

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

DATE: March 31, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.-Industrial Hygiene
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Landscape
Archeology
Riv. Transit Agency
Riv. Sheriffs Dept.

Riv. Waste Management Dept.
Valley-Wide recreation & Parks
ALUC-John Guerin
French Valley Airport
Supervisor Stone
Commissioner Petty
City of Temecula
Temecula Valley Unified School Dist.
EMWD
SCE
Southern California Gas
EIC "Attachment A"

TENTATIVE TRACT MAP NO. 35161 – EA41909 – Applicant: Joseph Turley – Engineer/Representative: Hunsaker & Associates, Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Southeasterly corner of Thompson Road and Pourroy Road – 19.4 Gross Acres - Zoning: Specific Plan No. 286, Planning Area No. 34 (SP00286A5, PA 5) - **REQUEST:** The tentative tract map proposes a Schedule A subdivision of 19.4 gross acres into 54 single family residential lots with a minimum lot size of 7,200 square feet, one (1) lot for a detention basin, and three (3) open space lots for roadway landscape treatments. - APN(s): 964-010-001 - Related Cases: SP00286A5 – Concurrent Case: CZ07647

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on April 17, 2008.** All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Alisa Krizek**, Project Planner, at **(951) 955-9075** or email at akrizek@RCTLMA.org / **MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Valley-Wide Recreation & Park District
P.O. Box 907 • San Jacinto, CA 92581
(951) 654-1505 • Fax (951) 654-5279

ORDINANCE 460 – PARKLANDS

Tract No. 35161

1. Developer must **contact District regarding maintenance of detention basin with recreation elements and three (3) open space lots for roadway landscape treatments.**
2. Developer is required to ***pay park fees*** on all residential units.
3. The developer must ***annex to the French Valley Park and Landscape Maintenance District*** to fund the maintenance of streetscapes, parks and detention basins.
4. The ***Park District must approve all plans for landscape maintenance*** areas, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.
5. ***Conceptual drawings are required*** on all proposed areas for maintenance prior to annexing into the landscape maintenance district. Conceptual drawings must be approved prior to submittal of landscaping plans for plan check review.
6. ***Prior to installation, all fence and wall plans*** must first be approved by the Park District and all materials used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
7. ***Grading plans and storm drain plans*** for parks and detention basins must be approved by the Park District and all drainage used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside
8. ***The District will not accept parks smaller than 5 acres.*** Parkland must be usable land, not drainage basins, ditches or retention basins. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
9. All proposed ***playground structures*** must be visible from the street. Experience has shown that mini park areas located behind homes invite problems, i.e., hang-out areas for teens.
10. Maps with fewer than 500 lots should be reviewed with caution as to adjacent development, i.e., 316 lots plus a potential adjacent development may trigger the need for a park to be improved and dedicated to the Park District.


Samuel W. Goepf, General Manager


April 14, 2008




Department of **Public Health**
Riverside County Community Health Agency

Date: April 18, 2008

To: Alisa Krizek, Project Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502
Fax: (951) 955-3157

From: Steven T. Uhlman, REHS, CIH, JD 
Public Health Program Chief
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050
Fax: (951) 358-5443

Report written by: Steven D. Hinde, REHS, CIH 
Senior Industrial Hygienist

Project Reviewed: Tentative Tract No. 35161

Reference Number: 96453

Applicant: Joseph Turley
Hunsaker & Associates Irvine, Inc.
309 West Columbine Ave.
Santa Ana, CA 92707

Noise Consultant RK ENGINEERING GROUP, INC.
3991 MacArthur Blvd., Ste. 310
Newport Beach, CA 92660

Review Stage: First Review

Information Provided: "Tentative Tract 35161, Preliminary Acoustical Study, Riverside County, California." JN: 0022-07-01; dated October 1, 2007.



Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn Community Noise Exposure Level (CNEL).
3. The exterior noise level shall not exceed 65 Ldn (CNEL).

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 20,700 assumes Thompson Road and Pourroy Road (the County General Plan classifies Thompson Road and Pourroy Road as "Secondary" roadways) quoted from the Elsinore Area Plan Circulation, Figure 7, dated 10/07/03".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Secondary Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. The distance from the center assumes Thompson Road to the nearest building face is estimated to be 60 feet.
5. Modeling for assumes Thompson Road and Pourroy Road were done using a "hard site" assumption.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5

foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.

8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

With minor changes, the consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn.

Recommendations:

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Five foot high (noise barriers) masonry block walls shall be constructed along northern site boundary (**Thompson Road**) of lots 5, 8, 17, 18, 30 and 31 of T.T. 35161.

Five foot high (noise barriers) masonry block walls shall be constructed along western site boundary (**Pourroy Road**) of lots 4 and 5 of T.T. 35161.

Six-foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the western site boundary (**Pourroy Road**) of lots 1 to 3 & 54 of T.T. 35161.

(Height taken from page 5-2 & Exhibit C of the Acoustical Report, see attached map)

These walls shall be erected so that the top of each wall extends at least 5 to 6 feet (depending of location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 5 to 6 feet (depending on location) above the highest point between the homes and the road.

2. Our Department must receive, review and approve an acoustical report addressing indoor noise impacts. The exterior unmitigated impact (second stories) for Thompson Road and Pourroy Road is 69 Ldn and 70 Ldn respectively. Home design must be shown to Thompson Road and Pourroy Road.
3. The applicant shall fill out an acoustical review application form and pay review fees afterwards (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

Exhibit C Required Noise Mitigation Measures



Legend:

- = Required Noise Barrier Location
- X.X' = Minimum Noise Control Barrier height (in feet)
- = "Windows Closed" condition required mechanical fresh-air ventilation per UBC requirements
- = Change in Minimum Required Barrier Height



Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968
Phone: (951) 565-5000
Fax: (951) 565-5001

April 21, 2008

Alisa Krizek, Project Planner, Mail Stop 1070
County of Riverside Planning Department
County Building (9th Floor)
P. O. Box 1409
Riverside CA 92502-1409

SUBJECT: T-35161: Riverside Transit Agency (RTA) Request for Turnout

Thank you for the opportunity to provide input for transit facilities regarding Tract 35161. We appreciate your giving RTA a chance to comment on the project even though comments were requested by April 17th. Due to new service changes being implemented at our office, we fell behind in reviewing some of the various new development submittals from around the county.

T-35161 consists of 54 single family home lots and various utility parcels. The northern perimeter of the property is Thompson Rd, an arterial that will likely carry local-route RTA buses in the future. A transit route from southbound Washington, west on Thompson, south on Highway 79, and return, has been requested by local residents. This route is likely to be operating in 3 to 5 years. RTA would like to improve access to transit from T-35161 and surrounding properties by asking that the following bus stop and turnout be shown on revised plans and installed at the same time as the street improvements for Thompson:

- Installation of a standard RTA or County Transportation-designed turnout located along the eastbound side of Thompson Rd, more or less midway between the termini of "A" Street and "B" Street;
- RTA gratefully notes that T-35161 has been designed with safe and convenient pedestrian access from the cul-de-sacs out to Thompson Rd. Such access is very helpful in improving connectivity to transit.

If enough ridership is generated by this bus stop, RTA will install a passenger bench and shelter at a later date, if warranted.

If you need additional clarification or I can be of further assistance, please call me at (951) 565-5164 or contact me at mmccoy@riversidetransit.com.

Sincerely,

A handwritten signature in cursive script that reads "Michael McCoy".

Michael McCoy
Planner

The image is a technical site plan for a detention basin project. It features a grid of lots, with Lot 'A' at the bottom center containing a 'DETENTION BASIN'. Lot 'B' is to the left of Lot 'A', and Lot 'C' is to the right. The plan includes 'A' Street, 'B' Street, and 'GALLEANO AVENUE'. Key features include 'A' Street, 'B' Street, and 'GALLEANO AVENUE'. The plan includes numerous spot elevations, contour lines, and engineering notes such as '2.5' MAX RTWL' and 'CLR=400'. A handwritten note 'Bus Turnout' is visible near the top center. The plan also shows 'PEDESTRIAN ACCESS' points and a 'CREST OF SPILLWAY'.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

April 23, 2008

Alisa Krizek, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Tentative Tract Map (TR) No. 35161

Proposal: Divide 19.4 acres into 54 lots with a minimum lot size of 7,200 square feet, one (1) lot for a detention basin, and three (3) open space lots for roadway landscape treatments.

APN: 964-010-001

Dear Ms. Krizek:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located on the southeast corner of Thompson Road and Pourroy Road, in the Rancho California Zoning Area. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:

1. **Prior to the issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
2. **Prior to the issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

The project proponent should implement the following measures, as feasible:

Alisa Krizek, Project Planner
TR No. 35161
April 23, 2008
Page 2

1. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information contact the Household Hazardous Waste Collection Program at 1.800.304.2226.
2. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,



Mirtha Liedl, Planner

Enclosure: Initial Case Transmittal

PD #53037v2



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR

Simon Housman
Rancho Mirage

VICE CHAIRMAN

Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Melanie Fesmire
Indio

STAFF

Director
Ed Cooper

John Guerin
Brenda Ramirez
Sophia Nolasco
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

May 12, 2008

Alisa Krizek, Contract Planner
County of Riverside Planning Department
Riverside Office

MAIL STOP # 1070 (HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1022FV08

Related File: CZ07647 (Change of Zone) and TR35161 (Tentative Tract Map)

APN #: 964-010-001

Dear Ms. Krizek:

On May 8, 2008, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project consistent with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), subject to the following conditions.

CONDITIONS:

1. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
2. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either spillage of lumens or reflection into the sky, and shall comply with the provisions of Riverside County Ordinance No. 655.

Airport Land Use Commission

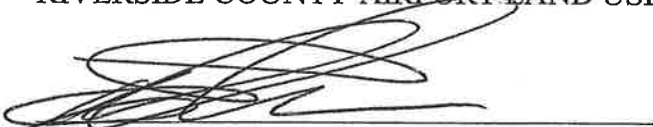
Page 2 of 2

3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.

If you have any questions, please contact Brenda Ramirez, ALUC Staff Planner, at (951) 955-0873.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Edward C. Cooper, Director

BR:bks

Attachment: Notice of Airport in Vicinity

cc: ALUC Staff
Martin and Mary Turley
Joseph, Mark, and Gregory Turley
Occupant, 36050 Pourroy Road
Hunsaker & Associates Irvine, Inc. – Attn.: Karina Faherty
Matt Straite, Contract Planner Supervisor
Riverside County EDA – Aviation Division (Attn.: Chad Davies)

Y:\ALUC\French Valley\ZAP1022FV08.ltr Consistent.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 12(A)



Legend

- Compatibility Zones**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
 - Height Review Overlay Zone
- Boundary Lines**
- Airport Influence Area Boundary
 - Airport Property Line
 - City Limits

