

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

CC003996

- | | | |
|--|---|---|
| <input 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 checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM35212 DATE SUBMITTED: 10/10/06

APPLICATION INFORMATION

Applicant's Name: PACIFIC POINTE PARTNERS E-Mail: glevinski@pacpointepartners.com

Mailing Address: 2552 WALNUT AVENUE, SUITE 150
TUSTIN CA 92780
City State ZIP

Daytime Phone No: (714) 730-9990 Fax No: (714) 730-9991

Engineer/Representative's Name: KCT CONSULTANTS, INC. E-Mail: don@kctconsultants.com

Mailing Address: 4344 LATHAM STREET, SUITE 200
RIVERSIDE CA 92501
City State ZIP

Daytime Phone No: (951) 341-8940 Fax No: (951) 341-8945

Property Owner's Name: SEE ATTACHED E-Mail: newcase@socal.rr.com

Mailing Address: 3701 WILSHIRE BOULDEVAR, SUITE 410
LOS ANGELES CA 90010
City State ZIP

Daytime Phone No: (213) 381-1321 Fax No: (213) 381-3637

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.

EA41093/CFG04490

Attachment

Page 1

Property Owner's Name:

Fred J. Fleming
Nancy L. Oren
Genevieve Fleming

Page 3

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological report, been prepared for the subject property?

Yes,

Phase 1 – Environmental Site Assessment
Archaeological Survey
Preliminary Geotechnical Investigation

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.

GARY J LEVINSON
PRINTED NAME OF APPLICANT

[Signature]
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.

Fred J. Fleming
Nancy L. Oren
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Genevieve Fleming
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 963-030-002 & 003

Section: 7 Township: 7 S Range: 2 W

Approximate Gross Acreage: 56.95

General location (street address, cross streets, etc.): North of BOREL ROAD, South of AIRPORT ROAD, East of WINCHESTER ROAD, West of FRENCH VALLEY AIRPORT.

Thomas Brothers map, edition year, page number, and coordinates: 2006; 929 - A 3 & 4

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):

SUBDIVIDE TWO PARCELS INTO 23 PARCELS WITH 1 PARCEL BEING NOT A PART.

For commercial use for offices & retail

Related cases filed in conjunction with this request:

NONE

HANS 01485 (04-07-06) AND PAR00907 (05-08-06)

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

If yes, provide Case No(s). _____ (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: See Attached

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?

Estimated amount of cut = cubic yards: 24,000 c.y.

Estimated amount of fill = cubic yards 24,000 c.y.

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

Import _____ Export _____ Neither _____

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ 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) _____

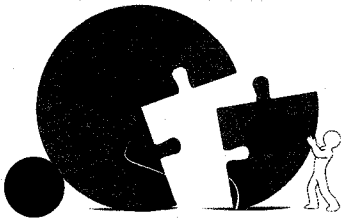
Deborah Saulina
KLT CONSULTANTS, INC.

Date

10/9/06

Owner/Representative (2) _____

Date



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

☐ 38686 El Cerrito Road
Palm Desert, California 92211

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

EA 41093 / SP0265S1 / CZ07690 / PM35212

Project Title/Case Numbers

Kinika Hesterly
County Contact Person

951-955-1888
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

HG Fenton Development Company
Project Applicant

7577 Mission Valley Road, Suite 200, San Diego, CA 92108
Address

The project is located in the Rancho California Community within the Southwest Area Plan, more specifically, easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive

Project Location

The change of zone and specific plan substantial conformance propose to change the text to allow specific commercial, office, and retail uses in Planning Areas 11.1 and 21.1 and 21.2 of Specific Plan No. 265. Specifically, the applicant is requesting that the C-O zone be applied to Planning Area 11.1. This zone as amended would allow the land uses called for in the Specific Plan along with laboratories, film, dental, medical, research and testing uses. The applicant is requesting that the existing zone for Planning Areas 21.1 and 21.2 be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate) and health clubs and exercise centers, as allowed in the Borel Airpark Specific Plan.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Principal Planner
Title

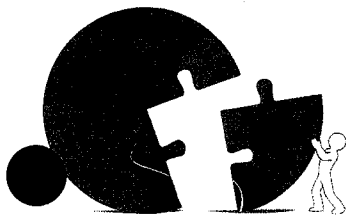
November 1, 2010

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA41093 ZCFG4490

FOR COUNTY CLERK'S USE ONLY



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA 41093 / SP00265S1 / CZ07690 / PM35212

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Project Planner Date: July 1, 2010

Applicant/Project Sponsor: HG Fenton Development Co. Date Submitted: October 10, 2006

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Kinika Hesterly at 951-955-1888.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA41093 ZCFG4490.

FOR COUNTY CLERK'S USE ONLY

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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7690, TENTATIVE PARCEL MAP NO. 35212, SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1 – Intent to Adopt a Mitigated Negative Declaration – Applicant: H.G. Fenton Company – Engineer/Representative: KCT Consultants Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Office (CD: CO) and Community Development: Commercial Retail (CD: CR) – Location: Easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive – 55.08 Gross Acres – Zoning: Specific Plan No. 265 (SP 265 – Borel Airpark Center), Planning Areas 11.1, 21.1 and 21.2 - **REQUEST:** The tentative parcel map is a Schedule E subdivision of two (2) parcels on 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.54 acres. The change of zone proposes to change the zoning text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan. The applicant is also requesting that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate), health clubs and exercise centers. The specific plan substantial conformance is to change the text of the specific plan as a result of the change of zone. – APNs: 963-030-002 and 003. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: August 18, 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 email hsterl@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 7/1/2010,

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

APN (s) or case numbers SP0026551/CZ07690/Pm35212 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

