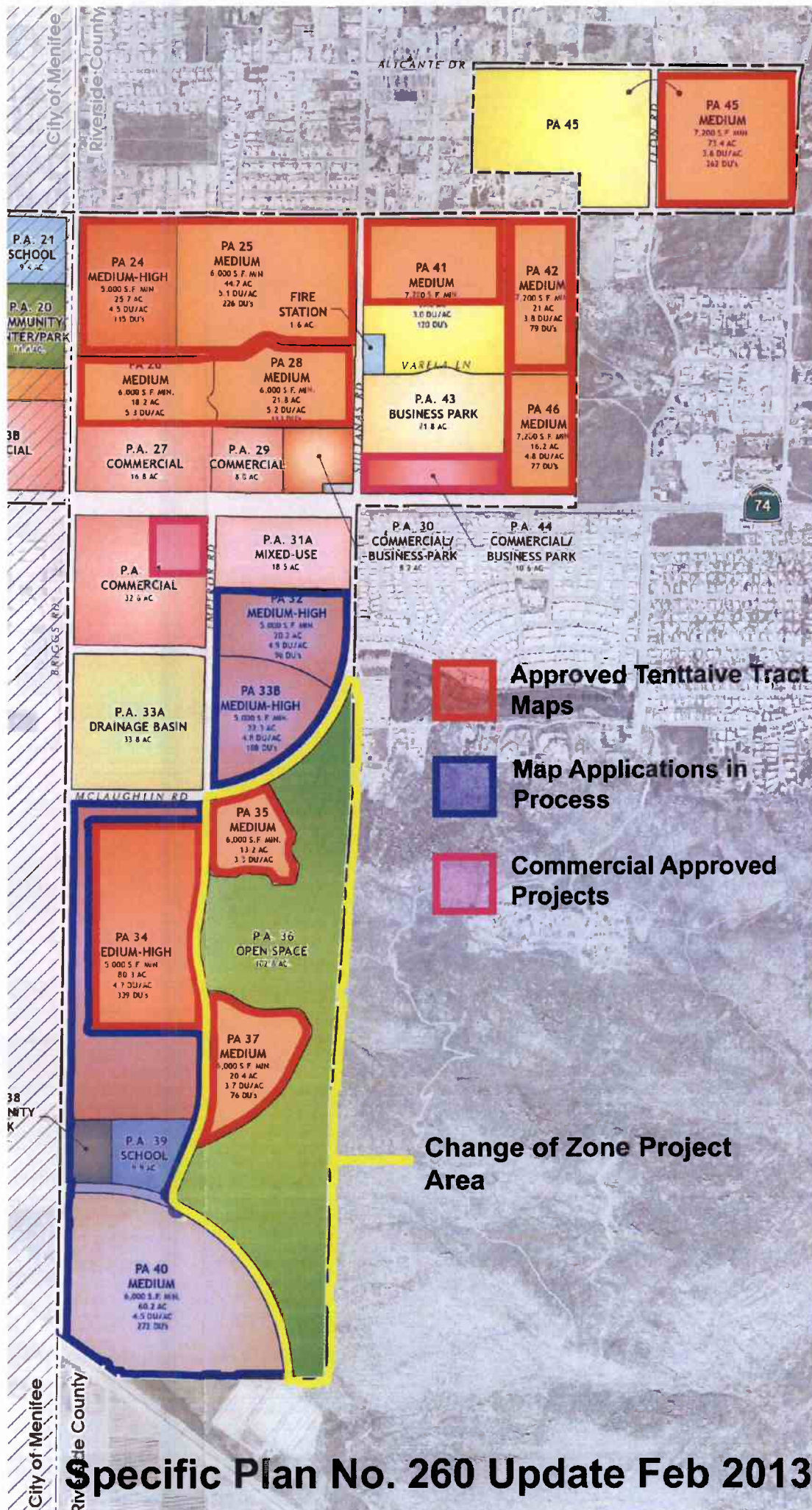
Zoning Area: Winchester / Homeland  
Township/Range: T5SR2W  
Section: 18

Assessors Bk. Pg. 459-04  
Thomas Bros. Pg. 839 A3  
Edition 2011



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**Approved Tentative Tract Maps**