Note

Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

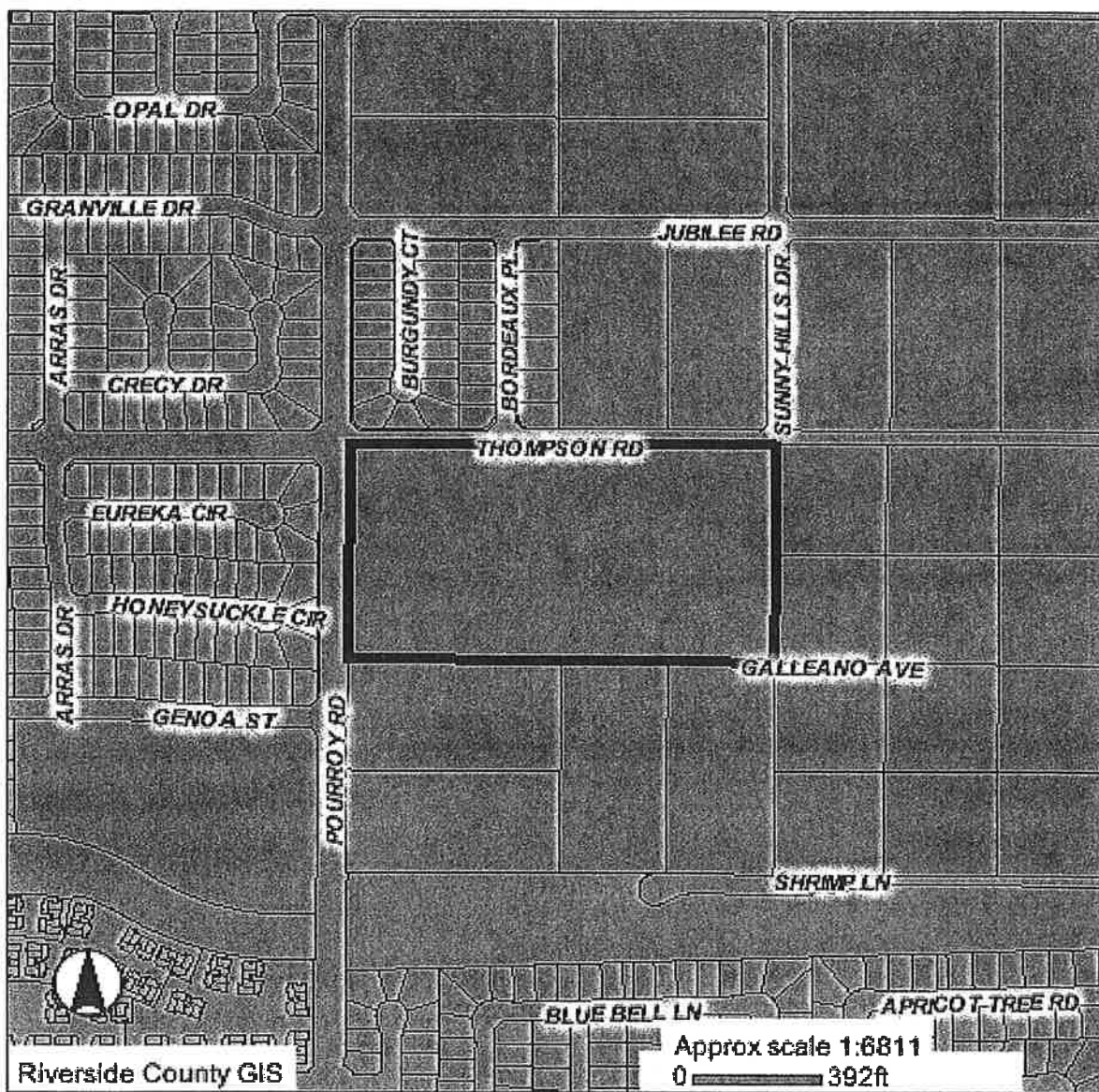
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
 Airport Land Use Commission
 Riverside County
Airport Land Use Compatibility Plan
 Policy Document
 (Adopted October 2007)

Map FV-1

Compatibility Map
 French Valley Airport

RIVERSIDE COUNTY GIS



Selected parcel(s):
964-010-001

AIRPORTS

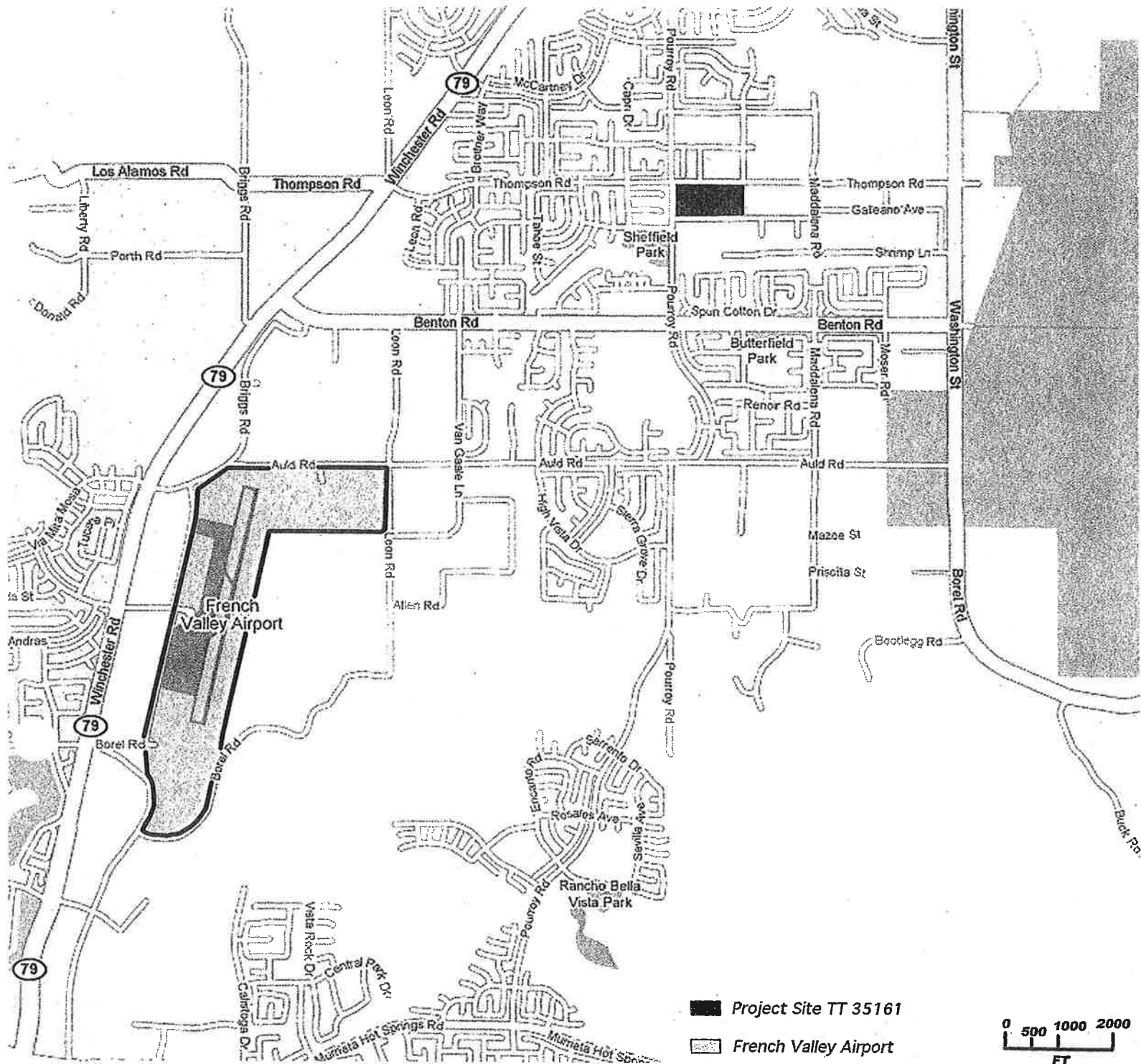
- | | | | |
|---|--|----------------------------------|---|
| <input type="checkbox"/> SELECTED PARCEL | <input type="checkbox"/> AIRPORT INFLUENCE AREAS | <input type="checkbox"/> PARCELS | <input type="checkbox"/> COMPATIBILITY ZONE D |
| <input type="checkbox"/> COMPATIBILITY ZONE E | | | |

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Fri Apr 04 17:36:29 2008

Standard Zone E



FRENCH VALLEY AIRPORT

TENTATIVE TRACT 35161

PREPARED BY:



HUNSAKER & ASSOCIATES

3 HUGHES IRVINE, CA 92618

(949) 583-1010

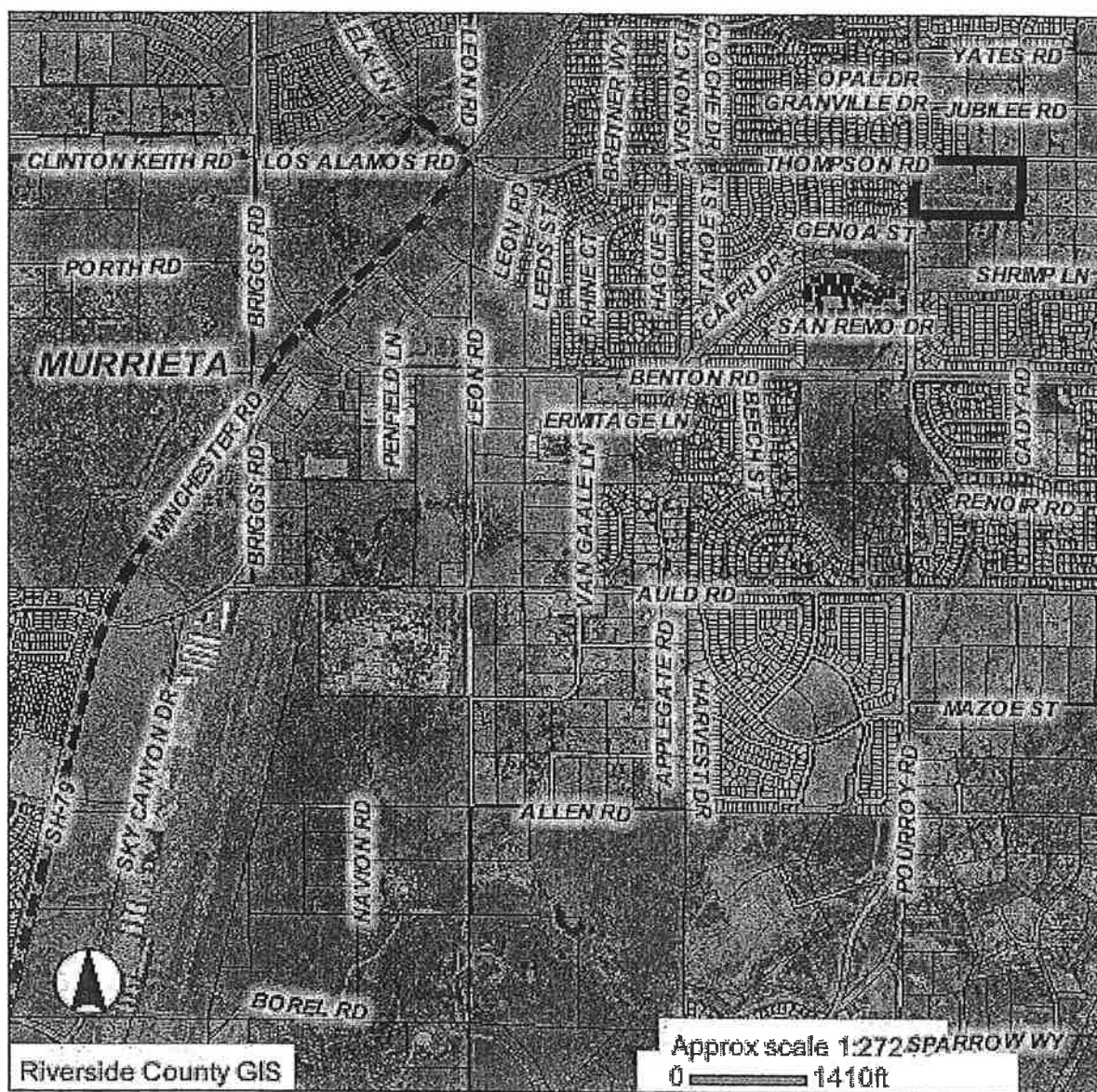
PREPARED FOR:

JOSEPH TURLEY

309 N. COLUMBINE AVE.

SANTA ANA, CA 92707

RIVERSIDE COUNTY GIS




Selected parcel(s):
964-010-001

LEGEND

 SELECTED PARCEL

 PARCELS

 PARKS,
NATIONAL FORESTS,
NATIONAL MONUMENTS

 CITY BOUNDARY

IMPORTANT

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RIVERSIDE COUNTY GIS



Selected parcel(s):
964-010-001

LEGEND

- ☒ SELECTED PARCEL
- ☐ PARCELS
- PARKS, NATIONAL FORESTS, NATIONAL MONUMENTS
- CITY BOUNDARY

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Mon Apr 14 14:24:46 2008

PARCEL 1 AND LOT C IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 6643, FILED IN BOOK 24, PAGE 58 OF PARCEL MAPS, RECORD OF SAID COUNTY 775, R2W, SECA.

