

30803 La Ray Lane  
Winchester CA 92596  
Oct 16<sup>th</sup> 2012

Please be advised that I am against the proposed building plan and the revised plan for

SPECIFIC PLAN 380

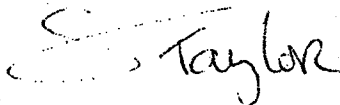
The plans should take into consideration the current zoning of RR5acre minimum and "blend" the type of homes/ (RR 2 ½ acre lots) zoning and impact that it will have on current lots/RR homes.

The compromise of six homes is a start, but to insignificant to be of any real solution to the fact that the building plan is trying to thrust, track homes, mixed used zoning, office buildings and changing access roads to encumber access to current residents, all of which is unacceptable.

This plan is a plan for disaster, there will be conflict of interest, traffic issues, and safety issues (horses/riders vs. fast cars, trucks industrial services) child safety. Home security issues.

The simply answer is BE FAIR, DON'T BE GREEDY, WORK WITH YOUR NEIGHBORS for The BETTERMENT OF ALL. In the end, the owner will still make a load of money on the property. The planning developers will to, the builders and so on down the line. AND the best thing will be that you will have CONSIDERED your NEIGHBOR which is the right thing to do. So stop "STICKING to the little people" and let's move this thing forward with a NEW FAIR PLAN that works for everyone.

LET'S WORK TOGETHER, TO GET IT RIGHT.



Sandie Taylor

30803 La Ray Lane  
Winchester CA 92596  
Oct 16<sup>th</sup> 2012

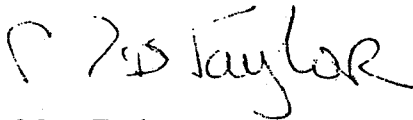
Please be advised that I am against the proposed building plan and the revised plan for

\_\_\_\_\_ . The area is not ready for this type of  
Plan is a plan for disaster, there will be conflict of interest, traffic issues, and safety issues  
(horses/riders vs. fast cars, trucks industrial services) child safety. Home security issues.

We still need to keep some things rural, have you ever considered that people want to live  
in RR zoning and live in the country with space and livestock. There are people like us  
who do want this lifestyle.

Not everyone wants to live in a track home. Build larger lots on 2 ½ RR zones this will  
accommodate several needs, it will ease the neighbors concerns, it will blend the plans  
into the more intense development your seeking and maybe it will get a pass from the  
planning. But don't stop at six homes! That is ridiculous, you have 270 acres.

I hope that you can come you with a plan that is fair for all.



Marc Taylor

Good Morning,

My name is Theresa Johnson at 31365 Tejay Avenue

I have lived in this area since 1990.

Side by side with other neighbors, we have succeeded in keeping this area rural—specific plan 312, Special Zoning of Keller/Leon Road property.

Yes, I have stood before the planning commission and other planning groups many times: to state a FACT.

**Rural does not mean underdeveloped but country living.**

Our area is an ESTABLISHED RURAL AREA

In this vicinity, there are a high percentage of businesses that cater to animals or some type of livestock: (CERF RANCH), Animals First and many family-owned boarding facilities due to its Rural Residential Zoning.

In the RCIP- this area was left as open or Rural.

In Specific plan 312, special zoning was defined so that areas would buffer the ESTABLISHED RURAL RESIDENTAIL ZONING.

You may conclude that the property for this hearing is a distance away from our special zoning.

What I have heard other developers will ask for rezoning if this land use is changed.

Please look at the work that this area's home owners have accomplished in the past and PRESERVE THIS AREA.

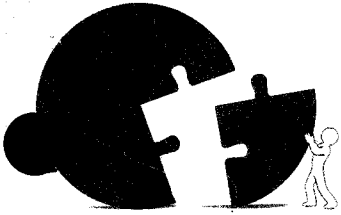
Think outside the BOX. Preserve this established equestrian/rural area. Tell this developer to work with the homeowners and author a land use which enhances this Equestrian/Rural area, not donut us in.

Does this area need another strip of buildings? How many office/medical buildings are vacant in Temecula, Murrieta area?

Thank you for your time,

*Tracy [unclear]*  
Tracy [unclear]

10.17.2012



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**DATE:** October 17, 2012  
**TO:** Planning Commission  
**FROM:** Matt Straite  
**RE:** **Agenda Item 3.5 Additional Information**

- I. The following text is proposed to be added as a Land Use Standard to section 2.1.F of the Specific Plan:
  - In order to transition between residential and commercial uses, Planning Area 3 shall:
    - i. Three story structures are permitted only in the north east corner of the Planning Area, and then only where the building is opposite a commercial use. In addition, any three story building shall be stepped so that the third story is significantly set back from the ground floor. No vertical planes shall be permitted.
    - ii. Buildings taller than three stories shall not be permitted.
    - iii. No building shall exceed one story within Planning Area 3, notwithstanding the limited exception outlined in Section (i) above.
- II. Since the Staff Report was submitted, additional letters have been received by the Planning Department regarding this agenda item. The following letters/email are attached for your consideration and review<sup>1</sup>:

Not in support:

- Dan Silver, the Endangered Habitat League dated April 10, 2012
- Wade Hough provided to the Planning Staff on October 14, 2012
- Victoria Hough dated October 15, 2012
- Sheryl Eramo email dated October 17, 2012
- Donna Richards email dated October 15, 2012
- Lincoln Eramo dated October 16, 2012
- Robert and Kasey Richardson October 16, 2012

In Support:

- See the 14 letters in the binder by Wellsaid (see below)
- The Thomas Leaman Family Trust sent three letters that could not be opened or printed due to compatibility issues

<sup>1</sup> Received prior to 7am on October 17, 2012  
Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

- III. A Community Outreach Report by Wellsaid Communications was provided to the Planning Department and has is attached for your consideration and review. This binder includes 14 letters of support.
  
- IV. The following are clarifications to the staff report Specific Plan description are proposed in order to be consistent with the changes proposed by the applicant:

The Specific Plan proposes to allow up to ~~320~~ 326 dwelling units, ~~650,000~~ 600,000 square feet proposed for commercial use and 61.1 acres proposed for conserved open space within eight (8) planning areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes to allow up to 400,000 square feet of commercial retail uses, 200,000 square feet of commercial office uses, medium density residential uses (up to 73 dwelling units), low density residential uses (up to 22 dwelling units), very low density residential units (up to 6 dwelling units in Planning Area No. 1), mixed use (up to 225 housing units), open space conservation, and master plan roadways. There are ~~36.4~~ 46.3 acres proposed for residential uses, ~~62.7~~ 52.4 acres proposed for commercial uses, 21.6 acres proposed for mixed use, 61.1 acres proposed for open space and 19.3 acres for master plan roadways.

April 10, 2012

*BY ELECTRONIC MAIL ONLY*

Riverside County Planning Commission  
County of Riverside  
4080 Lemon St., 9<sup>th</sup> Floor  
Riverside, CA 92501

**RE: Item 3.4: SPECIFIC PLAN NO. 380, GENERAL PLAN AMENDMENT  
NO. 951 (April 18, 2012)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) recommends denial of this proposed General Plan amendment. As you know, EHL is a long-term stakeholder in County planning efforts.

We wish to raise three concerns with this project: Lack of basic planning justification, General Plan inconsistency, and inconsistency with an adopted regional plan.

The County of Riverside currently has a surfeit of housing capacity in its General Plan, with no need for additional units over a multi-decade horizon. Adding even more surplus capacity surely exceeds the limits on how far out any of us anticipate future needs. With so much surplus capacity, it is impossible to rationally allocate constrained transportation infrastructure and service dollars.

Regarding the General Plan, according to Section 2.5 of Zoning Code:

g. FINDINGS. A Planning Commission resolution recommending approval of a regular Foundation Component Amendment and a Board of Supervisors resolution approving a regular Foundation Component Amendment shall include findings, based on substantial evidence, that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan. The foregoing requirement for findings shall not apply to any amendment to the Riverside County Vision.

In this case, what is the substantial evidence that new conditions have arisen to justify a Foundation change? Surely, there is no regional lack of land designated as Community Development. Furthermore, the General Plan anticipates "Community Separators" of Rural lands that prevent urban communities from simply merging into each other, as in the Los Angeles basin:

*"Our communities maintain their individual distinctive qualities and character, surrounded in most cases by open space or non-intensive uses to contribute to their sense of unique identity. Community centers, gathering places, and special focal points unique to each community also aid this identity."*

*"We are proud of the distinctive identities that our communities now possess and cherish the sense of place that results from them. We want this sense of place and distinctiveness maintained and enhanced in our planning and development activities."*

*- RCIP Vision*

This section is intended to focus on the desired aspects, at a community or neighborhood level, that help achieve the RCIP Vision and General Plan Principles. The RCIP Principles state that, *"The General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas."* At this scale, policies focus on achieving compact, transit adaptive development, identifying open space separators to provide edges between communities, and enhancing or creating the distinctiveness of each community.

LU 3.2 Use open space, greenways, recreational lands, and watercourses as community separators. (AI 25, 40, 60, 61)

LU 8.3 Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life. (AI 9, 28)

Rural areas in the French Valley serve the function of defining existing communities, and this project contradicts that aspect of the General Plan.

Finally, the Southern California Association of Governments has just adopted a Sustainable Community Strategy (SCS) under SB 375. How is this project consistent with the GHG reduction targets of the adopted SCS?

We acknowledge that the project proposes to set aside appropriate lands for the MSHCP, specifically portions of Constrained Linkage 17. However, MSHCP conformance does serve as a surrogate for overall land use planning.



Sincerely,

Dan Silver, MD  
Executive Director

To whom it may Concern,

My wife and I have invested our life savings into our property because of the established rural lifestyle offered by this area. We are now faced with the proposed threat of commercial, residential development just across the street from our peaceful home.

I am greatly concerned with the resulting effects of this development, our water supply is likely to be impacted by all of the construction and change in drainage. An increase in crime, noise, traffic, air and light pollution are all very likely to occur. One of the primary features of our home is the seasonal creek and pond that drains most of the runoff from the areas to the north and west of the proposed development, for certain this will be impacted.

One of the real tragedies will be the to the natural wildlife that cohabitate with us and our rural neighbors, the red-tailed hawk, the roadrunner, jackrabbits, coyotes, quail, and burrowing owl(which I believe is on the endangered species list). This wildlife will be forced to move away or perish due to the significant change to the area.

I am also very concerned with the lack of clarity of the information presented about the development, for example:

-What does a buffer treatment (which is identified on some proposed layouts) really look like? Is it a physical structure such as a brick fence or berm, or is it a clump of rosebushes?

-How will the surrounding area cope with the increased traffic? There is no mention of any way to address how the existing rural roads will accommodate an unavoidable doubling or tripling of the traffic load.

- Keller road is proposed to be rerouted from Winchester road to Pourroy road so it winds through the development and then just ends at the west boundary of the development map, there is no detailed illustration of how the New Keller Road, the Old Keller Road and Pourroy Road will all join outside of the development map, this is of particular interest to me as my front yard is adjacent to this location and in addition, my water well is located very close to this spot. Because of the lack of detailed information, I am very worried that I will be faced with the same choice as the natural wildlife mentioned earlier, with about the same opportunity to have my concerns addressed.

I am not opposed to some development in the area, but it is unreasonable and unfair to fully transform this beautiful and peaceful area into a densely populated center without considering the long term effects and impacts of those who have invested all they have into this area.

Wade Hough

October 15, 2012

To whom it may Concern,

My husband and I have invested our life savings into our over nine acres of property, and it is our dream to retire here in our rural lifestyle area. We came from a busy Orange County area to a nice quiet, peaceful rural community of Winchester. Our property is beautiful to us in every way, and so are our neighbors. We can enjoy our own nature walks and the different wildlife that cohabitates on our property. We enjoy seeing our neighbors horseback riding. We are located on the West corner of Pourroy Rd. and North of Keller Rd. in which we will be significantly impacted by this development, especially the West South corner of the development where the new Keller Rd. heads west towards Pourroy Rd. My husband and I are greatly concerned with the resulting effects of this development as our concerns are mentioned in his letter and mine.

I'd like to briefly mention what we have now and what the proposed development will certainly do that will impact our property in too many negative ways.

Presently we have low crime area. – Proposed Development will increase crime, due to increased population.

Presently our East view are hills, mountains, and the sunrise when we look through our windows and when we step out onto our porch – Proposed Development will give us a sea of roof tops, homes and buildings will obstruct our East view.

Presently we have very little traffic – Proposed Development creates excessive traffic and smog which creates health and safety hazards.

Presently Keller Rd. is at a distance that traffic traveling west does not disturb us nor our wildlife. - Proposed Development of the new Keller Rd. with traffic traveling West in the vicinity of our front yard and house will disturb us with headlights and noise, and disturb our wildlife.

Presently our water wells are located near Keller Rd., we have good water and a sufficient amount for all of our needs – Proposed Development impacts our water supply, it can contaminate and damage our wells due to construction and traffic.

Presently we have a seasonal creek and pond, the runoff comes from the North and West areas. The water travels east. We don't have standing water for a long period, and no mosquito problem - Proposed Development would cause flooding, and a detention basin is not sufficient, standing water is a health threat, possible mosquito infestation/West Nile Virus.

Presently we have lots of mature trees some are close to 100 ft. and well over 100 ft., and we have natural wildlife that cohabitate on our property and nearby which to name some are different birds, hawks, owls, quails, roadrunners, rabbits, jackrabbits, the endangered burrowing owl, and coyotes, and so forth. – Proposed Development would force them to move away or perish due to the significant change in the area.

My husband and I are very concerned with the lack of clarity of the information presented about the development regarding how the New Keller Rd., the Old Keller Road, and Pourroy Road will all join. No detailed illustration or information was provided, this is a great concern to us since our water wells are located very close to this spot, plus all of the concerns mentioned above, and in my husband's letter.

I am asking that you please consider our concerns to our property as well as our neighbors, and consider keeping the integrity of this rural community, so that we can continue to enjoy living here.

Sincerely,

Victoria Hough

## **Straite, Matt**

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**From:** Eramo [Inerm@aol.com]  
**Sent:** Monday, October 15, 2012 12:42 PM  
**To:** Straite, Matt  
**Subject:** SP#380 Planning Commission meeting 10/17/12

**Categories:** Blue Category

October 15, 2012

To Ms. Mary Stark

RCTLMA Commission Secretary

Riverside County

To Mr. John Petty

Planning Commissioner for the Third District

Riverside County

To Mr. Juan C. Perez

TLMA Director

Riverside County

To Mr. David Mares

Principal Planner

Riverside County

To Ms. Kinika Hesterly

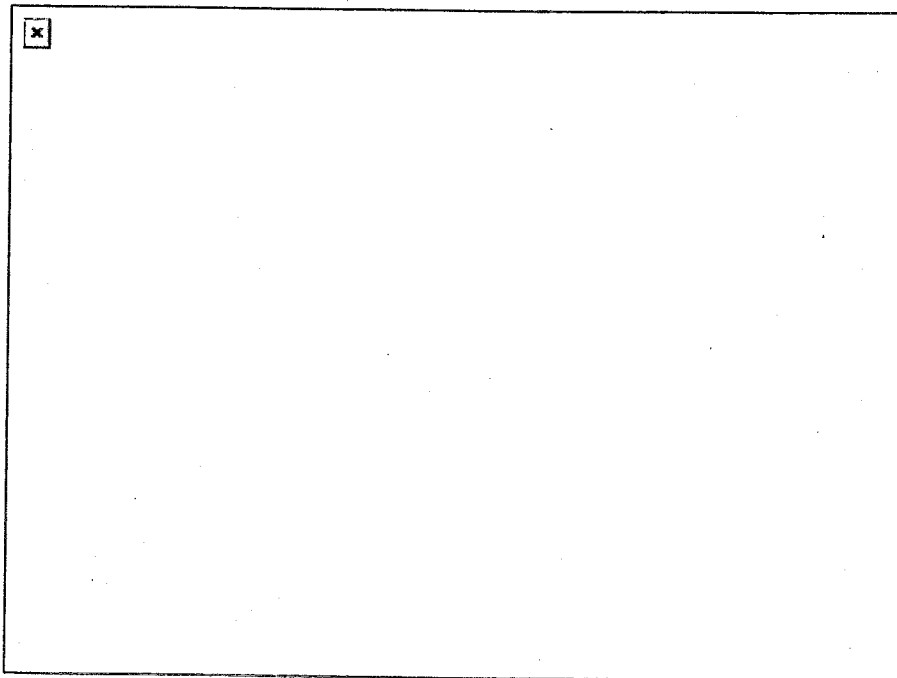
Urban Regional Planner IV

Riverside County

RE: Specific Plan #380-The Hanna Project

Dear Sirs and Madams;

I live in the community around Specific Plan #380. Our home over-looks the building site.



We purchased our home on five acres in 2004. We have invested heavily in our property. We have four horses and have enjoyed the rural life style where we are able to ride out of our gate on dirt trails, open space and roads safely. Most of our neighbors have done the same. If this project is allowed, all of that will be gone.

We do not need more commercial development. The property at the intersection of Pourroy and Winchester on both sides is zoned commercial and has been setting unsold for years. The shopping centers built over at the Scott/215 locations are mainly vacant.

The SP#380 site has been farmed using sludge in the past and may not be safe for residential. Housing developments on the east side of Winchester are in the process of determining whether they may be having medical problems due to sludge fertilization. Surrounding residential development projects have been halted, slowed, sold or just sitting vacant.

This plan calls for leveling the hilltops and filling the lower areas. Blasting and rain draining changes will impact our wells. We do not currently have problems with flooding.

Changes to Keller road will greatly impact the traffic on our street where people jog, ride bikes and horses. The surrounding housing developments enjoy the rural areas as much as we do. This is a large equestrian community that wants and needs to stay that way. It is also a rich wildlife preserve. Hawks, owls, rabbits, toads and coyotes make our lives here so interesting.

Please, do not pass SP#380. Leave us our beautiful surroundings and our investments.

Sincerely,

Sheryl Eramo

**Straite, Matt**

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**From:** Donna Richards [donnalouise1rn@aol.com]  
**Sent:** Monday, October 15, 2012 5:47 PM  
**To:** Straite, Matt  
**Subject:** S.P.#380

**Categories:** Blue Category

This is regarding the development near Winchster Rd. and Keller Rd.

I do not want this development. I do not want any more traffic in this area. I moved here over 25 years ago and it was a quiet rural area at that time. As the dirt roads were paved, the noise level went up, as evident by the traffic and noise level on Scott Road.

We have wells with good water at this time. More development scares me as to how clean is the water going to be and are we going to have water. Other areas near us have had problems with their water or the water is not good for drinking.

At a hearing for the property next to my property, it was stated that this area was supposed to remain rural--horse property. There is a 35 acre area next to my property that is open area from the Cleveland National Forest to the San Jacinto Mountains for wild life to pass through.

We moved here to enjoy the dark night skies and peace and quiet of rural life. It is getting harder to star gaze because the skies are not dark any more due to so much development in the area. We do not need any more cars on our roads, stores that bring in more traffic or that are standing empty, or more houses to that could destroy our water.