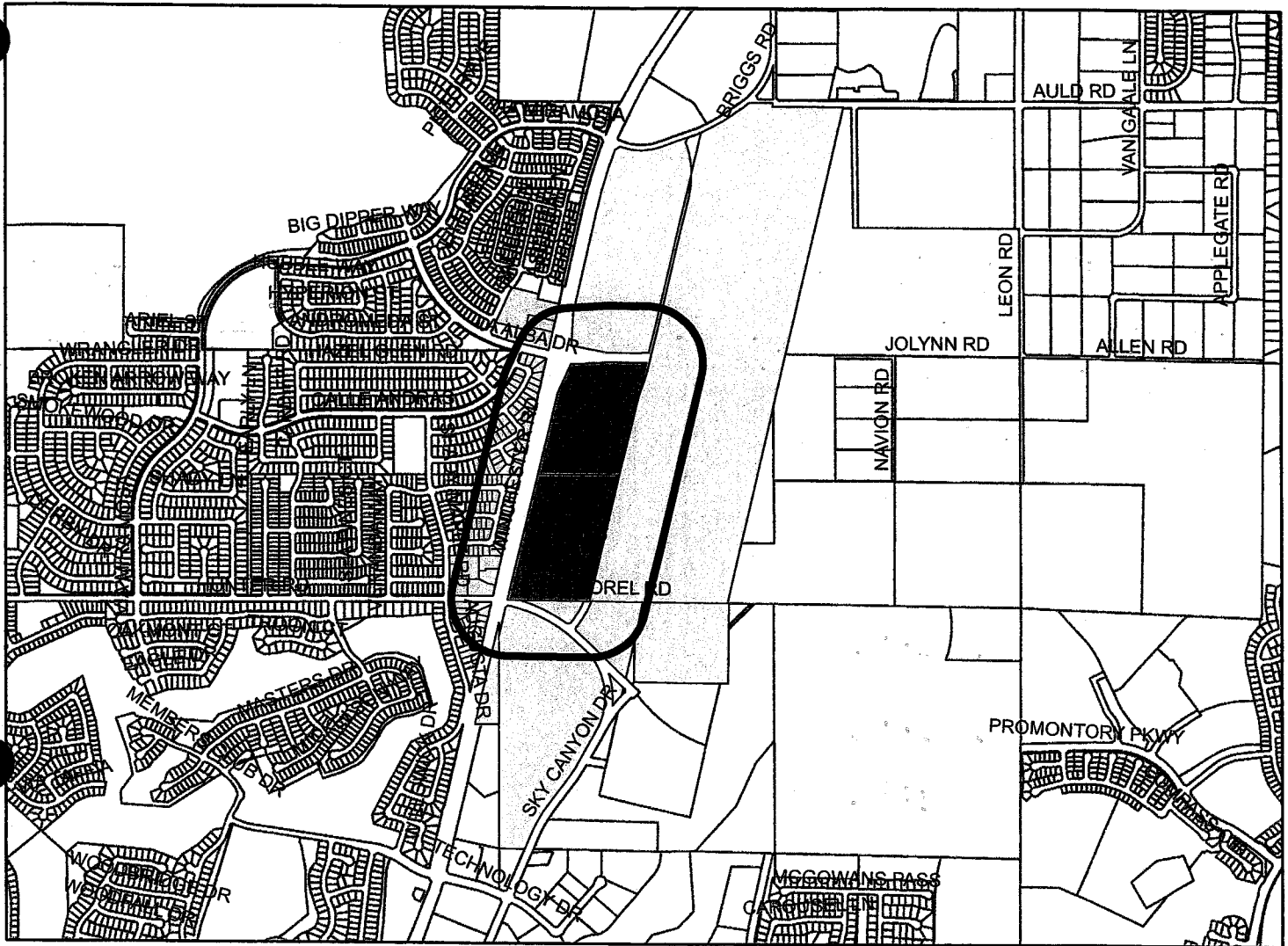
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 7/6/10 CS
EXPIRES: 1/6/2011

600 feet buffer



Selected Parcels

900-440-003	900-440-004	900-440-005	900-440-006	908-151-019	957-320-021	957-320-011	957-320-011	957-320-001	908-134-003
908-152-023	908-131-027	908-151-018	908-172-011	908-172-002	908-151-013	963-030-003	908-134-010	908-152-012	908-131-006
908-172-006	908-300-012	908-151-009	908-151-010	908-172-003	908-133-012	908-131-029	908-130-011	908-180-004	957-320-019
963-030-010	908-300-011	908-300-004	908-131-016	908-152-025	908-131-007	908-131-011	908-300-007	908-152-021	908-300-019
908-152-011	908-151-012	908-133-008	908-152-027	908-152-009	908-151-022	908-131-021	908-151-016	908-172-010	908-131-028
908-151-014	908-152-008	908-131-004	908-300-008	963-030-002	908-152-019	908-152-024	908-131-013	908-152-006	908-151-021
908-131-008	908-300-015	908-131-019	908-131-026	908-300-010	908-131-020	908-152-007	908-134-009	908-134-006	908-300-018
908-152-004	908-134-005	908-172-001	908-300-020	908-151-020	908-151-023	908-131-018	908-131-025	908-131-023	908-133-010
908-133-006	908-172-004	908-133-009	908-152-028	908-131-001	908-151-026	908-133-005	908-300-014	908-131-015	908-131-005

rst 90 parcels shown



2,100 1,050 0 2,100 Feet

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

APN: 900440006, ASMT: 900440006
PORT VILLAGE LTD PARTNERSHIP
C/O JOHN HANSEN
100 W BROADWAY NO 1100
GLENDALE CA 91210

APN: 908151019, ASMT: 908151019
ALBERT CAMPBELL, ETAL
37793 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 957320001, ASMT: 957320001
ALEXANDER A BOREL, ETAL
37760 BOREL RD
MURRIETA CA 92563

APN: 908134003, ASMT: 908134003
AMIR AKHAVAN, ETAL
29960 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908152023, ASMT: 908152023
AMY C MADDOX, ETAL
29994 PEACHTREE CT
MURRIETA CA. 92563

APN: 908131027, ASMT: 908131027
AREK TADEUS DOUGLAS, ETAL
29939 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908151018, ASMT: 908151018
ARIEL Q MARQUEZ, ETAL
34501 STAGE RD
TEMECULA CA 92592

APN: 908172011, ASMT: 908172011
ASHWIN SEWDARSEN, ETAL
37893 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908172002, ASMT: 908172002
AUTURIO FRAZIER
37913 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908151013, ASMT: 908151013
BECCY HASSELBARTH
30008 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 963030003, ASMT: 963030003
BEL AIR FAMILY LTD PARTNERSHIP
C/O FRED J FLEMING
16782 OAK VIEW DR
ENCINO CA 91436

APN: 908134010, ASMT: 908134010
BETTY J POOLE
3201 LEMORA LN
ESCONDIDO CA 92025

APN: 908152012, ASMT: 908152012
BILLY G SCHWAHN, ETAL
3726 FOXGLOVE LN
FALLBROOK CA 92028

APN: 908131006, ASMT: 908131006
BRANDON DAMATO, ETAL
37542 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908172006, ASMT: 908172006
RUCE M WYNN, ETAL
37953 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908300012, ASMT: 908300012
CARLOS TORRES, ETAL
38028 RIVIERA CT
MURRIETA CA. 92563

APN: 908151009, ASMT: 908151009
CHRISTINE CHOI
29968 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908151010, ASMT: 908151010
CHRISTOPHER J HILL, ETAL
29978 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908172003, ASMT: 908172003
CHRISTOPHER WOODS
37923 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908130011, ASMT: 908130011
CITY OF MURRIETA
1 TOWN SQUARE
24601 JEFFERSON AVE
MURRIETA CA 92562