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

VARIANCE OF ALLOWABLE =	3.7 DU/G	71.8 D/G
EE REDUCTION =	-0.3 DU/G	-8.5 D/G
WORKDAY ALLOWABLE =	3.4 DU/G	63.3 D/G
EE 31.81 D/G	7.8 DU/G	8.4 D/G

• POWER POLES 1' IN DIAMETER (TO BE REMOVED)

JOSEPH TURLEY
1009 WEST COLUMBIAN AVE.
SANTA ANA, CA 92707
APN 964-010-001

A technical diagram of a street layout, likely a plan view. It shows a grid of streets. A central horizontal street is labeled 'A' at both ends. To its right, a vertical street is labeled 'B' at the top and 'C' at the bottom. Further right, another vertical street is labeled 'D' at the top and 'E' at the bottom. The diagram includes various geometric lines, angles, and labels such as 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z' and 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z'.

LOT NO.	LAND USE	ACREAGE
1 - 24	RESIDENTIAL LOTS	1.13 AC.
2 - 2	WATER DETENTION BASIN	1.13 AC.
	LANDSCAPE DEVELOPMENT ZONE FOR FIGURE N-7	0.1 AC.
	PLANT NURSERY	
	PLANT NURSERY	
	PLANT NURSERY	
	ROAD	5.1 AC.
	TOTAL	

SEWER	ELECTRIC
SOUTHERN CALIFORNIA MUNICIPAL DISTRICT	SOUTHERN CALIFORNIA Edison
22270 THROCKMORTON ROAD	26100 REDFORD ROAD
IRVINE, CA 92610	IRVINE, CA 92615
GAS	TELEPHONE
SOUTHERN CALIFORNIA GAS COMPANY	1500 S. ANAHEIM STREET
242424 NALVIN COUNTY	IRVINE, CA 92643
IRVINE, CA 92602	
WATER	CABLE
IRVINE MUNICIPAL WATER DISTRICT	WEST GARDEN CABLEVISION
27200 N. MAIN ST. IRVINE	550 S. STREET

[illegible][illegible]

H&W

JOSEPH TURLEY
8 WEST COLUMBINE AVE.
SANTA ANA, CA 92707
(714) 241-1771

TUNSAKER & ASSOCIATES
R V I N E , I N C .
ANNING - BRICKBULD - SURVEYING
New Hope
(847) 582-9759 • FAX (848) 393-9970
Indio, CA 92518

[illegible]

6 ft

12 ft

N. & COURTOY ROAD

FOUNDATION SECTION
C.L. IN VALLEY SIDE SEE P. 2

Screencheck S.P./E.I.R.: 1st Screencheck, 3-91; 2nd Screencheck, 5-92; 3rd Screencheck, 01-93
Draft S.P./E.I.R.: June 1993
Proposed/Final S.P./E.I.R.: May 1995
Final S.P./E.I.R. Certified: April 29, 1997

WINCHESTER 1800

SPECIFIC PLAN NO. 286 & EIR NO. 374

Developed by:

WINCHESTER 1800 LANDOWNERS

3 Imperial Promenade, Suite 850
Santa Ana, California 92707

Prepared by:

T & B PLANNING CONSULTANTS, INC.

3242 Halladay, Suite 100
Santa Ana, California 92705
Contact Person: Barry Burnell
(714) 662-2774

In Association with:

The Keith Companies - Civil Engineers
Douglas Wood & Associates - Environmental Analysis
Pacific Soils Engineering, Inc. - Geotechnical
Robert Kahn, John Kain, & Associates - Traffic Analysis
HRP LanDesign - Landscape Architecture
The Levander Company - Fiscal Analysis
Richardson, Nagy, Martin - Architecture

April 29, 1997

Change of SP Zoning Ordinance Text within Specific Plan No. 286, County of Riverside

Amending Ordinance No. 348 Relating to Zoning

Amending the text of Specific Plan No. 286 (Winchester 1800)

The standards and uses permitted in Planning Area 34 shall be the same as those described in Section III: Specific Plan, Sub-section B: Planning Area Development Standards, No. 41. Planning Area 34: Medium Density Residential (7,200 s.f.).

This ordinance supersedes Ordinance No. 348.4177 as it applies to Planning Area 34 of Specific Plan No. 286.

41. Planning Area 34: Medium Density Residential (7,200 s.f.)

a. Descriptive Summary

Planning Area 34, as depicted in Figure III-30, provides for development of 35.2 acres devoted to Medium density residential uses. A maximum of 130 dwelling units are planned at a target density of 3.7 du/ac. Lot sizes will be a minimum of 7,200 square feet (density range 2-5 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.3789. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 34 shall be provided from Pourroy Road and Thompson Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Thompson Road and Pourroy Road.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Pourroy Road and the access into Planning Area 34.
- 4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 34 and adjacent uses to the south.
- 5) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential land uses in Planning Area 34 and adjacent off-site land uses.
- 6) Lots in Planning Area 34 sited adjacent to off-site low density residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') minimum lot width, as shown on Figure IV-10.
- 7) A roadway landscape treatment, as shown on Figure IV-7, is planned along Thompson Road and Pourroy Road.
- 8) Please refer to Section IV. for specific Design Guidelines and other related design criteria.

- 9) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans

III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Public Sites and Project Phasing Plan
III.A.8: Landscaping Plan

1 (2) The development standards for Planning Areas 2A, 2C, 20, 22, 25, 35A and
2 35B of Specific Plan No. 286 shall be the same as those standards identified in Article VIII,
3 Section 8.101 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same as
5 those requirements identified in Article VIII of Ordinance No. 348.

6 c. Planning Areas 3, 12B, 16A, 16B, 26A, 33 and 45.

7 (1) The uses permitted in Planning Areas 3, 12B, 16A, 16B, 26A, 33, and 45 of
8 Specific Plan No. 286 shall be the same as those uses permitted in Article VIII, Section
9 8.100 of Ordinance No. 348 except that uses permitted pursuant to Section 8.100.a.(1), (2),
10 and (6) and b.(1) shall not be permitted. In addition, the permitted uses identified under
11 Section 8.100.a. shall include public parks and trails.

12 (2) The development standards for Planning Areas 3, 12B, 16A, 16B, 26A, 33,
13 and 45 of Specific Plan No. 286 shall be the same as those standards identified in Article
14 VIII, Section 8.101 of Ordinance No. 348.

15 (3) Except as provided above, all other zoning requirements shall be the same as
16 those requirements identified in Article VIII of Ordinance No. 348.

17 d. Planning Areas 4, 27, and 34.

18 (1) The uses permitted in Planning Areas 4, 27, and 34 of Specific Plan No. 286
19 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
20 except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

21 (2) The development standards for Planning Areas 4, 27, and 34 of Specific Plan
22 No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of
23 Ordinance No. 348, except that the development standards set forth in Article VI, Section
24 6.2.e. and e.(3) and (4) shall be deleted and replaced by the following:

25 A. The minimum average width of that portion of a lot to be used as a
26 building site shall be one hundred feet (100') with a minimum average depth of one
27 hundred fifty feet (150').

28 B. The rear yard shall be not less than fifty feet (50').

1 C. Chimneys and fireplaces shall be allowed to encroach into side yards a
2 maximum of two feet (2'). No other structural encroachments shall be permitted in
3 the front, rear or side yard except as provided for in Section 18.19 of Ordinance No.
4 348.

5 (3) Except as provided above, all other zoning requirements shall be the same as
6 those requirements identified in Article VI of Ordinance No. 348.

7 e. Planning Areas 5A, 5B, 7, 9, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 32,
8 37, 38, and 44.

9 (1) The uses permitted in Planning Areas 5, 7, 9, 10B, 13A, 13B, 14A, 14B, 21A,
10 21B, 23, 24, 32, 37, 38, and 44 of Specific Plan No. 286 shall be the same as those uses
11 permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted
12 pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted. In addition, the permitted
13 uses identified under Section 6.1.a. shall also include public parks and public playgrounds.

14 (2) The development standards for Planning Areas 5, 7, 9, 10B, 13A, 13B, 14A,
15 14B, 21A, 21B, 23, 24, 32, 37, 38, and 44 of Specific Plan No. 286 shall be the same as those
16 standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the
17 development standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and
18 replaced by the following:

19 A. The rear yard shall be not less than twenty feet (20').

20 B. Chimneys and fireplaces shall be allowed to encroach into side yards a
21 maximum of two feet (2'). No other structural encroachments shall be permitted in
22 the front, rear or side yard except as provided for in Section 18.19 of Ordinance No.
23 348.

24 (3) Except as provided above, all other zoning requirements shall be the same as
25 those requirements identified in Article VI of Ordinance No. 348.

26 f. Planning Areas 6, 15, 26B, and 46.

27 (1) The uses permitted in Planning Areas 6, 15, 26B and 46 of Specific Plan No.
28 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.



August 5, 2008

Board of Directors

President

David J. Slawson

Vice President

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Anthony J. Pack

Director of the

Metropolitan Water

District of So. Calif.

Randy A. Record

Legal Counsel

Redwine and Sherrill

Riverside County
P.O. Box 1409
Riverside, CA 92502

Riverside County has requested EMWD to review and comment on TTM 35161.

EMWD requires beginning dialogue with the applicant at or before the tentative phase of a project, in order to assess the infrastructure needs. Accordingly, we offer to meet with developers/engineers for one initial due-diligence meeting, without requiring a deposit. This meeting is to review your project and determine potential service from EMWD. The objective is to provide a forum to resolve any questions about our development process and help to determine if there are any potential issues that may exist in the area concerning EMWD facilities (water, sewer or recycled water). No improvement plans will be accepted until this pre-project phase is completed and an EMWD Plan of Service has been approved.

In an ongoing effort to develop a dependable and reliable water supply for its customers, EMWD's goal is to maximize the use of recycled water, for landscape demands. All projects that include landscaped areas are carefully considered for recycled water use. This process needs to begin early to avoid unnecessary delays.

In order to set up a Due Diligence meeting we need:

- 1- A completed Due Diligence questionnaire.
- 2- Your proposed agenda for the due-diligence meeting
- 3- Location Map
- 4- Proposed development plan layout if available (hard copy and JPEG format)

I encourage developers/engineers to become familiar with EMWD New Development processes, while designing your project. They have been developed over many years and serve a great importance as they can prevent complications and save time. More information can be found at http://www.emwd.org/new_biz/new-biz-dev.html

If at any point in time there are questions or concerns, please do not hesitate to contact me. If I can not help, I will get you to someone who can.

Sincerely,

Linda H. Petersen

Development Coordinator ex. 4310

Petersel@emwd.org

CC Joseph Turley
309 West Columbine Ave.
Santa Ana, CA 92707



VALLEY-WIDE RECREATION & PARK DISTRICT

P.O. Box 907 • 901 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

BOARD OF DIRECTORS

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Director

Jeffrey R. Leatherman
General Manager

March 18, 2010

Riverside County Planning Department
Attn: Kinika Hesterly
P.O. Box 1409
Riverside, CA 92502-1409

Re: Notice of Public Hearing – Tract No. 35161

Dear Ms. Hesterly:

Valley-Wide Recreation and Park District is in receipt of the Notice of Public Hearing for the above referenced project and has the following comments:

1. Developer must **contact District regarding maintenance of detention basin with recreation elements and three (3) open space lots for roadway landscape treatments.**
2. Developer is required to **pay park fees** on all residential units.
3. The developer must **annex to the French Valley Park and Landscape Maintenance District** to fund the maintenance of streetscapes, parks and detention basins.
4. The **Park District must approve all plans for landscape maintenance** areas, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.
5. **Conceptual drawings are required** on all proposed areas for maintenance prior to annexing into the landscape maintenance district. Conceptual drawings must be approved prior to submittal of landscaping plans for plan check review.
6. **Prior to installation, all fence and wall plans** must first be approved by the Park District and all materials used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
7. **Grading plans and storm drain plans** for parks and detention basins must be approved by the Park District and all drainage used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside
8. **The District will not accept parks smaller than 5 acres.** Parkland must be usable land, not drainage basins, ditches or retention basins. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.

Kinika Hesterly

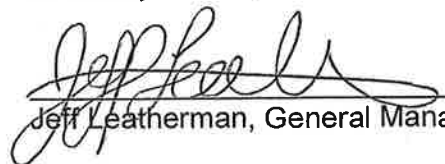
Re: Notice of Public Hearing – Tract No. 35161

March 18, 2010

Page 2

9. All proposed **playground structures** must be visible from the street. Experience has shown that mini park areas located behind homes invite problems, i.e., hang-out areas for teens.
10. Maps with fewer than 500 lots should be reviewed with caution as to adjacent development, i.e., 316 lots plus a potential adjacent development may trigger the need for a park to be improved and dedicated to the Park District.