**KEEP THE AREA R-5- AND KEEP OUR HILLS.**

Donna Richards --a property owner near Leon and Scott Rd.

PLEASE  
Thank you,



Riverside County Planning Department  
Attn: Matte Straite  
P. O. Box 1409  
Riverside, CA 92502-1409

I have reviewed the EIR and I did not find any real testing for toxic materials in the entire report. The report states that the authors looked at old pictures to determine if any evidence of dumping could be seen but there was no real chemical testing for toxic materials. This is particularly troubling since the SP#380 area being discussed was previously fertilized with Sludge (sewage treated human waste) over a several year period.

Being a Chemical Engineer, I was able to do some research on the toxic components of sludge. I found that the toxic substances listed in Sludge are a who's who of Toxic substances. This is the list of toxic substances I can up with.

1. Heavy Metals – These are generally metals which have a specific gravity at least 5 times the specific gravity of water.  
These heavy metals can cause a wide variety of physiologic problems ranging for liver, kidney and other organ damage to Alzheimer's.
2. Flame Retardants – These substances are added to a wide range of products to prevent combustion.  
These materials generally contain ingredients like phenolics which cause both organ damage and neurological disorders.
3. Poly aromatic hydrocarbons – These are substances like benzene, Naphthalene.  
These substances are noted carcinogens, mutagens and tetragenesis in addition to being neurotoxins.
4. Phthalates – these are plasticizers used in plastics to soften them. These plasticizers are easily released into the environment because they don't bond covalently and continue to move. They can cause birth defects and change hormone levels.
5. Dioxin – These are a group of chemically related compounds that are persistent environmental pollutants.  
Dioxins are highly toxic and can cause reproductive and developmental problems, damage the immune system, interfere with hormones and also cause cancer.
6. Bacteria – These are a large domain of prokaryotic microorganisms.  
The types of bacteria which are harmful can range for Staphylococcus, Salmonella, and E coli.

Any of the chemicals types listed above are seriously toxic and can cause numerous health problems.

This problem of sludge causing health problems in recently developed areas is real. Two the local cities, Menifee and Murrieta, think this is a big enough problem to have groups looking into areas which were built over Sludge fertilized fields because of incidents of rashes and people feeling ill. Last week I heard

and unsubstantiated report that there were people looking into a high incidence of breast cancer in the housing development on the south side of Winchester road down toward Benton Road.

The risks for not doing this type of testing are very high.

1. The composition of the soil is unknown.
2. Sewage treatment was not designed to create fertilizer. It was design to make the sewage solid so it could be placed in landfill. The sewage treatment process was not developed to eliminate toxic ingredients only treat sewage so it could be placed in land fill.
3. There is limited testing knowledge of sludge so no one knows what is in it and at what levels.
4. Toxic build up of sludge has not been monitored.

Sincerely,

Lincoln Eramo  
Principal Chemical Engineer  
Covidien Medical

**Straite, Matt**

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**From:** Robert Richardson [r.richardson\_iv@yahoo.com]  
**Sent:** Tuesday, October 16, 2012 8:40 PM  
**To:** Straite, Matt  
**Cc:** Rick Croy  
**Subject:** Specific Plan 380

**Categories:** Blue Category

10/16/2012

As a members of Rural Residents and Friends, We oppose Specific Plan 380. The issue at hand is the strength the RCIP holds when a specific plan is submitted. The residents of Riverside County look to the county to abide by the vision that there own elected and appointed representatives crafted, to only be over looked when a specific plan is submitted. "A Planning Commission resolution recommending approval of a regular Foundation Component Amendment shall not conflict with the overall Riverside County Vision" to reiterate what some of my fellow Rural Residents and Friends members have cited, is a statement that the Planning Commission should not forget. Plan 380 is an example of a plan that has been crafted with no justification of zoning other than to maximize the profit gain of the seller/developer with little thought of neighboring residents. Continuity in every community is important and this plan **could** have been an example that other future specific plans could be modeled after. Considering that the neighboring residents have wanted to work with the Plan 380 Group to develop a plan that is reasonable. We hope that the Planning Commission will consider this when making a sound and educated decision.

Respectfully,

Robert and Kasey Richardson, members  
Rural Residents and Friends  
'People for Balanced Growth'

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

**APPLICATION FOR SPECIFIC PLAN LAND USE**

CHECK ONE AS APPROPRIATE:

*Sit CCO04674*

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00380 DATE SUBMITTED: 11-24-09

**APPLICATION INFORMATION**

*CFG 05127 BA 41778*

Applicant's Name: The Hanna Marital Trust/Ginny Hanna E-Mail: ghanna@hannacap.com

Mailing Address: 8105 Irvine Center Drive Suite 1170  
Irvine Street  
CA 92618  
City State ZIP

Daytime Phone No: ( 949 ) 271-2103 Fax No: ( 949 ) 271-2110

Engineer/Representative's Name: Geoff Scott E-Mail: geoffs@whainc.com

Mailing Address: 2850 Redhill Avenue, Suite 200  
Santa Ana Street  
CA 92705  
City State ZIP

Daytime Phone No: ( 949 ) 250-0607 Fax No: ( 949 ) 250-1529

Property Owner's Name: The Hanna Marital Trust E-Mail: ghanna@hannacap.com

Mailing Address: 8105 Irvine Center Drive Suite 1170  
Irvine Street  
CA 92618  
City State ZIP

Daytime Phone No: ( 949 ) 271-2103 Fax No: ( 949 ) 271-2110

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

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

*GPA 951*

**APPLICATION FOR SPECIFIC PLAN LAND USE**

**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.

HANNA MARITAL TRUST  
PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT  
DAVID W. HANNA, TRUSTEE

**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.

HANNA MARITAL TRUST  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)  
DAVID W. HANNA, TRUSTEE

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): 472-110-001, -002, -003, -004, -005, -007, -008, -009, -010

Section: 21, 20 Township: 6 South Range: 2 West

Approximate Gross Acreage: 195 acres

General location (nearby or cross streets): North of Keller Road, South of Scott Road, East of Pourroy Road, West of Winchester Road / Hwy 79

Thomas Brothers map, edition year, page number, and coordinates: page 899 (D2, D3, E2, F2 and F3)

Land Uses: Please provide a listing of the **proposed** land uses to include the following:

**APPLICATION FOR SPECIFIC PLAN LAND USE**

1. Residential uses by product type, number of units and acreage;
2. Commercial uses with proposed acreage;
3. Industrial uses with proposed acreage;
4. Open space/recreational uses with proposed acreage;
5. Public facilities with proposed acreage, etc.

<u>LAND USE</u>	<u>ACREAGE</u>	<u>NUMBER OF UNITS</u> <small>(RESIDENTIAL ONLY)</small>
COMMERCIAL OFFICE	24.7	
COMMERCIAL RETAIL	38.0	
MIXED USE	21.6	
LOW DENSITY RESIDENTIAL	36.4	73
OPEN SPACE (MSHCP)	61.1	
PROJECT ROADWAYS	19.3	

The applicant shall provide a brief description of the project (not to exceed 10 pages) that will be used to help prepare the initial study (environmental assessment). Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment.

**FILING INSTRUCTIONS FOR  
SPECIFIC PLAN APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Specific Plan application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

- THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**
1. One completed and signed application form.
  2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice.
  3. An 8½" x 11" vicinity map showing the location and names of adjoining streets.
  4. One (1) recent (less than one-year old) aerial photograph (minimum size 8½" x 11") of the entire Project Site with the boundary of the site delineated.

**APPLICATION FOR SPECIFIC PLAN LAND USE**

1. Residential uses by product type, number of units and acreage;
2. Commercial uses with proposed acreage;
3. Industrial uses with proposed acreage;
4. Open space/recreational uses with proposed acreage;
5. Public facilities with proposed acreage, etc.

<u>LAND USE</u>	<u>ACREAGE</u>	<u>NUMBER OF UNITS</u> <u>(RESIDENTIAL ONLY)</u>
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OPEN SPACE (MSHCP)	61.1	
PROJECT ROADWAYS	19.3	

The applicant shall provide a brief description of the project (not to exceed 10 pages) that will be used to help prepare the initial study (environmental assessment). Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment.

**FILING INSTRUCTIONS FOR SPECIFIC PLAN APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Specific Plan application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

**THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed application form.
2. A copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice.
3. An 8 1/2" x 11" vicinity map showing the location and names of adjoining streets.
4. One (1) recent (less than one year old) aerial photograph (minimum size 8 1/2" x 11") of the entire Project Site with the boundary of the site delineated.

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

**APPLICATION FOR AMENDMENT TO THE  
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 00051 DATE SUBMITTED: February 13, 2008

**I. GENERAL INFORMATION**

**APPLICATION INFORMATION**

*Geoff Scott (949) 250-0607*  
*geoffs@whainc.com*

Applicant's Name: The Hanna Martial Trust (c/o Virginia Hanna) E-Mail: ghanna@hannacap.com

Mailing Address: 8105 Irvine Center Drive, Suite 1170  
Irvine Street CA 92618  
City State ZIP

Daytime Phone No: (949) 271-2103 Fax No: (949) 271-2110

Engineer/Representative's Name: T&B Planning (c/o Geoff Scott) E-Mail: gscott@tbplanning.com

Mailing Address: 17542 East 17th Street, Suite 100  
Tustin Street CA 92780  
City State ZIP

Daytime Phone No: (714) 505-6360 Fax No: (714) 505-6361

Property Owner's Name: The Hanna Martial Trust E-Mail: ghanna@hannacap.com

Mailing Address: 8105 Irvine Center Drive, Suite 1170  
Irvine Street CA 92618  
City State ZIP

Daytime Phone No: (949) 271-2103 Fax No: (949) 271-2110

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.

*195. 33*



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

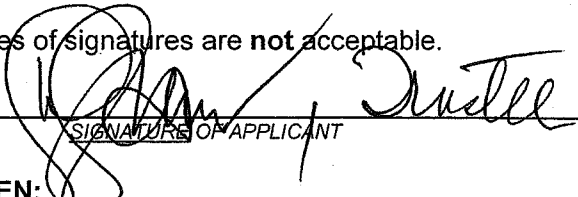
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**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.

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

DAVID W. HANNA, TRUSTEE  
THE HANNA MARITAL TRUST  
PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

VIOLET B. HANNA, TRUSTEE  
THE HANNA MARITAL TRUST  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

DAVID W. HANNA, TRUSTEE  
THE HANNA MARITAL TRUST  
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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 472-110-001, -002, -003, -004, -005, -006, -007, -008, -009, -010.

Section: 21, 20 Township: 6 South Range: 2 West

Approximate Gross Acreage: 195.3 acres

General location (nearby or cross streets): North of Keller Road, South of

Via Curtidor, East of Pourroy Road, West of State Route 79

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Thomas Brothers map, edition year, page number, and coordinates: page 899 (D2, D3, E2, F2, and F3)

Existing Zoning Classification(s): Rural Residential (R-R)

Existing Land Use Designation(s): Rural Residential (RR)

Proposal (describe the details of the proposed general plan amendment):

The proposed General Plan Amendment would amend the Foundation Component designation on-site from Rural to Community Development and Open Space. For more information, refer to the attached "Supplement to General Plan Amendment Application."

Related cases filed in conjunction with this request:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. \_\_\_\_\_

E.A. Nos. (if known) \_\_\_\_\_ E.I.R. Nos. (if applicable): \_\_\_\_\_

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Southern California Edison	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Company	The Gas Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	Verizon	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Company/District	Eastern Municipal Water District (EMWD)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District	EMWD	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) unknown

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) unknown

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Which one of the following watersheds is the project site located within (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) *David B. / Sanna* Date *2-4-08*  
Owner/Representative (2) *[Signature]* Date *2-5-08*

NOTE: An 8½" x 11" legible reproduction of the proposal must accompany application.

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

EXISTING DESIGNATION(S): \_\_\_\_\_

PROPOSED DESIGNATION(S): \_\_\_\_\_



# SUPPLEMENT TO GENERAL PLAN AMENDMENT APPLICATION

## FOUNDATION COMPONENT CHANGE

### I. JUSTIFICATION FOR AMENDMENT

#### A. INTRODUCTION

This document is an attachment to a General Plan Amendment application that includes a Foundation Component Change. The proposed General Plan Amendment would change the General Plan Amendment site's (henceforth, "the site") Foundation Component designation from Rural to Community Development and Open Space.

Approval of this General Plan Amendment would allow for development of the site with a cohesive, compatible combination of land uses, including Very Low Density Residential, Commercial Retail, Commercial Office, Commercial Tourist, Light Industrial, and Open Space – Conservation land uses. According to a market study prepared by The Concord Group, these land uses fulfill a regional need for medical office and entertainment land uses. These land uses also represent a logical extension of the Community Development land uses that exist in the site's immediate vicinity and along the Highway 79 corridor.

As required in the General Plan Amendment application, provided below is a justification of the proposed General Plan Amendment. To summarize, this justification includes:

- Logical circulation design enhancements that impact a key future intersection within the Harvest Valley/Winchester Area;
- Conveyance of approximately 51.0-acres to the MSCHP; and
- A cohesive Conceptual Land Use Plan that is compatible with the surrounding area and beneficial to residents of the Harvest Valley/Winchester Area.

#### B. GENERAL PLAN CIRCULATION ENHANCEMENTS

The site is located within unincorporated Riverside County and is bound to the east by State Highway 79, to the west by Pourroy Road, and to the south by Keller Road. Under existing conditions, Pourroy Road and Keller Road are unpaved dirt roads. The total project acreage is approximately 195.33 acres.

The proposed land uses within this General Plan Amendment provide for the minor realignment of Keller Road, west of Pourroy Road and east of State Highway 79. Keller Road would be realigned in a manner that creates a ninety-degree intersection with State Highway 79, thereby increasing intersection efficiency and safety, while also conforming to transportation intersection standards. Keller Road, west of State Highway 79, would serve as the primary vehicular access point to the site, and no access points would be permitted from State Highway 79. Pourroy Road may also be utilized as a secondary access point to the site. The proposed General Plan Amendment and future implementing projects would create an efficient on-site circulation network, improve connectivity between the site and the surrounding area, and increase safety and efficiency at the intersection of Keller Road and State Highway 79.

### C. OPEN SPACE – CONSERVATION

The proposed General Plan Amendment would re-designate a portion of the site from Rural Residential to Open Space – Conservation. This area, which traverses the northern portion of the site, would create a visually-pleasing focal point for residents of the surrounding area and commuters on State Highway 79. The open space area would connect to existing open space to the north and west, thereby facilitating species mitigation in the area via Constrained Linkage 17 as outlined in the Multiple Species Habitat Conservation Plan (MSHCP). This approximately 51-acre area would be conveyed to the Western Riverside County Regional Conservation Authority (RCA) in order to maintain this important wildlife linkage in its natural condition.

### D. CONCEPTUAL LAND USE PLAN

The proposed General Plan Amendment Foundation Component Change from Rural to Community Development would designate a variety of land uses on site and allow for housing, shopping, medical services, offices, and job creation within the Harvest Valley/Winchester area. The land uses proposed by this General Plan Amendment include Very Low Density Residential, Commercial Retail, Commercial Office, Commercial Tourist, Light Industrial, and Open Space – Conservation. Specific development within implementing projects may include single-family homes, retail shops, a family entertainment center, a neighborhood commercial center, medical offices, a medical center, and office/flex space.

The land uses proposed as a part of this General Plan Amendment are a logical extension of the land uses in the surrounding vicinity. Residents of the Harvest Valley/Winchester Area would benefit from the addition of new employment and shopping opportunities, medical offices, and entertainment amenities within their immediate area. The approved Domenigoni-Barton Properties Specific Plan No. 310 lies just north and northeast of the site and provides for Community Development land uses, including various densities of residential, commercial, and community center uses. Several constructed communities, including Quinto Do Lago Specific Plan No. 284 (to the south), French Valley Specific Plan No. 312 (to the southwest), and Winchester 1800 Specific Plan No. 286 (to the southeast), are also located within close proximity to the site. These specific plans and other properties are within close proximity to the site also contain intensive Community Development land uses, including Medium Density Residential (to the southeast, southwest, and northeast), Medium High Density Residential (to the south), Very High Density Residential (to the southeast), Commercial Retail (to the southeast and northeast), and Commercial Tourist (to the northeast).

Furthermore, the site's convenient location at the intersection of State Highway 79 and Keller Road makes it ideally situated for Community Development land uses. The intersection of Keller Road and State Highway 79 possesses the potential to become a major focal point within the Harvest Valley/Winchester area of unincorporated Riverside County. Within the site, Commercial Retail and Commercial Tourist land uses, which may include a combination of shops, restaurants, a grocery store, and other family entertainment and residential-supporting retail uses, are planned to abut State Highway 79. These uses would serve the commercial shopping and entertainment needs of the local residents, as well as commuters utilizing State Highway 79.

The General Plan Amendment Application would also allow Commercial Office and Light Industrial land uses on the site. Commercial Office uses would be situated west of the Commercial Retail and Commercial Tourist land uses in order to provide those uses with maximum visual exposure to commuters on State Highway 79. Light Industrial land uses would be situated within a parcel of land

that is north of the site's southern boundary and south of realigned Keller Road. Pursuant to the proposed General Plan Amendment application, the Light Industrial land use would support office/flex space, including sales or customer-orientated offices that front Keller Road. Supporting warehouse/storage units may be located in the rear of the office uses. These land uses would also be a logical extension of the surrounding properties' Community Development land use designations, as the Commercial Office and Light Industrial land uses would provide employment opportunities for residents.

Very Low Density Residential land uses would occur on the western portion of the site, adjacent to Pourroy Road. This land use allows for a transition from the rural residential land uses that are designated west of the site. Homes within this land use designation would be separated from the Commercial Office and Light Industrial land uses by collector roads and landscaped buffers that may also feature passive recreational amenities, such as pedestrian paths or trails. The density range shall be 1 dwelling unit per acre, with a minimum lot size of 1 acre.

Lastly, as previously described, the land uses proposed by the General Plan Amendment Application includes Open Space – Conservation land uses. Specifically, an approximately 51.0-acre area that would be conveyed to the MSHCP. Combined with the open space areas located north of the project site, this area would serve as a contribution to Constrained Linkage 17.

**LEGAL DESCRIPTION**

PARCELS 1 THROUGH 10, INCLUSIVE, OF PARCEL MAP 15244, AS SHOWN BY PARCEL MAP RECORDED IN BOOK 85, PAGES 6 AND 7 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

SAID LAND IS ALSO SITUATED IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY

Assessor's Parcel No.: 472-110-001 through 472-110-010.