APN: 908180004, ASMT: 908180004
COUNTY OF RIVERSIDE
C/O TRANSPORTATION DEPT
3133 MISSION INN AVE
RIVERSIDE CA 92507

APN: 963030010, ASMT: 963030010
COUNTY OF RIVERSIDE
C/O DEPT OF BLDG SERV
3525 14TH ST
RIVERSIDE CA 92501

APN: 908300011, ASMT: 908300011
CRAIG BRADLEY, ETAL
38036 RIVIERA CT
MURRIETA CA. 92563

APN: 908300004, ASMT: 908300004
CRISANTO R MILANA, ETAL
38108 AUGUSTA DR
MURRIETA CA. 92563

APN: 908131016, ASMT: 908131016
CUPERTINO N OPINA, ETAL
30017 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908152025, ASMT: 908152025
DALE M BADORE, ETAL
29995 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908131007, ASMT: 908131007
DANIEL J COLLIER, ETAL
37550 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908131011, ASMT: 908131011
DAREN D CLARK, ETAL
33740 SATTUI ST
TEMECULA CA 92592

APN: 908300007, ASMT: 908300007

DAVID PARSONAGE, ETAL
38068 RIVIERA CT
MURRIETA CA. 92563

APN: 908152009, ASMT: 908152009

DWIGHT HAYES, ETAL
29991 PEACHTREE CT
MURRIETA CA. 92563

APN: 908152021, ASMT: 908152021

DAVITH KOHR, ETAL
29974 PEACHTREE CT
MURRIETA CA. 92563

APN: 908151022, ASMT: 908151022

EARNEST H JONES, ETAL
37823 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908300019, ASMT: 908300019

DAWOOD N BESHAY, ETAL
38044 AUGUSTA DR
MURRIETA CA. 92563

APN: 908131021, ASMT: 908131021

EDWARD HOLLOWAY, ETAL
37724 TOWNSVILLE CT
MURRIETA CA. 92563

APN: 908152011, ASMT: 908152011

DEAN W HOLLAND, ETAL
29961 PEACHTREE CT
MURRIETA CA. 92563

APN: 908151016, ASMT: 908151016

EDWARD W ALLEN, ETAL
30038 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908151012, ASMT: 908151012

DEUTSCHE BANK NATL TRUST CO
C/O CARRINGTON MTG SVCS
1610 E ST ANDREWS PL
SANTA ANA CA 92705

APN: 908172010, ASMT: 908172010

ENRIQUE BARRERA, ETAL
37883 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908133008, ASMT: 908133008

DHARMENDRA BHAKTA, ETAL
37569 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908131028, ASMT: 908131028

EPHFRIAM W FORD, ETAL
29933 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908152027, ASMT: 908152027

DOUGLAS M KATONA, ETAL
29975 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908151014, ASMT: 908151014

EVA B BRISENO
30018 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908152008, ASMT: 908152008
FEDERAL NATL MORTGAGE ASSN
BANK OF AMERICA
P O BOX 9000
GETZVILLE NY 14068

APN: 908131004, ASMT: 908131004
FELIX CISNEROS, ETAL
37526 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908300008, ASMT: 908300008
FINN R FAHEY, ETAL
38060 RIVIERA CT
MURRIETA CA. 92563

APN: 963030002, ASMT: 963030002
FLEMING FAMILY LIMITED PARTNERSHIP
C/O FRED J FLEMING
782 OAK VIEW DR
ENCINO CA 91436

APN: 908152019, ASMT: 908152019
FRANK W CONLEY, ETAL
17886 BIG SKY CIR
PERRIS CA 92570

APN: 908152024, ASMT: 908152024
GEORGIA HAMILTON
30015 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908131013, ASMT: 908131013
GERARD J HACKETT, ETAL
37628 PLYMOUTH RD
MURRIETA CA. 92563

APN: 908152006, ASMT: 908152006
GERARD J ROMANO, ETAL
37936 SWEET MAGNOLIA DR
MURRIETA CA. 92563

APN: 908151021, ASMT: 908151021
GLENN WUN KWAN, ETAL
202 W LEMON AVE
ARCADIA CA 91007

APN: 908131008, ASMT: 908131008
GREGORY A WILSON, ETAL
37558 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908300015, ASMT: 908300015
HARRY CONERFORD, ETAL
38073 AUGUSTA DR
MURRIETA CA 92563

APN: 908131019, ASMT: 908131019
HENRICUS VANBOXTTEL, ETAL
2814 OLIVE HILL RD
FALLBROOK CA 92028

APN: 908131026, ASMT: 908131026
HONIBEA SMITH
29945 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908300010, ASMT: 908300010
ISMAEL RESENDIZ, ETAL
38044 RIVIERA CT
MURRIETA CA. 92563

APN: 908131020, ASMT: 908131020
COB J SANCHEZ, ETAL
37708 TOWNSVILLE CT
MURRIETA CA. 92563

APN: 908152007, ASMT: 908152007
JAMES FREEMAN, ETAL
37926 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908134009, ASMT: 908134009
JOHN H FENNESSY, ETAL
37606 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908134006, ASMT: 908134006
JOHN KIRK MATSON, ETAL
2996 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908300018, ASMT: 908300018
JOHN LUCACI, ETAL
38052 AUGUSTA DR
MURRIETA CA 92563

APN: 908152004, ASMT: 908152004
JOSE FARIAS, ETAL
37956 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908134005, ASMT: 908134005
JOSE G ALVAREZ, ETAL
29984 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908172001, ASMT: 908172001
JOSE M ROBLES
37903 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908300020, ASMT: 908300020
JUAN CARLOS LEON, ETAL
38036 AUGUSTA DR
MURRIETA CA. 92563

APN: 908151020, ASMT: 908151020
KAREN L TILLOTSON
37803 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908151023, ASMT: 908151023
KENNETH B ROBINSON, ETAL
37833 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908131018, ASMT: 908131018
KENNETH STEPHEN DAMRON, ETAL
37676 TOWNSVILLE CT
MURRIETA CA. 92563

APN: 908131025, ASMT: 908131025
KEOUDONE N PHRAKOUSONH
37679 TOWNSVILLE CT
MURRIETA CA. 92563

APN: 908131023, ASMT: 908131023
KEVIN M MCGUIRE, ETAL
37711 TOWNSVILLE CT
MURRIETA CA. 92563

APN: 908133010, ASMT: 908133010
HAMPHAY THAMMAVONGSA, ETAL
545 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908133006, ASMT: 908133006
LARRY L BROWN, ETAL
37585 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908172004, ASMT: 908172004
LARRY STIDHAM
37933 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908133009, ASMT: 908133009
LAURA M ONTIVEROS
37553 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908152028, ASMT: 908152028
LESTER C MARKS, ETAL
29965 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908131001, ASMT: 908131001
LINDA ROWELL
37502 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908151026, ASMT: 908151026
LITA A CARVALHO, ETAL
24562 CAMINO MERIDIANA
MURRIETA CA 92562

APN: 908133005, ASMT: 908133005
MARC NULL
2902 N BROADWAY
ESCONDIDO CA 92026

APN: 908300014, ASMT: 908300014
MARK D SWINEHEART
38012 RIVIERA CT
MURRIETA CA. 92563

APN: 908131015, ASMT: 908131015
MARTIN OROZCO, ETAL
37660 PLYMOUTH RD
MURRIETA CA. 92563

APN: 908131005, ASMT: 908131005
MATTHEW J SIMICH, ETAL
37534 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908151024, ASMT: 908151024
MEHRDAD HERAVI, ETAL
37843 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908172016, ASMT: 908172016
MESA PLAZA
WESTMAR PROPERTY MANAGEMENT INC
41623 MARGARITA RD 100
TEMECULA CA 92591