Sincerely,



Jeff Leatherman, General Manager

7010

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 35161 DATE SUBMITTED: 3/14/08

APPLICATION INFORMATION

Applicant's Name: Joseph Turley
c/o Martin Turley E-Mail: _____

Mailing Address: 309 West Columbine Avenue
Santa Ana CA 92707
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____
Hunsaker & Associates Irvine, Inc.

Engineer/Representative's Name: _____ E-Mail: kfaherty@hunsaker.com

Mailing Address: 3 Hughes
Irvine CA 92618
City State ZIP

Daytime Phone No: (949) 458-5450 Fax No: (949) 465-1150
Joseph Turley

Property Owner's Name: c/o Martin Turley E-Mail: _____

Mailing Address: 309 West Columbine Avenue
Santa Ana CA 92707
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157
Form 295-1011 (08/27/07)

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

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

Ea 41909

CF G 05257

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

JOSEPH TURLEY

PRINTED NAME OF APPLICANT

Joseph Turley

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

JOSEPH TURLEY

PRINTED NAME OF PROPERTY OWNER(S)

Joseph Turley

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-010-001

Section: 4 Township: 7S Range: 2W

Approximate Gross Acreage: 20± acres

General location (cross streets, etc.): North of Galleano Avenue, South of Thompson Road, East of Pourroy Road, West of Sunny Hills Road, Logical extension of

Thomas Brothers map, edition year, page number, and coordinates: Page 899, E7
2005 Riverside County Ed.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Proposed schedule "A" subdivision to divide 20± acres to create 54 single
family residential lots (minimum 7,200 SF) and including 1 water detention basin.

Related cases filed in conjunction with this request:

Type 2 Change of zoning ordinance text only within Specific Plan No. 286.

Is there a previous development application filed on the same site: Yes ☐ No ☐

If yes, provide Case No(s). Specific Plan No. 286 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide a copy: Bio, archaeological, geotechnical
acoustical, Phase I, Hydrology Analysis
WQMP

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes ☒ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☒ * No ☐

How much grading is proposed for the project site? * Maximum proposed slope = 2:1
highest proposed slope = 12 feet
(Please see Lot 46)

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes ☐ No ☒

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export?

N/A

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 498,437 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☐

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land ☐ Pay Quimby fees ☐ Combination of both ☐

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes ☐ No ☐

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Does the subdivision exceed more than one acre in area? Yes ☒ No ☐

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

☐ Santa Ana River

☒ Santa Margarita River

☐ San Jacinto River

☐ Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☐ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____

Owner/Representative (2) _____ Date _____

1010

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☐ **Standard Change of Zone**

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207647 DATE SUBMITTED: 3/14/08

APPLICATION INFORMATION

Applicant's Name: Joseph Turley
c/o Martin Turley E-Mail: _____

Mailing Address: 309 West Columbine Avenue
Santa Ana CA 92707
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Engineer/Representative's Name: Hunsaker & Associates Irvine, Inc. E-Mail: Kfaherty@hunsaker.com

Mailing Address: 3 Hughes
Irvine CA 92618
City State ZIP

Daytime Phone No: (949) 458-5450 Fax No: (949) 465-1150

Property Owner's Name: Joseph Turley
c/o Martin Turley E-Mail: _____

Mailing Address: 309 West Columbine Avenue
Santa Ana CA 92707
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

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

Riverside Office • 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157
rm 295-1071 (09/14/07)

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

Murrieta Office • 39493 Los Alamos Road
Murrieta, California 92563
• Fax (951) 600-6145

Ea 41909

CFG 05257

APPLICATION FOR CHANGE OF ZONE

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PRINTED NAME OF APPLICANT

JOSEPH TURLEY
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

SIGNATURE OF APPLICANT



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

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

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 964-010-001

Section: 4 Township: 7S Range: 2W

Approximate Gross Acreage: 20± acres

General location (nearby or cross streets): North of Galleano Avenue, South of Thompson Road, East of Pourroy Road, West of Sunny Hills Road.
Logical extension of

Thomas Brothers map, edition year, page number, and coordinates: Page 899, E7
2005 Riverside County Ed.

APPLICATION FOR CHANGE OF ZONE

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

Existing and proposed zoning = SP Specific Plan No. 286 Winchester

1800. Proposed Type 2 change of zoning ordinance text only regarding planning
area 34. Please see attached text.

Related cases filed in conjunction with this request:

Tentative Tract No. 35161

PAR 00983 - Related case

March 2, 2010

RE: Legal Notice
PLANNING COMMISSION HEARING

ATTN: Legals Department

Attached, please find a notice of public hearing to appear one time only in the Californian on Thursday March 18, 2010 in order to comply with County ordinance.

Please compose this legal advertisement without any indentations, and the composed copy should fill a complete block inch.

Kindly furnish our office with the affidavits of publication in duplicate and your bill in triplicate. Should you have any questions, please contact Chantell M. Griffin at (951) 955-3251.

Regards,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director

Chantell M. Griffin, Planning Commission Secretary
cgriffin@rctlma.org.

Attached: Legal ad(s)

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County d Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

TENTATIVE TRACT MAP NO. 35161 / CHANGE OF ZONE NO. 7647 / SPECIFIC PLAN NO. 286, SUBSTANTIAL CONFORMANCE NO. 2 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Joseph Turley – Engineer/Representative: Hunsaker & Associates, Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) – Location: Southeasterly corner of Thompson Road and Pourroy Road – 19.4 Gross Acres - Zoning: Specific Plan No. 286, Planning Area No. 34 (SP00286A5, PA 34) - **REQUEST:** The Tentative Tract Map is a Schedule A subdivision of 19.4 gross acres into 51 single family residential lots with a minimum lot size of 7,200 square feet, one (1) lot for a detention basin, and one (1) open space lot for roadway landscape treatments. The Change of Zone proposes to change the text of the zoning ordinance in the Specific Plan to revise the zoning ordinance standards for Planning Area 34 so that it is not subject to the 50' rear yard setback, but is instead required to have a 20' yard setback except where adjacent to low density residential uses. The specific plan substantial conformance proposes to change the Specific Plan to reflect the text change of the ordinance as a result of the change of zone- APN: 964-010-001. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: April 7, 2010
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 Project Planner, Kinika Hesterly, at 951-955-1888 or e-mail khesterl@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or 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 you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence 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: Kinika Hesterly
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/22/2010.

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

APN (s) or case numbers TR35161 / CZ07647 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

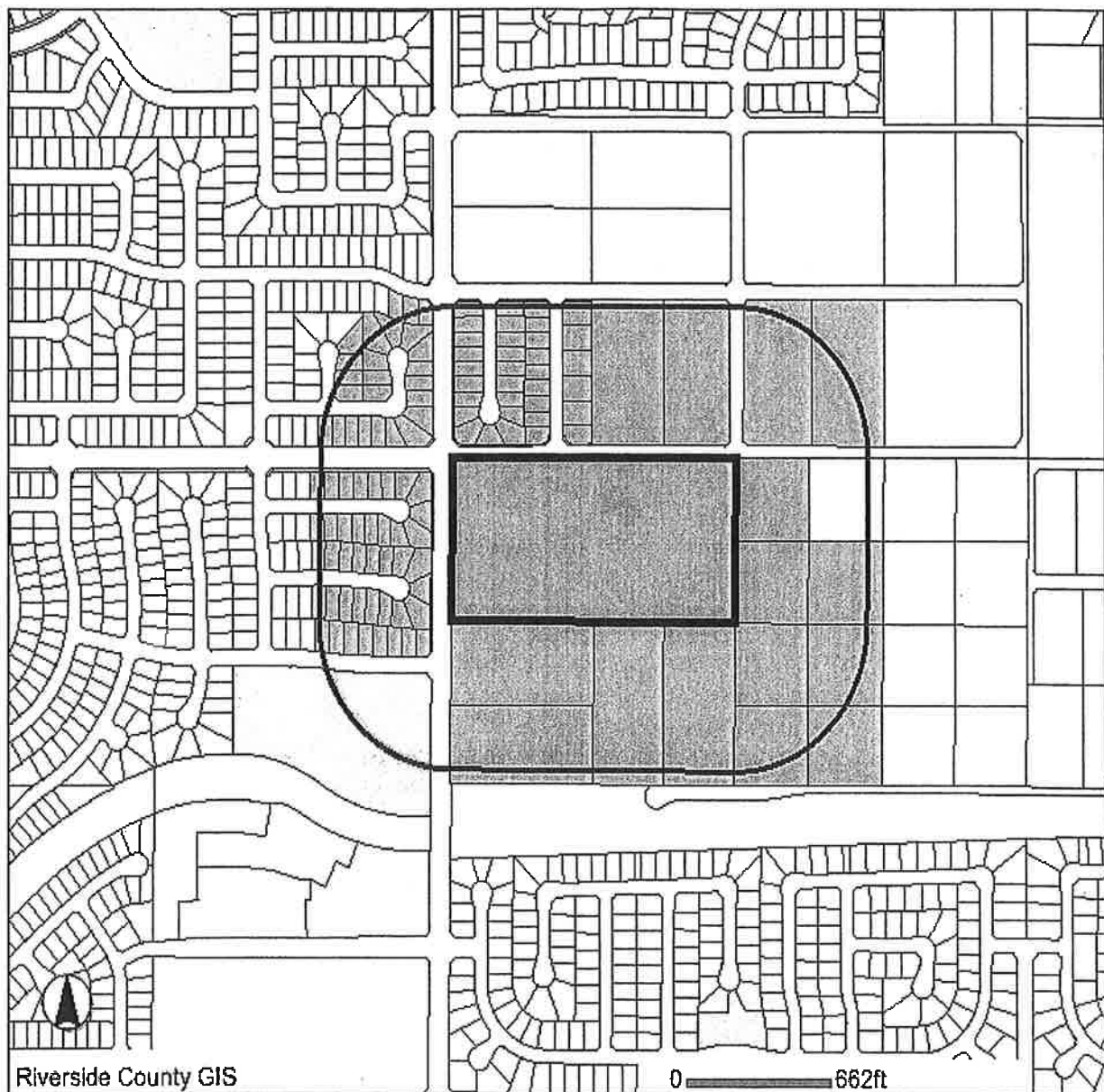
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 2/22/10 
Express: 2/22/10

600 feet buffer



Selected parcel(s):

476-290-005	476-290-006	476-290-007	476-290-008	476-310-001	476-310-002	476-310-003
476-310-004	476-310-005	476-310-006	476-310-007	476-310-008	476-310-009	476-310-010
476-310-011	476-310-012	476-310-013	476-310-014	476-310-015	476-310-016	476-310-017
476-310-018	476-310-019	476-310-020	476-310-021	476-310-022	476-310-023	476-310-024
476-310-025	476-310-026	476-310-027	476-310-028	476-310-029	476-311-001	476-311-002
476-311-003	476-311-004	476-311-005	476-311-006	480-433-005	480-433-006	480-433-007
480-433-008	480-433-009	480-433-010	480-433-011	480-433-012	480-433-013	480-433-014
480-433-015	480-433-016	480-433-017	480-433-018	480-433-019	480-433-020	480-433-021
480-433-022	480-433-023	480-433-024	480-433-025	480-433-026	480-433-047	480-433-048
480-433-049	480-433-051	963-280-004	963-280-005	963-280-006	963-280-007	963-280-008
963-280-009	963-280-010	963-280-011	963-280-012	963-280-013	963-280-014	963-280-015
963-280-016	963-280-017	963-280-018	963-280-019	963-280-020	963-280-027	963-280-028
963-280-029	963-280-030	963-280-031	963-280-032	963-280-033	963-280-034	963-280-035
963-280-036	963-280-037	963-280-038	963-280-039	963-280-040	963-280-041	963-280-042
963-280-043	963-280-050	963-280-051	963-280-052	963-280-053	963-280-054	963-280-055
963-280-056	963-280-057	963-280-058	964-010-001	964-010-002	964-010-003	964-010-004
964-010-005	964-010-006	964-010-008	964-010-009	964-010-011	964-010-012	964-010-013