C0004674

**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: 0207723      DATE SUBMITTED: 11-24-09  
CF605127      EA41778

**APPLICATION INFORMATION**

Applicant's Name: The Hanna Martial Trust/Ginny Hanna      E-Mail: ghanna@hannacap.com

Mailing Address: 8105 Irvine Center Drive Suite 1170  
Irvine      Street      CA      92618  
City      State      ZIP

Daytime Phone No: (949) 271-2103      Fax No: (949) 271-2110

Engineer/Representative's Name: Geoff Scott      E-Mail: geoffs@whainc.com

Mailing Address: 2850 Redhill Avenue, Suite 200  
Santa Ana      Street      CA      92705  
City      State      ZIP

Daytime Phone No: (949) 400-5172      Fax No: (949) 250-1529

Property Owner's Name: The Hanna Marital Trust      E-Mail: ghanna@hannacap.com

Mailing Address: 8105 Irvine Center Drive Suite 1170  
Irvine      Street      CA      92618  
City      State      ZIP

Daytime Phone No: (949) 271-2103      Fax No: (949) 271-2110

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.

**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.

HANNA MARITAL TRUST  
PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT  
DAVID W. HANNA, TRUSTEE

**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.

HANNA MARITAL TRUST  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)  
DAVID W. HANNA, TRUSTEE

\_\_\_\_\_  
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): 472-110-001, -002, -003, -004, -005, -007, -008, -009, -010

Section: 21, 20 Township: 6 South Range: 2 West

Approximate Gross Acreage: 195 acres

General location (nearby or cross streets): North of Keller Road, South of Scott Road, East of Pourroy Road, West of Winchester Road / Hwy 79

Thomas Brothers map, edition year, page number, and coordinates: page 899 (D2, D3, E2, F2 and F3)

**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):

Proposed zone change from Rural Residential (R-R) to Specific Plan (SP)

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Related cases filed in conjunction with this request:

EA 41778, GPA 00951, PAR 01253, HANS 1995

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# NOTICE OF PUBLIC HEARING and INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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:

**SPECIFIC PLAN NO. 380, GENERAL PLAN AMENDMENT NO. 951, CHANGE OF ZONE NO. 7723 - Certify an Environmental Impact Report - Applicant: Hanna Marital Trust - Engineer/Representative: Geoff Scott - Third Supervisorial District - French Valley Community - Southwest Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) - Highway 79 Policy Area - Location: Northerly of Keller Road, easterly of Pourroy Road, on the southerly of foothills that are approximately ½ mile south of Scott Road and westerly of State Highway 79 - 201.1 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: The Specific Plan proposes eight (8) land use Planning Areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes up to 400,000 square feet of commercial retail uses and up to 200,000 square feet of commercial office uses on 13.9 acres, medium density residential uses (up to 73 dwelling units with a minimum lot size of 5,000 sq.ft.) low density residential uses (up to 22 dwelling units with ½ acre minimum lot sizes) on 36.4 acres, 21.6 acres for mixed use (up to an additional 225 housing units within a Continuing Care Retirement Community), 61.1 acres for open space conservation, and 20.2 acres for master plan roadways. The General Plan Amendment proposes to change the site's foundation component from Rural to Community Development, and amend the land use designation from Rural Residential (R: RR) to Community Development Specific Plan: (CD:SP) with Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Very Low Density Residential (CD:VLDR) as reflected in the Specific Plan Land Use Plan. The Change of Zone proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) zone and establish legal boundaries for each of the 8 Planning Areas. The Environmental Impact Report has analyzed the potential environmental impacts of the proposed project. (Legislative)**

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: October 17, 2012  
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, Matt Straite at (951) 955-8631 or e-mail [mstraite](mailto:mstraite), or go to the County Planning Department's Planning Commission agenda web page at [http://www.rctlma.org/planning/content/hearings/pc/current\\_pc.html](http://www.rctlma.org/planning/content/hearings/pc/current_pc.html).

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 525, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Matt Straite  
P.O. Box 1409, Riverside, CA 92502-1409

# NORTH AMERICAN TITLE

2100 S.E. Main St. Ste. 450, Irvine Ca 92614

Ph: (949) 419-9477 - Fax: (714) 550-6445

## FARM SEARCH

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**Mailing labels for:**

**Specific Plan No. 380; General Plan Amendment  
No. 951;**

**Change of Zone No. 7723; EIR No. 525**

*Thank you j  
We know*

**"Keller Crossing"**

*Department.  
ing your*

**Applicant: Hanna Marital Trust**

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### SEARCH CRITERIA:

1300 Ft. Radius

Subject Property:

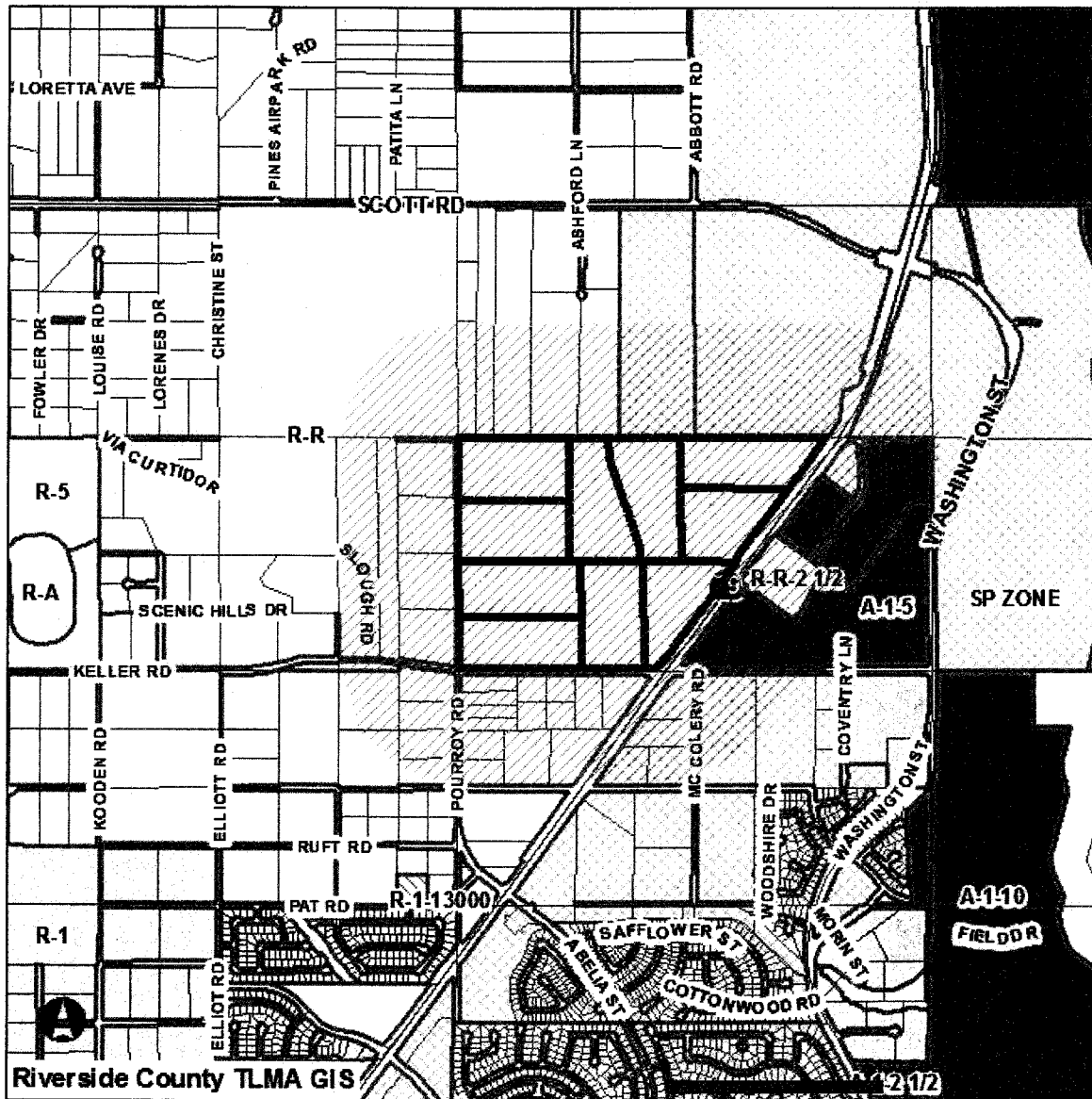
**472-110-001 thru 472-110-009 &  
472-110-032 thru 472-110-034**

*checked by  
matt strom  
10/18/12  
exp 12/18/12  
MS*

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The information attached IS NOT AN ABSTRACT OF TITLE, nor a complete representation of the condition of title to the property. While this information is believed to be correct, this Company assumes no liability for any loss occurring by reason of reliance thereon. If it is desired that this company assume liability, you may request issuance of a policy of title insurance, a binder or a commitment to issue a policy of title insurance.

1300 foot radius from SP380



Selected parcel(s):

- |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 472-070-001 | 472-090-020 | 472-090-021 | 472-090-022 | 472-090-023 | 472-090-024 | 472-090-025 |
| 472-090-027 | 472-100-003 | 472-100-004 | 472-100-005 | 472-100-008 | 472-100-009 | 472-100-010 |
| 472-100-019 | 472-100-022 | 472-110-001 | 472-110-001 | 472-110-002 | 472-110-002 | 472-110-003 |
| 472-110-003 | 472-110-004 | 472-110-004 | 472-110-007 | 472-110-007 | 472-110-008 | 472-110-008 |
| 472-110-009 | 472-110-009 | 472-110-012 | 472-110-013 | 472-110-016 | 472-110-017 | 472-110-018 |
| 472-110-019 | 472-110-020 | 472-110-022 | 472-110-022 | 472-110-024 | 472-110-025 | 472-110-026 |
| 472-110-027 | 472-110-028 | 472-110-030 | 472-110-031 | 472-110-032 | 472-110-032 | 472-110-033 |
| 472-110-033 | 472-110-034 | 472-110-034 | 472-110-035 | 472-110-036 | 472-110-037 | 472-110-038 |
| 472-120-007 | 472-130-001 | 476-010-001 | 476-010-002 | 476-010-003 | 476-010-004 | 476-010-005 |
| 476-010-006 | 476-010-007 | 476-010-008 | 476-010-009 | 476-010-011 | 476-010-012 | 476-010-013 |
| 476-010-027 | 476-010-028 | 476-010-050 | 476-010-056 | 476-010-057 | 476-010-058 | 476-010-059 |
| 476-010-060 | 480-030-027 | 480-030-028 | 480-030-029 | 480-030-030 | 480-030-031 | 480-030-032 |

RW- RW- RW- RW- RW-

ZONING

- |                                  |                |          |           |
|----------------------------------|----------------|----------|-----------|
| SELECTED PARCEL                  | INTERSTATES    | HIGHWAYS | PARCELS   |
| ZONING BOUNDARY                  | A-1-10, A-1-5  | R-1      | R-5       |
| R-A, R-A-1 1/2, R-A-2 1/2, R-A-5 | R-R, R-R-2 1/2 | SP ZONE  | R-1-13000 |

S.P. # 380



Like Clockwork®

Date: 6/15/2012

APN: 472-110-001 thru 472-110-009 & 472-110-032 thru 472-110-034

To whom it may concern:

Please be advised that the Assessor's map and ownership records attached hereto are the most recent records available from the **Riverside County** Assessor's office of all persons to whom property is assessed. The ownership records cover all the properties within a **1300** foot radius of the above-mentioned parcel(s). A full map showing all surrounding parcels is also enclosed herewith. As this package contains ownership records only, it is important to verify with the appropriate agency if additional notice must be provided to all tenants located within the radius area.

If you have any questions regarding this package, please feel free to contact the undersigned.

A handwritten signature in black ink, appearing to read 'Andre Allen'.

**Andre' Allen**  
North American Title Company  
2100 S.E. Main Street  
Suite 450  
Irvine, California 92614



472-070-001  
Scott Road 160 Lp  
33011 Holland Rd  
Winchester, Ca 92596

472-090-022  
Stephen Mccausland  
Po Box 187  
Winchester, Ca 92596

472-090-025  
Wade Hough  
9135 Gregory St  
Cypress, Ca 90630

472-100-004  
Community Church Of The Valley  
27570 Commerce Center Dr Ste 125  
Temecula, Ca 92590

472-100-009  
Diane Leading  
Po Box 682  
Winchester, Ca 92596

472-100-018  
Steven Domenigoni  
31851 Winchester Rd  
Winchester, Ca 92596

472-110-003  
Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618

472-110-008  
Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618

472-110-012  
Thomas Leaman  
1942 Westlake Ave Apt 2305  
Seattle, Wa 98101

472-110-015  
Kim Sung  
27 Mauchly Ste 206  
Irvine, Ca 92618

472-090-020  
Vintage Plaza Ltd  
7 Corporate Plaza Dr  
Newport Beach, Ca 92660

472-090-023  
Federal National Mortgage Association  
14523 Sw Millikan Way Ste 200  
Beaverton, Or 97005

472-090-027  
Ladd Penfold  
Po Box 999  
Temecula, Ca 92593

472-100-005  
Richard Halverson  
32097 Scott Rd  
Winchester, Ca 92596

472-100-010  
Andy Domenigoni  
31851 Winchester Rd  
Winchester, Ca 92596

472-110-001  
Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618

472-110-004  
Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618

472-110-009  
Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618

472-110-013  
John Helliesen  
1121 Pinto Dr  
La Habra Heights, Ca 90631

472-110-016  
Ann Chappelow  
2470 Unicornio St  
La Costa, Ca 92009

472-090-021  
Vintage Plaza Ltd  
7 Corporate Plaza Dr  
Newport Beach, Ca 92660

472-090-024  
Vintage Plaza Ltd  
7 Corporate Plaza Dr  
Newport Beach, Ca 92660

472-100-003  
Western Riverside County Reg Con  
3133 Mission Inn Ave  
Riverside, Ca 92507

472-100-008  
Diane Leading  
Po Box 682  
Winchester, Ca 92596

472-100-015  
Steven Domenigoni  
31851 Winchester Rd  
Winchester, Ca 92596

472-110-002  
Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618

472-110-007  
Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618

472-110-011  
Craig 435 Llc  
33011 Holland Rd  
Winchester, Ca 92596

472-110-014  
Kim Sung  
27 Mauchly Ste 206  
Irvine, Ca 92618

472-110-017  
Ronald Shoffeitt  
Po Box 1522  
Temecula, Ca 92593

472-110-018

Robert Cobbs  
33695 Washington St  
Winchester, Ca 92596

472-110-019

Anh Nguyen  
2787 Huff Dr  
Pleasanton, Ca 94588

472-110-020

Moralez Enterprises  
38253 Via Majorca  
Murrieta, Ca 92562

472-110-021

State Of California  
464 W 4Th St # 6Th  
San Bernardino, Ca 92401

472-110-022

Michael Abuan  
33900 Winchester Rd No B  
Winchester, Ca 92596

472-110-024

Valentin Cenoz  
37300 Pourroy Rd  
Winchester, Ca 92596

472-110-025

Prime Ii Investments Llc  
23591 El Toro Rd Ste 120  
Lake Forest, Ca 92630

472-110-026

Georgia Costello  
32750 Keller Rd  
Winchester, Ca 92596

472-110-027

~~Georgia Costello  
32750 Keller Rd  
Winchester, Ca 92596~~

472-110-028

Moralez Enterprises  
38253 Via Majorca  
Murrieta, Ca 92562

472-110-029

Jay Greenstein  
32960 Keller Rd  
Winchester, Ca 92596

472-110-030

Albert Conard  
33975 Washington St  
Winchester, Ca 92596

472-110-031

Theodore Karnezis  
23990 Aliso Creek Rd  
Laguna Niguel, Ca 92677

472-110-032

~~Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618~~

472-110-033

~~Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618~~

472-110-034

~~Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618~~

472-120-002

Ww 550 Llc  
33750 Washington St  
Winchester, Ca 92596

472-130-001

~~Ww 550 Llc  
33750 Washington St  
Winchester, Ca 92596~~

476-010-001

Ryan Egan  
32025 Keller Rd  
Winchester, Ca 92596

476-010-002

Jamie Moore  
34044 Pourroy Rd  
Winchester, Ca 92596

476-010-003

~~Heriberto Acosta  
34120 Pourroy Rd  
Winchester, Ca 92596~~

476-010-004

Heriberto Acosta  
34120 Pourroy Rd  
Winchester, Ca 92596

476-010-005

Dana James  
38033 Augusta Dr  
Murrieta, Ca 92563

476-010-006

Richard Green  
32187 Keller Rd  
Winchester, Ca 92596

476-010-007

Mary Warren  
34118 Keller Flat Ct  
Winchester, Ca 92596

476-010-008

Michael Gurling  
36781 Pebley Ct  
Winchester, Ca 92596

476-010-009

Stephen Rush  
32265 Keller Rd  
Winchester, Ca 92596

476-010-010

Milan Chakrabarty  
1003 E Florida Ave No 101  
Hemet, Ca 92543

476-010-011

Dewey Martineau  
34250 Pourroy Rd  
Winchester, Ca 92596

476-010-012

Aesperita Flenoid  
34220 Pourroy Rd  
Winchester, Ca 92596

476-010-013

William Liesman  
34155 Winchester Rd  
Winchester, Ca 92596

476-010-027

Saba Saba  
41309 Avenida Biona  
Temecula, Ca 92591

476-010-028

Saba Saba  
41309 Avenida Biona  
Temecula, Ca 92591

476-010-050

Rigas Vasilios (Fractional Interest)  
30 Point Loma Dr  
Corona Del Mar, Ca 92625

476-010-056

Vasilios Rigas  
30 Point Loma Dr  
Corona Del Mar, Ca 92625

476-010-057

Rigas Vasilios (Fractional Interest)  
30 Point Loma Dr  
Corona Del Mar, Ca 92625

476-010-058

Rigas Vasilios (Fractional Interest)  
30 Point Loma Dr  
Corona Del Mar, Ca 92625

476-010-059

William Liesman  
34155 Winchester Rd  
Winchester, Ca 92596

480-030-027

Ladd Penfold  
Po Box 999  
Temecula, Ca 92593

480-030-028

Ladd Penfold  
Po Box 999  
Temecula, Ca 92593

480-030-029

Lincoln Eramo  
34125 Pourroy Rd  
Winchester, Ca 92596

480-030-030

Krista Hundley  
42389 Winchester Rd Ste B  
Temecula, Ca 92590

480-030-031

John Gealta  
34185 Pourroy Rd  
Winchester, Ca 92596

480-030-032

Robert Carlson  
34205 Pourroy Rd  
Winchester, Ca 92596

ATTN: Planning Director  
Planning Department, City of Murrieta  
One Town Square  
24601 Jefferson Avenue  
Murrieta, Ca 92562

Native American Heritage Commission  
915 Capitol Mall, Room 364  
Sacramento, CA 95814-4801

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

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

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

ATTN: Steve Smith  
South Coast Air Quality Mngmt. Dist.,  
Los Angeles County  
21865 E. Copley Dr.  
Diamond Bar, CA 91765-4178

Eastern Information Center  
Department of Anthropology  
University of California  
Riverside, CA 92521

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
Rosemead, CA 91770

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

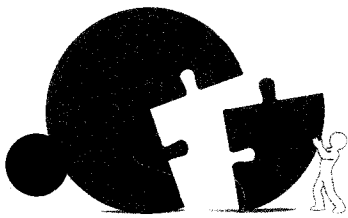
Rancho California Water District  
42135 Winchester Rd.  
P.O. Box 9017  
Temecula, CA 92590-4800

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

Applicant/Owner:  
The Hanna Marital Trust  
8105 Irvine Center Dr. # 1170  
Irvine, CA 92618

Eng-Rep:  
Geoff Scott  
2850 Redhill Ave., Ste. 200  
Santa Ana, CA 92705

*The Hanna Marital Trust  
43 Post  
Irvine CA 92618*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
Director

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

EIR00525 / SP00380 / GPA00951 / CZ07723

*Project Title/Case Numbers*

Matt Straite

*County Contact Person*

951-955-8631

*Phone Number*

State Clearinghouse No. 2010011068

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

Hanna Marital Trust

*Project Applicant*

8105 Irvine Center Dr. Ste 1170, Irvine, CA 92618

*Address*

The project proposes up to 326 dwelling units, 650,000 square feet proposed for commercial use and 61.1 acres proposed for conserved open space within eight (8) planning areas.