APN: 908172020, ASMT: 908172020
MESA PLAZA
C/O WESTMAR PROP MGMT INC
41623 MARGERITA RD 100
TEMECULA CA 92591

APN: 908172012, ASMT: 908172012
IESA PLAZA
WESTMAR PROPERTY MANAGEMENT INC
41623 MARGARITA RD 100
TEMEGULA CA 92591

APN: 908131009, ASMT: 908131009
MICHAEL BOWMAN, ETAL
37566 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908300016, ASMT: 908300016
MICHAEL F ROGERS, ETAL
38063 RIVIERA CT
MURRIETA CA. 92563

APN: 908134004, ASMT: 908134004
MICHAEL L THOMPSON, ETAL
9205 UTICA ST
WESTMINSTER CO 80031

APN: 908151015, ASMT: 908151015
MICHAEL R PAYNE, ETAL
30028 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908133011, ASMT: 908133011
MIDORI OKAMURA
37537 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908152013, ASMT: 908152013
NANCY K GERATY
29941 PEACHTREE CT
MURRIETA CA. 92563

APN: 908152014, ASMT: 908152014
NEAL NICHOLAS BROWDER, ETAL
29931 PEACHTREE CT
MURRIETA CA. 92563

APN: 908134007, ASMT: 908134007
NEW LIFE VENTURE
1661 HANOVER RD STE 211
CITY OF INDUSTRY CA 91748

APN: 908131017, ASMT: 908131017
NNEKA DURU
30005 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908131003, ASMT: 908131003
ONEWEST BANK
12555 W JEFFERSON 2ND FL
LOS ANGELES CA 90066

APN: 908131010, ASMT: 908131010
PEDRO L OCHOA
37574 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908151027, ASMT: 908151027
RALPH E ANDREWS
37873 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908131014, ASMT: 908131014
RAMON MONTANEZ
37644 PLYMOUTH RD
MURRIETA CA. 92563

APN: 908131002, ASMT: 908131002
RANCHO HORIZON
10 N LINCOLN AVE STE 100
CORONA CA 92882

APN: 908300009, ASMT: 908300009
RAYMOND L RUBIO, ETAL
38052 RIVIERA CT
MURRIETA CA. 92563

APN: 908151011, ASMT: 908151011
RICHARD S KOLSTAD
29988 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908134008, ASMT: 908134008
RICHARD S WALTERS, ETAL
37598 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908134011, ASMT: 908134011
ROBERT C ARP, ETAL
37622 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908134002, ASMT: 908134002
ROBERT STOTZ
29948 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908151017, ASMT: 908151017
RONALD ALSOBROOKS, ETAL
37773 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908300017, ASMT: 908300017
RUDOLPH T WOODY, ETAL
38071 RIVIERA CT
MURRIETA CA. 92563

APN: 908172005, ASMT: 908172005
SANDRA J THOMAS
37943 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908300013, ASMT: 908300013
SHARON H KINIKN
38020 RIVIERA CT
MURRIETA CA. 92563

APN: 908133007, ASMT: 908133007
STEPHEN C DOUGLAS, ETAL
37577 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908131022, ASMT: 908131022
STEPHEN NUGENT, ETAL
37727 TOWNSVILLE CT
MURRIETA CA. 92563

APN: 908172007, ASMT: 908172007
STEPHEN T COOK, ETAL
37963 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908131024, ASMT: 908131024
STEVEN WOOLSON, ETAL
37695 TOWNSVILLE CT
MURRIETA CA. 92563

APN: 908131012, ASMT: 908131012
TERRY MORPHIS, ETAL
7590 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908152020, ASMT: 908152020
WAYNE WEFEL, ETAL
29964 PEACHTREE CT
MURRIETA CA. 92563

APN: 908152005, ASMT: 908152005
THOMAS BEKE, ETAL
37946 SWEET MAGNOLIA DR
MURRIETA CA. 92563

APN: 908152010, ASMT: 908152010
WILLIE RILEY, ETAL
29971 PEACHTREE CT
MURRIETA CA. 92563

APN: 908133004, ASMT: 908133004
THOMAS R BROADWAY, ETAL
PSC 475 BOX 1840
FPO AP 96350

APN: 908152022, ASMT: 908152022
TIMOTHY RAMIREZ
29984 PEACH TREE CT
MURRIETA CA. 92563

APN: 908152026, ASMT: 908152026
VICTORIA TUONG VY NGUYEN
27540 YNEZ NO J5
TEMECULA CA 92591

APN: 908151025, ASMT: 908151025
VU VAN NGUYEN, ETAL
37853 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 963030004, ASMT: 963030004
WAL MART STORES INC
C/O WAL MART PROP TAX DEPT MS 0555
1301 SE 10TH ST
BENTONVILLE AR 72716

ATTN: Philip Crimmins
CALTRANS Division of Aeronautics
P.O. Box 942873
Sacramento, CA 94273-0001

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

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

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

Applicant:
H G Fenton Development Company
7577 Mission Valley Rd., Suite 200
San Diego, CA 92108

Applicant:
H G Fenton Development Company
7577 Mission Valley Rd., Suite 200
San Diego, CA 92108

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

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

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

Eng-Rep:
KCT Consultants, Inc.
4344 Iatha, St., Suite 200
Riverside, CA 92501

Eng-Rep:
KCT Consultants, Inc.
4344 Iatha, St., Suite 200
Riverside, CA 92501

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

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

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

Owner:
Fred Fleming & Nancy Oren
3701 Wilshire Blvd., Ste. 410
Los Angeles, CA 90010

Owner:
Fred Fleming & Nancy Oren
3701 Wilshire Blvd., Ste. 410
Los Angeles, CA 90010

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R0618348

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

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

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

Received from: H G FENTON DEVELOPMENT COMPANY \$64.00
paid by: CK 2031
CALIFORNIA FISH AND GAME FOR EA41093
paid towards: CFG04490 CALIF FISH & GAME: DOC FEE
at parcel: 37862 WINCHESTER RD MURR
appl type: CFG3

By MAVALENZ Oct 10, 2006 08:59
posting date Oct 10, 2006

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0914947

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

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

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

Received from: H G FENTON DEVELOPMENT COMPANY \$1,993.00
paid by: CK 10345
paid towards: CFG04490 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41093
at parcel #: 37862 WINCHESTER RD MURR
appl type: CFG3

By _____ Oct 27, 2009 09:54
SBROSTRO posting date Oct 27, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1007062

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

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

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

Received from: H G FENTON DEVELOPMENT COMPANY \$17.25
paid by: CK 10406
paid towards: CFG04490 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41093
at parcel #: 37862 WINCHESTER RD MURR
appl type: CFG3

By _____ Jun 24, 2010 13:22
SBROSTRO posting date Jun 24, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$17.25