964-010-014

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...02/18/2010

APN: 476290005 ASMT: 476290005
AMER REAL ESTATE & INV CO INC
C/O JACK AMER
1945 PALO VERDE NO 209
LONG BEACH CA 90815

APN: 476290007 ASMT: 476290007
JENNIE SIN MING TANG
ANDREW G PETERS
31990 ODYSSEY DR
WINCHESTER CA 92596

APN: 476310001 ASMT: 476310001
ESTEBAN ROCHA
MARIA JUANA ROCHA
27647 MANGROVE ST
MURRIETA CA 92563

APN: 476310003 ASMT: 476310003
EMMA H ESTRADA
390 MONTCLAIR ST
CHULA VISTA CA 91911

APN: 476310005 ASMT: 476310005
GREGORY L JONES
DAVINA JONES
35925 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310007 ASMT: 476310007
CLARA M BROWN
10037 DUNBAR LN
EL CAJON CA 92021

APN: 476310009 ASMT: 476310009
MICHAEL ORME
LORA ORME
35973 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476290006 ASMT: 476290006
LEACH STANLEY & CAROLYN LIVING TRUST
MELISSA M LEACH
C/O STANLEY R LEACH
35925 SUNNYHILL
WINCHESTER CA 92596

APN: 476290008 ASMT: 476290008
ROBERT A BLACK
SUSAN J BLACK
32350 THOMPSON
WINCHESTER CA 92596

APN: 476310002 ASMT: 476310002
FERNANDO YANEZ
35 COUNTRY CLUB CIR
CHULA VISTA CA 91911

APN: 476310004 ASMT: 476310004
MIGUEL A TORRES
35913 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310006 ASMT: 476310006
BRANDON M MCCARROLL
NANCY A MCCARROLL
35937 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310008 ASMT: 476310008
CHRISTOPHER SORENSON
ESTHER SORENSON
35961 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310010 ASMT: 476310010
FAUSTINO G MARTINEZ
GABRIELA U MARTINEZ
35985 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310012 ASMT: 476310012
TDL INV
32823 TEMECULA PKY
TEMECULA CA 92592

APN: 476310014 ASMT: 476310014
YAPHET JONES
DONIVÉE JO RANDALL
35940 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310016 ASMT: 476310016
IZUCHUKWU B ONYIA
OBIAGELIAKU IZU ONYIA
35916 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310018 ASMT: 476310018
DAVID B NORTHUP
CHERYL L NORTHUP
35892 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310020 ASMT: 476310020
DONNA K JOHNSON
35883 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310022 ASMT: 476310022
SABRY BAKR
35907 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310024 ASMT: 476310024
SILVIA SEVILLANO
PETER DISANDRO
35931 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310025 ASMT: 476310025
HONG VAN MAI
LE THI MAI TRUONG
35943 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310027 ASMT: 476310027
DEUTSCHE BANK NATL TRUST CO
C/O CARRINGTON MORTGAGE SVCS
1610 E ST ANDREW STE B150
SANTA ANA CA 92705

APN: 476310029 ASMT: 476310029
JUBILEE WAY
32823 TEMECULA PKWY
TEMECULA CA 92592

APN: 476311002 ASMT: 476311002
MICHAEL A WALSH
SHAUNA L WALSH
35958 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476311004 ASMT: 476311004
AMR M ELKHAYAT
35922 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476311006 ASMT: 476311006
CITIBANK
2780 LAKE VISTA DR
LEWISVILLE TX 75067

APN: 480433006 ASMT: 480433006
JOHN LAWRENCE ARGUIMBAU
FRANCES ELAINE ARGUIMBAU
31915 CRECY DR
WINCHESTER CA. 92596

APN: 476310026 ASMT: 476310026
JOHN P ALARCON
VERONICA ALARCON
35955 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310028 ASMT: 476310028
FRANCISCO ESTEVEZ
SONYA MARIE SIPULT
35979 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476311001 ASMT: 476311001
BRIAN C DAVIS
35970 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476311003 ASMT: 476311003
BRUCE HARLACHER
35934 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476311005 ASMT: 476311005
ROBERT H KLOMBIES
MARY E ROUBIDOUX
35898 BORDEAUX PL
WINCHESTER CA. 92596

APN: 480433005 ASMT: 480433005
NICOLE VASQUEZ
31903 CRECY DR
WINCHESTER CA. 92596

APN: 480433007 ASMT: 480433007
RONNIE WRIGHT
DIVINIA WRIGHT
31927 CRECY DR
WINCHESTER CA. 92596

APN: 480433008 ASMT: 480433008
JAY BUNCH
KIMBERLE BUNCH
34621 SAGEBRUSH LN
WINCHESTER CA 92596

APN: 480433010 ASMT: 480433010
TOBIN T WHITT
KIMBERLY L WHITT
3468 E VICTORIA DR
ALPINE CA 91901

APN: 480433012 ASMT: 480433012
CHANCY DEL BAINUM
MICHELLE ANNE BAINUM
36434 WISHING WELL CT
WINCHESTER CA 92596

APN: 480433014 ASMT: 480433014
BRISIA MOHILL
ALAN L MOHILL
31979 CRECY DR
WINCHESTER CA. 92596

APN: 480433016 ASMT: 480433016
ISMAEL AVILA
CAROL C AVILA
31995 CRECY DR
WINCHESTER CA. 92596

APN: 480433018 ASMT: 480433018
LINDA J KISH
31994 CRECY DR
WINCHESTER CA. 92596

APN: 480433020 ASMT: 480433020
DOUGLAS WOLF
ERILYN WOLF
31986 CRECY DR
WINCHESTER CA. 92596

APN: 480433009 ASMT: 480433009
STEVE SAWDEY
DEANNA SAWDEY
31951 CRECY DR
WINCHESTER CA. 92596

APN: 480433011 ASMT: 480433011
RYAN ELLIS
SHARON ELLIS
31959 CRECY DR
WINCHESTER CA. 92596

APN: 480433013 ASMT: 480433013
JEFF SCHEEVEL
TERRI SCHEEVEL
31967 CRECY DR
WINCHESTER CA. 92596

APN: 480433015 ASMT: 480433015
MARK R VIEROW
31991 CRECY DR
WINCHESTER CA. 92596

APN: 480433017 ASMT: 480433017
JEFFREY DOTY
31999 CRECY DR
WINCHESTER CA. 92596

APN: 480433019 ASMT: 480433019
MANUEL RIVERA
MARICELA RIVERA
31990 CRECY DR
WINCHESTER CA. 92596

APN: 480433021 ASMT: 480433021
JONATHAN Y HOSEE
EVELYN N HOSEE
31982 CRECY DR
WINCHESTER CA. 92596

APN: 480433022 ASMT: 480433022
PAUL STEGEMAN
31970 CRECY DR
WINCHESTER CA. 92596

APN: 480433024 ASMT: 480433024
STEVEN P MCKINSTER
PATRICIA A MCKINSTER
35926 NORD CT
WINCHESTER CA. 92596

APN: 480433026 ASMT: 480433026
ANA CHAVEZ
ABEL MORALES
C/O ABEL MORALES
35902 NORD CT
WINCHESTER CA. 92596

APN: 480433048 ASMT: 480433048
CHARLES J NEUMANN
MARY SUE NEUMANN
31981 GRANVILLE DR
WINCHESTER CA. 92596

APN: 480433051 ASMT: 480433051
FRENCH VALLEY III LANDSCAPE MAINT ASSN
C/O CHIEF LEGAL OFFICER
10670 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

APN: 963280005 ASMT: 963280005
ENTRUST ADMINISTRATION INC
STANLEY A HUTCHINSON
KIMBERLY A HUTCHINSON
555 12TH ST STE 212
OAKLAND CA 94607

APN: 963280007 ASMT: 963280007
CHRISTOPHER FITZGERALD
WENDY FITZGERALD
LAWERNCE FITZGERALD
31930 EUREKA CIR
WINCHESTER CA. 92596

APN: 480433023 ASMT: 480433023
DONNA MUSSATTO
DEBBY GARMON
35938 NORD CT
WINCHESTER CA. 92596

APN: 480433025 ASMT: 480433025
BLAKE PICKERING
HEIDI PICKERING
51 SIENNA RIDGE
MISSION VIEJO CA 92692

APN: 480433047 ASMT: 480433047
STEPHEN E BALAZS
JANELLE R BALAZS
31969 GRANVILLE DR
WINCHESTER CA. 92596

APN: 480433049 ASMT: 480433049
GEORGIA MCFADDEN
31993 GRANVILLE DR
WINCHESTER CA. 92596

APN: 963280004 ASMT: 963280004
MICHAEL J GREGG
31894 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280006 ASMT: 963280006
CHRISTINE M GATES HARGETT
P O BOX 890656
TEMECULA CA 92589

APN: 963280008 ASMT: 963280008
HIEN DINH PHAM
HA THANH NGUYEN
C/O HA THANH NGUYEN
2701 S 7TH ST
PHILADELPHIA PA 19148

APN: 963280009 ASMT: 963280009
CLELIA I FLESHER
26648 LORE HEIGHTS CT
HEMET CA 92544

APN: 963280011 ASMT: 963280011
MARK P PAUL
NORMA M PAUL
31978 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280013 ASMT: 963280013
THOMAS REDDEKOPP
CYNTHIA R REDDEKOPP
31989 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280015 ASMT: 963280015
VILMARY HUNCK
TORY HUNCK
31965 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280017 ASMT: 963280017
RICHARD J BERNOTAS
31941 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280019 ASMT: 963280019
LYN SHULL
P O BOX 335
TEMECULA CA 92593

APN: 963280027 ASMT: 963280027
PAUL I KAWANO
TOSHIKO N KAWANO
14412 WHARTON PARK TR
AUSTIN TX 78717

APN: 963280010 ASMT: 963280010
ROBERT L STEVENS
LOURDES R STEVENS
31966 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280012 ASMT: 963280012
STEPHEN P MANGUM
ANNE MANGUM
31990 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280014 ASMT: 963280014
BOBBY PAIGE
ELAINE PAIGE
31977 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280016 ASMT: 963280016
GREGORY L WILDMAN
CAROL A WILDMAN
31953 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280018 ASMT: 963280018
GEORGE CHAPJIAN
ZOVINAR CHAPJIAN
2668 SUNNYDALE DR
DUARTE CA 91010

APN: 963280020 ASMT: 963280020
FRANCES L PEREZ
31905 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280028 ASMT: 963280028
TODD ANGELI
DAVINA CRESPO
1457 E THORNTON AVE
GILBERT AZ 85296

APN: 963280029 ASMT: 963280029
TRENTON KNUDSEN
MONICA KNUDSEN
31920 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280031 ASMT: 963280031
HECTOR CASTILLO
PAULINE CASTILLO
31944 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280033 ASMT: 963280033
STEVE ROSE
ISABEL ROSE
31968 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280035 ASMT: 963280035
RAYMOND C POULIN
TINA TRUJILLO
31992 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280037 ASMT: 963280037
RYAN M TURNUPSEED
PATRICIA TURNUPSEED
31973 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280039 ASMT: 963280039
BRIAN HUPPI
BERNADETTE HUPPI
31949 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280041 ASMT: 963280041
PEDRO SILVA
31925 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280030 ASMT: 963280030
ERNIE O ENRIQUEZ
AMBER J WILLIAMS
31932 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280032 ASMT: 963280032
HARCHARD SEKHON
SURINDER SEKHON
31956 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280034 ASMT: 963280034
ROBERT D HARDEN
LATOYA S VANN
31980 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280036 ASMT: 963280036
BRENDA A GEMMELL
31985 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280038 ASMT: 963280038
MICHAEL DUDAS
HEATHER DUDAS
31961 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280040 ASMT: 963280040
DAVID M BERNAL
JUDY J BERNAL
31937 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280042 ASMT: 963280042
WILLIAM M GIORGI
MIA GIORGI
31913 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280043 ASMT: 963280043
LISA C DELPIZZO
DARIN DELPIZZO
31901 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280051 ASMT: 963280051
FRANCISCO JEFFREY SANCHEZ
31922 GENOA ST
WINCHESTER CA. 92596