The Specific Plan area is divided into eight (8) land use planning areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes 400,000 square feet of commercial retail uses, 200,000 square feet of commercial office uses, medium density residential uses (up to 73 dwelling units), low density residential uses (up to 22 dwelling units), mixed use (up to 225 housing units), open space conservation, and master plan roadways. There are 36.4 acres proposed for residential uses, 62.7 acres proposed for commercial uses, 21.6 acres proposed for mixed use, 61.1 acres proposed for open space and 19.3 acres for master plan roadways.

General Plan Amendment proposes to change the site's foundation component from Rural to Community Development: Specific Plan, and amend the land from Rural Residential (R: RR) to Community Development: Low Density Residential (CD:LDR), Medium Density Residential (CD: MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Very Low Density Residential (CD:VLDR) as reflected in the Specific Plan Land Use Plan.

The Change of Zone proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) zone.

*Project Description*

The project site is located in the Southwest Area Plan; more specifically, northerly of Keller Road, easterly of Pourroy Road, southerly of foothills that are approximately 1/2 mile south of Scott Road and westerly of State Highway 79.

*Project Location*

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

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,919.00 + \$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 adopted for the project.

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

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

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

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

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

Please charge deposit fee case#: ZEA39806 ZCFG03276 .

**FOR COUNTY CLERK'S USE ONLY**

--

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1200373

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: THE HANNA MARTIAL TRUST \$79.75  
paid by: CK 001407  
CALIFORNIA FISH AND GAME FOR EA41778 AND EIR525  
paid towards: CFG05127 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Jan 19, 2012 08:49  
MGARDNER posting date Jan 19, 2012

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$79.75

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1100684

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: THE HANNA MARTIAL TRUST \$47.00  
paid by: CK 001289  
CALIFORNIA FISH AND GAME FOR EA41778 AND EIR525  
paid towards: CFG05127 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Jan 26, 2011 11:01  
MGARDNER posting date Jan 26, 2011

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$47.00

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* I1000186

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: THE HANNA MARTIAL TRUST \$2,792.25  
paid by: VI 05390D  
CALIFORNIA FISH AND GAME FOR EA41778 AND EIR525  
paid towards: CFG05127 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Jan 27, 2010 14:05  
JCMITCHE posting date Jan 27, 2010

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,792.25

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R0801510

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: THE HANNA MARTIAL TRUST \$64.00  
paid by: CK 001266 & 28900  
CALIFORNIA FISH AND GAME FOR EA41778 AND EIR525  
paid towards: CFG05127 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Feb 13, 2008 15:21  
MGARDNER posting date Feb 13, 2008

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

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

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



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

November 27, 2012

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

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

RE: NOTICE OF PUBLIC HEARING: SP 380; GPA 951; ZC 7723

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, November 30, 2012.**

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:** mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>  
**Sent:** Tuesday, November 27, 2012 8:20 AM  
**To:** Gil, Cecilia  
**Subject:** Re: [Legals] FOR PUBLICATION: SP 380 GPA 951 ZC 7723

Received for publication on Nov. 30. Proof with cost to follow.

On Tue, Nov 27, 2012 at 8:14 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

Good Morning! Attached is a Notice of Public Hearing, for publication on Friday, Nov. 30, 2012. Please confirm.  
THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
[951-955-8464](tel:951-955-8464)

***THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.***

**PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

--  
Legal Advertising



Publisher of The Press-Enterprise  
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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

November 27, 2012

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

E-MAIL: [legals@californian.com](mailto:legals@californian.com)  
FAX: (951) 699-1467

RE: NOTICE OF PUBLIC HEARING: SP 380; GPA 951; ZC 7723

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, November 30, 2012.**

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@californian.com  
**Sent:** Tuesday, November 27, 2012 8:30 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: SP 380 GPA 951 ZC 7723

Received =)



**Tammi Swenson**  
O: 951-676-4315 ext 2604  
Tammi.Swenson@californian.com  
UTSanDiego.com  
28765 Single Oak Dr. #100, Temecula, CA 92590

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Tuesday, November 27, 2012 8:16 AM  
**To:** Cal Legals  
**Subject:** FOR PUBLICATION: SP 380 GPA 951 ZC 7723

Good morning! Attached is a Notice of Public Hearing, for publication on Friday, Nov. 30, 2012. 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 SPECIFIC PLAN, A GENERAL PLAN AMENDMENT AND A CHANGE OF ZONE IN THE FRENCH VALLEY COMMUNITY – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 11, 2012 at 11:00 A.M.** or as soon as possible thereafter, to consider the application submitted by Hanna Marital Trust – Jack Dimond, on **Specific Plan No. 380**, which proposes eight (8) land use Planning Areas, ranging from 8.8 acres to 61.1 acres, and also proposes up to 400,000 square feet of commercial retail uses and up to 200,000 square feet of commercial office uses on 13.9 acres, medium density residential uses (up to 73 dwelling units with a minimum lot size of 5,000 sq. ft.) low density residential uses (up to 22 dwelling units with ½ acre minimum lot sizes) on 36.4 acres, 21.6 acres for mixed use (up to an additional 225 housing units within a Continuing Care Retirement Community), 61.1 acres for open space conservation, and 20.2 acres for master plan roadways; **General Plan Amendment No. 951**, which proposes to change the site's foundation component from Rural to Community Development, and amend the land use designation from Rural Residential (R:RR) to Community Development Specific Plan (CD:SP) with Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Very Low Density Residential (CD:VLDR) as reflected in the Specific Plan Land Use Plan; and, **Change of Zone No. 7723**, which proposes to change the zoning from Rural Residential (R-R) to Specific Plan (SP) zone and establish legal boundaries for each of the 8 Planning Areas, or such other zones as the Board may find appropriate ("the project"). The project is located northerly of Keller Road, easterly of Pourroy Road, on the southerly of foothills that are approximately ½ mile south of Scott Road and westerly of State Highway 79 in the French Valley Community – Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the environmental effects have been addressed and recommended the certification of **Environmental Impact Report No. 525**.

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, 1<sup>ST</sup> Floor, and at the Riverside County Planning Department, 12<sup>th</sup> Floor, at 4080 Lemon Street, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL [mstrait@rcplma.org](mailto:mstrait@rcplma.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 Riverside County Clerk of the Board at 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147.

Dated: November 27, 2012

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





**Gil, Cecilia**

---

**From:** Kennemer, Bonnie <bkeneme@asrckrec.com>  
**Sent:** Tuesday, November 27, 2012 11:41 AM  
**To:** Gil, Cecilia; Anderson, Rosemarie; Meyer, Mary Ann; Reese, Brenda  
**Subject:** RE: FOR POSTING: SP 380 GPA 951 ZC 7723

received

---

**From:** Gil, Cecilia  
**Sent:** Tuesday, November 27, 2012 8:16 AM  
**To:** Anderson, Rosemarie; Kennemer, Bonnie; Meyer, Mary Ann; Reese, Brenda  
**Subject:** FOR POSTING: SP 380 GPA 951 ZC 7723

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 November 27, 2012, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

SP 380 GPA 951 ZC 7723

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 11, 2012 @ 11:00 A.M.

SIGNATURE: Mcgil DATE: November 27, 2012  
Cecilia Gil

# NORTH AMERICAN TITLE

2100 S.E. Main St. Ste. 450, Irvine Ca 92614

Ph: (949) 419-9477 – Fax: (714) 550-6445

## FARM SEARCH

---

**Mailing labels for:**

**Specific Plan No. 380; General Plan Amendment  
No. 951;**

**Change of Zone No. 7723; EIR No. 525**

**“Keller Crossing”**

**Applicant: Hanna Marital Trust**

*Thank you for  
We know*

*department.  
ng your*

---

### SEARCH CRITERIA:

1300 Ft. Radius

Subject Property:

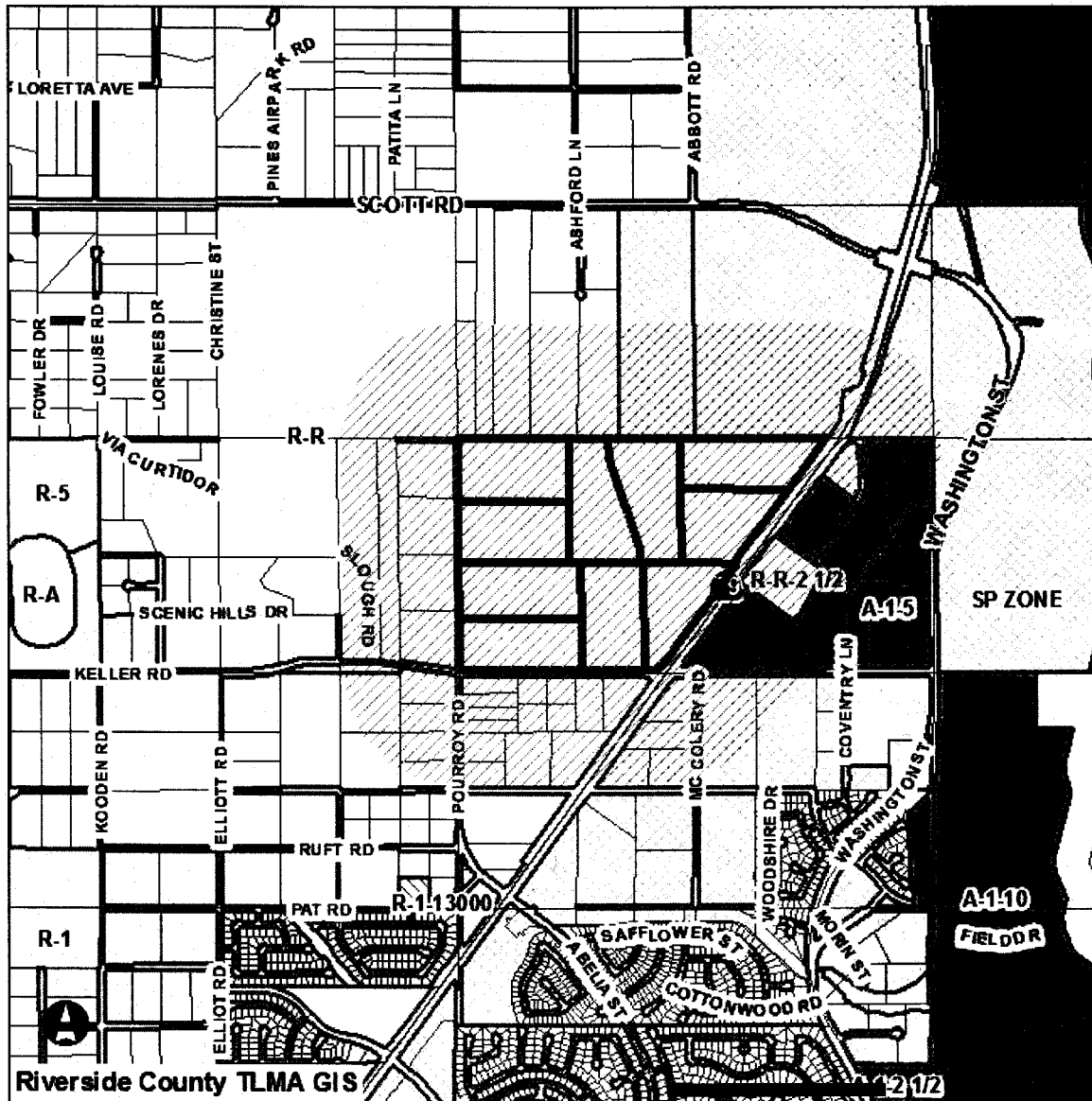
**472-110-001 thru 472-110-009 &  
472-110-032 thru 472-110-034**

*checked by  
matt strosche  
10/18/12  
exp 12/18/12  
M. Strosche*

---

The information attached IS NOT AN ABSTRACT OF TITLE, nor a complete representation of the condition of title to the property. While this information is believed to be correct, this Company assumes no liability for any loss occurring by reason of reliance thereon. If it is desired that this company assume liability, you may request issuance of a policy of title insurance, a binder or a commitment to issue a policy of title insurance.

1300 foot radius from SP380



Selected parcel(s):

- |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 472-070-001 | 472-090-020 | 472-090-021 | 472-090-022 | 472-090-023 | 472-090-024 | 472-090-025 |
| 472-090-027 | 472-100-003 | 472-100-004 | 472-100-005 | 472-100-008 | 472-100-009 | 472-100-010 |
| 472-100-019 | 472-100-022 | 472-110-001 | 472-110-001 | 472-110-002 | 472-110-002 | 472-110-003 |
| 472-110-003 | 472-110-004 | 472-110-004 | 472-110-007 | 472-110-007 | 472-110-008 | 472-110-008 |
| 472-110-009 | 472-110-009 | 472-110-012 | 472-110-013 | 472-110-016 | 472-110-017 | 472-110-018 |
| 472-110-019 | 472-110-020 | 472-110-022 | 472-110-022 | 472-110-024 | 472-110-025 | 472-110-026 |
| 472-110-027 | 472-110-028 | 472-110-030 | 472-110-031 | 472-110-032 | 472-110-032 | 472-110-033 |
| 472-110-033 | 472-110-034 | 472-110-034 | 472-110-035 | 472-110-036 | 472-110-037 | 472-110-038 |
| 472-120-007 | 472-130-001 | 476-010-001 | 476-010-002 | 476-010-003 | 476-010-004 | 476-010-005 |
| 476-010-006 | 476-010-007 | 476-010-008 | 476-010-009 | 476-010-011 | 476-010-012 | 476-010-013 |
| 476-010-027 | 476-010-028 | 476-010-050 | 476-010-056 | 476-010-057 | 476-010-058 | 476-010-059 |
| 476-010-060 | 480-030-027 | 480-030-028 | 480-030-029 | 480-030-030 | 480-030-031 | 480-030-032 |

RW- RW- RW- RW- RW-

ZONING

- |                                  |                |          |           |
|----------------------------------|----------------|----------|-----------|
| SELECTED PARCEL                  | INTERSTATES    | HIGHWAYS | PARCELS   |
| ZONING BOUNDARY                  | A-1-10, A-1-5  | R-1      | R-5       |
| R-A, R-A-1 1/2, R-A-2 1/2, R-A-5 | R-R, R-R-2 1/2 | SP ZONE  | R-1-13000 |

S.P. # 380



Like Clockwork®

Date: 6/15/2012

APN: 472-110-001 thru 472-110-009 & 472-110-032 thru 472-110-034

To whom it may concern:

Please be advised that the Assessor's map and ownership records attached hereto are the most recent records available from the **Riverside County** Assessor's office of all persons to whom property is assessed. The ownership records cover all the properties within a **1300** foot radius of the above-mentioned parcel(s). A full map showing all surrounding parcels is also enclosed herewith. As this package contains ownership records only, it is important to verify with the appropriate agency if additional notice must be provided to all tenants located within the radius area.

If you have any questions regarding this package, please feel free to contact the undersigned.

A handwritten signature in black ink, appearing to read 'Andre Allen'.

**Andre` Allen**  
North American Title Company  
2100 S.E. Main Street  
Suite 450  
Irvine, California 92614



472-070-001

Scott Road 160 Lp  
33011 Holland Rd  
Winchester, Ca 92596

472-090-022

Stephen Mccausland  
Po Box 187  
Winchester, Ca 92596

472-090-025

Wade Hough  
9135 Gregory St  
Cypress, Ca 90630

472-100-004

Community Church Of The Valley  
27570 Commerce Center Dr Ste 125  
Temecula, Ca 92590

472-100-009

Diane Leading  
Po Box 682  
Winchester, Ca 92596

472-100-018

Steven Domenigoni  
31851 Winchester Rd  
Winchester, Ca 92596

472-110-003

Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618

472-110-008

Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618

472-110-012

Thomas Leaman  
1942 Westlake Ave Apt 2305  
Seattle, Wa 98101

472-110-015

Kim Sung  
27 Mauchly Ste 206  
Irvine, Ca 92618

472-090-020

Vintage Plaza Ltd  
7 Corporate Plaza Dr  
Newport Beach, Ca 92660

472-090-023

Federal National Mortgage Association  
14523 Sw Millikan Way Ste 200  
Beaverton, Or 97005

472-090-027

Ladd Penfold  
Po Box 999  
Temecula, Ca 92593

472-100-005

Richard Halverson  
32097 Scott Rd  
Winchester, Ca 92596

472-100-010

Andy Domenigoni  
31851 Winchester Rd  
Winchester, Ca 92596

472-110-001

Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618

472-110-004

Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618

472-110-009

Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618

472-110-013

John Helliesen  
1121 Pinto Dr  
La Habra Heights, Ca 90631

472-110-016

Ann Chappelow  
2470 Unicornio St  
La Costa, Ca 92009

472-090-021

Vintage Plaza Ltd  
7 Corporate Plaza Dr  
Newport Beach, Ca 92660

472-090-024

Vintage Plaza Ltd  
7 Corporate Plaza Dr  
Newport Beach, Ca 92660

472-100-003

Western Riverside County Reg Con  
3133 Mission Inn Ave  
Riverside, Ca 92507

472-100-008

Diane Leading  
Po Box 682  
Winchester, Ca 92596

472-100-015

Steven Domenigoni  
31851 Winchester Rd  
Winchester, Ca 92596

472-110-002

Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618

472-110-007

Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618

472-110-011

Craig 435 Llc  
33011 Holland Rd  
Winchester, Ca 92596

472-110-014

Kim Sung  
27 Mauchly Ste 206  
Irvine, Ca 92618

472-110-017

Ronald Shoffeitt  
Po Box 1522  
Temecula, Ca 92593

472-110-018

Robert Cobbs  
33695 Washington St  
Winchester, Ca 92596

472-110-019

Anh Nguyen  
2787 Huff Dr  
Pleasanton, Ca 94588

472-110-020

Moralez Enterprises  
38253 Via Majorca  
Murrieta, Ca 92562

472-110-021

State Of California  
464 W 4Th St # 6Th  
San Bernardino, Ca 92401

472-110-022

Michael Abuan  
33900 Winchester Rd No B  
Winchester, Ca 92596

472-110-024

Valentin Cenoz  
37300 Pourroy Rd  
Winchester, Ca 92596

472-110-025

Prime Ii Investments Llc  
23591 El Toro Rd Ste 120  
Lake Forest, Ca 92630

472-110-026

Georgia Costello  
32750 Keller Rd  
Winchester, Ca 92596

472-110-027

~~Georgia Costello  
32750 Keller Rd  
Winchester, Ca 92596~~

472-110-028

Moralez Enterprises  
38253 Via Majorca  
Murrieta, Ca 92562

472-110-029

Jay Greenstein  
32960 Keller Rd  
Winchester, Ca 92596

472-110-030

Albert Conard  
33975 Washington St  
Winchester, Ca 92596

472-110-031

Theodore Karnezis  
23990 Aliso Creek Rd  
Laguna Niguel, Ca 92677

472-110-032

~~Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618~~

472-110-033

~~Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618~~

472-110-034

~~Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618~~

472-120-002

Ww 550 Llc  
33750 Washington St  
Winchester, Ca 92596

472-130-001

~~Ww 550 Llc  
33750 Washington St  
Winchester, Ca 92596~~

476-010-001

Ryan Egan  
32025 Keller Rd  
Winchester, Ca 92596

476-010-002

Jamie Moore  
34044 Pourroy Rd  
Winchester, Ca 92596

476-010-003

~~Heriberto Acosta  
34120 Pourroy Rd  
Winchester, Ca 92596~~

476-010-004

Heriberto Acosta  
34120 Pourroy Rd  
Winchester, Ca 92596

476-010-005

Dana James  
38033 Augusta Dr  
Murrieta, Ca 92563

476-010-006

Richard Green  
32187 Keller Rd  
Winchester, Ca 92596

476-010-007

Mary Warren  
34118 Keller Flat Ct  
Winchester, Ca 92596

476-010-008

Michael Gurling  
36781 Pebley Ct  
Winchester, Ca 92596

476-010-009

Stephen Rush  
32265 Keller Rd  
Winchester, Ca 92596

476-010-010

Milan Chakrabarty  
1003 E Florida Ave No 101  
Hemet, Ca 92543

476-010-011

Dewey Martineau  
34250 Pourroy Rd  
Winchester, Ca 92596

476-010-012

Aesperita Flenoid  
34220 Pourroy Rd  
Winchester, Ca 92596

**476-010-013**

William Liesman  
34155 Winchester Rd  
Winchester, Ca 92596

**476-010-027**

Saba Saba  
41309 Avenida Biona  
Temecula, Ca 92591

**476-010-028**

Saba Saba  
41309 Avenida Biona  
Temecula, Ca 92591

**476-010-050**

Rigas Vasiliios (Fractional Interest)  
30 Point Loma Dr  
Corona Del Mar, Ca 92625

**476-010-056**

Vasiliios Rigas  
30 Point Loma Dr  
Corona Del Mar, Ca 92625

**476-010-057**

Rigas Vasiliios (Fractional Interest)  
30 Point Loma Dr  
Corona Del Mar, Ca 92625

**476-010-058**

Rigas Vasiliios (Fractional Interest)  
30 Point Loma Dr  
Corona Del Mar, Ca 92625

**476-010-059**

William Liesman  
34155 Winchester Rd  
Winchester, Ca 92596

**480-030-027**

Ladd Penfold  
Po Box 999  
Temecula, Ca 92593

**480-030-028**

Ladd Penfold  
Po Box 999  
Temecula, Ca 92593

**480-030-029**

Lincoln Eramo  
34125 Pourroy Rd  
Winchester, Ca 92596

**480-030-030**

Krista Hundley  
42389 Winchester Rd Ste B  
Temecula, Ca 92590

**480-030-031**

John Gealta  
34185 Pourroy Rd  
Winchester, Ca 92596

**480-030-032**

Robert Carlson  
34205 Pourroy Rd  
Winchester, Ca 92596



ATTN: Planning Director  
Planning Department, City of Murrieta  
One Town Square  
24601 Jefferson Avenue  
Murrieta, Ca 92562

Native American Heritage Commission  
915 Capitol Mall, Room 364  
Sacramento, CA 95814-4801

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

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

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

ATTN: Steve Smith  
South Coast Air Quality Mngmt. Dist.  
Los Angeles County  
21865 E. Copley Dr.  
Diamond Bar, CA 91765-4178

Eastern Information Center  
Department of Anthropology  
University of California  
Riverside, CA 92521

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
Rosemead, CA 91770

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

Rancho California Water District  
42135 Winchester Rd.  
P.O. Box 9017  
Temecula, CA 92590-4800

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

Applicant/Owner:  
The Hanna Marital Trust  
8105 Irvine Center Dr. # 1170  
Irvine, CA 92618

Eng-Rep:  
Geoff Scott  
2850 Redhill Ave., Ste. 200  
Santa Ana, CA 92705

Jack Diamond  
The Diamond Group LTD  
2517 Valmonte Glen  
Escondido CA 92029

*The Hanna Marital Trust  
43 Post  
Irvine, CA 92618*

## Gil, Cecilia

---

**From:** Mares, David <DMARES@rctlma.org>  
**Sent:** Monday, November 19, 2012 11:01 AM  
**To:** Gil, Cecilia; Straite, Matt  
**Cc:** Rector, Kimberly  
**Subject:** RE: S.P. #380

Thank you all.

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Monday, November 19, 2012 11:01 AM  
**To:** Straite, Matt  
**Cc:** Rector, Kimberly; Mares, David  
**Subject:** RE: S.P. #380

Matt,

It's Dec. 11, 2012.... ☺

*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.**

---

**From:** Straite, Matt [<mailto:MSTRAITE@rctlma.org>]  
**Sent:** Monday, November 19, 2012 10:53 AM  
**To:** Gil, Cecilia  
**Cc:** Rector, Kimberly; Mares, David  
**Subject:** RE: S.P. #380

The Planning Department is happy to honor the request of the applicant. Please move the Project (SP380 et all) to the December 14<sup>th</sup> BOS hearing. Thank you.

**Matt Straite**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-8631



---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Monday, November 19, 2012 10:49 AM  
**To:** Straite, Matt  
**Cc:** Rector, Kimberly  
**Subject:** FW: S.P. #380

Matt, we haven't advertised this. But we need the formal request from your department to move the hearing to Dec. 11. Pls. see email below.

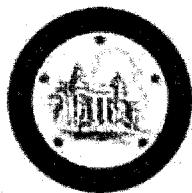
Thanks,  
Cecilia Gil

---

**From:** Harper-Ihem, Kecia  
**Sent:** Monday, November 19, 2012 9:59 AM  
**To:** Gil, Cecilia  
**Cc:** Rector, Kimberly  
**Subject:** RE: S.P. #380

We've advertised it for the 4<sup>th</sup>? If they are not willing to pay to readvertise, then it will need to appear on the Board's agenda for 12/4/2012 with a notation that the Department requests continuance to 12/11/2012. [REDACTED]

Kecia



Kecia Harper-Ihem  
Clerk of the Board  
Riverside County, Ca  
ph. 951.955.1061 fax 951.955.1071  
[kharper-ihem@rcbos.org](mailto:kharper-ihem@rcbos.org)

Life's challenges are not supposed to paralyze you, they're supposed to help you discover who you are. - Bernice Johnson Reagon

**The County Administrative Center is closed every Friday. Business hours for the Clerk of the Board Office are Monday through Thursday, 7:30 a.m. to 5:30 p.m.**

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---

**From:** Rector, Kimberly  
**Sent:** Monday, November 19, 2012 9:55 AM  
**To:** Gil, Cecilia; Harper-Ihem, Kecia  
**Subject:** RE: S.P. #380

The request must come from the department and/or Executive Office. We heard "rumors" however it looks like Matt had a request from the applicant on November 9. Not sure why he's just now forwarding it to us.

Kimberly

---

**From:** Gil, Cecilia  
**Sent:** Monday, November 19, 2012 9:51 AM  
**To:** Rector, Kimberly; Harper-Ihem, Kecia  
**Subject:** FW: S.P. #380

So...Dec. 11?

*Cecilia Gil*

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

---

**From:** Straite, Matt [<mailto:MSTRAITE@rctlma.org>]  
**Sent:** Monday, November 19, 2012 9:37 AM  
**To:** Gil, Cecilia  
**Subject:** FW: S.P. #380

Per your request.

**Matt Straite**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-8631



---

**From:** Jack Dimond [<mailto:jack-dimond@cox.net>]  
**Sent:** Friday, November 09, 2012 8:52 AM  
**To:** Straite, Matt  
**Cc:** [jack-dimond@cox.net](mailto:jack-dimond@cox.net); [kevinwolf@germania.net](mailto:kevinwolf@germania.net); [hoffmanconsult@verizon.net](mailto:hoffmanconsult@verizon.net)  
**Subject:** S.P. #380

Matt,  
Please reschedule our hearing at the Board of Supervisors to December 11<sup>th</sup>. Supervisor Tavaglione will not be in attendance on the 4<sup>th</sup> and has suggested we ask for this one-week delay.  
I hope this does not cause any difficulty for Staff and appreciate your accomplishing this for us.  
Regards,  
Jack Dimond  
For The Hanna Marital Trust, Applicant  
760.738-7530

# Keller Crossing Specific Plan

SP380•EIR 525  
GPA951•CZ7723

Hanna Marital Trust  
43 Post  
Irvine, CA 92618

## Community Outreach Report

July 2012 to the Present

Prepared by  
**WellSaid!** Communications  
31842 Cercle Chambertin  
Temecula, CA 92591

## Table of Contents

1. **Table of Contents**
2. **Introductory letter**
3. **Outreach Report – Executive Summary**
4. **Outreach Log**
5. **Planning Commission Hearing Notes**
6. **Mailing List**
7. **Outreach Maps**
8. **Door-to-Door Outreach Material**
9. **July Community Meeting Summary**
10. **September Community Meeting Summary**
11. **Community Meeting Materials**
12. **Public Notice**
13. **PowerPoint Presentation**
14. **Frequently Asked Questions**
15. **Support Letters**
16. **Williams-Gurling Correspondence**
17. **Letters of Opposition**
18. **Media Coverage**

# Introductory Letter

Keller Crossing  
Specific Plan

**WellSaid!**  
**Communications**  
Public Affairs - Media Relations

December 2, 2012

Riverside County  
Board of Supervisors  
4080 Lemon St.  
Riverside, CA 92502

To the Members of the Board:

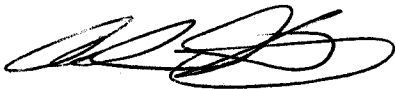
In July 2012, WellSaid! Communications was hired to inform and discuss the Keller Crossing specific plan with the community surrounding the 200-acre site.

Initially asked to contact residents within a quarter mile of the project, the Keller Crossing outreach effort extending to more than a half-mile from the site. The Keller Crossing team presented the specific plan both formally and informally to neighbors directly adjacent to the site to members of the Winchester Municipal Advisory Council, as well as those who might be within sight of the property.

The project team has communicated to the community in person through one-on-one conversations, community meetings, by email, by telephone and with leave-behind materials.

Details of our communications efforts and methodology are included in the following report. Please do not hesitate to contact me with your questions at (951) 216-9515 or by email at [Eventov@yahoo.com](mailto:Eventov@yahoo.com)

Sincerely,



Adam Eventov  
Principal  
WellSaid! Communications



# Outreach Summary

Keller Crossing  
Specific Plan

# Keller Crossing Specific Plan

To: Riverside County Planning Staff  
From: WellSaid! Communications – Keller Crossing  
Date: Dec. 2, 2012  
RE: Preliminary Community Outreach Report Executive  
Summary for the Keller Crossing Specific Plan, SP 380

## **SUMMARY**

The Hanna Family through the Hanna Marital Trust purchased the 200-acre site of the proposed Keller Crossing Specific Plan in 1979. The Hanna team completed a market study in 2007 and applied for a general plan amendment/specific plan in February 2008. In January 2010, an initial study and NOP was circulated. At that time the development team began its community outreach. Outreach intensified earlier this year with members of the development speaking in person, through group meetings, by telephone and email.

Following an April 18, 2012, Riverside County Planning Commission hearing, the Keller Crossing development team retained WellSaid! Communications to conduct a focused community outreach effort – revisiting previously contacted neighbors and reaching out to residents farther from the project site than had been contacted during previous outreach efforts.

This outreach report includes the communications efforts of WellSaid! and does not include the independent efforts of the Keller Crossing development team as they discuss technical aspects of the project with planning staff.

Please contact Adam Eventov directly at (951) 216-9515 or by email at [Eventov@yahoo.com](mailto:Eventov@yahoo.com).

# Keller Crossing Specific Plan

## SCOPE OF OUTREACH

The Keller Crossing Community Outreach Team employed a variety of tactics to introduce the project to the community. These tactics included:

- Established a toll free hotline for people to call and get more information and share their opinions. The toll free number was included on outreach materials.
- Created an email for people to use to get more information and share their opinions. The toll free number was included on outreach materials.
- Neighborhood meeting: Project leader Jack Dimond coordinated a meeting with Randy Williams and approximately 16 neighbors of the project. The meeting was held at the home of the Gurlings. Mr. Dimond, Kevin Wolf of the Germania Companies and Adam Eventov of WellSaid! Communications represented the project team. While cordial, the intent of the meeting was to learn what concerns the neighbors had. The concerns voiced at the April 18, 2012, planning commission were the same concerns heard at the neighborhood meeting.
- Received 14 letters of support from neighbors, landowners and nearby residents.
- Created a handout featuring project information and site map to be used during the outreach program.

# Keller Crossing Specific Plan

- Hosted a community meeting in Winchester at the community center on September 27. About 20 people attended, most neighbors of the project who had expressed concerns about the project at the Gurling meeting or at the April 18 planning commission. Provided the presentation to Mr. Williams. Provided copies of the notice of the Planning Commission Hearing on Oct. 17.
- Mailed and hand-delivered invitations to the September community meeting
- Conducted door to door outreach for homes adjacent to the project and within sight of the project. Reached out to about 90 homes, including homes directly south of the project. Whenever possible contact was made with the resident. When contact was not possible, homes were revisited. If contact was not possible, either because of no answer or the property was gated, the mailer and an invitation to the community meeting were left behind.
- Spoke with Mr. Gealta, neighboring resident who lives on Pourroy. He was concerned he would be forced to link with the sewer and water lines at a very high cost once they were brought in. Also concerned that increased development on our site would pour traffic on to Pourroy.
- Spoke to nearby resident Mrs. Martineau. She was concerned that traffic would dump on to Pourroy. She was notified that residential development would direct traffic eastward and south on to Keller Road, which would have a signal and be faster than driving south on a dirt road to Pourroy.

## Keller Crossing Specific Plan

- Hand delivered invitation to Ms. Warn. She expressed concern about traffic affecting property values of her home and those of her neighbors. The development of new Keller Road and the adjustment of old Keller Road was explained. She remained in opposition.
- Updated residents and property owners by telephone, mail and/or email to on the progress of the project.
- Responded to calls on the toll free number. Six calls were received – four were in favor but wanted more information. Two did not express an opinion but wanted more information about the project.
- Attended Winchester Municipal Advisory Council.
- Discussed project with members of the Winchester Municipal Advisory Council.
- Repeatedly invited Marty Rosen, district trails commissioner to meetings to discuss trails on and around the site. He deferred to the Williams-Gurling and Winchester meetings.
- Contacted out-of-the-area owners of property along Pourroy, Flossie and Keller Roads by telephone and email
- We continue discussions with Dr. Chakrabarty, an owner of property south of Keller Road. We are discussing how our project, particularly Planning Area 1 and the detention basins should not impact his property.
- Contacted land owners, identified by Assessor Parcel Number, adjacent or near project site by telephone, letter or email.

# Outreach and Telephone Log

Keller Crossing  
Specific Plan

## Contact List

Hennie Monteleone	35245 Briggs Road, Murrieta, CA 92563	951-677-6403	In support, plans to attend hearing
Nancy Lehman	35245 Briggs Road, Murrieta, CA 92563 work	951-677-6403	In support, owns land in area, plans to attend
Edward Cavanaugh	104 Deborah Ct., Upland, CA 91764	909-981-5471	Sent letter of support, cannot attend due to health
Ignacio & Maria Cordero		951-453-4081	Called, in support, will send letter, probably wont attend
Ahn Nguyen	15822 Las Flores St. Westminster, CA 92683	714-315-0199, 562-537-7953	<a href="mailto:missbolsa@yahoo.com">missbolsa@yahoo.com</a> . She is in firm support, sent letter, will try to attend hearing
Clara Asimakopoulos	39908 Via Castana, Murrieta, CA 92563	951-294-0026	<a href="mailto:casimak@msn.com">casimak@msn.com</a> , in firm support, sent letters, will come to hearing
Dale Lyons, Olen Properties	7 Corporate Plaza, Newport Beach, CA 92660	949-719-7221	<a href="mailto:dlyon@olenproperties.com">dlyon@olenproperties.com</a> in favor, letter of support, will try to attend hearing
Stephen McCausland	33525 Pourroy Road, Sun City??	951-926-3350	<a href="mailto:lmccausland@earthlink.net">lmccausland@earthlink.net</a> in favor, letter of support, will try to attend hearing
Sherrle Martineau	Pourroy Road, Winchester	951-537-9141	Opposes project due to traffic, concerned about traffic redirecting on to

Andy & Cindy Domenigoni	31857 Winchester Road, Winchester CA	951-926-6924	Pourroy. SKY.canyon@verizon.net, spoke in favor, should attend and speak in support
Ted & Pat Karnesis	6 Gladstone Lane	949-933-2645	Attended community meeting, concerned with intersection Keller realignment
Melodee Waldman	29610 Merjanian, Road, Menifee	951-679-3949	meloraew@aol.com
Jackie Cehnoz	27200 Pourroy Road, Winchester CA	951-581-7837	jackiecehoz@msn.com, attended community meeting,
Steve & Jana Rush	32265 Keller Road	951-926-6939	avodrush@netzero.com
Mike Gurling	34119 Keller Flat Ct	951-325-8486	Attended community meeting, opposes project, injured son attended hearing, opposes due to impact on property value
Martin Rosen	Tralls commissioner	951-301-5444	Rosenmh9@msn.com, trails commissioner, neutral on project, attended community meetings, called, didn't want meeting
Rick Croy?	32065 Heather Lane		Rcroy@firstlegalsupport.com Attended meeting
Dennis Tuffin	34155 Winchester Road,	951-897-5713	
Mike Abuan	33900 Winchester Road, #B Winchester, CA	951-642-2863	In favor, sent letter of support



92596	Bill Zimmerman	Planning commissioner in Menifee, 28601 tulita, Menifee 34118 Keller Flat			Attended a community meeting in February. Has no position on the project
	Mary Warne	29730 Kempe Ct, Menifee 34125 Pourroy Road		951-956-0809	Attended July meeting, spoke directly, she opposes due to traffic concerns
	Georgia Denny	31363 Tejay Ave., Winchester		951-301-6095	Attended February outreach meeting
	Lincoln and Sheryl Eramo	31400 Tejay Ave. Wichester		951-375-8687	Spoke in opposition, concerned about horses and trails
	Thereas Johnson			951-926-9195	Attended February meeting and perhaps July meeting
	Cris Casteel			951-201-6777	Attended February meeting and perhaps July meeting
	Marci & Chad Meredith			951-265-7546	Attended February meeting
	Rick Green	32127 Keller		951-551-7443	Attended February meeting
	Vasilios Rigas	34155 Point Loma Dr, Corona Del Mar	476-010-056, 476-010-057, 476-010-058		Called, he's for it
	William Liesman	34155 Winchester Rd, Winchester	476-010-059, 476-010-013	951-926-5429	No answer, blue dot
	Hector Garcia	34327 Woodshire Dr, Winchester	476-321-008		Called, no preference
	John Crowe	34267 Woodshire Dr, Winchester, CA 92596	476-321-012		Left material, Yellow dot
	Frank Stone	34315 Woodshire Dr, Winchester, CA			Left material, yellow dot

Saba Saba	92596 41309 Avenida Biona, Temecula, CA 92591	476-321-010,476- 321-011, 476- 010-028, 476-010- 027	Called, left message on hotline, left messages, he's in favor, green dot
Felix Ramirez	34255 Woodshire Dr., Winchester, CA 92596	476-321-013	Left material, yellow dot,
Sienna li Avante	2900 Adams St. Ste c25, Riverside	476-21-014	Left material, yellow dot
Zachary Hornsey	32661 Koon St. Winchester	476-330-001	Spoke to resident, left material, no opinion, yellow dot
Gerald Wright	32673 Koon St, Winchester	476-330-002	Left material, blue dot
Ernesto Salcedo	32685 Koon St. Winchester	476-330-003	Left material, spoke to resident, neutral, yellow dot
Jack Solomon	32697 Koon St, Winchester	476-330-004	Left material, spoke to resident, neutral, yellow dot
Boyd Cargill	275 W Rider St, Perris	480-030-019	Called repeatedly, blue dot
Scott Detray	PO Box 400, Winchester	480-030-020	No contact, blue dot
Ladd Penfold	PO Box 999, Temecula	480-030-022,480- 030-027,480-030- 028,472-090-027	Contacted land agent Ben Fraleigh at Rancon, He said Mr. Penfold supports project, green dots
WSI Land	4100 Newport Place Dr. Suite 800,	480-030-024	Represented by Matthew Bray, Richland Investments, left messages, no answer, blue dot
Krista Hundley	42389 Winchester	480-030-030	No contact, blue dot

John Gealta	Road, Suite B, Temecula 34185 Pourroy Road, Winchester	480-030-031	Visited home, long conversation, he opposes due to traffic on pourroy and cost of hook ups to sewer and water
Valoy Cavanaugh	104 Deborah Ct. Upland	472-090-007	Called, emailed, in favor, sent letter of support, green dot
Krnubo Trust	31650 Scenic Hills, Winchester	472-090-008	Clara A said in favor, need to check
Cornelio Angela Living Trust, Greg Keller	2262 Salt Air Dr. Santa Ana	472-090-019	Blue dots
Vintage Plaza Led	7 Corporate Plaza Dr. Newport Beach	472-090-020, - 021, -024	Called, spoke to owners, in favor, green
William Grady	PO Box 2396, Temecula	472-0100-001	No contact, blue dot
Wade Hough	9135 Gregory St. Cypress	472-090-025	Opposes
Alfred Munoz	39674 Roripaugh Road, Temecula	472-100-002	No answer, blue dot
Riverside County Community Church of the Valley		472-100-003 472-100-004	Neutral
Richard Iverson	32097 Scott Road, Winchester	472-100-005	No answer, blue dot
Andy Domenigoni	31851 Winchester Road, Winchester	472-100-006, 472- 100-016, 472-00- 010, 472-100-017, 472-100-015, 472- 100-018, 472-110-	No contact, blue dot
		951-926-2401	In favor

		035, 72-120-002, 472-120-003, 472- 130-001, 472-130- 002,				
Diane Leading, Domenigoni Group	PO Box 682, Winchester	472-100-008, -009				In favor
US Bank National	475 Crosspoint Parkway	472-100-007				Could not find a contact, blue dot
Robert Carlison	34205 Pourroy Road, Winchester	480-030-032				Opposes
Ester Gierson	10578 Ohlo Ave., LA	480-030-036,- 033,-034,-035		310-475-3390		Spoke to Ester, In favor
Pedro Cambeeros	31875 Flossie Way, Winchester	480-030-037		949-631-6214		Yellow, called, left material
Sue Clifton, Evelyn Garcia Trust	7556 Sullivan Pl. Buena Park	480-030-038				Tried several numbers and no contact, left blank
Mariane Parker	31870 Ruft Road, Winchester, Ca	480-030-039		951-926-1874		Tried number, no contact, blue dot
St. Thomas Coptic	PO Box 4960 Diamond Bar	480-030-040		909-865-5252		Called, no returns, Blue dot
Agnes Ivanovics	329 5th Ave., Venice,	480-030-041		310-581-9173, agl2004@verizon.net		Called and emailed info, In favor, green
Charles Pickens	19023 E. Via de Arboles, Queen Creek, AZ	480-030-042				Sent information, neutral, yellow dot
Stanley Smith	209 E Avenida Ramona, San Clemente CA 92672	480-030-043		949-492-1976		Yellow dot, spoke to owner
Amy Shoffeitt	33630 Elmhurst,	472-110-017		951-926-3516		Called, no answer, blue dot

Sung Kim	Winchester 27 Mauchly Ste. 206, Irvine	472-110-014, -015	949-273-0042	Called, neutral
John Helliesen	1121 Pinto Dr. La Habra Heights, CA	472-110-013	562-945-1528	Called, spoke to resident, green in favor
Thomas Leaman	1942 Westlake Ave. Apt 2305, Seattle	472-110-012		Tried various contact info, blue dot, no contact
Moralez Enterprises	38253 Via Majora, Murrieta	472-110-020, 028	951-600-7939	Called, left messages, no response, yellow dot
Robert Cobbs	33695 Washington St, Winchester	472-11-018		Could not find info, left blank
Michael Abuan	33900 Winchester Road, #B, Winchester	472-110-022		Spoke to him, in favor, should attend hearings
Valentin Cenoz	37300 Pourroy Road, Winchester	472-110-024	951-461-6626	Left material, called to fax line, blue dot but likely in opposition
Prime II Investments, Karin Drummond	23591 El Toro Road, Suite 120, Lake Forest	472-110-025	949-493-3531	New apn, now Caltrans, yellow dots
Georgia Costello,	32750 Keller Road, Winchester	472-110-027,-026	951-600-4609	Left material, called blue do
Jay Greenstein	32960 Keller Road, Winchester	472-110-029	951-926-1806	Called, no response, yellow dot
Albert Conrad	33975 Washington, Winchester	472-110-030		Spoke to resident, very much in favor, green
Ryan Eagan	32025 Keller Road, Winchester	476-010-001		Spoke at meetings, opposes but is open minded
Jamie Moore	34044 Pourroy Road, Winchester	476-010-002		At meetings, opposes
Heriberto Acosta	34120 Pourroy	476010-003,-004		Met at meetings, opposes

Heriberto Acosta	34120 Pourroy Road, Winchester	476010-003,-004	Met at meetings, opposes
Dana James	38033 August Dr., Murrieta	476-010-005	No contact
Richard Green	32187 Keller Road, Winchester	476-010-006	Neutral
Rancon Sevilla	41391 Kalmia St., Murrieta	476-010-018,- 023,-026,-025	Left material, called, neutral
Mui Lam	32333 Koon St.	476-010-024	Met at meetings, opposes
Dewey Martineau	34250 Pourroy Road, Winchester	476-010-011	
Pinnacle Winchester Bharat Lall	8369 Vickers St, San Diego	476-010-054, -055	Called, sent info, Yellow dot
		951-677-4943	
		858-974-8201 bguyen@pinnaclehotelsusa.com	

# Hanna: Keller Crossing: Outreach Log

List of homes in the general area of Keller Crossing

Date	Address	Action	Notes
7/24/2012	32342 SafflowerSt.	Spoke to resident, wrote letter	
7/24/2012	32352 SafflowerSt.	Spoke to resident, left material	
7/24/2012	32362 SafflowerSt.	Empty	
7/24/2012	32372 SafflowerSt.	Spoke to resident, wrote letter	
7/24/2012	32382 SafflowerSt.	Empty	
7/24/2012	32392 SafflowerSt.	Empty	
7/24/2012	32402 SafflowerSt.	Empty	
7/24/2012	32412 SafflowerSt.	Empty	
7/24/2012	32422 SafflowerSt.	Spoke to resident, left material	
7/24/2012	32432 SafflowerSt.	Spoke to resident, left material	
7/24/2012	32442 SafflowerSt.	Empty	
7/24/2012	32452 SafflowerSt.	Spoke to resident, wrote letter	
7/24/2012	32462 SafflowerSt.	Spoke to resident, wrote letter	
7/24/2012	32472 SafflowerSt.	Empty	
7/24/2012	32482 SafflowerSt.	Empty	
7/24/2012	32492 SafflowerSt.	Empty	
7/24/2012	32502 SafflowerSt.	Empty	
7/24/2012	32512 SafflowerSt.	Empty	
7/24/2012	32522 SafflowerSt.	Spoke to resident, left material	
7/24/2012	32532 SafflowerSt.	Spoke to resident, left material	
7/24/2012	32542 SafflowerSt.	Vacant	
7/24/2012	32552 SafflowerSt.	Empty	
7/24/2012	32562 SafflowerSt.	Empty	
7/24/2012	32572 SafflowerSt.	Empty	
7/24/2012	32582 SafflowerSt.	Spoke to resident, left material	
7/24/2012	32592 SafflowerSt.	Spoke to resident, left material	
7/24/2012	38602 SafflowerSt.	Spoke to resident, wrote letter	
7/26/2012	32661 Koon St.	Spoke to resident, left material	
7/26/2012	32673 Koon St.	Empty	
7/26/2012	32685 Koon St.	Spoke to resident, left material	
7/26/2012	32697 Koon St.	Spoke to resident, left material	
7/26/2012	32709 Koon St.	Spoke to resident, left material	

# Hanna: Keller Crossing: Outreach Log

List of homes in the general area of Keller Crossing

Date	Address	Action	Notes
7/26/2012	32721 Koon St.	Empty	
7/29/2012	34315 Woodshire Dr.	Empty	
7/29/2012	34327 Woodshire Dr.	Spoke to resident, left material	
7/29/2012	34329 Woodshire Dr.	Spoke to resident, left material	
7/29/2012	34351 Woodshire Dr.	Spoke to resident, left material	
7/29/2012	34363 Woodshire Dr.	Empty	
7/29/2012	34375 Woodshire Dr.	Empty	
7/29/2012	34387 Woodshire Dr.	Empty	
7/29/2012	34399 Woodshire Dr.	Empty	
7/29/2012	34435 Woodshire Dr.	Empty	
7/29/2012	34447 Woodshire Dr.	Empty	
7/29/2012	34459 Woodshire Dr.	Empty	
7/29/2012	34471 Woodshire Dr.	Empty	
7/29/2012	34483 Woodshire Dr.	Spoke to resident, left material	
7/29/2012	34673 Woodshire Dr.	Empty	
8/17/2012	31936 Silk Vine Dr.	Empty	
8/17/2012	31950 Silk Vine Dr.	Spoke to resident, wrote letter	
8/17/2012	31964 Silk Vine Dr.	Spoke to resident, wrote letter	
8/17/2012	31978 Silk Vine Dr.	Spoke to resident, wrote letter	
8/17/2012	31928 Silk Vine Dr.	Spoke to resident, left material	
8/17/2012	34534 Spindle Tree St.	Left Material	
8/17/2012	34538 Spindle Tree St.	Empty	
8/17/2012	34562 Spindle Tree St.	Empty	
8/17/2012	34590 Spindle Tree St.	Spoke to resident, left material	
8/29/2012	31870 Ruft Road	Spoke to resident, left material	
8/29/2012	31863 Ruft Road	Spoke to owner, sent material	
8/29/2012	31875 Flossie Way	Spoke to resident, left material	
8/29/2012	34205 Flossie Way	Spoke to resident, left material	
8/29/2012	34185 Pourroy	Spoke to resident	Owner was John Gealta, part of the group against the project. He was concerned about traffic, cost to connect to sewer and water



# Hanna: Keller Crossing: Outreach Log

List of homes in the general area of Keller Crossing

Date	Address	Action	Notes
8/31/2012	32720 Keller Road	Left Material	Gated Left note on material with cell phone
8/31/2012	32750 Keller Road	Left Material	Gated Left note on material with cell phone
8/31/2012	33630 Elmhurst	Left Material	Gated Left note on material with cell phone
8/31/2012	32825 Coventry Lane	Spoke to resident, left material	Left note on material with them for their neighbors
8/31/2012	33975 Pourroy Road	Left Material	Left note on material with cell phone
8/31/2012	31750 Keller Road	Left Material	
8/31/2012	31650 Scenic Hills Dr.	Left Material	
8/31/2012	34130 Elliot Road	Left Material	
8/31/2012	34180 Elliot Road	Spoke to resident, left material	Left material for neighbors
9/7/2012	32097 Scott Road	Left Material	
9/7/2012	32007 Scott Road?	Left Material	Not a complete address sign
9/7/2012	32255 Ashford Lane	Vacant	
9/7/2012	33045 Ashford Lane	Left material	

# Keller Crossing Hotline Log

Name	Number	Comment	Date
John Hausen	562-309-1513	Owens 10 acres in the area, wanted to know more about project	9/24
Will Chapel	760-930-0656; 619-997-3447	Neutral. Owns land on Coventry. Wanted to know more about project.	9/24
Mike Abuan	951-642-2863	Called for more information about intersection. Spoke with Jack Dimond. In favor but concerned about road engineering	9/24
Ben Fraleigh	951-676-5736	Called to find out more about meeting and status of project. He and his clients are in favor. Might attend in support.	9/24
Will Chapel	619-997-3447	Provided more details on the project	9/27
Vasilios Rigas	714-437-9676; 949-644-0371	Neighbor with land across Hwy 79, concerned about realignment, notified about Oct 17 hearing	9/27

# **Planning Commission Hearing Notes**

Keller Crossing  
Specific Plan

**Riverside County Planning Commission Meeting**  
**Tuesday, April 18, 2012**  
**Notes on Presentation of Keller Crossing Plan**

**Commissioners Present:**

John Snell, Chairman

John Petty, (covers Keller-Crossing district)

John Roth

Jan Zuppardo

Planning Director, Carolyn Syms Luna

County Planner, Kinika Hesterly

Kinika Hesterly gave staff report.

John Petty: Met with Randy Williams 3 months ago at Yellow Basket Restaurant to discuss their concern which was intensity of use. Encouraged him and others to meet with applicant. Rick Hoffman met with homeowners and some progress was made. Recent email correspondence from Randy Williams to John Petty included in staff report.

Commissioner Jan Zuppardo. Met with Rick Hoffman and talked about density and other aspects of Plan.

Rick reported on community outreach in response to question from commissioner's.

- Mailing went out to all adjacent property owners
- Met large group at Kirk Gurling's home; followed by a 2<sup>nd</sup> meeting with a smaller group.
- Made numerous phone calls

In response to Commissioner Snell asking if concerns were addressed, Rick commented that the conversations had been frustrating. He felt that some inroads had been made, but recent correspondence from group indicated that was not the case. Basically a philosophical difference between the land use that is proposed and what the property owners felt they had bought in to.

Geoff Scott presented PowerPoint slides (limited to 10 minutes)

Commissioner Roth: How was open space line determined?

Geoff: Topography. No species in area to protect. Additional space on Domengoni property for open space linkage.

Roth: As constrained linkage will terminate at Highway 79, how will wildlife get across?

Mr. Neil – EPD: Highway 79 is a state highway and they need to address issue with pass-overs or culverts. Clearly something that Trans will have to address.

Geoff: There is an 84" culvert

**People in support of project:**

**Andy Domenigoni:** Representing Domenigoni/Barton Specific Plan. Pleased to help support corridor. Worked long and hard with Fish and Game to establish corridor. There is an 8' culvert that allows cattle and wildlife to cross under highway. The corridor extends further East and hooks into San Diego canal siphon area. Going to the West to the Anheuser-Busch property – a great separator. Winchester map – great to see some of the “donut holes” filling in which will build infrastructure to get people around. Andy has 160 acres northwest of property which they will be developing – good test to fill another donut hole on Scott Road to help pay TUMP fees, etc.

Here to support project. Has farmed the Keller Crossing property for numerous years. His family has been in area for 130 years – they are not complaining about build out.

**Clara Asimakopoulos.** Landowner on Keller Road. Real Estate Broker with that area as specialty for 15 years. She has owned land for 20 years. She had a list of 20 property owners on Keller & Pourroy that are supportive of Keller Crossing Project (list was given to County). She is in full support of project – it will enhance the area.

**Paul Attyah:** Family has owned land for 30 years off of Keller Road. It is no longer a rural area – time to develop. Gave strong support to project.

**Dave Jeffers,** Consultant, but not part of Keller Crossing team. He put up exhibit from General Plan showing surrounding area development. Project is in donut hole of rural designation surrounded by community development on 3 sides. This speaks very clearly that 5 acre minimums are no longer appropriate. He represents 150 folks requesting ½ acre density.

**Theodore Cardensis (?)**. Property owner on northeast corner at Keller and Winchester. In favor of project with following consideration. He does not want to lose his corner in the Keller Road re-alignment.

**People opposing Project:**

**Randy Williams.** The realignment of Keller will give applicant exclusive benefit to property on both sides of Keller Road. Homeowner interests are pushed aside. Exiting and entrance to Old Keller will need to go through business park. Need to do design alternative alignment of Keller Road utilizing existing road. If a funding issue, they (French Valley Residents for Compatible Growth) will help put funding in place. For 3 years worked without knowledge of road realignment. The RCIP was “blue print for future” - only good for 5 years and then expires. Concur with land uses along Highway 79 (Commercial Retail). There is substantial acreage to do what you want with project. No ill will. Have a desire for a revised specific plan.

Commissioner Snell: You said you were glad to look at realignment of Keller Road. Wonder why you have not done it? Hard to see how it could be changed.

Randy Williams: I have been focused on the land use designations. The information I had did not show what happened to Old Keller Road – only found out 72 hours in advance of meeting.

Rick Troy (?): Opposed. As local trail enthusiast, Specific Plan needs to be more definitive in regards to Trails. Change “May” to “Is”. “May” means it will never happen. RCIP Plan seems to be disappearing.

Mike Lenhennero (?): Lives kitty corner at Pourroy and Keller. He wants the rural life style. He has a 180 degree view and with this development it will be blocked by houses and apartments. No need for development. Temecula has the highest backlog of vacant residential and commercial properties. Statistics don't warrant this type of development in this area. Wants to enjoy rural lifestyle he has chosen.

John Galta (DeForest Construction): Lives off Pourroy section and deals with traffic on Keller. Since residential projects have been built, traffic has increased with high speed on a dirt road. There has not been any conversation to mitigate traffic or increase police coverage. Flow of water – houses directly across have been flooded. Realignment Keller – flag lots through alleyway to access a few houses. He is in construction and is pro-building within reason. Square footage of vacant office space is high – why put office space where it is not needed. Completely opposed. Unfair to all residences.

Mark Richards: Lives off Leon, west of area. He has been watching area grow. Crime has gone up. He had planned to retire here. Has horses, dirt bike. In 2010 was told he could no longer have dirt bike jumps in his yard. He has been there 25 years. OK to develop into houses. Rural designation should stay.

Kirk Gurling: 34119 Keller Flat Court – directly across from project. Plan is far too aggressive and at odds with Rural Residential. Concerned about water – blasting and heavy earth movement could destroy their wells. Use more of natural topography so less grading would be required. If lose water, properties become useless. Buffers are very important and don't see any on plan. Would need to navigate through business park to get to house.

Peggy Ruteridge (?): Don't live directly next to project – live off Elliott & Keller on other side. Too much speeding on Keller Road. Don't like commercial. Moved here from Palos Verdes to escape development. Opposed to commercial building. Keep integrity of rural residential area and people who love it.

Allison Williams: Opposed to project. Enjoy rural life – horses, bikes, dogs on Keller Road. Now Keller Road is unsafe. If project approved, it will open development to other end of Keller, leaving us on an island, destroying lifestyle we love.

**Amy McCabe:** Bought home 20 years ago to raise son in rural area. Has horses. Does not want commercial. Need to be sensitive to integrity of property owners. It is getting too dangerous to ride horses without trailering them. Don't see any buffering. We will be looking at back side of commercial buildings. Cant' get across Hwy 79. Consider our property rights.

**Mary Warn:** 34118 Keller Flat Court – next to Gurling's. Purchased property in 1987. Don't see any reason to move Keller or put in commercial buildings. Value of her property is now \$0. Don't take away rural lifestyle.

**Cheryl Arama (?):** Has lived in Keller/Pourroy area since 2004. 5 ½ acre lot; equestrian. Assumed that rural residential zoning would remain. Traffic and road changes will make area dangerous. Will lose current lifestyle. Consider less disruptive land uses such as winery or equestrian center.

**Steve Rush:** 32556 Keller Road. Horse ranch since 1984. Project will destroy view. Keller realignment will destroy ready access to Hwy 79. Widening of Hwy 79 being done to make it safer. Cannot abandon Keller road without hurting neighbors.

**Janna Rush:** 5 acre property. The proposal is so unclear. Concerns: Storm water runoff, impact on well water supply, view of rolling hills, increase in crime, direct access to Hwy 79.

**Amanda Gurling:** Resident Keller Flat Court. Old Keller Road – no primary access to Hwy 79. Commercial offices with only 30' buffer – will prevent residents from enjoying night lights. Loss of wells.

**Sharon Gurling:** Moved here in 1988. Son hurt in auto accident in 1989 – quadriplegic. Concerned about losing wells, increase in crime, traffic on Keller Road excessive, with new intersection will be difficult to get home (will need to go through retail commercial center). Value of home will decline.

**Michael Gurling (quadriplegic in wheelchair):** Bought home of his dreams in 2009 from funds rec'd in settlement from auto accident that happened 23 years ago. His entire savings are invested in home – very concerned that land value will decline and he will have nothing.

**Marc Taylor:** 30803 La Ray lane – off Leon Road. Plan has inadequacies in the infrastructure. Leon and Scott Road need to be modified with lights. They have a Luxury Pet Resort (Animals First) which had to be either in an industrial or rural zone and they chose rural. When Domenigoni Dam was built they were promised wonderful things (casino's, trails, etc.) Now they hear it will be a Solar farm. Things change. Their well went dry with the building of the dam – ended up connecting into city water. Commercial along Hwy 79 OK.

Commissioner Petty: No plan for solar farm in that area. Addressed concern of wells going dry. Supreme Court Case in 1960 in Beaumont Area. Rocket testing caused some wells to go dry. Burden of Proof is on whomever is doing the blasting – their responsibility to assure wells work.

Sandie Taylor: Everyone in area has horses. Only 3 weeks' notice given on project. No buffering; no blending. Need horse crossings at Scott, Winchester, Leon

Dennis Tuffman (closer): Does not own property. Became aware of project 5 days ago. RCIP was a political solution and project bypasses RCIP. Hwy 79 widening destroys Keller Road. Old Keller Road being abandoned to create "Hanna Barbara Way Road". Scope too small. People not properly noticed. No community separator for people. This plan stinks. Named it "Keller Double Crossing".

Comments from Rick Hoffman in response to above:

- Old Keller will remain at direction of CalTrans. There is also a utility easement.
- The repair to intersection at Keller and Hwy 79 is restricted by other roads. We had to fit secondary road between those 2 roads and it had to be done on Applicant property.
- Property is not a part of Loma Linda Medical Center. Only one aspect we took into consideration.
- The large commercial lots along Hwy 79 include 2 large detention basins that take the water / flooding into consideration.
- Applicant cooperated with Cal Trans and County on the widening of Hwy 79.
- The project is not moving forward today. Entitlements take a long time, thus the reason for proposal today.
- The wildlife corridor is not a buffer. It is a MSCHP linkage.
- Adjacent neighbors were notified of project. Some of people speaking are not adjacent to project and therefore did not receive notification.

Commissioner John Petty commented that balancing between rural and new development is a difficult job.

He presented his "revised" land use map with following comments:

- Planning Area 6: Mixed Use is way too generous. Need to limit use to either office or congregate care. No retail use. Two story limit on buildings.
- Planning Area 5: 200 feet abutting open space. 6,000 square foot lot minimum. This will create a very low density buffer.
- Planning Area 4: 2 ½ acre lots along Pourroy – no frontage on Pourroy to create buffer.
- Planning Area 3: Commercial Office – 1 story buildings. Also allow congregate care.
- Planning Area 1: No commercial use. See this area as a necessary buffer. Could be very low density residential. No direct access to New Keller Road.
- Street B and C going to South. Stop Street B at New Keller Road and preserve Old Keller Road West of project – no change on existing Keller.



Transportation Dept: Yes, can preserve existing Keller. Not sure Street B can be terminated at New Keller Road – circulation and fire issue. Part of Street C would have to become a secondary road.

Chairman John Snell: On continuing new development. Wish we could go back on some previous decisions. Isolated Subdivisions not a good situation. Sensitive to make this work. Now have something to work with.

Commissioner John Roth: Champion of rural areas. Homeowners not protected. Need complete re-thinking of what needs to be done, what is reasonable. Keller Road is a major problem.

Geoff Scott: Realignment of Keller was required by Cal Trans and County. We tried to minimize impact on property owners to South by keeping the realignment on applicant's property. Cal Trans determines realignment.

Commissioner Jan Zuppardo: Cal Trans requirements – mandates realignment of Keller. Land Use Plan that Commissioner Petty presented is more palatable – good job.

Chairman John Snell: Continue off calendar and re-notice when conditions have been met. It might take 3 months – for sure 2 months. Notice should go out to people up to 1300 feet from project.

Direction given by Commissioners:

- Seriously consider Petty's proposal.
- Encourage dialogue between neighbors – get out to community.
- Keller Road: Maximize at much as possible to stay as is, minimize traffic.
- If GP goes through and connects Keller to I 215, condition fair share agreement (way in future).
- Trail System: Change "may" to "shall" on Trail System along proposed realigned Keller. Need to make sure trail is constructed at time Keller Road is reconstructed.
- Horse crossing at Winchester Road – depends on what will happen on the East of Hwy 79.
- Contact Fire Dept. on Keller Road and Street B and C circulation.

## After Meeting Wrap-Up

**Community Development:** Rick and/or Kevin to talk with Adam – someone that is very good at community Development.

Geoff will have George Lenfesty do some plotting studies showing 1 and 2 story buildings – preliminary plotting studies. Also scenarios for Planning Area 1.

Rick will talk with Transportation about Keller Road circulation (Streets B and C)

Keller Road Re-alignment – show what it would look like if it was done to the South of Old Keller instead of the North (through Keller Crossing).

# Mailing List

Keller Crossing  
Specific Plan

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Scott Road 160 Lp  
33011 Holland Rd  
Winchester, Ca 92596

472-090-006  
County Of Riverside  
Po Box 1180  
Riverside, Ca 92502

472-090-007  
Valoy Cavanaugh  
104 Deborah Ct  
Upland, Ca 91784

472-090-008  
The Krnubo Trust  
.650 Scenic Hls  
Winchester, Ca 92596

472-090-018  
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39908 Via Castana  
Murrieta, Ca 92563

472-090-019  
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2262 Salt Air Dr  
Santa Ana, Ca 92705

472-090-020  
Vintage Plaza Ltd  
7 Corporate Plaza Dr  
Newport Beach, Ca 92660

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Jesse Reyes  
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472-090-025  
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Cypress, Ca 90630

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472-100-003  
Western Riverside County Reg Con  
3133 Mission Inn Ave  
Riverside, Ca 92507

472-100-004  
Community Church Of The Valley  
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Temecula, Ca 92590

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472-100-017  
Steven Domenigoni  
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Winchester, Ca 92596

472-100-018  
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472-110-001  
Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618

472-110-002  
Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618

472-110-003

Violet Hanna  
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472-110-004

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Violet Hanna  
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38253 Via Majorca  
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472-110-021

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464 W 4Th St # 6Th  
San Bernardino, Ca 92401

472-110-022

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33900 Winchester Rd No B  
Winchester, Ca 92596

472-110-024

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37300 Pourroy Rd  
Winchester, Ca 92596

472-110-025

Prime Ii Investments Llc  
23591 El Toro Rd Ste 120  
Lake Forest, Ca 92630

472-110-026

Georgia Costello  
32750 Keller Rd  
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472-110-027

Georgia Costello  
32750 Keller Rd  
Winchester, Ca 92596

472-110-028

Moralez Enterprises  
38253 Via Majorca  
Murrieta, Ca 92562

472-110-029

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472-110-030

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Winchester, Ca 92596

472-110-031

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472-110-033

Violet Hanna  
8105 Irvine Center Dr Ste 1170  
Irvine, Ca 92618

472-110-034

Violet Hanna  
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Irvine, Ca 92618

472-120-002

Ww 550 Llc  
33750 Washington St  
Winchester, Ca 92596

472-120-003

Ww 550 Llc  
33750 Washington St  
Winchester, Ca 92596

472-130-001  
Ww 550 Llc  
33750 Washington St  
Winchester, Ca 92596

472-130-002  
Ww 550 Llc  
33750 Washington St  
Winchester, Ca 92596

476-010-001  
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476-010-005  
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476-010-006  
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476-010-007  
Mary Warren  
34118 Keller Flat Ct  
Winchester, Ca 92596

476-010-008  
Michael Gurling  
36781 Pebley Ct  
Winchester, Ca 92596

476-010-009  
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32265 Keller Rd  
Winchester, Ca 92596

476-010-010  
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476-010-011  
Dewey Martineau  
34250 Pourroy Rd  
Winchester, Ca 92596

476-010-012  
Aesperita Flenoid  
34220 Pourroy Rd  
Winchester, Ca 92596

476-010-013  
William Liesman  
34155 Winchester Rd  
Winchester, Ca 92596

476-010-018  
Rancon Sevilla 180 Llc  
41391 Kalmia St Ste 200  
Murrieta, Ca 92562

476-010-023  
Rancon Sevilla 180 Llc  
41391 Kalmia St Ste 200  
Murrieta, Ca 92562

476-010-024  
Mui Lam  
32333 Koon St  
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476-010-025  
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41391 Kalmia St Ste 200  
Murrieta, Ca 92562

476-010-026  
Rancon Sevilla 180 Llc  
41391 Kalmia St Ste 200  
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476-010-027  
Saba Saba  
41309 Avenida Biona  
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476-010-029  
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476-010-030  
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32805 Keller Rd  
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476-010-031  
Jay Hooker  
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476-010-036  
Lighthousefs Group Inc  
43015 Black Deer Loop Ste 108  
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476-010-050  
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30 Point Loma Dr  
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476-010-052  
Holdings 781 Llc  
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476-010-054  
Pinnacle Winchester  
8369 Vickers St Ste 101  
San Diego, Ca 92111

476-010-055  
Pinnacle Winchester  
8369 Vickers St Ste 101  
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**476-010-056**  
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30 Point Loma Dr  
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**480-030-035**

Gierson Ester H (Fractional Interest)  
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Los Angeles, Ca 90024

**480-030-036**

Gierson Ester H (Fractional Interest)  
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**480-030-038**

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**480-030-039**

Marianne Parker  
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**480-030-040**

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Diamond Bar, Ca 91765

**480-030-041**

Agnes Ivanovics  
329 5Th Ave  
Venice, Ca 90291

**480-030-042**

Charles Pickens  
19023 E Via De Arboles  
Queen Creek, Az 85142

**480-030-043**

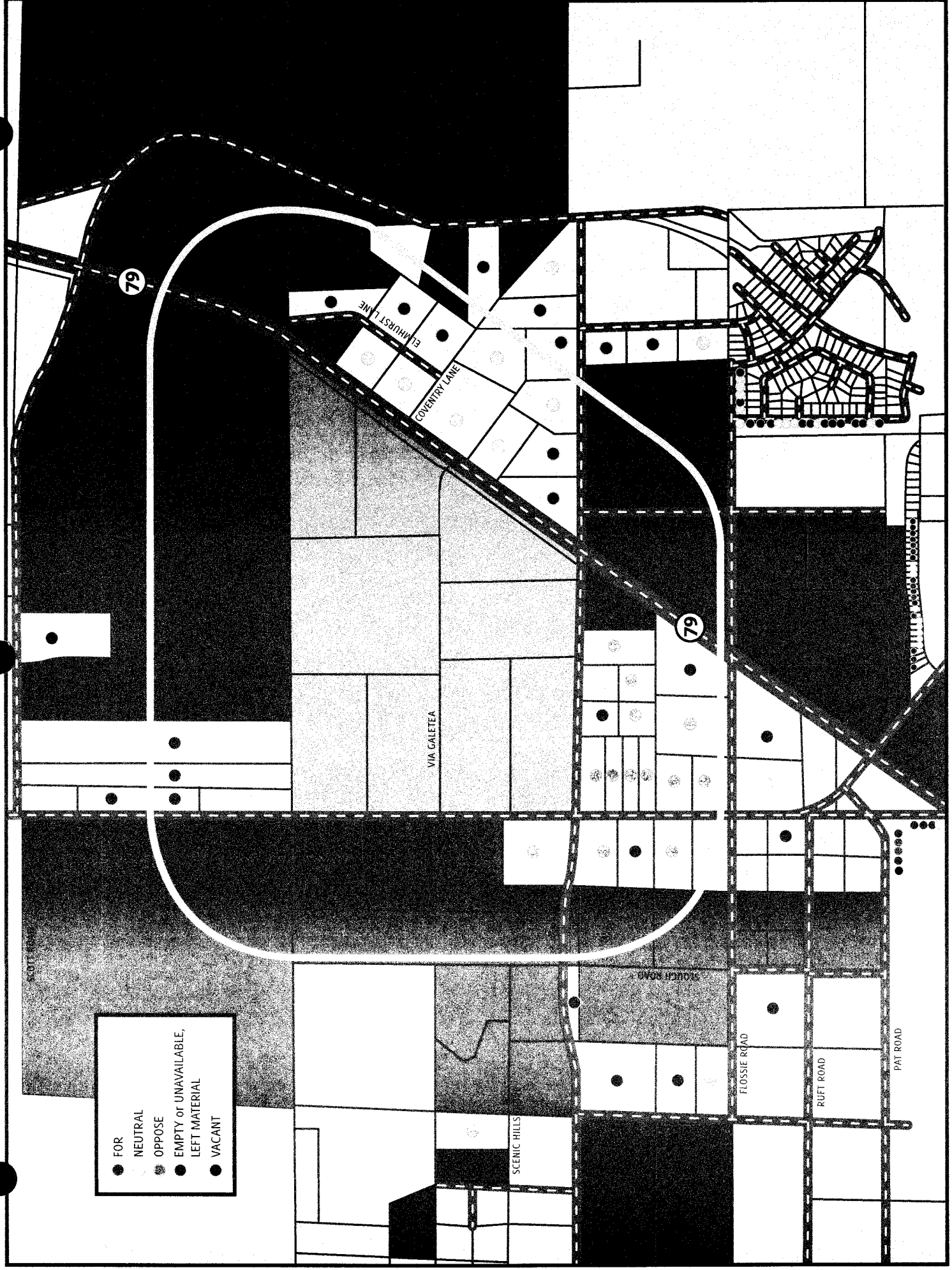
Stanley Smith  
209 E Avenida Ramona  
San Clemente, Ca 92672

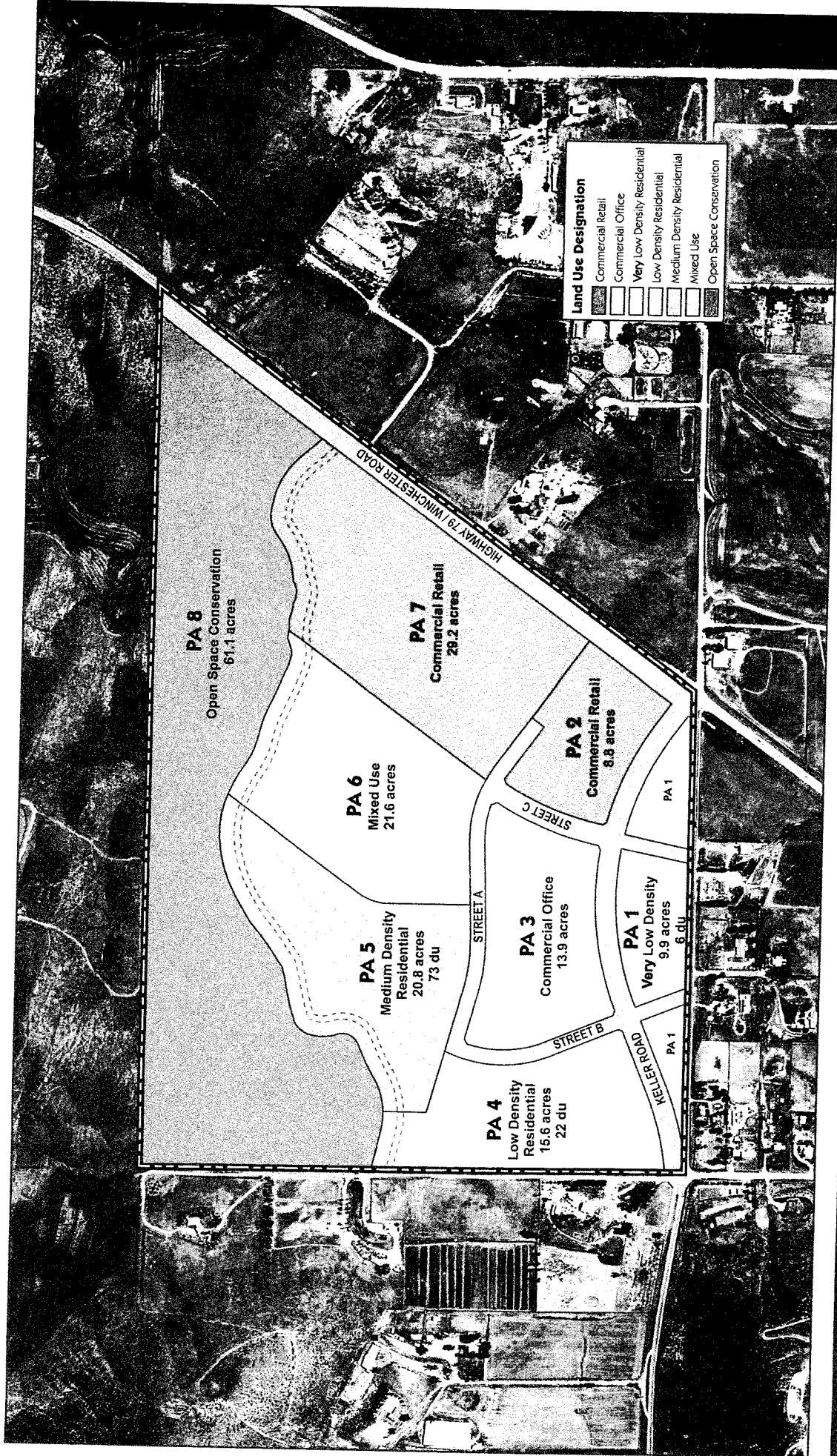


# Outreach Maps

Keller Crossing  
Specific Plan

- FOR
- NEUTRAL
- OPPOSE
- EMPTY or UNAVAILABLE, LEFT MATERIAL
- VACANT

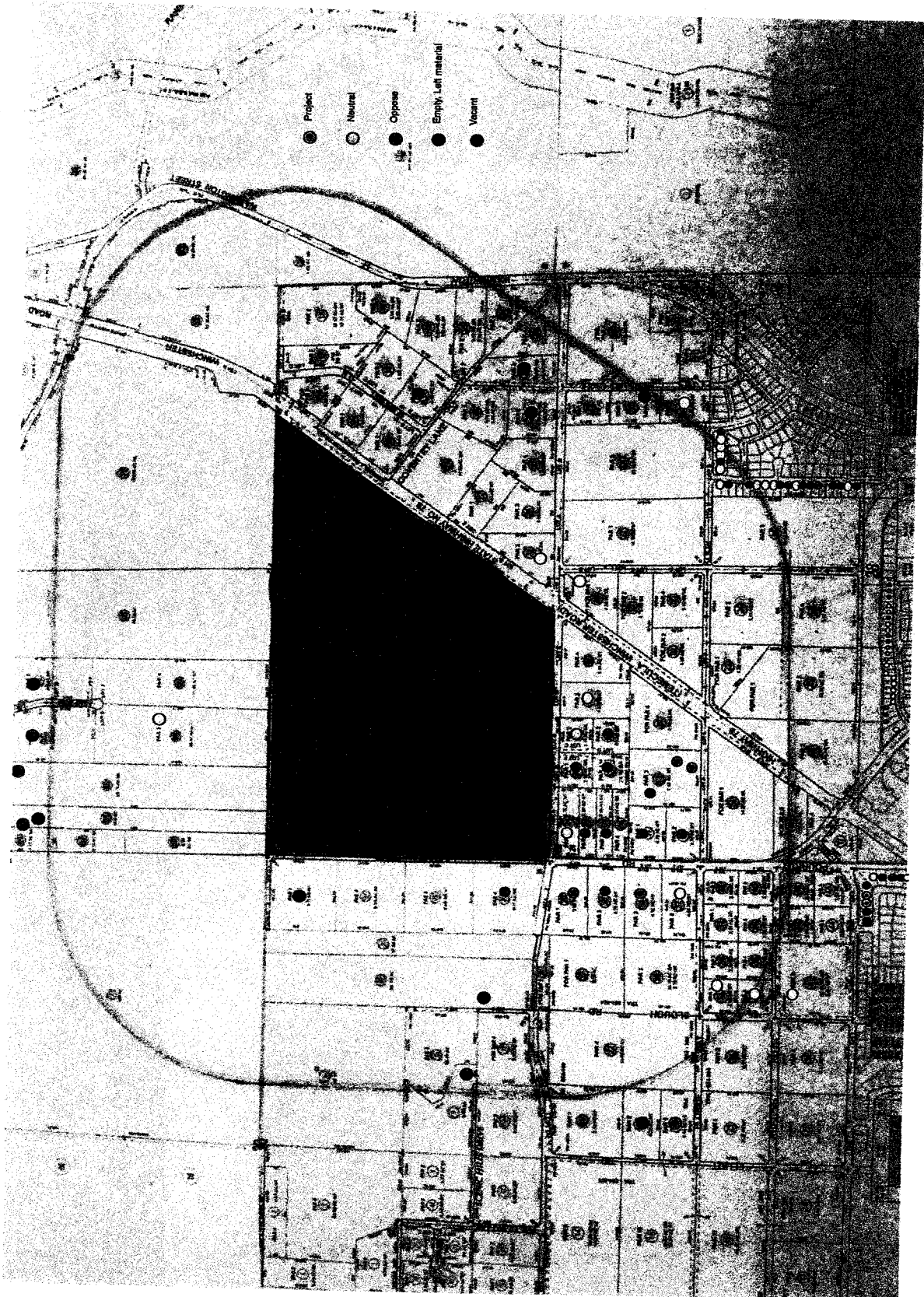


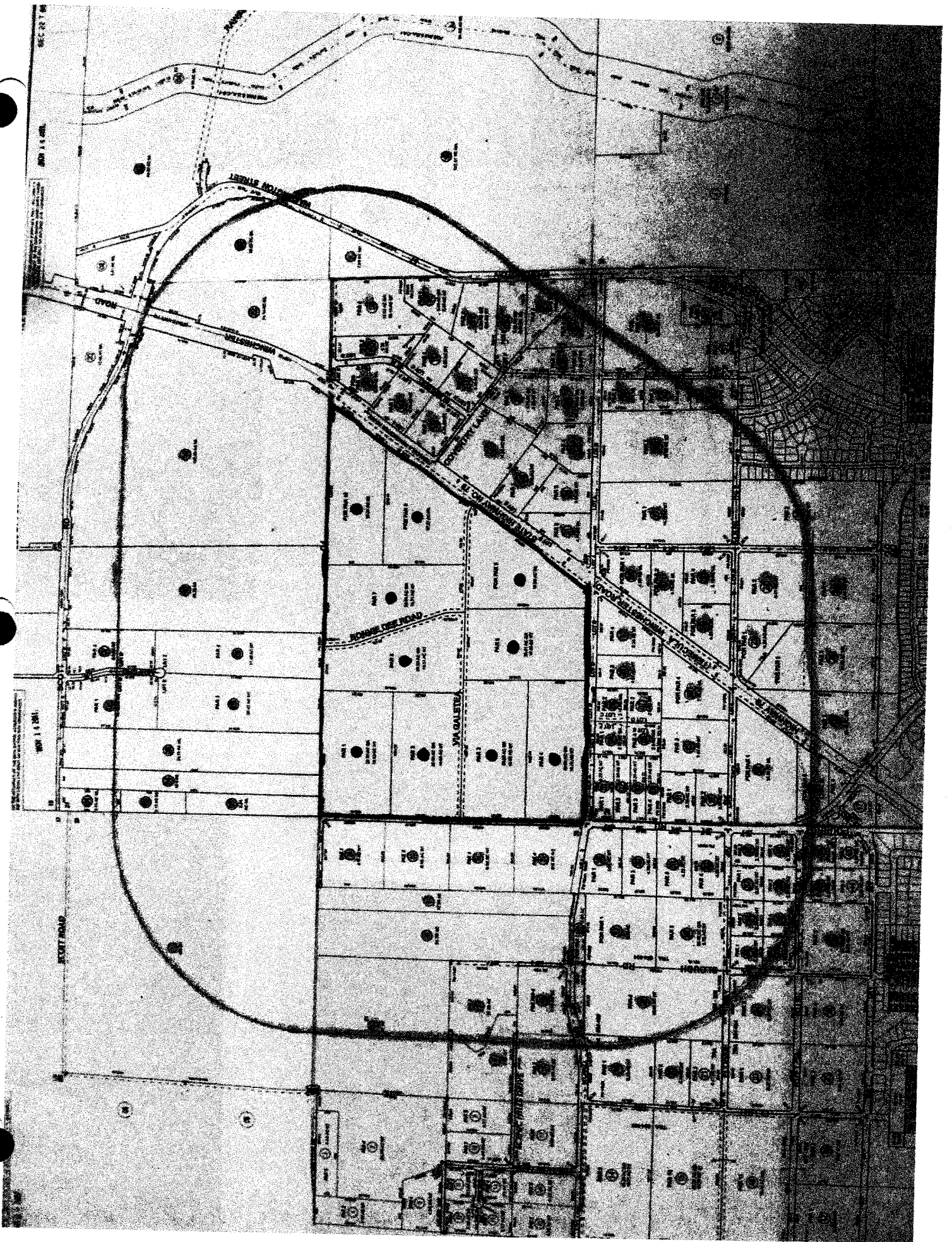


**Keller Crossing**  
Riverside County  
Hanna Marital Trust

**WH**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
2009046 • 07-312

 Scale: 1" = 200'

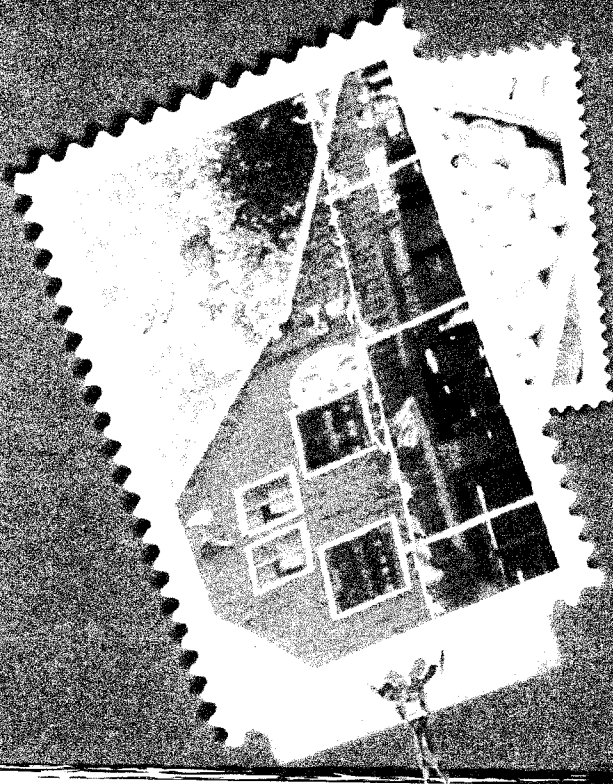




# **Door to Door Outreach Material**

Keller Crossing

# KELLER CROSSING SPECIFIC PLAN



**Flexible Master Plan that adjusts with the market**

**Dynamic mix of residential, retail, office and mixed-use zoning**

**Creates roadways, intersections, flood control, sewer and water infrastructure**

**Respects the heritage of the community through agrarian design guidelines**

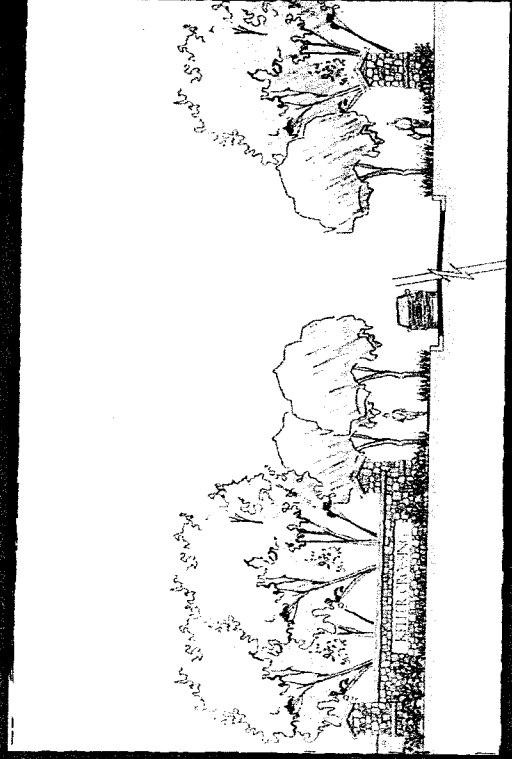
**Provides thoughtful edge design and buffers**

**Mixed-use pedestrian-friendly community**

**Dedicates open space to conservation**

**Creates multi-use trails**

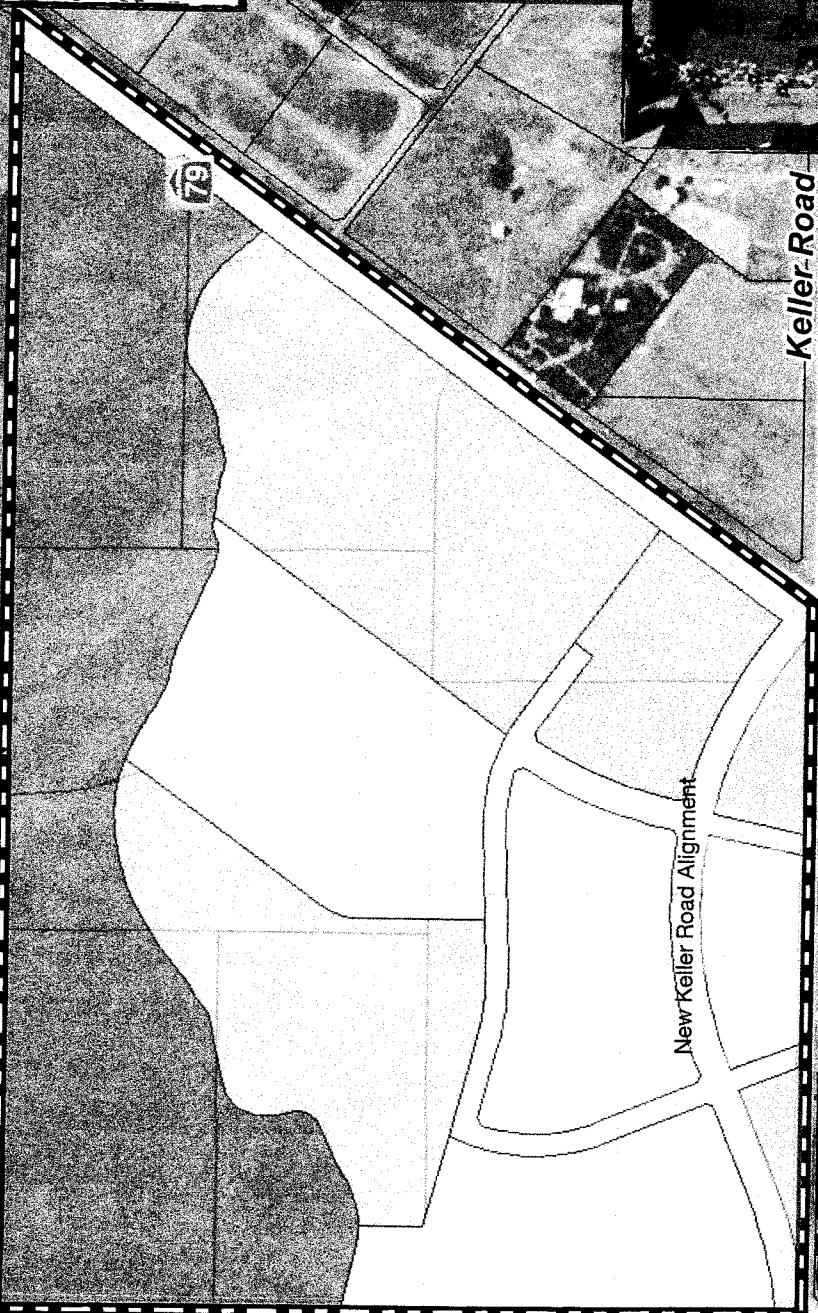
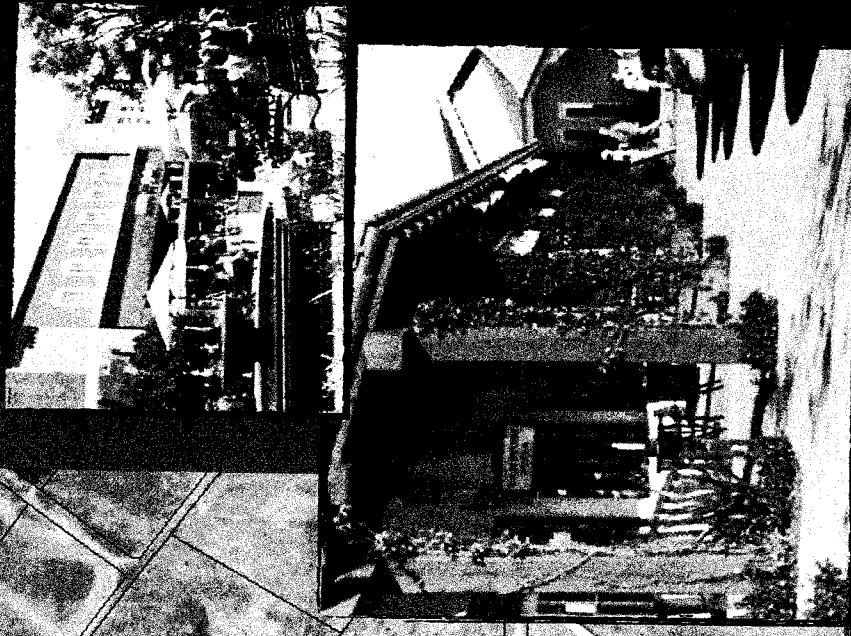
**Produces fees for roads and parks**



**Project Boundary**

**Land Use**

- Commercial Retail
- Commercial Office
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Open Space Conservation
- Roads



**For more information about the Keller Crossing Specific Plan or to show your support, please call toll-free 800-480-4894, or email us at [kellercrossing@yahoo.com](mailto:kellercrossing@yahoo.com)**

Si le gustaría obtener esta información en Español, por favor llame (800) 480-4894

*Portroy Road*