**Map Applications in Process**

**Commercial Approved Projects**

**Change of Zone Project Area**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

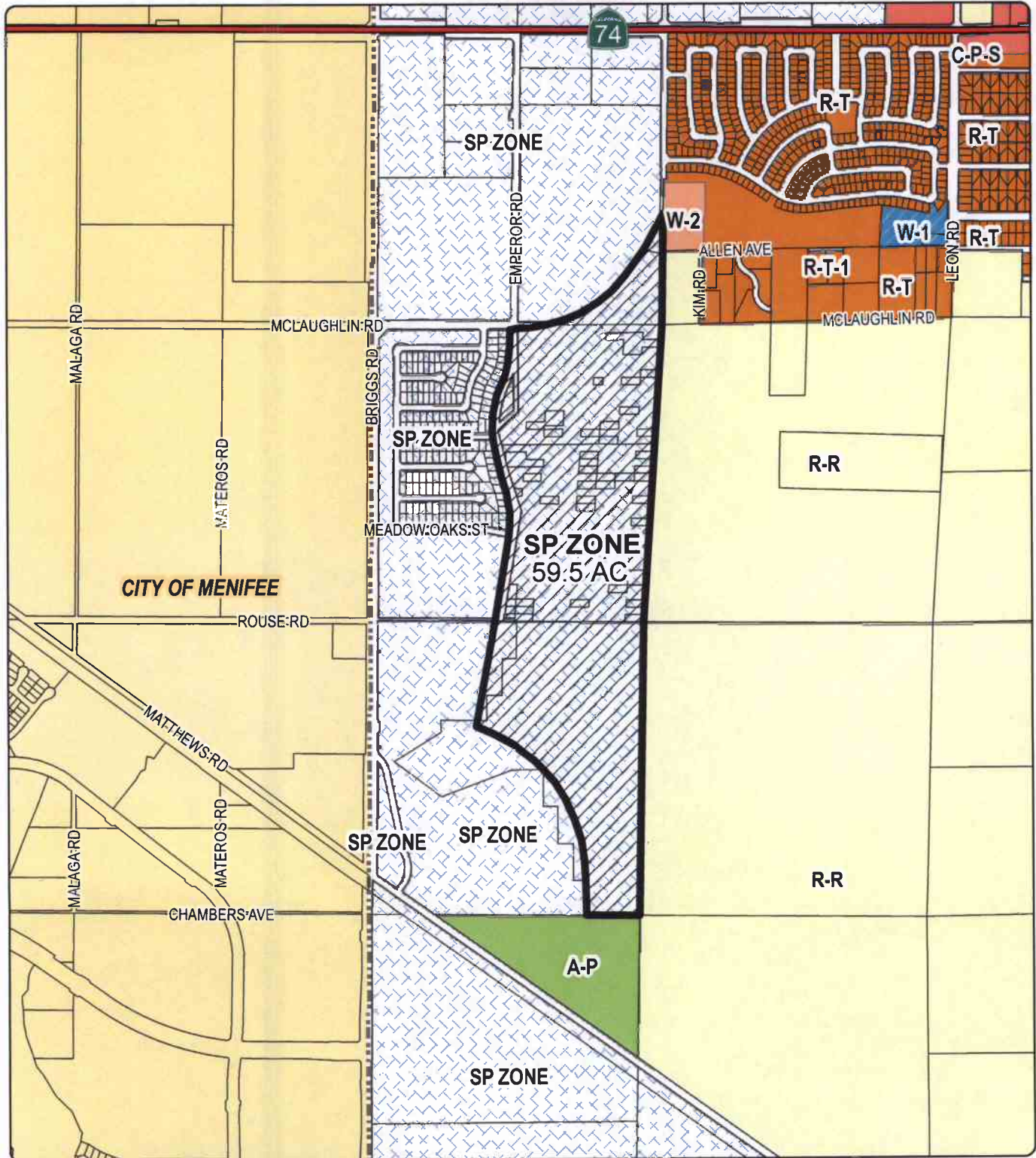
## CZ07768

### PROPOSED ZONING

Supervisor Stone  
District 3

Date Drawn: 12/06/2012

Exhibit 3



Zoning Area: Winchester / Homeland  
Township/Range: T5SR2W  
Section: 18

Assessors Bk. Pg. 459-04  
Thomas Bros. Pg. 839 A3  
Edition 2011



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



**GENERAL NOTES:**

**PROPOSED IMPROVEMENT SCHEDULE**

SCHEDULE 'A'

**DATE PREPARED**

JULY 28, 2012

**OWNER/APPLICANT**

OWNERS OF TR 30972:  
STONE STAR RIVERSIDE, LLC  
12671 HIGH BLUFF DRIVE, STE. 150  
SAN DIEGO, CA 92130  
TEL: 858-523-0719  
FAX: 858-523-0828

**ENGINEER**

ACS CONSULTING INC.  
PO BOX 2252  
TEMECULA, CA 92593  
TEL: (951) 757-5178  
FAX: (951) 225-9637

**OWNERS OF TR 36430:**

STRATA EQUITY GROUP  
4370 LA JOLLA VILLAGE DR., #960  
SAN DIEGO, CA 92122  
TEL: 858-546-0900

**UTILITIES**

SEWER: EASTERN MUNICIPAL WATER DISTRICT  
WATER: EASTERN MUNICIPAL WATER DISTRICT  
ELECTRIC: SOUTHERN CALIFORNIA EDISON  
GAS: SOUTHERN CALIFORNIA GAS  
TELEPHONE: VERIZON TELEPHONE