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

Additional info at www.rctlma.org



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

December 1, 2010

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

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

RE: NOTICE OF PUBLIC HEARING: SP 265 SUBS. CONFORMANCE NO. 1; ZC 7690;
TPM 35212

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, December 4, 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: Wednesday, December 01, 2010 8:35 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7690 TPM 35212 SP 265

Received for publication on Dec. 4

Thank You!
Maria

Maria G. Tinajero • Legal Advertising Department • 1-800-880-0345 • Fax: 951-368-9018

enterprisemedia

Publisher of the Press-Enterprise

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Wednesday, December 01, 2010 7:56 AM
To: PE Legals
Subject: FOR PUBLICATION: ZC 7690 TPM 35212 SP 265

Good Morning! Attached is a Notice of Public Hearing for above-mentioned Change of Zone item, for publication on Saturday, Dec. 4, 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

December 1, 2010

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

EMAIL: tswenson@nctimes.com
FAX: (951) 699-1467

RE: NOTICE OF PUBLIC HEARING: SP 265 SUBS. CONFORMANCE NO. 1; ZC 7690;
TPM 35212

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, December 4, 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: Tammi Swenson [TSwenson@nctimes.com]
Sent: Wednesday, December 01, 2010 9:23 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7690 TPM 35212 SP 265

Received...

Tammi Swenson
Legal Advertising Representative
The Californian & The North County Times
Riverside County: (951)676-4315 ext 2604
San Diego County: (760)745-6611 ext 2604
tswenson@nctimes.com

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Wednesday, December 01, 2010 7:57 AM
To: Tammi Swenson
Subject: FOR PUBLICATION: ZC 7690 TPM 35212 SP 265

Good Morning! Attached is a Notice of Public Hearing for above-mentioned Change of Zone item, for publication on Saturday, Dec. 4, 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, A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE AND TENTATIVE PARCEL MAP 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, December 14, 2010 at 1:30 P.M.** to consider the application submitted by H.G. Fenton Company – KCT Consultants, Inc., on **Change of Zone No. 7690**, which proposes to change the zone text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan, and requests that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate), health clubs and exercise centers, or such other zones as the Board may find appropriate; **Specific Plan No. 265 Substantial Conformance No. 1**, which proposes to change the text of the Specific Plan as a result of the change of zone; and, **Tentative Parcel Map No. 35212, Schedule E**, which proposes to subdivide two (2) parcels consisting of 55.08 acres into 20 parcels for commercial / retail purposes with a minimum parcel size of 0.54 acres ("the project"). The project is located easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive, 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. 41093**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 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, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL khesterl@rcctlma.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: December 1, 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 December 1, 2010, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 265 Substantial Conformance No. 1; ZC 7690; TPM 35212

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: December 14, 2010 @ 1:30 PM

SIGNATURE: Mcgil DATE: December 1, 2010
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann [MaMeyer@asrclkrec.com]
Sent: Wednesday, December 01, 2010 8:01 AM
To: Gil, Cecilia
Subject: RE: FOR POSTING: ZC 7690 TPM 35212 SP 265

received and posted

From: Gil, Cecilia
Sent: Wednesday, December 01, 2010 8:00 AM
To: Meyer, Mary Ann
Cc: Marshall, Tammie
Subject: FOR POSTING: ZC 7690 TPM 35212 SP 265

Good Morning! Attached is a Notice of Public Hearing for POSTING. 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.**

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 December 1, 2010, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 265 Substantial Conformance No. 1; ZC 7690; TPM 35212

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: December 14, 2010 @ 1:30 PM

SIGNATURE: Mcgil
Cecilia Gil

DATE: December 1, 2010



APN: 900440006, ASMT: 900440006
AIRPORT VILLAGE LTD PARTNERSHIP
C/O JOHN HANSEN
100 W BROADWAY NO 1100
GLENDALE CA 91210

APN: 908172011, ASMT: 908172011
ASHWIN SEWDARSEN, ETAL
37893 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908151019, ASMT: 908151019
ALBERT CAMPBELL, ETAL
37793 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908172002, ASMT: 908172002
AUTURIO FRAZIER
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APN: 957320001, ASMT: 957320001
ALEXANDER A BOREL, ETAL
37760 BOREL RD
MURRIETA CA 92563

APN: 908151013, ASMT: 908151013
BECCY HASSELBARTH
30008 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908134003, ASMT: 908134003
AMIR AKHAVAN, ETAL
29960 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 963030003, ASMT: 963030003
BEL AIR FAMILY LTD PARTNERSHIP
C/O FRED J FLEMING
16782 OAK VIEW DR
ENCINO CA 91436

APN: 908152023, ASMT: 908152023
AMY C MADDOX, ETAL
29994 PEACHTREE CT
MURRIETA CA. 92563

APN: 908134010, ASMT: 908134010
BETTY J POOLE
3201 LEMORA LN
ESCONDIDO CA 92025

APN: 908131027, ASMT: 908131027
AREK TADEUS DOUGLAS, ETAL
29939 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908152012, ASMT: 908152012
BILLY G SCHWAHN, ETAL
3726 FOXGLOVE LN
FALLBROOK CA 92028

APN: 908151018, ASMT: 908151018
ARIEL Q MARQUEZ, ETAL
34501 STAGE RD
TEMECULA CA 92592

APN: 908131006, ASMT: 908131006
BRANDON DAMATO, ETAL
37542 NEWCASTLE RD
MURRIETA CA. 92563

SP 265 ZC 7690 TPM 35212 (132)

APN: 908172006, ASMT: 908172006
BRUCE M WYNN, ETAL
37953 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 963030010, ASMT: 963030010
COUNTY OF RIVERSIDE
C/O DEPT OF BLDG SERV
3525 14TH ST
RIVERSIDE CA 92501

APN: 908300012, ASMT: 908300012
CARLOS TORRES, ETAL
38028 RIVIERA CT
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APN: 908300011, ASMT: 908300011
CRAIG BRADLEY, ETAL
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MURRIETA CA. 92563

APN: 908151009, ASMT: 908151009
CHRISTINE CHOI
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APN: 908300004, ASMT: 908300004
CRISANTO R MILANA, ETAL
38108 AUGUSTA DR
MURRIETA CA. 92563

APN: 908151010, ASMT: 908151010
CHRISTOPHER J HILL, ETAL
29978 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908131016, ASMT: 908131016
CUPERTINO N OPINA, ETAL
30017 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908172003, ASMT: 908172003
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MURRIETA CA. 92563

APN: 908152025, ASMT: 908152025
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APN: 908130011, ASMT: 908130011
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1 TOWN SQUARE
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APN: 908131007, ASMT: 908131007
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APN: 908180004, ASMT: 908180004
COUNTY OF RIVERSIDE
C/O TRANSPORTATION DEPT
3133 MISSION INN AVE
RIVERSIDE CA 92507