APN: 963280053 ASMT: 963280053
JUAN ESCOBEDO
LUCINDA ESCOBEDO
31946 GENOA ST
WINCHESTER CA. 92596

APN: 963280055 ASMT: 963280055
TROY G JUDD
ANNE A JUDD
31970 GENOA ST
WINCHESTER CA. 92596

APN: 963280057 ASMT: 963280057
EDDIE BANUELOS
JASMINE BANUELOS
31994 GENOA ST
WINCHESTER CA. 92596

APN: 964010001 ASMT: 964010001
MARK ANTHONY TURLEY
GREGORY JOHN TURLEY
C/O JOSEPH PATRICK TURLEY
309 W COLUMBINE ST
SANTA ANA CA 92707

APN: 964010003 ASMT: 964010003
KRISTINA ELLEN SEYMOUR
36220 POURROY RD
WINCHESTER CA. 92596

APN: 963280050 ASMT: 963280050
GARRY CAMERON
VICTORIA T CAMERON
31910 GENOA ST
WINCHESTER CA. 92596

APN: 963280052 ASMT: 963280052
VICTORIA MARIE GARCIA
31934 GENOA ST
WINCHESTER CA. 92596

APN: 963280054 ASMT: 963280054
CHARLES OJEDA
EVELYN OJEDA
31958 GENOA ST
WINCHESTER CA. 92596

APN: 963280056 ASMT: 963280056
RUSSELL BROWN
31982 GENOA ST
WINCHESTER CA. 92596

APN: 963280058 ASMT: 963280058
VALLEY WIDE RECREATION & PARK DIST
P O BOX 907
SAN JACINTO CA 92581

APN: 964010002 ASMT: 964010002
JOAN M THACKER
36150 POURROY RD
WINCHESTER CA. 92596

APN: 964010004 ASMT: 964010004
WAYNE M FLEMINGTON
P O BOX 890202
TEMECULA CA 92589

APN: 964010005 ASMT: 964010005
GERALDINE MILKOVITS
36140 POURROY RD
WINCHESTER CA. 92596

APN: 964010008 ASMT: 964010008
ANTONIO C MARTINEZ
LISA M MARTINEZ
32310 GALLEANO ST
WINCHESTER CA. 92596

APN: 964010011 ASMT: 964010011
ROSE MARIE NOWAK
32315 GALLEANO RD
WINCHESTER CA. 92596

APN: 964010013 ASMT: 964010013
RICHARD CABRERA
32302 SHRIMP LN
WINCHESTER CA. 92596

APN: 964010006 ASMT: 964010006
FRANK TURLEY
MARIE TURLEY
1373 N MILLER ST
ANAHEIM CA 92808

APN: 964010009 ASMT: 964010009
RICHARD R COLBURN
JAN A COLBURN
42107 PASEO RAYO DEL SOL
TEMECULA CA 92591

APN: 964010012 ASMT: 964010012
KENNETH W THACKER
JEANIE M THACKER
32285 GALLEANO AVE
WINCHESTER CA. 92596

APN: 964010014 ASMT: 964010014
MICHAEL MAYFIELD
ANDREA MAYFIELD
32330 SHRIMP LN
WINCHESTER CA. 92596



ATTN: Gary Thornbill
City of Temecula
43200 Business Park Dr.
Box 9033
Temecula, CA 92589-9033

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

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

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

ATTN: General Manager
French Valley Airport
37552 Winchester Rd.
Murrieta, CA 92563

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

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

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

Applicant/Owner:
Joseph Turley
309 West Columbine Ave.
Santa Ana, CA 92707

Applicant/Owner:
Joseph Turley
309 West Columbine Ave.
Santa Ana, CA 92707

Eng-Rep:
Hunsaker & Associates Irvine, Inc.
Attn: Karina Faherty
3 Hughes
Irvine, CA 92618

Eng-Rep:
Hunsaker & Associates Irvine, Inc.
Attn: Karina Faherty
3 Hughes
Irvine, CA 92618





OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 8, 2010

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
VIA FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: TTM 35161; ZC 7647; SP 286; SUBSTANTIAL
CONFORMANCE NO. 2

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday,
June 11, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE
PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PE Legals [legals@pe.com]
Sent: Tuesday, June 08, 2010 10:37 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7647 TTM 35161 SP 286

Received for publication on June 11

Thank You! ~Maria G. Tinajero ▪ The Press Enterprise Legal Adv. ▪ 1.800.880.0345 (Phone) ▪ 951.368.9018 (fax) ▪ Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, June 08, 2010 10:16 AM
To: PE Legals
Subject: FOR PUBLICATION: ZC 7647 TTM 35161 SP 286

Good Morning! Attached is a Notice of Public Hearing, for publication on Friday, June 11, 2010. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 8, 2010

THE CALIFORNIAN
ATTN: LEGALS
28765 SINGLE OAK DR., STE. 100
TEMECULA, CA 92590

E-MAIL: tswenson@nctimes.com
VIA FAX: (951) 699-1467

RE: NOTICE OF PUBLIC HEARING: TTM 35161; ZC 7647; SP 286 SUBSTANTIAL
CONFORMANCE NO. 2

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Thank you in advance for your assistance and expertise.

Sincerely,

McGil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Tammi Swenson [TSwenson@nctimes.com]
Sent: Tuesday, June 08, 2010 11:55 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7647 TTM 35161 SP 286

Received....

Tammi Swenson
Legal Advertising Representative
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Riverside County: (951)676-4315 ext 2604
tswenson@nctimes.com

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, June 08, 2010 10:16 AM
To: Tammi Swenson
Subject: FOR PUBLICATION: ZC 7647 TTM 35161 SP 286

Good Morning! Attached is a Notice of Public Hearing, for publication on Friday, June 11, 2010. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE TRACT MAP AND SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. 2 IN THE RANCHO CALIFORNIA ZONING AREA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 22, 2010 at 1:30 P.M.** to consider the application submitted by Joseph Turley – Hunsaker & Associates, Inc. on **Change of Zone No. 7647**, which proposes to change the text of the zoning ordinance in the Specific Plan to revise the zoning ordinance standards for Planning Area 34 so that it is not subject to the 50' rear yard setback, but is instead required to have a 20' yard setback except where adjacent to low density residential uses, or such other zones as the Board may find appropriate; **Tentative Tract Map No. 35161, Schedule A**, which proposes to subdivide 19.4 gross acres into 51 single family residential lots with a minimum lot size of 7,200 square feet, one (1) lot for a detention basin, and one (1) open space lot for roadway landscape treatments; and, **Specific Plan No. 286 Substantial Conformance No. 2**, which proposes to change the Specific Plan to reflect the text change of the ordinance as a result of the change of zone ("the project"). The project is located southeasterly corner of Thompson Road and Pourroy Road in the Rancho California Zoning Area – Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41909**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL khesterl@rctlma.org.

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

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: June 8, 2010

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 8, 2010, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

TTM 35161 ZC 7647 SP 286 SUBSTANTIAL CONFORMANCE NO. 2

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: June 22, 2010 @ 1:30 PM

SIGNATURE: Mcgil DATE: June 8, 2010
Cecilia Gil

Gil, Cecilia

From: Marshall, Tammie [tmarshal@asrclkrec.com]
Sent: Tuesday, June 08, 2010 10:44 AM
To: Gil, Cecilia; Meyer, Mary Ann
Subject: RE: FOR POSTING: ZC 7647 TTM 35161 SP 286

Good Morning,

Document has been posted.

Thank you

Tammie

From: Gil, Cecilia
Sent: Tuesday, June 08, 2010 10:17 AM
To: Meyer, Mary Ann
Cc: Marshall, Tammie
Subject: FOR POSTING: ZC 7647 TTM 35161 SP 286

Hello! Mary Ann, can you please post and confirm? THANKS!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

CERTIFICATE OF MAILING

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

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 8, 2010, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

TTM 35161 ZC 7647 SP 286 SUBSTANTIAL CONFORMANCE NO. 2

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: June 22, 2010 @ 1:30 PM

SIGNATURE: Mcgil
Cecilia Gil

DATE: June 8, 2010

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/22/2010.

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

APN (s) or case numbers TR35161 / CZ07647 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

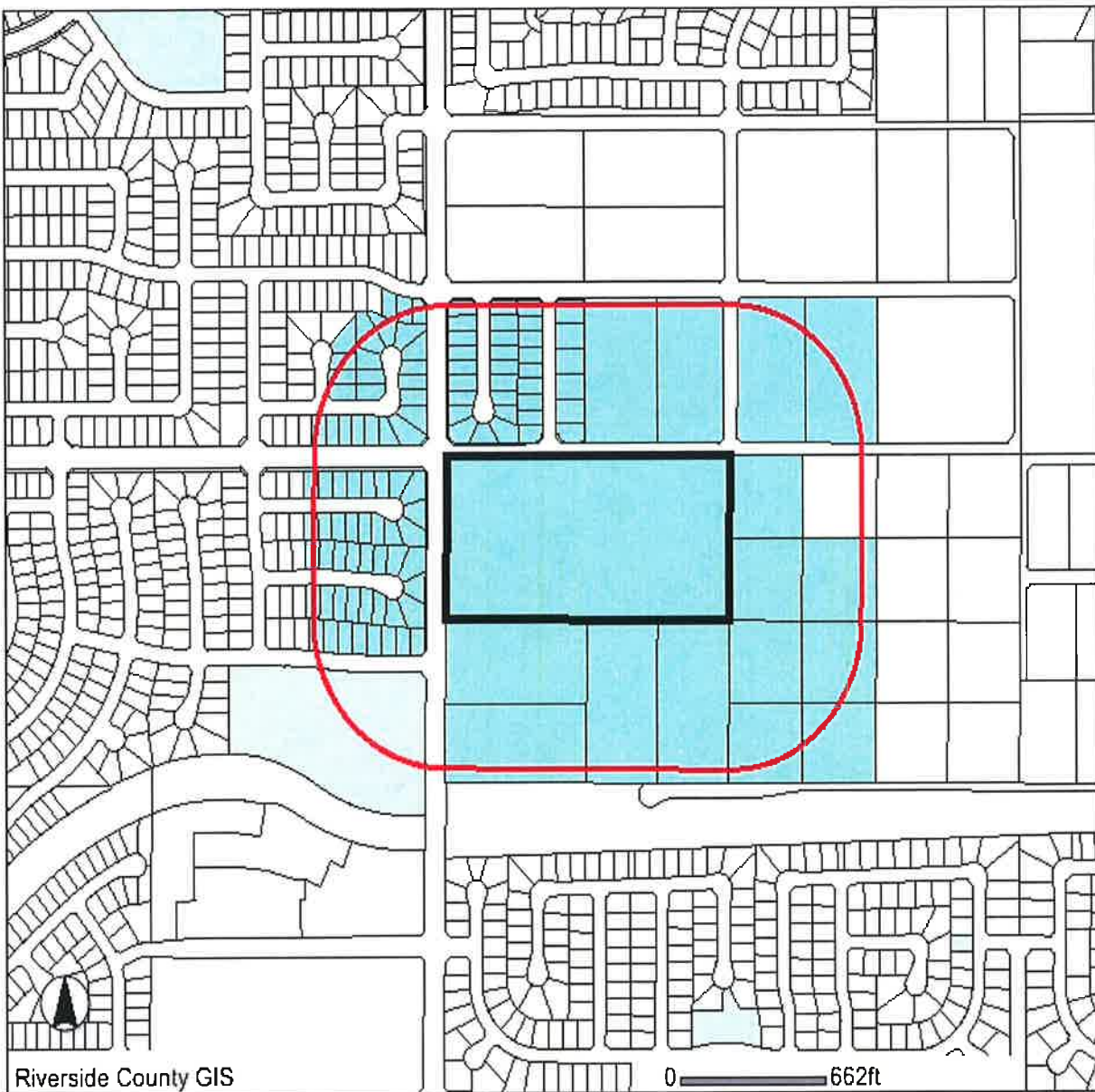
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 2/22/10 
Expires: 8/22/10

600 feet buffer



Selected parcel(s):