**ZONING/LAND USE**

EXISTING ZONING: SP (MENIFEE HEIGHTS, SP260)  
EXISTING LAND USE: OS-C OPEN SPACE  
PROPOSED ZONING: SP  
PROPOSED LAND USE: MEDIUM RESIDENTIAL, OPEN SPACE

**ACREAGE**

GROSS: 72.8 ACRES ± (TR 30972)  
GROSS: 59.5 ACRES ± (TR 36430 - PA 36: OPEN SPACE)

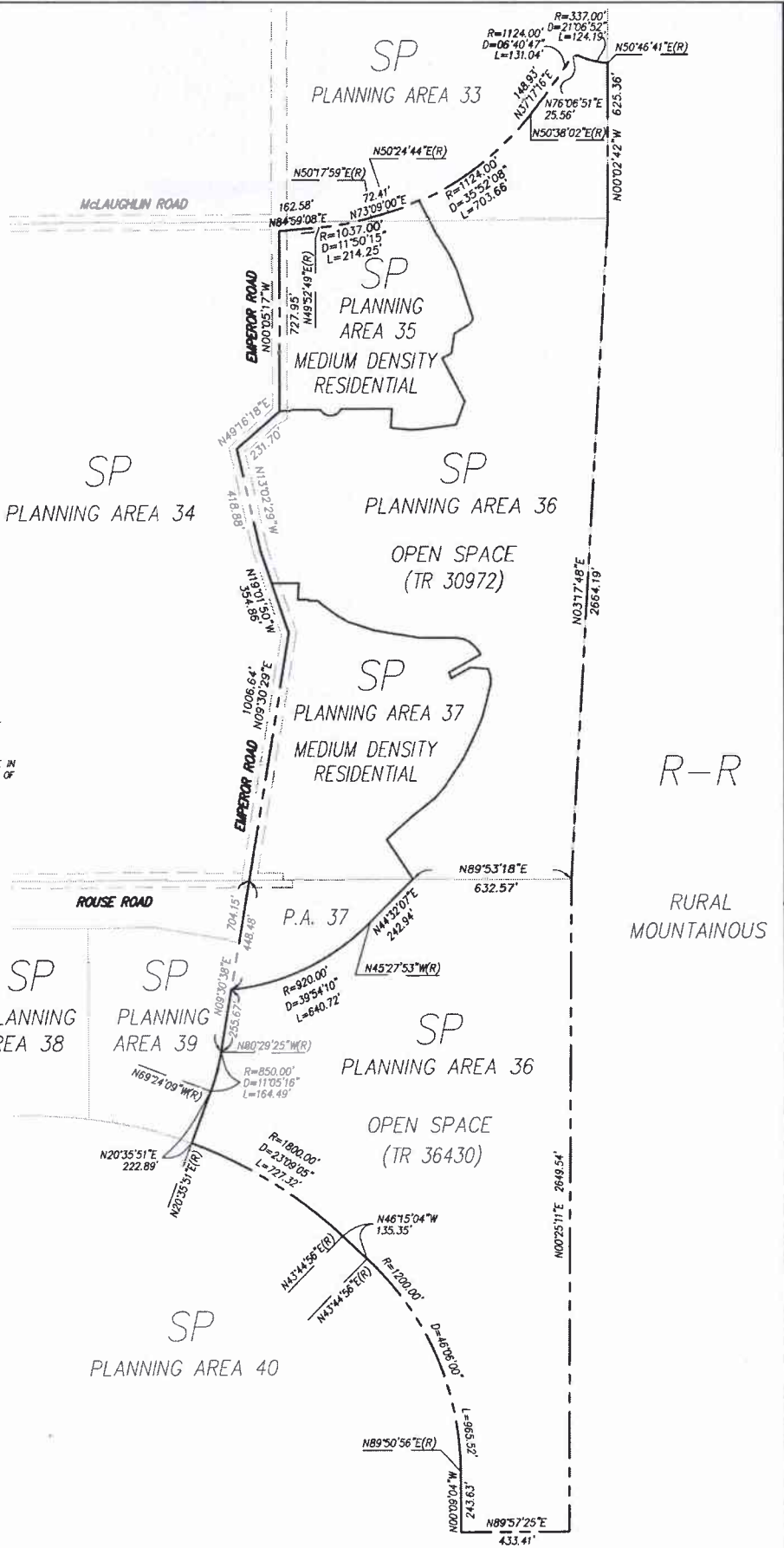
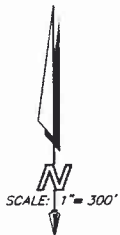
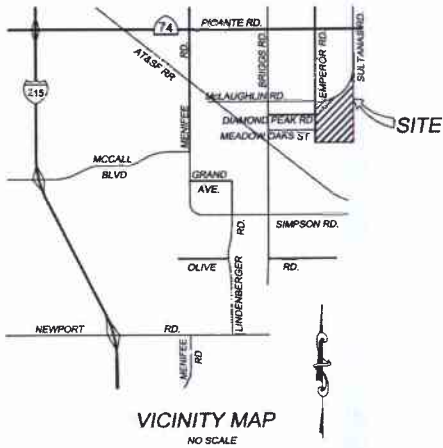
**RELATED CASES**

TENTATIVE TRACT 30972 (APPROVED 5-11-05)  
TENTATIVE TRACT 36430

**LEGAL DESCRIPTION**

TR 30972: PARCELS 2 AND 3 OF PARCEL MAP 32062 RECORDED MAY 3, 2007 AS INSTRUMENT NUMBER 07-298206 IN BOOK 221, PAGES 25 TO 29 OF PARCEL MAPS IN THE OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TR 36430: BEING A PORTION OF LOT 1101 OF ROWDLA FARMS NO. 10 AS SHOWN BY MAP ON FILE IN BOOK 15 OF MAPS AT PAGES 29 THROUGH 31, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, STATE OF CALIFORNIA.



**ACS CONSULTING, INC.**  
land planning, engineering, and surveying professionals  
PO BOX 2252  
TEMECULA, CA 92593  
TEL: 951-757-5178 FAX: 951-225-9637



**CHANGE OF ZONE EXHIBIT**

<b>DATE PREPARED</b>	JULY 28, 2012
<b>SCALE</b>	AS NOTED
<b>PAGE</b>	1 OF 1

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 12/5/2012

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

APN (s) or case numbers CZ07768 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

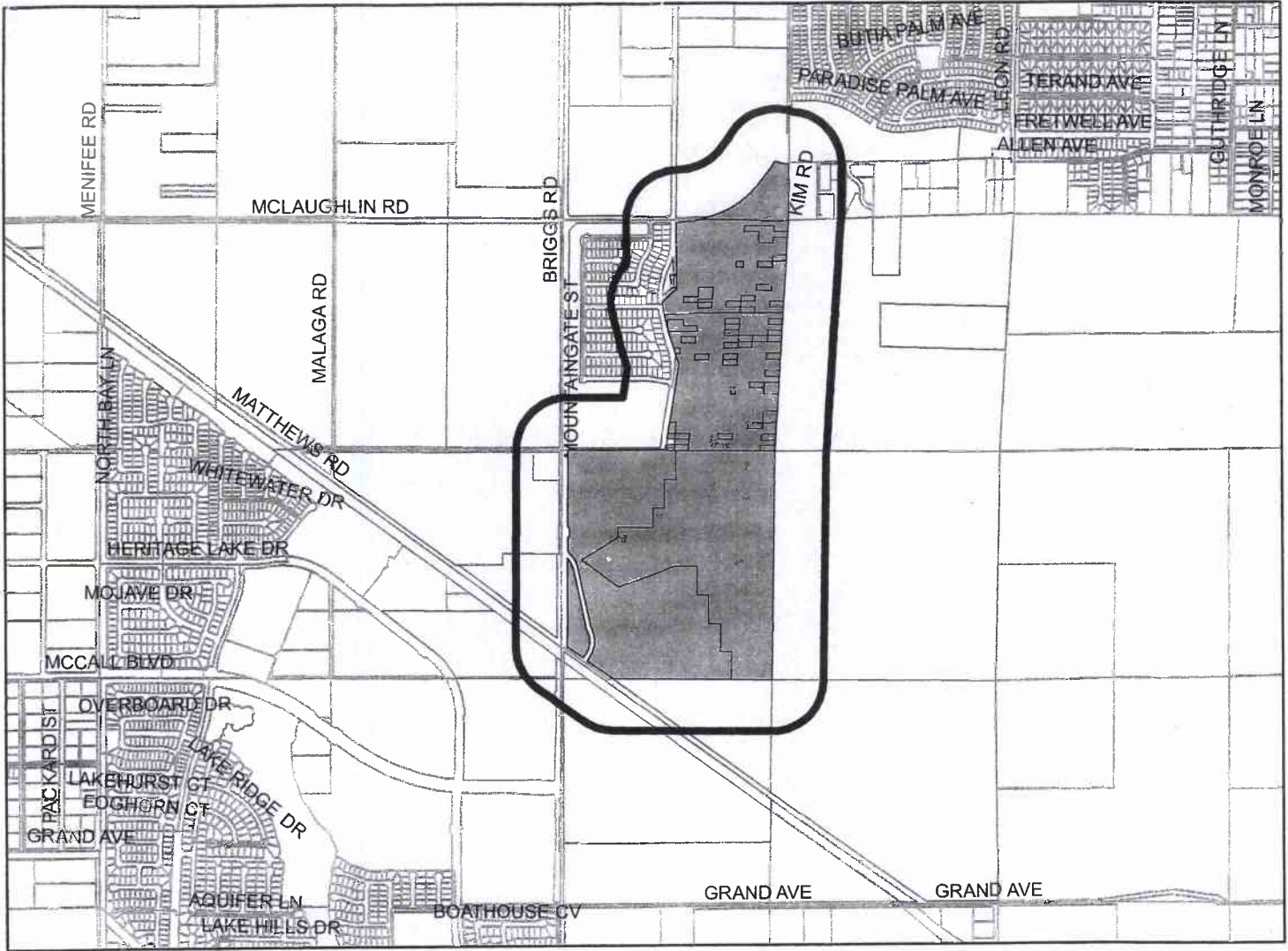
Riverside, Ca. 92502

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

*checked by Matt S.  
Expires June 5  
2013*



# CZ07768 (600 feet buffer)



## Selected Parcels

461-030-014	459-060-018	459-060-010	459-060-033	459-311-011	459-311-041	459-311-038	459-320-032	459-290-016	459-060-005
459-040-015	459-060-004	461-020-003	461-030-004	459-030-006	459-320-030	459-311-040	459-290-001	459-310-015	459-310-019
459-040-016	459-310-003	459-060-008	459-060-007	459-060-009	459-310-018	459-320-026	459-060-006	459-310-006	459-040-005
459-060-011	459-060-012	459-040-004	459-060-030	459-040-017	459-020-027	459-060-013	459-060-021	459-060-022	459-060-020
459-060-029	459-060-031	459-311-009	459-311-007	459-311-008	459-040-014	459-320-027	459-290-018	459-290-025	459-310-014
459-040-012	459-060-034	459-311-018	459-060-019	459-060-001	459-320-033	459-060-002	459-320-028	461-030-008	333-170-066
333-180-028	333-170-011	331-300-005	333-170-012	459-311-021	459-311-010	459-060-014	459-310-005	459-310-007	459-060-032
461-030-002	459-040-011	333-170-013	459-311-022	459-310-016	459-310-017	459-020-069	333-170-005	461-030-009	459-040-013
459-311-039	459-320-031	459-310-013	459-040-006	459-060-028	459-060-026	459-060-027	459-290-024	459-040-003	459-311-020

rst 90 parcels shown



2,000 1,000 0 2,000 Feet

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

ASMT: 333170012, APN: 333170012  
MINOR RANCH  
C/O BROOKFIELD CALIF LAND HOLDINGS  
1522 BROOKHOLLOW DR STE 1  
SANTA ANA CA 92705

ASMT: 459040011, APN: 459040011  
CLARA HARPER, ETAL  
3807 21ST ST  
LEAVENWORTH KS 66048

ASMT: 333170013, APN: 333170013  
REDEVELOPMENT AGENCY COUNTY OF RIVE  
C/O EXEC DIR  
1157 SPRUCE ST  
RIVERSIDE CA 92507

ASMT: 459040012, APN: 459040012  
LONG PHAM  
2892 E CINNAMON PL  
ANAHEIM CA 92806

ASMT: 333180028, APN: 333180028  
MENIFEE DEV  
255 E RINCON ST STE 200  
CORONA CA 92879

ASMT: 459040013, APN: 459040013  
ROBERT LUCERO  
P O BOX 937  
SUN CITY CA 92586

ASMT: 459020027, APN: 459020027  
HIGHLAND PALMS MOBILE ESTATES INC  
C/O TITLE INS & TR  
30777 BUTIA PALM DR  
HOMELAND CA 92548

ASMT: 459040014, APN: 459040014  
SHAHROKH RAZI, ETAL  
P O BOX 6358  
LAGUNA NIGUEL CA 92607

ASMT: 459020069, APN: 459020069  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 459040016, APN: 459040016  
DENISE TESSALONE  
4600 AVENUE C  
TORRANCE CA 90505

ASMT: 459040003, APN: 459040003  
SCHNEIDER FANNIE N TRUST  
P O BOX 262  
LAKE BLUFF IL 60044

ASMT: 459060002, APN: 459060002  
MARJORIE BERRY  
C/O CHERYL POTTER  
HCR NO 2 8016  
ANZA CA 92539

ASMT: 459040006, APN: 459040006  
ROSSANA LAVIGNE  
1066 FREEMAN AVE  
LONG BEACH CA 90804

ASMT: 459060005, APN: 459060005  
CHUCK CONGDON  
C/O PAULINE WAITS  
2460 CHESAW RD  
CHESAW WA 98844



ASMT: 459060006, APN: 459060006  
PATRICIA ALLEN, ETAL  
PMB 303  
750 S LINCOLN AVE STE 104  
CORONA CA 92882

ASMT: 459060018, APN: 459060018  
NINA SHELLMAN, ETAL  
O L SHELLMAN  
6018 ANDALUSIA AVE  
RIVERSIDE CA 92509

ASMT: 459060009, APN: 459060009  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

ASMT: 459060019, APN: 459060019  
MARGIE GIFFORD  
24438 EUCALYPTUS AVE  
MORENO VALLEY CA 92553

ASMT: 459060010, APN: 459060010  
AUGUST BELIAUSKI  
9742 SOUTH TROY B23  
EVERGREEN PARK IL 60805

ASMT: 459060022, APN: 459060022  
IRENE HOLT  
126 HAVASU HEIGHTS  
LAKE HAVASU CITY AZ 86404

ASMT: 459060011, APN: 459060011  
O TAYLOR, ETAL  
29989 REBEL CT  
RIVERSIDE CA 92567

ASMT: 459060024, APN: ~~459060024~~  
STONE STAR RIVERSIDE  
~~12671 HIGH BLUFF DR NO 150~~  
SAN DIEGO CA 92130

ASMT: 459060013, APN: 459060013  
ANNA THOMAS, ETAL  
2230 WESTWOOD ST  
COLTON CA 92324

ASMT: 459060028, APN: 459060028  
RUBEL ENTERPRISES  
P O BOX 48143  
LOS ANGELES CA 90048

ASMT: 459060014, APN: 459060014  
NOLAN BUI  
1401 N GLENARBOR DR  
SANTA ANA CA 92706

ASMT: 459060029, APN: 459060029  
NANCY NOLEN, ETAL  
17595 GARRISON RD  
COTTONWOOD CA 96022

ASMT: 459060015, APN: 459060015  
STONE STAR RIVERSIDE  
12671 HIGH BLUFF NO 150  
SAN DIEGO CA 92130

ASMT: 459060030, APN: 459060030  
EILEEN SCHULTZ, ETAL  
18882 SUNNYVIEW CIR  
YORBA LINDA CA 92886

ASMT: 459060031, APN: 459060031  
JOYCE SPRINGER, ETAL  
1420 EAST GREENE ST  
CARLSBAD NM 88220

ASMT: 459290025, APN: 459290025  
ELIZABETH SCOTT, ETAL  
P O BOX 439  
HOMELAND CA 92548

ASMT: 459060032, APN: 459060032  
TRIXIE VELTMAN, ETAL  
P O BOX 890692  
TEMECULA CA 92589

ASMT: 459310003, APN: 459310003  
VICKIE MORGAN, ETAL  
26542 IRON MOUNTAIN ST  
ROMOLAND, CA. 92585

ASMT: 459060033, APN: 459060033  
BERMACO  
C/O HAZEL CUMMINS  
6927 MAGNOLIA AVE  
RIVERSIDE CA 92506

ASMT: 459310004, APN: 459310004  
TERRILL WRIGHT  
26552 IRON MOUNTAIN ST  
ROMOLAND, CA. 92585

ASMT: 459060034, APN: 459060034  
LYNN WATSON  
5926 E CALLE SILVOSA  
TUCSON AZ 85711

ASMT: 459310005, APN: 459310005  
PAUL HENDRICKS  
26562 IRON MOUNTAIN ST  
ROMOLAND, CA. 92585

ASMT: 459290001, APN: 459290001  
DAVID BERNAL  
26651 LIRA CIR  
MISSION VIEJO CA 92691

ASMT: 459310006, APN: 459310006  
KHADIJHA FAULKNER, ETAL  
26572 IRON MOUNTAIN ST  
ROMOLAND, CA. 92585

ASMT: 459290016, APN: 459290016  
CHRIST FAMILY PURE RIGHTEOUSNESS  
C/O ADAM E FRENCH  
30205 ALLEN ST  
HOMELAND, CA. 92548

ASMT: 459310007, APN: 459310007  
VENU MUKERJEE, ETAL  
35673 COUNTRY PARK DR  
WILDOMAR CA 92595

ASMT: 459290024, APN: 459290024  
SALLY CARRON  
P O BOX 247  
HOMELAND CA 92548

ASMT: 459310013, APN: 459310013  
JULISSA VASQUEZ, ETAL  
30185 HARDROCK DR  
ROMOLAND, CA. 92585

ASMT: 459310014, APN: 459310014  
GRACIELA HUERTA, ETAL  
30175 HARDROCK DR  
ROMOLAND, CA. 92585

ASMT: 459311008, APN: 459311008  
CARRIE HOWARD, ETAL  
30138 HARDROCK DR  
MENIFEE CA 92585

ASMT: 459310015, APN: 459310015  
BARRIE KIRK, ETAL  
30155 HARDROCK DR  
ROMOLAND, CA. 92585

ASMT: 459311009, APN: 459311009  
RUBY ARELLANO, ETAL  
30148 HARDROCK DR  
ROMOLAND, CA. 92585

ASMT: 459310016, APN: 459310016  
RENEE CRAIG  
30145 HARDROCK DR  
MENIFEE CA 92585

ASMT: 459311010, APN: 459311010  
NICOLAS DELEON  
30158 HARDROCK DR  
ROMOLAND, CA. 92585

ASMT: 459310017, APN: 459310017  
NORMA RANGEL, ETAL  
30135 HARDROCK DR  
ROMOLAND, CA. 92585

ASMT: 459311011, APN: 459311011  
STACI MAHAR DANIELS, ETAL  
30168 HARDROCK DR  
ROMOLAND, CA. 92585

ASMT: 459310018, APN: 459310018  
ALBA CRUZ, ETAL  
30125 HARDROCK DR  
ROMOLAND, CA. 92585

ASMT: 459311018, APN: 459311018  
SOON PHEE, ETAL  
20684 IRIS CANYON RD  
RIVERSIDE CA 92508

ASMT: 459310019, APN: 459310019  
DAYNA HERRON  
30115 HARDROCK DR  
MENIFEE CA 92585

ASMT: 459311019, APN: 459311019  
BARBARA BOLIN BOVINO, ETAL  
5614 BRIDLE GLEN ST  
AGOURA HILLS CA 91301

ASMT: 459311007, APN: 459311007  
CLAUDIA GARCIA, ETAL  
30128 HARDROCK DR  
ROMOLAND, CA. 92585

ASMT: 459311020, APN: 459311020  
STACY JACKSON, ETAL  
30161 MOUNT MENIFEE ST  
ROMOLAND, CA. 92585



ASMT: 459311021, APN: 459311021  
NARCISO SALDIVAR  
30151 MOUNT MENIFEE ST  
MENIFEE CA 92585

ASMT: 459320027, APN: 459320027  
KRISTA BROWN  
30196 MEADOW OAKS ST  
MENIFEE CA 92585

ASMT: 459311022, APN: 459311022  
RENE GARCIA  
P O BOX 39072  
DOWNEY CA 90239

ASMT: 459320028, APN: 459320028  
MARY HANSON, ETAL  
30186 MEADOW OAKS ST  
ROMOLAND, CA. 92585

ASMT: 459311038, APN: 459311038  
FRANKLIN RIGSBY, ETAL  
30136 DIAMOND RIDGE CT  
ROMOLAND, CA. 92585

ASMT: 459320029, APN: 459320029  
JENNIFER WILSON, ETAL  
30176 MEADOW OAKS ST  
ROMOLAND, CA. 92585

ASMT: 459311039, APN: 459311039  
JEANINE MAULUCCI, ETAL  
30146 DIAMOND RIDGE CT  
ROMOLAND, CA. 92585

ASMT: 459320030, APN: 459320030  
DANIEL LYNN  
30166 MEADOW OAKS ST  
MENIFEE CA 92585

ASMT: 459311040, APN: 459311040  
DARLENE MASCARENAS  
30143 DIAMOND RIDGE CT  
MENIFEE VALLEY CA 92585

ASMT: 459320031, APN: 459320031  
ROBERT MICHAELSON  
30156 MEADOW OAKS ST  
ROMOLAND, CA. 92585

ASMT: 459311041, APN: 459311041  
DIANNIA LYNN TRUST, ETAL  
C/O GALE R CALHOON  
23220 MINERS RD  
PERRIS CA 92570

ASMT: 459320032, APN: 459320032  
CHERYL JAMES  
30146 MEADOW OAKS ST  
MENIFEE CA 92585

ASMT: 459320026, APN: 459320026  
FEDERAL NATL MORTGAGE ASSN  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY CA 93063

ASMT: 459320033, APN: 459320033  
CELIA MOLINA, ETAL  
30136 MEADOW OAKS ST  
MENIFEE CA 92585

ASMT: 461020006, APN: 461020006  
STRATA MOUNTAIN GATE  
C/O STRATA EQUITY FUND  
4370 LA JOLLA DR STE 960  
SAN DIEGO CA 92122

ASMT: 461030002, APN: 461030002  
STEPHANIE PARR, ETAL  
29779 KENTFIELD DR  
MENIFEE CA 92584

ASMT: 461030004, APN: 461030004  
CHERYL BRIMLOW, ETAL  
1820 NW CARTY RD  
RIDGEFIELD WA 98642

ASMT: 461030008, APN: 461030008  
MATTHEWS RANCH  
1110 E CHAPMAN STE 206  
ORANGE CA 92866

ASMT: 461030009, APN: 461030009  
RIVERSIDE COUNTY TRANSPORTATION COMM  
PO BOX 12008  
RIVERSIDE CA 92502

ASMT: 461030014, APN: 461030014  
3 M PROPERTY INV CO  
2016 PASEO DEL MAR  
PALOS VERDES ESTATES CA 90274



Stone Star Riverside LLC  
12671 High Bluff Drive Suite 150  
San Diego CA 92130

Frank Artiga  
ACS Consulting Inc  
PO Box 2252  
Temecula CA 92593

Stone Star Riverside LLC  
12671 High Bluff Drive Suite 150  
San Diego CA 92130

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ACS Consulting Inc  
PO Box 2252  
Temecula CA 92593

Stone Star Riverside LLC  
12671 High Bluff Drive Suite 150  
San Diego CA 92130

Frank Artiga  
ACS Consulting Inc  
PO Box 2252  
Temecula CA 92593

~~Forma  
Gene Hsieh  
3050 Pullman Street  
Costa Mesa, CA 92626~~

~~Black Emerald LLC  
91711 82<sup>nd</sup> Ave  
Thermal CA 92274~~

~~Innovative Land Concepts Inc.  
Paul Quill  
51245 Avenida Rubio  
La Quinta CA 92253~~

~~Impact Sciences  
Joe Gibson  
803 Camarillo Springs Road  
Camarillo CA 93012~~



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
Director

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

Change of Zone No. 7768

*Project Title/Case Numbers*

Matt Straite

*County Contact Person*

951-955-8631

*Phone Number*

N/A

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

Stone Star Riverside LLC

*Project Applicant*

12671 High Bluff Drive Suite 150 San Diego CA 92130

*Address*

Southerly of McLaughlin Street and westerly of Emperor Road

*Project Location*

Change of Zone No. 7768 proposes to formalize planning area boundaries for Panning area's 35, 36 and 37 within Specific Plan No. 260A2 The Menifee North Specific Plan.

*Project Description*

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

1. The project WILL NOT have a significant effect on the environment
2. A finding that nothing further is required for the project pursuant to the provisions of section 15182 California Environmental Quality Act Proof of prior payment + \$50.00.
3. Mitigation measures WERE made a condition of the approval of the project with the previous EIR.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted with the previous EIR.
5. A statement of Overriding Considerations WAS adopted for the previous EIR.

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

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

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

DM/dm  
Revised 2/07/2013  
Y:\Planning Case Files-Riverside office\CZ07768\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA

ZCFG05862

**FOR COUNTY CLERK'S USE ONLY**



EA 38614

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200301036

Lead Agency: COUNTY PLANNING Date: 10/07/2003

County Agency of Filing: Riverside Document No: 200301036

Project Title: EIR 441; EA 38614; COMPREHENSIVE GPA 618

Project Applicant Name: COUNTY PLANNING Phone Number:

Project Applicant Address: 4080 LEMON ST. 9TH FLOOR RIVERSIDE, CA 92501

Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

- Environmental Impact Report \$850.00
  - Negative Declaration
  - Application Fee Water Diversion (State Water Resources Control Board Only)
  - Project Subject to Certified Regulatory Programs
  - County Administration Fee \$64.00
    - Project that is exempt from fees (DeMinimis Exemption)
    - Project that is exempt from fees (Notice of Exemption)
- Total Received** \$914.00

*C. [Signature]*

Signature and title of person receiving payment:

Notes:

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0318520

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: COUNTY OF RIVERSIDE - TLMA  
paid by: JV 0000576128 \$914.00  
paid towards: CFG02705 CALIF FISH & GAME: EIR  
FISH & GAME FOR EIR00441 (GPA00618)  
at parcel #:  
appl type: CFG2

By \_\_\_\_\_ Oct 01, 2003 12:57  
ADANELYA posting date Oct 01, 2003

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$850.00
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1111521

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: STONE STAR RIVERSIDE LLC \$64.00  
paid by: CK 1226  
paid towards: CFG05862 CALIF FISH & GAME: DOC FEE  
CA FISH AND GAME FEE FOR CZ07768  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Dec 19, 2011 16:43  
MGARDNER posting date Dec 19, 2011

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)