APN: 908131011, ASMT: 908131011
DAREN D CLARK, ETAL
33740 SATTUI ST
TEMECULA CA 92592



APN: 908300007, ASMT: 908300007
DAVID PARSONAGE, ETAL
38068 RIVIERA CT
MURRIETA CA. 92563

APN: 908152009, ASMT: 908152009
DWIGHT HAYES, ETAL
29991 PEACHTREE CT
MURRIETA CA. 92563

APN: 908152021, ASMT: 908152021
DAVITH KOHR, ETAL
29974 PEACHTREE CT
MURRIETA CA. 92563

APN: 908151022, ASMT: 908151022
EARNEST H JONES, ETAL
37823 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908300019, ASMT: 908300019
DAWOOD N BESHAY, ETAL
38044 AUGUSTA DR
MURRIETA CA. 92563

APN: 908131021, ASMT: 908131021
EDWARD HOLLOWAY, ETAL
37724 TOWNSVILLE CT
MURRIETA CA. 92563

APN: 908152011, ASMT: 908152011
DEAN W HOLLAND, ETAL
29961 PEACHTREE CT
MURRIETA CA. 92563

APN: 908151016, ASMT: 908151016
EDWARD W ALLEN, ETAL
30038 ROSE BLOSSOM DR
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APN: 908151012, ASMT: 908151012
DEUTSCHE BANK NATL TRUST CO
C/O CARRINGTON MTG SVCS
1610 E ST ANDREWS PL
SANTA ANA CA 92705

APN: 908172010, ASMT: 908172010
ENRIQUE BARRERA, ETAL
37883 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908133008, ASMT: 908133008
DHARMENDRA BHAKTA, ETAL
37569 NEWCASTLE RD
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APN: 908131028, ASMT: 908131028
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29933 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908152027, ASMT: 908152027
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29975 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908151014, ASMT: 908151014
EVA B BRISENO
30018 ROSE BLOSSOM DR
MURRIETA CA. 92563



APN: 908152008, ASMT: 908152008
FEDERAL NATL MORTGAGE ASSN
C/O BANK OF AMERICA
P O BOX 9000
GETZVILLE NY 14068

APN: 908152006, ASMT: 908152006
GERARD J ROMANO, ETAL
37936 SWEET MAGNOLIA DR
MURRIETA CA. 92563

APN: 908131004, ASMT: 908131004
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APN: 908151021, ASMT: 908151021
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APN: 908300008, ASMT: 908300008
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APN: 908131008, ASMT: 908131008
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APN: 963030002, ASMT: 963030002
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ENCINO CA 91436

APN: 908300015, ASMT: 908300015
HARRY CONERFORD, ETAL
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APN: 908152019, ASMT: 908152019
FRANK W CONLEY, ETAL
17886 BIG SKY CIR
PERRIS CA 92570

APN: 908131019, ASMT: 908131019
HENRICUS VANBOXTEL, ETAL
2814 OLIVE HILL RD
FALLBROOK CA 92028

APN: 908152024, ASMT: 908152024
GEORGIA HAMILTON
30015 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908131026, ASMT: 908131026
HONIBEA SMITH
29945 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908131013, ASMT: 908131013
GERARD J HACKETT, ETAL
37628 PLYMOUTH RD
MURRIETA CA. 92563

APN: 908300010, ASMT: 908300010
ISMAEL RESENDIZ, ETAL
38044 RIVIERA CT
MURRIETA CA. 92563



APN: 908131020, ASMT: 908131020
JACOB J SANCHEZ, ETAL
37708 TOWNSVILLE CT
MURRIETA CA. 92563

APN: 908172001, ASMT: 908172001
JOSE M ROBLES
37903 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908152007, ASMT: 908152007
JAMES FREEMAN, ETAL
37926 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908300020, ASMT: 908300020
JUAN CARLOS LEON, ETAL
38036 AUGUSTA DR
MURRIETA CA. 92563

APN: 908134009, ASMT: 908134009
JOHN H FENNESSY, ETAL
37606 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908151020, ASMT: 908151020
KAREN L TILLOTSON
37803 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908134006, ASMT: 908134006
JOHN KIRK MATSON, ETAL
29996 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908151023, ASMT: 908151023
KENNETH B ROBINSON, ETAL
37833 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908300018, ASMT: 908300018
JOHN LUCACI, ETAL
38052 AUGUSTA DR
MURRIETA CA 92563

APN: 908131018, ASMT: 908131018
KENNETH STEPHEN DAMRON, ETAL
37676 TOWNSVILLE CT
MURRIETA CA. 92563

APN: 908152004, ASMT: 908152004
JOSE FARIAS, ETAL
37956 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908131025, ASMT: 908131025
KEOUDONE N PHRAKOUSONH
37679 TOWNSVILLE CT
MURRIETA CA. 92563

APN: 908134005, ASMT: 908134005
JOSE G ALVAREZ, ETAL
29984 SYCAMORE RIDGE RD
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APN: 908131023, ASMT: 908131023
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APN: 908133010, ASMT: 908133010
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APN: 908133005, ASMT: 908133005
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APN: 908133006, ASMT: 908133006
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37585 NEWCASTLE RD
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APN: 908300014, ASMT: 908300014
MARK D SWINEHEART
38012 RIVIERA CT
MURRIETA CA. 92563

APN: 908172004, ASMT: 908172004
LARRY STIDHAM
37933 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908131015, ASMT: 908131015
MARTIN OROZCO, ETAL
37660 PLYMOUTH RD
MURRIETA CA. 92563

APN: 908133009, ASMT: 908133009
LAURA M ONTIVEROS
37553 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908131005, ASMT: 908131005
MATTHEW J SIMICH, ETAL
37534 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908152028, ASMT: 908152028
LESTER C MARKS, ETAL
29965 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908151024, ASMT: 908151024
MEHRDAD HERAVI, ETAL
37843 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908131001, ASMT: 908131001
LINDA ROWELL
37502 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908172016, ASMT: 908172016
MESA PLAZA
WESTMAR PROPERTY MANAGEMENT INC
41623 MARGARITA RD 100
TEMECULA CA 92591

APN: 908151026, ASMT: 908151026
LITA A CARVALHO, ETAL
24562 CAMINO MERIDIANA
MURRIETA CA 92562

APN: 908172020, ASMT: 908172020
MESA PLAZA
C/O WESTMAR PROP MGMT INC
41623 MARGERITA RD 100
TEMECULA CA 92591



APN: 908172012, ASMT: 908172012
MESA PLAZA
WESTMAR PROPERTY MANAGEMENT INC
41623 MARGARITA RD 100
TEMEGULA CA 92591

APN: 908152014, ASMT: 908152014
NEAL NICHOLAS BROWDER, ETAL
29931 PEACHTREE CT
MURRIETA CA. 92563

APN: 908131009, ASMT: 908131009
MICHAEL BOWMAN, ETAL
37566 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908134007, ASMT: 908134007
NEW LIFE VENTURE
1661 HANOVER RD STE 211
CITY OF INDUSTRY CA 91748

APN: 908300016, ASMT: 908300016
MICHAEL F ROGERS, ETAL
38063 RIVIERA CT
MURRIETA CA. 92563

APN: 908131017, ASMT: 908131017
NNEKA DURU
30005 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908134004, ASMT: 908134004
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9205 UTICA ST
WESTMINSTER CO 80031

APN: 908131003, ASMT: 908131003
ONEWEST BANK
12555 W JEFFERSON 2ND FL
LOS ANGELES CA 90066

APN: 908151015, ASMT: 908151015
MICHAEL R PAYNE, ETAL
30028 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908131010, ASMT: 908131010
PEDRO L OCHOA
37574 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908133011, ASMT: 908133011
MIDORI OKAMURA
37537 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908151027, ASMT: 908151027
RALPH E ANDREWS
37873 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908152013, ASMT: 908152013
NANCY K GERATY
29941 PEACHTREE CT
MURRIETA CA. 92563

APN: 908131014, ASMT: 908131014
RAMON MONTANEZ
37644 PLYMOUTH RD
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APN: 908131002, ASMT: 908131002
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110 N LINCOLN AVE STE 100
CORONA CA 92882

APN: 908300017, ASMT: 908300017
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38071 RIVIERA CT
MURRIETA CA. 92563

APN: 908300009, ASMT: 908300009
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38052 RIVIERA CT
MURRIETA CA. 92563

APN: 908172005, ASMT: 908172005
SANDRA J THOMAS
37943 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908151011, ASMT: 908151011
RICHARD S KOLSTAD
29988 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908300013, ASMT: 908300013
SHARON H KINIKIN
38020 RIVIERA CT
MURRIETA CA. 92563

APN: 908134008, ASMT: 908134008
RICHARD S WALTERS, ETAL
37598 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908133007, ASMT: 908133007
STEPHEN C DOUGLAS, ETAL
37577 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908134011, ASMT: 908134011
ROBERT C ARP, ETAL
37622 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908131022, ASMT: 908131022
STEPHEN NUGENT, ETAL
37727 TOWNSVILLE CT
MURRIETA CA. 92563

APN: 908134002, ASMT: 908134002
ROBERT STOTZ
29948 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908172007, ASMT: 908172007
STEPHEN T COOK, ETAL
37963 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908151017, ASMT: 908151017
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MURRIETA CA. 92563

APN: 908131024, ASMT: 908131024
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APN: 908131012, ASMT: 908131012
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37590 NEWCASTLE RD
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APN: 908152020, ASMT: 908152020
WAYNE WEFEL, ETAL
29964 PEACHTREE CT
MURRIETA CA. 92563

APN: 908152005, ASMT: 908152005
THOMAS BEKE, ETAL
37946 SWEET MAGNOLIA DR
MURRIETA CA. 92563

APN: 908152010, ASMT: 908152010
WILLIE RILEY, ETAL
29971 PEACHTREE CT
MURRIETA CA. 92563

APN: 908133004, ASMT: 908133004
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PSC 475 BOX 1840
FPO AP 96350

APN: 908152022, ASMT: 908152022
TIMOTHY RAMIREZ
29984 PEACH TREE CT
MURRIETA CA. 92563

APN: 908152026, ASMT: 908152026
VICTORIA TUONG VY NGUYEN
27540 YNEZ NO J5
TEMECULA CA 92591

APN: 908151025, ASMT: 908151025
VU VAN NGUYEN, ETAL
37853 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 963030004, ASMT: 963030004
WAL MART STORES INC
C/O WAL MART PROP TAX DEPT MS 0555
1301 SE 10TH ST
BENTONVILLE AR 72716

SP0026SS1 / CZ07690 / PM35212 7/6/2010

ATTN: Philip Crimmins
CALTRANS Division of Aeronautics
P.O. Box 942873
Sacramento, CA 94273-0001

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

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

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

Applicant:
H G Fenton Development Company
7577 Mission Valley Rd., Suite 200
San Diego, CA 92108

Applicant:
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7577 Mission Valley Rd., Suite 200
San Diego, CA 92108

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

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

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

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4344 Iatha, St., Suite 200
Riverside, CA 92501

Eng-Rep:
KCT Consultants, Inc.
4344 Iatha, St., Suite 200
Riverside, CA 92501

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

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

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

Owner:
Fred Fleming & Nancy Oren
3701 Wilshire Blvd., Ste. 410
Los Angeles, CA 90010

Owner:
Fred Fleming & Nancy Oren
3701 Wilshire Blvd., Ste. 410
Los Angeles, CA 90010



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

724B



FROM: TLMA - Planning Department

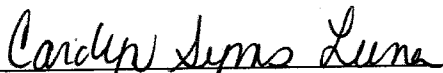
SUBMITTAL DATE:
November 10, 2010

SUBJECT: SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7690, TENTATIVE PARCEL MAP NO. 35212 – Intent to Adopt a Mitigated Negative Declaration – Applicant: H.G. Fenton Company – Engineer/Representative: KCT Consultants, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Office (CD: CO) and Community Development: Commercial Retail (CD: CR) – Location: Easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive – 55.08 Gross Acres - Zoning: Specific Plan No. 265 (SP 265 – Borel Airpark Center), Planning Areas 11.1, 21.1 and 21.2 - **REQUEST:** The Specific Plan Substantial Conformance is to change the text of the Specific Plan as a result of the change of zone. The change of zone proposes to change the zoning text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan. The applicant is also requesting that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate), health clubs and exercise centers. The Tentative Parcel Map is a Schedule E subdivision of two (2) parcels consisting of 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.54 acres.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT


Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

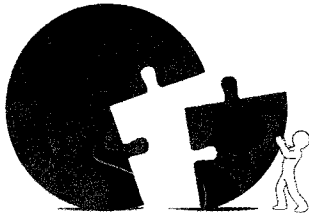
(continued on attached page)

Dep't Recomm.: ☒ Policy
Per Exec. Ofc.: ☒ Policy
☐ Consent
☐ Policy

Prev. Agn. Ref.

District: Third

Agenda Number:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

724B

DATE: November 10, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office D.M.

SUBJECT: SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7690, TENTATIVE PARCEL MAP NO. 35212 – Intent to Adopt a Mitigated Negative Declaration
(Charge your time to these case numbers)

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

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

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

Need Director's signature by 11/10/10
Please schedule on the December 14, 2010 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG4490)

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

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

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

"Planning Our Future... Preserving Our Past"

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE AND TENTATIVE PARCEL MAP 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, December 14, 2010 at 1:30 P.M.** to consider the application submitted by H.G. Fenton Company – KCT Consultants, Inc., on **Change of Zone No. 7690**, which proposes to change the zone text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan, and requests that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate), health clubs and exercise centers, or such other zones as the Board may find appropriate; **Specific Plan No. 265 Substantial Conformance No. 1**, which proposes to change the text of the Specific Plan as a result of the change of zone; and, **Tentative Parcel Map No. 35212, Schedule E**, which proposes to subdivide two (2) parcels consisting of 55.08 acres into 20 parcels for commercial / retail purposes with a minimum parcel size of 0.54 acres ("the project"). The project is located easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive, 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. 41093**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 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, 12th 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.

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

Dated: December 1, 2010

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

16.3 of 12/14/10

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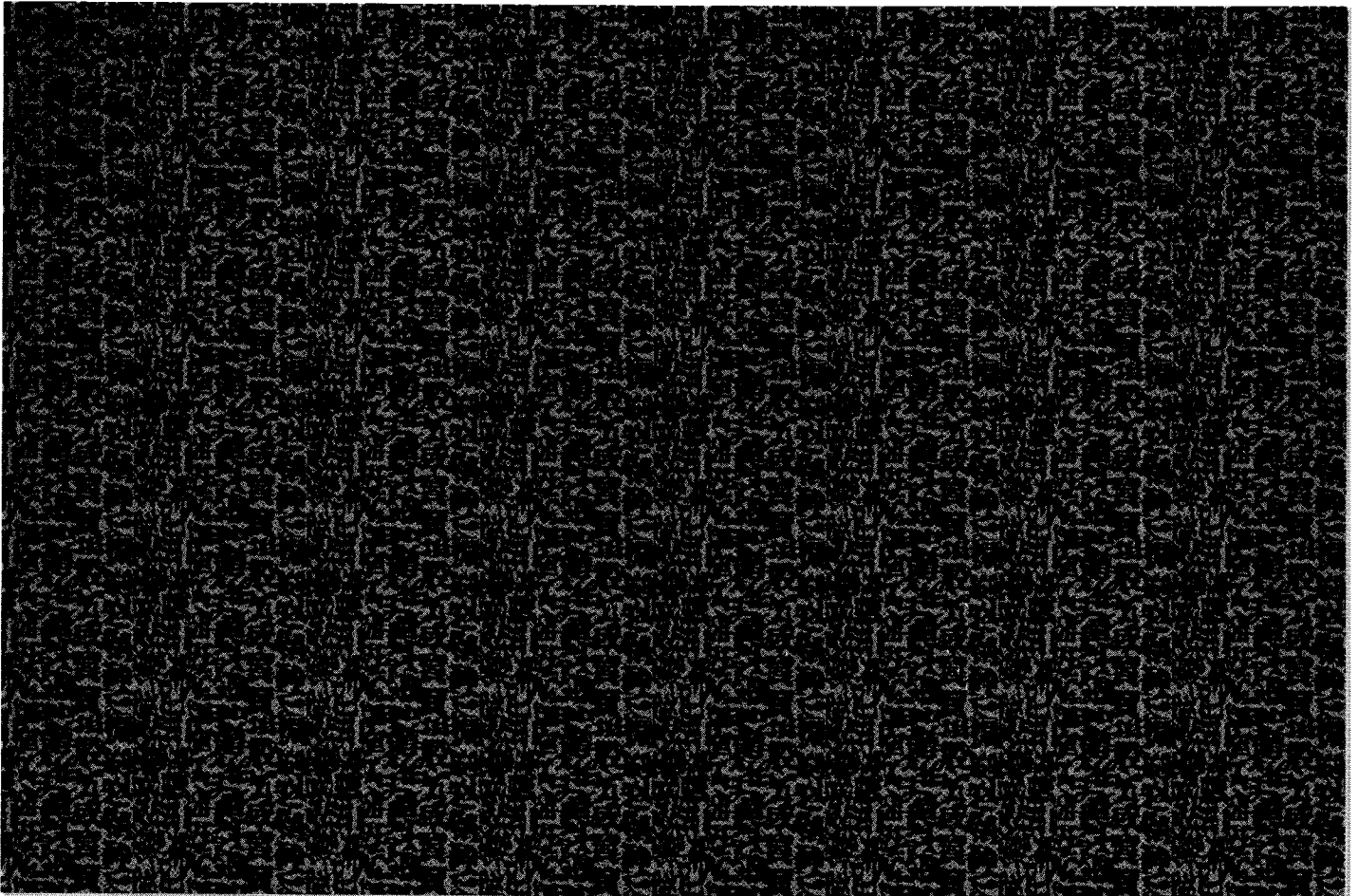
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Owner:
Fred Fleming & Nancy Oren
3701 Wilshire Blvd., Ste. 410
Los Angeles, CA 90010

PUBLIC HEARING NOTICE

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Riverside, CA 92502-1147



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Dated: December 1, 2010

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

16.3 of 12/14/10

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 County Administrative Center
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 P. O. Box 1147
 Riverside, CA 92502-1147



APN: 908131025, ASMT: 908131025
 KEOUDONE N PHRAKOUSONH
 37679 TOWNSVILLE CT
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ATTN: CECILIA GIL
P.O. BOX 1147
RIVERSIDE, CA 92502-1147
951-955-8464

AD NUMBER	PAGE NO.
2277558	1 of 1
BILL DATE	SALESPERSON
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START DATE	STOP DATE
12/04/10	12/04/10

AD NUMBER	AD DESCRIPTION	CLASS	LINES
2277558	NOTICE OF PUBLIC HEARING NOTICE OF	16000 LEGAL ADVERTISING	130 * 2





Publication	Insertions	Rate	Net Amount	Gross Amount
9 THE CALIFORNIAN	1	L3	\$0.00	
23 INTERNET	1	L3	\$0.00	
TOTAL AD CHARGE			\$272.20	
<div style="text-align: center;"> <i>Planning</i> <i>16.3 of 12/14/10</i> <i>207690</i> <i>⊕</i> </div>				<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> <i>2010 DEC 13 PM 2:42</i> <small>CLERK/BOARD OF SUPERVISORS</small> </div>
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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:

December 4 2010

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

Dated at TEMECULA, CALIFORNIA, this

6th day of December, 2010

Signature

Tammi E. Swenson
Legal Advertising Representative

Title

NOTICE OF PUBLIC HEARING Riverside County Board of Supervisors

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, A SPECIFIC PLAN, SUBSTANTIAL CONFORMANCE AND TENTATIVE PARCEL MAP 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 reviewed 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. 41093.

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Dated: December 1, 2010
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

PUB: December 1, 2010

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FAX (951) 368-9026

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⑤ BILLING DATE 12/04/10
⑩ ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS
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④ PAGE NO 1
③ TOTAL AMOUNT DUE 257.40
UNAPPLIED AMOUNT
TERMS OF PAYMENT Due Upon Receipt

⑧ BILLED ACCOUNT NAME AND ADDRESS

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

⑥ BILLED ACCOUNT NUMBER 045202

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951-368-9018 FAX

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Press-Enterprise

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Ad Desc.: PH ZC 7690 SP 265 TPM 35212


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:

12-04-10

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

Date: Dec. 4, 2010

At: Riverside, California



BOARD OF SUPERVISORS

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

Ad #: 10484380

PO #:

Agency #: _____

Ad Copy:

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Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant 12/4

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Dated: December 1, 2010

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

16.3 ef 12/14/10

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Riverside, CA 92502-1147



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