476-290-005	476-290-006	476-290-007	476-290-008	476-310-001	476-310-002	476-310-003
476-310-004	476-310-005	476-310-006	476-310-007	476-310-008	476-310-009	476-310-010
476-310-011	476-310-012	476-310-013	476-310-014	476-310-015	476-310-016	476-310-017
476-310-018	476-310-019	476-310-020	476-310-021	476-310-022	476-310-023	476-310-024
476-310-025	476-310-026	476-310-027	476-310-028	476-310-029	476-311-001	476-311-002
476-311-003	476-311-004	476-311-005	476-311-006	480-433-005	480-433-006	480-433-007
480-433-008	480-433-009	480-433-010	480-433-011	480-433-012	480-433-013	480-433-014
480-433-015	480-433-016	480-433-017	480-433-018	480-433-019	480-433-020	480-433-021
480-433-022	480-433-023	480-433-024	480-433-025	480-433-026	480-433-047	480-433-048
480-433-049	480-433-051	963-280-004	963-280-005	963-280-006	963-280-007	963-280-008
963-280-009	963-280-010	963-280-011	963-280-012	963-280-013	963-280-014	963-280-015
963-280-016	963-280-017	963-280-018	963-280-019	963-280-020	963-280-027	963-280-028
963-280-029	963-280-030	963-280-031	963-280-032	963-280-033	963-280-034	963-280-035
963-280-036	963-280-037	963-280-038	963-280-039	963-280-040	963-280-041	963-280-042
963-280-043	963-280-050	963-280-051	963-280-052	963-280-053	963-280-054	963-280-055
963-280-056	963-280-057	963-280-058	964-010-001	964-010-002	964-010-003	964-010-004
964-010-005	964-010-006	964-010-008	964-010-009	964-010-011	964-010-012	964-010-013

964-010-014

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...02/18/2010

APN: 476290005 ASMT: 476290005
AMER REAL ESTATE & INV CO INC
C/O JACK AMER
1945 PALO VERDE NO 209
LONG BEACH CA 90815

APN: 476290006 ASMT: 476290006
LEACH STANLEY & CAROLYN LIVING TRUST
MELISSA M LEACH
C/O STANLEY R LEACH
35925 SUNNYHILL
WINCHESTER CA 92596

APN: 476290007 ASMT: 476290007
JENNIE SIN MING TANG
ANDREW G PETERS
31990 ODYSSEY DR
WINCHESTER CA 92596

APN: 476290008 ASMT: 476290008
ROBERT A BLACK
SUSAN J BLACK
32350 THOMPSON
WINCHESTER CA 92596

APN: 476310001 ASMT: 476310001
ESTEBAN ROCHA
MARIA JUANA ROCHA
27647 MANGROVE ST
MURRIETA CA 92563

APN: 476310002 ASMT: 476310002
FERNANDO YANEZ
35 COUNTRY CLUB CIR
CHULA VISTA CA 91911

APN: 476310003 ASMT: 476310003
EMMA H ESTRADA
390 MONTCLAIR ST
CHULA VISTA CA 91911

APN: 476310004 ASMT: 476310004
MIGUEL A TORRES
35913 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310005 ASMT: 476310005
GREGORY L JONES
DAVINA JONES
35925 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310006 ASMT: 476310006
BRANDON M MCCARROLL
NANCY A MCCARROLL
35937 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310007 ASMT: 476310007
CLARA M BROWN
10037 DUNBAR LN
EL CAJON CA 92021

APN: 476310008 ASMT: 476310008
CHRISTOPHER SORENSON
ESTHER SORENSON
35961 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310009 ASMT: 476310009
MICHAEL ORME
LORA ORME
35973 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310010 ASMT: 476310010
FAUSTINO G MARTINEZ
GABRIELA U MARTINEZ
35985 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310011 ASMT: 476310011
TODD OBRIEN MOORE
ANEL G MOORE
35976 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310012 ASMT: 476310012
TDL INV
32823 TEMECULA PKY
TEMECULA CA 92592

APN: 476310013 ASMT: 476310013
DAVID PLUTNER
JULIER LUCIER
511 3RD ST
ENCINITAS CA 92024

APN: 476310014 ASMT: 476310014
YAPHET JONES
DONIVÉE JO RANDALL
35940 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310015 ASMT: 476310015
ANDREW ECHOLS
VICTORIA LYNN ECHOLS
35928 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310016 ASMT: 476310016
IZUCHUKWU B ONYIA
OBIAGELIAKU IZU ONYIA
35916 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310017 ASMT: 476310017
ANDREW T JONES
JEANNETTE L JONES
35904 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310018 ASMT: 476310018
DAVID B NORTHUP
CHERYL L NORTHUP
35892 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310019 ASMT: 476310019
TRAI N NGUYEN
CHI L NGUYEN
35880 BURGUNDY CT
WINCHESTER CA. 92596

APN: 476310020 ASMT: 476310020
DONNA K JOHNSON
35883 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310021 ASMT: 476310021
SYMBOLIC PROP
P O BOX 927960
SAN DIEGO CA 92192

APN: 476310022 ASMT: 476310022
SABRY BAKR
35907 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310023 ASMT: 476310023
FERMIN U ZANDER
FREDRECK C ZANDER
ROSA M ZANDER
35919 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310024 ASMT: 476310024
SILVIA SEVILLANO
PETER DISANDRO
35931 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310025 ASMT: 476310025
HONG VAN MAI
LE THI MAI TRUONG
35943 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310026 ASMT: 476310026
JOHN P ALARCON
VERONICA ALARCON
35955 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310027 ASMT: 476310027
DEUTSCHE BANK NATL TRUST CO
C/O CARRINGTON MORTGAGE SVCS
1610 E ST ANDREW STE B150
SANTA ANA CA 92705

APN: 476310028 ASMT: 476310028
FRANCISCO ESTEVEZ
SONYA MARIE SIPULT
35979 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476310029 ASMT: 476310029
JUBILEE WAY
32823 TEMECULA PKWY
TEMECULA CA 92592

APN: 476311001 ASMT: 476311001
BRIAN C DAVIS
35970 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476311002 ASMT: 476311002
MICHAEL A WALSH
SHAUNA L WALSH
35958 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476311003 ASMT: 476311003
BRUCE HARLACHER
35934 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476311004 ASMT: 476311004
AMR M ELKHAYAT
35922 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476311005 ASMT: 476311005
ROBERT H KLOMBIES
MARY E ROUBIDOUX
35898 BORDEAUX PL
WINCHESTER CA. 92596

APN: 476311006 ASMT: 476311006
CITIBANK
2780 LAKE VISTA DR
LEWISVILLE TX 75067

APN: 480433005 ASMT: 480433005
NICOLE VASQUEZ
31903 CRECY DR
WINCHESTER CA. 92596

APN: 480433006 ASMT: 480433006
JOHN LAWRENCE ARGUIMBAU
FRANCES ELAINE ARGUIMBAU
31915 CRECY DR
WINCHESTER CA. 92596

APN: 480433007 ASMT: 480433007
RONNIE WRIGHT
DIVINIA WRIGHT
31927 CRECY DR
WINCHESTER CA. 92596



APN: 480433008 ASMT: 480433008
JAY BUNCH
KIMBERLE BUNCH
34621 SAGEBRUSH LN
WINCHESTER CA 92596

APN: 480433009 ASMT: 480433009
STEVE SAWDEY
DEANNA SAWDEY
31951 CRECY DR
WINCHESTER CA. 92596

APN: 480433010 ASMT: 480433010
TOBIN T WHITT
KIMBERLY L WHITT
3468 E VICTORIA DR
ALPINE CA 91901

APN: 480433011 ASMT: 480433011
RYAN ELLIS
SHARON ELLIS
31959 CRECY DR
WINCHESTER CA. 92596

APN: 480433012 ASMT: 480433012
CHANCY DEL BAINUM
MICHELLE ANNE BAINUM
36434 WISHING WELL CT
WINCHESTER CA 92596

APN: 480433013 ASMT: 480433013
JEFF SCHEEVEL
TERRI SCHEEVEL
31967 CRECY DR
WINCHESTER CA. 92596

APN: 480433014 ASMT: 480433014
BRISIA MOHILL
ALAN L MOHILL
31979 CRECY DR
WINCHESTER CA. 92596

APN: 480433015 ASMT: 480433015
MARK R VIEROW
31991 CRECY DR
WINCHESTER CA. 92596

APN: 480433016 ASMT: 480433016
ISMAEL AVILA
CAROL C AVILA
31995 CRECY DR
WINCHESTER CA. 92596

APN: 480433017 ASMT: 480433017
JEFFREY DOTY
31999 CRECY DR
WINCHESTER CA. 92596

APN: 480433018 ASMT: 480433018
LINDA J KISH
31994 CRECY DR
WINCHESTER CA. 92596

APN: 480433019 ASMT: 480433019
MANUEL RIVERA
MARICELA RIVERA
31990 CRECY DR
WINCHESTER CA. 92596

APN: 480433020 ASMT: 480433020
DOUGLAS WOLF
ERILYN WOLF
31986 CRECY DR
WINCHESTER CA. 92596

APN: 480433021 ASMT: 480433021
JONATHAN Y HOSEE
EVELYN N HOSEE
31982 CRECY DR
WINCHESTER CA. 92596

APN: 480433022 ASMT: 480433022
PAUL STEGEMAN
31970 CRECY DR
WINCHESTER CA. 92596

APN: 480433023 ASMT: 480433023
DONNA MUSSATTO
DEBBY GARMON
35938 NORD CT
WINCHESTER CA. 92596

APN: 480433024 ASMT: 480433024
STEVEN P MCKINSTER
PATRICIA A MCKINSTER
35926 NORD CT
WINCHESTER CA. 92596

APN: 480433025 ASMT: 480433025
BLAKE PICKERING
HEIDI PICKERING
51 SIENNA RIDGE
MISSION VIEJO CA 92692

APN: 480433026 ASMT: 480433026
ANA CHAVEZ
ABEL MORALES
C/O ABEL MORALES
35902 NORD CT
WINCHESTER CA. 92596

APN: 480433047 ASMT: 480433047
STEPHEN E BALAZS
JANELLE R BALAZS
31969 GRANVILLE DR
WINCHESTER CA. 92596

APN: 480433048 ASMT: 480433048
CHARLES J NEUMANN
MARY SUE NEUMANN
31981 GRANVILLE DR
WINCHESTER CA. 92596

APN: 480433049 ASMT: 480433049
GEORGIA MCFADDEN
31993 GRANVILLE DR
WINCHESTER CA. 92596

APN: 480433051 ASMT: 480433051
FRENCH VALLEY III LANDSCAPE MAINT ASSN
C/O CHIEF LEGAL OFFICER
10670 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

APN: 963280004 ASMT: 963280004
MICHAEL J GREGG
31894 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280005 ASMT: 963280005
ENTRUST ADMINISTRATION INC
STANLEY A HUTCHINSON
KIMBERLY A HUTCHINSON
555 12TH ST STE 212
OAKLAND CA 94607

APN: 963280006 ASMT: 963280006
CHRISTINE M GATES HARGETT
P O BOX 890656
TEMECULA CA 92589

APN: 963280007 ASMT: 963280007
CHRISTOPHER FITZGERALD
WENDY FITZGERALD
LAWERNCE FITZGERALD
31930 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280008 ASMT: 963280008
HIEN DINH PHAM
HA THANH NGUYEN
C/O HA THANH NGUYEN
2701 S 7TH ST
PHILADELPHIA PA 19148

APN: 963280009 ASMT: 963280009
CLELIA I FLESHER
26648 LORE HEIGHTS CT
HEMET CA 92544

APN: 963280010 ASMT: 963280010
ROBERT L STEVENS
LOURDES R STEVENS
31966 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280011 ASMT: 963280011
MARK P PAUL
NORMA M PAUL
31978 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280012 ASMT: 963280012
STEPHEN P MANGUM
ANNE MANGUM
31990 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280013 ASMT: 963280013
THOMAS REDDEKOPP
CYNTHIA R REDDEKOPP
31989 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280014 ASMT: 963280014
BOBBY PAIGE
ELAINE PAIGE
31977 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280015 ASMT: 963280015
VILMARY HUNCK
TORY HUNCK
31965 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280016 ASMT: 963280016
GREGORY L WILDMAN
CAROL A WILDMAN
31953 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280017 ASMT: 963280017
RICHARD J BERNOTAS
31941 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280018 ASMT: 963280018
GEORGE CHAPJIAN
ZOVINAR CHAPJIAN
2668 SUNNYDALE DR
DUARTE CA 91010

APN: 963280019 ASMT: 963280019
LYN SHULL
P O BOX 335
TEMECULA CA 92593

APN: 963280020 ASMT: 963280020
FRANCES L PEREZ
31905 EUREKA CIR
WINCHESTER CA. 92596

APN: 963280027 ASMT: 963280027
PAUL I KAWANO
TOSHIKO N KAWANO
14412 WHARTON PARK TR
AUSTIN TX 78717

APN: 963280028 ASMT: 963280028
TODD ANGELI
DAVINA CRESPO
1457 E THORNTON AVE
GILBERT AZ 85296



APN: 963280029 ASMT: 963280029
TRENTON KNUDSEN
MONICA KNUDSEN
31920 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280030 ASMT: 963280030
ERNIE O ENRIQUEZ
AMBER J WILLIAMS
31932 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280031 ASMT: 963280031
HECTOR CASTILLO
PAULINE CASTILLO
31944 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280032 ASMT: 963280032
HARCHARD SEKHON
SURINDER SEKHON
31956 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280033 ASMT: 963280033
STEVE ROSE
ISABEL ROSE
31968 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280034 ASMT: 963280034
ROBERT D HARDEN
LATOYA S VANN
31980 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280035 ASMT: 963280035
RAYMOND C POULIN
TINA TRUJILLO
31992 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280036 ASMT: 963280036
BRENDA A GEMMELL
31985 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280037 ASMT: 963280037
RYAN M TURNUPSEED
PATRICIA TURNUPSEED
31973 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280038 ASMT: 963280038
MICHAEL DUDAS
HEATHER DUDAS
31961 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280039 ASMT: 963280039
BRIAN HUPPI
BERNADETTE HUPPI
31949 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280040 ASMT: 963280040
DAVID M BERNAL
JUDY J BERNAL
31937 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280041 ASMT: 963280041
PEDRO SILVA
31925 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280042 ASMT: 963280042
WILLIAM M GIORGI
MIA GIORGI
31913 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280043 ASMT: 963280043
LISA C DELPIZZO
DARIN DELPIZZO
31901 HONEYSUCKLE CIR
WINCHESTER CA. 92596

APN: 963280050 ASMT: 963280050
GARRY CAMERON
VICTORIA T CAMERON
31910 GENOA ST
WINCHESTER CA. 92596

APN: 963280051 ASMT: 963280051
FRANCISCO JEFFREY SANCHEZ
31922 GENOA ST
WINCHESTER CA. 92596

APN: 963280052 ASMT: 963280052
VICTORIA MARIE GARCIA
31934 GENOA ST
WINCHESTER CA. 92596

APN: 963280053 ASMT: 963280053
JUAN ESCOBEDO
LUCINDA ESCOBEDO
31946 GENOA ST
WINCHESTER CA. 92596

APN: 963280054 ASMT: 963280054
CHARLES OJEDA
EVELYN OJEDA
31958 GENOA ST
WINCHESTER CA. 92596

APN: 963280055 ASMT: 963280055
TROY G JUDD
ANNE A JUDD
31970 GENOA ST
WINCHESTER CA. 92596

APN: 963280056 ASMT: 963280056
RUSSELL BROWN
31982 GENOA ST
WINCHESTER CA. 92596

APN: 963280057 ASMT: 963280057
EDDIE BANUELOS
JASMINE BANUELOS
31994 GENOA ST
WINCHESTER CA. 92596

APN: 963280058 ASMT: 963280058
VALLEY WIDE RECREATION & PARK DIST
P O BOX 907
SAN JACINTO CA 92581

APN: 964010001 ASMT: 964010001
MARK ANTHONY TURLEY
GREGORY JOHN TURLEY
C/O JOSEPH PATRICK TURLEY
309 W COLUMBINE ST
SANTA ANA CA 92707

APN: 964010002 ASMT: 964010002
JOAN M THACKER
36150 POURROY RD
WINCHESTER CA. 92596

APN: 964010003 ASMT: 964010003
KRISTINA ELLEN SEYMOUR
36220 POURROY RD
WINCHESTER CA. 92596

APN: 964010004 ASMT: 964010004
WAYNE M FLEMINGTON
P O BOX 890202
TEMECULA CA 92589



APN: 964010005 ASMT: 964010005
GERALDINE MILKOVITS
36140 POURROY RD
WINCHESTER CA. 92596

APN: 964010006 ASMT: 964010006
FRANK TURLEY
MARIE TURLEY
1373 N MILLER ST
ANAHEIM CA 92808

APN: 964010008 ASMT: 964010008
ANTONIO C MARTINEZ
LISA M MARTINEZ
32310 GALLEANO ST
WINCHESTER CA. 92596

APN: 964010009 ASMT: 964010009
RICHARD R COLBURN
JAN A COLBURN
42107 PASEO RAYO DEL SOL
TEMECULA CA 92591

APN: 964010011 ASMT: 964010011
ROSE MARIE NOWAK
32315 GALLEANO RD
WINCHESTER CA. 92596

APN: 964010012 ASMT: 964010012
KENNETH W THACKER
JEANIE M THACKER
32285 GALLEANO AVE
WINCHESTER CA. 92596

APN: 964010013 ASMT: 964010013
RICHARD CABRERA
32302 SHRIMP LN
WINCHESTER CA. 92596

APN: 964010014 ASMT: 964010014
MICHAEL MAYFIELD
ANDREA MAYFIELD
32330 SHRIMP LN
WINCHESTER CA. 92596

ATTN: Gary Thornbill
City of Temecula
43200 Business Park Dr.
P.O. Box 9033
Temecula, CA 92589-9033

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

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

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

ATTN: General Manager
French Valley Airport
37552 Winchester Rd.
Murrieta, CA 92563

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

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

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

Applicant/Owner:
Joseph Turley
309 West Columbine Ave.
Santa Ana, CA 92707

Applicant/Owner:
Joseph Turley
309 West Columbine Ave.
Santa Ana, CA 92707

Eng-Rep:
Hunsaker & Associates Irvine, Inc.
Attn: Karina Faherty
3 Hughes
Irvine, CA 92618

Eng-Rep:
Hunsaker & Associates Irvine, Inc.
Attn: Karina Faherty
3 Hughes
Irvine, CA 92618



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(2010, 2015.5 C.C.P.)**

Press-Enterprise

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Ad Desc.: PH TTM 35161 ZC 7647 SP 286

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

06-11-10

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

Date: Jun. 11, 2010

At: Riverside, California

BOARD OF SUPERVISORS

P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10293667

PO #:

Agency #: _____

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE TRACT MAP AND SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. 2 IN THE RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, June 22, 2010 at 1:30 P.M. to consider the application submitted by Joseph Turley - Hunsaker & Associates, Inc. on Change of Zone No. 7647, which proposes to change the text of the zoning ordinance in the Specific Plan to revise the zoning ordinance standards for Planning Area 34 so that it is not subject to the 50' rear yard setback, but is instead required to have a 20' yard setback except where adjacent to low density residential uses, or such other zones as the Board may find appropriate; Tentative Tract Map No. 35161, Schedule A, which proposes to subdivide 19.4 gross acres into 51 single family residential lots with a minimum lot size of 7,200 square feet, one (1) lot for a detention basin, and one (1) open space lot for roadway landscape treatments; and, Specific Plan No. 286 Substantial Conformance No. 2, which proposes to change the Specific Plan to reflect the text change of the ordinance as a result of the change of zone ("the project"). The project is located southeasterly corner of Thompson Road and Pourroy Road in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 41909.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL khesterl@rctlma.org.

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

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed. Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: June 8, 2010
Kecia Harper-Ihem, Clerk
of the Board
By: Cecilia Gil, Board
Assistant 6/11

RIVERSIDE CO. BOARD OF SUPERVISORS
ATTN: CECILIA GIL
P.O. BOX 1147
RIVERSIDE, CA 92502-1147
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AD NUMBER 2261161	PAGE NO. 1 of 1
BILL DATE 06/11/10	SALESPERSON 06
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PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA County of Riverside

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to, or interested in the above entitled matter. I am an authorized representative of



An Edition of the North County Times

a newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

June 11 2010

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

Dated at TEMECULA, CALIFORNIA, this

11th day of June, 2010

Signature

Tammi E. Swenson
Legal Advertising Representative

Title

NOTICE OF PUBLIC HEARING Riverside County Board of Supervisors

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, TENTATIVE TRACT MAP AND SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. 2 IN THE RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41909**.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL khesterl@rctlma.org.

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

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: June 8, 2010
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

PUB: June 11, 2010

2010 JUN 11 PM 3:31



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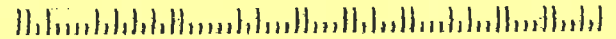
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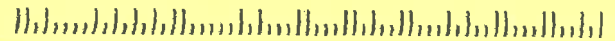
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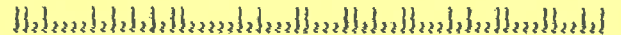
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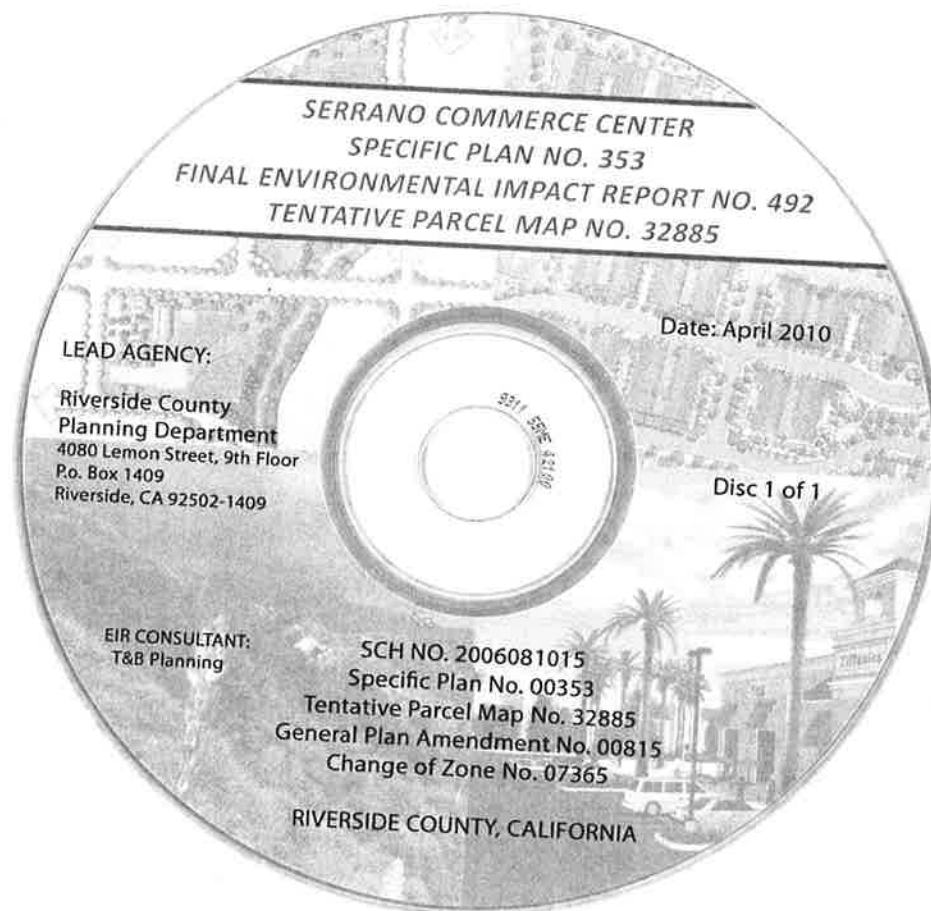
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**Riverside County Board of Supervisors
Request to Speak**

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

SPEAKER'S NAME: Rick Fitch

Address: Hunsaker & Assoc.
(only if follow-up mail response requested)

City: Irvine **Zip:** 92618

Phone #: 949-593-1010

Date: June 22 **Agenda #** 16.1
TT 35161

PLEASE STATE YOUR POSITION BELOW:

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

X **Support** **Oppose** **Neutral**

Only speak if Questions

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

 Support **Oppose** **Neutral**

I give my 3 minutes to: