

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
December 29, 2011

**SUBJECT:** County of Riverside – TLMA – Planning Department – Western Riverside Ordinance Overlay

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Planning Commission's recommendation of **DENIAL** of Ordinance No. 348.4299 based upon public testimony and discussion and the Planning Commission's findings and conclusions.

**BACKGROUND:**

On November 2, 2010 the Board of Supervisors adopted an Interim Urgency Ordinance preventing grading and building permits on a temporary basis. On December 7, 2010 the Board of Supervisors extended this Ordinance for an additional 10 months and 15 days. The third and final extension was initially considered by the Board of Supervisors on October 4, 2011 and therefore extended to October 24, 2012. In the Board's action to extend the moratorium, Planning staff was directed to develop an ordinance amendment that would facilitate repealing the development moratorium and provide new standards for safe and sensitive land development within the project area while still preserving property values, development rights, and an efficient permit process. The Board's specific direction included the development of standards that would allow the continuation of property development while at the same time

*Carolyn Syms Luna*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:ar

(continued on next page)

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: January 10, 2012  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By: *[Signature]*  
Deputy

**Prev. Agn. Ref.**

**District:** First  
and Third

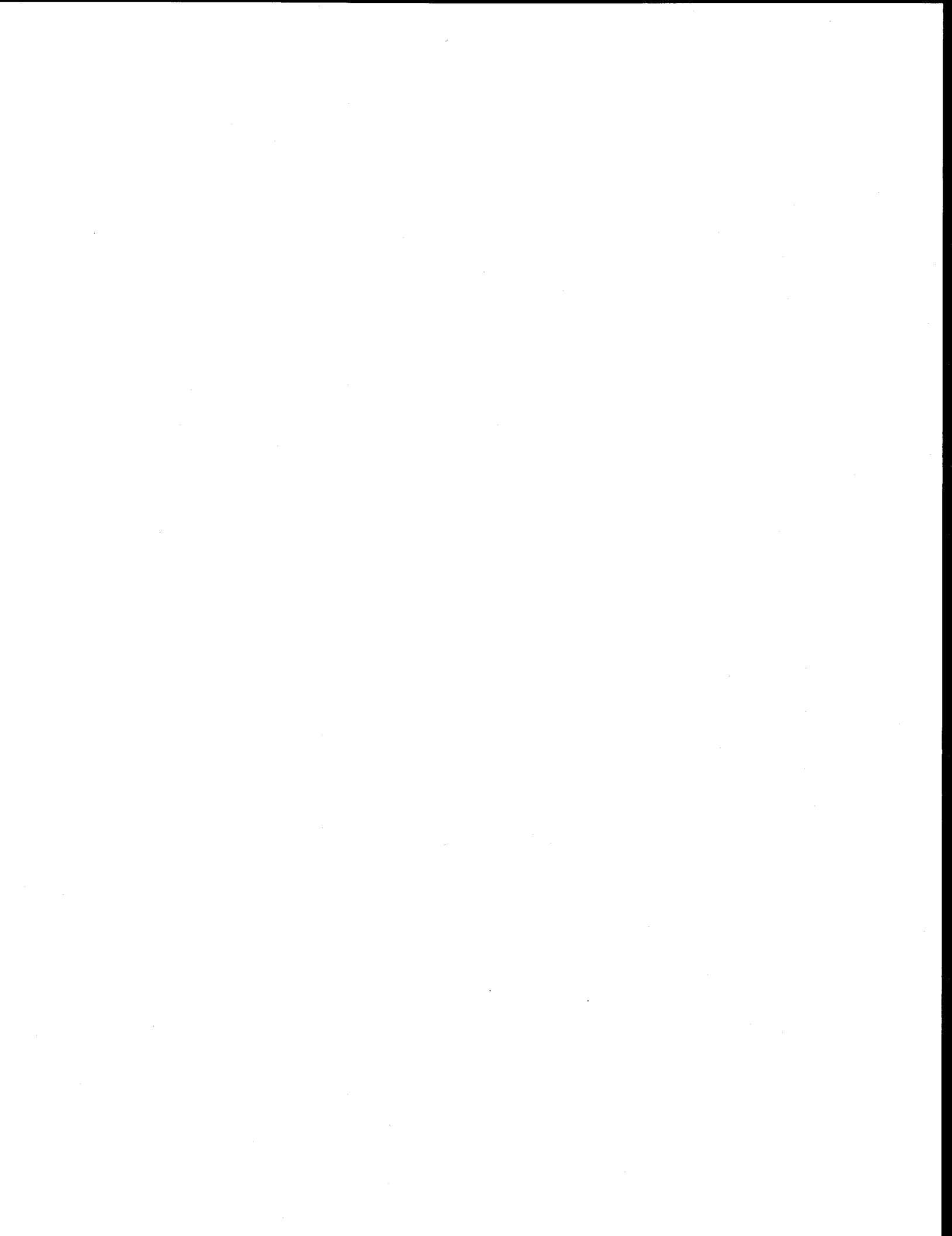
**Agenda Number:**

**1.2**

REVIEWED BY EXECUTIVE OFFICE  
DATE 12/22/11 Tina Grande

Departmental Concurrence

Dept't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

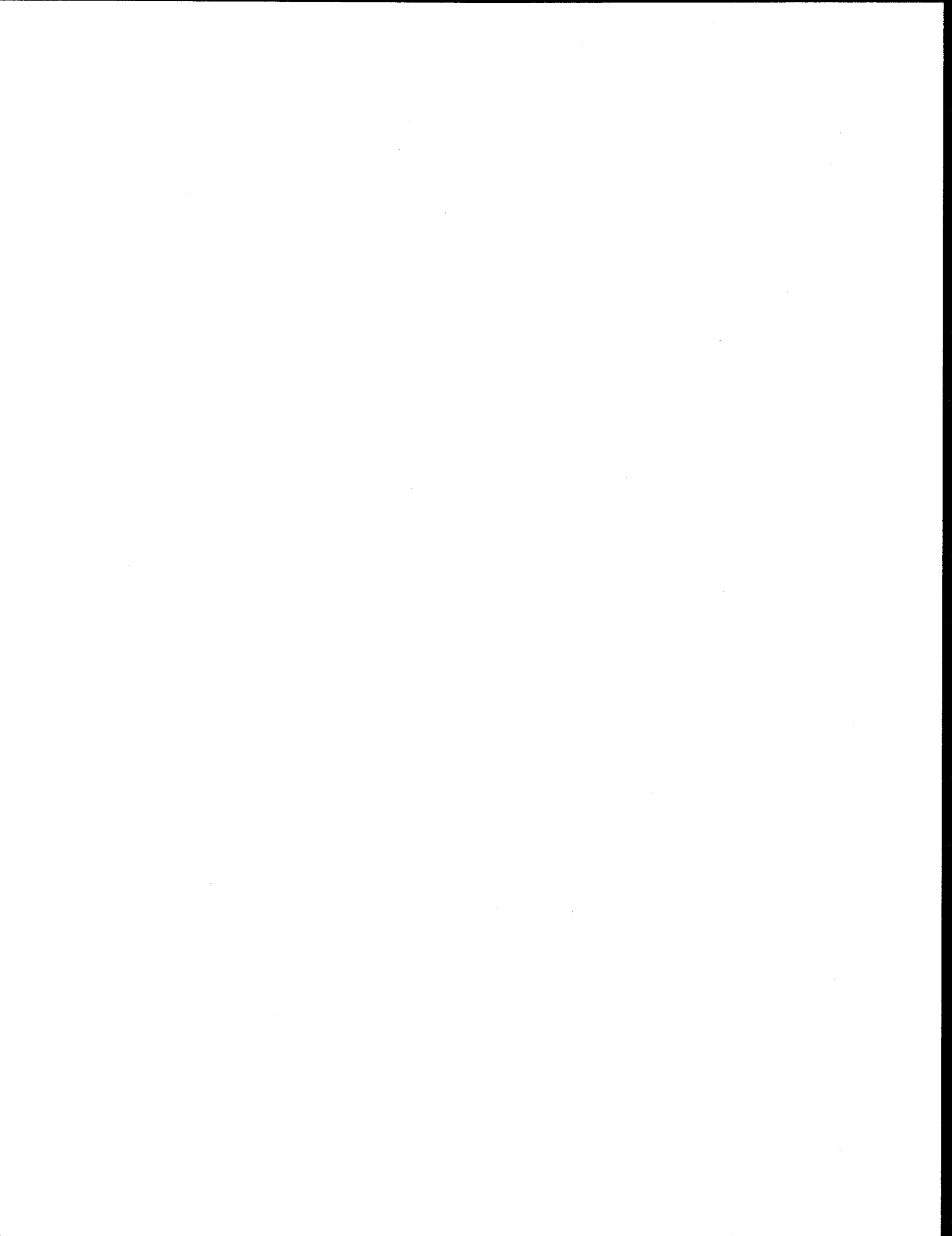


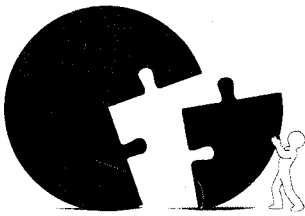
The Honorable Board of Supervisors

Re: **County of Riverside – TLMA – Planning Department – Western Riverside Ordinance Overlay**

Page 2 of 2

mitigating the destruction of irreplaceable natural resources, shifting of existing drainage patterns, increase soil erosion, the denudation of hillsides and scaring of the natural landscape in a visually obstructive manner. On November 16, 2011, the Planning Commission held a public hearing on the proposed overlay and accepted testimony from over 37 residents from the La Cresta and De Luz communities in opposition to the proposed overlay. The Planning Commission deliberated the matter and in light of the Board's direction to staff to expedite the Ordinance found that additional public outreach on the proposed overlay was warranted; yet not feasible under the timeline and budget allocated for the project and thus denied the Ordinance Amendment.





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

**DATE: December 29, 2011**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office**

**SUBJECT: County of Riverside – TLMA – Planning Department – Western Riverside Ordinance Overlay  
ZRGHG2008 - ZGHGI**

(Charge your time to these case numbers)

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

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing  | <input type="checkbox"/> Publish in Newspaper:  |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | <b>**SELECT Advertisement**</b>   |
| <input type="checkbox"/> Place on Consent Calendar   | <input type="checkbox"/> <b>**SELECT CEQA Determination**</b>                                   |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                           | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                                     | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|  | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |

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

**Need Director's signature by December 29, 2011**  
Please schedule on the January 10, 2012 BOS Agenda

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

Notice of Determination and Neg Dec Forms  
Fish & Game Receipt (CFG05854)

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

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

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

*"Planning Our Future... Preserving Our Past"*



**RECOMMENDATIONS:**

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42483**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of Ordinance No. 348.4299 based upon the finding and conclusions incorporated into the staff report.

**CONCLUSIONS:**

1. The propose ordinance amendment is in conformance with the Land Use Designations of the unincorporated areas of the Riverside County and with all other elements of the Riverside County General Plan.
2. The proposed amendment is consistent with the zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public health, safety, and general welfare are protected through the project design.
4. The Project is compatible with the present and future logical development of the area.
5. The Project will not have a significant effect on the environment.
6. The Project will not preclude the reserve design for the Western Riverside County Multi-species Habitat Conservation Plan (WCM SHCP).

**FINDINGS:**

1. The Project Area is designed Rural: Rural Residential (R:RR) and Open Space: Recreation (OS:R) on the Southwest Area Plan (SWAP).
2. The Project is consistent with the Rural: Rural Residential (R:RR) and Open Space: Recreation (OS:R) Land Use Designations.
3. No additional Land Use Designations surround the Project Area. The Cities of Murrieta, Temecula, and Wildomar adjoin the property to the north and the County of Orange is adjacent to the south.
4. The Project is consistent with the Santa Rosa/De Luz Policy Area.
5. The Project is surrounded by property that is zoned Residential Agriculture - 5 acre minimum and 10 acre minimum (R-A-10 and R-A-5); Light Agriculture - 20 acre minimum (A-1-20), and Rural Residential (RR).
6. The Project will implement General Plan Land Use Policy 11.1 and SWAP Policy 16.1.
7. Portions of the Project Area are located within a Criteria Cell Area of the WCM SHCP.

**Agenda Item No.:** 2 . 6  
**Area Plan:** Southwest Area Plan  
**Zoning:** Rancho California District:  
**Supervisory District:** First and Third  
Supervisory Districts  
**Project Planner:** Adam Rush  
**Planning Commission:** November 16, 2011

**Ordinance No.** 348.4299  
**Change of Zone No.** 07766  
**CEQA:** EA No. 42483  
**Applicant:** County of Riverside

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT WORKSHOP STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

The County of Riverside proposes to amend County Ordinance No. 348 to create a zoning ordinance overlay, entitled the Western Ridgeline Zoning Ordinance Overlay that will facilitate the repeal of Interim Ordinance No. 449.245 and institute development standards, architectural and grading design guidelines, and procedures for the review of new development applications that are located within the Northern and Southern Santa Rosa Escarpment Areas (the "Project Area") (See attached Exhibit A and Exhibit B).

The escarpment areas of western Riverside County are located within the Southwest Area Plan (SWAP), more specifically within the hillside areas of Murrieta and Temecula areas, also known as the La Cresta and De Luz communities, respectively.

### **BACKGROUND**

**October 31, 2011**

On November 2, 2010, the Board of Supervisors adopted an Interim Urgency Ordinance that temporarily prevented any grading or building permits from being issued within the Project Area. The effective time for this ordinance was 45 days, which was later extended on December 7, 2010 for an additional 10 months and 15 days, which was set to expire on October 24, 2011. This Interim Ordinance was further extended by the Board of Supervisors on October 4, 2011 for an additional 12 months. Although the interim ordinance was extended to October 4, 2012, the Board of Supervisors directed the Planning Department to expedite the ordinance so that it would proceed to the Board in early January 2012.

During the years of increased housing development, the Project Area has developed rapidly. This development caused excessive and insensitive grading techniques to occur. In addition, construction methods, steep cut slopes, large and irregular fill slopes, and roads have been observed by residents, neighbors, and local leaders from the Temecula valley below. In order for development to progress in these areas with minimal impacts, future development must be completed in a sensitive and appropriate manner that will not damage the aesthetic value of this prominent area of the County.

The findings the Board of Supervisors made as part of the Interim Ordinance set forth that the allowance of continued development proposals with mitigating development standards and guidelines will not result in the destruction of irreplaceable natural resources, shifting of existing drainage patterns, increase soil erosion, the denudation of hillsides and scarring of the natural landscape in a visually obstructive manner. The purpose of this ordinance amendment will implement direction by the Board of Supervisors taken in the form of an Ordinance Initiation on October 18, 2011 which is attached herein.



8. Environmental Assessment No. 42483 was prepared for the Project. The Assessment did not identify any impacts to the environment and a Negative Declaration was prepared for the Project.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters in support or opposition to the ordinance overlay have been received. At the Board of Supervisors October 4, 2011 Public Hearing on the extension of the Interim Ordinance, nine (9) members of the public spoke in opposition to the ordinance being extended. Planning Staff has held numerous meetings and spoke with many property owners, developers, and other constituents involved in the Project Area. Many express support for the project.
2. The project site is not located within:
  - a. A city of sphere of influence;
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - c. An Alquist-Priolo fault hazard zone; or,
  - d. A Specific Plan.
3. The project site is located within:
  - a. The boundaries of the Murrieta Unified and Temecula Valley Unified School District;
  - b. The Santa Rosa/De Luz Policy Area
  - c. A High Fire Area;
  - d. Cell Nos. 6658, 6659, 6779, 6780, 6887, 6888, 7005, and 7075 of the Multi-Species Habitat Conservation Plan;
  - e. Zone A (22.58 miles) of the Ord. 655 Mt. Palomar Lighting Influence Area; and,
4. See Attached for Assessor's Parcel Numbers.

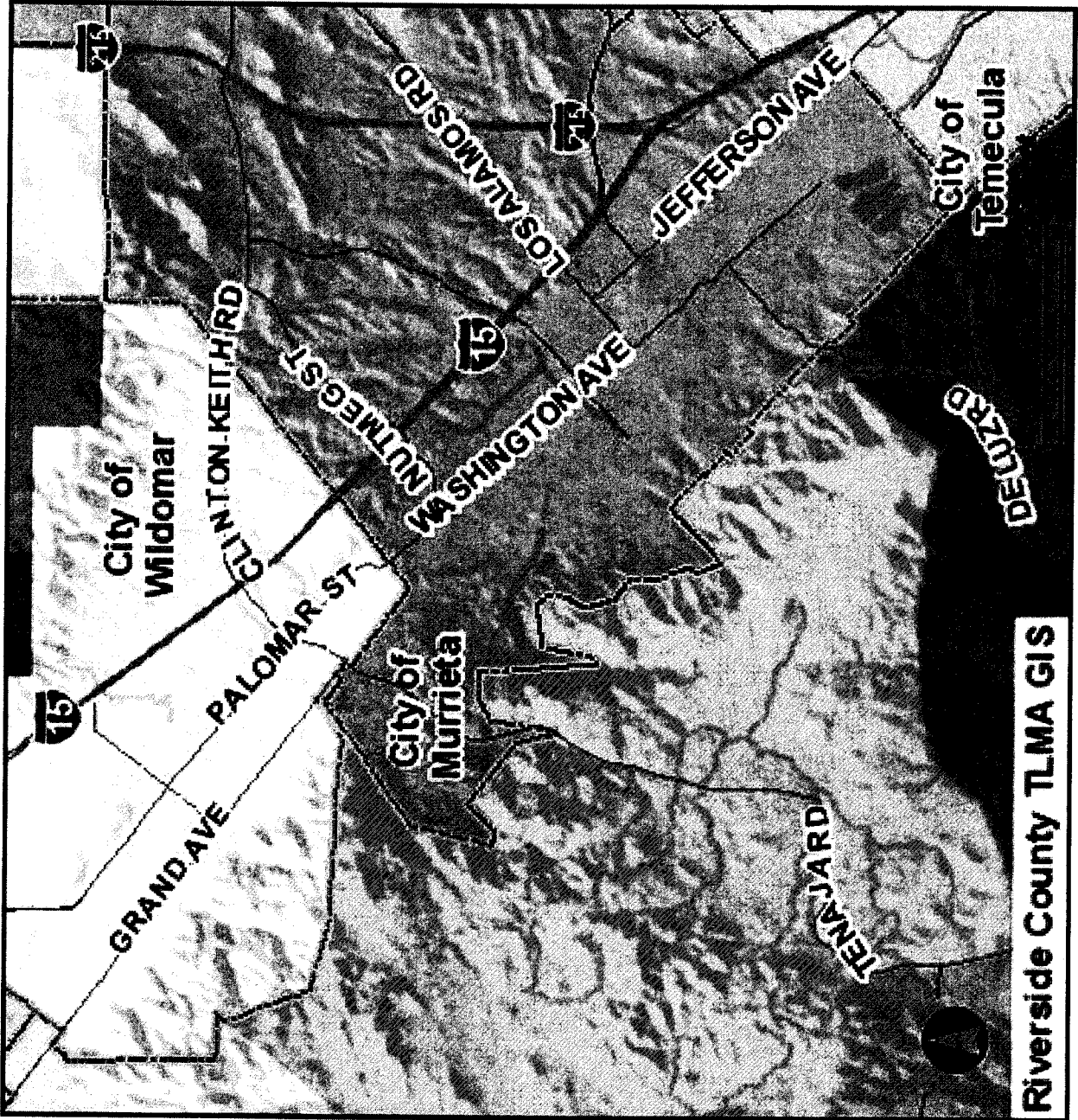
AR: ar

F:\Special Projects\Western Ridgeline Overlay Zone\Staff Report\_11 16 11.doc

Date Prepared: 10/31/2011

Date Revised: 10/031/2011 by ARush













Riverside County TLMA GIS

# NORTHERN SANTA ROSA PLATEAU ESCARPMENT AREA

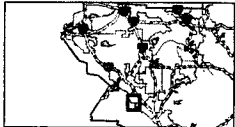
ORDINANCE  
NO. 449.245  
EXHIBIT "A"

-  Land Within Ordinance
-  Streets
-  Parcel Lines
-  Lakes, rivers
-  Cities
- HIGHWAYS**
-  Interstate Highway
-  California State Highway
-  US Highway

10-04-11



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Feet

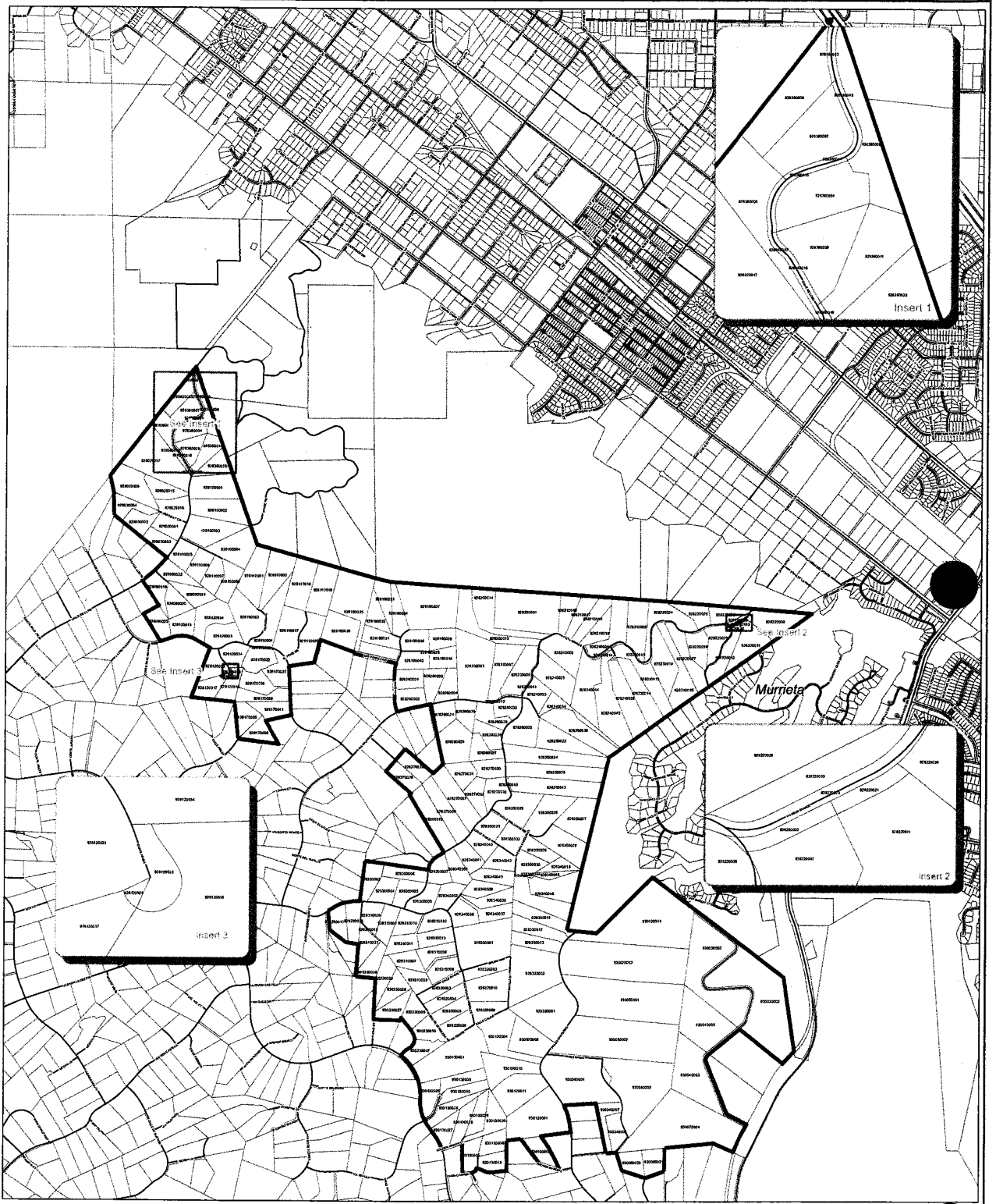


NCTMMA  
GIS

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Coordinate System  
Projected: North American 1983 StatePlane California Zone 6, FIPS 5006 Feet  
Geographic: Geographic Coordinate System, North American 1983

Source: TAMA  
Prepared by: Jang, King, GIS Analyst  
Date: November 23rd, 2010  
Location: C:\Projects\GIS\Source\County\Products\escarpment\_north061002.mxd



# SOUTHERN SANTA ROSA PLATEAU ESCARPMENT AREA

ORDINANCE  
NO. 449.245  
EXHIBIT "B"

 Land Within Ordinance

 Streets

 Parcel Lines

 Lakes, rivers

 Cities

**HIGHWAYS**

 Interstate Highway

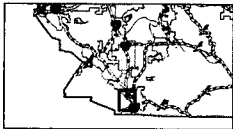
 California State Highway

 US Highway

10-04-11



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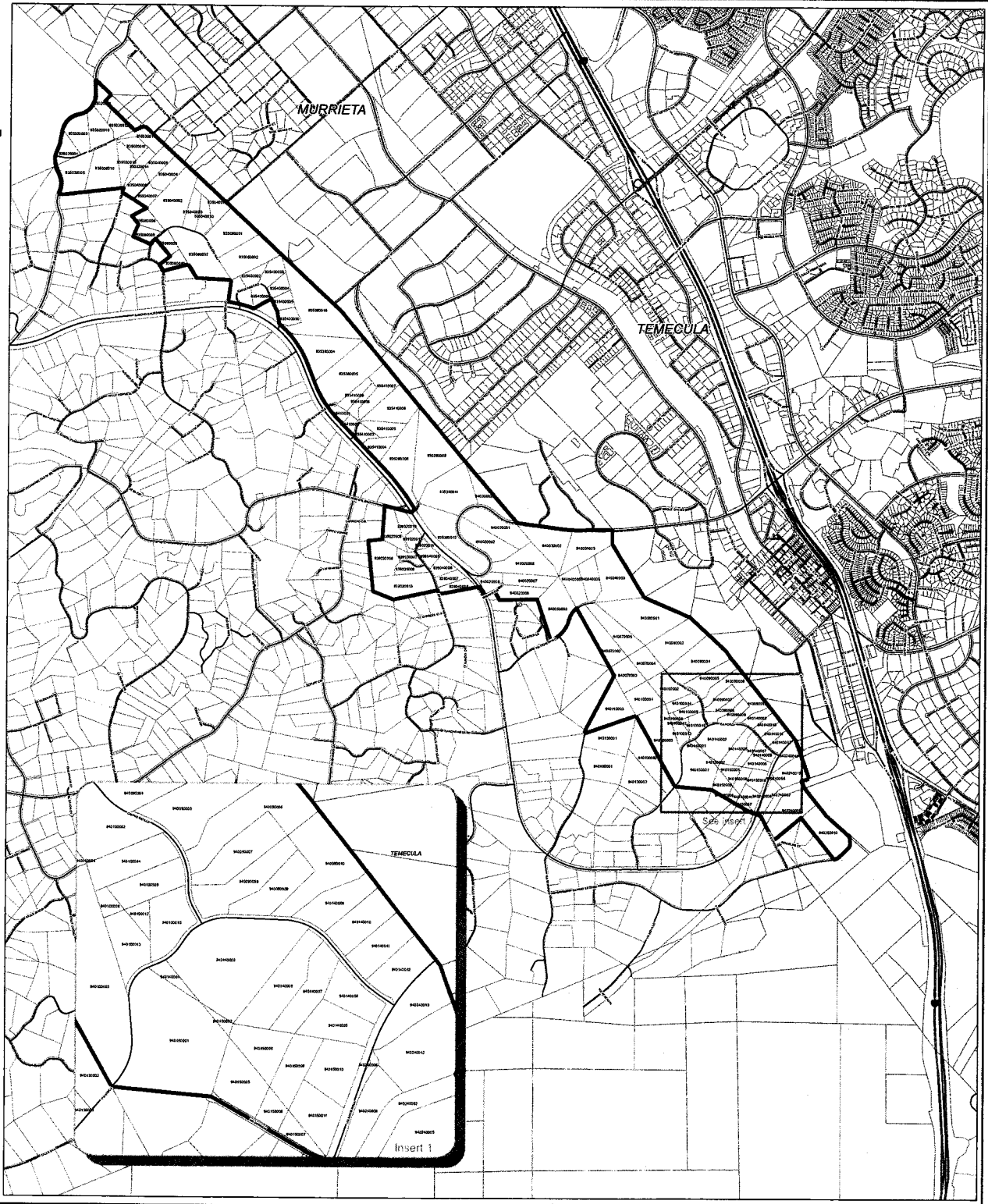


ACT/MA  
GIS

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Coordinate System:  
Projection: North American 1983 StatePlane California Zone 6, FIPS 4408 feet  
Spheroid: Geoidetic Geocentric System North American 1983

Source: TMAP  
Prepared by: Philip Kang, GIS Analyst  
Date: November 2010, 2:50  
Location: U:\Projects\MapGreenFlow\CA\MapProduct\examata\_m\_10021002.aux





AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348

RELATING TO WESTERN RIDGELINE OVERLAY ZONE

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

Section 1. A new section 19.700 is added to Ordinance No. 348 to read as follows:

“Section 19.700 Western Ridgeline Overlay Zone.

a. INTENT. The Western Ridgeline Overlay Zone is intended to implement the Hillside Development & Slope policies of the Riverside County General Plan, enhance and protect the scenic and visual qualities of the Western Ridgeline, provide standards to ensure permitted development is sited and designed to protect the public from fire dangers, maintain ridgelines, reduce soil erosion, minimize the alteration of natural land forms and be visually compatible with the character of the surrounding areas.

b. APPLICABILITY. In addition to the requirements set forth in Ordinance Nos. 457 and 460, the Western Ridgeline Overlay Zone shall apply to all grading and building permit applications filed after the effective date of Ordinance No. 348.4299 for parcels located in the following areas:

(1) The Northern Santa Rosa Escarpment Area as depicted on Exhibit A which is attached hereto and incorporated herein by this reference.

(2) The Southern Santa Rosa Escarpment Area as depicted on Exhibit B which is attached hereto and incorporated herein by this reference.

c. DEFINITIONS. As used in this section, the following terms shall have the following meanings:

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- (1) CLUSTERING. A development that achieves maximum levels of open space while minimizing the development envelope. The maximum overall density of a clustered one family planned residential development shall be the maximum density specified for the site of the development by the Land Use Designation of the General Plan. A clustered one family planned residential development shall include a minimum of 30 percent of the gross acreage of the development site in open space.
- (2) GRADED SLOPE. All of the faces of a graded slope, from the toe of the slope to the top of the slope, whether the faces are covered by natural vegetation, rip-rap, retaining walls or other materials.
- (3) HILL. A well-defined natural elevation.
- (4) HILLSIDE. The side or slope of a well-defined natural elevation
- (5) LAND DISTURBANCE. An alteration of the natural surface of the land or the natural vegetation by any means, including, but not limited to, grading, clearing, brushing, or grubbing. Land disturbance does not include an alteration of the natural surface of the land or the natural vegetation using hand tools only, for the purposes of complying with County ordinances and the directives of the Riverside County Fire Department for fuel clearance and/or modification.
- (6) OVERLAY ZONE. A set of zoning requirements that are superimposed upon an underlying zone. Overlay zones are generally used when a particular area requires special protection or has a special environmental constraint. Development of land subject to overlay zoning requires compliance with the regulations of both the underlying zone and overlay zone.



1 (7) PRIMARY RIDGELINE. Ridgelines which can be seen with a sky  
2 backdrop from any publicly designated road in the Cities of  
3 Temecula and Murrieta.

4 (8) RESTORATION. The process of repairing a disturbed site to  
5 replicate its natural conditions.

6 (9) RIDGELINE. A line delineating the elongate crest of a range of  
7 hills or mountains or the crest of a plateau escarpment, that is visible  
8 from one or more specified points.

9 (10) SUBSTANTIAL MODIFICATION. A significant change to the  
10 architecture of a building, accessory building or guest quarter,  
11 including, but not limited to, altering the colors, features or  
12 elevations, increasing the existing square footage by ten percent  
13 (10%) or greater.

14 d. PERMITTED USES. Any use permitted by the underlying zone is allowed  
15 with an applicable approved permit.

16 e. PLOT PLAN PROCESSING.

17 (1) The approval of a plot plan pursuant to Section 18.30 of this  
18 ordinance shall be required for the following developments, uses,  
19 and activities: one-family dwellings, multi-family dwellings,  
20 planned residential developments, accessory buildings, guest  
21 quarters, land disturbances and substantial modifications to existing  
22 buildings, accessory buildings or guest quarters.

23 (2) All plot plan applications processed pursuant to this section shall be  
24 subject to an onsite investigation, to determine whether the proposed  
25 development, use or activity complies with the standards set forth  
26 herein and with the requirements of Section 18.30 of this ordinance.  
27 All proposed land disturbances, proposed location of development,  
28 proposed location of access roads or driveways shall be accurately

1 indicated by stakes. Poles and stakes shall remain in place for the  
2 duration of the approval process.

- 3 (3) All plot plan applications processed pursuant to this section shall  
4 comply with the California Environmental Quality Act.

5 f. ADDITIONAL APPLICATION REQUIREMENTS. In addition to the  
6 requirements of Section 18.30 of this ordinance, all of the following shall be  
7 submitted with a plot plan application within the Western Ridgeline Overlay Zone:

- 8 (1) A topographical map of the site, drawn to scale by a California  
9 licensed Land Surveyor or Civil Engineer, showing all topographical  
10 features within two hundred feet (200') of the project site. The scale  
11 of said map shall be no smaller than one inch (1") equals forty feet  
12 (40') with contours intervals of no more than four feet (4') for  
13 projects located within slopes less than fifteen percent (15%). For  
14 any project specified herein that is located within slopes greater than  
15 fifteen percent (15%), contour intervals shall be more than two feet  
16 (2').
- 17 (2) A proposed erosion and sedimentation control plan showing and  
18 describing interim and ultimate erosion and sedimentation control  
19 measures.
- 20 (3) A proposed restoration plan, including a timeline for the site to be  
21 restored to natural condition, if applicable. This plan shall illustrate  
22 and describe how the remainder of the site will be mitigated and  
23 repaired to the natural conditions that existed prior to the land  
24 disturbance.
- 25 (4) An architectural site plan showing how residential dwellings,  
26 accessory buildings and guest quarters will be located. Architectural  
27 elevations illustrating colors and materials shall also be submitted.  
28

1 (5) A line of sight, visual analysis, geological report, or other  
2 requirement, such as photo simulations, as deemed appropriate by  
3 the Planning Director.

4 (6) Any additional documents as may be required by the Planning  
5 Director.

6 g. RIDGELINE PRESERVATION STANDARDS. In order to minimize land  
7 disturbances, maintain existing drainage patterns, and ensure a project blends  
8 visually with its surroundings the following standards shall apply within the  
9 Western Ridgeline Overlay Zone:

10 (1) Development Siting.

11 i. Development shall be sited and designed to minimize  
12 alteration of the natural landforms and natural vegetation.

13 ii. Development shall be sited to minimize visual impacts on  
14 properties located in the valley below the Northern and  
15 Southern Santa Rosa Escarpment Areas.

16 iii. Rooftops shall be below a primary ridgeline when viewed  
17 from the valley below the Northern and Southern Santa Rosa  
18 Escarpment Areas.

19 iv. If there is no feasible building site location on the proposed  
20 project site where development will not be visible from the  
21 lower valley , then the project shall be sited and designed to  
22 minimize significant impacts to ridgelines, canyon edges and  
23 hilltops, through measures including, but not limited to,  
24 siting development in the least visible portion of the site,  
25 breaking up the mass of any multiple buildings, designing  
26 buildings, accessory buildings and guest quarters to blend  
27 into the natural hillside setting, restricting the building  
28 maximum size, reducing maximum height standards to one-

1 story or twenty-five feet (25') from the finished floor  
2 whichever is less, clustering buildings, minimizing land  
3 disturbances, incorporating landscape elements, and where  
4 appropriate, berming.

5 (2) Design Standards.

- 6 i. Building heights shall be limited in order to minimize visual  
7 impacts on properties located in the valley below the  
8 Northern and Southern Santa Rosa Escarpment Areas.
- 9 ii. Fences, exterior walls, roofs, buildings, accessory buildings  
10 and guest quarters shall incorporate textures, colors and  
11 materials that blend with the surrounding terrain and natural  
12 landscape.
- 13 iii. Native plant materials shall be retained as much as possible  
14 so as to protect slopes from slippage and soil erosion and to  
15 minimize visual effects of land disturbances and construction  
16 on hillside areas, including preserving prominent trees and,  
17 to the extent possible, reducing maintenance costs to  
18 property owners. The provisions of Ordinance Nos. 457 and  
19 859 concerning landscaping and erosion control measures  
20 shall be incorporated into the project design.
- 21 iv. Driveways and curvilinear streets shall be designed to  
22 minimize land disturbance and follow the natural contours  
23 and character of the hillsides.

24 (3) Lighting Standards.

- 25 i. Exterior lighting (except traffic lights, navigational lights,  
26 and other similar safety lighting) shall be minimized,  
27 restricted to low intensity features, concealed or hooded, to  
28 the maximum extent feasible, so no light source is visible

1 from the valley below the the Northern and Southern Santa  
2 Rosa Escarpment Areas.

3 ii. Night perimeter lighting, night aesthetic lights, night lighting  
4 for sports courts or other private recreational facilities for  
5 residential use shall be prohibited.

6 iii. Permitted lighting shall conform to the following  
7 standards:

8 1. Lighting shall be restricted to the minimum necessary  
9 to light walkways used for entry and exit to  
10 buildings, accessory buildings and guest quarters,  
11 including parking areas, on the project site. This  
12 lighting shall be limited to fixtures that do not exceed  
13 two feet (2') in height, are directed downward, and  
14 use bulbs that do not exceed sixty (60) watts, or the  
15 equivalent, unless a higher wattage is authorized by  
16 the Planning Director.

17 2. Security lighting attached to the residence shall be  
18 controlled by motion detectors and is limited to sixty  
19 (60) watts, or the equivalent.

20 3. Lighting shall be restricted to the minimum lighting  
21 necessary for safe vehicular use of the driveway and  
22 lighting shall be limited to sixty (60) watts, or the  
23 equivalent.

24 4. Lighting shall not exceed sixty (60) watts or the  
25 equivalent at the entrance to the residential dwellings,  
26 accessory buildings and guest quarters.

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(4) Land Disturbance Standards.

- i. Natural hillsides exceeding twenty-five percent (25%) shall not be disturbed, unless such disturbance is necessary to create the only access to the parcel. Such land disturbance shall be minimized and shall be conditioned with landscaping, restoration, earth-colored retaining walls, or other aesthetic treatments to lessen the visual impact of the land disturbance.
- ii. The vertical distance of a graded slope shall not exceed fifteen feet (15') from the toe of the slope to the top of the slope, unless a five foot (5') bench is placed between two graded slopes and the bench is planted with natural vegetation similar to that growing on the portion(s) of the site that have not been disturbed.
- iii. The maximum height of a graded slope, including required benching, shall not exceed twenty feet (20').
- iv. Land disturbances shall be designed to avoid disruption to adjacent properties.
- v. Natural topographic features and appearances shall be conserved by means of contour grading so as to blend any manufactured slopes or required drainage benches into the natural topography.
- vi. Significant, natural, or topographically prominent features, including, but not limited to primary ridgelines, rock outcroppings and significant landforms shall be retained to the maximum extent possible, as determined by the Planning Director.

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- vii. Development on primary ridgelines, canyon edges and hilltops shall be restricted through sensitive siting and appropriate landscaping to ensure development is visually unobtrusive.
- viii. Hillside adaptive construction techniques, such as post and beam construction, contour grading, and special foundations for buildings shall be required when the need is identified to minimize land form impacts and associated visual impacts.
- ix. Land disturbances, including cut and fill, shall be limited to the amount necessary to provide stable areas for building and structural foundations, street rights-of-way, parking facilities, and other intended uses.
- x. Clustering buildings shall be required in the land division process to minimize the impacts and hazards from erosion and slope failures where such clustering can be demonstrated to substantially reduce land disturbances of the terrain and contribute to the preservation of trees, natural vegetation and prominent landmark features that are compatible with existing surroundings.

(5) Restoration Standards.

- i. Restoration shall conform with the landscaping and Restoration Plan approved by the Planning Director.
- ii. The Restoration Plan shall be accompanied by the appropriate security equal to the cost of revegetating all disturbed areas. Acceptable forms of security shall be limited to the following:
  - 1. A bond by a duly authorized corporate surety.

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2. A deposit with the County of cash.
  3. An irrevocable instrument of credit from one or more financial institutions subject to regulations by the state or federal government pledging that the funds necessary to carry out the agreements are on deposit until released by the County of Riverside.
  4. An irrevocable letter of credit issued by a financial institution subject to regulation by the state of federal government guaranteeing that all or any portion of the funds will be paid upon written demand of the County of Riverside.
- iii. Such security shall be executed and retained by the Planning Director.
  - iv. The Planning Director is authorized to release or reduce the security in accordance with this section.
  - v. Requests for release shall be made to the Planning Director setting forth a description of the restoration completed.
  - vi. Security given for faithful performance of restoration shall be released upon the performance of the act and final completion and approval of the restoration by the Planning Director.
  - vii. The Planning Director shall have two months after final completion to approve or disapprove the restoration.
  - viii. In the event the Planning Director disapproves the restoration, after providing written notice to the applicant, the County may use security to correct any restoration deficiencies.



1 h. CONFLICT BETWEEN ORDINANCE REQUIREMENTS. If there is a conflict  
2 in the requirements of this section or between the requirements of this ordinance and any other ordinance,  
3 the more stringent requirements shall apply.”

4 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after  
5 its adoption.

6  
7 BOARD OF SUPERVISORS OF THE COUNTY  
8 OF RIVERSIDE, STATE OF CALIFORNIA

9 By: \_\_\_\_\_  
10 Chairman, Board of Supervisors


11 ATTEST:  
12 KECIA HARPER-IHEM  
13 Clerk of the Board

14 By: \_\_\_\_\_  
15 Deputy

16 (SEAL)

17  
18 APPROVED AS TO FORM

19 November 2, 2011

20 By:   
21 MICHELLE P. CLACK  
22 Deputy County Counsel

23  
24  
25 G:\PROPERTY\MCLACK\PLANNING AND LAND USE\ORDINANCES\HILLSIDE ORDINANCE\FINAL DRAFT ORDINANCE  
26 NO.348.4299 11-2-11.DOC



**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 42483  
**Project Case Type (s) and Number(s):** CZ7766  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Adam Rush  
**Telephone Number:** (951) 955-6646  
**Applicant's Name:** County of Riverside  
**Applicant's Address:** 4080 Lemon Street, 12<sup>th</sup> Floor Riverside, Ca 92506

**I. PROJECT INFORMATION**

**A. Project Description:** Western Ridgeline Zoning Ordinance Overlay: The project proposes to amend County Ordinance No. 348 to create a zoning ordinance overlay, entitled the Western Ridgeline Zoning Ordinance Overlay that will facilitate the repeal of Interim Ordinance No. 449.245 and institute development standards, architectural and grading design guidelines, and procedures for the review of new development applications that are located within the Northern and Southern Santa Rosa Escarpment Areas (the "Project Area") (See attached Exhibit A and Exhibit B).

**B.**

**C. Type of Project:** Site Specific; Countywide; Community; Policy.

**D. Total Project Area:**

<b>Residential Acres:</b> 3262	<b>Lots:</b> 362	<b>Units:</b> 0	<b>Projected No. of Residents:</b> 0
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**E. Assessor's Parcel No(s):** See Attached List

**F. Street References:** The project area is non-contiguous and located in two areas within the Southwest Riverside County. Project Area A is located in the Murrieta hills bounded by Clinton Keith Road, Grand Avenue, and Tenaja Road. Project Area B is located in the Temecula hills bounded by Pauba Road, Rancho California Road, and De Luz Road. See attached maps, entitled "Exhibit A" and "Exhibit B" for location reference.

**G. Section, Township & Range Description or reference/attach a Legal Description:** Project area A is located within T7SR4W Sec. 4 and Project Area B is located in T7SR3W Sec. 33.

**H. Brief description of the existing environmental setting of the project site and its surroundings:** The project area is non-contiguous and located in two areas within the Southwest Riverside County. Project Area A is located in the Santa Rosa Plauteu/La Cresta Community. This area is characterized by large lots with two-lane roads that interwine between large areas of topography ranging from 12% to 28% slopes, winding aggregate driveways and natural vegetation. The Plauteu is a prominent feature in the Southwest County and is visible from both the Interstate 15 and 215 freeways. Project Area B is located in the De Luz area or the hillsides of southwest Temecula, an area that spans from Highway 79 - south to Rancho California Road. This area is relatively smaller in overall footprint than the Santa Rosa Plauteu/La Cresta area; however, is characterized by very steep slopes, narrow

roads with high elevations, and large lot/hillside development. The average slope is 28% and 35%, respectively. Both project areas are highly visible from the Temecula/Murrieta basin, which spans from Highway 79 - south to Clinton Keith Road (along the Interstate 15 freeway). The project areas have large lot development that is prone to potential environmental hazards, such as landslides, erosion, and fires; thus requiring special attention and mitigation measures to control the impact of residential development upon these prominent areas of Riverside County.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** Rural: Rural Mountainous (R:R), Open Space: Open Space-Recreation (OS:R)
2. **Circulation:** Project Area A and B (herein known as the "project area") are served by several circulation element such as Rancho California Road, De Luz Road, Clinton Keith Road, and Tenaja Road. Internal circulation is served by local, non-County maintained roadways. Many of these local roads are maintained by Community Services District (La Cresta Properties Association and Tenaja Community Services District).
3. **Multipurpose Open Space:** The project areas are surrounded by permanent open space to the south, which is part of the Cleveland National Forest. Project Area A does include areas under the jurisdiction of the Multi-species Habitat Conservation Plan (MSHCP), which is governed by the Riverside Conservation Authority (RCA). These areas were established in 2004 with the County's adoption of the MSHCP and are subject to the Habitat Acquisition and Negotiation Strategy (HANS). No additional areas are include for open space conservation.
4. **Safety:** The project area is located within areas of both State Fire Responsibility and High Fire Areas. The areas have been affected by fires in the recent past, including the most recent Bear Creek Fire in 2004, which severely impacted the area. The General Plan sets forth fire protection strategies, which include the establishment of adequate access for emergency vehicles, availability of water and adequate fire flow to ensure the protection of life and property, and evacuation strategies in case of an emergency.
5. **Noise:** The ambient noise levels within the project areas is low due to the rural and secluded nature of the project areas relative to high traffic roadways, such as the Interstate 15 freeway. Noise levels are regulated by County Ordinance No. 847.
6. **Housing:** The project areas characterized by rural and large lot developments. The project areas will not impact the overall housing needs of the County and the proposed project will facilitate the development of new housing units within the County; although units within the medium to medium-high income brackets.
7. **Air Quality:** The project area is not impacted by mobile source or construction emissions, particulate matter, or other air quality emissions that would negatively impact the existing or future residents of the project areas. Construction debris, particulate matter, and mobile emissions will occur as a result of construction activities as the project area develops. However, such activities are infrequent in nature and not foreseen to cause a cumulative impact due to the lack of large development areas, rural nature of the lot size, and the economic impacts that will prevent several parcels from being developed during a singular period.

**B. General Plan Area Plan(s):** The project area is located within the Southwest Area Plan

**C. Foundation Component(s):** Rural and Open Space

**D. Land Use Designation(s):** Rural Residential (R) and Open Space Recreation (OS-R)

**E. Overlay(s), if any:** Not Applicable

**F. Policy Area(s), if any:** Project Area A is covered by the Santa Rosa Plateau/De Luz Policy Area (SWAP Policies 5.1 and 5.2)

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** The project areas are not bounded by any additional General Plan Area Plans; however, the Cities of Murrieta, Temecula, and Wildomar are located to the north and to the east. The County of Orange is located to the south across the Cleveland National Forest.

2. **Foundation Component(s):** No additional Foundation Components surround or adjoin the project boundaries. The Cities of Murrieta, Temecula, and Wildomar adjoin the property to the north and the County of Orange is adjacent to the south.

3. **Land Use Designation(s):** No additional Land Use Designations surround the project boundaries. The Cities of Murrieta, Temecula, and Wildomar adjoin the property to the north and the County of Orange is adjacent to the south.

4. **Overlay(s), if any:** Not Applicable

5. **Policy Area(s), if any:** The Santa Rosa Plateau/De Luz Policy Area (SWAP Policies 5.1 and 5.2) are located to the south, within the La Cresta community, for Project Area A

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** Residential Agriculture - 5 acre minimum and 10 acre minimum (R-A-10 and R-A-5); Light Agriculture - 20 acre minimum (A-1-20), and Rural Residential (RR)

**J. Proposed Zoning, if any:** The base zoning of the project area (R-A, R-R, and A-1) will remain unchanged. The proposed project will develop an overlay zone to provide additional grading and construction related standards to mitigation erosion, grading, fire, and aesthetic concerns that have occurred over the past years.

**K. Adjacent and Surrounding Zoning:** Residential Agriculture - 5 acre minimum and 10 acre minimum (R-A-10 and R-A-5); and Rural Residential (RR)

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing          | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services               |   |

#### IV. DETERMINATION

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

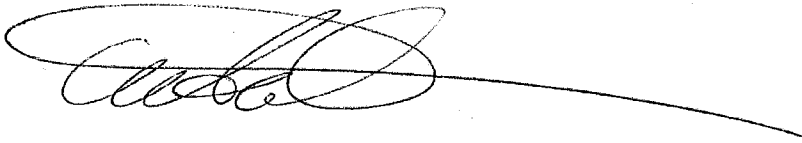
I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant

effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

October 28, 2011



Signature

Date

Adam Rush

For Carolyn Syms Luna,  
Director

Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The Interstate 15 freeway is located to the north, northwest, and northeast of the project areas (See attached Exhibit A and B and APN list for specific project locations). This roadway is a State Eligible Scenic Highway according Figure 9 of the Southwest Area Plan (SWAP) Circulation Plan. The project areas are located approximately 2,000 linear feet from the specified freeway and as such views of this State Eligible Scenic Highway will not be impacted by the proposed project. In addition, the proposed overlay zone does not propose any specific development or construction on any particular parcel. Therefore there will be no impact unto any scenic highway corridor.

b) The project area is under the jurisdiction of Interim Ordinance No. 449.245, which was originally adopted by the Board of Supervisors on November 2, 2010 and the last extension was adopted by the Board of Supervisors on October 4, 2011 for an additional twelve (12) months. The interim ordinance establishes a prohibition on all grading and building permits until Ordinance No. 348 (the County's Land Use Ordinance) is amended to reflect new standards that mitigate the concerns established under the interim ordinance referenced above or the Board of Supervisors repeals the interim ordinance. The proposed ordinance overlay does not propose any specific development or construction projects. The project is being established to provide grading and construction development standards and guidelines that specifically target protection of scenic resources. Therefore, no impact will occur as a result of the proposed project.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary



**2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: The project area is located within the boundaries of Ordinance No. 655. Any permanent lighting that results within the project area will be required to comply with such ordinance. No impact is foreseen that will impact the functions of the Mt. Palomar Observatory.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact: The project does not propose any direct construction of housing; nevertheless, the project does propose additional lighting regulations as part of the ordinance overlay. Such regulations will limit the amount and intensity of outdoor lighting for walkways, landscape, patios, etc. on future residential units, which will further reduce the impacts of light pollution. Therefore, no impact is foreseen that will create a new source of substantial light or glare.

Mitigation: No Mitigation Necessary

Monitoring: Not Monitoring Necessary

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact: a) The project area contains three farmland categories, including Farmland of Local Importance, Other Lands, and Prime Farmland. The project area also contains one agricultural preserve, including Rancho California 24, located in the La Cresta community. The proposed ordinance overlay does not propose any specific development or housing construction. The housing units that would occur after implementation of the project will be located on single-family lots on large acreages (5-20 acres). Single-family dwellings are consistent with, and will not preclude, agriculture development or activities. Based upon these findings, the project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within or surrounding the project area. b) The project area does contain agricultural zoning (Light Agriculture - 20 acre minimum). The proposed project will not conflict with such zoning as the A-1-20 zone permits single-family dwellings, which is the primary use in the project area. The project will not conflict with the existing agricultural zoning or conflict with any property that is subject to Agricultural Preserve Rancho Cucamonga 24. c) The project will not cause the development of any specific housing units; even so, housing units that could be constructed within 300-feet of an agriculture zone will not interfere or preclude the continued use of agricultural property or cause a conflict with properties protected by County Ordinance No. 625. The project will not preclude the large lot, single-family, residential development that occurs within and in the area surrounding the project area. This development is consistent with agricultural uses and will not introduce any non-agricultural uses. d) Lastly, the project will not change the surrounding environment in a nature that will impact surrounding agricultural uses. Therefore, no impact to agricultural uses is foreseen.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact: The project area is not located within an area of forest land (as defined in Public Resources Code section 12220(g)) or an area of timberland (as defined by Public Resources Code section 4526) or in an area of Timberland Production (as defined by Govt. Code section 51104(g)). No impact to Forest lands is anticipated due to the proposed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: a) through f) The project area is located within the South Coast Air Quality Basin. The project does not propose to create any mobile or stationary emission sources as the project does not propose any specific construction projects. The project area is a large lot, single-family, residential area, which will not allow any development that would violate any applicable air quality plan. The proposed project will not create any situation that would violate any air quality standard or contribute to any existing violation. The project area is predominantly residential, with large lots, and limited animal keeping; none of which would result in a cumulatively considerable net increase of any criteria pollutant that the South Coast Air Basin (SCAB) is under federal or state ambient air quality standards. There are no sensitive receptors within 1 mile of the project boundary or within the project boundary and there is no potential to create any air quality or odor emissions that would result in any impact to a sensitive receptor during operation or construction of any future housing projects.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES</b> Would the project				
<b>7. Wildlife &amp; Vegetation</b>				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

**Findings of Fact:** a) The project area is covered by the Western County Multi-Species Habitat Conservation Plan (MSHCP). The proposed project does not authorize any specific development project and will not conflict with any provision under the WCMShCP. Housing construction that will occur in the future will be required to comply with the HANS or ERPS processes upon submission of grading permits. b) and c) The project will not authorize any specific development projects, no grading or building will occur as a result of the project. The project area is adjacent to the Cleveland National Forest; however, the project area include residential homes and future residential units may be constructed in the future will not impact any endangered, threatened species, sensitive, or special candidate species. d) The project area is primarily occupied by large lots with residential uses and ancillary animal keeping facilities. These type of uses will not interfere with the movement of any native resident or migratory fish or wildlife species. There are no mapped wildlife corridors located within the project area. e) For the reasons listed about regarding the project area, the proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in WCM SHCP or by other service agencies. f) The project area does not include any federally protected wetlands as defined by Section 404 of the Clean Water Act. g) For the reasons stated above, the proposed project will not conflict with any local policies or ordinances protecting biological resources. As previously stated, the project is located within the WCM SHCP, and as such, any residential construction or development project will be required to comply with the provisions of this plan prior to grading permits being issued. No impact to Biological Resources are anticipated as a result of the proposed project.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact: a) and b) The project area is not located within an area of sensitivity for historic resources according to figure OS-7 of the General Plan. The communities of La Cresta and De Luz were originally developed in the 1960's and 1970's and no unique historical resources are contained within the project area. Several historic resources have been retained in the low-lying areas of the Temecula basin, within the Cities of Murrieta and Temecula; however, no sites have been discovered or recorded in previous development activities. The proposed project will not authorize any specific development or construction projects, which does not yield the potential for any historic resources to be impacted or damaged.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: a) and d) The project area is not located within an area of sensitivity for archeological resources according to figure OS-6 of the General Plan. The communities of La Cresta

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and De Luz were originally developed in the 1960's and 1970's and no archeological resources are contained within the project area. The project area is a large lot, residential, area with large amounts of open space contained within the undevelopable hillsides. The project area is in an area of low sensitivity for archeological resources which is complemented by the low intensity of development within the project area. The proposed project will not authorize any specific development or construction projects, which does not yeild the potential for any archeological resources to be impacted or damaged.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**10. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The project area is not located within an area of sensitivity for paleontological resources according to figure OS-8 of the General Plan. The communities of La Cresta and De Luz were originally developed in the 1960's and 1970's and no paleontological resources are contained within the project area. The project area is a large lot, residential, area with large amounts of open space contained within the undevelopable hillsides. The project area is in an area of low sensitivity for paleontological resources which is complemented by the low intensity of development within the project area. The proposed project will not authorize any specific development or construction projects, which does not yeild the potential for any paleontological resources to be impacted or damaged.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Neccessary

**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact: a) and b) Some parcels located within project area B are located within 1/2 mile from a recorded Alquist-Priolo (A-P) fault zone. These A-P zones are located near the northern

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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boundary of the project area, adjacent to the City of Murrieta and the lots specifically effective have already been developed or are not able to be developed due to slope, access, and biological concerns. The proposed project does not authorize any specific development or housing construction. Any future residential construction will be developed in conjunction and in conformance to the Uniform Building Code (UBC) and all other State code. No impacts from any existing A-P zone is anticipated as a result of the proposed project.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**12. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact: The project area is covered by areas of low to moderate liquefaction. Areas of moderate liquefaction occur primarily within project area A, specifically along Calle de Lobo in the northwest portion of project area A. These areas are mostly developed with single-family homes and ancillary structures. The proposed project will not authorize any specific development or housing construction. Any future development projects will be single-family development or ancillary structures, which will be developed in conjunction with the UBC and additional building standards. These standards are sufficient to mitigate any potential impacts upon housing construction due to areas of low to moderate liquefaction.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact: The project area is not subject to an specific ground shaking risk. The project area is located in Southern California, which will experience ground shaking incidents from time to time, a risk that all development and construction in Southern California will experience during the lifetime of a project. Any residential developments that will result in the project area will be subject to the UBC and will meet all structural requirements.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Project Specific Slope Analysis

Findings of Fact: The project area is located within an area high slopes and hillsides. The average slope within the project area is 28% for properties located within Exhibit A and 35% for properties located in Exhibit B. The proposed project does not authorize any specific development or housing construction that would locate structures on a geological unit that is unstable or become unstable. The proposed project does propose grading design standards that will minimize the impact of grading practices for residential development. As such, no impact is foreseen from the proposed project.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact: The proposed project is not located within a geological unit that is unstable and subject to ground subsidence according to Figure S-7 of the General Plan and additional site inspection. No impact on ground subsidence is seen to occur as a result of this project.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not located in an area that is subject to any additional geological hazards, such as sieche, mudflow, or volcanic hazards.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Slopes</b>				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project specific slope analysis, Project Application Materials

Findings of Fact: a) The project does not authorize any specific development or housing construction. Therefore, the project will not change the topography or ground surface features. b) The project will not create or fill slopes greater than 2:1 or higher than 10 feet. c) The project will not result in grading that affects or negates subsurface sewage disposal systems; therefore, given that the project will not authorize any specific development projects or construction the project area will not create any slopes that would affect the surrounding the environment within the project area.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project specific slope analysis, Project Application Materials, On-site Inspection

Findings of Fact: a) The project does not authorize any specific development or housing construction. Therefore, the project will not result in substantial soil erosion or the loss of topsoil. b) The project is located within the hillside areas of Temecula and Wildomar, which is not an area considered containing expansive soil; as such, no substantial risk to life or property will occur. c) The project will place housing with septic systems in areas that contain soils incapable of supporting such systems.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>19. Erosion</b>				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project specific slope analysis, Project Application Materials

Findings of Fact: a) The project does not authorize any specific development or housing construction. Therefore, the project will not result in a change to the deposition, siltation, or erosion that may modify the channel of a river or stream. b) The project will not result in any increase in water erosion either on or off site as the project does not authorize any specific development project.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact: The project is not located within any area impacted by wind erosion or blowsand.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: CARB, Planning Department Interim Policies

Findings of Fact: a) The project does not authorize any specific development projects or housing construction; as such, the project will not have any impact on greenhouse gas emissions, either directly or indirectly. b) The project will not conflict with any applicable plan, policy, or regulation adopted for purposes of reducing the emissions of greenhouse gases. No impact upon greenhouse emissions will occur as a result of the proposed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: a) The project does not involve the transport or disposal of any hazardous materials because the project does not authorize any specific development projects. b) The project does not authorize any specific development, instead, will set forth development standards and architectural guidelines, which will not create a significant hazard to the public or the environment through the upset and accidental conditions or release of hazardous materials. c) The project will not impair the implementation of or interfere with an adopted response or emergency plan. d) The project area is not located within ¼ mile of an existing or proposed school. e) The project is not located on a site which is included on any hazardous materials list; in addition, past development activities since the 1960's have not resulted in the discovery of any hazardous materials during grading or development activities.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact: a) The project is not located within the vicinity of any public or private airport and will not result in an inconsistency with an Airport Master Plan. b) The project will not require review by the Airport Land Use Commission as the project area is not located within an Airport Master Plan. c) The project area is not located within any adopted Airport Master Plan. d) The project is not located within the area of a private airstrip or heliport. As the project has no relation to an Airport Master Plan, any adopted airport plan, private airstrip, or heliport, there will be no impact.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

<b>24. Hazardous Fire Area</b>				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact: The project area is located within an area of High Fire and State Responsibility Areas, which are typically areas covered by the State Department of Forestry due to their remoteness or inaccessibility. The project does not authorize and specific development proposal or housing construction; however, existing housing units within and surrounding the project area have been subject to wildfires in the past. The project will propose development standards, grading and architectural guidelines in order to mitigate such concerns on future housing projects. This project will not expose people or structures to a significant risk due to fire and will not exacerbate any existing risk that currently exist on existing single-family homes and ancillary structures that are present within and surrounding the project area.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact: a) The project will not alter the existing drainage pattern of the site area, including the alteration of any lake or stream as the project does not propose any specific development project or any construction. b) The project will not cause any situation that would violate water quality standards. While the project does not propose any specific development, it will propose hillside and architectural design guidelines that will assist in further mitigation of any such violations from having the potential to occur in future residential construction projects. c) The project will not cause any situation to occur that would deplete groundwater levels. d) The project will not create or contribute to runoff in any capacity. e and f) The project area is located approximately 2,000 linear feet above the mean sea level and is not within a 100-year flood hazard area. g) The project does not propose any construction or development and therefore does not have the potential to degrade water quality. h) The project does not include new or retrofitted stormwater BMP's.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Due to lack of any specific development of construction project that will be authorized under this project proposal, the project will have no impact on the hydrology and water quality of the project area.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**26. Floodplains**

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact: a) The proposed project does not propose to alter the drainage pattern of the site as the project does not authorize any specific development. B) The project will not change or contribute to the absorption rates of any surface runoff as there are no development projects under this proposal that will add impervious area to the project area. c) The project area has not been an area that is subject to flooding. The nearest dam to the project is Diamond Valley Lake and the project is not located within the inundation zone of this facility. d) The project is not located near any surface body of water. The project will have no impact on any floodplain criteria.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**LAND USE/PLANNING** Would the project

**27. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and/or within adjacent city or county boundaries?

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact: a) The project proposes to create a zoning ordinance overlay that will effect the project area as identified herein. The proposed project will overlay new development standards for hillside development, grading, architecture, fire protection, and for the preservation of the prominent views, features and unique aesthetic resource these areas of the County contribute to our environment. The properties within the project area are currently zone for residential development, with a very small portion zoned for agricultural development, which does allow single-family dwellings. The underlying zones, (R-A, R-R, and A-1) will not change due to implementation of the proposed project. The authorized uses under these zoning classifications will not be altered as a result of the proposed project. The minimum lot sizes as specified within the County's General Plan Land Use Designation (Rural Mountainous) for the project area will not be altered and similarly, the status of legal, non-conforming lots will remain the same as current policy allows for the construction of single-family homes and accessory buildings on legal, but non-conforming lots, e.g., a lot size of 7.5 acres in a General Plan designated area of 10 acres, when the lot was subdivided prior to 2003. Based upon these findings, the project will not result in the alteration of the present and future land use. b) The properties are not located within any Sphere of Influence. Therefore, no impact will occur.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact: The project, proposing a zoning ordinance overlay, will not alter the project areas existing zoning classifications. The project will place an overlay zone that will add additional development standards and architectural guidelines on future development projects within the project area. b & c) The project will not create a situation of incompatibility between the project area and surrounding zones either within County or City jurisdictions. The project area contains hillsides with high degree of slopes that are visible from the Temecula and Murrieta basins below. Surrounding properties that are adjacent to the project area include the same zoning as the project area does; however, will not include the provisions of the zoning overlay. Given that the overlay set forth techniques and standards to minimize the visible impact of property development from the basin

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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below, adjacent properties are not visible from the adjoining basin and therefore will not need to be subject to the ordinance overlay. d) The ordinance overlay will further implement Southwest Area Plan (SWAP) Policy 16.1 and therefore will not create any impact on the general plan land use designation. The project area is not covered by a Specific Plan. e) The project will not disrupt or divide the physical arrangement of the established community. The project will regulate grading and architectural standards on future residential projects. These standards will not create a substantial divide between in the La Cresta or De Luz community between the properties that are required to comply with these proposed standards and the properties that will not need to comply. Based upon this analysis, there will be no impact upon planning activities or plans within, and surrounding, the project area.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact: a) The project will not result in the loss of available mineral resources as the project does not authorize any specific development of construction projects. b) The project will not result in the loss of availability of locally-important mineral resources recovery; again, as the project does not authorize any construction, does not amend any property under a mineral resource category per the General Plan or State Resource mapping (MRZ zones). c) The project will not create an incompatible land use located adjacent to a State designated area or existing surface mine. According to the General Plan, site inspection, and research of state resource maps, the project is not located adjacent to any of the above-mentioned areas. d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries as none existing adjacent to or within the project vicinity.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: a and b) The project is not located within the vicinity of any airport, private airstrip, or heliport where any plan has been adopted. There will be no impact on the project area from airport noise.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**31. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project is not located within the vicinity of any railroad. There will be no impact on the project area from railroad noise.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project is located within the vicinity of the Interstate 15 freeway; however, the project is located in the hillsides above (approximately 2,000 linear feet above the roadbed of the Interstate 15 freeway). There will be no impact from highway noise onto the project area.

**Mitigation:** No Mitigation Necessary

**Monitoring:** No Monitoring Necessary

**33. Other Noise**

NA     A     B     C     D                

**Source:** Project Application Materials, GIS database

**Findings of Fact:** The project is not located near or within the vicinity of any additional source of noise.

**Mitigation:** No Mitigation Necessary

**Monitoring:** No Monitoring Necessary

**34. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?               

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?               

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?               

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?               

**Source:** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

**Findings of Fact:** a) The project will not create a substantial permanent increase in the ambient noise levels. The project area is a large lot residential area that will not create additional noise. The project will not facilitate additional noise impacts. b) The project will not create or be affected by a substantial temporary or periodic increase in the ambient noise levels for the reasons stated in item a). c) The project area is a residential area with large lots, animal keeping uses and ancillary uses. These uses will not expose property owners or sensitive receptors to the generation of noise levels in excess of established standards. d) For the reasons stated within this section, the project will not expose persons to excessive vibration or ground-borne noise levels.

**Mitigation:** No Mitigation Necessary

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring Necessary

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact: a, b, and c) The project area is a residential community with large residential lots, animal keeping uses, and ancillary buildings. The project proposes architectural design guidelines and grading standards for the areas identified as the project area. These standards will facilitate residential development that is consistent with the underlying zoning and general plan designation for the properties. Due to these facts, the project will not displace a substantial amount of housing or people or create a demand for housing. d) The project is not located within, or within the vicinity of a County Redevelopment Area. e) The project area will not facilitate any development that will create an increase above population protections. f) The project will not induce a substantial population growth in the area as the project area will be governed by the growth protections authorized under the general plan.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Safety Element

Findings of Fact: The project will not have any impact on Fire services as the project does not authorize any specific development projects

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact: The project will not have any impact on Sheriff's services as the project does not authorize any specific development projects.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**38. Schools**

Source: Murrieta Valley Unified and Temecula Valley Unified School Districts, GIS database

Findings of Fact: The project will not have any impact on school services as the project does not authorize any specific development projects.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**39. Libraries**

Findings of Fact: The project will not have any impact on library services as the project does not authorize any specific development projects.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**40. Health Services**

Findings of Fact: The project will not have any impact on Health services as the project does not authorize any specific development projects.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**RECREATION**

**41. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: a) The project does not propose an increase to the number of residential units within the project area, or in surrounding areas that would necessitate the construction or expansion of recreational facilities. b) The project does not authorize any specific development projects that would contribute to the deterioration of existing facilities. c) The project is not located within a Community Services area or park district. The payment of Quimby fees is not required as the project is not subject to Ordinance No. 460.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**42. Recreational Trails**

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The project will not create the need for any recreational trails. The project area is impacted by one Regional trail which has been mapped and implemented in some areas within the project area and surrounding properties. The project will create hillside and architectural standards for new development and housing construction projects. These propose standards and guidelines will not require the implementation of this regional trail or create the need for new trails.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: a) The project does not create or authorize any specific development project or housing construction which will not cause any impact unto an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of a circulation system. b) For the reasons stated in item a), the project will conflict with an applicable congestion management program. c) See item 23, there are no impacts from air traffic patterns. d) See item 23 and 31. There are no impacts to waterborne, rail, or traffic patterns or circulation. e) The project will authorize any specific development which will not create any impact on design features for transportation improvements. f) The project will not cause an effect upon the maintenance of roads because the project will not create any situation that will impact the road maintenance. g) The project does not propose any construction which will have an impact upon circulation within or surrounding the project area. h) The project will not result in inadequate emergency access or access to nearby uses as the project is not proposing to change any circulation or adopted emergency plan. i) The project will not conflict with any adopted policies, plans or programs regarding public transit, bikeways, or pedestrian facilities. The project is in a residential area that is currently covered by with such policies. The proposed project will not propose any development or situation that will cause an impact to these policies.

Mitigation: No Mitigation Necessary

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring Necessary

**44. Bike Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The project area is not located adjacent to, within, or surrounded by any bike trails. The project will not create a need for additional bike trails due to the lack of any construction projects.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact: a) The project will not create the need for new water treatment facilities or any need for the expansion of existing facilities. The project will not authorize any new development and will not facilitate development beyond the projections of the General Plan, which has analyzed the need for water treatment facilities to serve the project area. b) The project will have sufficient water supplies available to serve the project area. See item a) for more details.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**46. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact: a) The project will not require or result in the construction of new wastewater treatment facilities, including septic systems or the expansion of existing facilities. The project will not authorize any new development and will not facilitate development beyond the projections of the General Plan, which has analyzed the need for wastewater treatment facilities to serve the project area. b) The project will not result in a determination by the wastewater treatment provider that serves or may serve the project area that the project will result in an increased capacity or that the demands of the project cannot be met. The project will not authorize any new development and will not facilitate development beyond the projections of the General Plan, which has analyzed the need for wastewater treatment facilities to serve the project area. Such facilities include sub-surface sewage disposal systems as sewer service is not available. The General Plan projections for the project area will not be affected by the proposed project as the project will implement hillside grading and architectural standards which will have no impact on increased development activities that will impact sewer or subsurface wastewater facilities.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact: a) Residential development within the project area, both existing and future, are served by local landfills. The project will not increase the number of residential development anticipated in the project area. b) The project complies with all federal, state, and local statutes. The project will not create any impact to solid waste services.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?

b) Natural gas?



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project materials, RCLIS

Findings of Fact: The project does not propose any construction or specific development projects and will not have an impact on utilities.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact: The project is not covered by any energy conservation plan currently in place that covers the project area.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**OTHER**

50. Other: N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

**MANDATORY FINDINGS OF SIGNIFICANCE**

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not Applicable

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
 4080 Lemon Street, 12th Floor  
 Riverside, CA 92505  
 Attention: Adam Rush, (951) 955-6646

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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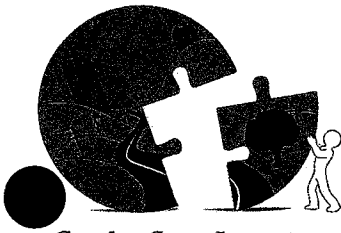
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## VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 10/31/2011 2:26 PM  
EA 2010.docx





*Carolyn Syms Luna*  
Director

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

## Memorandum

**DATE:** November 16, 2011  
**TO:** Riverside County Planning Commission  
**FROM:** Planning Staff  
**RE:** Agenda Item No. 2.6 (Ordinance No. 348.4299)

Good morning Planning Commissioners,

The Planning Department has completed a number of outreach meetings, phone calls, and email corespondences. In response to our outreach, the following letters, emails, and correspondences have been received on the proposed ordinance overlay.

Planning Staff is providing these letters as part of your staff report package for Item 2.6

Respectfully,

  
Adam Rush, Principal Planner

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

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

*"Planning Our Future... Preserving Our Past"*

## **Rush, Adam**

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**From:** Isom, Sandy J. [SJISOM@rcbos.org]  
**Sent:** Monday, November 14, 2011 9:24 AM  
**To:** Rush, Adam  
**Subject:** FW: Public hearing notice

Hi Adam,

I am just wondering if you have followed up with the individual below. I noticed that the e-mail was sent to you and we were copied. I have not contacted the individual. I wanted to see what your reply is.

Thank you,

Sandy Isom

Legislative Assistant to

Supervisor Bob Buster

1<sup>st</sup> District

951-955-1010

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**From:** Joan Becketl [<mailto:jbnsane@cox.net>]  
**Sent:** Monday, November 07, 2011 12:04 PM  
**To:** [arush@rctma.org](mailto:arush@rctma.org)  
**Cc:** District1  
**Subject:** Public hearing notice

I have a real concern about the up-coming proposed hillside ordinance and building moratorium on November 16th. What does this mean to the parcels that I currently own in La Cresta? My parcels could be 5 of the 200 hundred lots that are in danger of not being buildable. Is this only in La Cresta? Only up on the Plateau? Or throughout Riverside County? I will not be able to attend the meeting on November 16th as I will be out of town. We do not receive any mail at our home in La Cresta, or get any Riverside newspapers. If I had not received the email from my property owners association I would have never known. It would have been nice if the out of area property owners could have been informed via the mail. With falling real estate prices in that area and all over Riverside County, I'm not sure this would be a positive move for La Cresta or anywhere else at this time.

We currently reside half the week in San Juan Capistrano, and the other half the week in La Cresta. My town of San Juan Capistrano instigated the same ordinance many years ago when the town was young and new. And before all the current building that has gone on over the years. It makes more sense at that time. But to establish this type of ordinance now and discourage any new building in this market seems to be a no win situation. Perhaps if this ordinance # 348.4299 becomes a reality, there might be some type of "Grandfather Clause" which might exempt current property owners and allow them to build on the hillside and on the view parcels. You could use this email as "My Opinion" against the "Proposed Hillside Ordinance # 348.4299. I would appreciate any further correspondence you might have on this matter sent to me via email or through the postal service.

Thank you,

Joan & Richard Becketl  
29621 Monarch Drive  
San Juan Capistrano, CA 92675-1425  
949 364-7235  
[jbnsane@cox.net](mailto:jbnsane@cox.net)

**Rush, Adam**

---

**From:** Neal, Greg  
**Sent:** Monday, November 14, 2011 3:52 PM  
**To:** Rush, Adam  
**Cc:** Syms Luna, Carolyn  
**Subject:** FW: Ordinance 449.245, 348.4299, Zoning Change No.07766 & EA No.42483

Comments on the Hillside Ordinance.

Gregory Neal  
Deputy Director  
Planning Department

-----Original Message-----

**From:** Syms Luna, Carolyn  
**Sent:** Monday, November 14, 2011 3:15 PM  
**To:** Neal, Greg  
**Subject:** FW: Ordinance 449.245, 348.4299, Zoning Change No.07766 & EA No.42483

Greg,  
Please forward to the appropriate planner.  
CSL

-----Original Message-----

**From:** Johnson, George  
**Sent:** Friday, November 11, 2011 8:21 AM  
**To:** Syms Luna, Carolyn; Neal, Greg; Coyle, Frank  
**Subject:** FW: Ordinance 449.245, 348.4299, Zoning Change No.07766 & EA No.42483

FYI

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**From:** [onegtpone@yahoo.com](mailto:onegtpone@yahoo.com) [onegtpone@yahoo.com]  
**Sent:** Thursday, November 10, 2011 2:36 PM  
**To:** Johnson, George  
**Subject:** Ordinance 449.245, 348.4299, Zoning Change No.07766 & EA No.42483

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

Dear Sir

With regards to the Riverside County proposed Please be advised that we STRONGLY OBJECT to this ordinance, Ordinance 449.245, 348.4299, Zoning Change No.07766 & EA No.42483.

These change in zoning and land usage as it will GREATLY affect the value of our land and its usage resulting in a substantial hardship to us.

We strongly object to these changes.

Sincerely Truly,

Property Owners

M Leicester,  
G DiLoreto,  
L Obradovich  
M Barry  
M Stenzler  
Maricopa Holdings  
S Monroe



**Rush, Adam**

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**From:** Bowie, Desiree  
**Sent:** Monday, November 14, 2011 7:43 AM  
**To:** Rush, Adam  
**Subject:** FW: Proposed Ordinance 348.4299 (Opposed)

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**From:** Richard Boller [<mailto:rwboller@ca.rr.com>]  
**Sent:** Sunday, November 13, 2011 11:33 AM  
**To:** Bowie, Desiree  
**Subject:** Proposed Ordinance 348.4299 (Opposed)

Proposed ordinance is poorly thought-out, oppressive, and is counter to an economic recovery. This is what drives investors, property owners, and others to take their portfolio out of California. You need these people. This ordinance is stupid and counter-productive.

**Rush, Adam**

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**From:** Bugtai, Wendell  
**Sent:** Wednesday, November 09, 2011 4:27 PM  
**To:** Rush, Adam  
**Subject:** FW: Od. 348, Staff Report  
**Attachments:** Signed Ordinance No.348.4299.pdf; ATT00001.htm; Signed Ordinance No.348.4299.pdf; ATT00002.htm

Adam,

Please get back to Ollie Cagle on his questions regarding a project you are working on. Thanks.

**Wendell Bugtai**  
*Urban Regional Planner III*  
*County of Riverside, TLMA*  
*4080 Lemon Street, 12th Floor*  
*Riverside, CA 92502*  
[wbugtai@rctlma.org](mailto:wbugtai@rctlma.org)  
*Phone: (951) 955-2419*  
*Fax : (951) 955-1811*

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**From:** Ollie [<mailto:ocagle3@cox.net>]  
**Sent:** Wednesday, November 09, 2011 12:46 PM  
**To:** Bugtai, Wendell  
**Cc:** William J. McKeever  
**Subject:** Fwd: Od. 348, Staff Report

Hi Wendell,

Attached is the Adam Rush DRAFT Ord. 348 that goes before, I think, PC on the 16th of this month for a look see. We have read through this DRAFT and have been unable to find the section the LDC is referring to. Will you take a minute and look through it as well and advise me of that section?

Ollie

**Rush, Adam**

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**From:** ocagle3@cox.net  
**Sent:** Wednesday, November 09, 2011 11:41 AM  
**To:** Rush, Adam  
**Subject:** Od. 348, Staff Report

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

Please send me your email address. We may have an old one and is there any staff report or your up-date for Ord. 348. There is no Agenda yet for the PC hearing on 11/16.

Ollie

**Rush, Adam**

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**From:** Joe Castaneda [joe@]jlcengineering.com]  
**Sent:** Thursday, October 27, 2011 3:06 PM  
**To:** Rush, Adam  
**Cc:** Marina Castaneda  
**Subject:** RE: Ordinance No. 348.4299

Mr. Rush,

I own parcel 928-360-007, which is located at 36263 Calle De Lobo. We purchased the property in May 2008 with the intent of construct a casita for my in-laws and regrade a few areas. I left you a message and I am following up with an e-mail. I located the draft ordinance on the internet and read through the policy. I would like someone to call me or even better schedule a meeting to help me understand the impact to my property. I have developed a design concept and I would like to know how feasibility of the concept.

I would like to better understand the policy written that discusses grading based on a view from I-15. The grading I would like to do is not visible from I-15. There is a manufactured graded slope that faces I-15 that I would like to eliminate.

Please call to schedule a meeting. Thanks you.

**Joe Castaneda P.E.**

President

:: 951.304.9552 – Office

:: 951.304.3568 – Fax

JLC Engineering & Consulting Inc.  
36263 Calle de Lobo  
Murrieta, Ca 92562



## Rush, Adam

---

**From:** Joe Castaneda [joe@jlcengineering.com]  
**Sent:** Thursday, November 03, 2011 7:07 AM  
**To:** Rush, Adam  
**Cc:** Marina Castaneda  
**Subject:** RE: Ordinance No. 348.4299

Thanks for the documents. I will review and e-mail should I have any questions.

## Joe Castaneda P.E.

President  
:: 951.304.9552 – Office  
:: 951.304.3568 – Fax

JLC Engineering & Consulting Inc.  
36263 Calle de Lobo  
Murrieta, Ca 92562



---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, November 02, 2011 5:44 PM  
**To:** Joe Castaneda  
**Cc:** Marina Castaneda  
**Subject:** RE: Ordinance No. 348.4299

Dear Mr. Castaneda,

Thank you for your patience. You had previously indicated that you were interested in reviewing the standards for the proposed ordinance you reference in your subject line.

I have included your email in a distribution list that I sent out earlier today.

I wanted to contact you specifically and ensure you have received this document.

Please let me know if there are any specific questions or concerns.

Sincerely,  
Adam Rush

---

**From:** Joe Castaneda [mailto:joe@jlcengineering.com]  
**Sent:** Thursday, October 27, 2011 3:06 PM  
**To:** Rush, Adam  
**Cc:** Marina Castaneda  
**Subject:** RE: Ordinance No. 348.4299

Mr. Rush,

I own parcel 928-360-007, which is located at 36263 Calle De Lobo. We purchased the property in May 2008 with the intent of construct a casita for my in-laws and regrade a few areas. I left you a message and I am following up with an e-mail. I located the draft ordinance on the internet and read through the policy. I would like someone to call me or even better schedule a meeting to help me understand the impact to my property. I have developed a design concept and I would like to know how feasibility of the concept.

I would like to better understand the policy written that discusses grading based on a view from I-15. The grading I would like to do is not visible from I-15. There is a manufactured graded slope that faces I-15 that I would like to eliminate.

Please call to schedule a meeting. Thanks you.

## **Joe Castaneda P.E.**

**President**

:: 951.304.9552 – Office

:: 951.304.3568 – Fax

JLC Engineering & Consulting Inc.  
36263 Calle de Lobo  
Murrieta, Ca 92562



Adam B. Rush, Principal Planner  
Riverside County Planning Department  
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**Rush, Adam**

**From:** Joe Castaneda [joe@jlcengineering.com]  
**Sent:** Sunday, November 13, 2011 7:53 PM  
**To:** Rush, Adam  
**Subject:** RE: Ordinance 348.4299  
**Attachments:** figure 2.pdf

I have read the Ordinance and believe it is written in a broad manner and will have negative impacts on our property value and infringes on my personal rights a property owner. The ordinance does not have any flexibility that allow those property owners that want to develop or construct in a responsible manner from performing work that will enhance the property and view from the valley.

Here are some concerns and comments:

1. "Development shall be sited to minimize visual impacts on properties located in the valley below the northern and southern Santa Rosa Escarpment Areas." If project grades or constructs building within an area where that not in valley and does not create sedimentation or erosion why does policy not provide separate rules?
2. Why does the policy not provide separate criteria for projects that are not visible from valley?
3. Does the ordinance prohibit the use of white three rail fence?
4. How come the ordinance does not allow grading if area is to be used for agricultural uses?
5. People have purchased property for difference use some being for recreational purposes. It is wrong tp prevent landowners from being allowed to use lighting to accent property or for recreational areas. Ordinance should allow homeowner to provide lighting with a maximum lumens rating. To not allow any lighting breach the rights of homeowners.
6. The current land disturbance standard does not allow grading areas with slopes in excess of 25% unless to create access to parcel. This does not provide staff or existing homeowners to grade areas that are already subject to erosion or slopes that cannot be vegetative or maintained. Our property has slopes that are 1:1 to 1.5:1. We want to re-grade areas to make it more convenient to maintain and for vegetation to be established. This policy will not allow this to occur since these areas to be graded would not be for access.
7. The ordinance does not provide owners the ability to do grading in areas with slopes greater than 25% to better the current condition to minimize erosion and drainage impacts?
8. Who will provide the unit cost that will be used to provide financial deposit for restoration plan?
9. The draft version of this policy that I downloaded stated that "Grading within a slope of 25% or more shall be permitted within an area not to exceed 10% of the total area of the development and hshall be conditioned with landscaping....." Why not provide a similar clause within the current ordinance?
10. The draft version provided some flexibility with a land disturbance limitation table why not include in this ordinance?
11. Based on this ordinance I would not be able to do the grading to eliminate the 1:1 slope along the roadway that fronts my property? This ordinance does not seem to provide staff any flexibility.

Can I schedule time to discuss the figure I attached to determine what will be feasible if the ordinance passes the way it has been prepared?

**Joe Castaneda P.E.**

President

:: 951.304.9552 – Office

:: 951.304.3568 – Fax

JLC Engineering & Consulting Inc.  
36263 Calle de Lobo  
Murrieta, Ca 92562





**Rush, Adam**

---

**From:** Kerry Choppin [kchoppin@urbanpacific.com]  
**Sent:** Monday, October 31, 2011 12:13 PM  
**To:** Rush, Adam  
**Subject:** Notice of Public Hearing

Hi Adam,

I am responding to a letter sent to DFI Property regarding the *Notice of Public Hearing and Intent To Adopt A Negative Declaration - Ordinance no. 348.4299 and Zone Change No. 07766 and EA No. 42483. DFI owns two parcels that may be in this study area.* The APN for the two parcels is 935400002, 003. Can you tell me if these parcels are in Project Area B, and how they would be affected.

Thanks in advance for your assistance.

Kerry Choppin  
for DFI Property

## Rush, Adam

---

**From:** Kerry Choppin [kchoppin@urbanpacific.com]  
**Sent:** Tuesday, November 08, 2011 8:43 AM  
**To:** Rush, Adam  
**Subject:** Re: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Hi Adam,

Thanks for sending over the draft ordinance that will effect the two parcels owned by DFI Funding. The questions that we have are the following:

1. How will Zone Change No. 07766 effect these two parcels. I ask this question as it is difficult for us to compare the zoning that was in place prior to the moratorium versus the new zoning ordinance. Are there significant changes, restriction, etc.?
2. What effect will the proposed EA No. 42483 have on these parcels?

Kerry Choppin  
for DFI

On Wed, Nov 2, 2011 at 5:07 PM, Rush, Adam <[ARUSH@rctlma.org](mailto:ARUSH@rctlma.org)> wrote:

Dear Interested Parties,

As promised, the Planning Department is providing a copy of the proposed hillside development standards (inclusive of the two attached exhibits) for your review and comment.

The Planning Department has scheduled a Planning Commission public hearing for November 16th at the following address:

4080 Lemon Street, 1st Floor

Riverside, Ca 92504

A time has yet to be determined, but will be updated by next week at the latest.

Please feel free to direct any comments, questions, concerns, or recommendations directly to me. All communications will be cataloged and responded to in the order received.

Please feel free to contact me with any specific questions or concerns

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 02, 2011 1:14 PM  
**To:** Rush, Adam  
**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Good afternoon,

Thank you for your patience. This is an update on the draft ordinance amendment for the Santa Rosa Escarpment areas.

You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the document has take a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.

The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

**Rush, Adam**

---

**From:** Matt Fleming [reachmattfleming@yahoo.com]  
**Sent:** Wednesday, October 12, 2011 6:41 AM  
**To:** Rush, Adam  
**Subject:** Re: Matt Fleming

Adam,

My contact info is: Matt Fleming

1-760-822-1358

3319 Wild Oak Ln.  
Escondido Ca 92027

Best Regards,

Matt Fleming

760-822-1358

760-746-4100 (fax)

[ReachMattFleming@yahoo.com](mailto:ReachMattFleming@yahoo.com)



Do you really need to print this?

*This transmission may contain information that is confidential. Do not forward or share without permission. If you are not the intended recipient, you are hereby notified that any disclosure, photocopying, or distribution of these contents is unauthorized and prohibited. If you have received this in error, please notify sender immediately and destroy all copies.*

**From:** "Rush, Adam" <ARUSH@rctlma.org>  
**To:** Rick Hauser <rick@galleryhomes.info>  
**Cc:** 'Matt Fleming' <reachmattfleming@yahoo.com>  
**Sent:** Tuesday, October 11, 2011 11:30 PM  
**Subject:** RE: Matt Fleming

Rick,

Thank you very much for the prompt response.

Mr. Fleming: Can you please provide me a contact address for our future notifications of this effort?

Thanks,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
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Fax: (951) 955-1811

**From:** Rick Hauser [rick@galleryhomes.info]  
**Sent:** Tuesday, October 11, 2011 5:44 PM  
**To:** Rush, Adam

**Cc:** 'Matt Fleming'  
**Subject:** Matt Fleming

Hi Adam,

This is the only info I have for Matt Fleming. Maybe an e-mail to Matt will get you his address. Let me know when the meeting is and we will attend.

Thanks,

Rick Hauser

Gallery Homes, LLC

31618 Railroad Canyon Road

Canyon Lake, CA 92587

(951) 244-7713 x303

(951) 244-7714 fax

(951) 834-2956 cell

[rick@galleryhomes.info](mailto:rick@galleryhomes.info)

[www.galleryhomes.info](http://www.galleryhomes.info)

## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Tuesday, September 27, 2011 1:37 PM  
**To:** Rush, Adam  
**Subject:** Santa Rosa Escarpment

Adam,

I spoke with Shelley Clack of county counsel's office regarding the temporary ordinance regarding the Santa Rosa Escarpment. I am in your Bulfinch today and wanted to introduce myself and set up a meeting with you to discuss it in more detail. Are you available today for a brief introduction?

Thanks,

Nate Garn

## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Tuesday, September 27, 2011 2:29 PM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment

Thanks Adam. I will come up at that time.

"Rush, Adam" <ARUSH@rctlma.org> wrote:

Dear Ms. Garn,

I am currently out of the office for a meeting. I will be back at 2:45pm and available the remainder of the day.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
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Thanks,

Nate Garn



## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, September 28, 2011 10:11 AM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment

Are you still available at 9 tomorrow morning? If so, we can be there at that time.

Thanks,

Nate

"Rush, Adam" <[ARUSH@rctlma.org](mailto:ARUSH@rctlma.org)> wrote:

Confirmed!

Adam B. Rush, Principal Planner  
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---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Tuesday, September 27, 2011 2:28 PM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment

Thanks Adam. I will come up at that time.

"Rush, Adam" <[ARUSH@rctlma.org](mailto:ARUSH@rctlma.org)> wrote:

Dear Ms. Garn,

I am currently out of the office for a meeting. I will be back at 2:45pm and available the remainder of the day.

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Thanks,

Nate Garn

## Rush, Adam

---

From: Nathan Garn [ngarn@losglaw.com]  
Sent: Wednesday, September 28, 2011 3:05 PM  
To: Rush, Adam  
Subject: RE: Santa Rosa Escarpment

Sounds good. I will see you in the morning.

"Rush, Adam" <ARUSH@rctlma.org> wrote:

I am available

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
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---

From: Nathan Garn [ngarn@losglaw.com]  
Sent: Wednesday, September 28, 2011 10:10 AM  
To: Rush, Adam  
Subject: RE: Santa Rosa Escarpment

Are you still available at 9 tomorrow morning? If so, we can be there at that time.

Thanks,

Nate

"Rush, Adam" <ARUSH@rctlma.org> wrote:

Confirmed!

Adam B. Rush, Principal Planner  
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Thanks,

Nate Garn

## Rush, Adam

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**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Thursday, September 29, 2011 9:33 AM  
**To:** Rush, Adam  
**Subject:** RE: Meeting Today - Rescheduled

Sorry for the delayed response. I was away from my phone yesterday afternoon. My client is not able to meet at 1 today. I will try to set something up that works for all parties next week.

Thanks for your responsiveness.

Regards,

Nate

---

**From:** Rush, Adam [<mailto:ARUSH@rctlma.org>]  
**Sent:** Thursday, September 29, 2011 8:54 AM  
**To:** Nathan Garn  
**Cc:** Harness, Teresa  
**Subject:** Meeting Today - Rescheduled  
**Importance:** High

Good Morning Nathan,

I have sent three emails to your attention regarding our meeting today. I wanted to ensure that you were aware that I am not available at 9am this morning as previously mentioned. I am available at 1:00 or 1:30pm to meet with you and your client.

I apologize for the multitude of emails; however, I do not have any other method of contact for your, e.g., cell or office phone.

Please let me know you received this email.

Sincerely,

*Adam Rush*

Principal Planner - Advance Planning  
Riverside County CAC  
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Office: (951) 955-6646  
Cell: (951) 833-0878  
FAX: (951) 955-1811  
[arush@rctlma.org](mailto:arush@rctlma.org)

**Rush, Adam**

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Thursday, September 29, 2011 9:52 AM  
**To:** Rush, Adam  
**Cc:** Ron Tate; bltruax@verizon.net  
**Subject:** RE: Meeting Today - Rescheduled

Thanks Adam. I will contact my client and let you know.

Regards,

Nate

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Thursday, September 29, 2011 9:50 AM  
**To:** Nathan Garn  
**Subject:** RE: Meeting Today - Rescheduled  
**Importance:** High

Nathan,

No apologies needed. Just wanted to make sure you were not stood up. As you know, the Board of Supervisors meet on Tuesday and will consider the Escarpment Moratorium Extension. The item has been agenzized as Item 9.10, which is available at the following link:

[http://rivcocob.com/agenda/2011/10\\_04\\_2011.htm](http://rivcocob.com/agenda/2011/10_04_2011.htm)

As of this writing, the Staff Report to the Board regarding the initiation of the Permanent Standards is not yet available. However, as soon as it is published, I will forward to your attention.

With respect to a Monday meeting, I am fairly booked, but do have a few hours, available below:

Monday, October 3<sup>rd</sup> –  
7:30am – 10:00am  
2:00 – 3:00pm

If neither of these work, we can meet before the Board of Supervisors Public Hearings which begins its ceremonial presentations at 8:30am; however, this item (Item 9.10) is not going to be heard until 9:30am. Therefore, We can meet between 8:00am and 9:30am if you and your client are available.

Please let me know if there are any additional questions or concerns.

All the best,

*Adam Rush*

Principal Planner - Advance Planning  
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[arush@rctlma.org](mailto:arush@rctlma.org)

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**To:** Rush, Adam

**Subject:** RE: Meeting Today - Rescheduled

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Thanks for your responsiveness.

Regards,

Nate

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**Sent:** Thursday, September 29, 2011 8:54 AM

**To:** Nathan Garn

**Cc:** Harness, Teresa

**Subject:** Meeting Today - Rescheduled

**Importance:** High

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Please let me know you received this email.

Sincerely,

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[arush@rctlma.org](mailto:arush@rctlma.org)

## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Friday, September 30, 2011 1:06 PM  
**To:** Rush, Adam  
**Cc:** bltruax@verizon.net; Ron Tate  
**Subject:** RE: Meeting Today - Rescheduled

Adam,

I think it would be best if we were able to meet Tuesday morning before the hearing. I will like to meet with Ms. Clack at that time if possible. We will plan on being there Tuesday morning at 8:00. I will try to touch base with Ms. Clack between now and then.

Regards,

Nate

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Thursday, September 29, 2011 9:50 AM  
**To:** Nathan Garn  
**Subject:** RE: Meeting Today - Rescheduled  
**Importance:** High

Nathan,

No apologies needed. Just wanted to make sure you were not stood up. As you know, the Board of Supervisors meet on Tuesday and will consider the Escarpment Moratorium Extension. The item has been agendaized as Item 9.10, which is available at the following link:

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7:30am – 10:00am  
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All the best,

*Adam Rush*

Principal Planner - Advance Planning



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Nate

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I apologize for the multitude of emails; however, I do not have any other method of contact for your, e.g., cell or office phone.

Please let me know you received this email.

Sincerely,

*Adam Rush*

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FAX: (951) 955-1811  
[arush@rctlma.org](mailto:arush@rctlma.org)

**Rush, Adam**

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Friday, September 30, 2011 3:27 PM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment  
**Attachments:** ADDRESSES FOR EACH PARCEL.DOC

Adam,

The parcels are referenced in the document attached.

Regards,

Nate

-----Original Message-----

**From:** Rush, Adam [<mailto:ARUSH@rctlma.org>]  
**Sent:** Wednesday, September 28, 2011 8:54 PM  
**To:** Nathan Garn  
**Subject:** RE: Santa Rosa Escarpment  
**Importance:** High

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
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Fax: (951) 955-1811

---

**From:** Rush, Adam  
**Sent:** Wednesday, September 28, 2011 3:57 PM  
**To:** 'Nathan Garn'  
**Subject:** RE: Santa Rosa Escarpment

Nate,

In addition to moving our meeting time to 1:00pm, can you please provide me the APN's of the property we are discussing? I would like to ensure we are on the same page.

Sincerely,

Adam Rush  
Principal Planner - Advance Planning  
Riverside County CAC  
4080 Lemon Street, 12th Floor  
Riverside, CA 92504  
Office: (951) 955-6646  
Cell: (951) 833-0878  
FAX: (951) 955-1811

[arush@rctlma.org](mailto:arush@rctlma.org)

-----Original Message-----

From: Nathan Garn [<mailto:ngarn@losglaw.com>]  
Sent: Wednesday, September 28, 2011 3:05 PM  
To: Rush, Adam  
Subject: RE: Santa Rosa Escarpment

Sounds good. I will see you in the morning.

"Rush, Adam" <[ARUSH@rctlma.org](mailto:ARUSH@rctlma.org)> wrote:

I am available

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

From: Nathan Garn [[ngarn@losglaw.com](mailto:ngarn@losglaw.com)]  
Sent: Wednesday, September 28, 2011 10:10 AM  
To: Rush, Adam  
Subject: RE: Santa Rosa Escarpment

Are you still available at 9 tomorrow morning? If so, we can be there at that time.

Thanks,

Nate

"Rush, Adam" <[ARUSH@rctlma.org](mailto:ARUSH@rctlma.org)> wrote:

Confirmed!

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

From: Nathan Garn [[ngarn@losglaw.com](mailto:ngarn@losglaw.com)]  
Sent: Tuesday, September 27, 2011 2:28 PM  
To: Rush, Adam  
Subject: RE: Santa Rosa Escarpment

Thanks Adam. I will come up at that time.

"Rush, Adam" <ARUSH@rctlma.org> wrote:

Dear Ms. Garn,

I am currently out of the office for a meeting. I will be back at 2:45pm and available the remainder of the day.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

From: Nathan Garn [ngarn@losglaw.com]  
Sent: Tuesday, September 27, 2011 1:37 PM  
To: Rush, Adam  
Subject: Santa Rosa Escarpment

Adam,

I spoke with Shelley Clack of county counsel's office regarding the temporary ordinance regarding the Santa Rosa Escarpment. I am in your Bulfinch today and wanted to introduce myself and set up a meeting with you to discuss it in more detail. Are you available today for a brief introduction?

Thanks,

Nate Garn

## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Monday, October 03, 2011 5:04 PM  
**To:** district3@rcbos.org; district1@rcbos.org  
**Cc:** Lauritzen, Verne; Barnes, Olivia; district1@rcbos.org; Rush, Adam; Clack, Shellie  
**Attachments:** letter to county sprvrs\_001.pdf

Supervisors Stone and Buster,

Please see the attached electronic copy of the letter that was hand-delivered to your office today in preparation for tomorrow's public hearing regarding Riverside County Ordinance Number 449.245. I will provide copies for the Board at tomorrow's hearing.

Regards,

Nathan C. Garn  
LIEBERG OBERHANSLEY  
STROHMEYER & GARN, LLP  
41911 Fifth Street, Suite 300  
Temecula, CA 92590  
Tel: 951.699.6600  
Fax: 951.699.6616  
Email: [ngarn@losglaw.com](mailto:ngarn@losglaw.com)

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**Rush, Adam**

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, October 05, 2011 9:00 AM  
**To:** Rush, Adam  
**Subject:** Follow Up

Adam,

Thanks for working us in yesterday before the hearing. Once the agenda is posted for the next hearing to "initiate" the long-term ordinance, could you please send me the staff report for that agenda item?

Thanks in advance.

Regards,

Nathan C. Garn  
LIEBERG OBERHANSLEY  
STROHMEYER & GARN, LLP  
41911 Fifth Street, Suite 300  
Temecula, CA 92590  
Tel: 951.699.6600  
Fax: 951.699.6616  
Email: [ngarn@losglaw.com](mailto:ngarn@losglaw.com)

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## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, October 19, 2011 3:12 PM  
**To:** Johnson, George  
**Cc:** Rush, Adam; Clack, Shellie; Ron Tate  
**Subject:** Santa Rosa Escarpment Area

George,

Thanks for taking my call earlier. It was good to speak with you. As I indicated when we spoke, we appreciate Staff's willingness to work with us on an issue that seriously impacts my client's property. Adam is working on setting up a meeting with Shellie Clack and I and I believe it would be helpful if you could be there.

So that you can better understand where my client's property is located, below are the addresses and APNs. You will notice that the southeastern property line makes up the southernmost boarder of the Northern Santa Rosa Escarpment Area.

39493 Paseo Chico, Murrieta, California (APN 930-060-001);  
39510 Paseo Chico, Murrieta, California (APN 930-060-002);  
39755 Paseo Chico, Murrieta, California (APN 930-340-006); and  
39693 Paseo Chico, Murrieta, California (APN 930-340-007).

Regards,

Nathan C. Garn  
LIEBERG OBERHANSLEY  
STROHMEYER & GARN, LLP  
41911 Fifth Street, Suite 300  
Temecula, CA 92590  
Tel: 951.699.6600  
Fax: 951.699.6616  
Email: [ngarn@losglaw.com](mailto:ngarn@losglaw.com)

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**Rush, Adam**

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, October 19, 2011 3:20 PM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment Area

Thanks Adam.

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, October 19, 2011 3:20 PM  
**To:** Nathan Garn  
**Subject:** RE: Santa Rosa Escarpment Area

Nate,

Thank you for including Planning Staff in your email. For future reference, the APN's for the parcels mentioned below have changed. I have included the new APN #'s for your records.

Please let me know if there are any questions.

39493 Paseo Chico, Murrieta, California (APN 930-060-001) = 930-060-010  
39510 Paseo Chico, Murrieta, California (APN 930-060-002) = 930-060-008

Sincerely,

*Adam Rush*

Principal Planner - Advance Planning  
Riverside County CAC  
4080 Lemon Street, 12th Floor  
Riverside, CA 92504  
Office: (951) 955-6646  
Cell: (951) 833-0878  
FAX: (951) 955-1811  
[arush@rctlma.org](mailto:arush@rctlma.org)

---

**From:** Nathan Garn [mailto:ngarn@losglaw.com]  
**Sent:** Wednesday, October 19, 2011 3:12 PM  
**To:** Johnson, George  
**Cc:** Rush, Adam; Clack, Shellie; Ron Tate  
**Subject:** Santa Rosa Escarpment Area

George,

Thanks for taking my call earlier. It was good to speak with you. As I indicated when we spoke, we appreciate Staff's willingness to work with us on an issue that seriously impacts my client's property. Adam is working on setting up a meeting with Shellie Clack and I and I believe it would be helpful if you could be there.

So that you can better understand where my client's property is located, below are the addresses and APNs. You will notice that the southeastern property line makes up the southernmost boarder of the Northern Santa Rosa Escarpment Area.

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39510 Paseo Chico, Murrieta, California (APN 930-060-002);  
39755 Paseo Chico, Murrieta, California (APN 930-340-006); and  
39693 Paseo Chico, Murrieta, California (APN 930-340-007).

Regards,

Nathan C. Garn  
LIEBERG OBERHANSLEY  
STROHMEYER & GARN, LLP  
41911 Fifth Street, Suite 300  
Temecula, CA 92590  
Tel: 951.699.6600  
Fax: 951.699.6616  
Email: [ngarn@losglaw.com](mailto:ngarn@losglaw.com)

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**Rush, Adam**

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Thursday, October 20, 2011 3:35 PM  
**To:** Johnson, George  
**Cc:** Rush, Adam; Clack, Shellie; Ron Tate  
**Subject:** RE: Santa Rosa Escarpment Area

Adam,

I know the county is closed tomorrow. Have you had any luck in setting up a meeting for early next week?

Thanks for your help.

Regards,

Nate

---

**From:** Nathan Garn  
**Sent:** Wednesday, October 19, 2011 3:12 PM  
**To:** 'gjohnson@rctlma.org'  
**Cc:** 'Rush, Adam'; 'mclack@co.riverside.ca.us'; 'Ron Tate'  
**Subject:** Santa Rosa Escarpment Area

George,

Thanks for taking my call earlier. It was good to speak with you. As I indicated when we spoke, we appreciate Staff's willingness to work with us on an issue that seriously impacts my client's property. Adam is working on setting up a meeting with Shellie Clack and I and I believe it would be helpful if you could be there.

So that you can better understand where my client's property is located, below are the addresses and APNs. You will notice that the southeastern property line makes up the southernmost boarder of the Northern Santa Rosa Escarpment Area.

39493 Paseo Chico, Murrieta, California (APN 930-060-001);  
39510 Paseo Chico, Murrieta, California (APN 930-060-002);  
39755 Paseo Chico, Murrieta, California (APN 930-340-006); and  
39693 Paseo Chico, Murrieta, California (APN 930-340-007).

Regards,

Nathan C. Garn  
LIEBERG OBERHANSLEY  
STROHMEYER & GARN, LLP  
41911 Fifth Street, Suite 300  
Temecula, CA 92590  
Tel: 951.699.6600  
Fax: 951.699.6616  
Email: [ngarn@losglaw.com](mailto:ngarn@losglaw.com)

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## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Friday, October 28, 2011 8:49 AM  
**To:** Rush, Adam  
**Subject:** RE: View shed Analysis for Escarpment Areas

Thanks Adam.

---

**From:** Rush, Adam [<mailto:ARUSH@rctlma.org>]  
**Sent:** Thursday, October 27, 2011 5:22 PM  
**To:** Nathan Garn  
**Cc:** Rush, Adam  
**Subject:** View shed Analysis for Escarpment Areas

Good afternoon,

Today in our meeting you requested information regarding the analysis that was completed to determine how which properties were included and which were not included in the Northern and Southern Santa Rosa Escarpment area boundary.

As I mentioned, I had the opportunity to meet with our GIS department today and establish that a view shed spatial analysis was used with the Interstate 15 freeway as a reference point. All of the properties that were visible from the 15 freeway, on a line that parallels the length of each project, were included in the boundary as adopted by the Board of Supervisors.

The attached document, in addition, with the slopes of each property as mapped by USGS, is the basis for the analysis used to determine the properties included within the view shed.

Please let me know if there are any additional questions on this subject.

Sincerely,

*Adam Rush*

Principal Planner - Advance Planning  
Riverside County CAC  
4080 Lemon Street, 12th Floor  
Riverside, CA 92504  
Office: (951) 955-6646  
Cell: (951) 833-0878  
FAX: (951) 955-1811  
[arush@rctlma.org](mailto:arush@rctlma.org)

## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Tuesday, November 01, 2011 1:57 PM  
**To:** Rush, Adam; Clack, Shellie  
**Cc:** Ron Tate  
**Subject:** Draft Ordinance

Adam,

Could you please provide an update on the status of the draft ordinance?

Thanks,

Nathan C. Garn  
LIEBERG OBERHANSLEY  
STROHMEYER & GARN, LLP  
41911 Fifth Street, Suite 300  
Temecula, CA 92590  
Tel: 951.699.6600  
Fax: 951.699.6616  
Email: [ngarn@losglaw.com](mailto:ngarn@losglaw.com)

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## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, November 02, 2011 1:19 PM  
**To:** Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside

Thanks Adam. Could you also send me a fully-executed copy of ordinance 449.245?

Thanks,

Nate

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, November 02, 2011 1:14 PM  
**To:** Rush, Adam  
**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside  
**Importance:** High

Good afternoon,

Thank you for your patience. This is an update on the draft ordinance amendment for the Santa Rosa Escarpment areas.

You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the document has take a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.

The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

**Rush, Adam**

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, November 02, 2011 1:23 PM  
**To:** Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Do you have the one that was signed by the Chair and the Clerk?

Thanks,

Nate

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, November 02, 2011 1:22 PM  
**To:** Nathan Garn  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Attached per your request.

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

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**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, November 02, 2011 1:19 PM  
**To:** Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Thanks Adam. Could you also send me a fully-executed copy of ordinance 449.245?

Thanks,

Nate

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**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, November 02, 2011 1:14 PM  
**To:** Rush, Adam  
**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides  
**Importance:** High

Good afternoon,

Thank you for your patience. This is an update on the draft ordinance amendment for the Santa Rosa Escarpment areas.

You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the document has take a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.



The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

**Rush, Adam**

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, November 02, 2011 2:28 PM  
**To:** Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Thanks Adam.

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, November 02, 2011 1:26 PM  
**To:** Nathan Garn  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

It will be emailed to my within the hour.

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, November 02, 2011 1:22 PM  
**To:** Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Do you have the one that was signed by the Chair and the Clerk?

Thanks,

Nate

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, November 02, 2011 1:22 PM  
**To:** Nathan Garn  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Attached per your request.

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
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Fax: (951) 955-1811

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, November 02, 2011 1:19 PM

**To:** Rush, Adam

**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Thanks Adam. Could you also send me a fully-executed copy of ordinance 449.245?

Thanks,

Nate

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]

**Sent:** Wednesday, November 02, 2011 1:14 PM

**To:** Rush, Adam

**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

**Importance:** High

Good afternoon,

Thank you for your patience. This is an update on the draft ordinance amendment for the Santa Rosa Escarpment areas.

You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the document has take a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.

The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, November 02, 2011 4:29 PM  
**To:** Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Adam,

I just wanted to catch you before you left regarding the draft ordinance. I just looked on the website and didn't see it.

Thanks,

Nate

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, November 02, 2011 1:14 PM  
**To:** Rush, Adam  
**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides  
**Importance:** High

Good afternoon,

Thank you for your patience. This is an update on the draft ordinance amendment for the Santa Rosa Escarpment areas.

You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the document has take a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.

The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, November 02, 2011 5:16 PM  
**To:** Rush, Adam  
**Cc:** Coyle, Frank  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside

Thanks Adam.

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, November 02, 2011 5:07 PM  
**To:** Rush, Adam  
**Cc:** Coyle, Frank; Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside  
**Importance:** High

Dear Interested Parties,

As promised, the Planning Department is providing a copy of the proposed hillside development standards (inclusive of the two attached exhibits) for your review and comment.

The Planning Department has scheduled a Planning Commission public hearing for November 16th at the following address:

4080 Lemon Street, 1st Floor  
Riverside, Ca 92504

Time has yet to be determined, but will be updated by next week at the latest.

Please feel free to direct any comments, questions, concerns, or recommendations directly to me. All communications will be cataloged and responded to in the order received.

Please feel free to contact me with any specific questions or concerns

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
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Fax: (951) 955-1811

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 02, 2011 1:14 PM  
**To:** Rush, Adam  
**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside

Good afternoon,

Thank you for your patience. This is an update on the draft ordinance amendment for the Santa Rosa Escarpment areas.

You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the

document has take a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.

The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

## Rush, Adam

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**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Thursday, November 03, 2011 3:49 PM  
**To:** Rush, Adam  
**Subject:** RE: Contact information for Bernie Traux  
**Attachments:** Bernie Truax.vcf

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**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Thursday, November 03, 2011 3:48 PM  
**To:** Nathan Garn  
**Subject:** Contact information for Bernie Traux

Mr. Garn,

Are you able to provide me the information?

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

## Rush, Adam

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**From:** Groeneveld, Patricia  
**Sent:** Monday, November 14, 2011 5:17 PM  
**To:** 'onegtpone@yahoo.com'  
**Cc:** Rush, Adam; Lewis, Gail  
**Subject:** RE: Ordinance 449.245, 348.4299, Zoning Change No.07766 & EA No.42483.

Ladies and Gentlemen:

Thank you for bringing your concerns to our attention. I've forwarded your e-mail to Adam Rush, Principal Planner, who is handling the Ordinance and Zoning Changes. For your reference, Mr. Rush can be reached at 951-955-6646, or via e-mail at [arush@rctlma.org](mailto:arush@rctlma.org).

Sincere regards,  
Pat Groeneveld  
Exec Assistant II  
Transportation and Land Management Agency County of Riverside  
951-955-6742

-----Original Message-----

**From:** [onegtpone@yahoo.com](mailto:onegtpone@yahoo.com) [<mailto:onegtpone@yahoo.com>]  
**Sent:** Thursday, November 10, 2011 2:37 PM  
**To:** Groeneveld, Patricia  
**Subject:** Ordinance 449.245, 348.4299, Zoning Change No.07766 & EA No.42483.

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

Dear Sir

With regards to the Riverside County proposed Please be advised that we STRONGLY OBJECT to this ordinance, Ordinance 449.245, 348.4299, Zoning Change No.07766 & EA No.42483.

These change in zoning and land usage as it will GREATLY affect the value of our land and its usage resulting in a substantial hardship to us.

We strongly object to these changes.

Yours Truly,

Property Owners  
M Leicester,  
G DiLoreto,  
L Obradovich  
M Barry  
M Stenzler  
Maricopa Holdings  
S Monroe



County Administrative Center is available here. Parking structures are on either side of Lemon Street, adjacent to the County Administrative Center.

**Where can I get more information?**

- The proposed Western Ridgeline Overlay Zone ordinance and maps showing the affected areas outlined in red are attached.
- Information to contact the Planning Commission is available here.
- The **Property Owners Association of Riverside County** is notifying property owners about this proposed ordinance and about their legal rights to protect their property values. Our contact information follows.

Bruce Colbert, Executive Director  
Property Owners Association of Riverside County  
Post Office Box 127  
Riverside, CA 92502  
Tel: (949) 673-1801  
Fax: (949) 673-1851  
Email: bcpoarc-net@yahoo.com

**Your ability to build on your property will be decided at the next Riverside County Planning Commission hearing.** If you **express your concerns at the public hearing**, the Commission may take appropriate action. The Commission is very receptive to public comments. If you fail to speak up at this time, the Commission will view that as acquiescence to the ordinance below that can prevent you from building on your property and devastate your land investments.

**How does the proposed ordinance affect me?**

- **Prohibits building** on slopes steeper than 25 percent. For perspective, one can still use a lawn mower on a 25 percent slope (Ordinance Section 1.g.(4)i.).
- Adds about **\$50,000 and six months** to your development processing costs. The current process requires a building permit and a grading permit; the ordinance adds a requirement for a plot plan that complies with the California Environmental Quality Act (CEQA), and a public hearing (Section 1.e.(3)).
- Impacts **additions on existing homes** that increase home size by 10 percent or more, or add guest quarters or an accessory building. The ordinance requires a plot plan that adds the \$50,000 cost and six months noted above (Sections 1.e.(1) and 1.c.(10)).
- Creates a **fire hazard** by requiring post and beam home construction, which makes homes vulnerable to fire, and a restoration plan requiring the site to be restored to natural conditions using natural vegetation, which provides fuel for a fire (Sections 1.g.(4)viii., 1.f.(3), and 1.g.(2)iii.).
- Restricts brush clearance to reduce fire hazard to the use of **hand tools only** (Section 1.c.(5)).
- Opens home additions and home building to **lawsuits** by activists using the CEQA review process, leading to years of delays.
- Applies to all grading and building permit applications (Section 1.b.).
- Limits lighting to the point of **preventing security** for property. Limits the maximum graded slope to 20 feet (Sections 1.g.(3) and 1.g.(4)iii.).
- Causes **economic hardship** for landowners. Landowners who cannot build on their property will experience decreased property values, and will lose their property investments and related retirements or funds for their children's education.
- **Eliminates jobs** and hurts the economy. The ordinance eliminates spec lot development by requiring an architectural site plan with the plot plan (Section 1.f.(4)). According to the National Association of Home Builders, every 100 single-family homes would generate 305 full-time jobs.
- **Reduces the tax base**, impacting public services that rely on property tax revenue. The ordinance makes it more difficult for the County to balance its projected \$80 million budget shortfall.

**Why should I attend the Planning Commission hearing and contact the Planning Commission?**

- The Planning Commission measures public interest by the size of the **turnout**.
- The Commissioners take into consideration the testimony of **personal hardship**.
- The Commissioners appreciate **technical analyses**, and consider **reasonable alternatives**.
- We recommend keeping the existing development approval process that requires a building permit and a grading permit, and **simply adding design standards**.
- In order to prevent your property values from being devastated, it is vital for you to express your concerns at the Planning Commission hearing and contact the Planning Commission. Unless you exercise your rights as property owners and **express your outrage**, this ordinance will be crafted to take away your property rights and your property values by building restrictions and government regulation.

**When is the Planning Commission hearing?**

- The Riverside County Planning Commission will be conducting the public hearing on **Wednesday, November 16, 2011, at 9:00 a.m.** The hearing will be held at: **Board Chambers, County Administrative Center, 4080 Lemon Street, First Floor, Riverside, California.** A map to the

## Rush, Adam

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**From:** Rick Hauser [rick@galleryhomes.info]  
**Sent:** Thursday, November 10, 2011 2:28 PM  
**To:** Rush, Adam  
**Cc:** 'Matt Fleming'; Stahovich, Dave; 'Jeff Stone'; Lara, Mike; Neal, Greg  
**Subject:** RE: Santa Rosa Escarpment - Western Ridgeline Zoning Ordinance Overlay

Adam,

Thanks for taking the time to review the Draft Ordinance in advance. As discussed the draft will not allow our project to move forward as currently worded. I discussed with Dave Stahovich today and he requested we meet with Mike Lara and Greg Neal with myself, Matt Fleming and his civil engineer to discuss this project and site plan in detail as it relates to both departments in coming up with a game plan to finish the existing houses and how to build out the remaining finished lots.

We can meet anytime next week pending the schedule of Mike and Greg.

Thanks for your assistance,

Rick Hauser

Gallery Homes, LLC

31618 Railroad Canyon Road

Canyon Lake, CA 92587

(951) 244-7713 x303

(951) 244-7714 fax

(951) 834-2956 cell

rick@galleryhomes.info

www.galleryhomes.info

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**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Thursday, November 03, 2011 4:45 PM  
**To:** Rick Hauser  
**Cc:** 'Matt Fleming'  
**Subject:** Santa Rosa Escarpment - Western Ridgeline Zoning Ordinance Overlay  
**Importance:** High

Dear Mr. Hauser and Mr. Fleming,

I trust you, your families, and business is going well.

Yesterday, the Planning Department released our draft proposed guidelines for the Santa Rosa Escarpment areas.

I have included this draft ordinance, the relative exhibits, and the Environmental Assessment for this project and for your review.

I would also like to schedule a meeting with yourselves, per our previous discussions, for November 8th at 10:00am. The purpose of this meeting will be to discuss your feedback on the proposed ordinance.

Please let me know if this date and time works for you and your team.

Please let me know if there are any additional questions or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Rick Hauser [rick@galleryhomes.info]  
**Sent:** Tuesday, October 11, 2011 5:44 PM  
**To:** Rush, Adam  
**Cc:** 'Matt Fleming'  
**Subject:** Matt Fleming

Hi Adam,

This is the only info I have for Matt Fleming. Maybe an e-mail to Matt will get you his address. Let me know when the meeting is and we will attend.

Thanks,

Rick Hauser

Gallery Homes, LLC

31618 Railroad Canyon Road

Canyon Lake, CA 92587

(951) 244-7713 x303

(951) 244-7714 fax

(951) 834-2956 cell

rick@galleryhomes.info

www.galleryhomes.info

**Rush, Adam**

---

**From:** Einars Kalvans [luxuryecobuilder@yahoo.com]  
**Sent:** Wednesday, October 26, 2011 9:11 PM  
**To:** Rush, Adam  
**Subject:** luxury eco builder

Hi Adam!

I writing this e-mail to find out about building guidelines. Please when you gonna have those send me a copy, so we can start adjust our project and building, to meet requirements. Thanks.  
Einars

**Rush, Adam**

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**From:** Einars Kalvans [luxuryecobuilder@yahoo.com]  
**Sent:** Wednesday, November 02, 2011 1:18 PM  
**To:** Rush, Adam  
**Subject:** Re: luxury eco builder

Hi Adam! This is Einars with Luxury Eco Builder Inc. I cant find final draft of La Cresta guidelines. If you be so kind and e-mail me or give me link I can open and download. Thanks.  
Einars

**From:** "Rush, Adam" <ARUSH@rctlma.org>  
**To:** Einars Kalvans <luxuryecobuilder@yahoo.com>  
**Sent:** Wednesday, October 26, 2011 10:15 PM  
**Subject:** RE: luxury eco builder

Dear Mr. Kalvans,

Thank you for your inquiry. I actually received the final draft yesterday evening from our Counsel. I am reviewing the draft with my management team.

It will be available on Monday for public review and I will email to your attention first thing.

All the best,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811  
**From:** Einars Kalvans [luxuryecobuilder@yahoo.com]  
**Sent:** Wednesday, October 26, 2011 9:10 PM  
**To:** Rush, Adam  
**Subject:** luxury eco builder

Hi Adam!

I writing this e-mail to find out about building guidelines. Please when you gonna have those send me a copy, so we can start adjust our project and building, to meet requirements. Thanks.  
Einars

## Rush, Adam

---

**From:** Heidi Kuzara [HeidiKuzara@tpaoc.com]  
**Sent:** Wednesday, November 02, 2011 9:38 AM  
**To:** Rush, Adam  
**Cc:** Hardyesq@aol.com  
**Subject:** Neg. Dec. request

Good morning Adam-

I understand you are out today.

Hardy Strozier left you a message yesterday and I am just following up on his request of Negative Declaration and City Ordinance. Mr. Strozier represents a number of residents in the area and we would like to be able to review the material if a hearing where to occur. Please let either myself or Hardy know when the date and time of the material will be ready.

Thank you for your time in this matter.

Heidi Kuzara

Office Manager  
The Planning Associates  
3151 Airway Ave.  
Suite R-1  
Costa Mesa CA 92626  
714-556-5200 office  
714-556-3905 fax

## Rush, Adam

---

**From:** Heidi Kuzara [HeidiKuzara@tpaoc.com]  
**Sent:** Wednesday, November 02, 2011 12:35 PM  
**To:** Rush, Adam  
**Cc:** Hardyessq@aol.com  
**Subject:** RE: Neg. Dec. request

So sorry you are ill; I wish you the speediest recovery.  
I hate to bother you again but there was not an attachment to this email.

Thank you for responding to me I greatly appreciate you doing so even being sick.

Thank you again

Heidi Kuzara

Office Manager  
The Planning Associates  
3151 Airway Ave.  
Suite R-1  
Costa Mesa CA 92626  
714-556-5200 office  
714-556-3905 fax

-----Original Message-----

**From:** Rush, Adam [<mailto:ARUSH@rctlma.org>]  
**Sent:** Wednesday, November 02, 2011 12:29 PM  
**To:** Heidi Kuzara  
**Cc:** [Hardyessq@aol.com](mailto:Hardyessq@aol.com)  
**Subject:** RE: Neg. Dec. request

Good afternoon Ms. Kuzara,

My apologies for the delay. I am out of the office today and most likely tomorrow with a serious illness.

The Initial Study is completed and was sent yesterday as well as is attached to this email. The draft ordinance will be emailed directly to all interested parties no later than 4:00pm today and will be posted on our County website tomorrow.

Between now and the distribution of the draft provisions please feel free to let me know if there are any questions.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811



From: Heidi Kuzara [HeidiKuzara@tpaoc.com]  
Sent: Wednesday, November 02, 2011 9:37 AM  
To: Rush, Adam  
Cc: [Hardyesq@aol.com](mailto:Hardyesq@aol.com)  
Subject: Neg. Dec. request

Good morning Adam-

I understand you are out today.

Hardy Strozier left you a message yesterday and I am just following up on his request of Negative Declaration and City Ordinance. Mr. Strozier represents a number of residents in the area and we would like to be able to review the material if a hearing were to occur. Please let either myself or Hardy know when the date and time of the material will be ready.

Thank you for your time in this matter.

Heidi Kuzara

Office Manager

The Planning Associates

3151 Airway Ave.

Suite R-1

Costa Mesa CA 92626

714-556-5200 office

714-556-3905 fax

## Rush, Adam

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 09, 2011 4:00 PM  
**To:** 'wgm@morschauser.com'  
**Cc:** Rush, Adam  
**Subject:** Copy of proposed ordinance overlay for the Santa Rosa Escarpment Area  
**Attachments:** EA 2010.pdf; Signed Ordinance No.348.4299.pdf; Exhibit A\_revised.pdf; Exhibit B\_Revised.pdf

**Importance:** High

Good afternoon Becky,

Per our discussions this afternoon, I am providing a copy of the proposed Zoning Ordinance Overlay and accompanying environmental analysis which are attached herein.

Please let me know if there are any additional questions or concerns.

Sincerely,

*Adam Rush*

Principal Planner - Advance Planning  
Riverside County CAC  
4080 Lemon Street, 12th Floor  
Riverside, CA 92504  
Office: (951) 955-6646  
Cell: (951) 833-0878  
FAX: (951) 955-1811  
[arush@rctlma.org](mailto:arush@rctlma.org)

## Rush, Adam

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 09, 2011 4:05 PM  
**To:** Rush, Adam; 'wgm@morschauser.com'  
**Subject:** RE: Copy of proposed ordinance overlay for the Santa Rosa Escarpment Area  
**Attachments:** Mr. Morschauser's APN's.jpg

In addition, please see an exhibit that verifies that these parcels are located within the project boundary.

All the best,

*Adam Rush*

Principal Planner - Advance Planning  
Riverside County CAC  
4080 Lemon Street, 12th Floor  
Riverside, CA 92504  
Office: (951) 955-6646  
Cell: (951) 833-0878  
FAX: (951) 955-1811  
[arush@rctlma.org](mailto:arush@rctlma.org)

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 09, 2011 4:00 PM  
**To:** 'wgm@morschauser.com'  
**Cc:** Rush, Adam  
**Subject:** Copy of proposed ordinance overlay for the Santa Rosa Escarpment Area  
**Importance:** High

Good afternoon Becky,

Per our discussions this afternoon, I am providing a copy of the proposed Zoning Ordinance Overlay and accompanying environmental analysis which are attached herein.

Please let me know if there are any additional questions or concerns.

Sincerely,

*Adam Rush*

Principal Planner - Advance Planning  
Riverside County CAC  
4080 Lemon Street, 12th Floor  
Riverside, CA 92504  
Office: (951) 955-6646  
Cell: (951) 833-0878  
FAX: (951) 955-1811  
[arush@rctlma.org](mailto:arush@rctlma.org)

**Rush, Adam**

---

**From:** Joan Patterson [calljoan4ahome@gmail.com]  
**Sent:** Monday, November 07, 2011 2:20 PM  
**To:** Rush, Adam  
**Subject:** lots in LaCresta

I own a lot in LaCresta and would like more information about what is trying to go on with the lots. Thanks

*Respectfully,*

*Joan Patterson*

*Joan Patterson, B.A., G.R.I., A.S.P., Realtor, License #01431647  
Keller Williams Realty  
8250 White Oak Avenue, Ste 102  
Rancho Cucamonga, CA 91730  
951-204-1864 direct  
909-803-9837 fax*

*Websites:*

<http://www.calljoan4homes.com>

<http://inlandempirerealestate.kwrealty.com>

**Rush, Adam**

---

**From:** Isom, Sandy J. [SJISOM@rcbos.org]  
**Sent:** Monday, November 14, 2011 7:12 AM  
**To:** Rush, Adam  
**Subject:** RE: Riverside County

Thank you Adam. Please just shoot me an e-mail if anyone from 1st District does contact you to discuss in greater length.

Regards,  
Sandy Isom  
Legislative Assistant to  
Supervisor Bob Buster  
1st District  
951-955-1010

-----Original Message-----

**From:** Rush, Adam [<mailto:ARUSH@rctlma.org>]  
**Sent:** Saturday, November 12, 2011 7:40 AM  
**To:** [OBICLJ@aol.com](mailto:OBICLJ@aol.com); [district1@rcbs.org](mailto:district1@rcbs.org); District1; District3  
**Cc:** Isom, Sandy J.; Barnes, Olivia  
**Subject:** RE: Riverside County

Dear Mr. Obradovich,

Thank you for contacting the County of Riverside. The County appreciates your concern regarding any new project we are processing under direction of the Board of Supervisors.

The Planning Department received direction at the October 4, 2011 Board of Supervisor's Public Hearing during the extension of the Interim Ordinance that prevented all grading and building permits to work on implementing permanent standards to facilitate lifting the building and grading moratorium and create standards that will allow development to occur in a manner that is sensitive to the unique communities of La Cresta and De Luz.

As the project manager, I am more than happy to speak with you either via phone or in person to discuss your concerns in more detail.

Please let me know if there are any additional questions or standards.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor

Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

From: [OBICLJ@aol.com](mailto:OBICLJ@aol.com) [OBICLJ@aol.com]  
Sent: Thursday, November 10, 2011 4:33 PM  
To: Rush, Adam; [district1@rcbs.org](mailto:district1@rcbs.org); [district1@rcbos.org](mailto:district1@rcbos.org); [district3@rcbos.org](mailto:district3@rcbos.org)  
Subject: Riverside County

To: Riverside County Planning Commission and Board of Supervisors

Dear Sirs:

With regard to the Riverside County proposed Ordinance No. 449.245, 348.4299, Zoning Change No. 07766 and EA No. 42483 as they relate to property use, please be advised that I as a land owner, STRONGLY OBJECT to this ordinance change in zoning and property land usage as it will GREATLY affect the value of our land and its usage resulting in a substantial hardship to me.

As a property owner affected by this, I STRONGLY OBJECT to Ordinance No. 449.245, 348.4299, Zoning Change No. 07766 and EA No. 42483.

Yours truly,

Louis Obradovich

**Rush, Adam**

---

**From:** OBICLJ@aol.com  
**Sent:** Thursday, November 10, 2011 4:34 PM  
**To:** Rush, Adam; district1@rcbs.org; district1@rcbos.org; district3@rcbos.org  
**Subject:** Riverside County

To: Riverside County Planning Commission and Board of Supervisors

Dear Sirs:

With regard to the Riverside County proposed Ordinance No. 449.245, 348.4299, Zoning Change No. 07766 and EA No. 42483 as they relate to property use, please be advised that I as a land owner, **STRONGLY OBJECT** to this ordinance change in zoning and property land usage as it will **GREATLY** affect the value of our land and its usage resulting in a substantial hardship to me.

As a property owner affected by this, I **STRONGLY OBJECT** to Ordinance No. 449.245, 348.4299, Zoning Change No. 07766 and EA No. 42483.

Yours truly,

Louis Obradovich

## Rush, Adam

---

**From:** Dennis Popka [dpopka@bow-law.com]  
**Sent:** Thursday, October 27, 2011 5:08 PM  
**To:** Rush, Adam  
**Subject:** LaCresta Notice of Public Hearing

Good afternoon Adam. I am a LaCresta property owner and received a notice of public hearing regarding land use that is scheduled for 11-16-11. I need further information as to the nature and intent of the hearing. Will decisions made affect property values or my right to develop my 2 five acre parcels? What hillside grading standards are being considered and why? What are the architectural design guidelines in issue and how do they differ from existing guidelines? Any assistance you can render is appreciated. Regards, Dennis Popka



## Rush, Adam

---

**From:** Dennis Popka [dpopka@bow-law.com]  
**Sent:** Friday, October 28, 2011 9:21 AM  
**To:** Rush, Adam  
**Subject:** RE: LaCresta Notice of Public Hearing

Thanks Adam for the information. Regards, Dennis Popka

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Friday, October 28, 2011 6:29 AM  
**To:** Dennis Popka  
**Subject:** RE: LaCresta Notice of Public Hearing  
**Importance:** High

Good Morning Mr. Popka,

Thank you very much for contacting the County Planning Department. I am more than happy to assist in clarifying your questions. You do have a very good grasp of the particulars and it sounds like you are aware of the building and grading moratorium that was put in place by the County Board of Supervisors in November of 2010. This ordinance was recently extended; however, the Board was very adamant that Planning Staff bring back a set of permanent design guidelines and development standards that would allow grading and building to occur, but in a manner that protects the ridgeline, requires grading to be performed in a sensitive manner, and implements our general plan policies that prohibit rooflines to project above the ridgeline.

These standards have been drafted and are going through a final review by our management and counsel. They will be available next week on Monday, Tuesday at the latest. The Environmental Assessment for this project has been drafted and is available for review.

The ultimate goal is to bring an ordinance to the Planning Commission on November 16th to have them review these standards for the areas of the La Cresta and De Luz communities that are impacted by the new standards. Please note that not all of your community is affected by the moratorium or the new ordinance. The Planning Commission will be considering these standards, which would affect your property if you decide to build and are located within the boundaries (maps are attached).

You mentioned the "existing guidelines". I believe you are referring to the La Cresta HOA guidelines. If so, these are not subject to any County jurisdiction. We do not use these guidelines and my assumption is that they will remain in affect; however, we do not want the new hillside development standards to conflict with the HOA's guidelines and a copy of our new ordinance overlay will be sent to the Board of Directors for the La Cresta HOA as soon as they are ready so we can have the opportunity to work together.

I truly hope I was able to answer your questions and I will definitely put you on the list to receive a copy of the new ordinance once it is available.

Please feel free to contact me if there are any additional questions or concerns.

All the best and have a great weekend!

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
1080 Lemon Street, 9th Floor  
Riverside, CA 92501

Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Dennis Popka [dpopka@bow-law.com]  
**Sent:** Thursday, October 27, 2011 5:07 PM  
**To:** Rush, Adam  
**Subject:** LaCresta Notice of Public Hearing

Good afternoon Adam. I am a LaCresta property owner and received a notice of public hearing regarding land use that is scheduled for 11-16-11. I need further information as to the nature and intent of the hearing. Will decisions made affect property values or my right to develop my 2 five acre parcels? What hillside grading standards are being considered and why? What are the architectural design guidelines in issue and how do they differ from existing guidelines? Any assistance you can render is appreciated. Regards, Dennis Popka

## Rush, Adam

---

**From:** Mark Ritchart [MRitchart@caymusmedical.com]  
**Sent:** Monday, November 07, 2011 5:02 PM  
**To:** Rush, Adam  
**Subject:** Ordinance 348.4299

Adam,  
Thank you for returning my call this afternoon. At your convenience, would you please e-mail me a map of the project we discussed? Thank you,  
Mark Ritchart  
951-551-0162

  
Verizon Message Center

FAX 951-955-1811

Tuesday, Nov 15 at 8:07 AM

**From:** hwrouse1@verizon.net  
**To:** DBOWIE@RCTIMA.ORG  
**Subject:** Ridgeline Overlay Zone , Ordinance No. 3484299

Attention : Desiree Bowie, Intrin Planning Commission Secretary.  
County Of Riverside Administrative Center

I will not be able to attend the 16 November 2011 Planning Commission hearing on the proposed Ridgeline Overlay Zone Ordinance.

This is to advise the Planning Commission that, after careful study **I AM OPPOSED** to the new proposed Ridgeline Overlay Zone no. 3484299 for the following reasons:

1. The proposed Zoning Ordinance does not have a provision of **GRAND FATHERING** and **EXEMPTING** the parcels of land that has already been developed from the restrictions and regulations of the proposed Ordinance.
2. Adds about **\$50,000 and six months** to your development processing costs. The current process requires a building permit and a grading permit; the ordinance adds a requirement for a plot plan that complies with the California Environmental Quality Act (CEQA), and a public hearing (Section 1.e.(3)).
3. **Prohibits building** on slopes steeper than 25 percent. For perspective, one can still use a lawn mower on a 25 percent slope (Ordinance Section 1.g.(4).i.).
4. **Impacts additions on existing homes** that increase home size by 10 percent or more, or add guest quarters or an accessory building. The ordinance requires a plot plan that adds the \$50,000 cost and six months noted above (Sections 1.e.(1) and 1.c.(10)).
5. **Restricts brush clearance** to reduce fire hazard to the use of **hand tools** only (Section 1.c.(5)).
6. **Creates a fire hazard** by requiring post and beam home construction, which makes homes vulnerable to fire, and an accompanying restoration plan requiring the site to be restored to natural conditions using natural vegetation, which provides fuel for a fire (Sections 1.g.(4)viii., 1.f.(3), and 1.g.(2)iii.).
7. **Opens home additions and home building to lawsuits** by activists using the CEQA review process, leading to years of delays and millions of dollars.
8. **Causes economic hardship** for landowners. Landowners who cannot build on their property will experience decreased property values, and will lose their property investments and related retirements or funds for their children's education.
9. **Applies to all grading and building permit applications** (Section 1.b.).
10. **Limits lighting** to the point of **preventing security** for property (Section 1.g.(3)).

Using zoning regulation to obtain public open space raises issues of fairness and taking private property. Under this approach a landowner is essentially denied the use of his or her property.

When the County proposed a similar ordinance in 2006, the Riverside County Planning Commission **denied approval**, saying that the ordinance was too onerous against landowners and lacked flexibility, and would lead to a flood of variance requests, making the ordinance **unworkable**.

The Planning Commission instead recommended the use of **design guidelines** and architectural standards to preserve the scenic hillsides and to provide fairness to property owners. The Planning Commission presented a balanced solution that

addressed the issue in a fair and reasonable manner at that time. The County's current general plan policies, grading ordinance, and building code already regulate building activities in the Escarpment Area. Therefore, a zoning ordinance is necessary.

I recommend that the Planning Commission keep the existing development approval process that requires a building permit and a grading permit, and simply add design standards.

**I REPEAT AGAIN, I AM NOT IN FAVOR OF THIS PROPOSED RIDGELINE OVERLAY ZONING ORDINANCE NO 3484299 AND REQUEST THAT THE PLANNING COMMISSION VOTE IT DOWN. (NO more government regulations)**

Sincerely,

Harold W. Rouse  
28100 Sycamore Mesa Road  
Temecula, CA 92590  
Phone: (951) 676-4790  
Email: [hwrouse1@verizon.net](mailto:hwrouse1@verizon.net)  
Land parcel # 939030013-6

## Rush, Adam

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 09, 2011 4:58 PM  
**To:** 'Navy & Marine Team'  
**Subject:** RE: Property Information  
**Attachments:** Signed Ordinance No.348.4299.pdf; EA 2010.pdf; Exhibit A\_revised.pdf; Exhibit B\_Revised.pdf

Rocky,

Thank you very much!

I have attached the information specified early for your review.

Sincerely,

*Adam Rush*

Principal Planner - Advance Planning  
Riverside County CAC  
4080 Lemon Street, 12th Floor  
Riverside, CA 92504  
Office: (951) 955-6646  
Cell: (951) 833-0878  
FAX: (951) 955-1811  
[arush@rctlma.org](mailto:arush@rctlma.org)

---

**From:** [navymarineteam@c21wright.com](mailto:navymarineteam@c21wright.com) [<mailto:navymarineteam@c21wright.com>] **On Behalf Of** Navy & Marine Team  
**Sent:** Wednesday, November 09, 2011 4:43 PM  
**To:** Rush, Adam  
**Subject:** Property Information

Greetings Adam

How's it going; I got your message about unable to sending the email. Anyway this is my contact information! I look forward to the information about APN's 940-020-001 & 002.

Remember: To search for homes or Land and for helpful Real Estate Information, please log on to our website at [www.Temeculahomes4sale.com](http://www.Temeculahomes4sale.com)

Wishing you and Family Good Health and Prosperity This Year!  
Thanks and Have a Great Day!

Rocky Rovedatti, Realtor  
DRE ID# 01324779  
Century 21 Wright - Navy Marine Team  
Web: [www.TemeculaHomes4Sale.com](http://www.TemeculaHomes4Sale.com)  
Direct: 951-764-7695

Toll: 877-762-5977  
FAX: 951-694-5401

**IMPORTANT - If You Know Someone Who Would Appreciate My Services, Please Call Me With Their Name and Telephone Number And I Will Be Happy To Help Them - I Greatly Appreciate Referrals from Your Family, Friends and Co-Workers For My Business**

## Stark, Mary

---

**From:** James Sinkiewicz [james@jscs.com]  
**Sent:** Monday, November 14, 2011 3:16 PM  
**To:** Stark, Mary  
**Subject:** Proposed Ordinance 348.4299

Dear Ms. Stark,

I am contacting the commission to voice my opposition to the Western Ridgeline Overlay Zone and Proposed Ordinance 348.4299. Additionally, ask that if such an ordinance be approved in any manner, that my parcel (APC 930-130-025) be excluded from the boundaries of the Northern Santa Rosa Plateau Escarpment Area. My property is at the extreme southwest corner of "Exhibit A, of the Northern Santa Rosa Plateau Escarpment Area map (dated 10-04-11). It is located on the western downslope from the "ridgeline" and there are other properties at higher elevations between mine the "ridgeline" described in the ordinance. The western side of the ridgeline is a valley, not a plateau. There is absolutely nothing I can build or modify on/to any part of my parcel under current zoning laws that could possibly be seen from the other side of the hill or "valley below the ridgeline" to the east of that ridgeline from the vicinity of Highway 15, as is the purpose of this proposed ordinance.

On October 28, 2011, I invited Mr. Adam Rush (Principal Planner) via email to visit my parcel to see for himself that my parcel does not require the increased scrutiny such an ordinance would demand for its stated purpose, should one be passed. He did not respond to this request.

Please let me know if this email is sufficient to protect my rights to challenge this ordinance and its effect on my property rights, or if I need to make this request in printed form. I plan to attend the Riverside County Planning Commission public hearing on Wednesday, November 16, 2011, at 9:00 a.m. and would like the opportunity to speak to the Commission at that time concerning this matter.

James A. Sinkiewicz  
38765 Valle Vista  
Murrieta, CA 92562  
Email: [james@jscs.com](mailto:james@jscs.com)  
Home Phone: (951) 696-4454  
Work Phone: (619) 630-5727



## Rush, Adam

---

**From:** James Sinkiewicz [james@jscs.com]  
**Sent:** Wednesday, November 02, 2011 2:17 PM  
**To:** Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillides

Thank you Mr. Rush. I don't really understand the attached document, but hopefully the draft amendment will shed some light.

I did notice one easy identifiable error in the attachment: Rural Resential (R) is listed vs. Rural Residential (R) in Section II D. (A Freudian slip perhaps <grin>)

James A. Sinkiewicz  
38765 Valle Vista  
Murrieta, CA 92562  
Email: [james@jscs.com](mailto:james@jscs.com)  
Home Phone: (951) 696-4454  
Work Phone: (619) 630-5727

---

**From:** Rush, Adam [<mailto:ARUSH@rctlma.org>]  
**Sent:** Wednesday, November 02, 2011 1:14 PM  
**To:** Rush, Adam  
**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillides  
**Importance:** High

Good afternoon,

Thank you for your patience. This is an update on the draft ordinance amendment for the Santa Rosa Escarpment areas.

You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the document has take a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.

The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646

Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

## Rush, Adam

---

**From:** Hardyessq@aol.com  
**Sent:** Tuesday, November 01, 2011 1:39 PM  
**To:** Rush, Adam  
**Subject:** Re: Follow Up re: Hillside Grading Ordinance

Thanks Adam, I look forward to receiving the ND and the proposed Ordinance.

Hardy Strozier, AICP

**The Planning Associates**  
3151 Airway Avenue, Suite R-1  
Costa Mesa, CA 92626  
Tel: Office (714) 556-5200  
Fax: (714) 556-3905  
Mobile: (714) 366-3828

In a message dated 11/1/2011 12:55:58 P.M. Pacific Daylight Time, [ARUSH@rctlma.org](mailto:ARUSH@rctlma.org) writes:

Good Morning Mr. Storzier,

Thank you for your phone call and contacting the Riverside County Planning Department. I was unable to reach you on your phone but thank you for providing your email address.

I have attached a copy of the Environmental Assessment which finds that a Negative Declaration is appropriate for this project. Please feel free to review and provide your comments at your convenience.

In addition, a copy of the ordinance amendment will be available later today as we are completing the final formatting on this project. I will ensure that you receive a copy later today with the draft provisions.

Please let me know if there are any additional questions or concerns.

Sincerely,

*Adam Rush*

Principal Planner - Advance Planning

Riverside County CAC

4080 Lemon Street, 12th Floor

Riverside, CA 92504

Office: (951) 955-6646

Cell: (951) 833-0878

FAX: (951) 955-1811

[arush@rctlma.org](mailto:arush@rctlma.org)

## Rush, Adam

---

**From:** Hardyseq@aol.com  
**Sent:** Tuesday, November 01, 2011 1:40 PM  
**To:** Rush, Adam  
**Subject:** Re: Recall: Follow Up re: Hillside Grading Ordinance

Please call to discuss,

Hardy Strozier

**The Planning Associates**  
3151 Airway Avenue, Suite R-1  
Costa Mesa, CA 92626  
Tel: Office (714) 556-5200  
Fax: (714) 556-3905  
Mobile: (714) 366-3828

In a message dated 11/1/2011 12:56:16 P.M. Pacific Daylight Time, [ARUSH@rctlma.org](mailto:ARUSH@rctlma.org) writes:

| Rush, Adam would like to recall the message, "Follow Up re: Hillside Grading Ordinance".=

## Rush, Adam

---

**From:** Hardyeseq@aol.com  
**Sent:** Thursday, November 03, 2011 8:59 AM  
**To:** Rush, Adam  
**Cc:** Coyle, Frank  
**Subject:** Re: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hill...

Thank you,

Hardy Strozier, AICP

**The Planning Associates**  
3151 Airway Avenue, Suite R-1  
Costa Mesa, CA 92626  
Tel: Office (714) 556-5200  
Fax: (714) 556-3905  
Mobile: (714) 366-3828

In a message dated 11/2/2011 5:07:36 P.M. Pacific Daylight Time, [ARUSH@rctlma.org](mailto:ARUSH@rctlma.org) writes:

Dear Interested Parties,

As promised, the Planning Department is providing a copy of the proposed hillside development standards (inclusive of the two attached exhibits) for your review and comment.

The Planning Department has scheduled a Planning Commission public hearing for November 16th at the following address:

4080 Lemon Street, 1st Floor

Riverside, Ca 92504

A time has yet to be determined, but will be updated by next week at the latest.

Please feel free to direct any comments, questions, concerns, or recommendations directly to me. All communications will be cataloged and responded to in the order received.

Please feel free to contact me with any specific questions or concerns

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC

4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 02, 2011 1:14 PM  
**To:** Rush, Adam  
**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside

Good afternoon,

Thank you for your patience. This is an update on the draft ordinance amendment for the Santa Rosa Escarpment areas.

You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the document has take a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.

The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

**Rush, Adam**

---

**From:** B.L.Truax [bltruax@verizon.net]  
**Sent:** Sunday, November 06, 2011 1:08 PM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment - Western Ridgeline Zoning Ordinance Overlay

Adam ; Thank you for following up on this . I am unable to meet on tue . is there another time available ?

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Thursday, November 03, 2011 5:44 PM  
**To:** bltruax@verizon.net  
**Subject:** Santa Rosa Escarpment - Western Ridgeline Zoning Ordinance Overlay

Good afternoon Bernie,

Yesterday, the Planning Department released our draft proposed guidelines for the Santa Rosa Escarpment areas. I have included this draft ordinance, the relative exhibits, and the Environmental Assessment for this project and for your review.

I would also like to schedule a meeting with yourself, per our previous discussions, for November 8th at 10:00am. The purpose of this meeting will be to discuss your feedback on the proposed ordinance.

Please let me know if this date and time works for you.

Please let me know if there are any additional questions or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811



**Rush, Adam**

---

**From:** B.L.Truax [bltruax@verizon.net]  
**Sent:** Monday, November 07, 2011 10:28 AM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment - Western Ridgeline Zoning Ordinance Overlay

2 PM on Thur . is good . I will see you then

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Monday, November 07, 2011 7:28 AM  
**To:** B.L.Truax  
**Subject:** RE: Santa Rosa Escarpment - Western Ridgeline Zoning Ordinance Overlay

Bernie,

I have Thursday at 2:00pm available.

Does this work?

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** B.L.Truax [bltruax@verizon.net]  
**Sent:** Sunday, November 06, 2011 1:07 PM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment - Western Ridgeline Zoning Ordinance Overlay

Adam ; Thank you for following up on this . I am unable to meet on tue . is there another time available ?

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Thursday, November 03, 2011 5:44 PM  
**To:** bltruax@verizon.net  
**Subject:** Santa Rosa Escarpment - Western Ridgeline Zoning Ordinance Overlay

Good afternoon Bernie,

Yesterday, the Planning Department released our draft proposed guidelines for the Santa Rosa Escarpment areas. I have included this draft ordinance, the relative exhibits, and the Environmental Assessment for this project and for your review.

I would also like to schedule a meeting with yourself, per our previous discussions, for November 8th at 10:00am. The purpose of this meeting will be to discuss your feedback on the proposed ordinance.

Please let me know if this date and time works for you.

Please let me know if there are any additional questions or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

**Rush, Adam**

---

**From:** Ron Tuchs Schmidt [rontuchs Schmidt@mac.com]  
**Sent:** Wednesday, November 02, 2011 7:52 AM  
**To:** Rush, Adam  
**Subject:** Ordinance no. 348.4299

Mr. Rush,  
What does it mean that the Planning Commission has recommended adoption of a "negative declaration?" I tried to access the recommended web site and got a message that access was denied.  
Thanks

\*\*\*\*\*

He is risen.  
Matthew 28:6

**Rush, Adam**

---

**From:** Ron Tuchschiidt [rontuchschiidt@mac.com]  
**Sent:** Thursday, November 03, 2011 10:06 AM  
**To:** Rush, Adam  
**Subject:** Re: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside

**Importance:** High

Hi Adam,

Thanks for your email. We live in CO and so it is very inconvenient to attend planning meetings. I appreciate your help in trying to figure out what's actually happening. The attachments are very difficult to read and I can't locate where our parcel is located. It is Parcel number 928100004-4, 11.09 acres in PAR 2 PM 029/073 PM 7944. Since we are corresponding about it, we must be included in this ordinance.

My concern has been that we may be prohibited from building anything on our land while still being assessed substantial taxes. These documents aren't easy to interpret and I'm not a lawyer. Is there a way to summarize and maybe address my concerns?

Thanks

\*\*\*\*\*

People get lost in thought because it's unfamiliar territory.

On Nov 2, 2011, at 6:18 PM, Rush, Adam wrote:

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 02, 2011 5:07 PM  
**To:** Rush, Adam  
**Cc:** Coyle, Frank; Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside

Dear Interested Parties,

As promised, the Planning Department is providing a copy of the proposed hillside development standards (inclusive of the two attached exhibits) for your review and comment.

The Planning Department has scheduled a Planning Commission public hearing for November 16th at the following address:

4080 Lemon Street, 1st Floor  
Riverside, Ca 92504

A time has yet to be determined, but will be updated by next week at the latest.

Please feel free to direct any comments, questions, concerns, or recommendations directly to me. All communications will be cataloged and responded to in the order received.

Please feel free to contact me with any specific questions or concerns

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 02, 2011 1:14 PM  
**To:** Rush, Adam  
**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Good afternoon,

Thank you for your patience. This is an update on the draft ordinance amendment for the Santa Rosa Escarpment areas.

You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the document has take a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.

The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

<Signed Ordinance No.348.4299.pdf><Exhibit A\_revised.pdf><Exhibit B\_Revised.pdf>

## Rush, Adam

---

**From:** Ron Tuchschiidt [rontuchschiidt@mac.com]  
**Sent:** Thursday, November 03, 2011 5:42 PM  
**To:** Rush, Adam  
**Subject:** Re: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside

Adam,

Thanks for your personal attention to my inquiries. This is a beautiful and large lot in a subdivision of five lots with three existing homes. It is probably worth a third of what it was, but would be worthless without zoning that allows a home to be built. We have been very concerned that it could come out that way. Thanks for reassuring us.

#####

Be ready to defend yourself.

When seconds count, help will be only minutes away.

On Nov 3, 2011, at 2:20 PM, Rush, Adam wrote:

Dear Mr. Tuchschiidt,

I sincerely apologize for any confusion. Our legal notifications and documents can be confusing.

I can confirm that your parcel is located within the proposed project boundary. Please see the attached exhibit. Your parcel is identified by an orange polygon.

The basic history on this project, as you mentioned, is the Riverside County Board of Supervisors (RCBOS) has extended an existing moratorium on all building and grading permits on Oct. 4th of this year. This moratorium was placed in effect on November 2, 2010, extended on December 7, 2010, and extended for a final time on October 4, 2011.

The RCBOS instructed staff to draft an overlay that would do three (3) primary actions:

1. Facilitate the repeal of the moratorium that is in effect
2. Create standards and guidelines that protect the hillside and the view shed of the Santa Rosa Escarpment areas
3. Put this in place by the first of next year (2012)

The ordinance overlay, public notice and documents that I provided is the Planning Staff's proposal to do just that. We understand and relate to your concerns with the property taxes being assessed compared to the lack of ability to utilize your property. That is why County Planning Staff is moving forward to have these standards in place by February 8, 2012. This is very fast, relative to County Planning processes. The proposed overlay **will not** change the underlying zoning or general plan; it will not change the allowed uses, it will not change the minimum lot size of your property, and it will not effect any existing and permitted developments located on ones property.

Please let me know if you have any additional questions, concerns, or recommendations.

I truly hope my explanation was clear, if not, please feel free to contact me via telephone and I am more than happy to speak with you further.

All the best,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Ron Tuchs Schmidt [rontuchs Schmidt@mac.com]  
**Sent:** Thursday, November 03, 2011 10:06 AM  
**To:** Rush, Adam  
**Subject:** Re: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment HillSides

Hi Adam,

Thanks for your email. We live in CO and so it is very inconvenient to attend planning meetings. I appreciate your help in trying to figure out what's actually happening. The attachments are very difficult to read and I can't locate where our parcel is located. It is Parcel number 928100004-4, 11.09 acres in PAR 2 PM 029/073 PM 7944. Since we are corresponding about it, we must be included in this ordinance.

My concern has been that we may be prohibited from building anything on our land while still being assessed substantial taxes. These documents aren't easy to interpret and I'm not a lawyer. Is there a way to summarize and maybe address my concerns?

Thanks

\*\*\*\*\*

People get lost in thought because it's unfamiliar territory.

On Nov 2, 2011, at 6:18 PM, Rush, Adam wrote:

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 02, 2011 5:07 PM  
**To:** Rush, Adam  
**Cc:** Coyle, Frank; Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment HillSides

Dear Interested Parties,

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Riverside, Ca 92504

A time has yet to be determined, but will be updated by next week at the latest.

Please feel free to direct any comments, questions, concerns, or recommendations directly to me. All communications will be cataloged and responded to in the order received.

Please feel free to contact me with any specific questions or concerns

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
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Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 02, 2011 1:14 PM  
**To:** Rush, Adam  
**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside

Good afternoon,

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In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
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Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

<Signed Ordinance No.348.4299.pdf><Exhibit A\_revised.pdf><Exhibit B\_Revised.pdf>



## Rush, Adam

---

**From:** Ed Wold [edold@aol.com]  
**Sent:** Saturday, November 12, 2011 8:49 AM  
**To:** Rush, Adam  
**Subject:** Re: Second Request

Mr. Rush

Thank you for getting back to me. I would like to meet you at my property so we can go over the map. Please let me know if Monday November 14 in the morning 7-8am would work best for me. I am still awaiting your response to the other questions I have asked you to respond too. Can you please get back to me on the followings

- > 1. Is there any additional reports that are available to review. For example was there a set of guidelines that dictated what properties would be in the escarpment area and which ones would not be due to the distance from the 15 hwy or elevation.
- > 2. Was there any sight line guidelines or anything else.
- > 3. Could you also explain to me why it is under review.

I look forward to hearing back from real soon

Edward Wold

sent from my iPad

On Nov 12, 2011, at 7:41 AM, "Rush, Adam" <ARUSH@rctlma.org> wrote:

> Dear Mr. Wold,

>

> Thank you very much for taking the time to speak with me regarding your property; I also understand that you are concerned as to how these newly proposed standards will impact your property, its future development, and its potential value.

> As you requested, I have attached the portion of the visual analysis relative to your property as compared to your neighbors. Your parcel (928-020-012) is outlined with a blue box. The dashed red line is the boundary of the project area. On the map, the greenish color is area that is visible and the lavender/pink area is property that is not visible. It is our opinion, that your property is highly visible from the Temecula Valley (as measured along a continual site line on the Interstate 15 freeway). In response to your concerns as to why your neighbors properties are not included in the boundary. This has to pertain to the position and location of your property versus your neighbor's property relative to the mapped ridgeline. What this means is that your property is more prominent to the ridgeline than others that surround your lot and therefore, is more visible to the valley below.

> Obviously, it is difficult to explain these nuisances over email, so I am more than happy to meet with you either on site or in our offices to show you the large format versions of the maps and discuss in further details. Please let me know if you would like to schedule this opportunity?

>

> Please let me know if this is sufficient for your purposes.

> In addition to your second concern, you may address them to my supervisor, Mr. Frank Coyle, if you wish at the following phone number or email:

>  
> Frank Coyle, Deputy Planning Director, REAI fcoyle@rctlma.org  
> (951) 955-2706

> Please let me know if there are any additional questions.

>  
>  
> Adam B. Rush, Principal Planner  
> Riverside County Planning Department  
> Riverside CAC  
> 4080 Lemon Street, 9th Floor  
> Riverside, CA 92501  
> Phone: (951) 955-6646  
> Cell Phone: (951) 833-0878  
> Fax: (951) 955-1811

>  
> From: Edold@aol.com [Edold@aol.com]  
> Sent: Friday, November 11, 2011 10:53 AM  
> To: Rush, Adam  
> Cc: district1@rebos.org; district3@rebos.org  
> Subject: Second Request

> Mr. Rush

> I have not heard back from you regarding the email I sent you on 11/09/11. As you are already aware there is a public hearing scheduled for November 16, 2011 and I am planning on speaking at this hearing regarding the issues I brought up to you in my previous emails.

> Please respond to my email

> Thanks

> Edward Wold  
> 951 440 2254

>  
> From: Edold@aol.com  
> To: ARUSH@rctlma.org  
> Sent: 11/9/2011 1:58:49 P.M. Pacific Standard Time  
> Subj: Re: Ordinance 348.4299

> Mr. Rush

> Thank you for getting back to me. I am unclear from your email when the GIS analysis will be available for review. Could you please clarify when it will be available. Could you also explain to me why it is under review. Is there any additional reports that are available to review. For example was there a set of guidelines that dictated what properties would be in the escarpment area and which ones would not be due to the distance from the 15 hwy or elevation. Was there any sight line guidelines or anything else.

> The reason I am asking these question is because the adjacent properties that I mentioned in my first email to you have the same characteristic (I. E location elevation sight line to the 15 hwy) as my property and they are not in the escarpment area.

> If you feel there is a better way for me to understand this please let me know.

> Thank you in advance for your cooperation.

>  
> Ed Wold  
>  
> In a message dated 11/9/2011 11:49:02 A.M. Pacific Standard Time, ARUSH@rctlma.org writes:  
● Good Morning Mr. Wold,  
> Thank you for your comments and taking the time to discuss this important issue. I wanted  
to follow up with you regarding your concerns and the status of the information you  
requested.  
>  
> The visual site line and Geographic Information System (GIS) analysis that you have  
requested is currently under review with our executive management team and I will be able to  
release it by the day.  
>  
> In addition, I am happy to provide my supervisor's information for your convenience.  
>  
> His name is Mr. Frank Coyle and his direct phone number is (951) 955-2706 and email is  
fcoyle@rctlma.org<mailto:fcoyle@rctlma.org>.  
>  
> Please let me know if there are any questions.  
>  
> Sincerely,  
>  
> Adam Rush  
> Principal Planner - Advance Planning  
> Riverside County CAC  
> 4080 Lemon Street, 12th Floor  
> Riverside, CA 92504  
> Office: (951) 955-6646  
● Cell: (951) 833-0878  
FAX: (951) 955-1811  
> arush@rctlma.org  
>  
>  
> From: Edold@aol.com<mailto:Edold@aol.com> [mailto:Edold@aol.com]  
> Sent: Tuesday, November 08, 2011 4:13 PM  
> To: Rush, Adam  
> Subject: Re: Ordinance 348.4299  
>  
> November 8, 2011  
>  
>  
> Hi Adam  
>  
> I just wanted to follow up with you regarding my last email. I do have additional concerns  
as well. Please give me a call at your earliest convenience.  
>  
>  
> Thanks  
>  
> Ed Wold  
> 951 440 2254  
>  
> In a message dated 11/4/2011 3:57:55 P.M. Pacific Standard Time,  
● USH@rctlma.org<mailto:ARUSH@rctlma.org> writes:  
> Dear Ed,

>  
>  
>  
> You are very welcome! It was my pleasure. I will be able to research parcels quickly and get back to you by Monday at the latest.  
>  
>  
>  
> Please let me know if there are any additional questions or concerns.  
>  
> Sincerely,  
>  
>  
> Adam B. Rush, Principal Planner  
> Riverside County Planning Department  
> Riverside CAC  
> 4080 Lemon Street, 9th Floor  
> Riverside, CA 92501  
> Phone: (951) 955-6646  
> Cell Phone: (951) 833-0878  
> Fax: (951) 955-1811  
>  
> 

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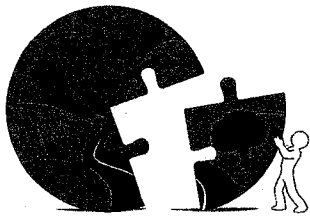
From: Edold@aol.com<mailto:Edold@aol.com> [Edold@aol.com]  
> Sent: Friday, November 04, 2011 2:30 PM  
> To: Rush, Adam  
> Subject: Ordinance 348.4299  
> November 3, 2011  
>  
>  
> Riverside County Planning Department  
> Attention Adam Rush  
> PO Box 1409, Riverside Ca 92502  
> 951 955 6646  
>  
>  
>  
> Mr. Rush  
>  
> Thank you for returning my call yesterday even though you were home  
> sick. I hope you are feeling better today. As we discussed over the phone I expressed my concern about my property (928-270-028) being inside and on the boarder of the escarpment area. I feel that there may have been a mistake or mis-calculation when considering my property to be inside the escarpment zone. The reason I feel this way is because most of the adjacent properties are not listed in this zone.  
>  
> Per your requested I have listed some of the properties I am taking about.  
>  
> APN #  
>  
> 928-280-001  
> 928-270-026  
> 928-270-004  
>  
> I have a few other properties that you may also want to take a look at but these are situated very close in proximity to my property. I also would like to take a look at the GIS map that you were talking about and get more information on exactly what the process was in determining the escarpment zone.

>  
>  
> This email will also serve as formal request to remove my property  
> from the Santa Rosa Plateau escarpment area ordinance 348.4299

> Thank you in advance for your cooperation.

>  
> Edward J. Wold  
> 951 440 2254

>  
>  
> <Mr. Ed Wold Parcel\_Visual Analysis.pptx>



*Carolyn Syms Luna*  
*Director*

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

## Memorandum

**DATE:** November 16, 2011  
**TO:** Riverside County Planning Commission  
**FROM:** Planning Staff  
**RE:** Agenda Item No. 2.6 (Ordinance No. 348.4299) (2 of 2)

Good morning Planning Commissioners,

The Planning Department has completed a number of outreach meetings, phone calls, and email corespondences. In response to our outreach, the following letters, emails, and correspondences have been received on the proposed ordinance overlay.

Planning Staff is providing these letters as part of your staff report package for Item 2.6

Respectfully,

  
Adam Rush, Principal Planner

F:\Special Projects\Western Ridgeline Overlay Zone\PC\_BOS\_Hearings\Memo to PC\_11 16 11.doc

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

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

**Your ability to build on your property will be decided at the next Riverside County Planning Commission hearing.** If you **express your concerns at the public hearing**, the Commission may take appropriate action. The Commission is very receptive to public comments. If you fail to speak up at this time, the Commission will view that as acquiescence to the ordinance below that can prevent you from building on your property and devastate your land investments.

**How does the proposed ordinance affect me?**

- **Prohibits building** on slopes steeper than 25 percent. For perspective, one can still use a lawn mower on a 25 percent slope (Ordinance Section 1.g.(4)i.).
- Adds about **\$50,000 and six months** to your development processing costs. The current process requires a building permit and a grading permit; the ordinance adds a requirement for a plot plan that complies with the California Environmental Quality Act (CEQA), and a public hearing (Section 1.e.(3)).
- Impacts **additions on existing homes** that increase home size by 10 percent or more, or add guest quarters or an accessory building. The ordinance requires a plot plan that adds the \$50,000 cost and six months noted above (Sections 1.e.(1) and 1.c.(10)).
- Creates a **fire hazard** by requiring post and beam home construction, which makes homes vulnerable to fire, and a restoration plan requiring the site to be restored to natural conditions using natural vegetation, which provides fuel for a fire (Sections 1.g.(4)viii., 1.f.(3), and 1.g.(2)iii.).
- Restricts brush clearance to reduce fire hazard to the use of **hand tools only** (Section 1.c.(5)).
- Opens home additions and home building to **lawsuits** by activists using the CEQA review process, leading to years of delays.
- Applies to all grading and building permit applications (Section 1.b.).
- Limits lighting to the point of **preventing security** for property. Limits the maximum graded slope to 20 feet (Sections 1.g.(3) and 1.g.(4)iii.).
- Causes **economic hardship** for landowners. Landowners who cannot build on their property will experience decreased property values, and will lose their property investments and related retirements or funds for their children's education.
- **Eliminates jobs** and hurts the economy. The ordinance eliminates spec lot development by requiring an architectural site plan with the plot plan (Section 1.f.(4)). According to the National Association of Home Builders, every 100 single-family homes would generate 305 full-time jobs.
- **Reduces the tax base**, impacting public services that rely on property tax revenue. The ordinance makes it more difficult for the County to balance its projected \$80 million budget shortfall.

**Why should I attend the Planning Commission hearing and contact the Planning Commission?**

- The Planning Commission measures public interest by the size of the **turnout**.
- The Commissioners take into consideration the testimony of **personal hardship**.
- The Commissioners appreciate **technical analyses**, and consider **reasonable alternatives**.
- We recommend keeping the existing development approval process that requires a building permit and a grading permit, and **simply adding design standards**.
- In order to prevent your property values from being devastated, it is vital for you to express your concerns at the Planning Commission hearing and contact the Planning Commission. Unless you exercise your rights as property owners and **express your outrage**, this ordinance will be crafted to take away your property rights and your property values by building restrictions and government regulation.

**When is the Planning Commission hearing?**

- The Riverside County Planning Commission will be conducting the public hearing on **Wednesday, November 16, 2011, at 9:00 a.m.** The hearing will be held at: **Board Chambers, County Administrative Center, 4080 Lemon Street, First Floor, Riverside, California.** A map to the

County Administrative Center is available here. Parking structures are on either side of Lemon Street, adjacent to the County Administrative Center.

**Where can I get more information?**

- The proposed Western Ridgeline Overlay Zone ordinance and maps showing the affected areas outlined in red are attached.
- Information to contact the Planning Commission is available here.
- The **Property Owners Association of Riverside County** is notifying property owners about this proposed ordinance and about their legal rights to protect their property values. Our contact information follows.

Bruce Colbert, Executive Director  
Property Owners Association of Riverside County  
Post Office Box 127  
Riverside, CA 92502  
Tel: (949) 673-1801  
Fax: (949) 673-1851  
Email: bcpoarc-net@yahoo.com



November 15<sup>th</sup>, 2011

Desiree Bowie, Interim Commission Secretary  
County of Riverside Administrative Center  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

Via Fax 951 955 1811

RE: Ordinance No. 348.4299


Good Afternoon:

We own three properties APN 928020003-7, APN 928030004-8 and APN 928020006-9, within the Western Ridgeline Overlay Zone, Ordinance No. 348.4299.

**We are opposed to the above Ordinance as written**, we find it way too restrictive.

These properties were purchased as an investment to provide for our retirement. This Ordinance would destroy our retirement.

Two unhappy voters and tax payers.

  
George L. Farrelly

  
Nelly Farrelly

P. O. Box 279  
Murrieta, CA 92564-0279

GLF/nf.

**LIEBERG OBERHANSLEY STROHMEYER & GARN, LLP**

A CALIFORNIA LIMITED LIABILITY PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

41911 FIFTH STREET, SUITE 300  
TEMECULA, CALIFORNIA 92590  
(951) 699-4200 AND (951) 699-6600 AND (951) 694-5500  
FACSIMILE: (951) 699-6616

November 10, 2011

NATHAN C. GARN  
ngarn@losglaw.com  
(951) 699-6600

VIA EMAIL [arush@rctlma.org] AND  
HAND DELIVERY

Adam Rush, Deputy County Counsel  
Riverside County Counsel  
3960 Orange Street, Suite 500  
Riverside, CA 92501

Re: Riverside County Ordinances 449.242, 449.243, 449.245  
("Construction Moratorium");

39493 Paseo Chico, Murrieta, California (APN 930-060-010);  
39510 Paseo Chico, Murrieta, California (APN 930-060-008);  
39693 Paseo Chico, Murrieta, California (APN 930-340-007); and  
39755 Paseo Chico, Murrieta, California (APN 930-340-006)  
(collectively, the "Tate Properties");

November 16, 2011 Planning Commission Meeting  
("Planning Commission Meeting").

Mr. Rush:

As you know, I represent Tate Temecula Lots, LLC and its manager, Ronald Tate (collectively, "Tate"), the owner of the Tate Properties, each of which is subject to the Construction Moratorium.

Thank you for providing a copy of the draft long-term ordinance for our review and comment. We appreciate the opportunity to be included in the process to preserve the natural esthetic appeal of the areas within the Northern and Southern Santa Rosa Escarpment Areas proposed to be protected. We also appreciate the County's general responsiveness to all of our inquiries on the subject as well as its general willingness to engage in constructive dialogue with property owners on this issue. We wanted to take this opportunity to bring a few matters pertaining to the Tate Properties, as affected by the Construction Moratorium, to your attention and to seek additional clarification.

Specifically, we request that you provide clarification as to the permitting process for lots that have already received all required land use entitlements except for a building permit (and in some cases, as with the Tate Properties, have graded house pads). Because these lots have already received plot plan approval from the county, it does not appear that the provisions of the

Mr. Rush  
November 10, 2011  
Page 2

draft ordinance regarding the submission of a plot plan (and resulting compliance with the California Environmental Quality Act) would be applicable. In its current form, the ordinance appears to require a plot plan review (and as a result full compliance with CEQA) for even an addition to an existing single family residence. Further, on lots like the Tate Properties, where all rough grading has been completed and only precise grading relating to the residence footprint is required, there will be no disturbance of natural habitat. However, under the current version of the ordinance, it is unclear whether the restoration provisions would apply. Please clarify the application of Section 1.e and 1.g.5 of the draft ordinance to the Tate Properties and other similarly situated properties.

Finally, please clarify the use of the term "primary ridgeline". The draft ordinance defines "primary ridgeline" as a "ridgeline which can be seen with a sky backdrop from any publicly designated road in the Cities of Temecula and Murrieta". No part of the Tate Properties—as well as many other properties within the Northern Escarpment Area—can be seen with a sky backdrop from any road in Murrieta or Temecula. My understanding of the draft ordinance is that rooftops within the Escarpment Area (whether Northern or Southern Areas) may be above a ridgeline as long as that ridgeline is not a "primary ridgeline". Please clarify.

I understand that you will be meeting with Bernie Truax, a member of the development team working on the Tate Properties. I do not anticipate attending that meeting or but request that you address the contents of this letter with him at that time and follow up with him and with me, if necessary. Also, I request that you circulate this letter to all planning commissioners prior to the Planning Commission Meeting and confirm to me by e-mail that each planning commissioner has a copy. In the meantime, should you have any questions, please do not hesitate to contact me.

Sincerely,



Nathan C. Garn

Lieberg Oberhansley Strohmeyer & Garn, LLP

NCG:

cc:

Shellie Clack, Riverside County Counsel (via email only [mclack@co.riverside.ca.us])  
Bob Buster, Supervisor, District 1 (via email only [district1@rcbos.org])  
Jeff Stone, Supervisor, District 3 (via email only [district3@rcbos.org])  
Riverside County Commissioners (via recipient Adam Rush)

Riverside County Planning Dept.  
County of Riverside  
4080 Lemon Street  
Riverside, CA

Attn: Adam Rush

Re: Theft of property through change of zoning

The County of Riverside has broken the law in adopting Ordinance 449.242 and Ordinance 449.245. Both of these ordinances took away owners' property rights without notice, due process, or compensation. That violated the 4<sup>th</sup> Amendment of the US Constitution. Additionally, in approving and extending these ordinances, the County of Riverside failed to meet the statutory reporting requirements of Section 65858 of the Government Code of the State of California.

California Government Code section 65858 (c) states, "The legislative body shall not adopt or extend any interim ordinance pursuant to this section unless the ordinance contains legislative findings that there is a current and immediate threat to the public health, safety, or welfare." The September 2011 staff report failed to document any development projects constituting a current and immediate threat to the public health, safety, or welfare. Nor did this report document any history of such threats. Therefore, no report has been filed by the County documenting the causes required by Section 65858 of the California Government Code. The County of Riverside Board of Supervisors has broken the law.

The text of Ordinance 449.245 stated: "the Board finds that new residential subdivisions and new residential uses in the Escarpment Areas pose a current and immediate threat to the public health, safety and welfare." Again, where is the report by staff documenting this claim? The Board of Supervisors cannot make this statement without substantiating proof. Staff had a year to assemble such proof. The lack of proof from County staff indicated that such proof does not exist.

Land owners have been denied the use of their properties, so that influential constituents of Supervisor Stone and Supervisor Buster can look enjoy views of our land. If the County wants to preserve scenic hillsides, then the County must buy the properties. The County does not have the privilege of theft.

We remind the County that you do little for our area other than demand we pay unreasonably high taxes for next to nothing in roads, and little in the way of timely response to fire and health emergencies. We pay you \$millions in taxes, and get little in return.

Given the lack of any documented threats to public health, safety or welfare, the County moratorium is an illegal taking of property. Must we organize a class action to get your attention? Must we organize a tax revolt to withhold our property taxes until the County provides a just resolution? The County should abate all taxes for affected properties for the entire duration of the moratorium - - - last year, and this next year, since the County has made the properties worthless!

Sincerely,

Mike Juha  
PO Box 1024  
Wildomar, CA 92595  
Email: [mikejuha@yahoo.com](mailto:mikejuha@yahoo.com)  
Tel: 951-600-1462

## Rohac, David

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 16, 2011 7:05 AM  
**To:** Rohac, David  
**Subject:** FW: Proposed Ordinance 348.4229  
**Attachments:** image001.gif

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Christopher Lawrence [CLawrence@progressivemed.com]  
**Sent:** Tuesday, November 15, 2011 7:59 PM  
**To:** Rush, Adam  
**Subject:** Proposed Ordinance 348.4229

Dear Mr. Rush,

I am a 22 year resident of La Cresta and I still have hopes and dreams to develop my property to its highest and best use. Yes, even after that many years, I have still not succeeded in finishing my place. Many obstacles have arisen over the years including children, job losses, recession, and now college tuitions. Nevertheless, I have not given up. However, the stipulations of proposed County Ordinance 348.4229 appear to make the chances of realizing my goal even more remote. I recognize the need for the County to address many of the issues noted in the proposal, but as it is currently drafted, this ordinance seems to be punitive and over-reaching in its scope. Increasing the costs and bureaucratic hoops associated with land development or even subsequent improvements, in a relatively sparsely developed rural-residential region does not address the critical challenges facing our County particularly, the Inland Empire. Without digressing, please be aware that not everyone on the Plateau is exceedingly wealthy. Imposing additional costs, reviews, environmental impact reports, grade analysis, sedimentation studies, etc. does not enhance the lifestyle or the exceptional environment afforded in La Cresta, De Luz, Tenaja, or any of the competing rural residential neighborhoods. In fact, it detracts from it and as a consequence, places an additional economic burden on those currently residing there or who may consider moving or purchasing a home or lot there in the future.

I would like to attend the public hearing tomorrow to express my opposition to the ordinance, but unfortunately, I work in Vista, CA and am unable to join you. However, I would appreciate your consideration of my position when making your final determination. Finally, please advise me as to whether I may forward my comments to any the supervisors who may be deliberating this ordinance.

Thank you,  
Christopher Lawrence

[http://c1100/CRM/eware.dll/PMI\\_blue\\_logo.gif](http://c1100/CRM/eware.dll/PMI_blue_logo.gif)

Progressive Medical International

2460 Ash Street  
Vista, Ca 92081  
Phone: (760) 597-5500 x2212  
Mobile: (951) 727-6761  
Fax: (760) 597-5501  
Email: [clawrence@progressivemed.com](mailto:clawrence@progressivemed.com)<mailto:clawrence@progressivemed.com>  
Web: <http://www.ProgressiveMed.com><http://c1100/CRM/eware.dll/www.progressivemed.com>

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

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

**ORDINANCE NO. 348.4299** and **CHANGE OF ZONE NO. 07766** and **EA NO. 42483**– Intent to Adopt a Negative Declaration – Applicant: County of Riverside – Engineer/Rep: County of Riverside– First and Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) and Open Space – Recreation (OS: R) (20 acre minimum) – Location: The project area is non-contiguous and located in two areas within the Southwest Riverside County. Project Area A is located in the Murrieta hills bounded by Clinton Keith Road, Grand Avenue, and Tenaja Road. Project Area B is located in the Temecula hills bounded by Pauba Road, Rancho California Road, and De Luz Road. – 3,262 gross acres – Zoning: Residential Agriculture - 5 acre minimum and 10 acre minimum (R-A-10 and R-A-5); Light Agriculture - 20 acre minimum (A-1-20), and Rural Residential (RR)– **REQUEST:** The project proposes to create a zoning overlay to provide hillside grading standards and architectural design guidelines for the Santa Rosa Escarpment areas. (Judicial)

**TIME OF HEARING:**       **9:00 a.m.** or as soon as possible thereafter  
                                  **November 16, 2011**  
                                  RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
                                  BOARD CHAMBERS, 1ST FLOOR  
                                  4080 LEMON STREET  
                                  RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Adam Rush at 951-955-6646 or email [arush@rctlma.org](mailto:arush@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current\\_pc.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html).

Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/20/2011

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers Northern Santa Rosa Plateau Escarpment <sup>For</sup> Area

Company or Individual's Name Planning Department

Distance buffered Within boundary

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

Riverside, Ca. 92502

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



# Northern Santa Rosa Plateau Escarpment Area



## Selected Parcels

928-120-024	930-050-002	928-340-001	928-360-020	928-270-033	928-020-017	930-130-028	930-130-029	930-130-030	930-080-020
928-330-013	928-220-030	930-130-010	928-320-002	928-320-010	928-330-002	928-220-028	928-100-003	930-130-006	928-260-002
928-190-040	928-260-001	928-310-006	928-330-011	928-100-001	928-360-012	928-360-013	928-360-014	928-360-015	928-360-016
928-360-017	928-360-018	928-190-038	928-250-023	928-120-023	930-230-028	928-340-037	928-320-004	928-350-027	928-300-006
928-320-003	928-220-023	928-090-020	928-190-032	928-190-033	928-090-025	928-240-054	928-340-040	928-170-039	928-270-028
930-080-021	928-240-033	928-240-034	930-040-003	930-040-005	928-230-019	928-340-043	928-100-008	928-100-005	928-340-039
928-210-017	928-170-023	928-260-029	928-170-037	928-340-047	928-020-006	928-030-003	928-030-004	928-310-012	928-090-021
928-340-015	928-340-045	928-120-016	928-110-018	928-220-011	928-360-005	928-360-009	928-360-011	928-170-041	928-330-012
928-260-028	928-260-025	928-210-016	928-120-034	928-210-003	928-300-008	928-120-033	930-130-026	928-250-013	928-320-001

rst 90 parcels shown



3,300 1,650 0 3,300 Feet

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

ASMT: 928120023, APN: 928120023  
DANH HUYNH  
2922 MAYFLOWER AVE  
ARCADIA CA 91006

ASMT: 928170023, APN: 928170023  
FRANCIS LEONARD  
37765 AVD LA CRESTA  
MURRIETA CA 92562

ASMT: 928120024, APN: 928120024  
1ST CLASS HOMES INC  
C/O STEPHEN ALOIA  
32414 CINON DR  
TEMECULA CA 92592

ASMT: 928170037, APN: 928170037  
JULIE MEDDLES, ETAL  
20895 PASEO MONTANA  
MURRIETA CA 92562

ASMT: 928120033, APN: 928120033  
LAM HUYNH, ETAL  
2922 S MAYFLOWER AVE  
ARCADIA CA 91006

ASMT: 928170038, APN: 928170038  
JIANG WEN  
5067 SADDLEBACK ST  
MONTCLAIR CA 91763

ASMT: 928120034, APN: 928120034  
HASSAN FROUKH  
1016 N 33RD ST  
RENTON WA 98056

ASMT: 928170039, APN: 928170039  
CYNTHIA BENNETT, ETAL  
21025 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928170005, APN: 928170005  
MABEL KIM, ETAL  
309 MENLO DR  
GLENDALE CA 91208

ASMT: 928170041, APN: 928170041  
SANDRA EDGAR, ETAL  
21005 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928170006, APN: 928170006  
MITCHELL APODACA  
37902 VIA HUERTA RD  
MURRIETA, CA. 92562

ASMT: 928190018, APN: 928190018  
SYLVIA ARCOS  
SYLVIA ARCOS  
21355 PEQUENO CIR  
MURRIETA, CA. 92562

ASMT: 928170022, APN: 928170022  
DOROTHY DEMMIN, ETAL  
20655 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928190029, APN: 928190029  
LUCILLE GREEN  
40320 CALLE TORCIDA  
TEMECULA CA 92591

ASMT: 928020015, APN: 928020015  
JEAN MARSHALL  
27514 LITTLEWOOD DR  
RCH PALOS VERDE CA 90275

ASMT: 928090020, APN: 928090020  
TERRY FOSTER, ETAL  
20047 CORTE FLORERIA  
MURRIETA CA 92562

ASMT: 928020016, APN: 928020016  
ROSA YOACHUM, ETAL  
20202 FARRELLY CIR  
MURRIETA, CA. 92562

ASMT: 928090021, APN: 928090021  
MARINA GOLDOVSKAYAHERZFELD, ETAL  
11108 OPHIR DR  
LOS ANGELES CA 90024

ASMT: 928020017, APN: 928020017  
ANDREW SU  
10751 ROCKHURST  
SANTA ANA CA 92705

ASMT: 928090022, APN: 928090022  
VLADIMIRO MONTICELLI  
PO BOX 982  
MURRIETA CA 92564

ASMT: 928030001, APN: 928030001  
JEFFREY JOHNSON  
37305 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 928090025, APN: 928090025  
CECILE PETERS, ETAL  
36852 CALLE DE LOBO  
MURRIETA CA 92562

ASMT: 928030002, APN: 928030002  
CAROL SUCHY, ETAL  
37345 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 928100001, APN: 928100001  
CITIMORTGAGE INC  
C/O CR TITLE SERVICES  
1000 TECHNOLOGY DR  
OFALLON MO 63368

ASMT: 928030004, APN: 928030004  
NELLY FARRELLY, ETAL  
P O BOX 279  
MURRIETA CA 92564

ASMT: 928100002, APN: 928100002  
SHU LIAU  
5 PALOMA DR  
MISSION VIEJO CA 92692

ASMT: 928090019, APN: 928090019  
CAROL CARRILLO, ETAL  
3490 ERIK RD  
ESCONDIDO CA 92025

ASMT: 928100003, APN: 928100003  
ANNIE BLOUGH, ETAL  
36990 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 928100004, APN: 928100004  
STEAMBOAT LACRESTA  
C/O RON TUCHSCHMIDT  
P O BOX 882775  
STEAMBOAT SPRINGS CO 80488

ASMT: 928110018, APN: 928110018  
GIRDHARI S PUROHIT INC  
1225 E LATHAM STE B  
HEMET CA 92544

ASMT: 928100005, APN: 928100005  
KIMBERLY CHEIKHA, ETAL  
4 HIDDEN OAKS  
COTO DE CAZA CA 92679

ASMT: 928110019, APN: 928110019  
GHADA ABDO, ETAL  
37690 EL TIGRE DR  
MURRIETA, CA. 92562

ASMT: 928100006, APN: 928100006  
FRANCISCA SHERMAN, ETAL  
20311 STONE POINT  
MURRIETA, CA. 92562

ASMT: 928110020, APN: 928110020  
LUXURY ECO BUILDER INC  
44755 CORTE SANCHEZ  
TEMECULA CA 92592

ASMT: 928100007, APN: 928100007  
JANNITA GONZALES, ETAL  
27503 SIANDRA CREEK LN  
SPRING TX 77386

ASMT: 928120003, APN: 928120003  
NORMA ZIMMER  
31200 SANTIAGO  
TEMECULA CA 92592

ASMT: 928100008, APN: 928100008  
EVELYN HOELDTKE  
11 IRONWOOD CIR  
TABUCO CANYON CA 92679

ASMT: 928120013, APN: 928120013  
CATHERINE BYRD, ETAL  
20250 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928110003, APN: 928110003  
NORMA ZIMMER  
20634 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928120014, APN: 928120014  
KAREN WOMACK, ETAL  
20400 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928110017, APN: 928110017  
JAMES DIAMOND  
37705 EL TIGRE DR  
MURRIETA CA 92562

ASMT: 928120017, APN: 928120017  
TRACY KNEEBUSCH, ETAL  
3770 CALLE DE LOBO  
MURRIETA CA 92562

ASMT: 928190031, APN: 928190031  
STEFEN GRABOSKI  
11601 MARBLE ARCH DR  
SANTA ANA CA 92705

ASMT: 928190043, APN: 928190043  
HEIDI PROULX, ETAL  
21700 LOS ROBLES RD  
MURRIETA CA 92562

ASMT: 928190033, APN: 928190033  
AYLENE POPKA, ETAL  
P O BOX 1329  
BLUE JAY CA 92317

ASMT: 928200003, APN: 928200003  
FATIMA HUSAIN, ETAL  
P O BOX 4917  
PALOS VERDES PNSL CA 90274

ASMT: 928190034, APN: 928190034  
RICHARD JAMES, ETAL  
37775 VIA BAYA  
MURRIETA CA 92562

ASMT: 928200008, APN: 928200008  
NATURES WORLDS BEST  
11056 PEMBERTON WAY  
ADELANTO CA 92301

ASMT: 928190036, APN: 928190036  
DAWN JARABATH, ETAL  
21820 TODD AVE  
YORBA LINDA CA 92687

ASMT: 928200011, APN: 928200011  
ROBERT STOKES  
12190 PERRIS BLV NO F138  
MORENO VALLEY CA 92557

ASMT: 928190037, APN: 928190037  
LYNN MCEL RATH, ETAL  
37730 VIA BAYA  
MURRIETA, CA. 92562

ASMT: 928200012, APN: 928200012  
LORRAINE STOKES  
26246 KALMIA AVE  
MORENO VALLEY CA 92555

ASMT: 928190038, APN: 928190038  
LAURA LANDIS, ETAL  
21264 PEQUENO CIR  
MURRIETA CA 92562

ASMT: 928200014, APN: 928200014  
STEPHAN L MCEL RATH ACCOUNTANT PENSIC  
1500 QUAIL ST STE 450  
NEWPORT BEACH CA 92660

ASMT: 928190039, APN: 928190039  
LAURIE OTTMAN, ETAL  
21350 PEQUENO CIR  
MURRIETA, CA. 92562

ASMT: 928210003, APN: 928210003  
CONSTANCE MISTRETTA, ETAL  
1900 AVE OF THE STARS 2400  
LOS ANGELES CA 90067

ASMT: 928210004, APN: 928210004  
MAITA VALDEZ, ETAL  
100 VIA NOGALES  
PALOS VERDES EST CA 90274

ASMT: 928220011, APN: 928220011  
GIRDHARI S PUROHIT MD INC  
1225 E LATHAM NO B  
HEMET CA 92544

ASMT: 928210005, APN: 928210005  
VIA VISTA GRANDE  
C/O RUDY NUNEZ  
25630 ADDISON LN  
MURRIETA CA 92562

ASMT: 928220012, APN: 928220012  
STEVE MAGOULAS, ETAL  
39865 Highbury Dr  
MURRIETA CA 92563

ASMT: 928210014, APN: 928210014  
MAITA VALDEZ, ETAL  
30312 CALLE DE BUENOS  
RCH PALOS VERDES CA 90275

ASMT: 928220013, APN: 928220013  
JEAN PIJNENBURG  
P O BOX 1172  
JAMUL CA 91935

ASMT: 928210015, APN: 928210015  
REBECCA SANTIAGO, ETAL  
34362 HIDDEN GLEN CIR  
WILDOMAR CA 92595

ASMT: 928220023, APN: 928220023  
DE ORO OSO  
C/O PAUL J MAGOULAS  
35985 MURANO ST  
MURRIETA CA 92562

ASMT: 928210016, APN: 928210016  
NANCY VANPATTEN, ETAL  
P O BOX 1962  
HUNTINGTON BEACH CA 92647

ASMT: 928220026, APN: 928220026  
JSB LA CRESTA GROUP  
415 N SANTA FE  
VISTA CA 92084

ASMT: 928210017, APN: 928210017  
IRMA ATILLO, ETAL  
43505 SAN FERMIN PL  
TEMECULA CA 92592

ASMT: 928220028, APN: 928220028  
CANDIDE PETROL  
28260 SYCAMORE MESA RD  
TEMECULA CA 92590

ASMT: 928210019, APN: 928210019  
BEVERLY BAKER, ETAL  
6227 MONERO DR  
RCH PALOS VERDES CA 90274

ASMT: 928220029, APN: 928220029  
MARY FRIESTEDT, ETAL  
328 BELLAIRE ST  
DEL MAR CA 92014

ASMT: 928220030, APN: 928220030  
PUTNAM TRUST CO, ETAL  
C/O PUTNAM TRUST CO  
16 WILTON RD  
WESTPORT CT 6880

ASMT: 928240054, APN: 928240054  
PETRA QUINN, ETAL  
37635 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 928230016, APN: 928230016  
CAROLINE EITZEN, ETAL  
C/O REGGIE RAGSDALE  
40275 VIA CABALLOS  
MURRIETA CA 92562

ASMT: 928250013, APN: 928250013  
HSBC BANK USA  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY CA 93063

ASMT: 928230021, APN: 928230021  
CAROLE CAMPBELL, ETAL  
37480 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928250015, APN: 928250015  
ROBERT BROWN  
5059 QUAIL RUN RD NO 22  
RIVERSIDE CA 92507

ASMT: 928240025, APN: 928240025  
MATTEO MERCURIO  
37800 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928250022, APN: 928250022  
DAWN HERNANDEZ, ETAL  
37289 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928240034, APN: 928240034  
ELITE HOMES OF LA CRESTA  
28545 OLD TOWN FRONT ST ST  
TEMECULA CA 92590

ASMT: 928250023, APN: 928250023  
DOINA CIOBANU, ETAL  
24098 CROWNED PARTRIDGE LN.  
MURRIETA CA 92562

ASMT: 928240046, APN: 928240046  
ZHIHAO VI, ETAL  
37625 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928250024, APN: 928250024  
WILLIAM MILTNER  
402 W BROADWAY STE 800  
SAN DIEGO CA 92101

ASMT: 928240049, APN: 928240049  
HELEN HADDAD, ETAL  
45580 ANZA RD  
TEMECULA CA 92592

ASMT: 928250025, APN: 928250025  
DAMARIS MENDYK, ETAL  
38234 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 928250028, APN: 928250028  
PARVINDER SIDHU, ETAL  
7817 BENT TREE  
AMARILLO TX 79121

ASMT: 928260027, APN: 928260027  
JENNIFER COLDANI, ETAL  
38195 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928260002, APN: 928260002  
LORI SWINGLE, ETAL  
38000 VIA BAYA  
MURRIETA CA 92562

ASMT: 928260028, APN: 928260028  
MARCIE SCHUBERT, ETAL  
38095 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 928260003, APN: 928260003  
KAMILL ROHNY  
37855 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928260029, APN: 928260029  
PENSRI MINNELLA, ETAL  
37626 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928260004, APN: 928260004  
SANDRA SOMERVILLE, ETAL  
37777 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928260030, APN: 928260030  
DONNA GOOCHEY, ETAL  
41908 BROOK CT  
MURRIETA CA 92562

ASMT: 928260024, APN: 928260024  
ANNELIESE HERCHER, ETAL  
37806 VI MAJORCA  
MURRIETA CA 92562

ASMT: 928270007, APN: 928270007  
NADINE KAPPER, ETAL  
141 HOLBROOKE WAY  
GRASS VALLEY CA 95945

ASMT: 928260025, APN: 928260025  
KAREN PAPAGOLOS, ETAL  
37635 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928270008, APN: 928270008  
KESSLER FAMILY LTD PARTNERSHIP  
P O BOX 308  
WILDOMAR CA 92595

ASMT: 928260026, APN: 928260026  
STYLE BARNETT HOME BUILDERS  
3361 HORIZON ST  
CORONA CA 92881

ASMT: 928270028, APN: 928270028  
SHELLEY OSTLUND WOLD, ETAL  
21110 CAMINO DE JUGADOR  
MURRIETA, CA. 92562





ASMT: 928270029, APN: 928270029  
JAVIER VENEGAS  
21105 CAMINO DE JUGADOR  
MURRIETA, CA. 92562

ASMT: 928300003, APN: 928300003  
SUE PEEPLES, ETAL  
21370 AVENIDA DE ARBOLES  
MURRIETA CA 92562

ASMT: 928270030, APN: 928270030  
JENNIFER BRAHAM, ETAL  
P O BOX 1544  
HUNTINGTON BEACH CA 92647

ASMT: 928300004, APN: 928300004  
KAREN WINN  
21410 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928270031, APN: 928270031  
DEBRA MAYNARD, ETAL  
10678 BOULDER CANYON RD  
ALTA LOMA CA 91737

ASMT: 928300005, APN: 928300005  
JOANNE NEW, ETAL  
38833 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928270032, APN: 928270032  
ELAINE SAMARIN, ETAL  
21385 HODAN HILL CT  
MURRIETA, CA. 92562

ASMT: 928300006, APN: 928300006  
NICOLE KUTSCHER, ETAL  
38755 VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928270033, APN: 928270033  
RENEE MATHISEN, ETAL  
21001 HODAN HILL CT  
MURRIETA CA 92562

ASMT: 928300007, APN: 928300007  
LYNDA VITAMANTI, ETAL  
38720 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928290010, APN: 928290010  
JACQUELINE VONSYDOW, ETAL  
21315 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928300008, APN: 928300008  
HOMESALES INC  
C/O CHASE HOME FINANCE  
35848 NONNIE DR  
WILDOMAR CA 92595

ASMT: 928290035, APN: 928290035  
MARIA BENZL, ETAL  
28581 JAEGER DR  
LAGUNA NIGUEL CA 92677

ASMT: 928300010, APN: 928300010  
MARIANNE HUDACK, ETAL  
38280 VIA MAJORCA  
MURRIETA CA 92562



ASMT: 928310001, APN: 928310001  
STEVEN STAVIG  
181 1/2 ROYCROFT AVE  
LONG BEACH CA 90803

ASMT: 928310012, APN: 928310012  
DOROTHY GUGLIOTTA, ETAL  
21705 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928310006, APN: 928310006  
ELSJE OEY, ETAL  
16747 CATALONIA DR  
RIVERSIDE CA 92504

ASMT: 928310013, APN: 928310013  
MARY BOLLER, ETAL  
1990 OAKLAND HILLS DR  
CORONA CA 92882

ASMT: 928310007, APN: 928310007  
PNC MORTGAGE  
3232 NEWMARK DR  
MIAMISBURG OH 45342

ASMT: 928310016, APN: 928310016  
KARIE FRISTOE, ETAL  
38095 AVENIDA MANANA  
MURRIETA, CA. 92562

ASMT: 928310008, APN: 928310008  
FELICITAS DOUCETTE YAKUT, ETAL  
39820 CALLE CONTENTO  
TEMECULA CA 92591

ASMT: 928310018, APN: 928310018  
HEATHER BOWERS, ETAL  
21347 AVENIDA DE MANANA  
MURRIETA CA 92562

ASMT: 928310009, APN: 928310009  
ISAAC ABELSKI  
21851 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928310020, APN: 928310020  
AUDREY THOMAS, ETAL  
62 SUNSHINE PLZ  
SEQUIM WA 98382

ASMT: 928310010, APN: 928310010  
PAUL SUMMERFIELD  
21555 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928310021, APN: 928310021  
JAMES RIUTCEL  
38865 AVENIDA MANANA  
MURRIETA, CA. 92562

ASMT: 928310011, APN: 928310011  
JULIE CHON, ETAL  
21629 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928320001, APN: 928320001  
GIZELLA CZIRAKI, ETAL  
2242 N HWY 395  
FALLBROOK CA 92028

ASMT: 928320003, APN: 928320003  
DIANE REYNOLDS, ETAL  
22830 HIDDEN CREEK CT  
MURRIETA CA 92562

ASMT: 928330012, APN: 928330012  
BRENT BIRKIN, ETAL  
7640 S GREENSFERRY RD  
COUER D ALENE ID 83814

ASMT: 928320004, APN: 928320004  
PATRICIA BLACKWELL, ETAL  
5075 POWELL VALLEY RD  
BIG STONE GAP VA 24219

ASMT: 928330013, APN: 928330013  
BANK OF AMERICA  
P O BOX 9000  
GETZVILLE NY 14068

ASMT: 928320005, APN: 928320005  
MARLENY PALMANTIER  
21959 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928340001, APN: 928340001  
SADIQA NAEEMY, ETAL  
38596 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928320006, APN: 928320006  
SHEREE DENNEY, ETAL  
21979 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928340002, APN: 928340002  
ROSEMARY BOORMAN, ETAL  
21630 AVENIDA DE ABROLES  
MURRIETA, CA. 92562

ASMT: 928320009, APN: 928320009  
DEBRA CAMPBELL, ETAL  
30482 VIA FESTIVO  
SAN JUAN CAPO CA 92675

ASMT: 928340036, APN: 928340036  
MARY NICKERSON, ETAL  
38850 VIA CANTAVIENTO  
MURRIETA CA 92562

ASMT: 928320010, APN: 928320010  
BRUCE SCHER  
C/O SANTA ROSA SERVICES  
21952 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928340037, APN: 928340037  
CARRIE MARLOW, ETAL  
32077 DILLON CIR  
WILDOMAR CA 92595

ASMT: 928330011, APN: 928330011  
TRACEY PALMER, ETAL  
38950 PASEO CHAPPARO  
MURRIETA, CA. 92562

ASMT: 928340038, APN: 928340038  
DIANE GONZALES, ETAL  
38750 VIA CONTEVIENTO  
MURRIETA, CA. 92562

ASMT: 928340039, APN: 928340039  
WILLS, ETAL  
400 PALISADES AVE  
SANTA MONICA CA 90402

ASMT: 928340048, APN: 928340048  
JOYCE CUMMINGS, ETAL  
P O BOX 1352  
MURRIETA CA 92564

ASMT: 928340040, APN: 928340040  
CYNTHIA DARLING, ETAL  
38530 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928350025, APN: 928350025  
PAULA PARZONKO, ETAL  
38350 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 928340041, APN: 928340041  
JEANNENE SUTTON, ETAL  
38576 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 928350027, APN: 928350027  
EDNA GRIZZLE, ETAL  
490 ALABAMA ST NO 105  
REDLANDS CA 92373

ASMT: 928340043, APN: 928340043  
ERIC HART  
2362 ALMEZA AVE  
ROWLAND HEIGHTS CA 91748

ASMT: 928350028, APN: 928350028  
WILLIAM MORSCHAUSER  
10790 CIVIC CTR DR NO 203  
RCH CUCAMONGA CA 91730

ASMT: 928340044, APN: 928340044  
MIRIAM TAYLOR  
23905 CLINTON KEITH RD  
WILDOMAR CA 92595

ASMT: 928350029, APN: 928350029  
KULJINDER CHEEMA, ETAL  
38638 AVENIDA CAROLINAS  
MURRIETA, CA. 92562

ASMT: 928340045, APN: 928340045  
GEORGE SEHREMELIS  
6957 CORTE LANGOSTA  
CARLSBAD CA 92009

ASMT: 928350030, APN: 928350030  
MIRIAM TAYLOR  
23906 CLINTON KEITH 114  
WILDOMAR CA 92595

ASMT: 928340047, APN: 928340047  
GENEVA PRICE  
24256 CALLE ARTINO  
MURRIETA CA 92562

ASMT: 928350032, APN: 928350032  
VICTORIA GHAFOURI, ETAL  
P O BOX 97  
TEMECULA CA 92593

ASMT: 928360004, APN: 928360004  
ROBIN STANGENBERG, ETAL  
36440 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 930020001, APN: 930020001  
BARRATT PHILLIPS, ETAL  
C/O DENNIS K CLINE  
1 MEADOW PARK CIR  
BELMONT CA 94002

ASMT: 928360006, APN: 928360006  
PATRICIA PEKICH, ETAL  
36011 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 930020002, APN: 930020002  
LA CRESTA CANYON  
1550 S WESTRIDGE RD  
WEST COVINA CA 91791

ASMT: 928360007, APN: 928360007  
MARINA CASTANEDA, ETAL  
36263 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 930030003, APN: 930030003  
REALTY TRUST GROUP INC  
PMB 529  
23905 CLINTON KEITH 114  
WILDOMAR CA 92595

ASMT: 928360008, APN: 928360008  
KAREN BARUTH, ETAL  
36160 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 930040005, APN: 930040005  
ELSINORE MURRIETA ANZA RESOURCE CONS  
23905 CLINTO KEITH NO 114  
WILDOMAR CA 92595

ASMT: 928360011, APN: 928360011  
GLAMORE HOMES INC  
C/O SUNWEST BANK  
17542 E 17TH ST NO 200  
TUSTIN CA 92780

ASMT: 930050001, APN: 930050001  
RICHARD KULJIAN, ETAL  
40615 CALLE KATERINE  
TEMECULA CA 92591

ASMT: 928360018, APN: 928360018  
CRAFTSMEN HOMES  
1157 N RED GUM ST  
ANAHEIM CA 92806

ASMT: 930050002, APN: 930050002  
3 MACS INV  
39195 CORTE DE OLLAS  
MURRIETA CA 92562

ASMT: 928360020, APN: 928360020  
MARJORIE DEGRANDMONT, ETAL  
37002 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 930070001, APN: 930070001  
J BABBITT, ETAL  
P O BOX 7000 375  
ROLLING HILLS CA 90274

ASMT: 930080020, APN: 930080020  
CHERYL VOTAW, ETAL  
39075 CORTE DE OLLAS  
MURRIETA CA 92562

ASMT: 930130006, APN: 930130006  
JOANNE PATTON, ETAL  
21490 CAMINO ARRIBA  
MURRIETA, CA. 92562

ASMT: 930080021, APN: 930080021  
ELECTRA RESOURCES  
4001 S 700 E NO 500C  
SALT LAKE CITY UT 94107

ASMT: 930130009, APN: 930130009  
BONNIE EASTWOOD, ETAL  
38759 VALLE VISTA  
MURRIETA, CA. 92562

ASMT: 930100002, APN: 930100002  
LINDA LETHIN, ETAL  
238 CLAREMONT AVE  
LONG BEACH CA 90803

ASMT: 930130010, APN: 930130010  
GLORIA BERINGHAUSE, ETAL  
38760 VALLE VISTA  
MURRIETA, CA. 92562

ASMT: 930120001, APN: 930120001  
REALTY TRUST GROUP INC  
PMB 529  
23905 CLINTON KEITH NO 114  
WILDOMAR CA 92598

ASMT: 930130016, APN: 930130016  
NFN AGUINA  
22063 WOODWARD WAY  
MURRIETA CA 92562

ASMT: 930120011, APN: 930120011  
NWK1 INC  
C/O RABOBANK  
45 RIVER PARK W STE 507  
FRESNO CA 93720

ASMT: 930130025, APN: 930130025  
NANCY JO SINKIEWICZ, ETAL  
38765 VALLE VISTA  
MURRIETA, CA. 92562

ASMT: 930130001, APN: 930130001  
SATINDER MANN, ETAL  
2501 CAMINO DEL SOL  
FULLERTON CA 92633

ASMT: 930130026, APN: 930130026  
ETHAL OGDEN, ETAL  
21625 VALLE VISTA  
MURRIETA CA 92562

ASMT: 930130005, APN: 930130005  
DYLAN WONG, ETAL  
21330 CAMINO ARRIBA  
MURRIETA, CA. 92562

ASMT: 930130027, APN: 930130027  
ROBERT GANNON  
36250 AVENIDA LA CRESTA  
MURRIETA, CA. 92562

ASMT: 930130030, APN: 930130030  
ANNIE Y SAM FAMILY LTD PARTNERSHIP  
C/O ANNIE SAM  
13291 TWIN HILLS NO 60B  
SEAL BEACH CA 90740

ASMT: 930340006, APN: 930340006  
TATE TEMECULA LOTS  
C/O MARK ELLIOTT  
3351 MCGRAW ST  
SAN DIEGO CA 92117

ASMT: 930230005, APN: 930230005  
MIRANDA KUONG, ETAL  
13834 SADDLEVIEW DR  
N POTOMAC MD 20878

ASMT: 930340007, APN: 930340007  
TATE TEMECULA LOTS  
C/O RONALD M TATE  
22 S SANTA CRUZ AV 2ND FL  
LOS GATOS CA 95030

ASMT: 930230016, APN: 930230016  
AIMEE WARREN, ETAL  
21285 AVENIDA INSOOK  
MURRIETA, CA. 92562

ASMT: 930230017, APN: 930230017  
ROD STEEL  
21265 AVENIDA INSOOK  
MURRIETA, CA. 92562

ASMT: 930230027, APN: 930230027  
RUTH SEAMAN, ETAL  
38496 KING CT  
MURRIETA, CA. 92562

ASMT: 930230028, APN: 930230028  
KIMBERLY ENGLAND, ETAL  
30345 SKIPPERS WAY  
CANYON LAKE CA 92587

ASMT: 930230029, APN: 930230029  
TAKAKO OKANO, ETAL  
P O BOX 1244  
MURRIETA CA 92564

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/20/2011.

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

APN (s) or case numbers Southern Santa Rosa Plateau Escarpment <sup>For</sup> Area.

Company or Individual's Name Planning Department.

Distance buffered Within boundary

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor  
Riverside, Ca. 92502

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



# Southern Santa Rosa Plateau Escarpment Area



### Selected Parcels

940-150-007	940-150-011	940-150-010	935-400-023	940-140-010	939-020-011	939-020-017	935-030-005	935-030-010	935-060-007
940-140-011	940-100-003	940-100-008	940-100-009	940-100-012	940-100-013	940-100-014	940-100-015	940-090-007	939-030-007
939-040-006	940-090-010	935-060-010	940-070-003	940-070-004	940-050-003	940-240-009	935-400-021	935-400-022	940-300-026
935-030-015	935-060-009	940-150-001	940-150-002	935-050-002	935-400-024	940-070-002	940-070-005	935-040-003	935-040-012
935-050-001	935-380-008	935-380-009	935-380-010	935-380-011	935-040-006	935-400-007	940-020-001	940-020-002	935-400-020
940-240-012	939-030-013	935-380-005	939-030-006	940-040-005	935-040-010	940-240-010	940-030-003	940-110-003	935-020-011
940-140-005	940-140-006	940-140-007	940-140-008	940-090-006	935-040-008	935-040-009	939-040-007	935-400-016	935-030-014
935-410-001	935-410-002	935-410-003	935-410-004	935-410-005	935-410-006	935-410-007	935-410-008	935-410-009	940-020-008
940-090-008	935-400-014	940-140-009	935-030-013	935-030-017	935-040-002	940-030-002	935-020-010	940-240-002	940-100-001

rst 90 parcels shown



4,200 2,100 0 4,200 Feet

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

ASMT: 935020004, APN: 935020004  
TORREZ JOSE D TRUST  
C/O JOSE D TORREZ  
43625 CALLE CAPISTRANO  
TEMECULA CA 92590

ASMT: 935040002, APN: 935040002  
PATRICIA CASTREJON, ETAL  
5790 BARRETT RD  
COLORADO SPGS CO 80926

ASMT: 935020010, APN: 935020010  
BELINDA TORREZ, ETAL  
11634 E MOONRIDGE  
WHITTIER CA 90601

ASMT: 935040003, APN: 935040003  
VICHEAKYINI STROZEWSKI, ETAL  
42301 PRADERA WAY  
TEMECULA, CA. 92590

ASMT: 935020011, APN: 935020011  
MARIA VERA, ETAL  
41322 DE LUZ RD  
TEMECULA, CA. 92590

ASMT: 935040006, APN: 935040006  
ROSEMARY RYAN, ETAL  
42002 GRANADO PL  
TEMECULA, CA. 92590

ASMT: 935020012, APN: 935020012  
MARIE FARCONE, ETAL  
634 SCOTT TRL  
ANAHEIM HILLS CA 92807

ASMT: 935040007, APN: 935040007  
CARRIE BENGTON, ETAL  
42010 GRANADO PL  
TEMECULA, CA. 92590

ASMT: 935030014, APN: 935030014  
LORI MALLORY  
41198 GRANADO PL  
TEMECULA, CA. 92590

ASMT: 935040009, APN: 935040009  
CINDY SUTHERLAND, ETAL  
25015 HENDON ST  
LAGUNA HILLS CA 92653

ASMT: 935030015, APN: 935030015  
MARGARET MANDERSCHIED, ETAL  
P O BOX 935  
TEMECULA CA 92593

ASMT: 935040010, APN: 935040010  
JAMES HIEBERT  
42459 PRADERA WAY  
TEMECULA, CA. 92590

ASMT: 935030017, APN: 935030017  
CATHERINE DO, ETAL  
25472 CORALWOOD ST  
LAKE FOREST CA 92630

ASMT: 935040012, APN: 935040012  
SHERRY BRANCH, ETAL  
42555 PRADERA WAY  
TEMECULA, CA. 92590



ASMT: 935050001, APN: 935050001  
GEORGE MYERS  
31865 CAMINO MAREA  
TEMECULA CA 92592

ASMT: 935380004, APN: 935380004  
JOSEPHINE PRYOR, ETAL  
3967 WENDI CT  
FALLBROOK CA 92028

ASMT: 935050002, APN: 935050002  
EION MCDOWELL  
42600 PRADERA WAY  
TEMECULA, CA. 92590

ASMT: 935380005, APN: 935380005  
HARRY HART  
C/O TIERRA WEST  
301 E FLORIDA AVE NO A  
HEMET CA 92543

ASMT: 935060007, APN: 935060007  
ALVOCADO  
P O BOX 2020  
TEMECULA CA 92593

ASMT: 935380011, APN: 935380011  
DEBORAH BARNES, ETAL  
7051 AVENIDA DE SANTIAGO  
ANAHEIM CA 92807

ASMT: 935060009, APN: 935060009  
GAYLE STAYNE, ETAL  
P O BOX 308  
TEMECULA CA 92593

ASMT: 935380018, APN: 935380018  
JOHN HONG, ETAL  
1201 N MILWAUKEE AVE  
CHICAGO IL 60622

ASMT: 935060010, APN: 935060010  
DOLORES RICARD, ETAL  
10219 ANDASOL AVE  
NORTHRIDGE CA 91325

ASMT: 935400004, APN: 935400004  
ROSEMARIE SPAISE  
8595 CAMINO LIMON RD  
CORONA CA 92883

ASMT: 935080008, APN: 935080008  
BEVERLY PHELAN, ETAL  
42110 PRADERA WAY  
TEMECULA CA 92590

ASMT: 935400007, APN: 935400007  
GIRDHARI PUROHIT  
1225 E LATHAM AVE STE B  
HEMET CA 92543

ASMT: 935080009, APN: 935080009  
BEVERLY J 1983 TRUST, ETAL  
C/O RICHARD J PHELAN  
42150 GRANADO PL  
TEMECULA CA 92590

ASMT: 935400014, APN: 935400014  
ROSEMARIE SPAISE, ETAL  
8595 CAMOND LIMON RD  
CORONA CA 92883

ASMT: 935400016, APN: 935400016  
KIMMIE NGUYEN  
C/O COLLETTE KIM  
P O BOX 51133  
IRVINE CA 92619

ASMT: 939020009, APN: 939020009  
WELLS FARGO BANK  
C/O RUSHMORE LOAN MGMT SVCS  
15480 LAGUNA CYN STE 100  
IRVINE CA 92618

ASMT: 935400020, APN: 935400020  
GRACIELA HOLGUIN  
7872 SAN BENITO ST  
HIGHLAND CA 92346

ASMT: 939020017, APN: 939020017  
CELIA PEREZ, ETAL  
28231 SYCAMORE MESA RD  
TEMECULA, CA. 92590

ASMT: 935400022, APN: 935400022  
DFI PROP  
C/O TIFFANI VARGAS  
4120 DOUGLAS BL NO 306521  
GRANITE BAY CA 95746

ASMT: 939020018, APN: 939020018  
SHAYNE S REV TRUST, ETAL  
C/O STEPHEN M VISCIONI  
28282 SYCAMORE MESA RD  
TEMECULA, CA. 92592

ASMT: 935400023, APN: 935400023  
ADRIAN LEE  
971 SKYLARK DR  
LA JOLLA CA 92037

ASMT: 939030006, APN: 939030006  
DONNA SEEGAR, ETAL  
27333 CORTE DE SEEGAR  
TEMECULA, CA. 92590

ASMT: 935400024, APN: 935400024  
NINETTE RICHARDSON, ETAL  
41845 EAGLE NEST RD  
TEMECULA, CA. 92590

ASMT: 939030007, APN: 939030007  
CANDIDE PETROL  
28260 SYCAMORE MESA  
TEMECULA, CA. 92590

ASMT: 935400026, APN: 935400026  
TIM TRAN  
5503 TRANSPARENT CT  
BAKERSFIELD CA 93313

ASMT: 939030008, APN: 939030008  
KAY MONTEITH, ETAL  
28190 SYCAMORE MESA RD  
MURRIETA, CA. 92562

ASMT: 935410009, APN: 935410009  
LOS ALTURAS  
C/O MATT FLEMING  
3319 WILD OAK LN  
ESCONDIDO CA 92027

ASMT: 939030013, APN: 939030013  
INA ROUSE, ETAL  
28100 SYCAMORE MESA RD  
TEMECULA, CA. 92590

ASMT: 939040005, APN: 939040005  
 LEIGH CHIPMAN, ETAL  
 41604 BIG SAGE CT  
 TEMECULA CA 92591

ASMT: 940020006, APN: 940020006  
 PAIGE HARRISON  
 C/O G S MORTGAGE  
 10140 GRAYLING AVE  
 WHITTIER CA 90603

ASMT: 939040006, APN: 939040006  
 BETTY MOORE, ETAL  
 44765 VIA RENAISSANCE  
 TEMECULA CA 92590

ASMT: 940020007, APN: 940020007  
 SEMIRA KHASHAEI, ETAL  
 P O BOX 82  
 ONEONTA NY 13820

ASMT: 939040007, APN: 939040007  
 CHRISTINA PRATT, ETAL  
 28101 SYCAMORE MESA RD  
 TEMECULA, CA. 92590

ASMT: 940020008, APN: 940020008  
 KELLY YAM, ETAL  
 845 RODEO DR  
 BRAWLEY CA 92227

ASMT: 939040008, APN: 939040008  
 MARILYN SWARTZ, ETAL  
 28077 SYCAMORE MESA RD  
 TEMECULA, CA. 92590

ASMT: 940030002, APN: 940030002  
 MORGAN STANLEY TRUST  
 C/O ROBERT RANDONE  
 PLAZA 2 7TH FL  
 JERSEY CITY NY 7302

ASMT: 940020001, APN: 940020001  
 LOUIS OBRADOVICH, ETAL  
 5 LAWRENCE LN  
 CENTERVILLE MA 2632

ASMT: 940030003, APN: 940030003  
 SAMUEL BARRAGAN, ETAL  
 C/O R ANTHONY HENRICH  
 43128 CORTE VILLA  
 TEMECULA CA 92592

ASMT: 940020002, APN: 940020002  
 MARICOPA HOLDINGS INC, ETAL  
 C/O MICHAEL LEICESTER  
 4940 VIDA AVE  
 ATASCADERO CA 93422

ASMT: 940040006, APN: 940040006  
 LINDA KHANFAR, ETAL  
 31501 SAGECREST DR  
 LAKE ELSINORE CA 92532

ASMT: 940020005, APN: 940020005  
 RIQUE HOLDINGS  
 P O BOX 2617  
 GARDEN GROVE CA 92842

ASMT: 940050003, APN: 940050003  
 SHEILA BOLTE, ETAL  
 1244 W 61ST TERRACE  
 KANSAS CITY MO 64113

ASMT: 940070004, APN: 940070004  
 DCR INV INC  
 P O BOX 10458  
 SAN BERNARDINO CA 92423

ASMT: 940090008, APN: 940090008  
 MARIA LOERA ORTIZ  
 C/O OHANNES KARAOGHLANIAN  
 48336 VIA VAQUERO  
 TEMECULA CA 92590

ASMT: 940070005, APN: 940070005  
 MARILYN SALAS, ETAL  
 27699 JEFFERSON AVE 311  
 TEMECULA CA 92590

ASMT: 940090009, APN: 940090009  
 THERESE DOWNING, ETAL  
 44195 VIA HORCA  
 TEMECULA, CA. 92590

ASMT: 940080001, APN: 940080001  
 WESTERN RIVERSIDE COUNTY REG CON AUT  
 C/O DEPT FACILITIES MGMT  
 3133 MISSION INN AVE  
 RIVERSIDE CA 92507

ASMT: 940090010, APN: 940090010  
 PAMELA FOLEY, ETAL  
 P O BOX 892170  
 TEMECULA CA 92589

ASMT: 940090001, APN: 940090001  
 WESTERN RIVERSIDE COUNTY REG CON AUT  
 C/O REAL ESTATE DIV  
 3403 10TH ST STE 500  
 RIVERSIDE CA 92501

ASMT: 940100002, APN: 940100002  
 RAKHSHANDA AHMAD, ETAL  
 36035 CORTE LISBOA  
 MURRIETA CA 92562

ASMT: 940090005, APN: 940090005  
 ROKAY KAMYAR  
 10144 HERMOSA WAY  
 LA MESA CA 91941

ASMT: 940100015, APN: 940100015  
 PATTY LYNCH, ETAL  
 5205 VISTA MONTANA  
 YORBA LINDA CA 92886

ASMT: 940090006, APN: 940090006  
 CARLA SANCHEZ, ETAL  
 39313 AVENIDA LA CRESTA  
 MURRIETA CA 92562

ASMT: 940110003, APN: 940110003  
 TINA WU, ETAL  
 2595 DEVONPORT RD  
 SAN MARINO CA 91108

ASMT: 940090007, APN: 940090007  
 CAMINO GATILLO  
 C/O DON VEASEY  
 32200 VIA SERON  
 TEMECULA CA 92592

ASMT: 940140002, APN: 940140002  
 CHRISTINE SHOUP, ETAL  
 P O BOX 2293  
 TEMECULA CA 92593

ASMT: 940140008, APN: 940140008  
 THELMA SALINE, ETAL  
 312 EUCALYPTUS DR  
 REDLANDS CA 92373

ASMT: 940150009, APN: 940150009  
 ROGER WOOD  
 44760 VIA GORRION  
 TEMECULA CA 92590

ASMT: 940140009, APN: 940140009  
 NANCY DELANEY, ETAL  
 10731 TREENA ST NO 100  
 SAN DIEGO CA 92131

ASMT: 940150010, APN: 940150010  
 ACADEMIA LTD PARTNERSHIP  
 C/O HERMINIO ACADEMIA  
 27160 CACTUS AVE  
 MORENO VALLEY CA 92555

ASMT: 940140010, APN: 940140010  
 PATRICIA OTO, ETAL  
 31727 PASEO GOLETA  
 TEMECULA CA 92592

ASMT: 940150011, APN: 940150011  
 ANNA WATTS, ETAL  
 29550 VIA SANTA ROSA  
 TEMECULA CA 92590

ASMT: 940140011, APN: 940140011  
 ANTHONY CARR  
 1049 SAN MARCOS DR  
 HEMET CA 92543

ASMT: 940240002, APN: 940240002  
 MWD  
 C/O ASSEST MANAGEMENT  
 P O BOX 54153  
 LOS ANGELES CA 90054

ASMT: 940140012, APN: 940140012  
 WESTERN RIVERSIDE COUNTY REG CON AUT  
 C/O ECONOMIC DEV AGENCY  
 3403 TENTH ST STE 500  
 RIVERSIDE CA 92501

ASMT: 940240006, APN: 940240006  
 CINDI BEAUDET, ETAL  
 29751 VIA SANTA ROSA  
 TEMECULA CA 92590

ASMT: 940150002, APN: 940150002  
 HIEN TRAN, ETAL  
 9406 REVERE CT  
 FOUNTAIN VALLEY CA 92708

ASMT: 940240009, APN: 940240009  
 DEVELOPERS INV GROUP  
 C/O LADD L PENFOLD  
 P O BOX 999  
 TEMECULA CA 92593

ASMT: 940150008, APN: 940150008  
 MONICA ODER, ETAL  
 27475 YNEZ RD NO 345  
 TEMECULA CA 92591

ASMT: 940240010, APN: 940240010  
 SHARON DESUACIDO, ETAL  
 P O BOX 775  
 TEMECULA CA 92593



ASMT: 940240012, APN: 940240012  
MING LI, ETAL  
29711 VIA SANTA ROSA  
TEMECULA, CA. 92590

ASMT: 940250013, APN: 940250013  
HUONG NGUYEN, ETAL  
9934 THISTLE AVE  
FOUNTAIN VALLEY CA 92708

ASMT: 940300026, APN: 940300026  
DONALD FISCHER  
615 MESA GRANDE DR  
PALM DESERT CA 92211



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/26/2011,

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

APN (s) or case numbers N. Santa Rosa Plateau Escarpment For Area.

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

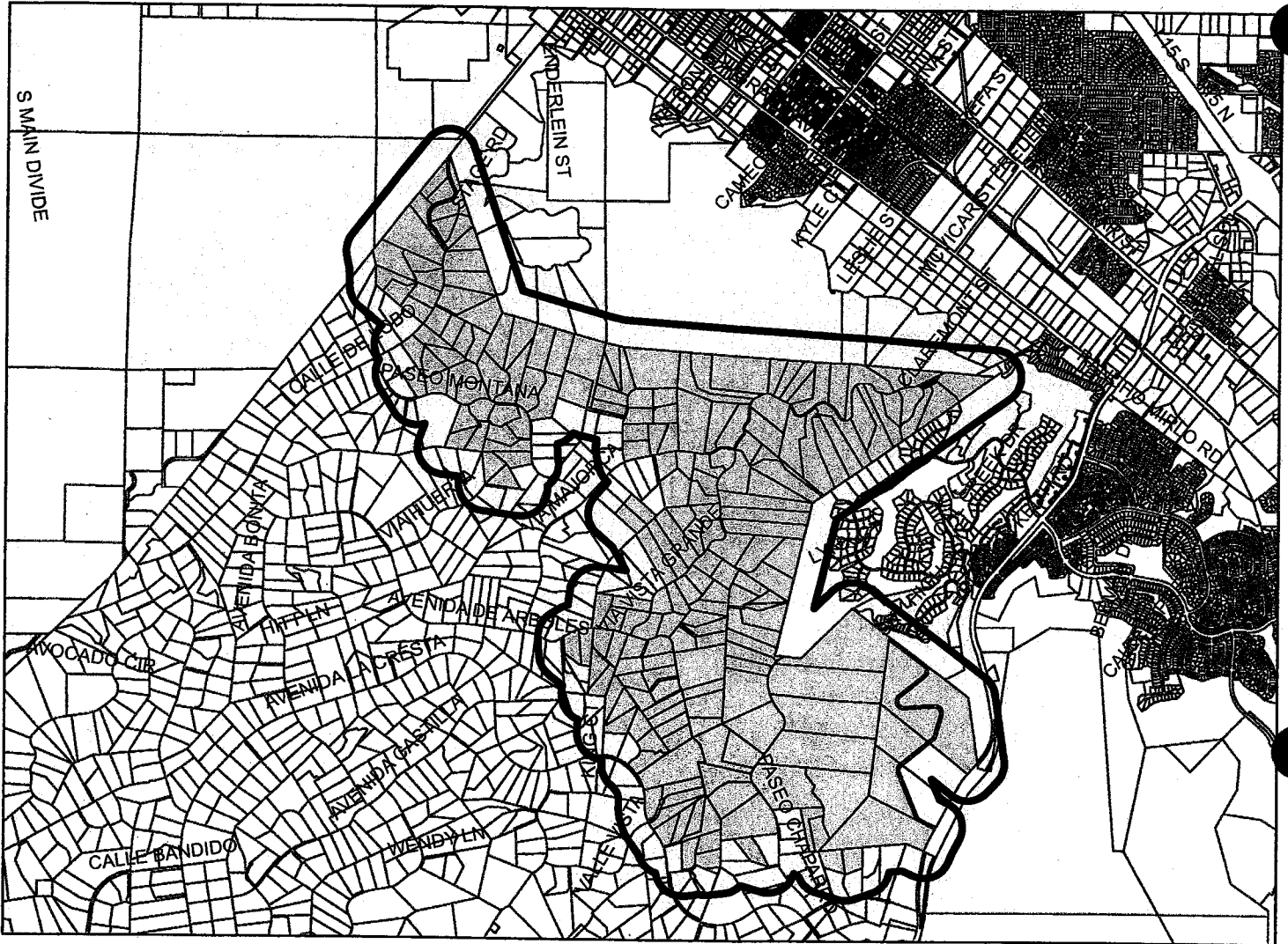
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## 600 feet buffer



### Selected Parcels

930-330-002	930-330-005	930-140-007	930-140-010	930-140-011	930-140-012	930-140-013	930-140-014	930-140-015	904-310-027
928-290-014	904-390-004	928-170-040	930-100-003	930-140-006	928-290-034	904-390-032	930-230-026	904-390-026	904-280-015
904-290-009	904-290-016	904-300-012	904-310-011	904-310-022	904-320-030	904-020-076	904-020-080	904-020-083	904-140-013
904-140-031	904-140-032	928-290-007	930-140-004	382-160-002	382-160-009	930-100-008	904-290-015	904-390-006	904-320-034
930-100-001	928-090-024	904-080-010	904-080-011	904-080-012	930-080-023	904-080-007	930-080-019	904-300-015	930-330-007
904-310-010	904-390-037	904-280-016	930-100-004	928-120-010	930-220-022	930-080-003	928-300-022	904-300-013	904-280-014
928-170-034	928-150-005	928-290-032	904-280-009	904-280-012	930-100-010	904-390-036	904-570-034	904-320-005	928-120-004
382-320-009	382-320-011	930-200-004	382-320-012	930-080-024	904-320-003	904-390-039	904-290-020	930-040-004	930-040-006
928-230-019	928-290-005	904-290-007	928-180-024	928-080-005	904-390-042	928-030-020	904-300-009	904-280-010	928-180-016

rest 90 parcels shown



3,900 1,950 0 3,900 Feet

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

ASMT: 382160002, APN: 382160002  
BONGIOVANNI CONSTRUCTION CO  
P O BOX 2414  
PLS VRDS PNSL CA 90274

ASMT: 382310027, APN: 382310027  
MARY GRIEVE, ETAL  
22435 ALAMEDA DEL MONTE  
WILDOMAR, CA. 92595

ASMT: 382160005, APN: 382160005  
PHYLLIS STEVENSON  
W10861 COUNTY ROAD D  
HOLCOMBE WI 54745

ASMT: 382310029, APN: 382310029  
NONDICE SOULIA, ETAL  
22475 ALAMEDA DEL MONTE  
WILDOMAR, CA. 92595

ASMT: 382160009, APN: 382160009  
CALIFORNIA STATE POLYTECHNIC FOUNDATI  
C/O MIKE MCCALL  
BUILDING 15  
SAN LUIS OBISPO CA 93407

ASMT: 382320009, APN: 382320009  
DIEN DINH  
111 EL LEVANTE  
SAN CLEMENTE CA 92672

ASMT: 382310007, APN: 382310007  
JOYCE GAISER  
33355 CLAREMONT ST  
WILDOMAR, CA. 92595

ASMT: 382320010, APN: 382320010  
SUSAN WARREN, ETAL  
33355 MCVICAR  
WILDOMAR CA 92595

ASMT: 382310015, APN: 382310015  
VICKI DAHLGREN, ETAL  
22387 STANLEY LN  
WILDOMAR, CA. 92595

ASMT: 382320011, APN: 382320011  
DINA GHOSHEH  
3 JENCOURT LN  
LAGUNA NIGUEL CA 92677

ASMT: 382310016, APN: 382310016  
CAROLYN SCHARPEN, ETAL  
P O BOX 249  
WILDOMAR CA 92595

ASMT: 382320012, APN: 382320012  
NORMA LOWE, ETAL  
1030 N PRINCETON AVE  
FULLERTON CA 92831

ASMT: 382310017, APN: 382310017  
GUITA SYRIANI, ETAL  
C/O RAJA ENTERPRISES INC  
22471 STANLEY LN  
WILDOMAR, CA. 92595

ASMT: 382320017, APN: 382320017  
WILDOMAR PRISTINE HOMES  
2279 EAGLE GLEN PKWY # 221  
CORONA CA 92883



ASMT: 382330001, APN: 382330001  
MARICELA GONZALEZ, ETAL  
2141 SONBRIA  
TUSTIN CA 92782

ASMT: 904020080, APN: 904020080  
BEAR CREEK MASTERS ASSN  
22875 N BEAR CREEK DR  
MURRIETA CA 92562

ASMT: 382330002, APN: 382330002  
HILARIO GONZALEZ  
3272 IOWA ST  
COSTA MESA CA 92626

ASMT: 904030043, APN: 904030043  
STATE OF CALIF  
C/O WELFARE CONSERV BOARD  
801 K ST STE 806  
SACRAMENTO CA 95814

ASMT: 382330003, APN: 382330003  
MARK WATKINS  
P O BOX 242  
LAGUNA BEACH CA 92652

ASMT: 904080007, APN: 904080007  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 382340002, APN: 382340002  
WARREN PIERPOINT  
2405 LAS LUNAS  
PASADENA CA 91107

ASMT: 904080012, APN: 904080012  
CITY OF MURRIETA  
1 TOWN SQUARE  
24601 JEFFERSON AVE  
MURRIETA CA 92562

ASMT: 382360003, APN: 382360003  
PATRICIA STORMS, ETAL  
P O BOX 1163  
RANCHO SANTA FE CA 92067

ASMT: 904140032, APN: 904140032  
BEAR CREEK PARTNERS  
22640 BEAR CREEK DR N  
MURRIETA CA 92562

ASMT: 382360004, APN: 382360004  
SHUMWAY IRREVOCABLE TRUST  
C/O VINTON SHUMWAY  
20690 ALAMEDA DEL MONTE  
WILDOMAR CA 92595

ASMT: 904141029, APN: 904141029  
WESTERN DESERT CORP  
P O BOX 939  
LAKE ELSINORE CA 92531

ASMT: 904020066, APN: 904020066  
JUAN BRIONES  
495 W 2ND ST  
POMONA CA 91766

ASMT: 904280001, APN: 904280001  
PAMELA BISHOP, ETAL  
38149 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280002, APN: 904280002  
MICHELLE HAMMOND, ETAL  
38139 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280012, APN: 904280012  
CONNIE DYER, ETAL  
38136 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280003, APN: 904280003  
THERESE HELLINGER  
38127 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280013, APN: 904280013  
LEIANN FOX, ETAL  
38144 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280007, APN: 904280007  
DOROTHY BOONE, ETAL  
37998 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280014, APN: 904280014  
MALI NEWMAN, ETAL  
38164 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280008, APN: 904280008  
JANET GLEASON  
38046 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280016, APN: 904280016  
LORNA KNUDSON, ETAL  
12472 CIRCULA PANORAMA  
SANTA ANA CA 92705

ASMT: 904280009, APN: 904280009  
NANCY FINE, ETAL  
38068 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280022, APN: 904280022  
LEONARD GILBERT  
2618 MONTANA AVE NO 5  
SANTA MONICA CA 90403

ASMT: 904280010, APN: 904280010  
JENNIFER KHOZAM, ETAL  
11 IRONWOOD CIR  
TRABUCO CANYON CA 92679

ASMT: 904280023, APN: 904280023  
JACQUELINE CHANNELL  
38075 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280011, APN: 904280011  
LIONS LAIR PROP  
C/O TIMOTHY JOHNSON  
38118 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904290003, APN: 904290003  
CAROL HANNA, ETAL  
22438 N BEAR CREEK DR  
MURRIETA, CA. 92562



ASMT: 904290004, APN: 904290004  
OWB REO  
888 E WALNUT ST  
PASADENA CA 91101

ASMT: 904290014, APN: 904290014  
KATHELINE OLIVER, ETAL  
22391 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290005, APN: 904290005  
CLAIRE MCCRANN, ETAL  
3632 RAVELLO CT  
MURRIETA CA 92562

ASMT: 904290015, APN: 904290015  
BARBARA MURILLO, ETAL  
22373 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290006, APN: 904290006  
GERTRUDE KAZMI, ETAL  
22408 MONTES CT  
MURRIETA, CA. 92562

ASMT: 904290017, APN: 904290017  
KEITH MEDLEY  
22461 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290007, APN: 904290007  
KAREN STRAUSSER, ETAL  
22420 MONTES CT  
MURRIETA, CA. 92562

ASMT: 904290018, APN: 904290018  
NEOMA ABERNATHY, ETAL  
6055 E WASHINGTON BL 1032  
LOS ANGELES CA 90040

ASMT: 904290008, APN: 904290008  
PATRICIA DENDY  
38157 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904290019, APN: 904290019  
SUSAN HONG, ETAL  
22364 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290012, APN: 904290012  
KAY MARTIN, ETAL  
22427 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290020, APN: 904290020  
DANIEL KUVSHINIKOV, ETAL  
22400 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290013, APN: 904290013  
LARK MILLER, ETAL  
22411 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904300003, APN: 904300003  
KAREN HOY, ETAL  
22274 N BEAR CREEK DR  
MURRIETA, CA. 92562



ASMT: 904300004, APN: 904300004  
CAROL ROUSEY, ETAL  
22320 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904300013, APN: 904300013  
SANDRA MITCHELL, ETAL  
3119 GENOA NO G  
ONTARIO CA 91761

ASMT: 904300005, APN: 904300005  
KAREN SHEN, ETAL  
22355 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904300014, APN: 904300014  
ROSLYN PACKER, ETAL  
GPO BOX 4088  
SYDNEY N SOUTH WALES 2000

ASMT: 904300006, APN: 904300006  
PEGGY PERDUE, ETAL  
22339 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904300015, APN: 904300015  
CLAUDIA KNOPP, ETAL  
23556 N BEAR CREEK DR  
MURRIETA CA 92562

ASMT: 904300007, APN: 904300007  
ELIZABETH JONES, ETAL  
22321 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904300017, APN: 904300017  
SYLVIA HALLINAN, ETAL  
22234 N BEAR CREEK DR  
MURRIETA CA 92562

ASMT: 904300008, APN: 904300008  
PATRICIA SKINNER  
22303 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904310006, APN: 904310006  
MICHAEL SCHAFFER  
22129 SERENADE RIDGE  
MURRIETA, CA. 92562

ASMT: 904300009, APN: 904300009  
JULIE GREGORY, ETAL  
22285 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904310007, APN: 904310007  
INSOOK YOO, ETAL  
C/O RANPAC INC  
27431 W ENTERPRISE CIR  
TEMECULA CA 92590

ASMT: 904300010, APN: 904300010  
MARY FAWCETT, ETAL  
22267 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904310008, APN: 904310008  
DIANE OLSON, ETAL  
22128 SERENADE RIDGE  
MURRIETA, CA. 92562

ASMT: 904310009, APN: 904310009  
LESLIE VANLAER FITZSIMMONS, ETAL  
22158 SERENADE RIDGE  
MURRIETA, CA. 92562

ASMT: 904320007, APN: 904320007  
CYNTHIA GILMORE, ETAL  
22165 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904310010, APN: 904310010  
LINDA AUSLANDER, ETAL  
549 MYSTIC WAY  
LAGUNA BEACH CA 92651

ASMT: 904320008, APN: 904320008  
PHUONG TRAN, ETAL  
22168 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904310027, APN: 904310027  
CAROLINE COYTE, ETAL  
22118 TWIN OAKS CT  
MURRIETA CA 92562

ASMT: 904320030, APN: 904320030  
BEAR CREEK MASTER ASSN  
C/O FRED VOSS  
P O BOX 1195  
TEMECULA CA 92589

ASMT: 904320003, APN: 904320003  
EDWARD KING  
22181 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904320034, APN: 904320034  
WILLIAM CHANNELL, ETAL  
22174 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904320004, APN: 904320004  
BRENDA JENKINS, ETAL  
22177 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904390004, APN: 904390004  
LETTY TABURIAUX, ETAL  
22420 SKY BREEZE CT  
MURRIETA, CA. 92562

ASMT: 904320005, APN: 904320005  
KATHERINE LAJOM, ETAL  
22173 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904390005, APN: 904390005  
JILL MAGEE, ETAL  
2058 N MILLS AVE BOX 328  
CLAREMONT CA 91711

ASMT: 904320006, APN: 904320006  
MAUREEN RITCHART, ETAL  
22169 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904390006, APN: 904390006  
CRAIG MCNAMARA, ETAL  
22380 SKY BREEZE CT  
MURRIETA, CA. 92562



ASMT: 904390015, APN: 904390015  
WACHOVIA MORTGAGE  
1525 WEST W T HARRIS BLV  
CHARLOTTE NC 28262

ASMT: 904390032, APN: 904390032  
EVITA STARBUCK, ETAL  
38003 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390026, APN: 904390026  
BEAR CREEK DEV CO  
10850 WILSHIRE BLV NO 600  
LOS ANGELES CA 90024

ASMT: 904390035, APN: 904390035  
BARBARA BLACKMORE, ETAL  
22500 SKY BREEZE CT  
MURRIETA, CA. 92562

ASMT: 904390027, APN: 904390027  
RICK VLADOVICH  
38002 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390036, APN: 904390036  
RALEEN SISK, ETAL  
PO BOX 427  
MURRIETA CA 92564

ASMT: 904390028, APN: 904390028  
JOAN BUCHANAN  
37982 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390037, APN: 904390037  
MARGARET HESLIN, ETAL  
37984 PINNACLE CT  
MURRIETA, CA. 92562

ASMT: 904390029, APN: 904390029  
LIDIA CAMPO, ETAL  
37962 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390038, APN: 904390038  
DIANNA CRABTREE, ETAL  
37985 PINNACLE CT  
MURRIETA, CA. 92562

ASMT: 904390030, APN: 904390030  
ATALANTA OLITO, ETAL  
37963 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390039, APN: 904390039  
ANNICE BROSSARD, ETAL  
37965 PINNACLE CT  
MURRIETA, CA. 92562

ASMT: 904390031, APN: 904390031  
GLORIA CAMARENA, ETAL  
37983 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390040, APN: 904390040  
TERESA LUBRANI, ETAL  
37964 PINNACLE CT  
MURRIETA, CA. 92562



ASMT: 904390041, APN: 904390041  
JOYCE ROBERTS, ETAL  
22300 SKY BREEZE CT  
MURRIETA, CA. 92562

ASMT: 904660014, APN: 904660014  
J CLARK, ETAL  
C/O BOB CLARK  
32475 CLINTON KEITH 106  
WILDOMAR CA 92595

ASMT: 904390042, APN: 904390042  
GARY MINEO  
22280 SKY BREEZE CT  
MURRIETA, CA. 92562

ASMT: 928030005, APN: 928030005  
GLORIA BOURIS  
2748 VIA SINALOA  
CLAREMONT CA 91711

ASMT: 904570034, APN: 904570034  
CAROL SYBROWSKY, ETAL  
22045 VIA ENTRADA  
MURRIETA CA 92562

ASMT: 928030006, APN: 928030006  
TERRY KRIMSKY, ETAL  
19960 CALLE LOBITO  
MURRIETA, CA. 92562

ASMT: 904570042, APN: 904570042  
TRAILS AT SANTA ROSA INC  
C/O SPEER BUSINESS SERVICES  
73610 BUCKBOARD TR  
PALM DESERT CA 92260

ASMT: 928030007, APN: 928030007  
CONSTANCE MILLER, ETAL  
19955 CALLE LOBITO  
MURRIETA, CA. 92562

ASMT: 904660009, APN: 904660009  
LAKESIDE BEAR CREEK COMMUNITY ASSN  
C/O GEORGE KNAPP  
36671 KENNEMER DR  
MURRIETA CA 92562

ASMT: 928030020, APN: 928030020  
GARY WRIGHT  
28422 CASANAL  
MISSION VIEJO CA 92692

ASMT: 904660012, APN: 904660012  
CLAIRE MCCRANN, ETAL  
37146 FORMBY CT  
MURRIETA, CA. 92562

ASMT: 928030021, APN: 928030021  
WILBUR WILLETT  
P O BOX 934  
MURRIETA CA 92564

ASMT: 904660013, APN: 904660013  
SKL LIMITED PARTNERSHIP  
613 YORKSHIRE DR  
WASHINGTON IL 61571

ASMT: 928030022, APN: 928030022  
STEVEN SCHUTZ  
2 SAINT KITTS  
DANA POINT CA 92629

ASMT: 928080001, APN: 928080001  
CLELIA SVOBODA, ETAL  
821 AVENIDA SALVADOR  
SAN CLEMENTE CA 92672

ASMT: 928120010, APN: 928120010  
ENA CUMMINGS, ETAL  
20235 CALLE PRESA  
MURRIETA, CA. 92562

ASMT: 928080005, APN: 928080005  
CINDY EIGENHUIS, ETAL  
P O BOX 6006  
WHITTIER CA 90609

ASMT: 928120028, APN: 928120028  
FERMIN LUJAN MONTOYA TRUST, ETAL  
40582 CORTE LUCIA  
MURRIETA CA 92562

ASMT: 928080008, APN: 928080008  
JENNIFER HARTFEIL, ETAL  
37522 LA ENCINA  
MURRIETA, CA. 92562

ASMT: 928120030, APN: 928120030  
JOHN GOMEZ, ETAL  
20285 CALLE PRESA  
MURRIETA, CA. 92562

ASMT: 928090017, APN: 928090017  
SUSAN PACCIONE, ETAL  
27500 PINYON ST  
MURRIETA CA 92562

ASMT: 928120031, APN: 928120031  
TERESA LOCKE, ETAL  
20250 CALLE PRESA  
MURRIETA CA 92562

ASMT: 928090023, APN: 928090023  
EVELYNN FOWLER, ETAL  
37420 CALLE DE LOBO  
MURRIETA CA 92562

ASMT: 928120032, APN: 928120032  
WENDY COHEN, ETAL  
39755 VIA HUERTA  
MURRIETA CA 92562

ASMT: 928090024, APN: 928090024  
CHRISTINE THRUN  
37440 CALLE DE LOBO  
MURRIETA CA 92562

ASMT: 928130012, APN: 928130012  
RICHARD LEWIS  
20245 PASEO MONTANA  
MURRIETA CA 92562

ASMT: 928120004, APN: 928120004  
DEUTSCHE BANK NATL TRUST CO  
C/O ONEWEST BANK  
2900 ESPERANZA CROSSING  
AUSTIN TX 78758

ASMT: 928130016, APN: 928130016  
LEE FIORI, ETAL  
20095 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928130018, APN: 928130018  
JAY PRABHU, ETAL  
C/O JAY PRABHU  
19 BARNYARD CT  
PLAINSBORO NJ 8536

ASMT: 928170033, APN: 928170033  
PATRICIA WEAVER, ETAL  
21321 PASEO MONTANA  
MURRIETA CA 92562

ASMT: 928150002, APN: 928150002  
JOHNNY WU  
621 S RADBURY PL  
DIAMOND BAR CA 91765

ASMT: 928170034, APN: 928170034  
DAVID WILLIAMS  
21373 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928150003, APN: 928150003  
LISA MARTIN, ETAL  
37980 VIA HUERTA RD  
MURRIETA, CA. 92562

ASMT: 928170036, APN: 928170036  
ANDREA THRALLS, ETAL  
38351 VIA MAJORCA  
MURRIETA CA 92562

ASMT: 928150004, APN: 928150004  
MORIKI LIVING TRUST  
40445 CARMELITA CIR  
TEMECULA CA 92591

ASMT: 928170040, APN: 928170040  
LILY MANNIRA, ETAL  
21203 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928150005, APN: 928150005  
DAWN OUSDAHL  
38150 VIA HUERTA  
MURRIETA CA 92562

ASMT: 928180001, APN: 928180001  
ELENA MORENO, ETAL  
P O BOX 433  
UPLAND CA 91785

ASMT: 928150006, APN: 928150006  
DIANA MARLOW, ETAL  
38092 VIA HUERTA  
MURRIETA, CA. 92562

ASMT: 928180004, APN: 928180004  
VALENTIN MONTOYA  
38183 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928160031, APN: 928160031  
DENISE NEGRETE, ETAL  
23811 WASHINGTON NO C110  
MURRIETA CA 92562

ASMT: 928180005, APN: 928180005  
SHELLEY KENNEDY SMITH, ETAL  
21338 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928180007, APN: 928180007  
LINDA MINDER  
28066 TURLOCK CT  
LAGUNA BEACH CA 92677

ASMT: 928180026, APN: 928180026  
DEBORAH CAREY, ETAL  
37985 VIA BAYA  
MURRIETA CA 92562

ASMT: 928180008, APN: 928180008  
MPH PROP GROUP  
3765 MOUNTAINVIEW AVE  
LOS ANGELES CA 90066

ASMT: 928180028, APN: 928180028  
NINA JOHNSON  
38075 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928180012, APN: 928180012  
MARGARET ZIMMER, ETAL  
21955 LOS ROBLES RD  
MURRIETA, CA. 92562

ASMT: 928230019, APN: 928230019  
ENTERPRISE PROP  
23905 CLINTON KEITH 114  
WILDOMAR CA 92595

ASMT: 928180016, APN: 928180016  
SANDI LENFESTEY, ETAL  
23637 STEPHANIE LN  
MURRIETA CA 92562

ASMT: 928270001, APN: 928270001  
MARGARET SEGAL, ETAL  
37950 VIA MAJORCA  
MURRIETA, CA. 92563

ASMT: 928180023, APN: 928180023  
ROSEMARY DILEO, ETAL  
21153 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928270002, APN: 928270002  
DAVINDER DHILLON, ETAL  
6129 OAKRIDGE CT  
RCH CUCAMONGA CA 91739

ASMT: 928180024, APN: 928180024  
YNONNE ALONSO, ETAL  
21020 PASEO MONTANA  
MURRIETA CA 92562

ASMT: 928270003, APN: 928270003  
SHIRLEY SOOTER, ETAL  
38355 AVENIDA BONITA  
MURRIETA CA 92562

ASMT: 928180025, APN: 928180025  
ROSALIE EDMONDS, ETAL  
21100 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928270004, APN: 928270004  
CHERYL KESSLER, ETAL  
P O BOX 308  
WILDOMAR CA 92595

ASMT: 928270026, APN: 928270026  
ELAINE ONEIL, ETAL  
38200 VIA MAJORCA  
MURRIETA CA 92562

ASMT: 928290007, APN: 928290007  
BEATRICE MINTZ  
BEATRICE P MINTZ  
3146 MIRO DR N  
PALM BEACH GARDENS FL 33410

ASMT: 928270027, APN: 928270027  
LORENA WEINSTOCK, ETAL  
38150 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928290008, APN: 928290008  
THERESA RHOADES, ETAL  
21312 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928280001, APN: 928280001  
MARIANNE HUDACK, ETAL  
38280 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928290014, APN: 928290014  
ALFONSO AGUIRRE  
2222 KANSAS AVE STE D  
RIVERSIDE CA 92507

ASMT: 928280013, APN: 928280013  
KENICE SHORT  
20900 CALLE EL SAUCE  
MURRIETA CA 92562

ASMT: 928290015, APN: 928290015  
I WOLLANK  
21165 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928280014, APN: 928280014  
ELIZABETH MERCHANT, ETAL  
20955 CALLE EL SAUCE  
MURRIETA CA 92562

ASMT: 928290016, APN: 928290016  
NAGIA AMAN, ETAL  
25469 ALPINE CT  
MURRIETA, CA. 92562

ASMT: 928290005, APN: 928290005  
RUTH ROTH, ETAL  
38802 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928290021, APN: 928290021  
SANDY OLIVES, ETAL  
21245 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928290006, APN: 928290006  
DIANA GHAFOURI, ETAL  
38804 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928290023, APN: 928290023  
VALERIE SCARPINO, ETAL  
21215 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928290031, APN: 928290031  
HARRIET MICHLIN, ETAL  
38632 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 930080019, APN: 930080019  
SUSAN HURST, ETAL  
39182 CORTE DE OLLAS  
MURRIETA CA 92562

ASMT: 928290032, APN: 928290032  
CATHERINE HARRISON, ETAL  
20750 CORTE DEL RIATILLO  
MURRIETA, CA. 92562

ASMT: 930080022, APN: 930080022  
HEIDI CHAN, ETAL  
39195 CORTE DE OLLAS  
MURRIETA CA 92562

ASMT: 928290033, APN: 928290033  
YOUNG RHEE  
2549 VIA SANCHEZ  
PALOS VERDES EST CA 90274

ASMT: 930080023, APN: 930080023  
EVELYN BYRD, ETAL  
39198 CORTE PLANICIE  
MURRIETA, CA. 92562

ASMT: 928290034, APN: 928290034  
CHUANPIT SINGKAKITKORANE, ETAL  
5896 SYCAMORE AVE  
RIALTO CA 92376

ASMT: 930080024, APN: 930080024  
DOUGLASS MURPHEY  
39130 CORTE PLANICIE  
MURRIETA, CA. 92562

ASMT: 928300022, APN: 928300022  
NICOLE KUTSCHER, ETAL  
38755 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 930100001, APN: 930100001  
ELLEN CLARK, ETAL  
4611 LIVE OAK DR  
CLAREMONT CA 91711

ASMT: 930040006, APN: 930040006  
ELSINORE MURRIETA ANZA RESOURCE CONS  
23905 CLINTO KEITH NO 114  
WILDOMAR CA 92595

ASMT: 930100003, APN: 930100003  
ANDREW WEIGEL  
PMB 529  
23905 CLINTON KEITH RD 114  
WILDOMAR CA 92595

ASMT: 930080003, APN: 930080003  
GEORGINA FOWLER, ETAL  
22112 VIA ENTRADA  
MURRIETA, CA. 92562

ASMT: 930100004, APN: 930100004  
KELLI BEAL, ETAL  
P O BOX 2288  
TEMECULA CA 92593

ASMT: 930100005, APN: 930100005  
WAFA ODEH, ETAL  
227 MEADOWVIEW CT  
SPRINGBORO OH 45066

ASMT: 930130004, APN: 930130004  
U S BANK  
C/O WASHINGTON MUTUAL BANK  
7255 BAYMEADOWS WAY  
JACKSONVILLE FL 32256

ASMT: 930100006, APN: 930100006  
PEDRO GUTIERREZ, ETAL  
P O BOX 7466  
CAPISTRANO BEACH CA 92624

ASMT: 930140001, APN: 930140001  
OMAR URIZAR  
35977 AVENIDA LA CRESTA  
MURRIETA, CA. 92562

ASMT: 930100007, APN: 930100007  
PEDRO IBANEZ  
40091 PASEO CHAPPARO  
MURRIETA CA 92562

ASMT: 930140002, APN: 930140002  
SANTA ROSA RANCHES WATER DIST  
P O BOX 174  
TEMECULA CA 92589

ASMT: 930100008, APN: 930100008  
ALICE GRUNDMAN, ETAL  
21977 PASEO CHICO  
MURRIETA, CA. 92562

ASMT: 930140003, APN: 930140003  
RANCHO CALIF WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

ASMT: 930100009, APN: 930100009  
ROY STEWART  
5257 WILLOW WOOD RD  
ROLLING HILLS EST CA 90274

ASMT: 930140004, APN: 930140004  
BILL BEHRENS  
35805 AVENIDA LA CRESTA  
MURRIETA, CA. 92562

ASMT: 930100010, APN: 930100010  
DIANA MCHALE, ETAL  
40090 PASEO CHAPARRO  
MURRIETA, CA. 92562

ASMT: 930140006, APN: 930140006  
DONALD PETRBOK, ETAL  
C/O PAULA WORKMAN  
146 SANTA ANA AVE  
LONG BEACH CA 90803

ASMT: 930100011, APN: 930100011  
VIRGINIA VON ACHEN  
PMB 364  
23811 WASHINGTON STE C110  
MURRIETA CA 92562

ASMT: 930140015, APN: 930140015  
AGUINA  
22063 WOODWARD WAY  
MURRIETA CA 92562



ASMT: 930200004, APN: 930200004  
DIRK RENNER  
39439 VALLE VISTA  
MURRIETA, CA. 92562

ASMT: 930220018, APN: 930220018  
JAMES CHEN MD INC RET TRUST, ETAL  
17261 BLUE SPRUCE LN  
YORBA LINDA CA 92886

ASMT: 930200005, APN: 930200005  
HONGVAN PHAM, ETAL  
3239 POWERS AVE  
CLOVIS CA 93619

ASMT: 930220021, APN: 930220021  
CATHRYN HOWARD, ETAL  
36475 AVENIDA LA CRESTA  
MURRIETA, CA. 92562

ASMT: 930200006, APN: 930200006  
LEANNE ANTAYA, ETAL  
C/O LEANNE ANTAYA  
35987 AVENIDA LA CRESTA  
MURRIETA, CA. 92562

ASMT: 930220022, APN: 930220022  
DIANE FLYNN, ETAL  
36275 AVENIDA LA CRESTA  
MURRIETA CA 92562

ASMT: 930200007, APN: 930200007  
GOPINATH FAMILY LTD PARTNERSHIP  
10189 OVERHILL DR  
SANTA ANA CA 92705

ASMT: 930230004, APN: 930230004  
TED DELRIO, ETAL  
21270 AVENIDA INSOOK  
MURRIETA, CA. 92562

ASMT: 930200008, APN: 930200008  
MARTHA LOPEZ, ETAL  
11402 INEZ ST  
WHITTIER CA 90605

ASMT: 930230026, APN: 930230026  
RUTH LANDER, ETAL  
27751 KILLARNEY  
MISSION VIEJO CA 92692

ASMT: 930220001, APN: 930220001  
SHERMAN DON  
11100 WARNER STE 308  
FOUNTAIN VALLEY CA 92708

ASMT: 930230030, APN: 930230030  
ALANA ZELLER, ETAL  
38580 CELINE COVE  
MURRIETA, CA. 92562

ASMT: 930220017, APN: 930220017  
MICHIIHIRO NAGAI, ETAL  
C/O ANDREW W SUEN  
4000 SAN DIMSA NO 1  
BAKERSFIELD CA 93301

ASMT: 930230033, APN: 930230033  
CELINE MIRZAYAN, ETAL  
25485 RODEO CIR  
LAGUNA HILLS CA 92653



ASMT: 930240005, APN: 930240005  
LEIGH LOCKWOOD, ETAL  
20804 AVENIDA CASTILLA  
MURRIETA, CA. 92562

ASMT: 930330008, APN: 930330008  
VICTOR RAMIREZ  
2069 N AVENUE  
NAPA CA 94558

ASMT: 930250025, APN: 930250025  
EVELYN BURTON, ETAL  
36635 AVENIDA LA CRESTA  
MURRIETA CA 92562

ASMT: 930250026, APN: 930250026  
BRENDA LUYBEN, ETAL  
C/O STEPHENS & KRAY  
5000 BIRCH ST STE 410  
NEWPORT BEACH CA 92660

ASMT: 930250027, APN: 930250027  
HONG PHAM, ETAL  
290 N GATEWAY AVE  
CLOVIS CA 93612

ASMT: 930250028, APN: 930250028  
RONDA HEID, ETAL  
38525 CELINE COVE  
MURRIETA CA 92562

ASMT: 930330005, APN: 930330005  
C/O FEDERAL HOME LOANS  
P O BOX 421217  
SAN DIEGO CA 92142

ASMT: 930330007, APN: 930330007  
BESS ERBE, ETAL  
P O BOX 711  
MURRIETA CA 92564

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/26/2011,

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

APN (s) or case numbers S. Santa Rosa Plateau Escarpment Area.

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## 600 feet buffer



### Selected Parcels

909-324-001	939-050-005	935-070-021	939-060-015	935-330-008	935-330-010	935-330-016	935-260-022	939-030-010	935-320-002
935-320-009	935-400-025	935-320-011	940-170-001	935-100-008	909-220-031	935-070-019	935-060-011	939-060-017	940-110-001
904-040-094	909-323-005	909-323-013	909-323-004	939-050-009	935-070-022	909-220-025	935-260-025	909-230-048	909-230-049
940-050-006	940-050-008	939-080-015	940-250-011	940-250-012	935-090-011	935-090-012	939-050-007	940-300-010	940-300-013
940-300-018	940-300-027	940-300-028	909-290-015	940-060-003	935-070-018	935-080-011	939-020-019	940-250-015	939-020-014
909-220-023	940-170-017	922-210-049	940-310-013	940-310-015	940-310-016	940-310-045	940-320-001	940-320-003	940-320-004
940-320-005	940-320-006	940-320-007	909-321-007	921-020-043	909-220-022	935-060-014	935-330-003	909-324-009	935-080-007
909-324-003	909-324-011	909-230-016	935-060-015	909-325-011	909-324-013	909-220-029	939-020-020	909-210-018	909-210-019
909-200-004	935-330-004	940-250-018	940-110-002	909-220-028	909-323-002	939-050-006	940-230-006	909-140-070	939-030-012

rst 90 parcels shown



4,500 2,500 0

4,500 Feet

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

ASMT: 904040094, APN: 904040094  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 909210019, APN: 909210019  
SALLY LIN, ETAL  
3928 LAGO DI GRATA CIR  
SAN DIEGO CA 92130

ASMT: 909140018, APN: 909140018  
JUDY WOLFF, ETAL  
C/O JUDY K WOLFF  
95181 NORTH WAY  
NORTH BEND OR 97459

ASMT: 909210020, APN: 909210020  
CO INC, ETAL  
23952 ELDER CT  
LAGUNA NIGUEL CA 92677

ASMT: 909140070, APN: 909140070  
MICHELE COUTLEE, ETAL  
23866 CHELSEA WAY  
MURRIETA CA 92562

ASMT: 909220022, APN: 909220022  
IONE OLSON  
23833 VIA BARLETTA  
MURRIETA CA 92562

ASMT: 909160012, APN: 909160012  
WESTERN RIVERSIDE COUNTY REGIONAL CC  
P O BOX 1667  
RIVERSIDE CA 92502

ASMT: 909220023, APN: 909220023  
TRACIE REED, ETAL  
23832 SPRING BRANCH CT  
MURRIETA CA 92562

ASMT: 909200004, APN: 909200004  
JOAN JOHNSON  
P O BOX 694  
MURRIETA CA 92564

ASMT: 909220025, APN: 909220025  
VIRGINIA THOMAS, ETAL  
P O BOX 727  
TEMPLE CITY CA 91780

ASMT: 909210006, APN: 909210006  
CO INC, ETAL  
23952 ELDER CT  
LAGUNA NIGUEL CA 92677

ASMT: 909220028, APN: 909220028  
JOEL URETA, ETAL  
514 W ALPINE AVE  
SANTA ANA CA 92707

ASMT: 909210017, APN: 909210017  
SUSAN ARCHBOLD, ETAL  
P O BOX 338  
MURRIETA CA 92564

ASMT: 909220029, APN: 909220029  
KELLI JONES, ETAL  
26065 LUCILLE CIR  
MURRIETA, CA. 92562



ASMT: 909220030, APN: 909220030  
AUDREY ZAMBROSKI, ETAL  
42900 FIG ST  
MURRIETA, CA. 92562

ASMT: 909322005, APN: 909322005  
TEMECULA PROP  
C/O 1ST AMERICAN EXCHANGE  
ONE BETTERWORLD CIR NO 300  
TEMECULA CA 92590

ASMT: 909220031, APN: 909220031  
JOY COOK, ETAL  
19955 CALLE LOBITO  
MURRIETA CA 92562

ASMT: 909323001, APN: 909323001  
SILVERBACK DEV  
4149 CARTAGENA DR NO B  
SAN DIEGO CA 92115

ASMT: 909230016, APN: 909230016  
LOS HUNDLEY, ETAL  
42389 WINCHESTER RD NO B  
TEMECULA CA 92590

ASMT: 909323002, APN: 909323002  
GABRIELA CANTONE, ETAL  
9077 ARROW RTE STE 120  
RANCHO CUCAMONGA CA 91730

ASMT: 909230048, APN: 909230048  
ELISE WAKEFIELD, ETAL  
34205 POURROY RD  
WINCHESTER CA 92596

ASMT: 909323003, APN: 909323003  
KAREN RATKOWSKI, ETAL  
P O BOX 297  
TEMECULA CA 92593

ASMT: 909230049, APN: 909230049  
DAWN JUDGE  
26159 WHISPERING CREEK AVE  
MURRIETA CA 92562

ASMT: 909323004, APN: 909323004  
ANGELA PETTITT, ETAL  
P O BOX 1046  
TEMECULA CA 92593

ASMT: 909290049, APN: 909290049  
RIDGE VIEW BUSINESS PARK DEV  
7131 OWENSMOUTH STE 6D  
CANOGA PARK CA 91309

ASMT: 909323006, APN: 909323006  
BONNIE BALL, ETAL  
9818 WOODBRIDGE LN  
RIVERSIDE CA 92509

ASMT: 909321007, APN: 909321007  
INLAND TERRACE INV GROUP  
STE 101  
27368 VIA INDUSTRIA  
TEMECULA CA 92590

ASMT: 909323013, APN: 909323013  
LINDA MAJEWSKI, ETAL  
P O BOX 1436  
TEMECULA CA 92593

ASMT: 909324001, APN: 909324001  
ADAM MILES  
C/O JAMES E GRANT  
5051 AVD ENCINAS  
CARLSBAD CA 92008

ASMT: 909324010, APN: 909324010  
ADOLF BURGHARD, ETAL  
C/O ADOLF E BURGHARD  
39615 CALLE ANITA  
TEMECULA CA 92592

ASMT: 909324012, APN: 909324012  
MICHAEL BECK, ETAL  
31582 RAILROAD CANYON RD  
CANYON LAKE CA 92587

ASMT: 909324013, APN: 909324013  
JEFFERSON PARTNERS  
5051 AVENIDA ENCINAS  
CARLSBAD CA 92008

ASMT: 909325003, APN: 909325003  
RAINTREE HOLDINGS  
C/O TERRENCE D SIMS  
27307 VIA INDUSTRIA UNIT K1  
TEMECULA, CA. 92590

ASMT: 909325011, APN: 909325011  
TERESA ZUPPARDO, ETAL  
27419 VIA INDUSTRIA UNIT O1  
TEMECULA, CA. 92590

ASMT: 909325015, APN: 909325015  
TRACI GARMON, ETAL  
2024 GIRD RD  
FALLBROOK CA 92028

ASMT: 909325019, APN: 909325019  
SUPPLIER MANAGEMENT SOLUTIONS INC  
27476 VIA INDUSTRIA UNIT B1  
TEMECULA, CA. 92590

ASMT: 909325020, APN: 909325020  
SUPPLIER MANAGEMENT SOLUTIONS INC  
27476 VIA INDUSTRIA NO B1  
TEMECULA CA 92590

ASMT: 909325032, APN: 909325032  
TEMECULA HOLDINGS  
2552 WALNUT AVE NO 230  
TUSTIN CA 92780

ASMT: 909325034, APN: 909325034  
TEMECULA CORPORATE CENTER  
2552 WALNUT AVE  
TUSTIN CA 92780

ASMT: 909370046, APN: 909370046  
TEMECULA PROP  
C/O 1ST AMERICAN EXCHANGE  
1 BETTERWORLD CIR NO 300  
TEMECULA CA 92590

ASMT: 918070017, APN: 918070017  
STATE OF CALIF  
801 K ST NO 806  
SACRAMENTO CA 95814

ASMT: 921020043, APN: 921020043  
INTERNATIONAL RECTIFIER CORP  
233 KANSAS ST  
EL SEGUNDO CA 90245



ASMT: 935060008, APN: 935060008  
BRENDA POPMA, ETAL  
42540 CALLE CAPISTRANO  
TEMECULA, CA. 92590

ASMT: 935070020, APN: 935070020  
MARK JUDD  
17810 SUPERIOR ST NO 107  
NORTHRIDGE CA 91325

ASMT: 935060011, APN: 935060011  
DOLORES RICARD, ETAL  
10219 ANDASOL AVE  
NORTHRIDGE CA 91325

ASMT: 935070021, APN: 935070021  
ZULAY MANN, ETAL  
42370 CALLE CAPISTRANO  
TEMECULA, CA. 92590

ASMT: 935060014, APN: 935060014  
ITEC FINANCIAL INC  
C/O NINA PATEL  
220 S PCH STE 101  
REDONDO BEACH CA 90277

ASMT: 935070022, APN: 935070022  
WILLIAM ANGELO, ETAL  
42043 PRADERA WAY  
TEMECULA, CA. 92590

ASMT: 935060015, APN: 935060015  
LARRY BOREN, ETAL  
189 QUINCY AVE  
LONG BEACH CA 90803

ASMT: 935070023, APN: 935070023  
ALICE BORDEN, ETAL  
40134 RAM CT  
TEMECULA CA 92591

ASMT: 935070016, APN: 935070016  
SUSAN SENZEL  
1042 FORT UNION NO 522  
MIDVALE UT 84047

ASMT: 935080007, APN: 935080007  
NANCY DENOLF, ETAL  
35580 RANCHO RD  
YUCAIPA CA 92399

ASMT: 935070018, APN: 935070018  
HARRIET JORN, ETAL  
P O BOX 513  
TEMECULA CA 92593

ASMT: 935080010, APN: 935080010  
BEVERLY PHELAN, ETAL  
42110 PRADERA WAY  
TEMECULA CA 92590

ASMT: 935070019, APN: 935070019  
BARRY STAMPFL, ETAL  
42595 CALLE CAPISTRANO  
TEMECULA, CA. 92590

ASMT: 935080011, APN: 935080011  
NANCY HUDSON, ETAL  
41980 DELUZ RD  
TEMECULA CA 92590



ASMT: 935080012, APN: 935080012  
JANET SMITH, ETAL  
42017 GRANADO PL  
TEMECULA, CA. 92590

ASMT: 935260020, APN: 935260020  
JUDITH CURTIS, ETAL  
42810 CALLE MONTECILLO  
TEMECULA, CA. 92590

ASMT: 935080013, APN: 935080013  
KELLY MURPHY, ETAL  
42125 GRANADO PL  
TEMECULA, CA. 92590

ASMT: 935260022, APN: 935260022  
ALVOCADO  
P O BOX 2020  
TEMECULA CA 92593

ASMT: 935080014, APN: 935080014  
ANNE FLECK, ETAL  
361 HAIL AVE  
ESCONDIDO CA 92025

ASMT: 935260024, APN: 935260024  
MARY DEARMOND, ETAL  
42790 CALLE MONTECELLO  
TEMECULA, CA. 92590

ASMT: 935090012, APN: 935090012  
THECLA HO, ETAL  
15725 1/2 S VERMONT AVE  
GARDENA CA 90247

ASMT: 935260025, APN: 935260025  
DEBRAH KITCHINGS, ETAL  
P O BOX 2369  
TEMECULA CA 92593

ASMT: 935100008, APN: 935100008  
C HEISERMAN  
42248 VIA NORTADA RD  
TEMECULA, CA. 92590

ASMT: 935260026, APN: 935260026  
JUDITH CURTIS, ETAL  
P O BOX 1178  
TEMECULA CA 92593

ASMT: 935100009, APN: 935100009  
THRIS TAYLOR  
36182 PANSY ST  
WINCHESTER CA 92596

ASMT: 935270003, APN: 935270003  
POLLY JOHNSON, ETAL  
26785 CAMINO SECO  
TEMECULA CA 92591

ASMT: 935110017, APN: 935110017  
DE LUZ RANCHOS UNIT NO 87, ETAL  
C/O RODERICK MINER  
517 BRIDGEWAY  
SAUSALITO CA 94965

ASMT: 935270004, APN: 935270004  
XUAN TRAN  
340 COASTLINE DR  
SEAL BEACH CA 90740

ASMT: 935270007, APN: 935270007  
MARENE JAMES, ETAL  
26780 CAMINO SECO  
TEMECULA, CA. 92590

ASMT: 935330013, APN: 935330013  
RANCHO CALIF  
C/O CT CORP SYSTEM  
818 W 7TH ST  
LOS ANGELES CA 90017

ASMT: 935270008, APN: 935270008  
LILLY WEIDHAAS, ETAL  
P O BOX 890788  
TEMECULA CA 92589

ASMT: 935330015, APN: 935330015  
MARY BACON, ETAL  
18334 JOHN F KENNEDY DR  
RIVERSIDE CA 92508

ASMT: 935320009, APN: 935320009  
VIRGINIA LAAG, ETAL  
7405 KINGSLEY WAY  
RIVERSIDE CA 92504

ASMT: 935330016, APN: 935330016  
ALEX ROBERTS  
27452 AVD DEL ORO  
TEMECULA CA 92590

ASMT: 935320011, APN: 935320011  
BOB CHING  
21307 STOCKTON PASS RD  
WALNUT CA 91789

ASMT: 935390012, APN: 935390012  
UPTREND INV INC  
26732 BRIDLEWOOD DR  
LAGUNA HILLS CA 92653

ASMT: 935330003, APN: 935330003  
ELVIA DAWSON, ETAL  
P O BOX 2403  
TEMECULA CA 92593

ASMT: 935400025, APN: 935400025  
ASSUMPTA DESILVA  
3516 RANCHO DEL MONICO  
COVINA CA 91724

ASMT: 935330004, APN: 935330004  
MARSHA BURK, ETAL  
27210 AVENIDA DEL ORO  
TEMECULA CA 92590

ASMT: 939020013, APN: 939020013  
KENNETH HALL, ETAL  
27300 CAPRICHIO CIR  
TEMECULA, CA. 92590

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ALEX ROBERTS  
27452 AVENIDA DEL ORO  
TEMECULA, CA. 92590

ASMT: 939020014, APN: 939020014  
HANSEN MARTHA ESTATE OF  
43928 BARLETTA ST  
TEMECULA CA 92592

ASMT: 939020019, APN: 939020019  
DEBBIE MALEK, ETAL  
4257 KENYON AVE  
LOS ANGELES CA 90066

ASMT: 939050005, APN: 939050005  
ALBA VASQUEZ  
6360 WILSHIRE BLV NO 512  
LOS ANGELES CA 90048

ASMT: 939020020, APN: 939020020  
JIAN WANG  
43218 SANDIA CREEK DR  
TEMECULA, CA. 92590

ASMT: 939050006, APN: 939050006  
SUSAN INGARDIA, ETAL  
18785 TETON CIR  
FOUNTAIN VALLEY CA 92708

ASMT: 939030009, APN: 939030009  
BARBARA MINA, ETAL  
43200 SANDIA CREEK DR  
TEMECULA, CA. 92590

ASMT: 939050007, APN: 939050007  
NORMA HOANG, ETAL  
27880 SYCAMORE MESA RD  
TEMECULA, CA. 92590

ASMT: 939030010, APN: 939030010  
RAQUEL MARIN, ETAL  
2044 BOLIVAR CT  
SIMI VALLEY CA 93063

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VIRGINIA BOOS, ETAL  
27850 SYCAMORE MESA RD  
TEMECULA, CA. 92590

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PATRICIA LUNDIN, ETAL  
43875 BUTTERNUT DR  
TEMECULA CA 92592

ASMT: 939050009, APN: 939050009  
CRJF PROP  
2619 REGATTA LN  
DAVIS CA 95618

ASMT: 939030012, APN: 939030012  
L WEIGERT  
43440 SANDIA CREEK DR  
TEMECULA, CA. 92590

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SANDRA PFEFFER, ETAL  
43820 SHADY CREEK LN  
TEMECULA, CA. 92590

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SANDRA TROUTMAN, ETAL  
137 CHAPMAN RD  
WHITEHALL NY 12887

ASMT: 939060015, APN: 939060015  
CHARITY PRESTIFILIPPO, ETAL  
27270 AVENIDA DEL DIABLO  
TEMECULA, CA. 92590



ASMT: 939060016, APN: 939060016  
ANITA YOH, ETAL  
4317 DOGWOOD  
SEAL BEACH CA 90740

ASMT: 940060003, APN: 940060003  
FARZAD MASSOUDI  
3 MUIR BEACH CIR  
CORONA DEL MAR CA 92625

ASMT: 939060017, APN: 939060017  
CIRCLE G RANCH  
43521 RIDGE PARK STE 201  
TEMECULA CA 92590

ASMT: 940070001, APN: 940070001  
NITHAM KHANFAR  
31501 SAGECREST DR  
LAKE ELSINORE CA 92532

ASMT: 939060018, APN: 939060018  
DONNA WILKERSON REID, ETAL  
P O BOX 846  
TEMECULA CA 92593

ASMT: 940110001, APN: 940110001  
NHUAN EARNEST, ETAL  
2200 LAS PALOMAS DR  
LA HABRA CA 90631

ASMT: 939080015, APN: 939080015  
DEBERA NELSON  
27777 SYCAMORE MESA RD  
TEMECULA, CA. 92590

ASMT: 940110002, APN: 940110002  
TINA WU, ETAL  
2595 DEVONPORT RD  
SAN MARINO CA 91108

ASMT: 940020009, APN: 940020009  
PAIGE HARRISON  
C/O G S MORTGAGE  
10140 GRAYLING AVE  
WHITTIER CA 90603

ASMT: 940120002, APN: 940120002  
GARY MCMILLAN, ETAL  
C/O GARY MCMILLAN  
29379 RANCHO CALIF NO 201  
TEMECULA CA 92591

ASMT: 940050022, APN: 940050022  
ROADRUNNER INV  
44200 SUNSET TER  
TEMECULA CA 92590

ASMT: 940160004, APN: 940160004  
KATHLYN CLEARY, ETAL  
30746 EARLY ROUND DR  
CANYON LAKE CA 92587

ASMT: 940060002, APN: 940060002  
MICHAEL MONTELEONE  
29185 CAMINO HERMOSA  
MURRIETA CA 92563

ASMT: 940160005, APN: 940160005  
JANIE DRINHAUS, ETAL  
P O BOX 2455  
TEMECULA CA 92593

ASMT: 940160006, APN: 940160006  
MICHAEL BUOYE, ETAL  
C/O MICHAEL D BUOYE  
29279 VIA SANTA ROSA  
TEMECULA, CA. 92590

ASMT: 940230003, APN: 940230003  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 940160008, APN: 940160008  
KAREN SASSCER, ETAL  
44895 VIA GORRION  
TEMECULA CA 92590

ASMT: 940230005, APN: 940230005  
BEATRIZ RAMOS, ETAL  
P O BOX 782  
TEMECULA CA 92593

ASMT: 940160009, APN: 940160009  
SUSAN KUO  
22741 S CANYON LAKE DR  
CANYON LAKE CA 92587

ASMT: 940230006, APN: 940230006  
DANIEL ADAMS, ETAL  
34655 CALLE BELLA LOMA  
TEMECULA CA 92592

ASMT: 940170001, APN: 940170001  
REBECCA HOMME, ETAL  
45230 CORTE VARELA  
TEMECULA CA 92590

ASMT: 940230007, APN: 940230007  
PAUL HOWARTH  
212 JOLIET AVE  
HUNTINGTON BEACH CA 92648

ASMT: 940170017, APN: 940170017  
DENISE GRAHAM, ETAL  
P O BOX 723  
TEMECULA CA 92593

ASMT: 940250006, APN: 940250006  
STATE OF CALIF  
801 K ST STE 806  
SACRAMENTO CA 95814

ASMT: 940190001, APN: 940190001  
RIVERSIDE INV LAND  
C/O MOHAMMAD ASHRIF  
6391 MAGNOLIA AVE NO B  
RIVERSIDE CA 92506

ASMT: 940250011, APN: 940250011  
DONALD ALKEMA  
29165 RIDGELINE CT  
TEMECULA, CA. 92590

ASMT: 940230002, APN: 940230002  
RANCHO CALIFORNIA WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

ASMT: 940250014, APN: 940250014  
KAREN MCNALL, ETAL  
P O BOX 2049  
TEMECULA CA 92593

ASMT: 940250015, APN: 940250015  
CHRISTINA HERINGTON, ETAL  
PMB 151  
27636 YNEZ RD STE L7  
TEMECULA CA 92591

ASMT: 940250017, APN: 940250017  
TERRI DANIEL, ETAL  
29180 RIDGELINE CT  
TEMECULA CA 92591

ASMT: 940250018, APN: 940250018  
DEBRA GEE, ETAL  
29190 RIDGELINE CT  
TEMECULA, CA. 92590

ASMT: 940300028, APN: 940300028  
ESCARPMENT INVESTOR SIX  
C/O PROFESSORS CAPITAL  
990 HIGHLAND DR NO 204  
SOLANA BEACH CA 92075

ASMT: 940310014, APN: 940310014  
REGENCY OUTDOOR ADVERTISING INC  
C/O DRAKE KENNEDY  
8820 SUNSET BLV 2ND FL  
WEST HOLLYWOOD CA 90069

ASMT: 940320007, APN: 940320007  
HUB 3  
3301 HUDNALL ST  
DALLAS TX 75235

**Colbert, Bruce**  
**Property Owners Association**  
423 Iris Avenue  
Corona Del Mar, CA 9262

**Santos, Oliver**  
Marland Company  
444 S. Flower Street, Ste 1200  
Los Angeles, CA 90071

**Juha, Mike**  
P.O. Box 1024  
Wildomar, CA 92595

**Einarsi Kalvana**  
44755 Corte Sanchez, Temecula,  
Ca 92592

**Garn, Nathan**  
41911 Fifth Street, Ste 300  
Temecula, CA 92590

**George Larrick**  
78202 Kensington  
Palm Desert, Ca 92011  
mglarrick@msn.com

**Truax, Bernard L.**  
39495 Calle De Companero  
Murrieta, CA 92562

**Teddy Braham**  
P.O. 1544  
Huntington Beach, Ca  
92647

**Carole Corazza**  
32675 Temecula Parkway, Ste A  
Temecula, Ca 92592

**Kessler, Ken & Cherie**  
P.O. Box 308  
Wildomar, CA 92595

**Hakooz, Rima**  
38580 Via Majorca  
Murrieta, CA 92562

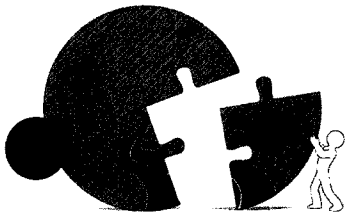
**Lisa McNamara**  
40485 Via Caballos  
Murrieta, CA 92562

**Buck, Elodie**  
40100 Avendia La Cresta  
Murrieta, CA 92562

**Fleming, Matt**  
3319 Wild Oak Lane  
Escondido, Ca 92707







# 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.**

EA 42483 and Change of Zone No. 07766

*Project Title/Case Numbers*

Adam Rush  
*County Contact Person*

(951) 955-6646  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

County of Riverside  
*Project Applicant*

4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, Ca 92504  
*Address*

The project area is non-contiguous and located in two areas within the Southwest Riverside County. Project area A is located in the Murrieta hills bounded by Clinton Keith Road, Grand Avenue, and Tenaja Road. Project area B is located in the Temecula hills bounded by Pauba Road, Rancho California Road, and De Luz Road. See attached maps, entitled "Exhibit A" and "Exhibit B" for location reference.

*Project Location*

The project proposes to amend County Ordinance No. 348 to create a zoning ordinance overlay, entitled the Western Ridgeline Zoning Ordinance Overlay that will facilitate the repeal of Interim Ordinance No. 449.245 and institute development standards, architectural and grading design guidelines, and procedures for the review of new development applications that are located within the Northern and Southern Santa Rosa Escarpment Areas (the "Project Area") (See attached Exhibit A and Exhibit B).

*Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on January 10, 2011, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (No Fee, Gov't Code Sec. 6103).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

*Signature*

*Title*

*Date*

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

DM/ar  
Revised 10/31/2011  
F:\Special Projects\Western Ridgeline Overlay Zone\PC\_BOS\_Hearings\11\_16\_11\_PCINOD Form.doc

Please charge deposit fee case#: ZRGHG2008-2GHGI ZCFG 05854

**FOR COUNTY CLERK'S USE ONLY**



**Agenda Item No.:** 2.6  
**Area Plan:** Southwest Area Plan  
**Zoning:** Rancho California District:  
**Supervisory District:** First and Third  
Supervisory Districts  
**Project Planner:** Adam Rush  
**Planning Commission:** November 16, 2011

**Ordinance No.** 348.4299  
**Change of Zone No.** 07766  
**CEQA:** EA No. 42483  
**Applicant:** County of Riverside

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT WORKSHOP STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

The County of Riverside proposes to amend County Ordinance No. 348 to create a zoning ordinance overlay, entitled the Western Ridgeline Zoning Ordinance Overlay that will facilitate the repeal of Interim Ordinance No. 449.245 and institute development standards, architectural and grading design guidelines, and procedures for the review of new development applications that are located within the Northern and Southern Santa Rosa Escarpment Areas (the "Project Area") (See attached Exhibit A and Exhibit B).

The escarpment areas of western Riverside County are located within the Southwest Area Plan (SWAP), more specifically within the hillside areas of Murrieta and Temecula areas, also known as the La Cresta and De Luz communities, respectively.

### **BACKGROUND**

**October 31, 2011**

On November 2, 2010, the Board of Supervisors adopted an Interim Urgency Ordinance that temporarily prevented any grading or building permits from being issued within the Project Area. The effective time for this ordinance was 45 days, which was later extended on December 7, 2010 for an additional 10 months and 15 days, which was set to expire on October 24, 2011. This Interim Ordinance was further extended by the Board of Supervisors on October 4, 2011 for an additional 12 months. Although the interim ordinance was extended to October 4, 2012, the Board of Supervisors directed the Planning Department to expedite the ordinance so that it would proceed to the Board in early January 2012.

During the years of increased housing development, the Project Area has developed rapidly. This development caused excessive and insensitive grading techniques to occur. In addition, construction methods, steep cut slopes, large and irregular fill slopes, and roads have been observed by residents, neighbors, and local leaders from the Temecula valley below. In order for development to progress in these areas with minimal impacts, future development must be completed in a sensitive and appropriate manner that will not damage the aesthetic value of this prominent area of the County.

The findings the Board of Supervisors made as part of the Interim Ordinance set forth that the allowance of continued development proposals with mitigating development standards and guidelines will not result in the destruction of irreplaceable natural resources, shifting of existing drainage patterns, increase soil erosion, the denudation of hillsides and scarring of the natural landscape in a visually obstructive manner. The purpose of this ordinance amendment will implement direction by the Board of Supervisors taken in the form of an Ordinance Initiation on October 18, 2011 which is attached herein.

**RECOMMENDATIONS:**

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42483**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of Ordinance No. 348.4299 based upon the finding and conclusions incorporated into the staff report.

**CONCLUSIONS:**

1. The propose ordinance amendment is in conformance with the Land Use Designations of the unincorporated areas of the Riverside County and with all other elements of the Riverside County General Plan.
2. The proposed amendment is consistent with the zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public health, safety, and general welfare are protected through the project design.
4. The Project is compatible with the present and future logical development of the area.
5. The Project will not have a significant effect on the environment.
6. The Project will not preclude the reserve design for the Western Riverside County Multi-species Habitat Conservation Plan (WCMSHCP).

**FINDINGS:**

1. The Project Area is designed Rural: Rural Residential (R:RR) and Open Space: Recreation (OS:R) on the Southwest Area Plan (SWAP).
2. The Project is consistent with the Rural: Rural Residential (R:RR) and Open Space: Recreation (OS:R) Land Use Designations.
3. No additional Land Use Designations surround the Project Area. The Cities of Murrieta, Temecula, and Wildomar adjoin the property to the north and the County of Orange is adjacent to the south.
4. The Project is consistent with the Santa Rosa/De Luz Policy Area.
5. The Project is surrounded by property that is zoned Residential Agriculture - 5 acre minimum and 10 acre minimum (R-A-10 and R-A-5); Light Agriculture - 20 acre minimum (A-1-20), and Rural Residential (RR).
6. The Project will implement General Plan Land Use Policy 11.1 and SWAP Policy 16.1.
7. Portions of the Project Area are located within a Criteria Cell Area of the WCMSHCP.

8. Environmental Assessment No. 42483 was prepared for the Project. The Assessment did not identify any impacts to the environment and a Negative Declaration was prepared for the Project.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters in support or opposition to the ordinance overlay have been received. At the Board of Supervisors October 4, 2011 Public Hearing on the extension of the Interim Ordinance, nine (9) members of the public spoke in opposition to the ordinance being extended. Planning Staff has held numerous meetings and spoke with many property owners, developers, and other constituents involved in the Project Area. Many express support for the project.
2. The project site is not located within:
  - a. A city of sphere of influence;
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - c. An Alquist-Priolo fault hazard zone; or,
  - d. A Specific Plan.
3. The project site is located within:
  - a. The boundaries of the Murrieta Unified and Temecula Valley Unified School District;
  - b. The Santa Rosa/De Luz Policy Area
  - c. A High Fire Area;
  - d. Cell Nos. 6658, 6659, 6779, 6780, 6887, 6888, 7005, and 7075 of the Multi-Species Habitat Conservation Plan;
  - e. Zone A (22.58 miles) of the Ord. 655 Mt. Palomar Lighting Influence Area; and,
4. See Attached for Assessor's Parcel Numbers.

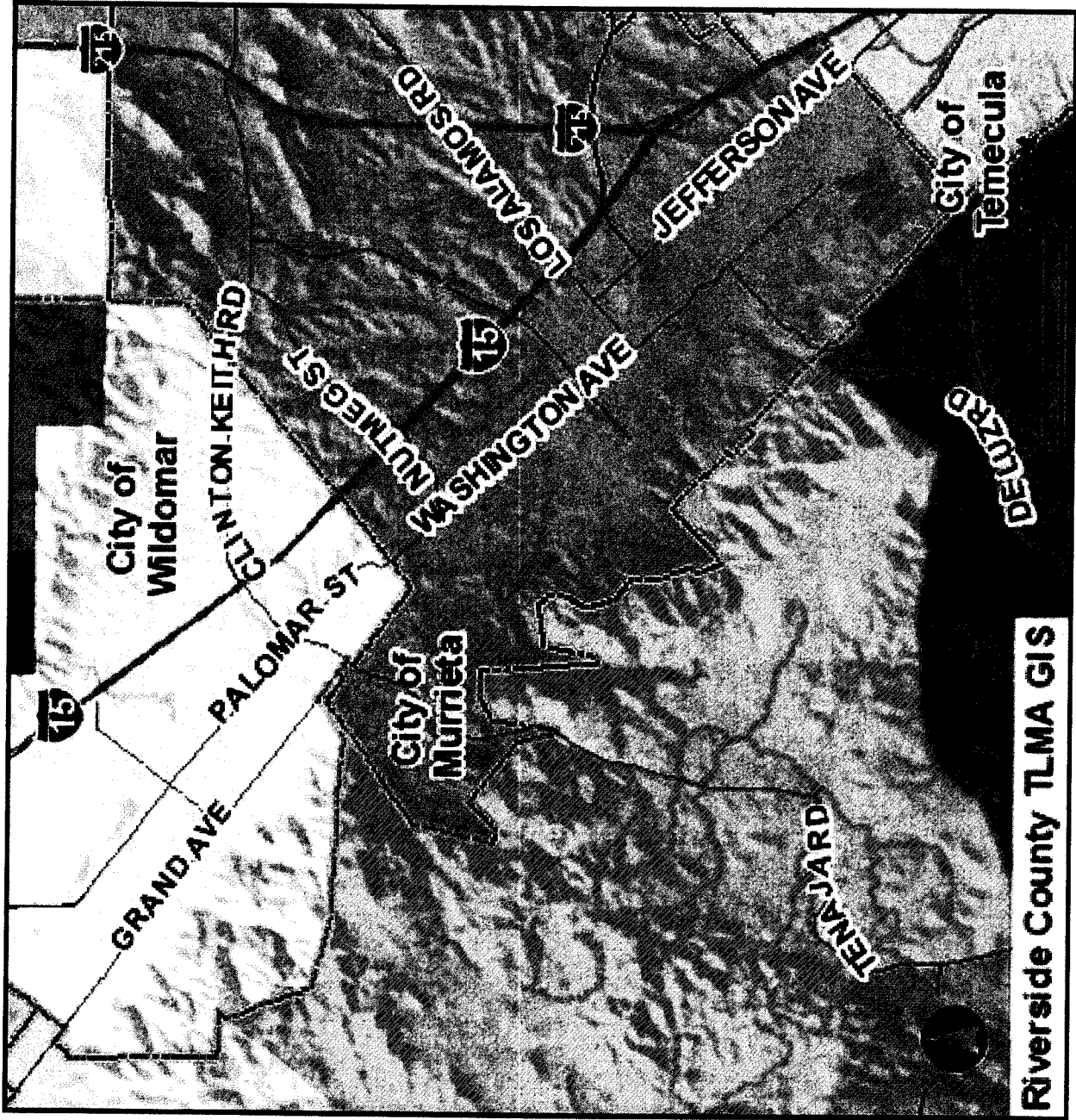
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Date Prepared: 10/31/2011

Date Revised: 10/031/2011 by ARush





Riverside County TLMA GIS

# NORTHERN SANTA ROSA PLATEAU ESCARPMENT AREA

ORDINANCE  
NO. 449.245  
EXHIBIT "A"

 Land Within Ordinance

-  Streets
-  Parcel Lines
-  Lakes, rivers
-  Cities
- HIGHWAYS**
-  Interstate Highway
-  California State Highway
-  US Highway

10-04-11

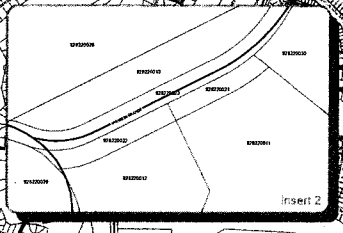
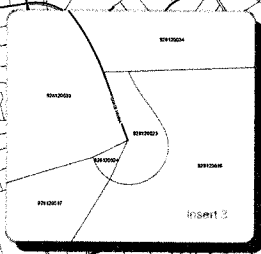
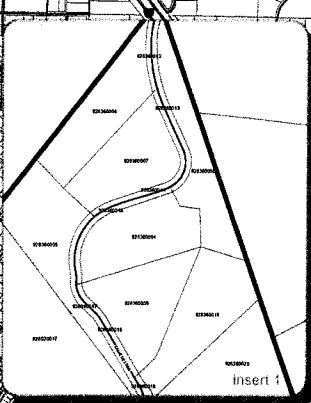
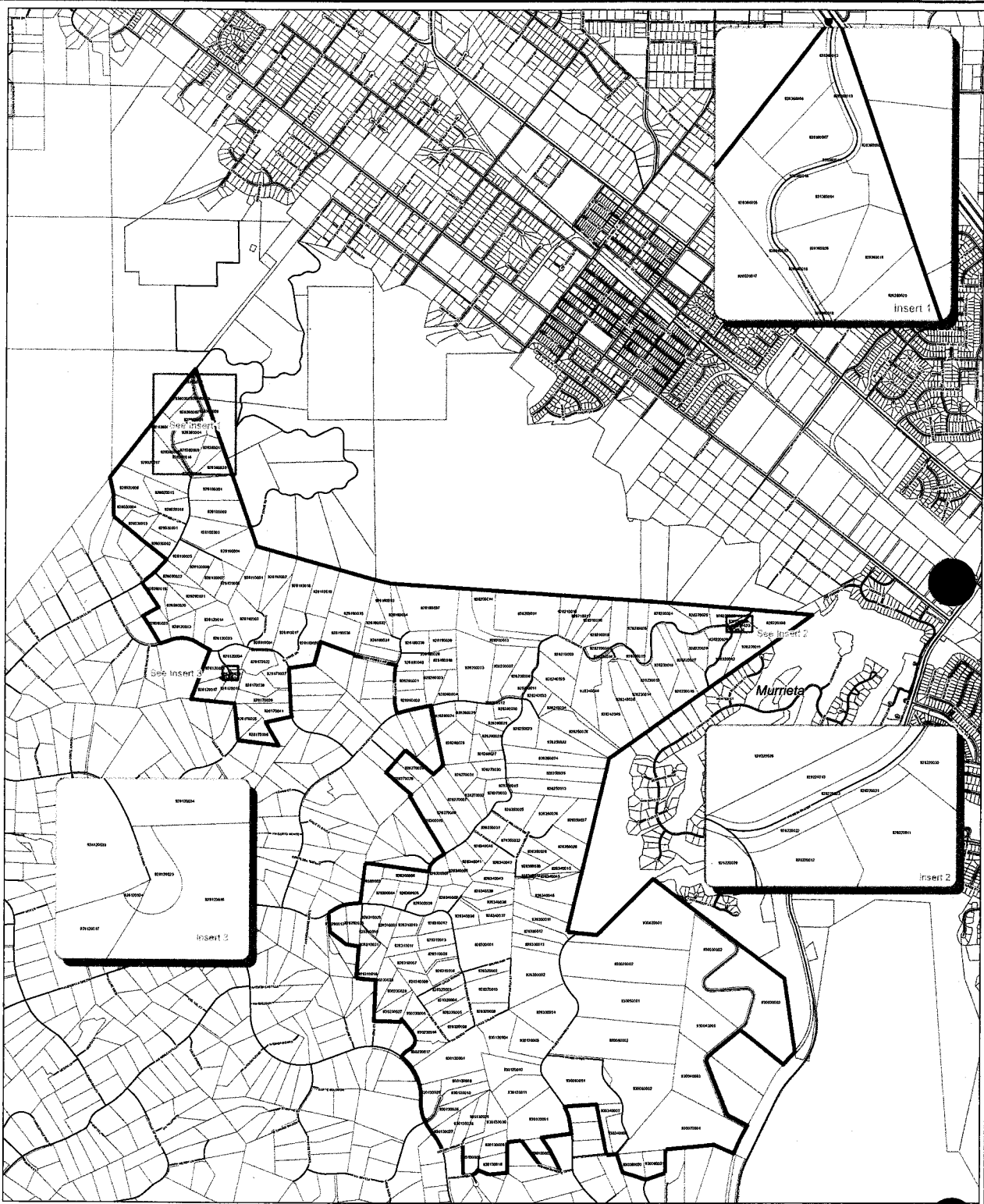


0 1,000 2,000  
Feet



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to planning or engineering standards. The County of Riverside makes no warranty or guarantee as to the content, form, fitness or other characteristics, accuracy, timeliness, or completeness of any of the data provided, and assumes no liability for any information contained on this map. Any use of the product or data for liability and purposes shall be the sole responsibility of the user. Do not copy or reuse this map.  
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



Coordinate System  
Projected: North American 1983 StatePlane California Zone 6, FIPS 5406 feet  
Geographic: Geographic Coordinate System North American 1983  
Source: NADA  
Prepared by: Philo King, GIS Analyst  
Date: November 23rd, 2010  
Location: \\USP\proj\proj\GIS\env\env\CalEnv\Project\arcmap\arcmap102\002Map.aprx





# SOUTHERN SANTA ROSA PLATEAU ESCARPMENT AREA

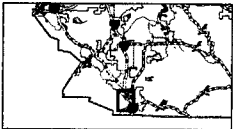
ORDINANCE NO. 449.245 EXHIBIT "B"

-  Land Within Ordinance
-  Streets
-  Parcel Lines
-  Lakes, rivers
-  Cities
-  HIGHWAYS
-  Interstate Highway
-  California State Highway
-  US Highway

10-04-11



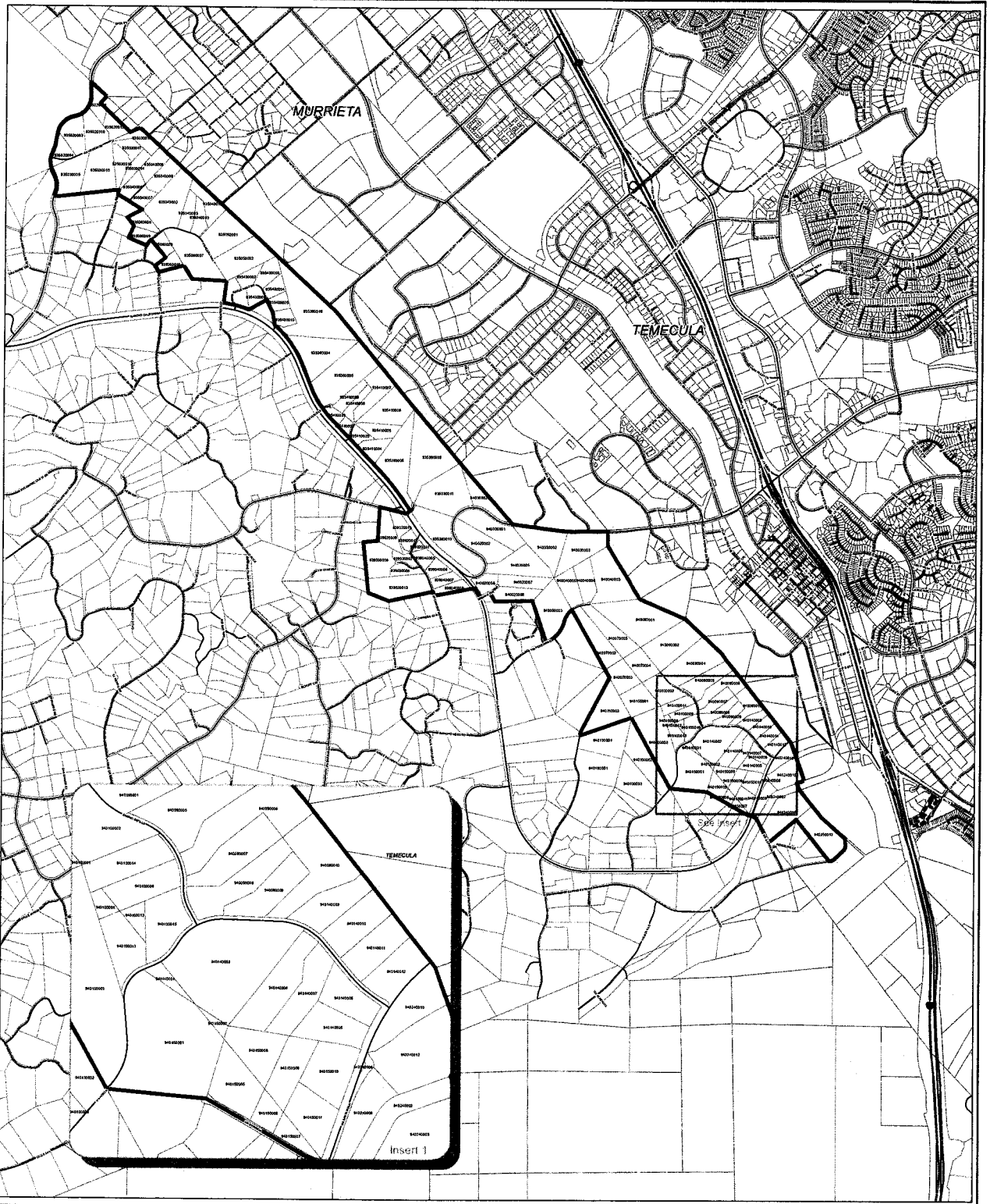
0 1,000 2,000 Feet



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Coordinate System  
Projected North American 1983 StatePlane California Zone 6, FIPS 4001 feet  
Geographic Coordinate System North American 1983

Source: TEMA  
Prepared by: Philip Kuo, GIS Analyst  
Date: November 24, 2010  
Location: U:\Projects\Map\CreateFloorCadastral\Project\escarpment\_area\001102.dwg





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ORDINANCE NO. 348.4299

AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348  
RELATING TO WESTERN RIDGELINE OVERLAY ZONE

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

Section 1. A new section 19.700 is added to Ordinance No. 348 to read as follows:

“Section 19.700 Western Ridgeline Overlay Zone.

- a. INTENT. The Western Ridgeline Overlay Zone is intended to implement the Hillside Development & Slope policies of the Riverside County General Plan, enhance and protect the scenic and visual qualities of the Western Ridgeline, provide standards to ensure permitted development is sited and designed to protect the public from fire dangers, maintain ridgelines, reduce soil erosion, minimize the alteration of natural land forms and be visually compatible with the character of the surrounding areas.
- b. APPLICABILITY. In addition to the requirements set forth in Ordinance Nos. 457 and 460, the Western Ridgeline Overlay Zone shall apply to all grading and building permit applications filed after the effective date of Ordinance No. 348.4299 for parcels located in the following areas:
- (1) The Northern Santa Rosa Escarpment Area as depicted on Exhibit A which is attached hereto and incorporated herein by this reference.
  - (2) The Southern Santa Rosa Escarpment Area as depicted on Exhibit B which is attached hereto and incorporated herein by this reference.
- c. DEFINITIONS. As used in this section, the following terms shall have the following meanings:

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- (1) CLUSTERING. A development that achieves maximum levels of open space while minimizing the development envelope. The maximum overall density of a clustered one family planned residential development shall be the maximum density specified for the site of the development by the Land Use Designation of the General Plan. A clustered one family planned residential development shall include a minimum of 30 percent of the gross acreage of the development site in open space.
- (2) GRADED SLOPE. All of the faces of a graded slope, from the toe of the slope to the top of the slope, whether the faces are covered by natural vegetation, rip-rap, retaining walls or other materials.
- (3) HILL. A well-defined natural elevation.
- (4) HILLSIDE. The side or slope of a well-defined natural elevation
- (5) LAND DISTURBANCE. An alteration of the natural surface of the land or the natural vegetation by any means, including, but not limited to, grading, clearing, brushing, or grubbing. Land disturbance does not include an alteration of the natural surface of the land or the natural vegetation using hand tools only, for the purposes of complying with County ordinances and the directives of the Riverside County Fire Department for fuel clearance and/or modification.
- (6) OVERLAY ZONE. A set of zoning requirements that are superimposed upon an underlying zone. Overlay zones are generally used when a particular area requires special protection or has a special environmental constraint. Development of land subject to overlay zoning requires compliance with the regulations of both the underlying zone and overlay zone.

1 (7) PRIMARY RIDGELINE. Ridgelines which can be seen with a sky  
2 backdrop from any publicly designated road in the Cities of  
3 Temecula and Murrieta.

4 (8) RESTORATION. The process of repairing a disturbed site to  
5 replicate its natural conditions.

6 (9) RIDGELINE. A line delineating the elongate crest of a range of  
7 hills or mountains or the crest of a plateau escarpment, that is visible  
8 from one or more specified points.

9 (10) SUBSTANTIAL MODIFICATION. A significant change to the  
10 architecture of a building, accessory building or guest quarter,  
11 including, but not limited to, altering the colors, features or  
12 elevations, increasing the existing square footage by ten percent  
13 (10%) or greater.

14 d. PERMITTED USES. Any use permitted by the underlying zone is allowed  
15 with an applicable approved permit.

16 e. PLOT PLAN PROCESSING.

17 (1) The approval of a plot plan pursuant to Section 18.30 of this  
18 ordinance shall be required for the following developments, uses,  
19 and activities: one-family dwellings, multi-family dwellings,  
20 planned residential developments, accessory buildings, guest  
21 quarters, land disturbances and substantial modifications to existing  
22 buildings, accessory buildings or guest quarters.

23 (2) All plot plan applications processed pursuant to this section shall be  
24 subject to an onsite investigation, to determine whether the proposed  
25 development, use or activity complies with the standards set forth  
26 herein and with the requirements of Section 18.30 of this ordinance.  
27 All proposed land disturbances, proposed location of development,  
28 proposed location of access roads or driveways shall be accurately

1 indicated by stakes. Poles and stakes shall remain in place for the  
2 duration of the approval process.

- 3 (3) All plot plan applications processed pursuant to this section shall  
4 comply with the California Environmental Quality Act.

5 f. ADDITIONAL APPLICATION REQUIREMENTS. In addition to the  
6 requirements of Section 18.30 of this ordinance, all of the following shall be  
7 submitted with a plot plan application within the Western Ridgeline Overlay Zone:

8 (1) A topographical map of the site, drawn to scale by a California  
9 licensed Land Surveyor or Civil Engineer, showing all topographical  
10 features within two hundred feet (200') of the project site. The scale  
11 of said map shall be no smaller than one inch (1") equals forty feet  
12 (40') with contours intervals of no more than four feet (4') for  
13 projects located within slopes less than fifteen percent (15%). For  
14 any project specified herein that is located within slopes greater than  
15 fifteen percent (15%), contour intervals shall be more than two feet  
16 (2').

17 (2) A proposed erosion and sedimentation control plan showing and  
18 describing interim and ultimate erosion and sedimentation control  
19 measures.

20 (3) A proposed restoration plan, including a timeline for the site to be  
21 restored to natural condition, if applicable. This plan shall illustrate  
22 and describe how the remainder of the site will be mitigated and  
23 repaired to the natural conditions that existed prior to the land  
24 disturbance.

25 (4) An architectural site plan showing how residential dwellings,  
26 accessory buildings and guest quarters will be located. Architectural  
27 elevations illustrating colors and materials shall also be submitted.  
28

- 1 (5) A line of sight, visual analysis, geological report, or other  
2 requirement, such as photo simulations, as deemed appropriate by  
3 the Planning Director.  
4 (6) Any additional documents as may be required by the Planning  
5 Director.

6 g. RIDGELINE PRESERVATION STANDARDS. In order to minimize land  
7 disturbances, maintain existing drainage patterns, and ensure a project blends  
8 visually with its surroundings the following standards shall apply within the  
9 Western Ridgeline Overlay Zone:

10 (1) Development Siting.

- 11 i. Development shall be sited and designed to minimize  
12 alteration of the natural landforms and natural vegetation.  
13 ii. Development shall be sited to minimize visual impacts on  
14 properties located in the valley below the Northern and  
15 Southern Santa Rosa Escarpment Areas.  
16 iii. Rooftops shall be below a primary ridgeline when viewed  
17 from the valley below the Northern and Southern Santa Rosa  
18 Escarpment Areas.  
19 iv. If there is no feasible building site location on the proposed  
20 project site where development will not be visible from the  
21 lower valley , then the project shall be sited and designed to  
22 minimize significant impacts to ridgelines, canyon edges and  
23 hilltops, through measures including, but not limited to,  
24 siting development in the least visible portion of the site,  
25 breaking up the mass of any multiple buildings, designing  
26 buildings, accessory buildings and guest quarters to blend  
27 into the natural hillside setting, restricting the building  
28 maximum size, reducing maximum height standards to one-

1 story or twenty-five feet (25') from the finished floor  
2 whichever is less, clustering buildings, minimizing land  
3 disturbances, incorporating landscape elements, and where  
4 appropriate, berming.

5 (2) Design Standards.

- 6 i. Building heights shall be limited in order to minimize visual  
7 impacts on properties located in the valley below the  
8 Northern and Southern Santa Rosa Escarpment Areas.
- 9 ii. Fences, exterior walls, roofs, buildings, accessory buildings  
10 and guest quarters shall incorporate textures, colors and  
11 materials that blend with the surrounding terrain and natural  
12 landscape.
- 13 iii. Native plant materials shall be retained as much as possible  
14 so as to protect slopes from slippage and soil erosion and to  
15 minimize visual effects of land disturbances and construction  
16 on hillside areas, including preserving prominent trees and,  
17 to the extent possible, reducing maintenance costs to  
18 property owners. The provisions of Ordinance Nos. 457 and  
19 859 concerning landscaping and erosion control measures  
20 shall be incorporated into the project design.
- 21 iv. Driveways and curvilinear streets shall be designed to  
22 minimize land disturbance and follow the natural contours  
23 and character of the hillsides.

24 (3) Lighting Standards.

- 25 i. Exterior lighting (except traffic lights, navigational lights,  
26 and other similar safety lighting) shall be minimized,  
27 restricted to low intensity features, concealed or hooded, to  
28 the maximum extent feasible, so no light source is visible



1 from the valley below the the Northern and Southern Santa  
2 Rosa Escarpment Areas.

3 ii. Night perimeter lighting, night aesthetic lights, night lighting  
4 for sports courts or other private recreational facilities for  
5 residential use shall be prohibited.

6 iii. Permitted lighting shall conform to the following  
7 standards:

8 1. Lighting shall be restricted to the minimum necessary  
9 to light walkways used for entry and exit to  
10 buildings, accessory buildings and guest quarters,  
11 including parking areas, on the project site. This  
12 lighting shall be limited to fixtures that do not exceed  
13 two feet (2') in height, are directed downward, and  
14 use bulbs that do not exceed sixty (60) watts, or the  
15 equivalent, unless a higher wattage is authorized by  
16 the Planning Director.

17 2. Security lighting attached to the residence shall be  
18 controlled by motion detectors and is limited to sixty  
19 (60) watts, or the equivalent.

20 3. Lighting shall be restricted to the minimum lighting  
21 necessary for safe vehicular use of the driveway and  
22 lighting shall be limited to sixty (60) watts, or the  
23 equivalent.

24 4. Lighting shall not exceed sixty (60) watts or the  
25 equivalent at the entrance to the residential dwellings,  
26 accessory buildings and guest quarters.

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(4) Land Disturbance Standards.

- i. Natural hillsides exceeding twenty-five percent (25%) shall not be disturbed, unless such disturbance is necessary to create the only access to the parcel. Such land disturbance shall be minimized and shall be conditioned with landscaping, restoration, earth-colored retaining walls, or other aesthetic treatments to lessen the visual impact of the land disturbance.
- ii. The vertical distance of a graded slope shall not exceed fifteen feet (15') from the toe of the slope to the top of the slope, unless a five foot (5') bench is placed between two graded slopes and the bench is planted with natural vegetation similar to that growing on the portion(s) of the site that have not been disturbed.
- iii. The maximum height of a graded slope, including required benching, shall not exceed twenty feet (20').
- iv. Land disturbances shall be designed to avoid disruption to adjacent properties.
- v. Natural topographic features and appearances shall be conserved by means of contour grading so as to blend any manufactured slopes or required drainage benches into the natural topography.
- vi. Significant, natural, or topographically prominent features, including, but not limited to primary ridgelines, rock outcroppings and significant landforms shall be retained to the maximum extent possible, as determined by the Planning Director.

- vii. Development on primary ridgelines, canyon edges and hilltops shall be restricted through sensitive siting and appropriate landscaping to ensure development is visually unobtrusive.
- viii. Hillside adaptive construction techniques, such as post and beam construction, contour grading, and special foundations for buildings shall be required when the need is identified to minimize land form impacts and associated visual impacts.
- ix. Land disturbances, including cut and fill, shall be limited to the amount necessary to provide stable areas for building and structural foundations, street rights-of-way, parking facilities, and other intended uses.
- x. Clustering buildings shall be required in the land division process to minimize the impacts and hazards from erosion and slope failures where such clustering can be demonstrated to substantially reduce land disturbances of the terrain and contribute to the preservation of trees, natural vegetation and prominent landmark features that are compatible with existing surroundings.

(5) Restoration Standards.

- i. Restoration shall conform with the landscaping and Restoration Plan approved by the Planning Director.
- ii. The Restoration Plan shall be accompanied by the appropriate security equal to the cost of revegetating all disturbed areas. Acceptable forms of security shall be limited to the following:
  - 1. A bond by a duly authorized corporate surety.

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2. A deposit with the County of cash.
  3. An irrevocable instrument of credit from one or more financial institutions subject to regulations by the state or federal government pledging that the funds necessary to carry out the agreements are on deposit until released by the County of Riverside.
  4. An irrevocable letter of credit issued by a financial institution subject to regulation by the state of federal government guaranteeing that all or any portion of the funds will be paid upon written demand of the County of Riverside.
- iii. Such security shall be executed and retained by the Planning Director.
  - iv. The Planning Director is authorized to release or reduce the security in accordance with this section.
  - v. Requests for release shall be made to the Planning Director setting forth a description of the restoration completed.
  - vi. Security given for faithful performance of restoration shall be released upon the performance of the act and final completion and approval of the restoration by the Planning Director.
  - vii. The Planning Director shall have two months after final completion to approve or disapprove the restoration.
  - viii. In the event the Planning Director disapproves the restoration, after providing written notice to the applicant, the County may use security to correct any restoration deficiencies.

1 h. CONFLICT BETWEEN ORDINANCE REQUIREMENTS. If there is a conflict  
2 in the requirements of this section or between the requirements of this ordinance and any other ordinance,  
3 the more stringent requirements shall apply.”

4 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after  
5 its adoption.

6  
7 BOARD OF SUPERVISORS OF THE COUNTY  
8 OF RIVERSIDE, STATE OF CALIFORNIA

9 By: \_\_\_\_\_  
10 Chairman, Board of Supervisors

11 ATTEST:  
12 KECIA HARPER-IHEM  
13 Clerk of the Board

14 By: \_\_\_\_\_  
15 Deputy

16 (SEAL)

17  
18 APPROVED AS TO FORM

19 November 2, 2011

20 By:   
21 MICHELLE P. CLACK  
22 Deputy County Counsel

23  
24  
25 G:\PROPERTY\MCLACK\PLANNING AND LAND USE\ORDINANCES\HILLSIDE ORDINANCE\FINAL DRAFT ORDINANCE  
26 NO.348.4299 11-2-11.DOC



**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 42483  
**Project Case Type (s) and Number(s):** CZ7766  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Adam Rush  
**Telephone Number:** (951) 955-6646  
**Applicant's Name:** County of Riverside  
**Applicant's Address:** 4080 Lemon Street, 12<sup>th</sup> Floor Riverside, Ca 92506

**I. PROJECT INFORMATION**

**A. Project Description:** Western Ridgeline Zoning Ordinance Overlay: The project proposes to amend County Ordinance No. 348 to create a zoning ordinance overlay, entitled the Western Ridgeline Zoning Ordinance Overlay that will facilitate the repeal of Interim Ordinance No. 449.245 and institute development standards, architectural and grading design guidelines, and procedures for the review of new development applications that are located within the Northern and Southern Santa Rosa Escarpment Areas (the "Project Area") (See attached Exhibit A and Exhibit B).

**B.**

**C. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**D. Total Project Area:**

<b>Residential Acres:</b> 3262	<b>Lots:</b> 362	<b>Units:</b> 0	<b>Projected No. of Residents:</b> 0
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**E. Assessor's Parcel No(s):** See Attached List

**F. Street References:** The project area is non-contiguous and located in two areas within the Southwest Riverside County. Project Area A is located in the Murrieta hills bounded by Clinton Keith Road, Grand Avenue, and Tenaja Road. Project Area B is located in the Temecula hills bounded by Pauba Road, Rancho California Road, and De Luz Road. See attached maps, entitled "Exhibit A" and "Exhibit B" for location reference.

**G. Section, Township & Range Description or reference/attach a Legal Description:** Project area A is located within T7SR4W Sec. 4 and Project Area B is located in T7SR3W Sec. 33.

**H. Brief description of the existing environmental setting of the project site and its surroundings:** The project area is non-contiguous and located in two areas within the Southwest Riverside County. Project Area A is located in the Santa Rosa Plauteu/La Cresta Community. This area is characterized by large lots with two-lane roads that interwine between large areas of topography ranging from 12% to 28% slopes, winding aggregate driveways and natural vegetation. The Plauteu is a prominent feature in the Southwest County and is visible from both the Interstate 15 and 215 freeways. Project Area B is located in the De Luz area or the hillsides of southwest Temecula, an area that spans from Highway 79 - south to Rancho California Road. This area is relatively smaller in overall footprint than the Santa Rosa Plauteu/La Cresta area; however, is characterized by very steep slopes, narrow

roads with high elevations, and large lot/hillside development. The average slope is 28% and 35%, respectively. Both project areas are highly visible from the Temecula/Murrieta basin, which spans from Highway 79 - south to Clinton Keith Road (along the Interstate 15 freeway). The project areas have large lot development that is prone to potential environmental hazards, such as landslides, erosion, and fires; thus requiring special attention and mitigation measures to control the impact of residential development upon these prominent areas of Riverside County.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** Rural: Rural Mountainous (R:R), Open Space: Open Space-Recreation (OS:R)
2. **Circulation:** Project Area A and B (herein known as the "project area") are served by several circulation element such as Rancho California Road, De Luz Road, Clinton Keith Road, and Tenaja Road. Internal circulation is served by local, non-County maintained roadways. Many of these local roads are maintained by Community Services District (La Cresta Properties Association and Tenaja Community Services District).
3. **Multipurpose Open Space:** The project areas are surrounded by permanent open space to the south, which is part of the Cleveland National Forest. Project Area A does include areas under the jurisdiction of the Multi-species Habitat Conservation Plan (MSHCP), which is governed by the Riverside Conservation Authority (RCA). These areas were established in 2004 with the County's adoption of the MSHCP and are subject to the Habitat Acquisition and Negotiation Strategy (HANS). No additional areas are include for open space conservation.
4. **Safety:** The project area is located within areas of both State Fire Responsibility and High Fire Areas. The areas have been affected by fires in the recent past, including the most recent Bear Creek Fire in 2004, which severely impacted the area. The General Plan sets forth fire protection strategies, which include the establishment of adequate access for emergency vehicles, availability of water and adequate fire flow to ensure the protection of life and property, and evacuation strategies in case of an emergency.
5. **Noise:** The ambient noise levels within the project areas is low due to the rural and secluded nature of the project areas relative to high traffic roadways, such as the Interstate 15 freeway. Noise levels are regulated by County Ordinance No. 847.
6. **Housing:** The project areas characterized by rural and large lot developments. The project areas will not impact the overall housing needs of the County and the proposed project will facilitate the development of new housing units within the County; although units within the medium to medium-high income brackets.
7. **Air Quality:** The project area is not impacted by mobile source or construction emissions, particulate matter, or other air quality emissions that would negatively impact the existing or future residents of the project areas. Construction debris, particulate matter, and mobile emissions will occur as a result of construction activities as the project area develops. However, such activities are infrequent in nature and not foreseen to cause a cummlative impact due to the lack of large development areas, rural nature of the lot size, and the economic impacts that will prevent several parcels from being developed during a singular period.



**B. General Plan Area Plan(s):** The project area is located within the Southwest Area Plan

**C. Foundation Component(s):** Rural and Open Space

**D. Land Use Designation(s):** Rural Residential (R) and Open Space Recreation (OS-R)

**E. Overlay(s), if any:** Not Applicable

**F. Policy Area(s), if any:** Project Area A is covered by the Santa Rosa Plateau/De Luz Policy Area (SWAP Policies 5.1 and 5.2)

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** The project areas are not bounded by any additional General Plan Area Plans; however, the Cities of Murrieta, Temecula, and Wildomar are located to the north and to the east. The County of Orange is located to the south across the Cleveland National Forest.

2. **Foundation Component(s):** No additional Foundation Components surround or adjoin the project boundaries. The Cities of Murrieta, Temecula, and Wildomar adjoin the property to the north and the County of Orange is adjacent to the south.

3. **Land Use Designation(s):** No additional Land Use Designations surround the project boundaries. The Cities of Murrieta, Temecula, and Wildomar adjoin the property to the north and the County of Orange is adjacent to the south.

4. **Overlay(s), if any:** Not Applicable

5. **Policy Area(s), if any:** The Santa Rosa Plateau/De Luz Policy Area (SWAP Policies 5.1 and 5.2) are located to the south, within the La Cresta community, for Project Area A

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** Residential Agriculture - 5 acre minimum and 10 acre minimum (R-A-10 and R-A-5); Light Agriculture - 20 acre minimum (A-1-20), and Rural Residential (RR)

**J. Proposed Zoning, if any:** The base zoning of the project area (R-A, R-R, and A-1) will remain unchanged. The proposed project will develop an overlay zone to provide additional grading and construction related standards to mitigation erosion, grading, fire, and aesthetic concerns that have occurred over the past years.

**K. Adjacent and Surrounding Zoning:** Residential Agriculture - 5 acre minimum and 10 acre minimum (R-A-10 and R-A-5); and Rural Residential (RR)

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing          | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services               |   |

#### IV. DETERMINATION

On the basis of this initial evaluation:

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

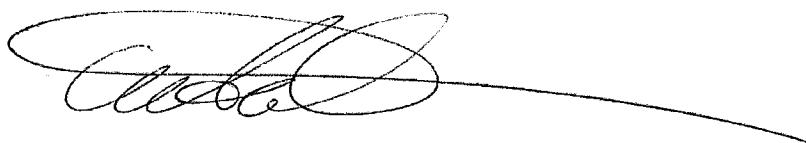
I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant

effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

October 28, 2011



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Signature

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Date

Adam Rush

For Carolyn Syms Luna,  
Director

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Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The Interstate 15 freeway is located to the north, northwest, and northeast of the project areas (See attached Exhibit A and B and APN list for specific project locations). This roadway is a State Eligible Scenic Highway according Figure 9 of the Southwest Area Plan (SWAP) Circulation Plan. The project areas are located approximately 2,000 linear feet from the specified freeway and as such views of this State Eligible Scenic Highway will not be impacted by the proposed project. In addition, the proposed overlay zone does not propose any specific development or construction on any particular parcel. Therefore there will be no impact unto any scenic highway corridor.

b) The project area is under the jurisdiction of Interim Ordinance No. 449.245, which was originally adopted by the Board of Supervisors on November 2, 2010 and the last extension was adopted by the Board of Supervisors on October 4, 2011 for an additional twelve (12) months. The interim ordinance establishes a prohibition on all grading and building permits until Ordinance No. 348 (the County's Land Use Ordinance) is amended to reflect new standards that mitigate the concerns established under the interim ordinance referenced above or the Board of Supervisors repeals the interim ordinance. The proposed ordinance overlay does not propose any specific development or construction projects. The project is being established to provide grading and construction development standards and guidelines that specifically target protection of scenic resources. Therefore, no impact will occur as a result of the proposed project.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: The project area is located within the boundaries of Ordinance No. 655. Any permanent lighting that results within the project area will be required to comply with such ordinance. No impact is foreseen that will impact the functions of the Mt. Palomar Observatory.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact: The project does not propose any direct construction of housing; nevertheless, the project does propose additional lighting regulations as part of the ordinance overlay. Such regulations will limit the amount and intensity of outdoor lighting for walkways, landscape, patios, etc. on future residential units, which will further reduce the impacts of light pollution. Therefore, no impact is foreseen that will create a new source of substantial light or glare.

Mitigation: No Mitigation Necessary

Monitoring: Not Monitoring Necessary

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact: a) The project area contains three farmland categories, including Farmland of Local Importance, Other Lands, and Prime Farmland. The project area also contains one agricultural preserve, including Rancho California 24, located in the La Cresta community. The proposed ordinance overlay does not propose any specific development or housing construction. The housing units that would occur after implementation of the project will be located on single-family lots on large acreages (5-20 acres). Single-family dwellings are consistent with, and will not preclude, agriculture development or activities. Based upon these findings, the project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within or surrounding the project area. b) The project area does contain agricultural zoning (Light Agriculture - 20 acre minimum). The proposed project will not conflict with such zoning as the A-1-20 zone permits single-family dwellings, which is the primary use in the project area. The project will not conflict with the existing agricultural zoning or conflict with any property that is subject to Agricultural Preserve Rancho Cucamonga 24. c) The project will not cause the development of any specific housing units; even so, housing units that could be constructed within 300-feet of an agriculture zone will not interfere or preclude the continued use of agricultural property or cause a conflict with properties protected by County Ordinance No. 625. The project will not preclude the large lot, single-family, residential development that occurs within and in the area surrounding the project area. This development is consistent with agricultural uses and will not introduce any non-agricultural uses. d) Lastly, the project will not change the surrounding environment in a nature that will impact surrounding agricultural uses. Therefore, no impact to agricultural uses is foreseen.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5. Forest</b>				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact: The project area is not located within an area of forest land (as defined in Public Resources Code section 12220(g)) or an area of timberland (as defined by Public Resources Code section 4526) or in an area of Timberland Production (as defined by Govt. Code section 51104(g)). No impact to Forest lands is anticipated due to the proposed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: a) through f) The project area is located within the South Coast Air Quality Basin. The project does not propose to create any mobile or stationary emission sources as the project does not propose any specific construction projects. The project area is a large lot, single-family, residential area, which will not allow any development that would violate any applicable air quality plan. The proposed project will not create any situation that would violate any air quality standard or contribute to any existing violation. The project area is predominantly residential, with large lots, and limited animal keeping; none of which would result in a cumulatively considerable net increase of any criteria pollutant that the South Coast Air Basin (SCAB) is under federal or state ambient air quality standards. There are no sensitive receptors within 1 mile of the project boundary or within the project boundary and there is no potential to create any air quality or odor emissions that would result in any impact to a sensitive receptor during operation or construction of any future housing projects.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES</b> Would the project				
<b>7. Wildlife &amp; Vegetation</b>				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact: a) The project area is covered by the Western County Multi-Species Habitat Conservation Plan (MSHCP). The proposed project does not authorize any specific development project and will not conflict with any provision under the WCMShCP. Housing construction that will occur in the future will be required to comply with the HANS or ERPS processes upon submission of grading permits. b) and c) The project will not authorize any specific development projects, no grading or building will occur as a result of the project. The project area is adjacent to the Cleveland National Forest; however, the project area include residential homes and future residential units may be constructed in the future will not impact any endangered, threatened species, sensitive, or special candidate species. d) The project area is primarily occupied by large lots with residential uses and ancillary animal keeping facilities. These type of uses will not interfere with the movement of any native resident or migratory fish or wildlife species. There are no mapped wildlife corridors located within the project area. e) For the reasons listed about regarding the project area, the proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in WCMShCP or by other service agencies. f) The project area does not include any federally protected wetlands as defined by Section 404 of the Clean Water Act. g) For the reasons stated above, the proposed project will not conflict with any local policies or ordinances protecting biological resources. As previously stated, the project is located within the WCMShCP, and as such, any residential construction or development project will be required to comply with the provisions of this plan prior to grading permits being issued. No impact to Biological Resources are anticipated as a result of the proposed project.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**CULTURAL RESOURCES** Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact: a) and b) The project area is not located within an area of sensitivity for historic resources according to figure OS-7 of the General Plan. The communities of La Cresta and De Luz were originally developed in the 1960's and 1970's and no unique historical resources are contained within the project area. Several historic resources have been retained in the low-lying areas of the Temecula basin, within the Cities of Murrieta and Temecula; however, no sites have been discovered or recorded in previous development activities. The proposed project will not authorize any specific development or construction projects, which does not yield the potential for any historic resources to be impacted or damaged.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: a) and d) The project area is not located within an area of sensitivity for archeological resources according to figure OS-6 of the General Plan. The communities of La Cresta

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and De Luz were originally developed in the 1960's and 1970's and no archeological resources are contained within the project area. The project area is a large lot, residential, area with large amounts of open space contained within the undevelopable hillsides. The project area is in an area of low sensitivity for archeological resources which is complemented by the low intensity of development within the project area. The proposed project will not authorize any specific development or construction projects, which does not yeild the potential for any archeological resources to be impacted or damaged.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**10. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The project area is not located within an area of sensitivity for paleontological resources according to figure OS-8 of the General Plan. The communities of La Cresta and De Luz were originally developed in the 1960's and 1970's and no paleontological resources are contained within the project area. The project area is a large lot, residential, area with large amounts of open space contained within the undevelopable hillsides. The project area is in an area of low sensitivity for paleontological resources which is complemented by the low intensity of development within the project area. The proposed project will not authorize any specific development or construction projects, which does not yeild the potential for any paleontological resources to be impacted or damaged.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact: a) and b) Some parcels located within project area B are located within 1/2 mile from a recorded Alquist-Priolo (A-P) fault zone. These A-P zones are located near the northern

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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boundary of the project area, adjacent to the City of Murrieta and the lots specifically effective have already been developed or are not able to be developed due to slope, access, and biological concerns. The proposed project does not authorize any specific development or housing construction. Any future residential construction will be developed in conjunction and in conformance to the Uniform Building Code (UBC) and all other State code. No impacts from any existing A-P zone is anticipated as a result of the proposed project.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**12. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact: The project area is covered by areas of low to moderate liquefaction. Areas of moderate liquefaction occur primarily within project area A, specifically along Calle de Lobo in the northwest portion of project area A. These areas are mostly developed with single-family homes and ancillary structures. The proposed project will not authorize any specific development or housing construction. Any future development projects will be single-family development or ancillary structures, which will be developed in conjunction with the UBC and additional building standards. These standards are sufficient to mitigate any potential impacts upon housing construction due to areas of low to moderate liquefaction.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact: The project area is not subject to an specific ground shaking risk. The project area is located in Southern California, which will experience ground shaking incidents from time to time, a risk that all development and construction in Southern California will experience during the lifetime of a project. Any residential developments that will result in the project area will be subject to the UBC and will meet all structural requirements.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Project Specific Slope Analysis

Findings of Fact: The project area is located within an area high slopes and hillsides. The average slope within the project area is 28% for properties located within Exhibit A and 35% for properties located in Exhibit B. The proposed project does not authorize any specific development or housing construction that would locate structures on a geological unit that is unstable or become unstable. The proposed project does propose grading design standards that will minimize the impact of grading practices for residential development. As such, no impact is foreseen from the proposed project.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact: The proposed project is not located within a geological unit that is unstable and subject to ground subsidence according to Figure S-7 of the General Plan and additional site inspection. No impact on ground subsidence is seen to occur as a result of this project.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not located in an area that is subject to any additional geological hazards, such as seiche, mudflow, or volcanic hazards.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Slopes</b>				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project specific slope analysis, Project Application Materials

Findings of Fact: a) The project does not authorize any specific development or housing construction. Therefore, the project will not change the topography or ground surface features. b) The project will not create or fill slopes greater than 2:1 or higher than 10 feet. c) The project will not result in grading that affects or negates subsurface sewage disposal systems; therefore, given that the project will not authorize any specific development projects or construction the project area will not create any slopes that would affect the surrounding the environment within the project area.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project specific slope analysis, Project Application Materials, On-site Inspection

Findings of Fact: a) The project does not authorize any specific development or housing construction. Therefore, the project will not result in substantial soil erosion or the loss of topsoil. b) The project is located within the hillside areas of Temecula and Wildomar, which is not an area considered containing expansive soil; as such, no substantial risk to life or property will occur. c) The project will place housing with septic systems in areas that contain soils incapable of supporting such systems.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>19. Erosion</b>				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project specific slope analysis, Project Application Materials

Findings of Fact: a) The project does not authorize any specific development or housing construction. Therefore, the project will not result in a change to the deposition, siltation, or erosion that may modify the channel of a river or stream. b) The project will not result in any increase in water erosion either on or off site as the project does not authorize any specific development project.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact: The project is not located within any area impacted by wind erosion or blowsand.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: CARB, Planning Department Interim Policies

Findings of Fact: a) The project does not authorize any specific development projects or housing construction; as such, the project will not have any impact on greenhouse gas emissions, either directly or indirectly. b) The project will not conflict with any applicable plan, policy, or regulation adopted for purposes of reducing the emissions of greenhouse gases. No impact upon greenhouse emissions will occur as a result of the proposed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact: a) The project does not involve the transport or disposal of any hazardous materials because the project does not authorize any specific development projects. b) The project does not authorize any specific development, instead, will set forth development standards and architectural guidelines, which will not create a significant hazard to the public or the environment through the upset and accidental conditions or release of hazardous materials. c) The project will not impair the implementation of or interfere with an adopted response or emergency plan. d) The project area is not located within ¼ mile of an existing or proposed school. e) The project is not located on a site which is included on any hazardous materials list; in addition, past development activities since the 1960's have not resulted in the discovery of any hazardous materials during grading or development activities.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact: a) The project is not located within the vicinity of any public or private airport and will not result in an inconsistency with an Airport Master Plan. b) The project will not require review by the Airport Land Use Commission as the project area is not located within an Airport Master Plan. c) The project area is not located within any adopted Airport Master Plan. d) The project is not located within the area of a private airstrip or heliport. As the project has no relation to an Airport Master Plan, any adopted airport plan, private airstrip, or heliport, there will be no impact.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

<b>24. Hazardous Fire Area</b>				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact: The project area is located within an area of High Fire and State Responsibility Areas, which are typically areas covered by the State Department of Forestry due to their remoteness or inaccessibility. The project does not authorize and specific development proposal or housing construction; however, existing housing units within and surrounding the project area have been subject to wildfires in the past. The project will propose development standards, grading and architectural guidelines in order to mitigate such concerns on future housing projects. This project will not expose people or structures to a significant risk due to fire and will not exacerbate any existing risk that currently exist on existing single-family homes and ancillary structures that are present within and surrounding the project area.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact: a) The project will not alter the existing drainage pattern of the site area, including the alteration of any lake or stream as the project does not propose any specific development project or any construction. b) The project will not cause any situation that would violate water quality standards. While the project does not propose any specific development, it will propose hillside and architectural design guidelines that will assist in further mitigation of any such violations from having the potential to occur in future residential construction projects. c) The project will not cause any situation to occur that would deplete groundwater levels. d) The project will not create or contribute to runoff in any capacity. e and f) The project area is located approximately 2,000 linear feet above the mean sea level and is not within a 100-year flood hazard area. g) The project does not propose any construction or development and therefore does not have the potential to degrade water quality. h) The project does not include new or retrofitted stormwater BMP's.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Due to lack of any specific development of construction project that will be authorized under this project proposal, the project will have no impact on the hydrology and water quality of the project area.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**26. Floodplains**

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact: a) The proposed project does not propose to alter the drainage pattern of the site as the project does not authorize any specific development. B) The project will not change or contribute to the absorption rates of any surface runoff as there are no development projects under this proposal that will add impervious area to the project area. c) The project area has not been an area that is subject to flooding. The nearest dam to the project is Diamond Valley Lake and the project is not located within the inundation zone of this facility. d) The project is not located near any surface body of water. The project will have no impact on any floodplain criteria.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**LAND USE/PLANNING** Would the project

<b>27. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and/or within adjacent city or county boundaries?

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact: a) The project proposes to create a zoning ordinance overlay that will effect the project area as identified herein. The proposed project will overlay new development standards for hillside development, grading, architecture, fire protection, and for the preservation of the prominent views, features and unique aesthetic resource these areas of the County contribute to our environment. The properties within the project area are currently zone for residential development, with a very small portion zoned for agricultural development, which does allow single-family dwellings. The underlying zones, (R-A, R-R, and A-1) will not change due to implementation of the proposed project. The authorized uses under these zoning classifications will not be altered as a result of the proposed project. The minimum lot sizes as specified within the County's General Plan Land Use Designation (Rural Mountainous) for the project area will not be altered and similarly, the status of legal, non-conforming lots will remain the same as current policy allows for the construction of single-family homes and accessory buildings on legal, but non-conforming lots, e.g., a lot size of 7.5 acres in a General Plan designated area of 10 acres, when the lot was subdivided prior to 2003. Based upon these findings, the project will not result in the alteration of the present and future land use. b) The properties are not located within any Sphere of Influence. Therefore, no impact will occur.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact: The project, proposing a zoning ordinance overlay, will not alter the project areas existing zoning classifications. The project will place an overlay zone that will add additional development standards and architectural guidelines on future development projects within the project area. b & c) The project will not create a situation of incompatibility between the project area and surrounding zones either within County or City jurisdictions. The project area contains hillsides with high degree of slopes that are visible from the Temecula and Murrieta basins below. Surrounding properties that are adjacent to the project area include the same zoning as the project area does; however, will not include the provisions of the zoning overlay. Given that the overlay set forth techniques and standards to minimize the visible impact of property development from the basin

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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below, adjacent properties are not visible from the adjoining basin and therefore will not need to be subject to the ordinance overlay. d) The ordinance overlay will further implement Southwest Area Plan (SWAP) Policy 16.1 and therefore will not create any impact on the general plan land use designation. The project area is not covered by a Specific Plan. e) The project will not disrupt or divide the physical arrangement of the established community. The project will regulate grading and architectural standards on future residential projects. These standards will not create a substantial divide between in the La Cresta or De Luz community between the properties that are required to comply with these proposed standards and the properties that will not need to comply. Based upon this analysis, there will be no impact upon planning activities or plans within, and surrounding, the project area.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact: a) The project will not result in the loss of available mineral resources as the project does not authorize any specific development of construction projects. b) The project will not result in the loss of availability of locally-important mineral resources recovery; again, as the project does not authorize any construction, does not amend any property under a mineral resource category per the General Plan or State Resource mapping (MRZ zones). c) The project will not create an incompatible land use located adjacent to a State designated area or existing surface mine. According to the General Plan, site inspection, and research of state resource maps, the project is not located adjacent to any of the above-mentioned areas. d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries as none existing adjacent to or within the project vicinity.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: a and b) The project is not located within the vicinity of any airport, private airstrip, or heliport where any plan has been adopted. There will be no impact on the project area from airport noise.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**31. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project is not located within the vicinity of any railroad. There will be no impact on the project area from railroad noise.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project is located within the vicinity of the Interstate 15 freeway; however, the project is located in the hillsides above (approximately 2,000 linear feet above the roadbed of the Interstate 15 freeway). There will be no impact from highway noise onto the project area.

**Mitigation:** No Mitigation Necessary

**Monitoring:** No Monitoring Necessary

**33. Other Noise**

NA  A  B  C  D

**Source:** Project Application Materials, GIS database

**Findings of Fact:** The project is not located near or within the vicinity of any additional source of noise.

**Mitigation:** No Mitigation Necessary

**Monitoring:** No Monitoring Necessary

**34. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

**Source:** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

**Findings of Fact:** a) The project will not create a substantial permanent increase in the ambient noise levels. The project area is a large lot residential area that will not create additional noise. The project will not facilitate additional noise impacts. b) The project will not create or be affected by a substantial temporary or periodic increase in the ambient noise levels for the reasons stated in item a). c) The project area is a residential area with large lots, animal keeping uses and ancillary uses. These uses will not expose property owners or sensitive receptors to the generation of noise levels in excess of established standards. d) For the reasons stated within this section, the project will not expose persons to excessive vibration or ground-borne noise levels.

**Mitigation:** No Mitigation Necessary

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring Necessary

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact: a, b, and c) The project area is a residential community with large residential lots, animal keeping uses, and ancillary buildings. The project proposes architectural design guidelines and grading standards for the areas identified as the project area. These standards will facilitate residential development that is consistent with the underlying zoning and general plan designation for the properties. Due to these facts, the project will not displace a substantial amount of housing or people or create a demand for housing. d) The project is not located within, or within the vicinity of a County Redevelopment Area. e) The project area will not facilitate any development that will create an increase above population protections. f) The project will not induce a substantial population growth in the area as the project area will be governed by the growth protections authorized under the general plan.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Safety Element

Findings of Fact: The project will not have any impact on Fire services as the project does not authorize any specific development projects

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact: The project will not have any impact on Sheriff's services as the project does not authorize any specific development projects.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**38. Schools**

Source: Murrieta Valley Unified and Temecula Valley Unified School Districts, GIS database

Findings of Fact: The project will not have any impact on school services as the project does not authorize any specific development projects.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**39. Libraries**

Findings of Fact: The project will not have any impact on library services as the project does not authorize any specific development projects.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**40. Health Services**

Findings of Fact: The project will not have any impact on Health services as the project does not authorize any specific development projects.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**RECREATION**

**41. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: a) The project does not propose an increase to the number of residential units within the project area, or in surrounding areas that would necessitate the construction or expansion of recreational facilities. b) The project does not authorize any specific development projects that would contribute to the deterioration of existing facilities. c) The project is not located within a Community Services area or park district. The payment of Quimby fees is not required as the project is not subject to Ordinance No. 460.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**42. Recreational Trails**

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The project will not create the need for any recreational trails. The project area is impacted by one Regional trail which has been mapped and implemented in some areas within the project area and surrounding properties. The project will create hillside and architectural standards for new development and housing construction projects. These propose standards and guidelines will not require the implementation of this regional trail or create the need for new trails.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: a) The project does not create or authorize any specific development project or housing construction which will not cause any impact unto an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of a circulation system. b) For the reasons stated in item a), the project will conflict with an applicable congestion management program. c) See item 23, there are no impacts from air traffic patterns. d) See item 23 and 31. There are no impacts to waterborne, rail, or traffic patterns or circulation. e) The project will authorize any specific development which will not create any impact on design features for transportation improvements. f) The project will not cause an effect upon the maintenance of roads because the project will not create any situation that will impact the road maintenance. g) The project does not propose any construction which will have an impact upon circulation within or surrounding the project area. h) The project will not result in inadequate emergency access or access to nearby uses as the project is not proposing to change any circulation or adopted emergency plan. i) The project will not conflict with any adopted policies, plans or programs regarding public transit, bikeways, or pedestrian facilities. The project is in a residential area that is currently covered by with such policies. The proposed project will not propose any development or situation that will cause an impact to these policies.

Mitigation: No Mitigation Necessary

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring Necessary

**44. Bike Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The project area is not located adjacent to, within, or surrounded by any bike trails. The project will not create a need for additional bike trails due to the lack of any construction projects.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact: a) The project will not create the need for new water treatment facilities or any need for the expansion of existing facilities. The project will not authorize any new development and will not facilitate development beyond the projections of the General Plan, which has analyzed the need for water treatment facilities to serve the project area. b) The project will have sufficient water supplies available to serve the project area. See item a) for more details.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**46. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact: a) The project will not require or result in the construction of new wastewater treatment facilities, including septic systems or the expansion of existing facilities. The project will not authorize any new development and will not facilitate development beyond the projections of the General Plan, which has analyzed the need for wastewater treatment facilities to serve the project area. b) The project will not result in a determination by the wastewater treatment provider that serves or may serve the project area that the project will result in an increased capacity or that the demands of the project cannot be met. The project will not authorize any new development and will not facilitate development beyond the projections of the General Plan, which has analyzed the need for wastewater treatment facilities to serve the project area. Such facilities include sub-surface sewage disposal systems as sewer service is not available. The General Plan projections for the project area will not be affected by the proposed project as the project will implement hillside grading and architectural standards which will have no impact on increased development activities that will impact sewer or subsurface wastewater facilities.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact: a) Residential development within the project area, both existing and future, are served by local landfills. The project will not increase the number of residential development anticipated in the project area. b) The project complies with all federal, state, and local statutes. The project will not create any impact to solid waste services.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?

b) Natural gas?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project materials, RCLIS

Findings of Fact: The project does not propose any construction or specific development projects and will not have an impact on utilities.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact: The project is not covered by any energy conservation plan currently in place that covers the project area.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

**OTHER**

50. Other: N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

**MANDATORY FINDINGS OF SIGNIFICANCE**

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not Applicable

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
 4080 Lemon Street, 12th Floor  
 Riverside, CA 92505  
 Attention: Adam Rush, (951) 955-6646

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VII. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 10/31/2011 2:26 PM  
EA 2010.docx







*Carolyn Syms Luna*  
Director

RIVERSIDE COUNTY  
**PLANNING DEPARTMENT**

## Memorandum

**DATE:** November 16, 2011  
**TO:** Riverside County Planning Commission  
**FROM:** Planning Staff  
**RE:** Agenda Item No. 2.6 (Ordinance No. 348.4299)

Good morning Planning Commissioners,

The Planning Department has completed a number of outreach meetings, phone calls, and email corespondences. In response to our outreach, the following letters, emails, and correspondences have been received on the proposed ordinance overlay.

Planning Staff is providing these letters as part of your staff report package for Item 2.6

Respectfully,

  
Adam Rush, Principal Planner

F:\Special Projects\Western Ridgeline Overlay Zone\PC\_BOS\_Hearings\Memo to PC\_11 16 11.doc

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

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

## Rush, Adam

---

**From:** Isom, Sandy J. [SJISOM@rcbos.org]  
**Sent:** Monday, November 14, 2011 9:24 AM  
**To:** Rush, Adam  
**Subject:** FW: Public hearing notice

Hi Adam,

I am just wondering if you have followed up with the individual below. I noticed that the e-mail was sent to you and we were copied. I have not contacted the individual. I wanted to see what your reply is.

Thank you,

Sandy Isom

Legislative Assistant to

Supervisor Bob Buster

1<sup>st</sup> District

951-955-1010

---

**From:** Joan Becketl [<mailto:jbnsbane@cox.net>]

**Sent:** Monday, November 07, 2011 12:04 PM

**To:** [arush@rctma.org](mailto:arush@rctma.org)

**Cc:** District1

**Subject:** Public hearing notice

I have a real concern about the up-coming proposed hillside ordinance and building moratorium on November 16th. What does this mean to the parcels that I currently own in La Cresta? My parcels could be 5 of the 200 hundred lots that are in danger of not being buildable. Is this only in La Cresta? Only up on the Plateau? Or throughout Riverside County? I will not be able to attend the meeting on November 16th as I will be out of town. We do not receive any mail at our home in La Cresta, or get any Riverside newspapers. If I had not received the email from my property owners association I would have never known. It would have been nice if the out of area property owners could have been informed via the mail. With falling real estate prices in that area and all over Riverside County, I'm not sure this would be a positive move for La Cresta or anywhere else at this time.

We currently reside half the week in San Juan Capistrano, and the other half the week in La Cresta. My town of San Juan Capistrano instigated the same ordinance many years ago when the town was young and new. And before all the current building that has gone on over the years. It makes more sense at that time. But to establish this type of ordinance now and discourage any new building in this market seems to be a no win situation. Perhaps if this ordinance # 348.4299 becomes a reality, there might be some type of "Grandfather Clause" which might exempt current property owners and allow them to build on the hillside and on the view parcels. You could use this email as "My Opinion" against the "Proposed Hillside Ordinance # 348.4299. I would appreciate any further correspondence you might have on this matter sent to me via email or through the postal service.

Thank you,

Joan & Richard Becketl  
29621 Monarch Drive  
San Juan Capistrano, CA 92675-1425  
949 364-7235  
[jbnsbane@cox.net](mailto:jbnsbane@cox.net)

**Rush, Adam**

---

**From:** Neal, Greg  
**Sent:** Monday, November 14, 2011 3:52 PM  
**To:** Rush, Adam  
**Cc:** Syms Luna, Carolyn  
**Subject:** FW: Ordinance 449.245, 348.4299, Zoning Change No.07766 & EA No.42483

Comments on the Hillside Ordinance.

Gregory Neal  
Deputy Director  
Planning Department

-----Original Message-----

**From:** Syms Luna, Carolyn  
**Sent:** Monday, November 14, 2011 3:15 PM  
**To:** Neal, Greg  
**Subject:** FW: Ordinance 449.245, 348.4299, Zoning Change No.07766 & EA No.42483

Greg,  
Please forward to the appropriate planner.  
CSL

-----Original Message-----

**From:** Johnson, George  
**Sent:** Friday, November 11, 2011 8:21 AM  
**To:** Syms Luna, Carolyn; Neal, Greg; Coyle, Frank  
**Subject:** FW: Ordinance 449.245, 348.4299, Zoning Change No.07766 & EA No.42483

FYI

---

**From:** [onegtpone@yahoo.com](mailto:onegtpone@yahoo.com) [onegtpone@yahoo.com]  
**Sent:** Thursday, November 10, 2011 2:36 PM  
**To:** Johnson, George  
**Subject:** Ordinance 449.245, 348.4299, Zoning Change No.07766 & EA No.42483

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

Dear Sir

With regards to the Riverside County proposed Please be advised that we STRONGLY OBJECT to this ordinance, Ordinance 449.245, 348.4299, Zoning Change No.07766 & EA No.42483.

These change in zoning and land usage as it will GREATLY affect the value of our land and its usage resulting in a substantial hardship to us.

We strongly object to these changes.

Sincerely Truly,

Property Owners

M Leicester,  
G DiLoreto,  
L Obradovich  
M Barry  
M Stenzler  
Maricopa Holdings  
S Monroe

**Rush, Adam**

---

**From:** Bowie, Desiree  
**Sent:** Monday, November 14, 2011 7:43 AM  
**To:** Rush, Adam  
**Subject:** FW: Proposed Ordinance 348.4299 (Opposed)

---

**From:** Richard Boller [<mailto:rwboller@ca.rr.com>]  
**Sent:** Sunday, November 13, 2011 11:33 AM  
**To:** Bowie, Desiree  
**Subject:** Proposed Ordinance 348.4299 (Opposed)

Proposed ordinance is poorly thought-out, oppressive, and is counter to an economic recovery. This is what drives investors, property owners, and others to take their portfolio out of California. You need these people. This ordinance is stupid and counter-productive.

**Rush, Adam**

---

**From:** Bugtai, Wendell  
**Sent:** Wednesday, November 09, 2011 4:27 PM  
**To:** Rush, Adam  
**Subject:** FW: Od. 348, Staff Report  
**Attachments:** Signed Ordinance No.348.4299.pdf; ATT00001.htm; Signed Ordinance No.348.4299.pdf; ATT00002.htm

Adam,

Please get back to Ollie Cagle on his questions regarding a project you are working on. Thanks.

**Wendell Bugtai**  
*Urban Regional Planner III*  
*County of Riverside, TLMA*  
*4080 Lemon Street, 12th Floor*  
*Riverside, CA 92502*  
[wbugtai@rcflma.org](mailto:wbugtai@rcflma.org)  
*Phone: (951) 955-2419*  
*Fax : (951) 955-1811*

---

**From:** Ollie [<mailto:ocagle3@cox.net>]  
**Sent:** Wednesday, November 09, 2011 12:46 PM  
**To:** Bugtai, Wendell  
**Cc:** William J. McKeever  
**Subject:** Fwd: Od. 348, Staff Report

Hi Wendell,

Attached is the Adam Rush DRAFT Ord. 348 that goes before, I think, PC on the 16th of this month for a look see. We have read through this DRAFT and have been unable to find the section the LDC is referring to. Will you take a minute and look through it as well and advise me of that section?

Ollie

**Rush, Adam**

---

**From:** ocagle3@cox.net  
**Sent:** Wednesday, November 09, 2011 11:41 AM  
**To:** Rush, Adam  
**Subject:** Od. 348, Staff Report

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

Please send me your email address. We may have an old one and is there any staff report or your up-date for Ord. 348. There is no Agenda yet for the PC hearing on 11/16.

Ollie

## Rush, Adam

---

**From:** Joe Castaneda [joe@jlcengineering.com]  
**Sent:** Thursday, October 27, 2011 3:06 PM  
**To:** Rush, Adam  
**Cc:** Marina Castaneda  
**Subject:** RE: Ordinance No. 348.4299

Mr. Rush,

I own parcel 928-360-007, which is located at 36263 Calle De Lobo. We purchased the property in May 2008 with the intent of construct a casita for my in-laws and regrade a few areas. I left you a message and I am following up with an e-mail. I located the draft ordinance on the internet and read through the policy. I would like someone to call me or even better schedule a meeting to help me understand the impact to my property. I have developed a design concept and I would like to know how feasibility of the concept.

I would like to better understand the policy written that discusses grading based on a view from I-15. The grading I would like to do is not visible from I-15. There is a manufactured graded slope that faces I-15 that I would like to eliminate.

Please call to schedule a meeting. Thanks you.

### Joe Castaneda P.E.

President

:: 951.304.9552 – Office

:: 951.304.3568 – Fax

JLC Engineering & Consulting Inc.  
36263 Calle de Lobo  
Murrieta, Ca 92562





**Rush, Adam**

---

**From:** Joe Castaneda [joe@jlcengineering.com]  
**Sent:** Thursday, November 03, 2011 7:07 AM  
**To:** Rush, Adam  
**Cc:** Marina Castaneda  
**Subject:** RE: Ordinance No. 348.4299

Thanks for the documents. I will review and e-mail should I have any questions.

## **Joe Castaneda P.E.**

**President**

:: 951.304.9552 – Office  
:: 951.304.3568 – Fax

JLC Engineering & Consulting Inc.  
36263 Calle de Lobo  
Murrieta, Ca 92562



---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, November 02, 2011 5:44 PM  
**To:** Joe Castaneda  
**Cc:** Marina Castaneda  
**Subject:** RE: Ordinance No. 348.4299

Dear Mr. Castaneda,

Thank you for your patience. You had previously indicated that you were interested in reviewing the standards for the proposed ordinance you reference in your subject line.

I have included your email in a distribution list that I sent out earlier today.

I wanted to contact you specifically and ensure you have received this document.

Please let me know if there are any specific questions or concerns.

Sincerely,  
Adam Rush

---

**From:** Joe Castaneda [mailto:joe@jlcengineering.com]  
**Sent:** Thursday, October 27, 2011 3:06 PM  
**To:** Rush, Adam  
**Cc:** Marina Castaneda  
**Subject:** RE: Ordinance No. 348.4299

Mr. Rush,

I own parcel 928-360-007, which is located at 36263 Calle De Lobo. We purchased the property in May 2008 with the intent of construct a casita for my in-laws and regrade a few areas. I left you a message and I am following up with an e-mail. I located the draft ordinance on the internet and read through the policy. I would like someone to call me or even better schedule a meeting to help me understand the impact to my property. I have developed a design concept and I would like to know how feasibility of the concept.

I would like to better understand the policy written that discusses grading based on a view from I-15. The grading I would like to do is not visible from I-15. There is a manufactured graded slope that faces I-15 that I would like to eliminate.

Please call to schedule a meeting. Thanks you.

## **Joe Castaneda P.E.**

**President**

:: 951.304.9552 – Office

:: 951.304.3568 – Fax

JLC Engineering & Consulting Inc.  
36263 Calle de Lobo  
Murrieta, Ca 92562



Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

Adam B. Rush, Principal Planner  
Riverside County Planning Department

Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

**Rush, Adam**

**From:** Joe Castaneda [joe@jlcengineering.com]  
**Sent:** Sunday, November 13, 2011 7:53 PM  
**To:** Rush, Adam  
**Subject:** RE: Ordinance 348.4299  
**Attachments:** figure 2.pdf

I have read the Ordinance and believe it is written in a broad manner and will have negative impacts on our property value and infringes on my personal rights a property owner. The ordinance does not have any flexibility that allow those property owners that want to develop or construct in a responsible manner from performing work that will enhance the property and view from the valley.

Here are some concerns and comments:

1. "Development shall be sited to minimize visual impacts on properties located in the valley below the northern and southern Santa Rosa Escarpment Areas." If project grades or constructs building within an area where that not in valley and does not create sedimentation or erosion why does policy not provide separate rules?
2. Why does the policy not provide separate criteria for projects that are not visible from valley?
3. Does the ordinance prohibit the use of white three rail fence?
4. How come the ordinance does not allow grading if area is to be used for agricultural uses?
5. People have purchased property for difference use some being for recreational purposes. It is wrong tp prevent landowners from being allowed to use lighting to accent property or for recreational areas. Ordinance should allow homeowner to provide lighting with a maximum lumens rating. To not allow any lighting breach the rights of homeowners.
6. The current land disturbance standard does not allow grading areas with slopes in excess of 25% unless to create access to parcel. This does not provide staff or existing homeowners to grade areas that are already subject to erosion or slopes that cannot be vegetative or maintained. Our property has slopes that are 1:1 to 1.5:1. We want to re-grade areas to make it more convenient to maintain and for vegetation to be established. This policy will not allow this to occur since these areas to be graded would not be for access.
7. The ordinance does not provide owners the ability to do grading in areas with slopes greater than 25% to better the current condition to minimize erosion and drainage impacts?
8. Who will provide the unit cost that will be used to provide financial deposit for restoration plan?
9. The draft version of this policy that I downloaded stated that "Grading within a slope of 25% or more shall be permitted within an area not to exceed 10% of the total area of the development and hshall be conditioned with landscaping....." Why not provide a similar clause within the current ordinance?
10. The draft version provided some flexibility with a land disturbance limitation table why not include in this ordinance?
11. Based on this ordinance I would not be able to do the grading to eliminate the 1:1 slope along the roadway that fronts my property? This ordinance does not seem to provide staff any flexibility.

Can I schedule time to discuss the figure I attached to determine what will be feasible if the ordinance passes the way it has been prepared?

**Joe Castaneda P.E.**

President

:: 951.304.9552 – Office

:: 951.304.3568 – Fax

JLC Engineering & Consulting Inc.  
36263 Calle de Lobo  
Murrieta, Ca 92562



**Rush, Adam**

---

**From:** Kerry Choppin [kchoppin@urbanpacific.com]  
**Sent:** Monday, October 31, 2011 12:13 PM  
**To:** Rush, Adam  
**Subject:** Notice of Public Hearing

Hi Adam,

I am responding to a letter sent to DFI Property regarding the *Notice of Public Hearing and Intent To Adopt A Negative Declaration - Ordinance no. 348.4299 and Zone Change No. 07766 and EA No. 42483*. DFI owns *two parcels that may be in this study area*. The APN for the two parcels is 935400002, 003. Can you tell me if these parcels are in Project Area B, and how they would be affected.

Thanks in advance for your assistance.

Kerry Choppin  
for DFI Property

**Rush, Adam**

---

**From:** Kerry Choppin [kchoppin@urbanpacific.com]  
**Sent:** Tuesday, November 08, 2011 8:43 AM  
**To:** Rush, Adam  
**Subject:** Re: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside

Hi Adam,

Thanks for sending over the draft ordinance that will effect the two parcels owned by DFI Funding. The questions that we have are the following:

1. How will Zone Change No. 07766 effect these two parcels. I ask this question as it is difficult for us to compare the zoning that was in place prior to the moratorium versus the new zoning ordinance. Are there significant changes, restriction, etc.?
2. What effect will the proposed EA No. 42483 have on these parcels?

Kerry Choppin  
for DFI

On Wed, Nov 2, 2011 at 5:07 PM, Rush, Adam <[ARUSH@rctlma.org](mailto:ARUSH@rctlma.org)> wrote:

Dear Interested Parties,

As promised, the Planning Department is providing a copy of the proposed hillside development standards (inclusive of the two attached exhibits) for your review and comment.

The Planning Department has scheduled a Planning Commission public hearing for November 16th at the following address:

4080 Lemon Street, 1st Floor

Riverside, Ca 92504

A time has yet to be determined, but will be updated by next week at the latest.

Please feel free to direct any comments, questions, concerns, or recommendations directly to me. All communications will be cataloged and responded to in the order received.

Please feel free to contact me with any specific questions or concerns

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 02, 2011 1:14 PM  
**To:** Rush, Adam  
**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside

Good afternoon,

Thank you for your patience. This is an update on the draft ordinance amendment for the Santa Rosa Escarpment areas.

You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the document has taken a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.

The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811



## Rush, Adam

---

**From:** Matt Fleming [reachmattfleming@yahoo.com]  
**Sent:** Wednesday, October 12, 2011 6:41 AM  
**To:** Rush, Adam  
**Subject:** Re: Matt Fleming

Adam,

My contact info is: Matt Fleming


1-760-822-1358

3319 Wild Oak Ln.  
Escondido Ca 92027

Best Regards,

Matt Fleming

760-822-1358  
760-746-4100 (fax)  
[ReachMattFleming@yahoo.com](mailto:ReachMattFleming@yahoo.com)

 Do you really need to print this?  
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**From:** "Rush, Adam" <[ARUSH@rctlma.org](mailto:ARUSH@rctlma.org)>  
**To:** Rick Hauser <[rick@galleryhomes.info](mailto:rick@galleryhomes.info)>  
**Cc:** 'Matt Fleming' <[reachmattfleming@yahoo.com](mailto:reachmattfleming@yahoo.com)>  
**Sent:** Tuesday, October 11, 2011 11:30 PM  
**Subject:** RE: Matt Fleming

Rick,

Thank you very much for the prompt response.

Mr. Fleming: Can you please provide me a contact address for our future notifications of this effort?

Thanks,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

**From:** Rick Hauser [rick@galleryhomes.info]  
**Sent:** Tuesday, October 11, 2011 5:44 PM  
**To:** Rush, Adam

**Cc:** 'Matt Fleming'  
**Subject:** Matt Fleming

Hi Adam,

This is the only info I have for Matt Fleming. Maybe an e-mail to Matt will get you his address. Let me know when the meeting is and we will attend.

Thanks,

Rick Hauser

Gallery Homes, LLC

31618 Railroad Canyon Road

Canyon Lake, CA 92587

(951) 244-7713 x303

(951) 244-7714 fax

(951) 834-2956 cell

[rick@galleryhomes.info](mailto:rick@galleryhomes.info)

[www.galleryhomes.info](http://www.galleryhomes.info)

## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Tuesday, September 27, 2011 1:37 PM  
**To:** Rush, Adam  
**Subject:** Santa Rosa Escarpment

Adam,

I spoke with Shelley Clack of county counsel's office regarding the temporary ordinance regarding the Santa Rosa Escarpment. I am in your Bulfinch today and wanted to introduce myself and set up a meeting with you to discuss it in more detail. Are you available today for a brief introduction?

Thanks,

Nate Garn

## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Tuesday, September 27, 2011 2:29 PM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment

Thanks Adam. I will come up at that time.

"Rush, Adam" <ARUSH@rctlma.org> wrote:

Dear Ms. Garn,

I am currently out of the office for a meeting. I will be back at 2:45pm and available the remainder of the day.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Tuesday, September 27, 2011 1:37 PM  
**To:** Rush, Adam  
**Subject:** Santa Rosa Escarpment

Adam,

I spoke with Shelley Clack of county counsel's office regarding the temporary ordinance regarding the Santa Rosa Escarpment. I am in your Bulfinch today and wanted to introduce myself and set up a meeting with you to discuss it in more detail. Are you available today for a brief introduction?

Thanks,

Nate Garn

## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, September 28, 2011 10:11 AM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment

Are you still available at 9 tomorrow morning? If so, we can be there at that time.

Thanks,

Nate

"Rush, Adam" <[ARUSH@rctlma.org](mailto:ARUSH@rctlma.org)> wrote:

Confirmed!

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
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**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Tuesday, September 27, 2011 2:28 PM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment

Thanks Adam. I will come up at that time.

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Thanks,

Nate Garn

**Rush, Adam**

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, September 28, 2011 3:05 PM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment

Sounds good. I will see you in the morning.

"Rush, Adam" <ARUSH@rctlma.org> wrote:

I am available

Adam B. Rush, Principal Planner  
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**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, September 28, 2011 10:10 AM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment

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Thanks,

Nate

"Rush, Adam" <ARUSH@rctlma.org> wrote:

Confirmed!

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Nate Garn



## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Thursday, September 29, 2011 9:33 AM  
**To:** Rush, Adam  
**Subject:** RE: Meeting Today - Rescheduled

Sorry for the delayed response. I was away from my phone yesterday afternoon. My client is not able to meet at 1 today. I will try to set something up that works for all parties next week.

Thanks for your responsiveness.

Regards,

Nate

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Thursday, September 29, 2011 8:54 AM  
**To:** Nathan Garn  
**Cc:** Harness, Teresa  
**Subject:** Meeting Today - Rescheduled  
**Importance:** High

Good Morning Nathan,

I have sent three emails to your attention regarding our meeting today. I wanted to ensure that you were aware that I am not available at 9am this morning as previously mentioned. I am available at 1:00 or 1:30pm to meet with you and your client.

I apologize for the multitude of emails; however, I do not have any other method of contact for you, e.g., cell or office phone.

Please let me know you received this email.

Sincerely,

*Adam Rush*

Principal Planner - Advance Planning  
Riverside County CAC  
4080 Lemon Street, 12th Floor  
Riverside, CA 92504  
Office: (951) 955-6646  
Cell: (951) 833-0878  
FAX: (951) 955-1811  
[arush@rctlma.org](mailto:arush@rctlma.org)

**Rush, Adam**

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Thursday, September 29, 2011 9:52 AM  
**To:** Rush, Adam  
**Cc:** Ron Tate; bltruax@verizon.net  
**Subject:** RE: Meeting Today - Rescheduled

Thanks Adam. I will contact my client and let you know.

Regards,

Nate

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Thursday, September 29, 2011 9:50 AM  
**To:** Nathan Garn  
**Subject:** RE: Meeting Today - Rescheduled  
**Importance:** High

Nathan,

No apologies needed. Just wanted to make sure you were not stood up. As you know, the Board of Supervisors meet on Tuesday and will consider the Escarpment Moratorium Extension. The item has been agenized as Item 9.10, which is available at the following link:

[http://rivcocob.com/agenda/2011/10\\_04\\_2011.htm](http://rivcocob.com/agenda/2011/10_04_2011.htm)

As of this writing, the Staff Report to the Board regarding the initiation of the Permanent Standards is not yet available. However, as soon as it is published, I will forward to your attention.

With respect to a Monday meeting, I am fairly booked, but do have a few hours, available below:

Monday, October 3<sup>rd</sup> –  
7:30am – 10:00am  
2:00 – 3:00pm

If neither of these work, we can meet before the Board of Supervisors Public Hearings which begins its ceremonial presentations at 8:30am; however, this item (Item 9.10) is not going to be heard until 9:30am. Therefore, We can meet between 8:00am and 9:30am if you and your client are available.

Please let me know if there are any additional questions or concerns.

All the best,

*Adam Rush*

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Thanks for your responsiveness.

Regards,

Nate

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Please let me know you received this email.

Sincerely,

*Adam Rush*

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Cell: (951) 833-0878  
FAX: (951) 955-1811  
[arush@rctlma.org](mailto:arush@rctlma.org)

## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Friday, September 30, 2011 1:06 PM  
**To:** Rush, Adam  
**Cc:** bltruax@verizon.net; Ron Tate  
**Subject:** RE: Meeting Today - Rescheduled

Adam,

I think it would be best if we were able to meet Tuesday morning before the hearing. I will like to meet with Ms. Clack at that time if possible. We will plan on being there Tuesday morning at 8:00. I will try to touch base with Ms. Clack between now and then.

Regards,

Nate

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Thursday, September 29, 2011 9:50 AM  
**To:** Nathan Garn  
**Subject:** RE: Meeting Today - Rescheduled  
**Importance:** High

Nathan,

No apologies needed. Just wanted to make sure you were not stood up. As you know, the Board of Supervisors meet on Tuesday and will consider the Escarpment Moratorium Extension. The item has been agenzized as Item 9.10, which is available at the following link:

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Monday, October 3<sup>rd</sup> –  
7:30am – 10:00am  
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Please let me know if there are any additional questions or concerns.

All the best,

*Adam Rush*

Principal Planner - Advance Planning

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**From:** Nathan Garn [<mailto:ngarn@losglaw.com>]  
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**Subject:** RE: Meeting Today - Rescheduled

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Thanks for your responsiveness.

Regards,

Nate

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**From:** Rush, Adam [<mailto:ARUSH@rctlma.org>]  
**Sent:** Thursday, September 29, 2011 8:54 AM  
**To:** Nathan Garn  
Harness, Teresa  
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I apologize for the multitude of emails; however, I do not have any other method of contact for your, e.g., cell or office phone.

Please let me know you received this email.

Sincerely,

*Adam Rush*

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FAX: (951) 955-1811  
[arush@rctlma.org](mailto:arush@rctlma.org)

**Rush, Adam**

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Friday, September 30, 2011 3:27 PM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment  
**Attachments:** ADDRESSES FOR EACH PARCEL.DOC

Adam,

The parcels are referenced in the document attached.

Regards,

Nate

-----Original Message-----

**From:** Rush, Adam [<mailto:ARUSH@rctlma.org>]  
**Sent:** Wednesday, September 28, 2011 8:54 PM  
**To:** Nathan Garn  
**Subject:** RE: Santa Rosa Escarpment  
**Importance:** High

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Rush, Adam  
**Sent:** Wednesday, September 28, 2011 3:57 PM  
**To:** 'Nathan Garn'  
**Subject:** RE: Santa Rosa Escarpment

Nate,

In addition to moving our meeting time to 1:00pm, can you please provide me the APN's of the property we are discussing? I would like to ensure we are on the same page.

Sincerely,

Adam Rush  
Principal Planner - Advance Planning  
Riverside County CAC  
4080 Lemon Street, 12th Floor  
Riverside, CA 92504  
Office: (951) 955-6646  
Cell: (951) 833-0878  
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[arush@rctlma.org](mailto:arush@rctlma.org)

-----Original Message-----

From: Nathan Garn [<mailto:ngarn@losglaw.com>]  
Sent: Wednesday, September 28, 2011 3:05 PM  
To: Rush, Adam  
Subject: RE: Santa Rosa Escarpment

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I am available

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From: Nathan Garn [[ngarn@losglaw.com](mailto:ngarn@losglaw.com)]  
Sent: Wednesday, September 28, 2011 10:10 AM  
To: Rush, Adam  
Subject: RE: Santa Rosa Escarpment

Are you still available at 9 tomorrow morning? If so, we can be there at that time.

Thanks,

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To: Rush, Adam  
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Thanks,

Nate Garn

## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Monday, October 03, 2011 5:04 PM  
**To:** district3@rcbos.org; district1@rcbos.org  
**Cc:** Lauritzen, Verne; Barnes, Olivia; district1@rcbos.org; Rush, Adam; Clack, Shellie  
**Attachments:** letter to county sprvrs\_001.pdf

Supervisors Stone and Buster,

Please see the attached electronic copy of the letter that was hand-delivered to your office today in preparation for tomorrow's public hearing regarding Riverside County Ordinance Number 449.245. I will provide copies for the Board at tomorrow's hearing.

Regards,

Nathan C. Garn  
LIEBERG OBERHANSLEY  
STROHMEYER & GARN, LLP  
41911 Fifth Street, Suite 300  
Temecula, CA 92590  
Tel: 951.699.6600  
Fax: 951.699.6616  
Email: [ngarn@losglaw.com](mailto:ngarn@losglaw.com)

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**Rush, Adam**

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, October 05, 2011 9:00 AM  
**To:** Rush, Adam  
**Subject:** Follow Up

Adam,

Thanks for working us in yesterday before the hearing. Once the agenda is posted for the next hearing to "initiate" the long-term ordinance, could you please send me the staff report for that agenda item?

Thanks in advance.

Regards,

Nathan C. Garn  
LIEBERG OBERHANSLEY  
STROHMEYER & GARN, LLP  
41911 Fifth Street, Suite 300  
Temecula, CA 92590  
Tel: 951.699.6600  
Fax: 951.699.6616  
Email: [ngarn@losglaw.com](mailto:ngarn@losglaw.com)

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## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, October 19, 2011 3:12 PM  
**To:** Johnson, George  
**Cc:** Rush, Adam; Clack, Shellie; Ron Tate  
**Subject:** Santa Rosa Escarpment Area

George,

Thanks for taking my call earlier. It was good to speak with you. As I indicated when we spoke, we appreciate Staff's willingness to work with us on an issue that seriously impacts my client's property. Adam is working on setting up a meeting with Shellie Clack and I and I believe it would be helpful if you could be there.

So that you can better understand where my client's property is located, below are the addresses and APNs. You will notice that the southeastern property line makes up the southernmost boarder of the Northern Santa Rosa Escarpment Area.

39493 Paseo Chico, Murrieta, California (APN 930-060-001);  
39510 Paseo Chico, Murrieta, California (APN 930-060-002);  
39755 Paseo Chico, Murrieta, California (APN 930-340-006); and  
39693 Paseo Chico, Murrieta, California (APN 930-340-007).

Regards,

Nathan C. Garn  
LIEBERG OBERHANSLEY  
STROHMEYER & GARN, LLP  
41911 Fifth Street, Suite 300  
Temecula, CA 92590  
Tel: 951.699.6600  
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Email: [ngarn@losglaw.com](mailto:ngarn@losglaw.com)

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## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, October 19, 2011 3:20 PM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment Area

Thanks Adam.

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, October 19, 2011 3:20 PM  
**To:** Nathan Garn  
**Subject:** RE: Santa Rosa Escarpment Area

Nate,

Thank you for including Planning Staff in your email. For future reference, the APN's for the parcels mentioned below have changed. I have included the new APN #'s for your records.

Please let me know if there are any questions.

39493 Paseo Chico, Murrieta, California (APN 930-060-001) = 930-060-010

39510 Paseo Chico, Murrieta, California (APN 930-060-002) = 930-060-008

Sincerely,

*Adam Rush*

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Riverside County CAC  
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**From:** Nathan Garn [mailto:ngarn@losglaw.com]  
**Sent:** Wednesday, October 19, 2011 3:12 PM  
**To:** Johnson, George  
**Cc:** Rush, Adam; Clack, Shellie; Ron Tate  
**Subject:** Santa Rosa Escarpment Area

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Regards,

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## Rush, Adam

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**Sent:** Thursday, October 20, 2011 3:35 PM  
**To:** Johnson, George  
**Cc:** Rush, Adam; Clack, Shellie; Ron Tate  
**Subject:** RE: Santa Rosa Escarpment Area

Adam,

I know the county is closed tomorrow. Have you had any luck in setting up a meeting for early next week?

Thanks for your help.

Regards,

Nate

---

**From:** Nathan Garn  
**Sent:** Wednesday, October 19, 2011 3:12 PM  
**To:** 'gjohnson@rctima.org'  
**Cc:** 'Rush, Adam'; 'mclack@co.riverside.ca.us'; 'Ron Tate'  
**Subject:** Santa Rosa Escarpment Area

George,

Thanks for taking my call earlier. It was good to speak with you. As I indicated when we spoke, we appreciate Staff's willingness to work with us on an issue that seriously impacts my client's property. Adam is working on setting up a meeting with Shellie Clack and I and I believe it would be helpful if you could be there.

So that you can better understand where my client's property is located, below are the addresses and APNs. You will notice that the southeastern property line makes up the southernmost boarder of the Northern Santa Rosa Escarpment Area.

39493 Paseo Chico, Murrieta, California (APN 930-060-001);  
39510 Paseo Chico, Murrieta, California (APN 930-060-002);  
39755 Paseo Chico, Murrieta, California (APN 930-340-006); and  
39693 Paseo Chico, Murrieta, California (APN 930-340-007).

Regards,

Nathan C. Garn  
LIEBERG OBERHANSLEY  
STROHMEYER & GARN, LLP  
41911 Fifth Street, Suite 300  
Temecula, CA 92590  
Tel: 951.699.6600  
Fax: 951.699.6616  
Email: [ngarn@losglaw.com](mailto:ngarn@losglaw.com)

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## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Friday, October 28, 2011 8:49 AM  
**To:** Rush, Adam  
**Subject:** RE: View shed Analysis for Escarpment Areas

Thanks Adam.

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Thursday, October 27, 2011 5:22 PM  
**To:** Nathan Garn  
**Cc:** Rush, Adam  
**Subject:** View shed Analysis for Escarpment Areas

Good afternoon,

Today in our meeting you requested information regarding the analysis that was completed to determine how which properties were included and which were not included in the Northern and Southern Santa Rosa Escarpment area boundary.

As I mentioned, I had the opportunity to meet with our GIS department today and establish that a view shed spatial analysis was used with the Interstate 15 freeway as a reference point. All of the properties that were visible from the 15 freeway, on a line that parallels the length of each project, were included in the boundary as adopted by the Board of Supervisors.

The attached document, in addition, with the slopes of each property as mapped by USGS, is the basis for the analysis used to determine the properties included within the view shed.

Please let me know if there are any additional questions on this subject.

Sincerely,

*Adam Rush*

Principal Planner - Advance Planning  
Riverside County CAC  
4080 Lemon Street, 12th Floor  
Riverside, CA 92504  
Office: (951) 955-6646  
Cell: (951) 833-0878  
FAX: (951) 955-1811  
[arush@rctlma.org](mailto:arush@rctlma.org)

## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Tuesday, November 01, 2011 1:57 PM  
**To:** Rush, Adam; Clack, Shellie  
**Cc:** Ron Tate  
**Subject:** Draft Ordinance

Adam,

Could you please provide an update on the status of the draft ordinance?

Thanks,

Nathan C. Garn  
LIEBERG OBERHANSLEY  
STROHMEYER & GARN, LLP  
41911 Fifth Street, Suite 300  
Temecula, CA 92590  
Tel: 951.699.6600  
Fax: 951.699.6616  
Email: [ngarn@losglaw.com](mailto:ngarn@losglaw.com)

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## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, November 02, 2011 1:19 PM  
**To:** Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Thanks Adam. Could you also send me a fully-executed copy of ordinance 449.245?

Thanks,

Nate

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, November 02, 2011 1:14 PM  
**To:** Rush, Adam  
**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides  
**Importance:** High

Good afternoon,

Thank you for your patience. This is an update on the draft ordinance amendment for the Santa Rosa Escarpment areas.

You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the document has take a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.

The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

**Rush, Adam**

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, November 02, 2011 1:23 PM  
**To:** Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Do you have the one that was signed by the Chair and the Clerk?

Thanks,

Nate

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, November 02, 2011 1:22 PM  
**To:** Nathan Garn  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Attached per your request.

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

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**To:** Rush, Adam  
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Thanks,

Nate

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**Sent:** Wednesday, November 02, 2011 1:14 PM  
**To:** Rush, Adam  
**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides  
**Importance:** High

Good afternoon,

Thank you for your patience. This is an update on the draft ordinance amendment for the Santa Rosa Escarpment areas.

You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the document has take a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.

The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

**Rush, Adam**

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, November 02, 2011 2:28 PM  
**To:** Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment HillSides

Thanks Adam.

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, November 02, 2011 1:26 PM  
**To:** Nathan Garn  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment HillSides

It will be emailed to my within the hour.

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, November 02, 2011 1:22 PM  
**To:** Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment HillSides

Do you have the one that was signed by the Chair and the Clerk?

Thanks,

Nate

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, November 02, 2011 1:22 PM  
**To:** Nathan Garn  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment HillSides

Attached per your request.

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, November 02, 2011 1:19 PM

**To:** Rush, Adam

**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Thanks Adam. Could you also send me a fully-executed copy of ordinance 449.245?

Thanks,

Nate

---

**From:** Rush, Adam [<mailto:ARUSH@rctlma.org>]

**Sent:** Wednesday, November 02, 2011 1:14 PM

**To:** Rush, Adam

**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

**Importance:** High

Good afternoon,

Thank you for your patience. This is an update on the draft ordinance amendment for the Santa Rosa Escarpment areas.

You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the document has take a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.

The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, November 02, 2011 4:29 PM  
**To:** Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside

Adam,

I just wanted to catch you before you left regarding the draft ordinance. I just looked on the website and didn't see it.

Thanks,

Nate

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, November 02, 2011 1:14 PM  
**To:** Rush, Adam  
**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside  
**Importance:** High

Good afternoon,

Thank you for your patience. This is an update on the draft ordinance amendment for the Santa Rosa Escarpment areas.

You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the document has taken a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.

The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811



## Rush, Adam

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Wednesday, November 02, 2011 5:16 PM  
**To:** Rush, Adam  
**Cc:** Coyle, Frank  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillides

Thanks Adam.

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, November 02, 2011 5:07 PM  
**To:** Rush, Adam  
**Cc:** Coyle, Frank; Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillides  
**Importance:** High

Dear Interested Parties,

As promised, the Planning Department is providing a copy of the proposed hillside development standards (inclusive of the two attached exhibits) for your review and comment.

The Planning Department has scheduled a Planning Commission public hearing for November 16th at the following address:

4080 Lemon Street, 1st Floor  
Riverside, Ca 92504

Time has yet to be determined, but will be updated by next week at the latest.

Please feel free to direct any comments, questions, concerns, or recommendations directly to me. All communications will be cataloged and responded to in the order received.

Please feel free to contact me with any specific questions or concerns

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 02, 2011 1:14 PM  
**To:** Rush, Adam  
**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillides

Good afternoon,

Thank you for your patience. This is an update on the draft ordinance amendment for the Santa Rosa Escarpment areas.

You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the

document has take a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.

The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

**Rush, Adam**

---

**From:** Nathan Garn [ngarn@losglaw.com]  
**Sent:** Thursday, November 03, 2011 3:49 PM  
**To:** Rush, Adam  
**Subject:** RE: Contact information for Bernie Traux  
**Attachments:** Bernie Truax.vcf

---

**From:** Rush, Adam [<mailto:ARUSH@rctlma.org>]  
**Sent:** Thursday, November 03, 2011 3:48 PM  
**To:** Nathan Garn  
**Subject:** Contact information for Bernie Traux

Mr. Garn,

Are you able to provide me the information?

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

## Rush, Adam

---

**From:** Groeneveld, Patricia  
**Sent:** Monday, November 14, 2011 5:17 PM  
**To:** 'onegtpone@yahoo.com'  
**Cc:** Rush, Adam; Lewis, Gail  
**Subject:** RE: Ordinance 449.245, 348.4299, Zoning Change No.07766 & EA No.42483.

Ladies and Gentlemen:

Thank you for bringing your concerns to our attention. I've forwarded your e-mail to Adam Rush, Principal Planner, who is handling the Ordinance and Zoning Changes. For your reference, Mr. Rush can be reached at 951-955-6646, or via e-mail at [arush@rctlma.org](mailto:arush@rctlma.org).

Sincere regards,  
Pat Groeneveld  
Exec Assistant II  
Transportation and Land Management Agency County of Riverside  
951-955-6742

-----Original Message-----

**From:** [onegtpone@yahoo.com](mailto:onegtpone@yahoo.com) [<mailto:onegtpone@yahoo.com>]  
**Sent:** Thursday, November 10, 2011 2:37 PM  
**To:** Groeneveld, Patricia  
**Subject:** Ordinance 449.245, 348.4299, Zoning Change No.07766 & EA No.42483.

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

Dear Sir

With regards to the Riverside County proposed Please be advised that we STRONGLY OBJECT to this ordinance, Ordinance 449.245, 348.4299, Zoning Change No.07766 & EA No.42483.

These change in zoning and land usage as it will GREATLY affect the value of our land and its usage resulting in a substantial hardship to us.

We strongly object to these changes.

Yours Truly,

Property Owners  
M Leicester,  
G DiLoreto,  
L Obradovich  
M Barry  
M Stenzler  
Maricopa Holdings  
S Monroe

County Administrative Center is available here. Parking structures are on either side of Lemon Street, adjacent to the County Administrative Center.

**Where can I get more information?**

- The proposed Western Ridgeline Overlay Zone ordinance and maps showing the affected areas outlined in red are attached.
- Information to contact the Planning Commission is available here.
- The **Property Owners Association of Riverside County** is notifying property owners about this proposed ordinance and about their legal rights to protect their property values. Our contact information follows.

Bruce Colbert, Executive Director  
Property Owners Association of Riverside County  
Post Office Box 127  
Riverside, CA 92502  
Tel: (949) 673-1801  
Fax: (949) 673-1851  
Email: [bcpoarc-net@yahoo.com](mailto:bcpoarc-net@yahoo.com)

**Your ability to build on your property will be decided at the next Riverside County Planning Commission hearing.** If you **express your concerns at the public hearing**, the Commission may take appropriate action. The Commission is very receptive to public comments. If you fail to speak up at this time, the Commission will view that as acquiescence to the ordinance below that can prevent you from building on your property and devastate your land investments.

**How does the proposed ordinance affect me?**

- **Prohibits building** on slopes steeper than 25 percent. For perspective, one can still use a lawn mower on a 25 percent slope (Ordinance Section 1.g.(4)i.).
- Adds about **\$50,000 and six months** to your development processing costs. The current process requires a building permit and a grading permit; the ordinance adds a requirement for a plot plan that complies with the California Environmental Quality Act (CEQA), and a public hearing (Section 1.e.(3)).
- Impacts **additions on existing homes** that increase home size by 10 percent or more, or add guest quarters or an accessory building. The ordinance requires a plot plan that adds the \$50,000 cost and six months noted above (Sections 1.e.(1) and 1.c.(10)).
- Creates a **fire hazard** by requiring post and beam home construction, which makes homes vulnerable to fire, and a restoration plan requiring the site to be restored to natural conditions using natural vegetation, which provides fuel for a fire (Sections 1.g.(4)viii., 1.f.(3), and 1.g.(2)iii.).
- Restricts brush clearance to reduce fire hazard to the use of **hand tools only** (Section 1.c.(5)).
- Opens home additions and home building to **lawsuits** by activists using the CEQA review process, leading to years of delays.
- Applies to all grading and building permit applications (Section 1.b.).
- Limits lighting to the point of **preventing security** for property. Limits the maximum graded slope to 20 feet (Sections 1.g.(3) and 1.g.(4)iii.).
- Causes **economic hardship** for landowners. Landowners who cannot build on their property will experience decreased property values, and will lose their property investments and related retirements or funds for their children's education.
- **Eliminates jobs** and hurts the economy. The ordinance eliminates spec lot development by requiring an architectural site plan with the plot plan (Section 1.f.(4)). According to the National Association of Home Builders, every 100 single-family homes would generate 305 full-time jobs.
- **Reduces the tax base**, impacting public services that rely on property tax revenue. The ordinance makes it more difficult for the County to balance its projected \$80 million budget shortfall.

**Why should I attend the Planning Commission hearing and contact the Planning Commission?**

- The Planning Commission measures public interest by the size of the **turnout**.
- The Commissioners take into consideration the testimony of **personal hardship**.
- The Commissioners appreciate **technical analyses**, and consider **reasonable alternatives**.
- We recommend keeping the existing development approval process that requires a building permit and a grading permit, and **simply adding design standards**.
- In order to prevent your property values from being devastated, it is vital for you to express your concerns at the Planning Commission hearing and contact the Planning Commission. Unless you exercise your rights as property owners and **express your outrage**, this ordinance will be crafted to take away your property rights and your property values by building restrictions and government regulation.

**When is the Planning Commission hearing?**

- The Riverside County Planning Commission will be conducting the public hearing on **Wednesday, November 16, 2011, at 9:00 a.m.** The hearing will be held at: **Board Chambers, County Administrative Center, 4080 Lemon Street, First Floor, Riverside, California.** A map to the

**Rush, Adam**

---

**From:** Rick Hauser [rick@galleryhomes.info]  
**Sent:** Thursday, November 10, 2011 2:28 PM  
**To:** Rush, Adam  
**Cc:** 'Matt Fleming'; Stahovich, Dave; 'Jeff Stone'; Lara, Mike; Neal, Greg  
**Subject:** RE: Santa Rosa Escarpment - Western Ridgeline Zoning Ordinance Overlay

Adam,

Thanks for taking the time to review the Draft Ordinance in advance. As discussed the draft will not allow our project to move forward as currently worded. I discussed with Dave Stahovich today and he requested we meet with Mike Lara and Greg Neal with myself, Matt Fleming and his civil engineer to discuss this project and site plan in detail as it relates to both departments in coming up with a game plan to finish the existing houses and how to build out the remaining finished lots.

We can meet anytime next week pending the schedule of Mike and Greg.

Thanks for your assistance,

*Rick Hauser*

*Gallery Homes, LLC*

31618 Railroad Canyon Road

Canyon Lake, CA 92587

(951) 244-7713 x303

(951) 244-7714 fax

(951) 834-2956 cell

*rick@galleryhomes.info*

*www.galleryhomes.info*

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Thursday, November 03, 2011 4:45 PM  
**To:** Rick Hauser  
**Cc:** 'Matt Fleming'  
**Subject:** Santa Rosa Escarpment - Western Ridgeline Zoning Ordinance Overlay  
**Importance:** High

Dear Mr. Hauser and Mr. Fleming,

I trust you, your families, and business is going well.

Yesterday, the Planning Department released our draft proposed guidelines for the Santa Rosa Escarpment areas.

I have included this draft ordinance, the relative exhibits, and the Environmental Assessment for this project and for your review.

I would also like to schedule a meeting with yourselves, per our previous discussions, for November 8th at 10:00am. The purpose of this meeting will be to discuss your feedback on the proposed ordinance.

Please let me know if this date and time works for you and your team.

Please let me know if there are any additional questions or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Rick Hauser [rick@galleryhomes.info]

**Sent:** Tuesday, October 11, 2011 5:44 PM

**To:** Rush, Adam

**Cc:** 'Matt Fleming'

**Subject:** Matt Fleming

Hi Adam,

This is the only info I have for Matt Fleming. Maybe an e-mail to Matt will get you his address. Let me know when the meeting is and we will attend.

Thanks,

Rick Hauser

Gallery Homes, LLC

31618 Railroad Canyon Road

Canyon Lake, CA 92587

(951) 244-7713 x303

(951) 244-7714 fax

(951) 834-2956 cell

rick@galleryhomes.info

www.galleryhomes.info



**Rush, Adam**

---

**From:** Einars Kalvans [luxuryecobuilder@yahoo.com]  
**Sent:** Wednesday, October 26, 2011 9:11 PM  
**To:** Rush, Adam  
**Subject:** luxury eco builder

Hi Adam!

I writing this e-mail to find out about building guidelines. Please when you gonna have those send me a copy, so we can start adjust our project and building, to meet requirements. Thanks.  
Einars

## Rush, Adam

---

**From:** Einars Kalvans [luxuryecobuilder@yahoo.com]  
**Sent:** Wednesday, November 02, 2011 1:18 PM  
**To:** Rush, Adam  
**Subject:** Re: luxury eco builder

Hi Adam! This is Einars with Luxury Eco Builder Inc. I cant find final draft of La Cresta guidelines. If you be so kind and e-mail me or give me link I can open and download. Thanks.  
Einars

**From:** "Rush, Adam" <ARUSH@rctlma.org>  
**To:** Einars Kalvans <luxuryecobuilder@yahoo.com>  
**Sent:** Wednesday, October 26, 2011 10:15 PM  
**Subject:** RE: luxury eco builder

Dear Mr. Kalvans,

Thank you for your inquiry. I actually received the final draft yesterday evening from our Counsel. I am reviewing the draft with my management team.

It will be available on Monday for public review and I will email to your attention first thing.

All the best,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

**From:** Einars Kalvans [luxuryecobuilder@yahoo.com]  
**Sent:** Wednesday, October 26, 2011 9:10 PM  
**To:** Rush, Adam  
**Subject:** luxury eco builder

Hi Adam!

I writing this e-mail to find out about building guidelines. Please when you gonna have those send me a copy, so we can start adjust our project and building, to meet requirements. Thanks.  
Einars

## Rush, Adam

---

**From:** Heidi Kuzara [HeidiKuzara@tpaoc.com]  
**Sent:** Wednesday, November 02, 2011 9:38 AM  
**To:** Rush, Adam  
**Cc:** Hardyesq@aol.com  
**Subject:** Neg. Dec. request

Good morning Adam-

I understand you are out today.

Hardy Strozier left you a message yesterday and I am just following up on his request of Negative Declaration and City Ordinance. Mr. Strozier represents a number of residents in the area and we would like to be able to review the material if a hearing where to occur. Please let either myself or Hardy know when the date and time of the material will be ready.

Thank you for your time in this matter.

Heidi Kuzara

Office Manager  
The Planning Associates  
3151 Airway Ave.  
Suite R-1  
Costa Mesa CA 92626  
714-556-5200 office  
714-556-3905 fax

## Rush, Adam

---

**From:** Heidi Kuzara [HeidiKuzara@tpaoc.com]  
**Sent:** Wednesday, November 02, 2011 12:35 PM  
**To:** Rush, Adam  
**Cc:** Hardyesq@aol.com  
**Subject:** RE: Neg. Dec. request

So sorry you are ill; I wish you the speediest recovery.  
I hate to bother you again but there was not an attachment to this email.

Thank you for responding to me I greatly appreciate you doing so even being sick.

Thank you again

Heidi Kuzara

Office Manager  
The Planning Associates  
3151 Airway Ave.  
Suite R-1  
Costa Mesa CA 92626  
714-556-5200 office  
714-556-3905 fax

-----Original Message-----

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Wednesday, November 02, 2011 12:29 PM  
**To:** Heidi Kuzara  
**Cc:** [Hardyesq@aol.com](mailto:Hardyesq@aol.com)  
**Subject:** RE: Neg. Dec. request

Good afternoon Ms. Kuzara,

My apologies for the delay. I am out of the office today and most likely tomorrow with a serious illness.

The Initial Study is completed and was sent yesterday as well as is attached to this email. The draft ordinance will be emailed directly to all interested parties no later than 4:00pm today and will be posted on our County website tomorrow.

Between now and the distribution of the draft provisions please feel free to let me know if there are any questions.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

From: Heidi Kuzara [HeidiKuzara@tpaoc.com]  
Sent: Wednesday, November 02, 2011 9:37 AM  
To: Rush, Adam  
Cc: [Hardyesq@aol.com](mailto:Hardyesq@aol.com)  
Subject: Neg. Dec. request

Good morning Adam-

I understand you are out today.

Hardy Strozier left you a message yesterday and I am just following up on his request of Negative Declaration and City Ordinance. Mr. Strozier represents a number of residents in the area and we would like to be able to review the material if a hearing where to occur. Please let either myself or Hardy know when the date and time of the material will be ready.

Thank you for your time in this matter.

Heidi Kuzara

Office Manager

The Planning Associates

3151 Airway Ave.

Suite R-1

Costa Mesa CA 92626

714-556-5200 office

714-556-3905 fax

## Rush, Adam

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**From:** Rush, Adam  
**Sent:** Wednesday, November 09, 2011 4:00 PM  
**To:** 'wgm@morschauser.com'  
**Cc:** Rush, Adam  
**Subject:** Copy of proposed ordinance overlay for the Santa Rosa Escarpment Area  
**Attachments:** EA 2010.pdf; Signed Ordinance No.348.4299.pdf; Exhibit A\_revised.pdf; Exhibit B\_Revised.pdf

**Importance:** High

Good afternoon Becky,

Per our discussions this afternoon, I am providing a copy of the proposed Zoning Ordinance Overlay and accompanying environmental analysis which are attached herein.

Please let me know if there are any additional questions or concerns.

Sincerely,

*Adam Rush*

Principal Planner - Advance Planning  
Riverside County CAC  
4080 Lemon Street, 12th Floor  
Riverside, CA 92504  
Office: (951) 955-6646  
Cell: (951) 833-0878  
FAX: (951) 955-1811  
[arush@rctlma.org](mailto:arush@rctlma.org)

**Rush, Adam**

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**From:** Rush, Adam  
**Sent:** Wednesday, November 09, 2011 4:05 PM  
**To:** Rush, Adam; 'wgm@morschauser.com'  
**Subject:** RE: Copy of proposed ordinance overlay for the Santa Rosa Escarpment Area  
**Attachments:** Mr. Morschauser's APN's.jpg

In addition, please see an exhibit that verifies that these parcels are located within the project boundary.

All the best,

*Adam Rush*

Principal Planner - Advance Planning  
Riverside County CAC  
4080 Lemon Street, 12th Floor  
Riverside, CA 92504  
Office: (951) 955-6646  
Cell: (951) 833-0878  
FAX: (951) 955-1811  
[arush@rctlma.org](mailto:arush@rctlma.org)

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 09, 2011 4:00 PM  
**To:** 'wgm@morschauser.com'  
**Cc:** Rush, Adam  
**Subject:** Copy of proposed ordinance overlay for the Santa Rosa Escarpment Area  
**Importance:** High

Good afternoon Becky,

Per our discussions this afternoon, I am providing a copy of the proposed Zoning Ordinance Overlay and accompanying environmental analysis which are attached herein.

Please let me know if there are any additional questions or concerns.

Sincerely,

*Adam Rush*

Principal Planner - Advance Planning  
Riverside County CAC  
4080 Lemon Street, 12th Floor  
Riverside, CA 92504  
Office: (951) 955-6646  
Cell: (951) 833-0878  
FAX: (951) 955-1811  
[arush@rctlma.org](mailto:arush@rctlma.org)

**Rush, Adam**

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**From:** Joan Patterson [calljoan4ahome@gmail.com]  
**Sent:** Monday, November 07, 2011 2:20 PM  
**To:** Rush, Adam  
**Subject:** lots in LaCresta

I own a lot in LaCresta and would like more information about what is trying to go on with the lots. Thanks

*Respectfully,*

*Joan Patterson*

*Joan Patterson, B.A., G.R.I., A.S.P, Realtor, License #01431647  
Keller Williams Realty  
8250 White Oak Avenue, Ste 102  
Rancho Cucamonga, CA 91730  
951-204-1864 direct  
909-803-9837 fax*

*Websites:*

<http://www.calljoan4homes.com>

<http://inlandempirerealestate.kwrealty.com>



## Rush, Adam

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**From:** Isom, Sandy J. [SJISOM@rcbos.org]  
**Sent:** Monday, November 14, 2011 7:12 AM  
**To:** Rush, Adam  
**Subject:** RE: Riverside County

Thank you Adam. Please just shoot me an e-mail if anyone from 1st District does contact you to discuss in greater length.

Regards,  
Sandy Isom  
Legislative Assistant to  
Supervisor Bob Buster  
1st District  
951-955-1010

-----Original Message-----

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Saturday, November 12, 2011 7:40 AM  
**To:** OBICLJ@aol.com; district1@rcbs.org; District1; District3  
**Cc:** Isom, Sandy J.; Barnes, Olivia  
**Subject:** RE: Riverside County

Dear Mr. Obradovich,

Thank you for contacting the County of Riverside. The County appreciates your concern regarding any new project we are processing under direction of the Board of Supervisors.

The Planning Department received direction at the October 4, 2011 Board of Supervisor's Public Hearing during the extension of the Interim Ordinance that prevented all grading and building permits to work on implementing permanent standards to facilitate lifting the building and grading moratorium and create standards that will allow development to occur in a manner that is sensitive to the unique communities of La Cresta and De Luz.

As the project manager, I am more than happy to speak with you either via phone or in person to discuss your concerns in more detail.

Please let me know if there are any additional questions or standards.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor

Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

From: [OBICLJ@aol.com](mailto:OBICLJ@aol.com) [OBICLJ@aol.com]  
Sent: Thursday, November 10, 2011 4:33 PM  
To: Rush, Adam; [district1@rcbs.org](mailto:district1@rcbs.org); [district1@rcbos.org](mailto:district1@rcbos.org); [district3@rcbos.org](mailto:district3@rcbos.org)  
Subject: Riverside County

To: Riverside County Planning Commission and Board of Supervisors

Dear Sirs:

With regard to the Riverside County proposed Ordinance No. 449.245, 348.4299, Zoning Change No. 07766 and EA No. 42483 as they relate to property use, please be advised that I as a land owner, STRONGLY OBJECT to this ordinance change in zoning and property land usage as it will GREATLY affect the value of our land and its usage resulting in a substantial hardship to me.

As a property owner affected by this, I STRONGLY OBJECT to Ordinance No. 449.245, 348.4299, Zoning Change No. 07766 and EA No. 42483.

Yours truly,

Louis Obradovich

**Rush, Adam**

---

**From:** OBICLJ@aol.com  
**Sent:** Thursday, November 10, 2011 4:34 PM  
**To:** Rush, Adam; district1@rcbs.org; district1@rcbos.org; district3@rcbos.org  
**Subject:** Riverside County

To: Riverside County Planning Commission and Board of Supervisors

Dear Sirs:

With regard to the Riverside County proposed Ordinance No. 449.245, 348.4299, Zoning Change No. 07766 and EA No. 42483 as they relate to property use, please be advised that I as a land owner, **STRONGLY OBJECT** to this ordinance change in zoning and property land usage as it will **GREATLY** affect the value of our land and its usage resulting in a substantial hardship to me.

As a property owner affected by this, I **STRONGLY OBJECT** to Ordinance No. 449.245, 348.4299, Zoning Change No. 07766 and EA No. 42483.

Yours truly,

Louis Obradovich

**Rush, Adam**

---

**From:** Dennis Popka [dpopka@bow-law.com]  
**Sent:** Thursday, October 27, 2011 5:08 PM  
**To:** Rush, Adam  
**Subject:** LaCresta Notice of Public Hearing

Good afternoon Adam. I am a LaCresta property owner and received a notice of public hearing regarding land use that is scheduled for 11-16-11. I need further information as to the nature and intent of the hearing. Will decisions made affect property values or my right to develop my 2 five acre parcels? What hillside grading standards are being considered and why? What are the architectural design guidelines in issue and how do they differ from existing guidelines? Any assistance you can render is appreciated. Regards, Dennis Popka

**Rush, Adam**

---

**From:** Dennis Popka [dpopka@bow-law.com]  
**Sent:** Friday, October 28, 2011 9:21 AM  
**To:** Rush, Adam  
**Subject:** RE: LaCresta Notice of Public Hearing

Thanks Adam for the information. Regards, Dennis Popka

---

**From:** Rush, Adam [<mailto:ARUSH@rctlma.org>]  
**Sent:** Friday, October 28, 2011 6:29 AM  
**To:** Dennis Popka  
**Subject:** RE: LaCresta Notice of Public Hearing  
**Importance:** High

Good Morning Mr. Popka,

Thank you very much for contacting the County Planning Department. I am more than happy to assist in clarifying your questions. You do have a very good grasp of the particulars and it sounds like you are aware of the building and grading moratorium that was put in place by the County Board of Supervisors in November of 2010. This ordinance was recently extended; however, the Board was very adamant that Planning Staff bring back a set of permanent design guidelines and development standards that would allow grading and building to occur, but in a manner that protects the ridgeline, requires grading to be performed in a sensitive manner, and implements our general plan policies that prohibit rooflines to project above the ridgeline.

These standards have been drafted and are going through a final review by our management and counsel. They will be available next week on Monday, Tuesday at the latest. The Environmental Assessment for this project has been drafted and is available for review.

The ultimate goal is to bring an ordinance to the Planning Commission on November 16th to have them review these standards for the areas of the La Cresta and De Luz communities that are impacted by the new standards. Please note that not all of your community is affected by the moratorium or the new ordinance. The Planning Commission will be considering these standards, which would affect your property if you decide to build and are located within the boundaries (maps are attached).

You mentioned the "existing guidelines". I believe you are referring to the La Cresta HOA guidelines. If so, these are not subject to any County jurisdiction. We do not use these guidelines and my assumption is that they will remain in affect; however, we do not want the new hillside development standards to conflict with the HOA's guidelines and a copy of our new ordinance overlay will be sent to the Board of Directors for the La Cresta HOA as soon as they are ready so we can have the opportunity to work together.

I truly hope I was able to answer your questions and I will definitely put you on the list to receive a copy of the new ordinance once it is available.

Please feel free to contact me if there are any additional questions or concerns.

All the best and have a great weekend!

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
1080 Lemon Street, 9th Floor  
Riverside, CA 92501

Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Dennis Popka [dpopka@bow-law.com]  
**Sent:** Thursday, October 27, 2011 5:07 PM  
**To:** Rush, Adam  
**Subject:** LaCresta Notice of Public Hearing

Good afternoon Adam. I am a LaCresta property owner and received a notice of public hearing regarding land use that is scheduled for 11-16-11. I need further information as to the nature and intent of the hearing. Will decisions made affect property values or my right to develop my 2 five acre parcels? What hillside grading standards are being considered and why? What are the architectural design guidelines in issue and how do they differ from existing guidelines? Any assistance you can render is appreciated. Regards, Dennis Popka

**Rush, Adam**

---

**From:** Mark Ritchart [MRitchart@caymusmedical.com]  
**Sent:** Monday, November 07, 2011 5:02 PM  
**To:** Rush, Adam  
**Subject:** Ordinance 348.4299

Adam,  
Thank you for returning my call this afternoon. At your convenience, would you please e-mail me a map of the project we discussed? Thank you,  
Mark Ritchart  
951-551-0162



FAX 951-955-1811

Tuesday, Nov 15 at 8:07 AM

From: hwrouse1@verizon.net  
 To: DBOWIE@RCTIMA.ORG  
 Subject: Ridgeline Overlay Zone , Ordinance No. 3484299

Attention : Desiree Bowie, Intrim Planning Commission Secretary.  
 County Of Riverside Administrative Center

I will not be able to attend the 16 November 2011 Planning Commission hearing on the proposed Ridgeline Overlay Zone Ordinance.

This is to advise the Planning Commission that, after careful study I AM OPPOSED to the new proposed Ridgeline Overlay Zone no. 3484299 for the following reasons:

1. The proposed Zoning Ordinance does not have a provision of **GRAND FATHERING** and **EXEMPTING** the parcels of land that has already been developed from the restrictions and regulations of the proposed Ordinance.
2. Adds about **\$50,000 and six months** to your development processing costs. The current process requires a building permit and a grading permit; the ordinance adds a requirement for a plot plan that complies with the California Environmental Quality Act (CEQA), and a public hearing (Section 1.e.(3)).
3. **Prohibits building** on slopes steeper than 25 percent. For perspective, one can still use a lawn mower on a 25 percent slope (Ordinance Section 1.g.(4)j.).
4. **Impacts additions on existing homes** that increase home size by 10 percent or more, or add guest quarters or an accessory building. The ordinance requires a plot plan that adds the \$50,000 cost and six months noted above (Sections 1.e.(1) and 1.c.(10)).
5. **Restricts brush clearance** to reduce fire hazard to the use of **hand tools only** (Section 1.c.(5)).
6. **Creates a fire hazard** by requiring post and beam home construction, which makes homes vulnerable to fire, and an accompanying restoration plan requiring the site to be restored to natural conditions using natural vegetation, which provides fuel for a fire (Sections 1.g.(4)viii., 1.f.(3), and 1.g.(2)iii.).
7. **Opens home additions and home building to lawsuits** by activists using the CEQA review process, leading to years of delays and millions of dollars.
8. **Causes economic hardship** for landowners. Landowners who cannot build on their property will experience decreased property values, and will lose their property investments and related retirements or funds for their children's education.
9. **Applies to all grading and building permit applications** (Section 1.b.).
10. **Limits lighting to the point of preventing security** for property (Section 1.g.(3)).

Using zoning regulation to obtain public open space raises issues of fairness and taking private property. Under this approach a landowner is essentially denied the use of his or her property.

When the County proposed a similar ordinance in 2006, the Riverside County Planning Commission **denied approval**, saying that the ordinance was too onerous against landowners and lacked flexibility, and would lead to a flood of variance requests, making the ordinance **unworkable**.

The Planning Commission instead recommended the use of design guidelines and architectural standards to preserve the scenic hillsides and to provide fairness to property owners. The Planning Commission presented a balanced solution that



addressed the issue in a fair and reasonable manner at that time. The County's current general plan policies, grading ordinance, and building code already regulate building activities in the Escarpment Area. Therefore, a zoning ordinance is necessary.

I recommend that the Planning Commission keep the existing development approval process that requires a building permit and a grading permit, and simply add design standards.

**I REPEAT AGAIN, I AM NOT IN FAVOR OF THIS PROPOSED RIDGELINE OVERLAY ZONING ORDINANCE NO 3484299 AND REQUEST THAT THE PLANNING COMMISSION VOTE IT DOWN. (NO more government regulations)**

Sincerely,

Harold W. Rouse  
28100 Sycamore Mesa Road  
Temecula, CA 92590  
Phone: (951) 676-4790  
Email: [hwrouse1@verizon.net](mailto:hwrouse1@verizon.net)  
Land parcel # 939030013-6

**Rush, Adam**

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 09, 2011 4:58 PM  
**To:** 'Navy & Marine Team'  
**Subject:** RE: Property Information  
**Attachments:** Signed Ordinance No.348.4299.pdf; EA 2010.pdf; Exhibit A\_revised.pdf; Exhibit B\_Revised.pdf

Rocky,

Thank you very much!

I have attached the information specified early for your review.

Sincerely,

*Adam Rush*

Principal Planner - Advance Planning  
Riverside County CAC  
4080 Lemon Street, 12th Floor  
Riverside, CA 92504  
Office: (951) 955-6646  
Cell: (951) 833-0878  
FAX: (951) 955-1811  
[arush@rctlma.org](mailto:arush@rctlma.org)

---

**From:** [navymarineteam@c21wright.com](mailto:navymarineteam@c21wright.com) [<mailto:navymarineteam@c21wright.com>] **On Behalf Of** Navy & Marine Team  
**Sent:** Wednesday, November 09, 2011 4:43 PM  
**To:** Rush, Adam  
**Subject:** Property Information

Greetings Adam

Hows it going; I got your message about unable to sending the email. Anyway this is my contact information!  
I look forward to the information about APN's 940-020-001 & 002.

Remember: To search for homes or Land and for helpful Real Estate Information, please log on to our website at [www.Temeculahomes4sale.com](http://www.Temeculahomes4sale.com)

Wishing you and Family Good Health and Prosperity This Year!  
Thanks and Have a Great Day!

Rocky Rovedatti, Realtor  
DRE ID# 01324779  
Century 21 Wright - Navy Marine Team  
Web: [www.TemeculaHomes4Sale.com](http://www.TemeculaHomes4Sale.com)  
Direct: 951-764-7695

Toll: 877-762-5977  
FAX: 951-694-5401

**IMPORTANT - If You Know Someone Who Would Appreciate My Services, Please Call Me With Their Name and Telephone Number And I Will Be Happy To Help Them - I Greatly Appreciate Referrals from Your Family, Friends and Co-Workers For My Business**

## **Stark, Mary**

---

**From:** James Sinkiewicz [james@jscs.com]  
**Sent:** Monday, November 14, 2011 3:16 PM  
**To:** Stark, Mary  
**Subject:** Proposed Ordinance 348.4299

Dear Ms. Stark,

I am contacting the commission to voice my opposition to the Western Ridgeline Overlay Zone and Proposed Ordinance 348.4299. Additionally, ask that if such an ordinance be approved in any manner, that my parcel (APC 930-130-025) be excluded from the boundaries of the Northern Santa Rosa Plateau Escarpment Area. My property is at the extreme southwest corner of "Exhibit A, of the Northern Santa Rosa Plateau Escarpment Area map (dated 10-04-11). It is located on the western downslope from the "ridgeline" and there are other properties at higher elevations between mine the "ridgeline" described in the ordinance. The western side of the ridgeline is a valley, not a plateau. There is absolutely nothing I can build or modify on/to any part of my parcel under current zoning laws that could possibly be seen from the other side of the hill or "valley below the ridgeline" to the east of that ridgeline from the vicinity of Highway 15, as is the purpose of this proposed ordinance.

On October 28, 2011, I invited Mr. Adam Rush (Principal Planner) via email to visit my parcel to see for himself that my parcel does not require the increased scrutiny such an ordinance would demand for its stated purpose, should one be passed. He did not respond to this request.

Please let me know if this email is sufficient to protect my rights to challenge this ordinance and its effect on my property rights, or if I need to make this request in printed form. I plan to attend the Riverside County Planning Commission public hearing on Wednesday, November 16, 2011, at 9:00 a.m. and would like the opportunity to speak to the Commission at that time concerning this matter.

James A. Sinkiewicz  
38765 Valle Vista  
Murrieta, CA 92562  
Email: [james@jscs.com](mailto:james@jscs.com)  
Home Phone: (951) 696-4454  
Work Phone: (619) 630-5727

**Rush, Adam**

---

**From:** James Sinkiewicz [james@jscs.com]  
**Sent:** Wednesday, November 02, 2011 2:17 PM  
**To:** Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Thank you Mr. Rush. I don't really understand the attached document, but hopefully the draft amendment will shed some light.

I did notice one easy identifiable error in the attachment: Rural Resential (R) is listed vs. Rural Residential (R) in Section II D. (A Freudian slip perhaps <grin>)

James A. Sinkiewicz  
38765 Valle Vista  
Murrieta, CA 92562  
Email: [james@jscs.com](mailto:james@jscs.com)  
Home Phone: (951) 696-4454  
Work Phone: (619) 630-5727

---

**From:** Rush, Adam [<mailto:ARUSH@rctlma.org>]  
**Sent:** Wednesday, November 02, 2011 1:14 PM  
**To:** Rush, Adam  
**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides  
**Importance:** High

Good afternoon,

Thank you for your patience. This is an update on the draft ordinance amendment for the Santa Rosa Escarpment areas.

You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the document has take a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.

The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646

Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

**Rush, Adam**

---

**From:** Hardyesq@aol.com  
**Sent:** Tuesday, November 01, 2011 1:39 PM  
**To:** Rush, Adam  
**Subject:** Re: Follow Up re: Hillside Grading Ordinance

Thanks Adam, I look forward to receiving the ND and the proposed Ordinance.

Hardy Strozier, AICP

**The Planning Associates**  
3151 Airway Avenue, Suite R-1  
Costa Mesa, CA 92626  
Tel: Office (714) 556-5200  
Fax: (714) 556-3905  
Mobile: (714) 366-3828

In a message dated 11/1/2011 12:55:58 P.M. Pacific Daylight Time, [ARUSH@rctlma.org](mailto:ARUSH@rctlma.org) writes:

Good Morning Mr. Strozier,

Thank you for your phone call and contacting the Riverside County Planning Department. I was unable to reach you on your phone but thank you for providing your email address.

I have attached a copy of the Environmental Assessment which finds that a Negative Declaration is appropriate for this project. Please feel free to review and provide your comments at your convenience.

In addition, a copy of the ordinance amendment will be available later today as we are completing the final formatting on this project. I will ensure that you receive a copy later today with the draft provisions.

Please let me know if there are any additional questions or concerns.

Sincerely,

*Adam Rush*

Principal Planner - Advance Planning

Riverside County CAC

4080 Lemon Street, 12th Floor

Riverside, CA 92504

Office: (951) 955-6646

Cell: (951) 833-0878

FAX: (951) 955-1811

[arush@rctlma.org](mailto:arush@rctlma.org)



## Rush, Adam

---

**From:** Hardyesq@aol.com  
**Sent:** Tuesday, November 01, 2011 1:40 PM  
**To:** Rush, Adam  
**Subject:** Re: Recall: Follow Up re: Hillside Grading Ordinance

Please call to discuss,

Hardy Strozier

**The Planning Associates**  
3151 Airway Avenue, Suite R-1  
Costa Mesa, CA 92626  
Tel: Office (714) 556-5200  
Fax: (714) 556-3905  
Mobile: (714) 366-3828

In a message dated 11/1/2011 12:56:16 P.M. Pacific Daylight Time, [ARUSH@rctlma.org](mailto:ARUSH@rctlma.org) writes:

| Rush, Adam would like to recall the message, "Follow Up re: Hillside Grading Ordinance".=

## Rush, Adam

---

**From:** Hardyessq@aol.com  
**Sent:** Thursday, November 03, 2011 8:59 AM  
**To:** Rush, Adam  
**Cc:** Coyle, Frank  
**Subject:** Re: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hil...

Thank you,

Hardy Strozier, AICP

**The Planning Associates**  
3151 Airway Avenue, Suite R-1  
Costa Mesa, CA 92626  
Tel: Office (714) 556-5200  
Fax: (714) 556-3905  
Mobile: (714) 366-3828

In a message dated 11/2/2011 5:07:36 P.M. Pacific Daylight Time, [ARUSH@rctlma.org](mailto:ARUSH@rctlma.org) writes:

Dear Interested Parties,

As promised, the Planning Department is providing a copy of the proposed hillside development standards (inclusive of the two attached exhibits) for your review and comment.

The Planning Department has scheduled a Planning Commission public hearing for November 16th at the following address:

4080 Lemon Street, 1st Floor

Riverside, Ca 92504

A time has yet to be determined, but will be updated by next week at the latest.

Please feel free to direct any comments, questions, concerns, or recommendations directly to me. All communications will be cataloged and responded to in the order received.

Please feel free to contact me with any specific questions or concerns

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC

4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Rush, Adam

**Sent:** Wednesday, November 02, 2011 1:14 PM

**To:** Rush, Adam

**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside

Good afternoon,

Thank you for your patience. This is an update on the draft ordinance amendment for the Santa Rosa Escarpment areas.

You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the document has taken a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.

The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

## Rush, Adam

---

**From:** B.L. Truax [bltruax@verizon.net]  
**Sent:** Sunday, November 06, 2011 1:08 PM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment - Western Ridgeline Zoning Ordinance Overlay

Adam ; Thank you for following up on this . I am unable to meet on tue . is there another time available ?

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Thursday, November 03, 2011 5:44 PM  
**To:** bltruax@verizon.net  
**Subject:** Santa Rosa Escarpment - Western Ridgeline Zoning Ordinance Overlay

Good afternoon Bernie,

Yesterday, the Planning Department released our draft proposed guidelines for the Santa Rosa Escarpment areas. I have included this draft ordinance, the relative exhibits, and the Environmental Assessment for this project and for your review.

I would also like to schedule a meeting with yourself, per our previous discussions, for November 8th at 10:00am. The purpose of this meeting will be to discuss your feedback on the proposed ordinance.

Please let me know if this date and time works for you.

Please let me know if there are any additional questions or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

## Rush, Adam

---

**From:** B.L.Truax [bltruax@verizon.net]  
**Sent:** Monday, November 07, 2011 10:28 AM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment - Western Ridgeline Zoning Ordinance Overlay

2 PM on Thur . is good . I will see you then

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Monday, November 07, 2011 7:28 AM  
**To:** B.L.Truax  
**Subject:** RE: Santa Rosa Escarpment - Western Ridgeline Zoning Ordinance Overlay

Bernie,

I have Thursday at 2:00pm available.

Does this work?

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** B.L.Truax [bltruax@verizon.net]  
**Sent:** Sunday, November 06, 2011 1:07 PM  
**To:** Rush, Adam  
**Subject:** RE: Santa Rosa Escarpment - Western Ridgeline Zoning Ordinance Overlay

Adam ; Thank you for following up on this . I am unable to meet on tue . is there another time available ?

---

**From:** Rush, Adam [mailto:ARUSH@rctlma.org]  
**Sent:** Thursday, November 03, 2011 5:44 PM  
**To:** bltruax@verizon.net  
**Subject:** Santa Rosa Escarpment - Western Ridgeline Zoning Ordinance Overlay

Good afternoon Bernie,

Yesterday, the Planning Department released our draft proposed guidelines for the Santa Rosa Escarpment areas. I have included this draft ordinance, the relative exhibits, and the Environmental Assessment for this project and for your review.

I would also like to schedule a meeting with yourself, per our previous discussions, for November 8th at 10:00am. The purpose of this meeting will be to discuss your feedback on the proposed ordinance.

Please let me know if this date and time works for you.

Please let me know if there are any additional questions or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

**Rush, Adam**

---

**From:** Ron Tuchs Schmidt [rontuchs Schmidt@mac.com]  
**Sent:** Wednesday, November 02, 2011 7:52 AM  
**To:** Rush, Adam  
**Subject:** Ordinance no. 348.4299

Mr. Rush,

What does it mean that the Planning Commission has recommended adoption of a "negative declaration?" I tried to access the recommended web site and got a message that access was denied.

Thanks

\*\*\*\*\*

He is risen.  
Matthew 28:6

## Rush, Adam

---

**From:** Ron Tuchschiidt [rontuchschiidt@mac.com]  
**Sent:** Thursday, November 03, 2011 10:06 AM  
**To:** Rush, Adam  
**Subject:** Re: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

**Importance:** High

Hi Adam,

Thanks for your email. We live in CO and so it is very inconvenient to attend planning meetings. I appreciate your help in trying to figure out what's actually happening. The attachments are very difficult to read and I can't locate where our parcel is located. It is Parcel number 928100004-4, 11.09 acres in PAR 2 PM 029/073 PM 7944. Since we are corresponding about it, we must be included in this ordinance.

My concern has been that we may be prohibited from building anything on our land while still being assessed substantial taxes. These documents aren't easy to interpret and I'm not a lawyer. Is there a way to summarize and maybe address my concerns?

Thanks

\*\*\*\*\*

People get lost in thought because it's unfamiliar territory.

On Nov 2, 2011, at 6:18 PM, Rush, Adam wrote:

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 02, 2011 5:07 PM  
**To:** Rush, Adam  
**Cc:** Coyle, Frank; Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Dear Interested Parties,

As promised, the Planning Department is providing a copy of the proposed hillside development standards (inclusive of the two attached exhibits) for your review and comment.

The Planning Department has scheduled a Planning Commission public hearing for November 16th at the following address:

4080 Lemon Street, 1st Floor  
Riverside, Ca 92504



A time has yet to be determined, but will be updated by next week at the latest.

Please feel free to direct any comments, questions, concerns, or recommendations directly to me. All communications will be cataloged and responded to in the order received.

Please feel free to contact me with any specific questions or concerns

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
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**To:** Rush, Adam  
**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

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You are receiving this email due to your previous interest in receiving the document. The Planning Department would like to update you and your clients on the status of this development project. The final drafting and formatting of the document has take a bit longer than expected due to some unforeseen circumstances; however, the Planning Department is committed to making the document available by 4:00pm today for your review and comment.

The document will be available via a direct email as well as, posted on the Planning Department website under the "What's New" Section of our webpage ([www.rctlma.org/planning](http://www.rctlma.org/planning)).

In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

<Signed Ordinance No.348.4299.pdf><Exhibit A\_revised.pdf><Exhibit B\_Revised.pdf>

**Rush, Adam**

---

**From:** Ron Tuchs Schmidt [rontuchschmidt@mac.com]  
**Sent:** Thursday, November 03, 2011 5:42 PM  
**To:** Rush, Adam  
**Subject:** Re: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillsides

Adam,  
Thanks for your personal attention to my inquiries. This is a beautiful and large lot in a subdivision of five lots with three existing homes. It is probably worth a third of what it was, but would be worthless with out zoning that allows a home to be built. We have been very concerned that it could come out that way. Thanks for reassuring us.

#####

Be ready to defend yourself.  
When seconds count, help will be only minutes away.

On Nov 3, 2011, at 2:20 PM, Rush, Adam wrote:

Dear Mr. Tuchs Schmidt,

I sincerely apologize for any confusion. Our legal notifications and documents can be confusing.

I can confirm that your parcel is located within the proposed project boundary. Please see the attached exhibit. Your parcel is identified by an orange polygon.

The basic history on this project, as you mentioned, is the Riverside County Board of Supervisors (RCBOS) has extended an existing moratorium on all building and grading permits on Oct. 4th of this year. This moratorium was placed in effect on November 2, 2010, extended on December 7, 2010, and extended for a final time on October 4, 2011. The RCBOS instructed staff to draft an overlay that would do three (3) primary actions:

1. Facilitate the repeal of the moratorium that is in effect
2. Create standards and guidelines that protect the hillside and the view shed of the Santa Rosa Escarpment areas
3. Put this in place by the first of next year (2012)

The ordinance overlay, public notice and documents that I provided is the Planning Staff's proposal to do just that. We understand and relate to your concerns with the property taxes being assessed compared to the lack of ability to utilize your property. That is why County Planning Staff is moving forward to have these standards in place by February 8, 2012. This is very fast, relative to County Planning processes. The proposed overlay **will not** change the underlying zoning or general plan; it will not change the allowed uses, it will not change the minimum lot size of your property, and it will not effect any existing and permitted developments located on ones property.

Please let me know if you have any additional questions, concerns, or recommendations.

I truly hope my explanation was clear, if not, please feel free to contact me via telephone and I am more than happy to speak with you further.

All the best,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Ron Tuchs Schmidt [rontuchs Schmidt@mac.com]  
**Sent:** Thursday, November 03, 2011 10:06 AM  
**To:** Rush, Adam  
**Subject:** Re: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside

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Thanks for your email. We live in CO and so it is very inconvenient to attend planning meetings. I appreciate your help in trying to figure out what's actually happening. The attachments are very difficult to read and I can't locate where our parcel is located. It is Parcel number 928100004-4, 11.09 acres in PAR 2 PM 029/073 PM 7944. Since we are corresponding about it, we must be included in this ordinance. My concern has been that we may be prohibited from building anything on our land while still being assessed substantial taxes. These documents aren't easy to interpret and I'm not a lawyer. Is there a way to summarize and maybe address my concerns?  
Thanks

\*\*\*\*\*

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On Nov 2, 2011, at 6:18 PM, Rush, Adam wrote:

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
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Fax: (951) 955-1811

---

**From:** Rush, Adam  
**Sent:** Wednesday, November 02, 2011 5:07 PM  
**To:** Rush, Adam  
**Cc:** Coyle, Frank; Rush, Adam  
**Subject:** RE: Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside

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Riverside, Ca 92504

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Please feel free to direct any comments, questions, concerns, or recommendations directly to me. All communications will be cataloged and responded to in the order received.

Please feel free to contact me with any specific questions or concerns

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

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**From:** Rush, Adam  
**Sent:** Wednesday, November 02, 2011 1:14 PM  
**To:** Rush, Adam  
**Subject:** Update on the Draft Ordinance Amendment for the Santa Rosa Escarpment Hillside

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In the meantime, I have attached the Environmental Assessment for your review and comment.

Please feel free to let me know if there are any questions, comments, or concerns.

Sincerely,

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

<Signed Ordinance No.348.4299.pdf><Exhibit A\_revised.pdf><Exhibit B\_Revised.pdf>

## Rush, Adam

---

**From:** Ed Wold [edold@aol.com]  
**Sent:** Saturday, November 12, 2011 8:49 AM  
**To:** Rush, Adam  
**Subject:** Re: Second Request

Mr. Rush

Thank you for getting back to me. I would like to meet you at my property so we can go over the map. Please let me know if Monday November 14 in the morning 7-8am would work best for me. I am still awaiting your response to the other questions I have asked you to respond too. Can you please get back to me on the followings

- > 1. Is there any additional reports that are available to review. For example was there a set of guidelines that dictated what properties would be in the escarpment area and which ones would not be due to the distance from the 15 hwy or elevation.
- > 2. Was there any sight line guidelines or anything else.
- > 3. Could you also explain to me why it is under review.

I look forward to hearing back from real soon

Edward Wold

Sent from my iPad

On Nov 12, 2011, at 7:41 AM, "Rush, Adam" <ARUSH@rctlma.org> wrote:

- > Dear Mr. Wold,
- >
- > Thank you very much for taking the time to speak with me regarding your property; I also understand that you are concerned as to how these newly proposed standards will impact your property, its future development, and its potential value.
- > As you requested, I have attached the portion of the visual analysis relative to your property as compared to your neighbors. Your parcel (928-020-012) is outlined with a blue box. The dashed red line is the boundary of the project area. On the map, the greenish color is area that is visible and the lavender/pink area is property that is not visible. It is our opinion, that your property is highly visible from the Temecula Valley (as measured along a continual site line on the Interstate 15 freeway). In response to your concerns as to why your neighbors properties are not included in the boundary. This has to pertain to the position and location of your property versus your neighbor's property relative to the mapped ridgeline. What this means is that your property is more prominent to the ridgeline than others that surround your lot and therefore, is more visible to the valley below.
- > Obviously, it is difficult to explain these nuisances over email, so I am more than happy to meet with you either on site or in our offices to show you the large format versions of the maps and discuss in further details. Please let me know if you would like to schedule this opportunity?
- >

Please let me know if this is sufficient for your purposes.

- > In addition to your second concern, you may address them to my supervisor, Mr. Frank Coyle, if you wish at the following phone number or email:

>  
> Frank Coyle, Deputy Planning Director, REAI fcoyle@rctlma.org  
> (951) 955-2706

> Please let me know if there are any additional questions.

>  
>  
>  
> Adam B. Rush, Principal Planner  
> Riverside County Planning Department  
> Riverside CAC  
> 4080 Lemon Street, 9th Floor  
> Riverside, CA 92501  
> Phone: (951) 955-6646  
> Cell Phone: (951) 833-0878  
> Fax: (951) 955-1811

>  
> From: Edold@aol.com [Edold@aol.com]  
> Sent: Friday, November 11, 2011 10:53 AM  
> To: Rush, Adam  
> Cc: district1@rebos.org; district3@rebos.org  
> Subject: Second Request

> Mr. Rush

> I have not heard back from you regarding the email I sent you on 11/09/11. As you are already aware there is a public hearing scheduled for November 16, 2011 and I am planning on speaking at this hearing regarding the issues I brought up to you in my previous emails.

> Please respond to my email

> Thanks

> Edward Wold  
> 951 440 2254

>  
> From: Edold@aol.com  
> To: ARUSH@rctlma.org  
> Sent: 11/9/2011 1:58:49 P.M. Pacific Standard Time  
> Subj: Re: Ordinance 348.4299

> Mr. Rush

> Thank you for getting back to me. I am unclear from your email when the GIS analysis will be available for review. Could you please clarify when it will be available. Could you also explain to me why it is under review. Is there any additional reports that are available to review. For example was there a set of guidelines that dictated what properties would be in the escarpment area and which ones would not be due to the distance from the 15 hwy or elevation. Was there any sight line guidelines or anything else.

> The reason I am asking these question is because the adjacent properties that I mentioned in my first email to you have the same characteristic (I. E location elevation sight line to the 15 hwy) as my property and they are not in the escarpment area.

> If you feel there is a better way for me to understand this please let me know.

> Thank you in advance for your cooperation.

>  
> Ed Wold  
>  
> In a message dated 11/9/2011 11:49:02 A.M. Pacific Standard Time, ARUSH@rctlma.org writes:  
● Good Morning Mr. Wold,  
> Thank you for your comments and taking the time to discuss this important issue. I wanted to follow up with you regarding your concerns and the status of the information you requested.  
>  
> The visual site line and Geographic Information System (GIS) analysis that you have requested is currently under review with our executive management team and I will be able to release it by the day.  
>  
> In addition, I am happy to provide my supervisor's information for your convenience.  
>  
> His name is Mr. Frank Coyle and his direct phone number is (951) 955-2706 and email is fcoyle@rctlma.org<mailto:fcoyle@rctlma.org>.  
>  
> Please let me know if there are any questions.  
>  
> Sincerely,  
>  
> Adam Rush  
> Principal Planner - Advance Planning  
> Riverside County CAC  
> 4080 Lemon Street, 12th Floor  
> Riverside, CA 92504  
> Office: (951) 955-6646  
● Cell: (951) 833-0878  
FAX: (951) 955-1811  
> arush@rctlma.org  
>  
>  
> From: Edold@aol.com<mailto:Edold@aol.com> [mailto:Edold@aol.com]  
> Sent: Tuesday, November 08, 2011 4:13 PM  
> To: Rush, Adam  
> Subject: Re: Ordinance 348.4299  
>  
> November 8, 2011  
>  
>  
> Hi Adam  
>  
> I just wanted to follow up with you regarding my last email. I do have additional concerns as well. Please give me a call at your earliest convenience.  
>  
>  
> Thanks  
>  
> Ed Wold  
> 951 440 2254  
>  
> In a message dated 11/4/2011 3:57:55 P.M. Pacific Standard Time, ARUSH@rctlma.org<mailto:ARUSH@rctlma.org> writes:  
●  
> Dear Ed,

>  
>  
>  
> You are very welcome! It was my pleasure. I will be able to research parcels quickly and get back to you by Monday at the latest.

>  
>  
>  
> Please let me know if there are any additional questions or concerns.

> Sincerely,

>  
>  
> Adam B. Rush, Principal Planner  
> Riverside County Planning Department  
> Riverside CAC  
> 4080 Lemon Street, 9th Floor  
> Riverside, CA 92501  
> Phone: (951) 955-6646  
> Cell Phone: (951) 833-0878  
> Fax: (951) 955-1811

>  
> From: Edold@aol.com<mailto:Edold@aol.com> [Edold@aol.com]  
> Sent: Friday, November 04, 2011 2:30 PM  
> To: Rush, Adam  
> Subject: Ordinance 348.4299  
> November 3, 2011

>  
>  
> Riverside County Planning Department  
> Attention Adam Rush  
> PO Box 1409, Riverside Ca 92502  
> 951 955 6646

>  
>  
>  
> Mr. Rush

>  
> Thank you for returning my call yesterday even though you were home  
> sick. I hope you are feeling better today. As we discussed over the phone I expressed my  
concern about my property (928-270-028) being inside and on the boarder of the escarpment  
area. I feel that there may have been a mistake or mis-calculation when considering my  
property to be inside the escarpment zone. The reason I feel this way is because most of the  
adjacent properties are not listed in this zone.

>  
> Per your requested I have listed some of the properties I am taking about.

>  
> APN #  
>  
> 928-280-001  
> 928-270-026  
> 928-270-004

>  
> I have a few other properties that you may also want to take a look at but these are  
situated very close in proximity to my property. I also would like to take a look at the GIS  
map that you were talking about and get more information on exactly what the process was in  
determining the escarpment zone.

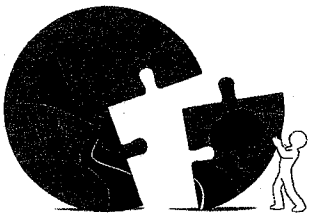


>  
>  
> This email will also serve as formal request to remove my property  
> from the Santa Rosa Plateau escarpment area ordinance 348.4299

> Thank you in advance for your cooperation.

>  
> Edward J. Wold  
> 951 440 2254

>  
>  
> <Mr. Ed Wold Parcel\_Visual Analysis.pptx>



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Carolyn Syms Luna*  
*Director*

## Memorandum

**DATE:** November 16, 2011  
**TO:** Riverside County Planning Commission  
**FROM:** Planning Staff  
**RE:** Agenda Item No. 2.6 (Ordinance No. 348.4299) (2 of 2)

**Good morning Planning Commissioners,**

The Planning Department has completed a number of outreach meetings, phone calls, and email corespondences. In response to our outreach, the following letters, emails, and correspondences have been received on the proposed ordinance overlay.

Planning Staff is providing these letters as part of your staff report package for Item 2.6

Respectfully,

  
Adam Rush, Principal Planner

F:\Special Projects\Western Ridgeline Overlay Zone\PC\_BOS\_Hearings\Memo to PC\_11 16 11.doc

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

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

**Your ability to build on your property will be decided at the next Riverside County Planning Commission hearing.** If you **express your concerns at the public hearing**, the Commission may take appropriate action. The Commission is very receptive to public comments. If you fail to speak up at this time, the Commission will view that as acquiescence to the ordinance below that can prevent you from building on your property and devastate your land investments.

**How does the proposed ordinance affect me?**

- **Prohibits building** on slopes steeper than 25 percent. For perspective, one can still use a lawn mower on a 25 percent slope (Ordinance Section 1.g.(4)i.).
- Adds about **\$50,000 and six months** to your development processing costs. The current process requires a building permit and a grading permit; the ordinance adds a requirement for a plot plan that complies with the California Environmental Quality Act (CEQA), and a public hearing (Section 1.e.(3)).
- Impacts **additions on existing homes** that increase home size by 10 percent or more, or add guest quarters or an accessory building. The ordinance requires a plot plan that adds the \$50,000 cost and six months noted above (Sections 1.e.(1) and 1.c.(10)).
- Creates a **fire hazard** by requiring post and beam home construction, which makes homes vulnerable to fire, and a restoration plan requiring the site to be restored to natural conditions using natural vegetation, which provides fuel for a fire (Sections 1.g.(4)viii., 1.f.(3), and 1.g.(2)iii.).
- Restricts brush clearance to reduce fire hazard to the use of **hand tools only** (Section 1.c.(5)).
- Opens home additions and home building to **lawsuits** by activists using the CEQA review process, leading to years of delays.
- Applies to all grading and building permit applications (Section 1.b.).
- Limits lighting to the point of **preventing security** for property. Limits the maximum graded slope to 20 feet (Sections 1.g.(3) and 1.g.(4)iii.).
- Causes **economic hardship** for landowners. Landowners who cannot build on their property will experience decreased property values, and will lose their property investments and related retirements or funds for their children's education.
- **Eliminates jobs** and hurts the economy. The ordinance eliminates spec lot development by requiring an architectural site plan with the plot plan (Section 1.f.(4)). According to the National Association of Home Builders, every 100 single-family homes would generate 305 full-time jobs.
- **Reduces the tax base**, impacting public services that rely on property tax revenue. The ordinance makes it more difficult for the County to balance its projected \$80 million budget shortfall.

**Why should I attend the Planning Commission hearing and contact the Planning Commission?**

- The Planning Commission measures public interest by the size of the **turnout**.
- The Commissioners take into consideration the testimony of **personal hardship**.
- The Commissioners appreciate **technical analyses**, and consider **reasonable alternatives**.
- We recommend keeping the existing development approval process that requires a building permit and a grading permit, and **simply adding design standards**.
- In order to prevent your property values from being devastated, it is vital for you to express your concerns at the Planning Commission hearing and contact the Planning Commission. Unless you exercise your rights as property owners and **express your outrage**, this ordinance will be crafted to take away your property rights and your property values by building restrictions and government regulation.

**When is the Planning Commission hearing?**

- The Riverside County Planning Commission will be conducting the public hearing on **Wednesday, November 16, 2011, at 9:00 a.m.** The hearing will be held at: **Board Chambers, County Administrative Center, 4080 Lemon Street, First Floor, Riverside, California.** A map to the

County Administrative Center is available here. Parking structures are on either side of Lemon Street, adjacent to the County Administrative Center.

**Where can I get more information?**

- The proposed Western Ridgeline Overlay Zone ordinance and maps showing the affected areas outlined in red are attached.
- Information to contact the Planning Commission is available here.
- The **Property Owners Association of Riverside County** is notifying property owners about this proposed ordinance and about their legal rights to protect their property values. Our contact information follows.

Bruce Colbert, Executive Director  
Property Owners Association of Riverside County  
Post Office Box 127  
Riverside, CA 92502  
Tel: (949) 673-1801  
Fax: (949) 673-1851  
Email: [bcpoarc-net@yahoo.com](mailto:bcpoarc-net@yahoo.com)

November 15<sup>th</sup>, 2011

Desiree Bowie, Interim Commission Secretary  
County of Riverside Administrative Center  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

Via Fax 951 955 1811

RE: Ordinance No. 348.4299


Good Afternoon:


We own three properties APN 928020003-7, APN 928030004-8 and APN 928020006-9, within the Western Ridgeline Overlay Zone, Ordinance No. 348.4299.

**We are opposed to the above Ordinance as written, we find it way too restrictive.**

These properties were purchased as an investment to provide for our retirement. This Ordinance would destroy our retirement.

Two unhappy voters and tax payers.

  
George L. Farrelly

  
Nelly Farrelly

P. O. Box 279  
Murrieta, CA 92564-0279

GLF/nf.

**LIEBERG OBERHANSLEY STROHMEYER & GARN, LLP**

A CALIFORNIA LIMITED LIABILITY PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

41911 FIFTH STREET, SUITE 300  
TEMECULA, CALIFORNIA 92590  
(951) 699-4200 AND (951) 699-6600 AND (951) 694-5500  
FACSIMILE: (951) 699-6616

November 10, 2011

NATHAN C. GARN  
ngarn@losglaw.com  
(951) 699-6600

VIA EMAIL [arush@rcflma.org] AND  
HAND DELIVERY

Adam Rush, Deputy County Counsel  
Riverside County Counsel  
3960 Orange Street, Suite 500  
Riverside, CA 92501

Re: Riverside County Ordinances 449.242, 449.243, 449.245  
("Construction Moratorium");

39493 Paseo Chico, Murrieta, California (APN 930-060-010);  
39510 Paseo Chico, Murrieta, California (APN 930-060-008);  
39693 Paseo Chico, Murrieta, California (APN 930-340-007); and  
39755 Paseo Chico, Murrieta, California (APN 930-340-006)  
(collectively, the "Tate Properties");

November 16, 2011 Planning Commission Meeting  
("Planning Commission Meeting").

Mr. Rush:

As you know, I represent Tate Temecula Lots, LLC and its manager, Ronald Tate (collectively, "Tate"), the owner of the Tate Properties, each of which is subject to the Construction Moratorium.

Thank you for providing a copy of the draft long-term ordinance for our review and comment. We appreciate the opportunity to be included in the process to preserve the natural esthetic appeal of the areas within the Northern and Southern Santa Rosa Escarpment Areas proposed to be protected. We also appreciate the County's general responsiveness to all of our inquiries on the subject as well as its general willingness to engage in constructive dialogue with property owners on this issue. We wanted to take this opportunity to bring a few matters pertaining to the Tate Properties, as affected by the Construction Moratorium, to your attention and to seek additional clarification.

Specifically, we request that you provide clarification as to the permitting process for lots that have already received all required land use entitlements except for a building permit (and in some cases, as with the Tate Properties, have graded house pads). Because these lots have already received plot plan approval from the county, it does not appear that the provisions of the

Mr. Rush  
November 10, 2011  
Page 2

draft ordinance regarding the submission of a plot plan (and resulting compliance with the California Environmental Quality Act) would be applicable. In its current form, the ordinance appears to require a plot plan review (and as a result full compliance with CEQA) for even an addition to an existing single family residence. Further, on lots like the Tate Properties, where all rough grading has been completed and only precise grading relating to the residence footprint is required, there will be no disturbance of natural habitat. However, under the current version of the ordinance, it is unclear whether the restoration provisions would apply. Please clarify the application of Section 1.e and 1.g.5 of the draft ordinance to the Tate Properties and other similarly situated properties.

Finally, please clarify the use of the term "primary ridgeline". The draft ordinance defines "primary ridgeline" as a "ridgeline which can be seen with a sky backdrop from any publicly designated road in the Cities of Temecula and Murrieta". No part of the Tate Properties—as well as many other properties within the Northern Escarpment Area—can be seen with a sky backdrop from any road in Murrieta or Temecula. My understanding of the draft ordinance is that rooftops within the Escarpment Area (whether Northern or Southern Areas) may be above a ridgeline as long as that ridgeline is not a "primary ridgeline". Please clarify.

I understand that you will be meeting with Bernie Truax, a member of the development team working on the Tate Properties. I do not anticipate attending that meeting or but request that you address the contents of this letter with him at that time and follow up with him and with me, if necessary. Also, I request that you circulate this letter to all planning commissioners prior to the Planning Commission Meeting and confirm to me by e-mail that each planning commissioner has a copy. In the meantime, should you have any questions, please do not hesitate to contact me.

Sincerely,



Nathan C. Garn

Lieberg Oberhansley Strohmeyer & Garn, LLP

NCG:

cc:

Shellie Clack, Riverside County Counsel (via email only [mclack@co.riverside.ca.us])  
Bob Buster, Supervisor, District 1 (via email only [district1@rcbos.org])  
Jeff Stone, Supervisor, District 3 (via email only [district3@rcbos.org])  
Riverside County Commissioners (via recipient Adam Rush)

Riverside County Planning Dept.  
County of Riverside  
4080 Lemon Street  
Riverside, CA

Attn: Adam Rush

Re: Theft of property through change of zoning

The County of Riverside has broken the law in adopting Ordinance 449.242 and Ordinance 449.245. Both of these ordinances took away owners' property rights without notice, due process, or compensation. That violated the 4<sup>th</sup> Amendment of the US Constitution. Additionally, in approving and extending these ordinances, the County of Riverside failed to meet the statutory reporting requirements of Section 65858 of the Government Code of the State of California.

California Government Code section 65858 (c) states, "The legislative body shall not adopt or extend any interim ordinance pursuant to this section unless the ordinance contains legislative findings that there is a current and immediate threat to the public health, safety, or welfare." The September 2011 staff report failed to document any development projects constituting a current and immediate threat to the public health, safety, or welfare. Nor did this report document any history of such threats. Therefore, no report has been filed by the County documenting the causes required by Section 65858 of the California Government Code. The County of Riverside Board of Supervisors has broken the law.

The text of Ordinance 449.245 stated: "the Board finds that new residential subdivisions and new residential uses in the Escarpment Areas pose a current and immediate threat to the public health, safety and welfare." Again, where is the report by staff documenting this claim? The Board of Supervisors cannot make this statement without substantiating proof. Staff had a year to assemble such proof. The lack of proof from County staff indicated that such proof does not exist.

Land owners have been denied the use of their properties, so that influential constituents of Supervisor Stone and Supervisor Buster can look enjoy views of our land. If the County wants to preserve scenic hillsides, then the County must buy the properties. The County does not have the privilege of theft.

We remind the County that you do little for our area other than demand we pay unreasonably high taxes for next to nothing in roads, and little in the way of timely response to fire and health emergencies. We pay you \$millions in taxes, and get little in return.

Given the lack of any documented threats to public health, safety or welfare, the County moratorium is an illegal taking of property. Must we organize a class action to get your attention? Must we organize a tax revolt to withhold our property taxes until the County provides a just resolution? The County should abate all taxes for affected properties for the entire duration of the moratorium - - - last year, and this next year, since the County has made the properties worthless!

Sincerely,

Mike Juha  
PO Box 1024  
Wildomar, CA 92595  
Email: [mikejuha@yahoo.com](mailto:mikejuha@yahoo.com)  
Tel: 951-600-1462



## Rohac, David

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**From:** Rush, Adam  
**Sent:** Wednesday, November 16, 2011 7:05 AM  
**To:** Rohac, David  
**Subject:** FW: Proposed Ordinance 348.4229  
**Attachments:** image001.gif

Adam B. Rush, Principal Planner  
Riverside County Planning Department  
Riverside CAC  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501  
Phone: (951) 955-6646  
Cell Phone: (951) 833-0878  
Fax: (951) 955-1811

---

**From:** Christopher Lawrence [CLawrence@progressivemed.com]  
**Sent:** Tuesday, November 15, 2011 7:59 PM  
**To:** Rush, Adam  
**Subject:** Proposed Ordinance 348.4229

Dear Mr. Rush,

I am a 22 year resident of La Cresta and I still have hopes and dreams to develop my property to its highest and best use. Yes, even after that many years, I have still not succeeded in finishing my place. Many obstacles have arisen over the years including children, job losses, recession, and now college tuitions. Nevertheless, I have not given up. However, the stipulations of proposed County Ordinance 348.4229 appear to make the chances of realizing my goal even more remote. I recognize the need for the County to address many of the issues noted in the proposal, but as it is currently drafted, this ordinance seems to be punitive and over-reaching in its scope. Increasing the costs and bureaucratic hoops associated with land development or even subsequent improvements, in a relatively sparsely developed rural-residential region does not address the critical challenges facing our County particularly, the Inland Empire. Without digressing, please be aware that not everyone on the Plateau is exceedingly wealthy. Imposing additional costs, reviews, environmental impact reports, grade analysis, sedimentation studies, etc. does not enhance the lifestyle or the exceptional environment afforded in La Cresta, De Luz, Tenaja, or any of the competing rural residential neighborhoods. In fact, it detracts from it and as a consequence, places an additional economic burden on those currently residing there or who may consider moving or purchasing a home or lot there in the future.

I would like to attend the public hearing tomorrow to express my opposition to the ordinance, but unfortunately, I work in Vista, CA and am unable to join you. However, I would appreciate your consideration of my position when making your final determination. Finally, please advise me as to whether I may forward my comments to any the supervisors who may be deliberating this ordinance.

Thank you,  
Christopher Lawrence

[[http://c1100/CRM/eware.dll/PMI\\_blue\\_logo.gif](http://c1100/CRM/eware.dll/PMI_blue_logo.gif)]

Progressive Medical International

2460 Ash Street  
Vista, Ca 92081  
Phone: (760) 597-5500 x2212  
Mobile: (951) 727-6761  
Fax: (760) 597-5501  
Email: [clawrence@progressivemed.com](mailto:clawrence@progressivemed.com)<mailto:clawrence@progressivemed.com>  
Web: <http://www.ProgressiveMed.com><<http://c1100/CRM/eware.dll/www.progressivemed.com>>

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

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

**ORDINANCE NO. 348.4299** and **CHANGE OF ZONE NO. 07766** and **EA NO. 42483**– Intent to Adopt a Negative Declaration – Applicant: County of Riverside – Engineer/Rep: County of Riverside– First and Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) and Open Space – Recreation (OS: R) (20 acre minimum) – Location: The project area is non-contiguous and located in two areas within the Southwest Riverside County. Project Area A is located in the Murrieta hills bounded by Clinton Keith Road, Grand Avenue, and Tenaja Road. Project Area B is located in the Temecula hills bounded by Pauba Road, Rancho California Road, and De Luz Road. – 3,262 gross acres – Zoning: Residential Agriculture - 5 acre minimum and 10 acre minimum (R-A-10 and R-A-5); Light Agriculture - 20 acre minimum (A-1-20), and Rural Residential (RR)– **REQUEST:** The project proposes to create a zoning overlay to provide hillside grading standards and architectural design guidelines for the Santa Rosa Escarpment areas. (Judicial)

TIME OF HEARING:           **9:00 a.m.** or as soon as possible thereafter  
  **November 16, 2011**  
  RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
  BOARD CHAMBERS, 1ST FLOOR  
  4080 LEMON STREET  
  RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Adam Rush at 951-955-6646 or email [arush@rctlma.org](mailto:arush@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current\\_pc.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html).

Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/20/2011.

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

APN (s) or case numbers Northern Santa Rosa Plateau Escarpment <sup>for</sup> Area

Company or Individual's Name Planning Department

Distance buffered Within boundary

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

Riverside, Ca. 92502

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

# Northern Santa Rosa Plateau Escarpment Area



### Selected Parcels

928-120-024	930-050-002	928-340-001	928-360-020	928-270-033	928-020-017	930-130-028	930-130-029	930-130-030	930-080-020
928-330-013	928-220-030	930-130-010	928-320-002	928-320-010	928-330-002	928-220-028	928-100-003	930-130-006	928-260-002
928-190-040	928-260-001	928-310-006	928-330-011	928-100-001	928-360-012	928-360-013	928-360-014	928-360-015	928-360-016
928-360-017	928-360-018	928-190-038	928-250-023	928-120-023	930-230-028	928-340-037	928-320-004	928-350-027	928-300-006
928-320-003	928-220-023	928-090-020	928-190-032	928-190-033	928-090-025	928-240-054	928-340-040	928-170-039	928-270-028
930-080-021	928-240-033	928-240-034	930-040-003	930-040-005	928-230-019	928-340-043	928-100-008	928-100-005	928-340-039
928-210-017	928-170-023	928-260-029	928-170-037	928-340-047	928-020-006	928-030-003	928-030-004	928-310-012	928-090-021
928-340-015	928-340-045	928-120-016	928-110-018	928-220-011	928-360-005	928-360-009	928-360-011	928-170-041	928-330-012
928-260-028	928-260-025	928-210-016	928-120-034	928-210-003	928-300-008	928-120-033	930-130-026	928-250-013	928-320-001

rst 90 parcels shown



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



ASMT: 928120023, APN: 928120023  
DANH HUYNH  
2922 MAYFLOWER AVE  
ARCADIA CA 91006

ASMT: 928170023, APN: 928170023  
FRANCIS LEONARD  
37765 AVD LA CRESTA  
MURRIETA CA 92562

ASMT: 928120024, APN: 928120024  
1ST CLASS HOMES INC  
C/O STEPHEN ALOIA  
32414 CINON DR  
TEMECULA CA 92592

ASMT: 928170037, APN: 928170037  
JULIE MEDDLES, ETAL  
20895 PASEO MONTANA  
MURRIETA CA 92562

ASMT: 928120033, APN: 928120033  
LAM HUYNH, ETAL  
2922 S MAYFLOWER AVE  
ARCADIA CA 91006

ASMT: 928170038, APN: 928170038  
JIANG WEN  
5067 SADDLEBACK ST  
MONTCLAIR CA 91763

ASMT: 928120034, APN: 928120034  
HASSAN FROUKH  
1016 N 33RD ST  
RENTON WA 98056

ASMT: 928170039, APN: 928170039  
CYNTHIA BENNETT, ETAL  
21025 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928170005, APN: 928170005  
MABEL KIM, ETAL  
309 MENLO DR  
GLENDALE CA 91208

ASMT: 928170041, APN: 928170041  
SANDRA EDGAR, ETAL  
21005 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928170006, APN: 928170006  
MITCHELL APODACA  
37902 VIA HUERTA RD  
MURRIETA, CA. 92562

ASMT: 928190018, APN: 928190018  
SYLVIA ARCOS  
SYLVIA ARCOS  
21355 PEQUENO CIR  
MURRIETA, CA. 92562

ASMT: 928170022, APN: 928170022  
DOROTHY DEMMIN, ETAL  
20655 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928190029, APN: 928190029  
LUCILLE GREEN  
40320 CALLE TORCIDA  
TEMECULA CA 92591

ASMT: 928020015, APN: 928020015  
JEAN MARSHALL  
27514 LITTLEWOOD DR  
RCH PALOS VERDE CA 90275

ASMT: 928090020, APN: 928090020  
TERRY FOSTER, ETAL  
20047 CORTE FLORERIA  
MURRIETA CA 92562

ASMT: 928020016, APN: 928020016  
ROSA YOACHUM, ETAL  
20202 FARRELLY CIR  
MURRIETA, CA. 92562

ASMT: 928090021, APN: 928090021  
MARINA GOLDOVSKAYAHERZFELD, ETAL  
11108 OPHIR DR  
LOS ANGELES CA 90024

ASMT: 928020017, APN: 928020017  
ANDREW SU  
10751 ROCKHURST  
SANTA ANA CA 92705

ASMT: 928090022, APN: 928090022  
VLADIMIRO MONTICELLI  
PO BOX 982  
MURRIETA CA 92564

ASMT: 928030001, APN: 928030001  
JEFFREY JOHNSON  
37305 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 928090025, APN: 928090025  
CECILE PETERS, ETAL  
36852 CALLE DE LOBO  
MURRIETA CA 92562

ASMT: 928030002, APN: 928030002  
CAROL SUCHY, ETAL  
37345 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 928100001, APN: 928100001  
CITIMORTGAGE INC  
C/O CR TITLE SERVICES  
1000 TECHNOLOGY DR  
OFALLON MO 63368

ASMT: 928030004, APN: 928030004  
NELLY FARRELLY, ETAL  
P O BOX 279  
MURRIETA CA 92564

ASMT: 928100002, APN: 928100002  
SHU LIAU  
5 PALOMA DR  
MISSION VIEJO CA 92692

ASMT: 928090019, APN: 928090019  
CAROL CARRILLO, ETAL  
3490 ERIK RD  
ESCONDIDO CA 92025

ASMT: 928100003, APN: 928100003  
ANNIE BLOUGH, ETAL  
36990 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 928100004, APN: 928100004  
STEAMBOAT LACRESTA  
C/O RON TUCHSCHMIDT  
P O BOX 882775  
STEAMBOAT SPRINGS CO 80488

ASMT: 928110018, APN: 928110018  
GIRDHARI S PUROHIT INC  
1225 E LATHAM STE B  
HEMET CA 92544

ASMT: 928100005, APN: 928100005  
KIMBERLY CHEIKHA, ETAL  
4 HIDDEN OAKS  
COTO DE CAZA CA 92679

ASMT: 928110019, APN: 928110019  
GHADA ABDO, ETAL  
37690 EL TIGRE DR  
MURRIETA, CA. 92562

ASMT: 928100006, APN: 928100006  
FRANCISCA SHERMAN, ETAL  
20311 STONE POINT  
MURRIETA, CA. 92562

ASMT: 928110020, APN: 928110020  
LUXURY ECO BUILDER INC  
44755 CORTE SANCHEZ  
TEMECULA CA 92592

ASMT: 928100007, APN: 928100007  
JANNITA GONZALES, ETAL  
27503 SIANDRA CREEK LN  
SPRING TX 77386

ASMT: 928120003, APN: 928120003  
NORMA ZIMMER  
31200 SANTIAGO  
TEMECULA CA 92592

ASMT: 928100008, APN: 928100008  
EVELYN HOELDTKE  
11 IRONWOOD CIR  
TABUCO CANYON CA 92679

ASMT: 928120013, APN: 928120013  
CATHERINE BYRD, ETAL  
20250 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928110003, APN: 928110003  
NORMA ZIMMER  
20634 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928120014, APN: 928120014  
KAREN WOMACK, ETAL  
20400 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928110017, APN: 928110017  
JAMES DIAMOND  
37705 EL TIGRE DR  
MURRIETA CA 92562

ASMT: 928120017, APN: 928120017  
TRACY KNEEBUSCH, ETAL  
3770 CALLE DE LOBO  
MURRIETA CA 92562





ASMT: 928190031, APN: 928190031  
STEFEN GRABOSKI  
11601 MARBLE ARCH DR  
SANTA ANA CA 92705

ASMT: 928190043, APN: 928190043  
HEIDI PROULX, ETAL  
21700 LOS ROBLES RD  
MURRIETA CA 92562

ASMT: 928190033, APN: 928190033  
AYLENE POPKA, ETAL  
P O BOX 1329  
BLUE JAY CA 92317

ASMT: 928200003, APN: 928200003  
FATIMA HUSAIN, ETAL  
P O BOX 4917  
PALOS VERDES PNSL CA 90274

ASMT: 928190034, APN: 928190034  
RICHARD JAMES, ETAL  
37775 VIA BAYA  
MURRIETA CA 92562

ASMT: 928200008, APN: 928200008  
NATURES WORLDS BEST  
11056 PEMBERTON WAY  
ADELANTO CA 92301

ASMT: 928190036, APN: 928190036  
DAWN JARABATH, ETAL  
21820 TODD AVE  
YORBA LINDA CA 92687

ASMT: 928200011, APN: 928200011  
ROBERT STOKES  
12190 PERRIS BLV NO F138  
MORENO VALLEY CA 92557

ASMT: 928190037, APN: 928190037  
LYNN MCEL RATH, ETAL  
37730 VIA BAYA  
MURRIETA, CA. 92562

ASMT: 928200012, APN: 928200012  
LORRAINE STOKES  
26246 KALMIA AVE  
MORENO VALLEY CA 92555

ASMT: 928190038, APN: 928190038  
LAURA LANDIS, ETAL  
21264 PEQUENO CIR  
MURRIETA CA 92562

ASMT: 928200014, APN: 928200014  
STEPHAN L MCEL RATH ACCOUNTANT PENSIC  
1500 QUAIL ST STE 450  
NEWPORT BEACH CA 92660

ASMT: 928190039, APN: 928190039  
LAURIE OTTMAN, ETAL  
21350 PEQUENO CIR  
MURRIETA, CA. 92562

ASMT: 928210003, APN: 928210003  
CONSTANCE MISTRETTE, ETAL  
1900 AVE OF THE STARS 2400  
LOS ANGELES CA 90067

ASMT: 928210004, APN: 928210004  
MAITA VALDEZ, ETAL  
100 VIA NOGALES  
PALOS VERDES EST CA 90274

ASMT: 928220011, APN: 928220011  
GIRDHARI S PUROHIT MD INC  
1225 E LATHAM NO B  
HEMET CA 92544

ASMT: 928210005, APN: 928210005  
VIA VISTA GRANDE  
C/O RUDY NUNEZ  
25630 ADDISON LN  
MURRIETA CA 92562

ASMT: 928220012, APN: 928220012  
STEVE MAGOULAS, ETAL  
39865 Highbury Dr  
MURRIETA CA 92563

ASMT: 928210014, APN: 928210014  
MAITA VALDEZ, ETAL  
30312 CALLE DE BUENOS  
RCH PALOS VERDES CA 90275

ASMT: 928220013, APN: 928220013  
JEAN PIJNENBURG  
P O BOX 1172  
JAMUL CA 91935

ASMT: 928210015, APN: 928210015  
REBECCA SANTIAGO, ETAL  
34362 HIDDEN GLEN CIR  
WILDOMAR CA 92595

ASMT: 928220023, APN: 928220023  
DE ORO OSO  
C/O PAUL J MAGOULAS  
35985 MURANO ST  
MURRIETA CA 92562

ASMT: 928210016, APN: 928210016  
NANCY VANPATTEN, ETAL  
P O BOX 1962  
HUNTINGTON BEACH CA 92647

ASMT: 928220026, APN: 928220026  
JSB LA CRESTA GROUP  
415 N SANTA FE  
VISTA CA 92084

ASMT: 928210017, APN: 928210017  
IRMA ATILLO, ETAL  
43505 SAN FERMIN PL  
TEMECULA CA 92592

ASMT: 928220028, APN: 928220028  
CANDIDE PETROL  
28260 SYCAMORE MESA RD  
TEMECULA CA 92590

ASMT: 928210019, APN: 928210019  
BEVERLY BAKER, ETAL  
6227 MONERO DR  
RCH PALOS VERDES CA 90274

ASMT: 928220029, APN: 928220029  
MARY FRIESTEDT, ETAL  
328 BELLAIRE ST  
DEL MAR CA 92014



ASMT: 928220030, APN: 928220030  
PUTNAM TRUST CO, ETAL  
C/O PUTNAM TRUST CO  
16 WILTON RD  
WESTPORT CT 6880

ASMT: 928240054, APN: 928240054  
PETRA QUINN, ETAL  
37635 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 928230016, APN: 928230016  
CAROLINE EITZEN, ETAL  
C/O REGGIE RAGSDALE  
40275 VIA CABALLOS  
MURRIETA CA 92562

ASMT: 928250013, APN: 928250013  
HSBC BANK USA  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY CA 93063

ASMT: 928230021, APN: 928230021  
CAROLE CAMPBELL, ETAL  
37480 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928250015, APN: 928250015  
ROBERT BROWN  
5059 QUAIL RUN RD NO 22  
RIVERSIDE CA 92507

ASMT: 928240025, APN: 928240025  
MATTEO MERCURIO  
37800 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928250022, APN: 928250022  
DAWN HERNANDEZ, ETAL  
37289 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928240034, APN: 928240034  
ELITE HOMES OF LA CRESTA  
28545 OLD TOWN FRONT ST ST  
TEMECULA CA 92590

ASMT: 928250023, APN: 928250023  
DOINA CIOBANU, ETAL  
24098 CROWNED PARTRIDGE LN  
MURRIETA CA 92562

ASMT: 928240046, APN: 928240046  
ZHIHAO VI, ETAL  
37625 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928250024, APN: 928250024  
WILLIAM MILTNER  
402 W BROADWAY STE 800  
SAN DIEGO CA 92101

ASMT: 928240049, APN: 928240049  
HELEN HADDAD, ETAL  
45580 ANZA RD  
TEMECULA CA 92592

ASMT: 928250025, APN: 928250025  
DAMARIS MENDYK, ETAL  
38234 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 928250028, APN: 928250028  
PARVINDER SIDHU, ETAL  
7817 BENT TREE  
AMARILLO TX 79121

ASMT: 928260027, APN: 928260027  
JENNIFER COLDANI, ETAL  
38195 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928260002, APN: 928260002  
LORI SWINGLE, ETAL  
38000 VIA BAYA  
MURRIETA CA 92562

ASMT: 928260028, APN: 928260028  
MARCIE SCHUBERT, ETAL  
38095 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 928260003, APN: 928260003  
KAMILL ROHNY  
37855 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928260029, APN: 928260029  
PENSRI MINNELLA, ETAL  
37626 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928260004, APN: 928260004  
SANDRA SOMERVILLE, ETAL  
37777 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928260030, APN: 928260030  
DONNA GOOCHEY, ETAL  
41908 BROOK CT  
MURRIETA CA 92562

ASMT: 928260024, APN: 928260024  
ANNELIESE HERCHER, ETAL  
37806 VI MAJORCA  
MURRIETA CA 92562

ASMT: 928270007, APN: 928270007  
NADINE KAPPER, ETAL  
141 HOLBROOKE WAY  
GRASS VALLEY CA 95945

ASMT: 928260025, APN: 928260025  
KAREN PAPAGOLOS, ETAL  
37635 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928270008, APN: 928270008  
KESSLER FAMILY LTD PARTNERSHIP  
P O BOX 308  
WILDOMAR CA 92595

ASMT: 928260026, APN: 928260026  
STYLE BARNETT HOME BUILDERS  
3361 HORIZON ST  
CORONA CA 92881

ASMT: 928270028, APN: 928270028  
SHELLEY OSTLUND WOLD, ETAL  
21110 CAMINO DE JUGADOR  
MURRIETA, CA. 92562

ASMT: 928270029, APN: 928270029  
JAVIER VENEGAS  
21105 CAMINO DE JUGADOR  
MURRIETA, CA. 92562

ASMT: 928300003, APN: 928300003  
SUE PEEPLES, ETAL  
21370 AVENIDA DE ARBOLES  
MURRIETA CA 92562

ASMT: 928270030, APN: 928270030  
JENNIFER BRAHAM, ETAL  
P O BOX 1544  
HUNTINGTON BEACH CA 92647

ASMT: 928300004, APN: 928300004  
KAREN WINN  
21410 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928270031, APN: 928270031  
DEBRA MAYNARD, ETAL  
10678 BOULDER CANYON RD  
ALTA LOMA CA 91737

ASMT: 928300005, APN: 928300005  
JOANNE NEW, ETAL  
38833 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928270032, APN: 928270032  
ELAINE SAMARIN, ETAL  
21385 HODAN HILL CT  
MURRIETA, CA. 92562

ASMT: 928300006, APN: 928300006  
NICOLE KUTSCHER, ETAL  
38755 VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928270033, APN: 928270033  
RENEE MATHISEN, ETAL  
21001 HODAN HILL CT  
MURRIETA CA 92562

ASMT: 928300007, APN: 928300007  
LYNDA VITAMANTI, ETAL  
38720 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928290010, APN: 928290010  
JACQUELINE VONSYDOW, ETAL  
21315 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928300008, APN: 928300008  
HOMESALES INC  
C/O CHASE HOME FINANCE  
35848 NONNIE DR  
WILDOMAR CA 92595

ASMT: 928290035, APN: 928290035  
MARIA BENZL, ETAL  
28581 JAEGER DR  
LAGUNA NIGUEL CA 92677

ASMT: 928300010, APN: 928300010  
MARIANNE HUDACK, ETAL  
38280 VIA MAJORCA  
MURRIETA CA 92562



ASMT: 928310001, APN: 928310001  
STEVEN STAVIG  
181 1/2 ROYCROFT AVE  
LONG BEACH CA 90803

ASMT: 928310012, APN: 928310012  
DOROTHY GUGLIOTTA, ETAL  
21705 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928310006, APN: 928310006  
ELSJE OEY, ETAL  
16747 CATALONIA DR  
RIVERSIDE CA 92504

ASMT: 928310013, APN: 928310013  
MARY BOLLER, ETAL  
1990 OAKLAND HILLS DR  
CORONA CA 92882

ASMT: 928310007, APN: 928310007  
PNC MORTGAGE  
3232 NEWMARK DR  
MIAMISBURG OH 45342

ASMT: 928310016, APN: 928310016  
KARIE FRISTOE, ETAL  
38095 AVENIDA MANANA  
MURRIETA, CA. 92562

ASMT: 928310008, APN: 928310008  
FELICITAS DOUCETTE YAKUT, ETAL  
39820 CALLE CONTENTO  
TEMECULA CA 92591

ASMT: 928310018, APN: 928310018  
HEATHER BOWERS, ETAL  
21347 AVENIDA DE MANANA  
MURRIETA CA 92562

ASMT: 928310009, APN: 928310009  
ISAAC ABELSKI  
21851 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928310020, APN: 928310020  
AUDREY THOMAS, ETAL  
62 SUNSHINE PLZ  
SEQUIM WA 98382

ASMT: 928310010, APN: 928310010  
PAUL SUMMERFIELD  
21555 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928310021, APN: 928310021  
JAMES RIUTCEL  
38865 AVENIDA MANANA  
MURRIETA, CA. 92562

ASMT: 928310011, APN: 928310011  
JULIE CHON, ETAL  
21629 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928320001, APN: 928320001  
GIZELLA CZIRAKI, ETAL  
2242 N HWY 395  
FALLBROOK CA 92028

ASMT: 928320003, APN: 928320003  
DIANE REYNOLDS, ETAL  
22830 HIDDEN CREEK CT  
MURRIETA CA 92562

ASMT: 928330012, APN: 928330012  
BRENT BIRKIN, ETAL  
7640 S GREENSFERRY RD  
COUER D ALENE ID 83814

ASMT: 928320004, APN: 928320004  
PATRICIA BLACKWELL, ETAL  
5075 POWELL VALLEY RD  
BIG STONE GAP VA 24219

ASMT: 928330013, APN: 928330013  
BANK OF AMERICA  
P O BOX 9000  
GETZVILLE NY 14068

ASMT: 928320005, APN: 928320005  
MARLENY PALMANTIER  
21959 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928340001, APN: 928340001  
SADIQA NAEEMY, ETAL  
38596 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928320006, APN: 928320006  
SHEREE DENNEY, ETAL  
21979 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928340002, APN: 928340002  
ROSEMARY BOORMAN, ETAL  
21630 AVENIDA DE ABROLES  
MURRIETA, CA. 92562

ASMT: 928320009, APN: 928320009  
DEBRA CAMPBELL, ETAL  
30482 VIA FESTIVO  
SAN JUAN CAPO CA 92675

ASMT: 928340036, APN: 928340036  
MARY NICKERSON, ETAL  
38850 VIA CANTAVIENTO  
MURRIETA CA 92562

ASMT: 928320010, APN: 928320010  
BRUCE SCHER  
C/O SANTA ROSA SERVICES  
21952 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928340037, APN: 928340037  
CARRIE MARLOW, ETAL  
32077 DILLON CIR  
WILDOMAR CA 92595

ASMT: 928330011, APN: 928330011  
TRACEY PALMER, ETAL  
38950 PASEO CHAPPARO  
MURRIETA, CA. 92562

ASMT: 928340038, APN: 928340038  
DIANE GONZALES, ETAL  
38750 VIA CONTEVIENTO  
MURRIETA, CA. 92562

ASMT: 928340039, APN: 928340039  
WILLS, ETAL  
400 PALISADES AVE  
SANTA MONICA CA 90402

ASMT: 928340048, APN: 928340048  
JOYCE CUMMINGS, ETAL  
P O BOX 1352  
MURRIETA CA 92564

ASMT: 928340040, APN: 928340040  
CYNTHIA DARLING, ETAL  
38530 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928350025, APN: 928350025  
PAULA PARZONKO, ETAL  
38350 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 928340041, APN: 928340041  
JEANNENE SUTTON, ETAL  
38576 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 928350027, APN: 928350027  
EDNA GRIZZLE, ETAL  
490 ALABAMA ST NO 105  
REDLANDS CA 92373

ASMT: 928340043, APN: 928340043  
ERIC HART  
2362 ALMEZA AVE  
ROWLAND HEIGHTS CA 91748

ASMT: 928350028, APN: 928350028  
WILLIAM MORSCHAUSER  
10790 CIVIC CTR DR NO 203  
RCH CUCAMONGA CA 91730

ASMT: 928340044, APN: 928340044  
MIRIAM TAYLOR  
23905 CLINTON KEITH RD  
WILDOMAR CA 92595

ASMT: 928350029, APN: 928350029  
KULJINDER CHEEMA, ETAL  
38638 AVENIDA CAROLINAS  
MURRIETA, CA. 92562

ASMT: 928340045, APN: 928340045  
GEORGE SEHREMELIS  
6957 CORTE LANGOSTA  
CARLSBAD CA 92009

ASMT: 928350030, APN: 928350030  
MIRIAM TAYLOR  
23906 CLINTON KEITH 114  
WILDOMAR CA 92595

ASMT: 928340047, APN: 928340047  
GENEVA PRICE  
24256 CALLE ARTINO  
MURRIETA CA 92562

ASMT: 928350032, APN: 928350032  
VICTORIA GHAFOURI, ETAL  
P O BOX 97  
TEMECULA CA 92593





ASMT: 928360004, APN: 928360004  
ROBIN STANGENBERG, ETAL  
36440 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 930020001, APN: 930020001  
BARRATT PHILLIPS, ETAL  
C/O DENNIS K CLINE  
1 MEADOW PARK CIR  
BELMONT CA 94002

ASMT: 928360006, APN: 928360006  
PATRICIA PEKICH, ETAL  
36011 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 930020002, APN: 930020002  
LA CRESTA CANYON  
1550 S WESTRIDGE RD  
WEST COVINA CA 91791

ASMT: 928360007, APN: 928360007  
MARINA CASTANEDA, ETAL  
36263 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 930030003, APN: 930030003  
REALTY TRUST GROUP INC  
PMB 529  
23905 CLINTON KEITH 114  
WILDOMAR CA 92595

ASMT: 928360008, APN: 928360008  
KAREN BARUTH, ETAL  
36160 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 930040005, APN: 930040005  
ELSINORE MURRIETA ANZA RESOURCE CONS  
23905 CLINTO KEITH NO 114  
WILDOMAR CA 92595

ASMT: 928360011, APN: 928360011  
GLAMORE HOMES INC  
C/O SUNWEST BANK  
17542 E 17TH ST NO 200  
TUSTIN CA 92780

ASMT: 930050001, APN: 930050001  
RICHARD KULJIAN, ETAL  
40615 CALLE KATERINE  
TEMECULA CA 92591

ASMT: 928360018, APN: 928360018  
CRAFTSMEN HOMES  
1157 N RED GUM ST  
ANAHEIM CA 92806

ASMT: 930050002, APN: 930050002  
3 MACS INV  
39195 CORTE DE OLLAS  
MURRIETA CA 92562

ASMT: 928360020, APN: 928360020  
MARJORIE DEGRANDMONT, ETAL  
37002 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 930070001, APN: 930070001  
J BABBITT, ETAL  
P O BOX 7000 375  
ROLLING HILLS CA 90274

ASMT: 930080020, APN: 930080020  
CHERYL VOTAW, ETAL  
39075 CORTE DE OLLAS  
MURRIETA CA 92562

ASMT: 930130006, APN: 930130006  
JOANNE PATTON, ETAL  
21490 CAMINO ARRIBA  
MURRIETA, CA. 92562

ASMT: 930080021, APN: 930080021  
ELECTRA RESOURCES  
4001 S 700 E NO 500C  
SALT LAKE CITY UT 94107

ASMT: 930130009, APN: 930130009  
BONNIE EASTWOOD, ETAL  
38759 VALLE VISTA  
MURRIETA, CA. 92562

ASMT: 930100002, APN: 930100002  
LINDA LETHIN, ETAL  
238 CLAREMONT AVE  
LONG BEACH CA 90803

ASMT: 930130010, APN: 930130010  
GLORIA BERINGHAUSE, ETAL  
38760 VALLE VISTA  
MURRIETA, CA. 92562

ASMT: 930120001, APN: 930120001  
REALTY TRUST GROUP INC  
PMB 529  
23905 CLINTON KEITH NO 114  
WILDOMAR CA 92598

ASMT: 930130016, APN: 930130016  
NFN AGUINA  
22063 WOODWARD WAY  
MURRIETA CA 92562

ASMT: 930120011, APN: 930120011  
NWK1 INC  
C/O RABOBANK  
45 RIVER PARK W STE 507  
FRESNO CA 93720

ASMT: 930130025, APN: 930130025  
NANCY JO SINKIEWICZ, ETAL  
38765 VALLE VISTA  
MURRIETA, CA. 92562

ASMT: 930130001, APN: 930130001  
SATINDER MANN, ETAL  
2501 CAMINO DEL SOL  
FULLERTON CA 92633

ASMT: 930130026, APN: 930130026  
ETHAL OGDEN, ETAL  
21625 VALLE VISTA  
MURRIETA CA 92562

ASMT: 930130005, APN: 930130005  
DYLAN WONG, ETAL  
21330 CAMINO ARRIBA  
MURRIETA, CA. 92562

ASMT: 930130027, APN: 930130027  
ROBERT GANNON  
36250 AVENIDA LA CRESTA  
MURRIETA, CA. 92562

ASMT: 930130030, APN: 930130030  
ANNIE Y SAM FAMILY LTD PARTNERSHIP  
C/O ANNIE SAM  
13291 TWIN HILLS NO 60B  
SEAL BEACH CA 90740

ASMT: 930340006, APN: 930340006  
TATE TEMECULA LOTS  
C/O MARK ELLIOTT  
3351 MCGRAW ST  
SAN DIEGO CA 92117

ASMT: 930230005, APN: 930230005  
MIRANDA KUONG, ETAL  
13834 SADDLEVIEW DR  
N POTOMAC MD 20878

ASMT: 930340007, APN: 930340007  
TATE TEMECULA LOTS  
C/O RONALD M TATE  
22 S SANTA CRUZ AV 2ND FL  
LOS GATOS CA 95030

ASMT: 930230016, APN: 930230016  
AIMEE WARREN, ETAL  
21285 AVENIDA INSOOK  
MURRIETA, CA. 92562

ASMT: 930230017, APN: 930230017  
ROD STEEL  
21265 AVENIDA INSOOK  
MURRIETA, CA. 92562

ASMT: 930230027, APN: 930230027  
RUTH SEAMAN, ETAL  
38496 KING CT  
MURRIETA, CA. 92562

ASMT: 930230028, APN: 930230028  
KIMBERLY ENGLAND, ETAL  
30345 SKIPPERS WAY  
CANYON LAKE CA 92587

ASMT: 930230029, APN: 930230029  
TAKAKO OKANO, ETAL  
P O BOX 1244  
MURRIETA CA 92564

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/20/2011

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

APN (s) or case numbers Southern Santa Rosa Plateau Escarpment Area FOR

Company or Individual's Name Planning Department

Distance buffered Within boundary

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

Riverside, Ca. 92502

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



ASMT: 935020004, APN: 935020004  
TORREZ JOSE D TRUST  
C/O JOSE D TORREZ  
43625 CALLE CAPISTRANO  
TEMECULA CA 92590

ASMT: 935040002, APN: 935040002  
PATRICIA CASTREJON, ETAL  
5790 BARRETT RD  
COLORADO SPGS CO 80926

ASMT: 935020010, APN: 935020010  
BELINDA TORREZ, ETAL  
11634 E MOONRIDGE  
WHITTIER CA 90601

ASMT: 935040003, APN: 935040003  
VICHEAKYINI STROZEWSKI, ETAL  
42301 PRADERA WAY  
TEMECULA, CA. 92590

ASMT: 935020011, APN: 935020011  
MARIA VERA, ETAL  
41322 DE LUZ RD  
TEMECULA, CA. 92590

ASMT: 935040006, APN: 935040006  
ROSEMARY RYAN, ETAL  
42002 GRANADO PL  
TEMECULA, CA. 92590

ASMT: 935020012, APN: 935020012  
MARIE FARCONE, ETAL  
634 SCOTT TRL  
ANAHEIM HILLS CA 92807

ASMT: 935040007, APN: 935040007  
CARRIE BENGTON, ETAL  
42010 GRANADO PL  
TEMECULA, CA. 92590

ASMT: 935030014, APN: 935030014  
LORI MALLORY  
41198 GRANADO PL  
TEMECULA, CA. 92590

ASMT: 935040009, APN: 935040009  
CINDY SUTHERLAND, ETAL  
25015 HENDON ST  
LAGUNA HILLS CA 92653

ASMT: 935030015, APN: 935030015  
MARGARET MANDERSCHIED, ETAL  
P O BOX 935  
TEMECULA CA 92593

ASMT: 935040010, APN: 935040010  
JAMES HIEBERT  
42459 PRADERA WAY  
TEMECULA, CA. 92590

ASMT: 935030017, APN: 935030017  
CATHERINE DO, ETAL  
25472 CORALWOOD ST  
LAKE FOREST CA 92630

ASMT: 935040012, APN: 935040012  
SHERRY BRANCH, ETAL  
42555 PRADERA WAY  
TEMECULA, CA. 92590



ASMT: 935050001, APN: 935050001  
GEORGE MYERS  
31865 CAMINO MAREA  
TEMECULA CA 92592

ASMT: 935380004, APN: 935380004  
JOSEPHINE PRYOR, ETAL  
3967 WENDI CT  
FALLBROOK CA 92028

ASMT: 935050002, APN: 935050002  
EION MCDOWELL  
42600 PRADERA WAY  
TEMECULA, CA. 92590

ASMT: 935380005, APN: 935380005  
HARRY HART  
C/O TIERRA WEST  
301 E FLORIDA AVE NO A  
HEMET CA 92543

ASMT: 935060007, APN: 935060007  
ALVOCADO  
P O BOX 2020  
TEMECULA CA 92593

ASMT: 935380011, APN: 935380011  
DEBORAH BARNES, ETAL  
7051 AVENIDA DE SANTIAGO  
ANAHEIM CA 92807

ASMT: 935060009, APN: 935060009  
GAYLE STAYNE, ETAL  
P O BOX 308  
TEMECULA CA 92593

ASMT: 935380018, APN: 935380018  
JOHN HONG, ETAL  
1201 N MILWAUKEE AVE  
CHICAGO IL 60622

ASMT: 935060010, APN: 935060010  
DOLORES RICARD, ETAL  
10219 ANDASOL AVE  
NORTHRIDGE CA 91325

ASMT: 935400004, APN: 935400004  
ROSEMARIE SPAISE  
8595 CAMINO LIMON RD  
CORONA CA 92883

ASMT: 935080008, APN: 935080008  
BEVERLY PHELAN, ETAL  
42110 PRADERA WAY  
TEMECULA CA 92590

ASMT: 935400007, APN: 935400007  
GIRDHARI PUROHIT  
1225 E LATHAM AVE STE B  
HEMET CA 92543

ASMT: 935080009, APN: 935080009  
BEVERLY J 1983 TRUST, ETAL  
C/O RICHARD J PHELAN  
42150 GRANADO PL  
TEMECULA CA 92590

ASMT: 935400014, APN: 935400014  
ROSEMARIE SPAISE, ETAL  
8595 CAMOND LIMON RD  
CORONA CA 92883

ASMT: 935400016, APN: 935400016  
KIMMIE NGUYEN  
C/O COLLETTE KIM  
P O BOX 51133  
IRVINE CA 92619

ASMT: 939020009, APN: 939020009  
WELLS FARGO BANK  
C/O RUSHMORE LOAN MGMT SVCS  
15480 LAGUNA CYN STE 100  
IRVINE CA 92618

ASMT: 935400020, APN: 935400020  
GRACIELA HOLGUIN  
7872 SAN BENITO ST  
HIGHLAND CA 92346

ASMT: 939020017, APN: 939020017  
CELIA PEREZ, ETAL  
28231 SYCAMORE MESA RD  
TEMECULA, CA. 92590

ASMT: 935400022, APN: 935400022  
DFI PROP  
C/O TIFFANI VARGAS  
4120 DOUGLAS BL NO 306521  
GRANITE BAY CA 95746

ASMT: 939020018, APN: 939020018  
SHAYNE S REV TRUST, ETAL  
C/O STEPHEN M VISIONI  
28282 SYCAMORE MESA RD  
TEMECULA, CA. 92592

ASMT: 935400023, APN: 935400023  
ADRIAN LEE  
971 SKYLARK DR  
LA JOLLA CA 92037

ASMT: 939030006, APN: 939030006  
DONNA SEEGAR, ETAL  
27333 CORTE DE SEEGAR  
TEMECULA, CA. 92590

ASMT: 935400024, APN: 935400024  
NINETTE RICHARDSON, ETAL  
41845 EAGLE NEST RD  
TEMECULA, CA. 92590

ASMT: 939030007, APN: 939030007  
CANDIDE PETROL  
28260 SYCAMORE MESA  
TEMECULA, CA. 92590

ASMT: 935400026, APN: 935400026  
TIM TRAN  
5503 TRANSPARENT CT  
BAKERSFIELD CA 93313

ASMT: 939030008, APN: 939030008  
KAY MONTEITH, ETAL  
28190 SYCAMORE MESA RD  
MURRIETA, CA. 92562

ASMT: 935410009, APN: 935410009  
LOS ALTURAS  
C/O MATT FLEMING  
3319 WILD OAK LN  
ESCONDIDO CA 92027

ASMT: 939030013, APN: 939030013  
INA ROUSE, ETAL  
28100 SYCAMORE MESA RD  
TEMECULA, CA. 92590



ASMT: 939040005, APN: 939040005  
 LEIGH CHIPMAN, ETAL  
 41604 BIG SAGE CT  
 TEMECULA CA 92591

ASMT: 940020006, APN: 940020006  
 PAIGE HARRISON  
 C/O G S MORTGAGE  
 10140 GRAYLING AVE  
 WHITTIER CA 90603

ASMT: 939040006, APN: 939040006  
 BETTY MOORE, ETAL  
 44765 VIA RENAISSANCE  
 TEMECULA CA 92590

ASMT: 940020007, APN: 940020007  
 SEMIRA KHASHAEI, ETAL  
 P O BOX 82  
 ONEONTA NY 13820

ASMT: 939040007, APN: 939040007  
 CHRISTINA PRATT, ETAL  
 28101 SYCAMORE MESA RD  
 TEMECULA, CA. 92590

ASMT: 940020008, APN: 940020008  
 KELLY YAM, ETAL  
 845 RODEO DR  
 BRAWLEY CA 92227

ASMT: 939040008, APN: 939040008  
 MARILYN SWARTZ, ETAL  
 28077 SYCAMORE MESA RD  
 TEMECULA, CA. 92590

ASMT: 940030002, APN: 940030002  
 MORGAN STANLEY TRUST  
 C/O ROBERT RANDONE  
 PLAZA 2 7TH FL  
 JERSEY CITY NY 7302

ASMT: 940020001, APN: 940020001  
 LOUIS OBRADOVICH, ETAL  
 5 LAWRENCE LN  
 CENTERVILLE MA 2632

ASMT: 940030003, APN: 940030003  
 SAMUEL BARRAGAN, ETAL  
 C/O R ANTHONY HENRICH  
 43128 CORTE VILLA  
 TEMECULA CA 92592

ASMT: 940020002, APN: 940020002  
 MARICOPA HOLDINGS INC, ETAL  
 C/O MICHAEL LEICESTER  
 4940 VIDA AVE  
 ATASCADERO CA 93422

ASMT: 940040006, APN: 940040006  
 LINDA KHANFAR, ETAL  
 31501 SAGECREST DR  
 LAKE ELSINORE CA 92532

ASMT: 940020005, APN: 940020005  
 RIQUE HOLDINGS  
 P O BOX 2617  
 GARDEN GROVE CA 92842

ASMT: 940050003, APN: 940050003  
 SHEILA BOLTE, ETAL  
 1244 W 61ST TERRACE  
 KANSAS CITY MO 64113

ASMT: 940070004, APN: 940070004  
DCR INV INC  
P O BOX 10458  
SAN BERNARDINO CA 92423

ASMT: 940090008, APN: 940090008  
MARIA LOERA ORTIZ  
C/O OHANNES KARAOGHLANIAN  
48336 VIA VAQUERO  
TEMECULA CA 92590

ASMT: 940070005, APN: 940070005  
MARILYN SALAS, ETAL  
27699 JEFFERSON AVE 311  
TEMECULA CA 92590

ASMT: 940090009, APN: 940090009  
THERESE DOWNING, ETAL  
44195 VIA HORCA  
TEMECULA, CA. 92590

ASMT: 940080001, APN: 940080001  
WESTERN RIVERSIDE COUNTY REG CON AUT  
C/O DEPT FACILITIES MGMT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 940090010, APN: 940090010  
PAMELA FOLEY, ETAL  
P O BOX 892170  
TEMECULA CA 92589

ASMT: 940090001, APN: 940090001  
WESTERN RIVERSIDE COUNTY REG CON AUT  
C/O REAL ESTATE DIV  
3403 10TH ST STE 500  
RIVERSIDE CA 92501

ASMT: 940100002, APN: 940100002  
RAKSHANDA AHMAD, ETAL  
36035 CORTE LISBOA  
MURRIETA CA 92562

ASMT: 940090005, APN: 940090005  
ROKAY KAMYAR  
10144 HERMOSA WAY  
LA MESA CA 91941

ASMT: 940100015, APN: 940100015  
PATTY LYNCH, ETAL  
5205 VISTA MONTANA  
YORBA LINDA CA 92886

ASMT: 940090006, APN: 940090006  
CARLA SANCHEZ, ETAL  
39313 AVENIDA LA CRESTA  
MURRIETA CA 92562

ASMT: 940110003, APN: 940110003  
TINA WU, ETAL  
2595 DEVONPORT RD  
SAN MARINO CA 91108

ASMT: 940090007, APN: 940090007  
CAMINO GATILLO  
C/O DON VEASEY  
32200 VIA SERON  
TEMECULA CA 92592

ASMT: 940140002, APN: 940140002  
CHRISTINE SHOUP, ETAL  
P O BOX 2293  
TEMECULA CA 92593

ASMT: 940140008, APN: 940140008  
 THELMA SALINE, ETAL  
 312 EUCALYPTUS DR  
 REDLANDS CA 92373

ASMT: 940150009, APN: 940150009  
 ROGER WOOD  
 44760 VIA GORRION  
 TEMECULA CA 92590

ASMT: 940140009, APN: 940140009  
 NANCY DELANEY, ETAL  
 10731 TREENA ST NO 100  
 SAN DIEGO CA 92131

ASMT: 940150010, APN: 940150010  
 ACADEMIA LTD PARTNERSHIP  
 C/O HERMINIO ACADEMIA  
 27160 CACTUS AVE  
 MORENO VALLEY CA 92555

ASMT: 940140010, APN: 940140010  
 PATRICIA OTO, ETAL  
 31727 PASEO GOLETA  
 TEMECULA CA 92592

ASMT: 940150011, APN: 940150011  
 ANNA WATTS, ETAL  
 29550 VIA SANTA ROSA  
 TEMECULA CA 92590

ASMT: 940140011, APN: 940140011  
 ANTHONY CARR  
 1049 SAN MARCOS DR  
 HEMET CA 92543

ASMT: 940240002, APN: 940240002  
 MWD  
 C/O ASSEST MANAGEMENT  
 P O BOX 54153  
 LOS ANGELES CA 90054

ASMT: 940140012, APN: 940140012  
 WESTERN RIVERSIDE COUNTY REG CON AUT  
 C/O ECONOMIC DEV AGENCY  
 3403 TENTH ST STE 500  
 RIVERSIDE CA 92501

ASMT: 940240006, APN: 940240006  
 CINDI BEAUDET, ETAL  
 29751 VIA SANTA ROSA  
 TEMECULA CA 92590

ASMT: 940150002, APN: 940150002  
 HIEN TRAN, ETAL  
 9406 REVERE CT  
 FOUNTAIN VALLEY CA 92708

ASMT: 940240009, APN: 940240009  
 DEVELOPERS INV GROUP  
 C/O LADD L PENFOLD  
 P O BOX 999  
 TEMECULA CA 92593

ASMT: 940150008, APN: 940150008  
 MONICA ODER, ETAL  
 27475 YNEZ RD NO 345  
 TEMECULA CA 92591

ASMT: 940240010, APN: 940240010  
 SHARON DESUACIDO, ETAL  
 P O BOX 775  
 TEMECULA CA 92593



ASMT: 940240012, APN: 940240012  
MING LI, ETAL  
29711 VIA SANTA ROSA  
TEMECULA, CA. 92590

ASMT: 940250013, APN: 940250013  
HUONG NGUYEN, ETAL  
9934 THISTLE AVE  
FOUNTAIN VALLEY CA 92708

ASMT: 940300026, APN: 940300026  
DONALD FISCHER  
615 MESA GRANDE DR  
PALM DESERT CA 92211

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/26/2011,

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

APN (s) or case numbers N. Santa Rosa Plateau Escarpment For Area.

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

Riverside, Ca. 92502

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



ASMT: 382160002, APN: 382160002  
BONGIOVANNI CONSTRUCTION CO  
P O BOX 2414  
PLS VRDS PNSL CA 90274

ASMT: 382310027, APN: 382310027  
MARY GRIEVE, ETAL  
22435 ALAMEDA DEL MONTE  
WILDOMAR, CA. 92595

ASMT: 382160005, APN: 382160005  
PHYLLIS STEVENSON  
W10861 COUNTY ROAD D  
HOLCOMBE WI 54745

ASMT: 382310029, APN: 382310029  
NONDICE SOULIA, ETAL  
22475 ALAMEDA DEL MONTE  
WILDOMAR, CA. 92595

ASMT: 382160009, APN: 382160009  
CALIFORNIA STATE POLYTECHNIC FOUNDATI  
C/O MIKE MCCALL  
BUILDING 15  
SAN LUIS OBISPO CA 93407

ASMT: 382320009, APN: 382320009  
DIEN DINH  
111 EL LEVANTE  
SAN CLEMENTE CA 92672

ASMT: 382310007, APN: 382310007  
JOYCE GAISER  
33355 CLAREMONT ST  
WILDOMAR, CA. 92595

ASMT: 382320010, APN: 382320010  
SUSAN WARREN, ETAL  
33355 MCVICAR  
WILDOMAR CA 92595

ASMT: 382310015, APN: 382310015  
VICKI DAHLGREN, ETAL  
22387 STANLEY LN  
WILDOMAR, CA. 92595

ASMT: 382320011, APN: 382320011  
DINA GHOSHEH  
3 JENCOURT LN  
LAGUNA NIGUEL CA 92677

ASMT: 382310016, APN: 382310016  
CAROLYN SCHARPEN, ETAL  
P O BOX 249  
WILDOMAR CA 92595

ASMT: 382320012, APN: 382320012  
NORMA LOWE, ETAL  
1030 N PRINCETON AVE  
FULLERTON CA 92831

ASMT: 382310017, APN: 382310017  
GUITA SYRIANI, ETAL  
C/O RAJA ENTERPRISES INC  
22471 STANLEY LN  
WILDOMAR, CA. 92595

ASMT: 382320017, APN: 382320017  
WILDOMAR PRISTINE HOMES  
2279 EAGLE GLEN PKWY # 221  
CORONA CA 92883



ASMT: 382330001, APN: 382330001  
MARICELA GONZALEZ, ETAL  
2141 SONBRIA  
TUSTIN CA 92782

ASMT: 904020080, APN: 904020080  
BEAR CREEK MASTERS ASSN  
22875 N BEAR CREEK DR  
MURRIETA CA 92562

ASMT: 382330002, APN: 382330002  
HILARIO GONZALEZ  
3272 IOWA ST  
COSTA MESA CA 92626

ASMT: 904030043, APN: 904030043  
STATE OF CALIF  
C/O WELFARE CONSERV BOARD  
801 K ST STE 806  
SACRAMENTO CA 95814

ASMT: 382330003, APN: 382330003  
MARK WATKINS  
P O BOX 242  
LAGUNA BEACH CA 92652

ASMT: 904080007, APN: 904080007  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 382340002, APN: 382340002  
WARREN PIERPOINT  
2405 LAS LUNAS  
PASADENA CA 91107

ASMT: 904080012, APN: 904080012  
CITY OF MURRIETA  
1 TOWN SQUARE  
24601 JEFFERSON AVE  
MURRIETA CA 92562

ASMT: 382360003, APN: 382360003  
PATRICIA STORMS, ETAL  
P O BOX 1163  
RANCHO SANTA FE CA 92067

ASMT: 904140032, APN: 904140032  
BEAR CREEK PARTNERS  
22640 BEAR CREEK DR N  
MURRIETA CA 92562

ASMT: 382360004, APN: 382360004  
SHUMWAY IRREVOCABLE TRUST  
C/O VINTON SHUMWAY  
20690 ALAMEDA DEL MONTE  
WILDOMAR CA 92595

ASMT: 904141029, APN: 904141029  
WESTERN DESERT CORP  
P O BOX 939  
LAKE ELSINORE CA 92531

ASMT: 904020066, APN: 904020066  
JUAN BRIONES  
495 W 2ND ST  
POMONA CA 91766

ASMT: 904280001, APN: 904280001  
PAMELA BISHOP, ETAL  
38149 SILVER FOX CT  
MURRIETA, CA. 92562



ASMT: 904280002, APN: 904280002  
MICHELLE HAMMOND, ETAL  
38139 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280012, APN: 904280012  
CONNIE DYER, ETAL  
38136 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280003, APN: 904280003  
THERESE HELLINGER  
38127 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280013, APN: 904280013  
LEIANN FOX, ETAL  
38144 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280007, APN: 904280007  
DOROTHY BOONE, ETAL  
37998 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280014, APN: 904280014  
MALI NEWMAN, ETAL  
38164 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280008, APN: 904280008  
JANET GLEASON  
38046 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280016, APN: 904280016  
LORNA KNUDSON, ETAL  
12472 CIRCULA PANORAMA  
SANTA ANA CA 92705

ASMT: 904280009, APN: 904280009  
NANCY FINE, ETAL  
38068 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280022, APN: 904280022  
LEONARD GILBERT  
2618 MONTANA AVE NO 5  
SANTA MONICA CA 90403

ASMT: 904280010, APN: 904280010  
JENNIFER KHOZAM, ETAL  
11 IRONWOOD CIR  
TRABUCO CANYON CA 92679

ASMT: 904280023, APN: 904280023  
JACQUELINE CHANNELL  
38075 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280011, APN: 904280011  
LIONS LAIR PROP  
C/O TIMOTHY JOHNSON  
38118 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904290003, APN: 904290003  
CAROL HANNA, ETAL  
22438 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290004, APN: 904290004  
OWB REO  
888 E WALNUT ST  
PASADENA CA 91101

ASMT: 904290014, APN: 904290014  
KATHELINE OLIVER, ETAL  
22391 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290005, APN: 904290005  
CLAIRE MCCRANN, ETAL  
3632 RAVELLO CT  
MURRIETA CA 92562

ASMT: 904290015, APN: 904290015  
BARBARA MURILLO, ETAL  
22373 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290006, APN: 904290006  
GERTRUDE KAZMI, ETAL  
22408 MONTES CT  
MURRIETA, CA. 92562

ASMT: 904290017, APN: 904290017  
KEITH MEDLEY  
22461 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290007, APN: 904290007  
KAREN STRAUSSER, ETAL  
22420 MONTES CT  
MURRIETA, CA. 92562

ASMT: 904290018, APN: 904290018  
NEOMA ABERNATHY, ETAL  
6055 E WASHINGTON BL 1032  
LOS ANGELES CA 90040

ASMT: 904290008, APN: 904290008  
PATRICIA DENDY  
38157 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904290019, APN: 904290019  
SUSAN HONG, ETAL  
22364 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290012, APN: 904290012  
KAY MARTIN, ETAL  
22427 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290020, APN: 904290020  
DANIEL KUVSHINIKOV, ETAL  
22400 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290013, APN: 904290013  
LARK MILLER, ETAL  
22411 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904300003, APN: 904300003  
KAREN HOY, ETAL  
22274 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904300004, APN: 904300004  
CAROL ROUSEY, ETAL  
22320 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904300013, APN: 904300013  
SANDRA MITCHELL, ETAL  
3119 GENOA NO G  
ONTARIO CA 91761

ASMT: 904300005, APN: 904300005  
KAREN SHEN, ETAL  
22355 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904300014, APN: 904300014  
ROSLYN PACKER, ETAL  
GPO BOX 4088  
SYDNEY N SOUTH WALES 2000

ASMT: 904300006, APN: 904300006  
PEGGY PERDUE, ETAL  
22339 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904300015, APN: 904300015  
CLAUDIA KNOPP, ETAL  
23556 N BEAR CREEK DR  
MURRIETA CA 92562

ASMT: 904300007, APN: 904300007  
ELIZABETH JONES, ETAL  
22321 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904300017, APN: 904300017  
SYLVIA HALLINAN, ETAL  
22234 N BEAR CREEK DR  
MURRIETA CA 92562

ASMT: 904300008, APN: 904300008  
PATRICIA SKINNER  
22303 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904310006, APN: 904310006  
MICHAEL SCHAFER  
22129 SERENADE RIDGE  
MURRIETA, CA. 92562

ASMT: 904300009, APN: 904300009  
JULIE GREGORY, ETAL  
22285 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904310007, APN: 904310007  
INSOOK YOO, ETAL  
C/O RANPAC INC  
27431 W ENTERPRISE CIR.  
TEMECULA CA 92590

ASMT: 904300010, APN: 904300010  
MARY FAWCETT, ETAL  
22267 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904310008, APN: 904310008  
DIANE OLSON, ETAL  
22128 SERENADE RIDGE  
MURRIETA, CA. 92562



ASMT: 904310009, APN: 904310009  
LESLIE VANLAER FITZSIMMONS, ETAL  
22158 SERENADE RIDGE  
MURRIETA, CA. 92562

ASMT: 904320007, APN: 904320007  
CYNTHIA GILMORE, ETAL  
22165 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904310010, APN: 904310010  
LINDA AUSLANDER, ETAL  
549 MYSTIC WAY  
LAGUNA BEACH CA 92651

ASMT: 904320008, APN: 904320008  
PHUONG TRAN, ETAL  
22168 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904310027, APN: 904310027  
CAROLINE COYTE, ETAL  
22118 TWIN OAKS CT  
MURRIETA CA 92562

ASMT: 904320030, APN: 904320030  
BEAR CREEK MASTER ASSN  
C/O FRED VOSS  
P O BOX 1195  
TEMECULA CA 92589

ASMT: 904320003, APN: 904320003  
EDWARD KING  
22181 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904320034, APN: 904320034  
WILLIAM CHANNELL, ETAL  
22174 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904320004, APN: 904320004  
BRENDA JENKINS, ETAL  
22177 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904390004, APN: 904390004  
LETTY TABURIAUX, ETAL  
22420 SKY BREEZE CT  
MURRIETA, CA. 92562

ASMT: 904320005, APN: 904320005  
KATHERINE LAJOM, ETAL  
22173 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904390005, APN: 904390005  
JILL MAGEE, ETAL  
2058 N MILLS AVE BOX 328  
CLAREMONT CA 91711

ASMT: 904320006, APN: 904320006  
MAUREEN RITCHART, ETAL  
22169 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904390006, APN: 904390006  
CRAIG MCNAMARA, ETAL  
22380 SKY BREEZE CT  
MURRIETA, CA. 92562

ASMT: 904390015, APN: 904390015  
WACHOVIA MORTGAGE  
1525 WEST W T HARRIS BLV  
CHARLOTTE NC 28262

ASMT: 904390032, APN: 904390032  
EVITA STARBUCK, ETAL  
38003 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390026, APN: 904390026  
BEAR CREEK DEV CO  
10850 WILSHIRE BLV NO 600  
LOS ANGELES CA 90024

ASMT: 904390035, APN: 904390035  
BARBARA BLACKMORE, ETAL  
22500 SKY BREEZE CT  
MURRIETA, CA. 92562

ASMT: 904390027, APN: 904390027  
RICK VLADOVICH  
38002 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390036, APN: 904390036  
RALEEN SISK, ETAL  
PO BOX 427  
MURRIETA CA 92564

ASMT: 904390028, APN: 904390028  
JOAN BUCHANAN  
37982 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390037, APN: 904390037  
MARGARET HESLIN, ETAL  
37984 PINNACLE CT  
MURRIETA, CA. 92562

ASMT: 904390029, APN: 904390029  
LIDIA CAMPO, ETAL  
37962 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390038, APN: 904390038  
DIANNA CRABTREE, ETAL  
37985 PINNACLE CT  
MURRIETA, CA. 92562

ASMT: 904390030, APN: 904390030  
ATALANTA OLITO, ETAL  
37963 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390039, APN: 904390039  
ANNICE BROSSARD, ETAL  
37965 PINNACLE CT  
MURRIETA, CA. 92562

ASMT: 904390031, APN: 904390031  
GLORIA CAMARENA, ETAL  
37983 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390040, APN: 904390040  
TERESA LUBRANI, ETAL  
37964 PINNACLE CT  
MURRIETA, CA. 92562

ASMT: 904390041, APN: 904390041  
JOYCE ROBERTS, ETAL  
22300 SKY BREEZE CT  
MURRIETA, CA. 92562

ASMT: 904660014, APN: 904660014  
J CLARK, ETAL  
C/O BOB CLARK  
32475 CLINTON KEITH 106  
WILDOMAR CA 92595

ASMT: 904390042, APN: 904390042  
GARY MINEO  
22280 SKY BREEZE CT  
MURRIETA, CA. 92562

ASMT: 928030005, APN: 928030005  
GLORIA BOURIS  
2748 VIA SINALOA  
CLAREMONT CA 91711

ASMT: 904570034, APN: 904570034  
CAROL SYBROWSKY, ETAL  
22045 VIA ENTRADA  
MURRIETA CA 92562

ASMT: 928030006, APN: 928030006  
TERRY KRIMSKY, ETAL  
19960 CALLE LOBITO  
MURRIETA, CA. 92562

ASMT: 904570042, APN: 904570042  
TRAILS AT SANTA ROSA INC  
C/O SPEER BUSINESS SERVICES  
73610 BUCKBOARD TR  
PALM DESERT CA 92260

ASMT: 928030007, APN: 928030007  
CONSTANCE MILLER, ETAL  
19955 CALLE LOBITO  
MURRIETA, CA. 92562

ASMT: 904660009, APN: 904660009  
LAKESIDE BEAR CREEK COMMUNITY ASSN  
C/O GEORGE KNAPP  
36671 KENNEMER DR  
MURRIETA CA 92562

ASMT: 928030020, APN: 928030020  
GARY WRIGHT  
28422 CASANAL  
MISSION VIEJO CA 92692

ASMT: 904660012, APN: 904660012  
CLAIRE MCCRANN, ETAL  
37146 FORMBY CT  
MURRIETA, CA. 92562

ASMT: 928030021, APN: 928030021  
WILBUR WILLETT  
P O BOX 934  
MURRIETA CA 92564

ASMT: 904660013, APN: 904660013  
SKL LIMITED PARTNERSHIP  
613 YORKSHIRE DR  
WASHINGTON IL 61571

ASMT: 928030022, APN: 928030022  
STEVEN SCHUTZ  
2 SAINT KITTS  
DANA POINT CA 92629

ASMT: 928080001, APN: 928080001  
CLELIA SVOBODA, ETAL  
821 AVENIDA SALVADOR  
SAN CLEMENTE CA 92672

ASMT: 928120010, APN: 928120010  
ENA CUMMINGS, ETAL  
20235 CALLE PRESA  
MURRIETA, CA. 92562

ASMT: 928080005, APN: 928080005  
CINDY EIGENHUIS, ETAL  
P O BOX 6006  
WHITTIER CA 90609

ASMT: 928120028, APN: 928120028  
FERMIN LUJAN MONTOYA TRUST, ETAL  
40582 CORTE LUCIA  
MURRIETA CA 92562

ASMT: 928080008, APN: 928080008  
JENNIFER HARTFEIL, ETAL  
37522 LA ENCINA  
MURRIETA, CA. 92562

ASMT: 928120030, APN: 928120030  
JOHN GOMEZ, ETAL  
20285 CALLE PRESA  
MURRIETA, CA. 92562

ASMT: 928090017, APN: 928090017  
SUSAN PACCIONE, ETAL  
27500 PINYON ST  
MURRIETA CA 92562

ASMT: 928120031, APN: 928120031  
TERESA LOCKE, ETAL  
20250 CALLE PRESA  
MURRIETA CA 92562

ASMT: 928090023, APN: 928090023  
EVELYNN FOWLER, ETAL  
37420 CALLE DE LOBO  
MURRIETA CA 92562

ASMT: 928120032, APN: 928120032  
WENDY COHEN, ETAL  
39755 VIA HUERTA  
MURRIETA CA 92562

ASMT: 928090024, APN: 928090024  
CHRISTINE THRUN  
37440 CALLE DE LOBO  
MURRIETA CA 92562

ASMT: 928130012, APN: 928130012  
RICHARD LEWIS  
20245 PASEO MONTANA  
MURRIETA CA 92562

ASMT: 928120004, APN: 928120004  
DEUTSCHE BANK NATL TRUST CO  
C/O ONEWEST BANK  
2900 ESPERANZA CROSSING  
AUSTIN TX 78758

ASMT: 928130016, APN: 928130016  
LEE FIORI, ETAL  
20095 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928130018, APN: 928130018  
JAY PRABHU, ETAL  
C/O JAY PRABHU  
19 BARNYARD CT  
PLAINSBORO NJ 8536

ASMT: 928170033, APN: 928170033  
PATRICIA WEAVER, ETAL  
21321 PASEO MONTANA  
MURRIETA CA 92562

ASMT: 928150002, APN: 928150002  
JOHNNY WU  
621 S RADBURY PL  
DIAMOND BAR CA 91765

ASMT: 928170034, APN: 928170034  
DAVID WILLIAMS  
21373 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928150003, APN: 928150003  
LISA MARTIN, ETAL  
37980 VIA HUERTA RD  
MURRIETA, CA. 92562

ASMT: 928170036, APN: 928170036  
ANDREA THRALLS, ETAL  
38351 VIA MAJORCA  
MURRIETA CA 92562

ASMT: 928150004, APN: 928150004  
MORIKI LIVING TRUST  
40445 CARMELITA CIR  
TEMECULA CA 92591

ASMT: 928170040, APN: 928170040  
LILY MANNIRA, ETAL  
21203 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928150005, APN: 928150005  
DAWN OUSDAHL  
38150 VIA HUERTA  
MURRIETA CA 92562

ASMT: 928180001, APN: 928180001  
ELENA MORENO, ETAL  
P O BOX 433  
UPLAND CA 91785

ASMT: 928150006, APN: 928150006  
DIANA MARLOW, ETAL  
38092 VIA HUERTA  
MURRIETA, CA. 92562

ASMT: 928180004, APN: 928180004  
VALENTIN MONTOYA  
38183 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928160031, APN: 928160031  
DENISE NEGRETE, ETAL  
23811 WASHINGTON NO C110  
MURRIETA CA 92562

ASMT: 928180005, APN: 928180005  
SHELLEY KENNEDY SMITH, ETAL  
21338 PASEO MONTANA  
MURRIETA, CA. 92562



ASMT: 928180007, APN: 928180007  
LINDA MINDER  
28066 TURLOCK CT  
LAGUNA BEACH CA 92677

ASMT: 928180026, APN: 928180026  
DEBORAH CAREY, ETAL  
37985 VIA BAYA  
MURRIETA CA 92562

ASMT: 928180008, APN: 928180008  
MPH PROP GROUP  
3765 MOUNTAINVIEW AVE  
LOS ANGELES CA 90066

ASMT: 928180028, APN: 928180028  
NINA JOHNSON  
38075 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928180012, APN: 928180012  
MARGARET ZIMMER, ETAL  
21955 LOS ROBLES RD  
MURRIETA, CA. 92562

ASMT: 928230019, APN: 928230019  
ENTERPRISE PROP  
23905 CLINTON KEITH 114  
WILDOMAR CA 92595

ASMT: 928180016, APN: 928180016  
SANDI LENFESTEY, ETAL  
23637 STEPHANIE LN  
MURRIETA CA 92562

ASMT: 928270001, APN: 928270001  
MARGARET SEGAL, ETAL  
37950 VIA MAJORCA  
MURRIETA, CA. 92563

ASMT: 928180023, APN: 928180023  
ROSEMARY DILEO, ETAL  
21153 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928270002, APN: 928270002  
DAVINDER DHILLON, ETAL  
6129 OAKRIDGE CT  
RCH CUCAMONGA CA 91739

ASMT: 928180024, APN: 928180024  
YNONNE ALONSO, ETAL  
21020 PASEO MONTANA  
MURRIETA CA 92562

ASMT: 928270003, APN: 928270003  
SHIRLEY SOOTER, ETAL  
38355 AVENIDA BONITA  
MURRIETA CA 92562

ASMT: 928180025, APN: 928180025  
ROSALIE EDMONDS, ETAL  
21100 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928270004, APN: 928270004  
CHERYL KESSLER, ETAL  
P O BOX 308  
WILDOMAR CA 92595



ASMT: 928270026, APN: 928270026  
ELAINE ONEIL, ETAL  
38200 VIA MAJORCA  
MURRIETA CA 92562

ASMT: 928290007, APN: 928290007  
BEATRICE MINTZ  
BEATRICE P MINTZ  
3146 MIRO DR N  
PALM BEACH GARDENS FL 33410

ASMT: 928270027, APN: 928270027  
LORENA WEINSTOCK, ETAL  
38150 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928290008, APN: 928290008  
THERESA RHOADES, ETAL  
21312 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928280001, APN: 928280001  
MARIANNE HUDACK, ETAL  
38280 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928290014, APN: 928290014  
ALFONSO AGUIRRE  
2222 KANSAS AVE STE D  
RIVERSIDE CA 92507

ASMT: 928280013, APN: 928280013  
KENICE SHORT  
20900 CALLE EL SAUCE  
MURRIETA CA 92562

ASMT: 928290015, APN: 928290015  
I WOLLANK  
21165 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928280014, APN: 928280014  
ELIZABETH MERCHANT, ETAL  
20955 CALLE EL SAUCE  
MURRIETA CA 92562

ASMT: 928290016, APN: 928290016  
NAGIA AMAN, ETAL  
25469 ALPINE CT  
MURRIETA, CA. 92562

ASMT: 928290005, APN: 928290005  
RUTH ROTH, ETAL  
38802 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928290021, APN: 928290021  
SANDY OLIVES, ETAL  
21245 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928290006, APN: 928290006  
DIANA GHAFOURI, ETAL  
38804 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928290023, APN: 928290023  
VALERIE SCARPINO, ETAL  
21215 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928290031, APN: 928290031  
HARRIET MICHLIN, ETAL  
38632 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 930080019, APN: 930080019  
SUSAN HURST, ETAL  
39182 CORTE DE OLLAS  
MURRIETA CA 92562

ASMT: 928290032, APN: 928290032  
CATHERINE HARRISON, ETAL  
20750 CORTE DEL RIATILLO  
MURRIETA, CA. 92562

ASMT: 930080022, APN: 930080022  
HEIDI CHAN, ETAL  
39195 CORTE DE OLLAS  
MURRIETA CA 92562

ASMT: 928290033, APN: 928290033  
YOUNG RHEE  
2549 VIA SANCHEZ  
PALOS VERDES EST CA 90274

ASMT: 930080023, APN: 930080023  
EVELYN BYRD, ETAL  
39198 CORTE PLANICIE  
MURRIETA, CA. 92562

ASMT: 928290034, APN: 928290034  
CHUANPIT SUNGKAKITKORANE, ETAL  
5896 SYCAMORE AVE  
RIALTO CA 92376

ASMT: 930080024, APN: 930080024  
DOUGLASS MURPHEY  
39130 CORTE PLANICIE  
MURRIETA, CA. 92562

ASMT: 928300022, APN: 928300022  
NICOLE KUTSCHER, ETAL  
38755 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 930100001, APN: 930100001  
ELLEN CLARK, ETAL  
4611 LIVE OAK DR  
CLAREMONT CA 91711

ASMT: 930040006, APN: 930040006  
ELSINORE MURRIETA ANZA RESOURCE CONS  
23905 CLINTO KEITH NO 114  
WILDOMAR CA 92595

ASMT: 930100003, APN: 930100003  
ANDREW WEIGEL  
PMB 529  
23905 CLINTON KEITH RD 114  
WILDOMAR CA 92595

ASMT: 930080003, APN: 930080003  
GEORGINA FOWLER, ETAL  
22112 VIA ENTRADA  
MURRIETA, CA. 92562

ASMT: 930100004, APN: 930100004  
KELLI BEAL, ETAL  
P O BOX 2288  
TEMECULA CA 92593

ASMT: 930100005, APN: 930100005  
Wafa ODEH, ETAL  
227 MEADOWVIEW CT  
SPRINGBORO OH 45066

ASMT: 930130004, APN: 930130004  
U S BANK  
C/O WASHINGTON MUTUAL BANK  
7255 BAYMEADOWS WAY  
JACKSONVILLE FL 32256

ASMT: 930100006, APN: 930100006  
PEDRO GUTIERREZ, ETAL  
P O BOX 7466  
CAPISTRANO BEACH CA 92624

ASMT: 930140001, APN: 930140001  
OMAR URIZAR  
35977 AVENIDA LA CRESTA  
MURRIETA, CA. 92562

ASMT: 930100007, APN: 930100007  
PEDRO IBANEZ  
40091 PASEO CHAPPARO  
MURRIETA CA 92562

ASMT: 930140002, APN: 930140002  
SANTA ROSA RANCHES WATER DIST  
P O BOX 174  
TEMECULA CA 92589

ASMT: 930100008, APN: 930100008  
ALICE GRUNDMAN, ETAL  
21977 PASEO CHICO  
MURRIETA, CA. 92562

ASMT: 930140003, APN: 930140003  
RANCHO CALIF WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

ASMT: 930100009, APN: 930100009  
ROY STEWART  
5257 WILLOW WOOD RD  
ROLLING HILLS EST CA 90274

ASMT: 930140004, APN: 930140004  
BILL BEHRENS  
35805 AVENIDA LA CRESTA  
MURRIETA, CA. 92562

ASMT: 930100010, APN: 930100010  
DIANA MCHALE, ETAL  
40090 PASEO CHAPARRO  
MURRIETA, CA. 92562

ASMT: 930140006, APN: 930140006  
DONALD PETRBOK, ETAL  
C/O PAULA WORKMAN  
146 SANTA ANA AVE  
LONG BEACH CA 90803

ASMT: 930100011, APN: 930100011  
VIRGINIA VON ACHEN  
PMB 364  
23811 WASHINGTON STE C110  
MURRIETA CA 92562

ASMT: 930140015, APN: 930140015  
AGUINA  
22063 WOODWARD WAY  
MURRIETA CA 92562

ASMT: 930200004, APN: 930200004  
DIRK RENNER  
39439 VALLE VISTA  
MURRIETA, CA. 92562

ASMT: 930220018, APN: 930220018  
JAMES CHEN MD INC RET TRUST, ETAL  
17261 BLUE SPRUCE LN  
YORBA LINDA CA 92886

ASMT: 930200005, APN: 930200005  
HONGVAN PHAM, ETAL  
3239 POWERS AVE  
CLOVIS CA 93619

ASMT: 930220021, APN: 930220021  
CATHRYN HOWARD, ETAL  
36475 AVENIDA LA CRESTA  
MURRIETA, CA. 92562

ASMT: 930200006, APN: 930200006  
LEANNE ANTAYA, ETAL  
C/O LEANNE ANTAYA  
35987 AVENIDA LA CRESTA  
MURRIETA, CA. 92562

ASMT: 930220022, APN: 930220022  
DIANE FLYNN, ETAL  
36275 AVENIDA LA CRESTA  
MURRIETA CA 92562

ASMT: 930200007, APN: 930200007  
GOPINATH FAMILY LTD PARTNERSHIP  
10189 OVERHILL DR  
SANTA ANA CA 92705

ASMT: 930230004, APN: 930230004  
TED DELRIO, ETAL  
21270 AVENIDA INSOOK  
MURRIETA, CA. 92562

ASMT: 930200008, APN: 930200008  
MARTHA LOPEZ, ETAL  
11402 INEZ ST  
WHITTIER CA 90605

ASMT: 930230026, APN: 930230026  
RUTH LANDER, ETAL  
27751 KILLARNEY  
MISSION VIEJO CA 92692

ASMT: 930220001, APN: 930220001  
SHERMAN DON  
11100 WARNER STE 308  
FOUNTAIN VALLEY CA 92708

ASMT: 930230030, APN: 930230030  
ALANA ZELLER, ETAL  
38580 CELINE COVE  
MURRIETA, CA. 92562

ASMT: 930220017, APN: 930220017  
MICHIIHIRO NAGAI, ETAL  
C/O ANDREW W SUEN  
4000 SAN DIMSA NO 1  
BAKERSFIELD CA 93301

ASMT: 930230033, APN: 930230033  
CELINE MIRZAYAN, ETAL  
25485 RODEO CIR  
LAGUNA HILLS CA 92653



ASMT: 930240005, APN: 930240005  
LEIGH LOCKWOOD, ETAL  
20804 AVENIDA CASTILLA  
MURRIETA, CA. 92562

ASMT: 930330008, APN: 930330008  
VICTOR RAMIREZ  
2069 N AVENUE  
NAPA CA 94558

ASMT: 930250025, APN: 930250025  
EVELYN BURTON, ETAL  
36635 AVENIDA LA CRESTA  
MURRIETA CA 92562

ASMT: 930250026, APN: 930250026  
BRENDA LUYBEN, ETAL  
C/O STEPHENS & KRAY  
5000 BIRCH ST STE 410  
NEWPORT BEACH CA 92660

ASMT: 930250027, APN: 930250027  
HONG PHAM, ETAL  
290 N GATEWAY AVE  
CLOVIS CA 93612

ASMT: 930250028, APN: 930250028  
RONDA HEID, ETAL  
38525 CELINE COVE  
MURRIETA CA 92562

ASMT: 930330005, APN: 930330005  
C/O FEDERAL HOME LOANS  
P O BOX 421217  
SAN DIEGO CA 92142

ASMT: 930330007, APN: 930330007  
BESS ERBE, ETAL  
P O BOX 711  
MURRIETA CA 92564

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/26/2011.

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

APN (s) or case numbers S. Santa Rosa Plateau Escarpment Area.

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

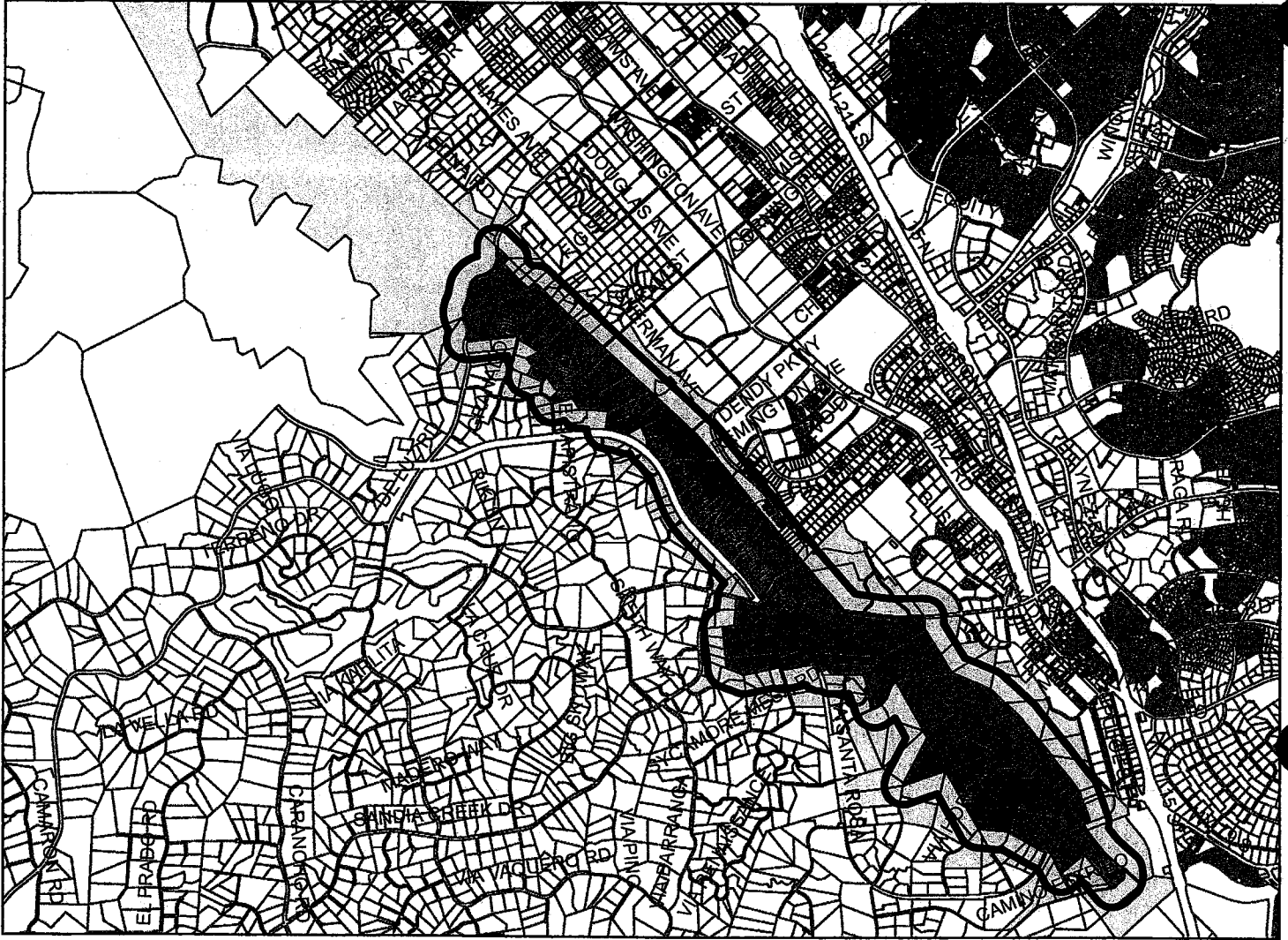
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

**600 feet buffer**



**Selected Parcels**

909-324-001	939-050-005	935-070-021	939-060-015	935-330-008	935-330-010	935-330-016	935-260-022	939-030-010	935-320-002
935-320-009	935-400-025	935-320-011	940-170-001	935-100-008	909-220-031	935-070-019	935-060-011	939-060-017	940-110-001
904-040-094	909-323-005	909-323-013	909-323-004	939-050-009	935-070-022	909-220-025	935-260-025	909-230-048	909-230-049
940-050-006	940-050-008	939-080-015	940-250-011	940-250-012	935-090-011	935-090-012	939-050-007	940-300-010	940-300-013
940-300-018	940-300-027	940-300-028	909-290-015	940-060-003	935-070-018	935-080-011	939-020-019	940-250-015	939-020-014
909-220-023	940-170-017	922-210-049	940-310-013	940-310-015	940-310-016	940-310-045	940-320-001	940-320-003	940-320-004
940-320-005	940-320-006	940-320-007	909-321-007	921-020-043	909-220-022	935-060-014	935-330-003	909-324-009	935-080-007
909-324-003	909-324-011	909-230-016	935-060-015	909-325-011	909-324-013	909-220-029	939-020-020	909-210-018	909-210-019
909-200-004	935-330-004	940-250-018	940-110-002	909-220-028	909-323-002	939-050-006	940-230-006	909-140-070	939-030-012

at 90 parcels shown



4,500 2,250 0 4,500 Feet

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



ASMT: 904040094, APN: 904040094  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 909210019, APN: 909210019  
SALLY LIN, ETAL  
3928 LAGO DI GRATA CIR  
SAN DIEGO CA 92130

ASMT: 909140018, APN: 909140018  
JUDY WOLFF, ETAL  
C/O JUDY K WOLFF  
95181 NORTH WAY  
NORTH BEND OR 97459

ASMT: 909210020, APN: 909210020  
CO INC, ETAL  
23952 ELDER CT  
LAGUNA NIGUEL CA 92677

ASMT: 909140070, APN: 909140070  
MICHELE COUTLEE, ETAL  
23866 CHELSEA WAY  
MURRIETA CA 92562

ASMT: 909220022, APN: 909220022  
IONE OLSON  
23833 VIA BARLETTA  
MURRIETA CA 92562

ASMT: 909160012, APN: 909160012  
WESTERN RIVERSIDE COUNTY REGIONAL CC  
P O BOX 1667  
RIVERSIDE CA 92502

ASMT: 909220023, APN: 909220023  
TRACIE REED, ETAL  
23832 SPRING BRANCH CT  
MURRIETA CA 92562

ASMT: 909200004, APN: 909200004  
JOAN JOHNSON  
P O BOX 694  
MURRIETA CA 92564

ASMT: 909220025, APN: 909220025  
VIRGINIA THOMAS, ETAL  
P O BOX 727  
TEMPLE CITY CA 91780

ASMT: 909210006, APN: 909210006  
CO INC, ETAL  
23952 EIDER CT  
LAGUNA NIGUEL CA 92677

ASMT: 909220028, APN: 909220028  
JOEL URETA, ETAL  
514 W ALPINE AVE  
SANTA ANA CA 92707

ASMT: 909210017, APN: 909210017  
SUSAN ARCHBOLD, ETAL  
P O BOX 338  
MURRIETA CA 92564

ASMT: 909220029, APN: 909220029  
KELLI JONES, ETAL  
26065 LUCILLE CIR  
MURRIETA, CA. 92562



ASMT: 909220030, APN: 909220030  
AUDREY ZAMBROSKI, ETAL  
42900 FIG ST  
MURRIETA, CA. 92562

ASMT: 909322005, APN: 909322005  
TEMECULA PROP  
C/O 1ST AMERICAN EXCHANGE  
ONE BETTERWORLD CIR NO 300  
TEMECULA CA 92590

ASMT: 909220031, APN: 909220031  
JOY COOK, ETAL  
19955 CALLE LOBITO  
MURRIETA CA 92562

ASMT: 909323001, APN: 909323001  
SILVERBACK DEV  
4149 CARTAGENA DR NO B  
SAN DIEGO CA 92115

ASMT: 909230016, APN: 909230016  
LOS HUNDLEY, ETAL  
42389 WINCHESTER RD NO B  
TEMECULA CA 92590

ASMT: 909323002, APN: 909323002  
GABRIELA CANTONE, ETAL  
9077 ARROW RTE STE 120  
RANCHO CUCAMONGA CA 91730

ASMT: 909230048, APN: 909230048  
ELISE WAKEFIELD, ETAL  
34205 POURROY RD  
WINCHESTER CA 92596

ASMT: 909323003, APN: 909323003  
KAREN RATKOWSKI, ETAL  
P O BOX 297  
TEMECULA CA 92593

ASMT: 909230049, APN: 909230049  
DAWN JUDGE  
26159 WHISPERING CREEK AVE  
MURRIETA CA 92562

ASMT: 909323004, APN: 909323004  
ANGELA PETTITT, ETAL  
P O BOX 1046  
TEMECULA CA 92593

ASMT: 909290049, APN: 909290049  
RIDGE VIEW BUSINESS PARK DEV  
7131 OWENSMOUTH STE 6D  
CANOGA PARK CA 91309

ASMT: 909323006, APN: 909323006  
BONNIE BALL, ETAL  
9818 WOODBRIDGE LN  
RIVERSIDE CA 92509

ASMT: 909321007, APN: 909321007  
INLAND TERRACE INV GROUP  
STE 101  
27368 VIA INDUSTRIA  
TEMECULA CA 92590

ASMT: 909323013, APN: 909323013  
LINDA MAJEWSKI, ETAL  
P O BOX 1436  
TEMECULA CA 92593



ASMT: 909324001, APN: 909324001  
ADAM MILES  
C/O JAMES E GRANT  
5051 AVD ENCINAS  
CARLSBAD CA 92008

ASMT: 909325019, APN: 909325019  
SUPPLIER MANAGEMENT SOLUTIONS INC  
27476 VIA INDUSTRIA UNIT B1  
TEMECULA, CA. 92590

ASMT: 909324010, APN: 909324010  
ADOLF BURGHARD, ETAL  
C/O ADOLF E BURGHARD  
39615 CALLE ANITA  
TEMECULA CA 92592

ASMT: 909325020, APN: 909325020  
SUPPLIER MANAGEMENT SOLUTIONS INC  
27476 VIA INDUSTRIA NO B1  
TEMECULA CA 92590

ASMT: 909324012, APN: 909324012  
MICHAEL BECK, ETAL  
31582 RAILROAD CANYON RD  
CANYON LAKE CA 92587

ASMT: 909325032, APN: 909325032  
TEMECULA HOLDINGS  
2552 WALNUT AVE NO 230  
TUSTIN CA 92780

ASMT: 909324013, APN: 909324013  
JEFFERSON PARTNERS  
5051 AVENIDA ENCINAS  
CARLSBAD CA 92008

ASMT: 909325034, APN: 909325034  
TEMECULA CORPORATE CENTER  
2552 WALNUT AVE  
TUSTIN CA 92780

ASMT: 909325003, APN: 909325003  
RAINTREE HOLDINGS  
C/O TERRENCE D SIMS  
27307 VIA INDUSTRIA UNIT K1  
TEMECULA, CA. 92590

ASMT: 909370046, APN: 909370046  
TEMECULA PROP  
C/O 1ST AMERICAN EXCHANGE  
1 BETTERWORLD CIR NO 300  
TEMECULA CA 92590

ASMT: 909325011, APN: 909325011  
TERESA ZUPPARDO, ETAL  
27419 VIA INDUSTRIA UNIT O1  
TEMECULA, CA. 92590

ASMT: 918070017, APN: 918070017  
STATE OF CALIF  
801 K ST NO 806  
SACRAMENTO CA 95814

ASMT: 909325015, APN: 909325015  
TRACI GARMON, ETAL  
2024 GIRD RD  
FALLBROOK CA 92028

ASMT: 921020043, APN: 921020043  
INTERNATIONAL RECTIFIER CORP  
233 KANSAS ST  
EL SEGUNDO CA 90245



ASMT: 935060008, APN: 935060008  
BRENDA POPMA, ETAL  
42540 CALLE CAPISTRANO  
TEMECULA, CA. 92590

ASMT: 935070020, APN: 935070020  
MARK JUDD  
17810 SUPERIOR ST NO 107  
NORTHRIDGE CA 91325

ASMT: 935060011, APN: 935060011  
DOLORES RICARD, ETAL  
10219 ANDASOL AVE  
NORTHRIDGE CA 91325

ASMT: 935070021, APN: 935070021  
ZULAY MANN, ETAL  
42370 CALLE CAPISTRANO  
TEMECULA, CA. 92590

ASMT: 935060014, APN: 935060014  
ITEC FINANCIAL INC  
C/O NINA PATEL  
220 S PCH STE 101  
REDONDO BEACH CA 90277

ASMT: 935070022, APN: 935070022  
WILLIAM ANGELO, ETAL  
42043 PRADERA WAY  
TEMECULA, CA. 92590

ASMT: 935060015, APN: 935060015  
LARRY BOREN, ETAL  
189 QUINCY AVE  
LONG BEACH CA 90803

ASMT: 935070023, APN: 935070023  
ALICE BORDEN, ETAL  
40134 RAM CT  
TEMECULA CA 92591

ASMT: 935070016, APN: 935070016  
SUSAN SENZEL  
1042 FORT UNION NO 522  
MIDVALE UT 84047

ASMT: 935080007, APN: 935080007  
NANCY DENOLF, ETAL  
35580 RANCHO RD  
YUCAIPA CA 92399

ASMT: 935070018, APN: 935070018  
HARRIET JORN, ETAL  
P O BOX 513  
TEMECULA CA 92593

ASMT: 935080010, APN: 935080010  
BEVERLY PHELAN, ETAL  
42110 PRADERA WAY  
TEMECULA CA 92590

ASMT: 935070019, APN: 935070019  
BARRY STAMPFL, ETAL  
42595 CALLE CAPISTRANO  
TEMECULA, CA. 92590

ASMT: 935080011, APN: 935080011  
NANCY HUDSON, ETAL  
41980 DELUZ RD  
TEMECULA CA 92590

ASMT: 935080012, APN: 935080012  
JANET SMITH, ETAL  
42017 GRANADO PL  
TEMECULA, CA. 92590

ASMT: 935260020, APN: 935260020  
JUDITH CURTIS, ETAL  
42810 CALLE MONTECILLO  
TEMECULA, CA. 92590

ASMT: 935080013, APN: 935080013  
KELLY MURPHY, ETAL  
42125 GRANADO PL  
TEMECULA, CA. 92590

ASMT: 935260022, APN: 935260022  
ALVOCADO  
P O BOX 2020  
TEMECULA CA 92593

ASMT: 935080014, APN: 935080014  
ANNE FLECK, ETAL  
361 HAIL AVE  
ESCONDIDO CA 92025

ASMT: 935260024, APN: 935260024  
MARY DEARMOND, ETAL  
42790 CALLE MONTECELLO  
TEMECULA, CA. 92590

ASMT: 935090012, APN: 935090012  
THECLA HO, ETAL  
15725 1/2 S VERMONT AVE  
GARDENA CA 90247

ASMT: 935260025, APN: 935260025  
DEBRAH KITCHINGS, ETAL  
P O BOX 2369  
TEMECULA CA 92593

ASMT: 935100008, APN: 935100008  
C HEISERMAN  
42248 VIA NORTADA RD  
TEMECULA, CA. 92590

ASMT: 935260026, APN: 935260026  
JUDITH CURTIS, ETAL  
P O BOX 1178  
TEMECULA CA 92593

ASMT: 935100009, APN: 935100009  
THRIS TAYLOR  
36182 PANSY ST  
WINCHESTER CA 92596

ASMT: 935270003, APN: 935270003  
POLLY JOHNSON, ETAL  
26785 CAMINO SECO  
TEMECULA CA 92591

ASMT: 935110017, APN: 935110017  
DE LUZ RANCHOS UNIT NO 87, ETAL  
C/O RODERICK MINER  
517 BRIDGEWAY  
SAUSALITO CA 94965

ASMT: 935270004, APN: 935270004  
XUAN TRAN  
340 COASTLINE DR  
SEAL BEACH CA 90740

ASMT: 935270007, APN: 935270007  
MARENE JAMES, ETAL  
26780 CAMINO SECO  
TEMECULA, CA. 92590

ASMT: 935270008, APN: 935270008  
LILLY WEIDHAAS, ETAL  
P O BOX 890788  
TEMECULA CA 92589

ASMT: 935320009, APN: 935320009  
VIRGINIA LAAG, ETAL  
7405 KINGSLEY WAY  
RIVERSIDE CA 92504

ASMT: 935320011, APN: 935320011  
BOB CHING  
21307 STOCKTON PASS RD  
WALNUT CA 91789

ASMT: 935330003, APN: 935330003  
ELVIA DAWSON, ETAL  
P O BOX 2403  
TEMECULA CA 92593

ASMT: 935330004, APN: 935330004  
MARSHA BURK, ETAL  
27210 AVENIDA DEL ORO  
TEMECULA CA 92590

ASMT: 935330010, APN: 935330010  
ALEX ROBERTS  
27452 AVENIDA DEL ORO  
TEMECULA, CA. 92590

ASMT: 935330013, APN: 935330013  
RANCHO CALIF  
C/O CT CORP SYSTEM  
818 W 7TH ST  
LOS ANGELES CA 90017

ASMT: 935330015, APN: 935330015  
MARY BACON, ETAL  
18334 JOHN F KENNEDY DR  
RIVERSIDE CA 92508

ASMT: 935330016, APN: 935330016  
ALEX ROBERTS  
27452 AVD DEL ORO  
TEMECULA CA 92590

ASMT: 935390012, APN: 935390012  
UPTREND INV INC  
26732 BRIDLEWOOD DR  
LAGUNA HILLS CA 92653

ASMT: 935400025, APN: 935400025  
ASSUMPTA DESILVA  
3516 RANCHO DEL MONICO  
COVINA CA 91724

ASMT: 939020013, APN: 939020013  
KENNETH HALL, ETAL  
27300 CAPRICHIO CIR  
TEMECULA, CA. 92590

ASMT: 939020014, APN: 939020014  
HANSEN MARTHA ESTATE OF  
43928 BARLETTA ST  
TEMECULA CA 92592

ASMT: 939020019, APN: 939020019  
DEBBIE MALEK, ETAL  
4257 KENYON AVE  
LOS ANGELES CA 90066

ASMT: 939050005, APN: 939050005  
ALBA VASQUEZ  
6360 WILSHIRE BLV NO 512  
LOS ANGELES CA 90048

ASMT: 939020020, APN: 939020020  
JIAN WANG  
43218 SANDIA CREEK DR  
TEMECULA, CA. 92590

ASMT: 939050006, APN: 939050006  
SUSAN INGARDIA, ETAL  
18785 TETON CIR  
FOUNTAIN VALLEY CA 92708

ASMT: 939030009, APN: 939030009  
BARBARA MINA, ETAL  
43200 SANDIA CREEK DR  
TEMECULA, CA. 92590

ASMT: 939050007, APN: 939050007  
NORMA HOANG, ETAL  
27880 SYCAMORE MESA RD  
TEMECULA, CA. 92590

ASMT: 939030010, APN: 939030010  
RAQUEL MARIN, ETAL  
2044 BOLIVAR CT  
SIMI VALLEY CA 93063

ASMT: 939050008, APN: 939050008  
VIRGINIA BOOS, ETAL  
27850 SYCAMORE MESA RD  
TEMECULA, CA. 92590

ASMT: 939030011, APN: 939030011  
PATRICIA LUNDIN, ETAL  
43875 BUTTERNUT DR  
TEMECULA CA 92592

ASMT: 939050009, APN: 939050009  
CRJF PROP  
2619 REGATTA LN  
DAVIS CA 95618

ASMT: 939030012, APN: 939030012  
L WEIGERT  
43440 SANDIA CREEK DR  
TEMECULA, CA. 92590

ASMT: 939050010, APN: 939050010  
SANDRA PFEFFER, ETAL  
43820 SHADY CREEK LN  
TEMECULA, CA. 92590

ASMT: 939040004, APN: 939040004  
SANDRA TROUTMAN, ETAL  
137 CHAPMAN RD  
WHITEHALL NY 12887

ASMT: 939060015, APN: 939060015  
CHARITY PRESTIFILIPPO, ETAL  
27270 AVENIDA DEL DIABLO  
TEMECULA, CA. 92590



ASMT: 939060016, APN: 939060016  
ANITA YOH, ETAL  
4317 DOGWOOD  
SEAL BEACH CA 90740

ASMT: 940060003, APN: 940060003  
FARZAD MASSOUDI  
3 MUIR BEACH CIR  
CORONA DEL MAR CA 92625

ASMT: 939060017, APN: 939060017  
CIRCLE G RANCH  
43521 RIDGE PARK STE 201  
TEMECULA CA 92590

ASMT: 940070001, APN: 940070001  
NITHAM KHANFAR  
31501 SAGECREST DR  
LAKE ELSINORE CA 92532

ASMT: 939060018, APN: 939060018  
DONNA WILKERSON REID, ETAL  
P O BOX 846  
TEMECULA CA 92593

ASMT: 940110001, APN: 940110001  
NHUAN EARNEST, ETAL  
2200 LAS PALOMAS DR  
LA HABRA CA 90631

ASMT: 939080015, APN: 939080015  
DEBERA NELSON  
27777 SYCAMORE MESA RD  
TEMECULA, CA. 92590

ASMT: 940110002, APN: 940110002  
TINA WU, ETAL  
2595 DEVONPORT RD  
SAN MARINO CA 91108

ASMT: 940020009, APN: 940020009  
PAIGE HARRISON  
C/O G S MORTGAGE  
10140 GRAYLING AVE  
WHITTIER CA 90603

ASMT: 940120002, APN: 940120002  
GARY MCMILLAN, ETAL  
C/O GARY MCMILLAN  
29379 RANCHO CALIF NO 201  
TEMECULA CA 92591

ASMT: 940050022, APN: 940050022  
ROADRUNNER INV  
44200 SUNSET TER  
TEMECULA CA 92590

ASMT: 940160004, APN: 940160004  
KATHLYN CLEARY, ETAL  
30746 EARLY ROUND DR  
CANYON LAKE CA 92587

ASMT: 940060002, APN: 940060002  
MICHAEL MONTELEONE  
29185 CAMINO HERMOSA  
MURRIETA CA 92563

ASMT: 940160005, APN: 940160005  
JANIE DRINHAUS, ETAL  
P O BOX 2455  
TEMECULA CA 92593



ASMT: 940160006, APN: 940160006  
MICHAEL BUOYE, ETAL  
C/O MICHAEL D BUOYE  
29279 VIA SANTA ROSA  
TEMECULA, CA. 92590

ASMT: 940230003, APN: 940230003  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 940160008, APN: 940160008  
KAREN SASSCER, ETAL  
44895 VIA GORRION  
TEMECULA CA 92590

ASMT: 940230005, APN: 940230005  
BEATRIZ RAMOS, ETAL  
P O BOX 782  
TEMECULA CA 92593

ASMT: 940160009, APN: 940160009  
SUSAN KUO  
22741 S CANYON LAKE DR  
CANYON LAKE CA 92587

ASMT: 940230006, APN: 940230006  
DANIEL ADAMS, ETAL  
34655 CALLE BELLA LOMA  
TEMECULA CA 92592

ASMT: 940170001, APN: 940170001  
REBECCA HOMME, ETAL  
45230 CORTE VARELA  
TEMECULA CA 92590

ASMT: 940230007, APN: 940230007  
PAUL HOWARTH  
212 JOLIET AVE  
HUNTINGTON BEACH CA 92648

ASMT: 940170017, APN: 940170017  
DENISE GRAHAM, ETAL  
P O BOX 723  
TEMECULA CA 92593

ASMT: 940250006, APN: 940250006  
STATE OF CALIF  
801 K ST STE 806  
SACRAMENTO CA 95814

ASMT: 940190001, APN: 940190001  
RIVERSIDE INV LAND  
C/O MOHAMMAD ASHRIF  
6391 MAGNOLIA AVE NO B  
RIVERSIDE CA 92506

ASMT: 940250011, APN: 940250011  
DONALD ALKEMA  
29165 RIDGELINE CT  
TEMECULA, CA. 92590

ASMT: 940230002, APN: 940230002  
RANCHO CALIFORNIA WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

ASMT: 940250014, APN: 940250014  
KAREN MCNALL, ETAL  
P O BOX 2049  
TEMECULA CA 92593



ASMT: 940250015, APN: 940250015  
CHRISTINA HERINGTON, ETAL  
PMB 151  
27636 YNEZ RD STE L7  
TEMECULA CA 92591

ASMT: 940250017, APN: 940250017  
TERRI DANIEL, ETAL  
29180 RIDGELINE CT  
TEMECULA CA 92591

ASMT: 940250018, APN: 940250018  
DEBRA GEE, ETAL  
29190 RIDGELINE CT  
TEMECULA, CA. 92590

ASMT: 940300028, APN: 940300028  
ESCARPMENT INVESTOR SIX  
C/O PROFESSORS CAPITAL  
990 HIGHLAND DR NO 204  
SOLANA BEACH CA 92075

ASMT: 940310014, APN: 940310014  
REGENCY OUTDOOR ADVERTISING INC  
C/O DRAKE KENNEDY  
8820 SUNSET BLV 2ND FL  
WEST HOLLYWOOD CA 90069

ASMT: 940320007, APN: 940320007  
HUB 3  
3301 HUDNALL ST  
DALLAS TX 75235

**Colbert, Bruce**  
**Property Owners Association**  
423 Iris Avenue  
Corona Del Mar, CA 9262

**Santos, Oliver**  
Marland Company  
444 S. Flower Street, Ste 1200  
Los Angeles, CA 90071

**Juha, Mike**  
P.O. Box 1024  
Wildomar, CA 92595

**Einarsi Kalvana**  
44755 Corte Sanchez, Temecula,  
Ca 92592

**Garn, Nathan**  
41911 Fifth Street, Ste 300  
Temecula, CA 92590

**George Larrick**  
78202 Kensington  
Palm Desert, Ca 92011  
mglarrick@msn.com

**Truax, Bernard L.**  
39495 Calle De Companero  
Murrieta, CA 92562

**Teddy Braham**  
P.O. 1544  
Huntington Beach, Ca  
92647

**Carole Corazza**  
32675 Temecula Parkway, Ste A  
Temecula, Ca 92592

**Kessler, Ken & Cherie**  
P.O. Box 308  
Wildomar, CA 92595

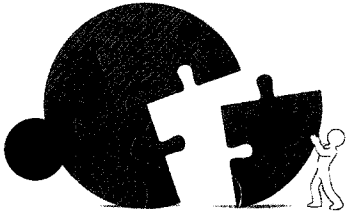
**Hakooz, Rima**  
38580 Via Majorca  
Murrieta, CA 92562

**Lisa McNamara**  
40485 Via Caballos  
Murrieta, CA 92562

**Buck, Elodie**  
40100 Avendia La Cresta  
Murrieta, CA 92562

**Fleming, Matt**  
3319 Wild Oak Lane  
Escondido, Ca 92707





# 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.**

EA 42483 and Change of Zone No. 07766

*Project Title/Case Numbers*

Adam Rush

*County Contact Person*

(951) 955-6646

*Phone Number*

N/A

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

County of Riverside

*Project Applicant*

4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, Ca 92504

*Address*

The project area is non-contiguous and located in two areas within the Southwest Riverside County. Project area A is located in the Murrieta hills bounded by Clinton Keith Road, Grand Avenue, and Tenaja Road. Project area B is located in the Temecula hills bounded by Pauba Road, Rancho California Road, and De Luz Road. See attached maps, entitled "Exhibit A" and "Exhibit B" for location reference.

*Project Location*

The project proposes to amend County Ordinance No. 348 to create a zoning ordinance overlay, entitled the Western Ridgeline Zoning Ordinance Overlay that will facilitate the repeal of Interim Ordinance No. 449.245 and institute development standards, architectural and grading design guidelines, and procedures for the review of new development applications that are located within the Northern and Southern Santa Rosa Escarpment Areas (the "Project Area") (See attached Exhibit A and Exhibit B).

*Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on January 10, 2011, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (No Fee, Gov't Code Sec. 6103).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

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

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

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

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

DM/ar

Revised 10/31/2011

F:\Special Projects\Western Ridgeline Overlay Zone\PC\_BOS\_Hearings\11\_16\_11\_PC\NOD Form.doc

Please charge deposit fee case#: ZRGHG2008-2GHGI ZCFG 05854

**FOR COUNTY CLERK'S USE ONLY**



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/26/2011,

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

APN (s) or case numbers N. Santa Rosa Plateau Escarpment For Area.

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

Riverside, Ca. 92502

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









**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/26/2011,

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

APN (s) or case numbers S. Santa Rosa Plateau Escarpment Area.

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

Riverside, Ca. 92502

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



**600 feet buffer**



**Selected Parcels**

909-324-001	939-050-005	935-070-021	939-060-015	935-330-008	935-330-010	935-330-016	935-260-022	939-030-010	935-320-002
935-320-009	935-400-025	935-320-011	940-170-001	935-100-008	909-220-031	935-070-019	935-060-011	939-060-017	940-110-001
904-040-094	909-323-005	909-323-013	909-323-004	939-050-009	935-070-022	909-220-025	935-260-025	909-230-048	909-230-049
940-050-006	940-050-008	939-080-015	940-250-011	940-250-012	935-090-011	935-090-012	939-050-007	940-300-010	940-300-013
940-300-018	940-300-027	940-300-028	909-290-015	940-060-003	935-070-018	935-080-011	939-020-019	940-250-015	939-020-014
909-220-023	940-170-017	922-210-049	940-310-013	940-310-015	940-310-016	940-310-045	940-320-001	940-320-003	940-320-004
940-320-005	940-320-006	940-320-007	909-321-007	921-020-043	909-220-022	935-060-014	935-330-003	909-324-009	935-080-007
909-324-003	909-324-011	909-230-016	935-060-015	909-325-011	909-324-013	909-220-029	939-020-020	909-210-018	909-210-019
909-200-004	935-330-004	940-250-018	940-110-002	909-220-028	909-323-002	939-050-006	940-230-006	909-140-070	939-030-012

rst 90 parcels shown



4,500 2,250 0 4,500 Feet

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



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/20/2011,

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

APN (s) or case numbers Northern Santa Rosa Plateau Escarpment <sup>FOR</sup> Area

Company or Individual's Name Planning Department

Distance buffered Within boundary

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

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NAME: Vinnie Nguyen

TITLE GIS Analyst

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

Riverside, Ca. 92502

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









## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/20/2011.

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

APN (s) or case numbers Southern Santa Rosa Plateau Escarpment Area For

Company or Individual's Name Planning Department

Distance buffered Within boundary

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

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NAME: Vinnie Nguyen

TITLE GIS Analyst

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

Riverside, Ca. 92502

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









ASMT: 382160002, APN: 382160002  
BONGIOVANNI CONSTRUCTION CO  
P O BOX 2414  
PLS VRDS PNSL CA 90274

ASMT: 382310027, APN: 382310027  
MARY GRIEVE, ETAL  
22435 ALAMEDA DEL MONTE  
WILDOMAR, CA. 92595

ASMT: 382160005, APN: 382160005  
PHYLLIS STEVENSON  
W10861 COUNTY ROAD D  
HOLCOMBE WI 54745

ASMT: 382310029, APN: 382310029  
NONDICE SOULIA, ETAL  
22475 ALAMEDA DEL MONTE  
WILDOMAR, CA. 92595

ASMT: 382160009, APN: 382160009  
CALIFORNIA STATE POLYTECHNIC FOUNDATI  
C/O MIKE MCCALL  
BUILDING 15  
SAN LUIS OBISPO CA 93407

ASMT: 382320009, APN: 382320009  
DIEN DINH  
111 EL LEVANTE  
SAN CLEMENTE CA 92672

ASMT: 382310007, APN: 382310007  
JOYCE GAISER  
33355 CLAREMONT ST  
WILDOMAR, CA. 92595

ASMT: 382320010, APN: 382320010  
SUSAN WARREN, ETAL  
33355 MCVICAR  
WILDOMAR CA 92595

ASMT: 382310015, APN: 382310015  
VICKI DAHLGREN, ETAL  
22387 STANLEY LN  
WILDOMAR, CA. 92595

ASMT: 382320011, APN: 382320011  
DINA GHOSHEH  
3 JENCOURT LN  
LAGUNA NIGUEL CA 92677

ASMT: 382310016, APN: 382310016  
CAROLYN SCHARPEN, ETAL  
P O BOX 249  
WILDOMAR CA 92595

ASMT: 382320012, APN: 382320012  
NORMA LOWE, ETAL  
1030 N PRINCETON AVE  
FULLERTON CA 92831

ASMT: 382310017, APN: 382310017  
GUITA SYRIANI, ETAL  
C/O RAJA ENTERPRISES INC  
22471 STANLEY LN  
WILDOMAR, CA. 92595

ASMT: 382320017, APN: 382320017  
WILDOMAR PRISTINE HOMES  
2279 EAGLE GLEN PKWY # 221  
CORONA CA 92883



ASMT: 382330001, APN: 382330001  
MARICELA GONZALEZ, ETAL  
2141 SONBRIA  
TUSTIN CA 92782

ASMT: 904020080, APN: 904020080  
BEAR CREEK MASTERS ASSN  
22875 N BEAR CREEK DR  
MURRIETA CA 92562

ASMT: 382330002, APN: 382330002  
HILARIO GONZALEZ  
3272 IOWA ST  
COSTA MESA CA 92626

ASMT: 904030043, APN: 904030043  
STATE OF CALIF  
C/O WELFARE CONSERV BOARD  
801 K ST STE 806  
SACRAMENTO CA 95814

ASMT: 382330003, APN: 382330003  
MARK WATKINS  
P O BOX 242  
LAGUNA BEACH CA 92652

ASMT: 904080007, APN: 904080007  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 382340002, APN: 382340002  
WARREN PIERPOINT  
2405 LAS LUNAS  
PASADENA CA 91107

ASMT: 904080012, APN: 904080012  
CITY OF MURRIETA  
1 TOWN SQUARE  
24601 JEFFERSON AVE  
MURRIETA CA 92562

ASMT: 382360003, APN: 382360003  
PATRICIA STORMS, ETAL  
P O BOX 1163  
RANCHO SANTA FE CA 92067

ASMT: 904140032, APN: 904140032  
BEAR CREEK PARTNERS  
22640 BEAR CREEK DR N  
MURRIETA CA 92562

ASMT: 382360004, APN: 382360004  
SHUMWAY IRREVOCABLE TRUST  
C/O VINTON SHUMWAY  
20690 ALAMEDA DEL MONTE  
WILDOMAR CA 92595

ASMT: 904141029, APN: 904141029  
WESTERN DESERT CORP  
P O BOX 939  
LAKE ELSINORE CA 92531

ASMT: 904020066, APN: 904020066  
JUAN BRIONES  
495 W 2ND ST  
POMONA CA 91766

ASMT: 904280001, APN: 904280001  
PAMELA BISHOP, ETAL  
38149 SILVER FOX CT  
MURRIETA, CA. 92562





ASMT: 904280002, APN: 904280002  
MICHELLE HAMMOND, ETAL  
38139 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280012, APN: 904280012  
CONNIE DYER, ETAL  
38136 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280003, APN: 904280003  
THERESE HELLINGER  
38127 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280013, APN: 904280013  
LEIANN FOX, ETAL  
38144 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280007, APN: 904280007  
DOROTHY BOONE, ETAL  
37998 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280014, APN: 904280014  
MALI NEWMAN, ETAL  
38164 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280008, APN: 904280008  
JANET GLEASON  
38046 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280016, APN: 904280016  
LORNA KNUDSON, ETAL  
12472 CIRCULA PANORAMA  
SANTA ANA CA 92705

ASMT: 904280009, APN: 904280009  
NANCY FINE, ETAL  
38068 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280022, APN: 904280022  
LEONARD GILBERT  
2618 MONTANA AVE NO 5  
SANTA MONICA CA 90403

ASMT: 904280010, APN: 904280010  
JENNIFER KHOZAM, ETAL  
11 IRONWOOD CIR  
TRABUCO CANYON CA 92679

ASMT: 904280023, APN: 904280023  
JACQUELINE CHANNELL  
38075 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904280011, APN: 904280011  
LIONS LAIR PROP  
C/O TIMOTHY JOHNSON  
38118 SILVER FOX CT  
MURRIETA, CA. 92562

ASMT: 904290003, APN: 904290003  
CAROL HANNA, ETAL  
22438 N BEAR CREEK DR  
MURRIETA, CA. 92562



ASMT: 904290004, APN: 904290004  
OWB REO  
888 E WALNUT ST  
PASADENA CA 91101

ASMT: 904290014, APN: 904290014  
KATHELINE OLIVER, ETAL  
22391 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290005, APN: 904290005  
CLAIRE MCCRANN, ETAL  
3632 RAVELLO CT  
MURRIETA CA 92562

ASMT: 904290015, APN: 904290015  
BARBARA MURILLO, ETAL  
22373 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290006, APN: 904290006  
GERTRUDE KAZMI, ETAL  
22408 MONTES CT  
MURRIETA, CA. 92562

ASMT: 904290017, APN: 904290017  
KEITH MEDLEY  
22461 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290007, APN: 904290007  
KAREN STRAUSSER, ETAL  
22420 MONTES CT  
MURRIETA, CA. 92562

ASMT: 904290018, APN: 904290018  
NEOMA ABERNATHY, ETAL  
6055 E WASHINGTON BL 1032  
LOS ANGELES CA 90040

ASMT: 904290008, APN: 904290008  
PATRICIA DENDY  
38157 SILVER FOX CT  
MURRIETA, CA. 92562

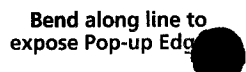
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SUSAN HONG, ETAL  
22364 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290012, APN: 904290012  
KAY MARTIN, ETAL  
22427 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290020, APN: 904290020  
DANIEL KUVSHNIKOV, ETAL  
22400 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904290013, APN: 904290013  
LARK MILLER, ETAL  
22411 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904300003, APN: 904300003  
KAREN HOY, ETAL  
22274 N BEAR CREEK DR  
MURRIETA, CA. 92562



ASMT: 904300004, APN: 904300004  
CAROL ROUSEY, ETAL  
22320 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904300013, APN: 904300013  
SANDRA MITCHELL, ETAL  
3119 GENOA NO G  
ONTARIO CA 91761

ASMT: 904300005, APN: 904300005  
KAREN SHEN, ETAL  
22355 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904300014, APN: 904300014  
ROSLYN PACKER, ETAL  
GPO BOX 4088  
SYDNEY N SOUTH WALES 2000

ASMT: 904300006, APN: 904300006  
PEGGY PERDUE, ETAL  
22339 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904300015, APN: 904300015  
CLAUDIA KNOPP, ETAL  
23556 N BEAR CREEK DR  
MURRIETA CA 92562

ASMT: 904300007, APN: 904300007  
ELIZABETH JONES, ETAL  
22321 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904300017, APN: 904300017  
SYLVIA HALLINAN, ETAL  
22234 N BEAR CREEK DR  
MURRIETA CA 92562

ASMT: 904300008, APN: 904300008  
PATRICIA SKINNER  
22303 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904310006, APN: 904310006  
MICHAEL SCHAFER  
22129 SERENADE RIDGE  
MURRIETA, CA. 92562

ASMT: 904300009, APN: 904300009  
JULIE GREGORY, ETAL  
22285 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904310007, APN: 904310007  
INSOOK YOO, ETAL  
C/O RANPAC INC  
27431 W ENTERPRISE CIR  
TEMECULA CA 92590

ASMT: 904300010, APN: 904300010  
MARY FAWCETT, ETAL  
22267 N BEAR CREEK DR  
MURRIETA, CA. 92562

ASMT: 904310008, APN: 904310008  
DIANE OLSON, ETAL  
22128 SERENADE RIDGE  
MURRIETA, CA. 92562



ASMT: 904310009, APN: 904310009  
LESLIE VANLAER FITZSIMMONS, ETAL  
22158 SERENAIDE RIDGE  
MURRIETA, CA. 92562

ASMT: 904320007, APN: 904320007  
CYNTHIA GILMORE, ETAL  
22165 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904310010, APN: 904310010  
LINDA AUSLANDER, ETAL  
549 MYSTIC WAY  
LAGUNA BEACH CA 92651

ASMT: 904320008, APN: 904320008  
PHUONG TRAN, ETAL  
22168 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904310027, APN: 904310027  
CAROLINE COYTE, ETAL  
22118 TWIN OAKS CT  
MURRIETA CA 92562

ASMT: 904320030, APN: 904320030  
BEAR CREEK MASTER ASSN  
C/O FRED VOSS  
P O BOX 1195  
TEMECULA CA 92589

ASMT: 904320003, APN: 904320003  
EDWARD KING  
22181 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904320034, APN: 904320034  
WILLIAM CHANNELL, ETAL  
22174 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904320004, APN: 904320004  
BRENDA JENKINS, ETAL  
22177 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904390004, APN: 904390004  
LETTY TABURIAUX, ETAL  
22420 SKY BREEZE CT  
MURRIETA, CA. 92562

ASMT: 904320005, APN: 904320005  
KATHERINE LAJOM, ETAL  
22173 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904390005, APN: 904390005  
JILL MAGEE, ETAL  
2058 N MILLS AVE BOX 328  
CLAREMONT CA 91711

ASMT: 904320006, APN: 904320006  
MAUREEN RITCHART, ETAL  
22169 EAGLES NEST CT  
MURRIETA, CA. 92562

ASMT: 904390006, APN: 904390006  
CRAIG MCNAMARA, ETAL  
22380 SKY BREEZE CT  
MURRIETA, CA. 92562

ASMT: 904390015, APN: 904390015  
WACHOVIA MORTGAGE  
1525 WEST W T HARRIS BLV  
CHARLOTTE NC 28262

ASMT: 904390032, APN: 904390032  
EVITA STARBUCK, ETAL  
38003 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390026, APN: 904390026  
BEAR CREEK DEV CO  
10850 WILSHIRE BLV NO 600  
LOS ANGELES CA 90024

ASMT: 904390035, APN: 904390035  
BARBARA BLACKMORE, ETAL  
22500 SKY BREEZE CT  
MURRIETA, CA. 92562

ASMT: 904390027, APN: 904390027  
RICK VLADOVICH  
38002 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390036, APN: 904390036  
RALEEN SISK, ETAL  
PO BOX 427  
MURRIETA CA 92564

ASMT: 904390028, APN: 904390028  
JOAN BUCHANAN  
37982 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390037, APN: 904390037  
MARGARET HESLIN, ETAL  
37984 PINNACLE CT  
MURRIETA, CA. 92562

ASMT: 904390029, APN: 904390029  
LIDIA CAMPO, ETAL  
37962 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390038, APN: 904390038  
DIANNA CRABTREE, ETAL  
37985 PINNACLE CT  
MURRIETA, CA. 92562

ASMT: 904390030, APN: 904390030  
ATALANTA OLITO, ETAL  
37963 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390039, APN: 904390039  
ANNICE BROSSARD, ETAL  
37965 PINNACLE CT  
MURRIETA, CA. 92562

ASMT: 904390031, APN: 904390031  
GLORIA CAMARENA, ETAL  
37983 PANORAMA CT  
MURRIETA, CA. 92562

ASMT: 904390040, APN: 904390040  
TERESA LUBRANI, ETAL  
37964 PINNACLE CT  
MURRIETA, CA. 92562



ASMT: 904390041, APN: 904390041  
JOYCE ROBERTS, ETAL  
22300 SKY BREEZE CT  
MURRIETA, CA. 92562

ASMT: 904660014, APN: 904660014  
J CLARK, ETAL  
C/O BOB CLARK  
32475 CLINTON KEITH 106  
WILDOMAR CA 92595

ASMT: 904390042, APN: 904390042  
GARY MINEO  
22280 SKY BREEZE CT  
MURRIETA, CA. 92562

ASMT: 928030005, APN: 928030005  
GLORIA BOURIS  
2748 VIA SINALOA  
CLAREMONT CA 91711

ASMT: 904570034, APN: 904570034  
CAROL SYBROWSKY, ETAL  
22045 VIA ENTRADA  
MURRIETA CA 92562

ASMT: 928030006, APN: 928030006  
TERRY KRIMSKY, ETAL  
19960 CALLE LOBITO  
MURRIETA, CA. 92562

ASMT: 904570042, APN: 904570042  
TRAILS AT SANTA ROSA INC  
C/O SPEER BUSINESS SERVICES  
73610 BUCKBOARD TR  
PALM DESERT CA 92260

ASMT: 928030007, APN: 928030007  
CONSTANCE MILLER, ETAL  
19955 CALLE LOBITO  
MURRIETA, CA. 92562

ASMT: 904660009, APN: 904660009  
LAKESIDE BEAR CREEK COMMUNITY ASSN  
C/O GEORGE KNAPP  
36671 KENNEMER DR  
MURRIETA CA 92562

ASMT: 928030020, APN: 928030020  
GARY WRIGHT  
28422 CASANAL  
MISSION VIEJO CA 92692

ASMT: 904660012, APN: 904660012  
CLAIRE MCCRANN, ETAL  
37146 FORMBY CT  
MURRIETA, CA. 92562

ASMT: 928030021, APN: 928030021  
WILBUR WILLETT  
P O BOX 934  
MURRIETA CA 92564

ASMT: 904660013, APN: 904660013  
SKL LIMITED PARTNERSHIP  
613 YORKSHIRE DR  
WASHINGTON IL 61571

ASMT: 928030022, APN: 928030022  
STEVEN SCHUTZ  
2 SAINT KITTS  
DANA POINT CA 92629

ASMT: 928080001, APN: 928080001  
CLELIA SVOBODA, ETAL  
821 AVENIDA SALVADOR  
SAN CLEMENTE CA 92672

ASMT: 928120010, APN: 928120010  
ENA CUMMINGS, ETAL  
20235 CALLE PRESA  
MURRIETA, CA. 92562

ASMT: 928080005, APN: 928080005  
CINDY EIGENHUIS, ETAL  
P O BOX 6006  
WHITTIER CA 90609

ASMT: 928120028, APN: 928120028  
FERMIN LUJAN MONTOYA TRUST, ETAL  
40582 CORTE LUCIA  
MURRIETA CA 92562

ASMT: 928080008, APN: 928080008  
JENNIFER HARTFEIL, ETAL  
37522 LA ENCINA  
MURRIETA, CA. 92562

ASMT: 928120030, APN: 928120030  
JOHN GOMEZ, ETAL  
20285 CALLE PRESA  
MURRIETA, CA. 92562

ASMT: 928090017, APN: 928090017  
SUSAN PACCIONE, ETAL  
27500 PINYON ST  
MURRIETA CA 92562

ASMT: 928120031, APN: 928120031  
TERESA LOCKE, ETAL  
20250 CALLE PRESA  
MURRIETA CA 92562

ASMT: 928090023, APN: 928090023  
EVELYNN FOWLER, ETAL  
37420 CALLE DE LOBO  
MURRIETA CA 92562

ASMT: 928120032, APN: 928120032  
WENDY COHEN, ETAL  
39755 VIA HUERTA  
MURRIETA CA 92562

ASMT: 928090024, APN: 928090024  
CHRISTINE THRUN  
37440 CALLE DE LOBO  
MURRIETA CA 92562

ASMT: 928130012, APN: 928130012  
RICHARD LEWIS  
20245 PASEO MONTANA  
MURRIETA CA 92562

ASMT: 928120004, APN: 928120004  
DEUTSCHE BANK NATL TRUST CO  
C/O ONEWEST BANK  
2900 ESPERANZA CROSSING  
AUSTIN TX 78758

ASMT: 928130016, APN: 928130016  
LEE FIORI, ETAL  
20095 PASEO MONTANA  
MURRIETA, CA. 92562



ASMT: 928130018, APN: 928130018  
JAY PRABHU, ETAL  
C/O JAY PRABHU  
19 BARNYARD CT  
PLAINSBORO NJ 8536

ASMT: 928170033, APN: 928170033  
PATRICIA WEAVER, ETAL  
21321 PASEO MONTANA  
MURRIETA CA 92562

ASMT: 928150002, APN: 928150002  
JOHNNY WU  
621 S RADBURY PL  
DIAMOND BAR CA 91765

ASMT: 928170034, APN: 928170034  
DAVID WILLIAMS  
21373 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928150003, APN: 928150003  
LISA MARTIN, ETAL  
37980 VIA HUERTA RD  
MURRIETA, CA. 92562

ASMT: 928170036, APN: 928170036  
ANDREA THRALLS, ETAL  
38351 VIA MAJORCA  
MURRIETA CA 92562

ASMT: 928150004, APN: 928150004  
MORIKI LIVING TRUST  
40445 CARMELITA CIR  
TEMECULA CA 92591

ASMT: 928170040, APN: 928170040  
LILY MANNIRA, ETAL  
21203 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928150005, APN: 928150005  
DAWN OUSDAHL  
38150 VIA HUERTA  
MURRIETA CA 92562

ASMT: 928180001, APN: 928180001  
ELENA MORENO, ETAL  
P O BOX 433  
UPLAND CA 91785

ASMT: 928150006, APN: 928150006  
DIANA MARLOW, ETAL  
38092 VIA HUERTA  
MURRIETA, CA. 92562

ASMT: 928180004, APN: 928180004  
VALENTIN MONTOYA  
38183 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928160031, APN: 928160031  
DENISE NEGRETE, ETAL  
23811 WASHINGTON NO C110  
MURRIETA CA 92562

ASMT: 928180005, APN: 928180005  
SHELLEY KENNEDY SMITH, ETAL  
21338 PASEO MONTANA  
MURRIETA, CA. 92562





ASMT: 928180007, APN: 928180007  
LINDA MINDER  
28066 TURLOCK CT  
LAGUNA BEACH CA 92677

ASMT: 928180026, APN: 928180026  
DEBORAH CAREY, ETAL  
37985 VIA BAYA  
MURRIETA CA 92562

ASMT: 928180008, APN: 928180008  
MPH PROP GROUP  
3765 MOUNTAINVIEW AVE  
LOS ANGELES CA 90066

ASMT: 928180028, APN: 928180028  
NINA JOHNSON  
38075 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928180012, APN: 928180012  
MARGARET ZIMMER, ETAL  
21955 LOS ROBLES RD  
MURRIETA, CA. 92562

ASMT: 928230019, APN: 928230019  
ENTERPRISE PROP  
23905 CLINTON KEITH 114  
WILDOMAR CA 92595

ASMT: 928180016, APN: 928180016  
SANDI LENFESTEY, ETAL  
23637 STEPHANIE LN  
MURRIETA CA 92562

ASMT: 928270001, APN: 928270001  
MARGARET SEGAL, ETAL  
37950 VIA MAJORCA  
MURRIETA, CA. 92563

ASMT: 928180023, APN: 928180023  
ROSEMARY DILEO, ETAL  
21153 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928270002, APN: 928270002  
DAVINDER DHILLON, ETAL  
6129 OAKRIDGE CT  
RCH CUCAMONGA CA 91739

ASMT: 928180024, APN: 928180024  
YNONNE ALONSO, ETAL  
21020 PASEO MONTANA  
MURRIETA CA 92562

ASMT: 928270003, APN: 928270003  
SHIRLEY SOOTER, ETAL  
38355 AVENIDA BONITA  
MURRIETA CA 92562

ASMT: 928180025, APN: 928180025  
ROSALIE EDMONDS, ETAL  
21100 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928270004, APN: 928270004  
CHERYL KESSLER, ETAL  
P O BOX 308  
WILDOMAR CA 92595



ASMT: 928270026, APN: 928270026  
ELAINE ONEIL, ETAL  
38200 VIA MAJORCA  
MURRIETA CA 92562

ASMT: 928290007, APN: 928290007  
BEATRICE MINTZ  
BEATRICE P MINTZ  
3146 MIRO DR N  
PALM BEACH GARDENS FL 33410

ASMT: 928270027, APN: 928270027  
LORENA WEINSTOCK, ETAL  
38150 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928290008, APN: 928290008  
THERESA RHOADES, ETAL  
21312 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928280001, APN: 928280001  
MARIANNE HUDACK, ETAL  
38280 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928290014, APN: 928290014  
ALFONSO AGUIRRE  
2222 KANSAS AVE STE D  
RIVERSIDE CA 92507

ASMT: 928280013, APN: 928280013  
KENICE SHORT  
20900 CALLE EL SAUCE  
MURRIETA CA 92562

ASMT: 928290015, APN: 928290015  
I WOLLANK  
21165 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928280014, APN: 928280014  
ELIZABETH MERCHANT, ETAL  
20955 CALLE EL SAUCE  
MURRIETA CA 92562

ASMT: 928290016, APN: 928290016  
NAGIA AMAN, ETAL  
25469 ALPINE CT  
MURRIETA, CA. 92562

ASMT: 928290005, APN: 928290005  
RUTH ROTH, ETAL  
38802 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928290021, APN: 928290021  
SANDY OLIVES, ETAL  
21245 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928290006, APN: 928290006  
DIANA GHAFOURI, ETAL  
38804 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928290023, APN: 928290023  
VALERIE SCARPINO, ETAL  
21215 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562



ASMT: 928290031, APN: 928290031  
HARRIET MICHLIN, ETAL  
38632 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 930080019, APN: 930080019  
SUSAN HURST, ETAL  
39182 CORTE DE OLLAS  
MURRIETA CA 92562

ASMT: 928290032, APN: 928290032  
CATHERINE HARRISON, ETAL  
20750 CORTE DEL RIATILLO  
MURRIETA, CA. 92562

ASMT: 930080022, APN: 930080022  
HEIDI CHAN, ETAL  
39195 CORTE DE OLLAS  
MURRIETA CA 92562

ASMT: 928290033, APN: 928290033  
YOUNG RHEE  
2549 VIA SANCHEZ  
PALOS VERDES EST CA 90274

ASMT: 930080023, APN: 930080023  
EVELYN BYRD, ETAL  
39198 CORTE PLANICIE  
MURRIETA, CA. 92562

ASMT: 928290034, APN: 928290034  
CHUANPIT SUNGKAKITKORANE, ETAL  
5896 SYCAMORE AVE  
RIALTO CA 92376

ASMT: 930080024, APN: 930080024  
DOUGLASS MURPHEY  
39130 CORTE PLANICIE  
MURRIETA, CA. 92562

ASMT: 928300022, APN: 928300022  
NICOLE KUTSCHER, ETAL  
38755 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 930100001, APN: 930100001  
ELLEN CLARK, ETAL  
4611 LIVE OAK DR  
CLAREMONT CA 91711

ASMT: 930040006, APN: 930040006  
ELSINORE MURRIETA ANZA RESOURCE CONS  
23905 CLINTO KEITH NO 114  
WILDOMAR CA 92595

ASMT: 930100003, APN: 930100003  
ANDREW WEIGEL  
PMB 529  
23905 CLINTON KEITH RD 114  
WILDOMAR CA 92595

ASMT: 930080003, APN: 930080003  
GEORGINA FOWLER, ETAL  
22112 VIA ENTRADA  
MURRIETA, CA. 92562

ASMT: 930100004, APN: 930100004  
KELLI BEAL, ETAL  
P O BOX 2288  
TEMECULA CA 92593



ASMT: 930100005, APN: 930100005  
Wafa ODEH, ETAL  
227 MEADOWVIEW CT  
SPRINGBORO OH 45066

ASMT: 930130004, APN: 930130004  
U S BANK  
C/O WASHINGTON MUTUAL BANK  
7255 BAYMEADOWS WAY  
JACKSONVILLE FL 32256

ASMT: 930100006, APN: 930100006  
PEDRO GUTIERREZ, ETAL  
P O BOX 7466  
CAPISTRANO BEACH CA 92624

ASMT: 930140001, APN: 930140001  
OMAR URIZAR  
35977 AVENIDA LA CRESTA  
MURRIETA, CA. 92562

ASMT: 930100007, APN: 930100007  
PEDRO IBANEZ  
40091 PASEO CHAPPARO  
MURRIETA CA 92562

ASMT: 930140002, APN: 930140002  
SANTA ROSA RANCHES WATER DIST  
P O BOX 174  
TEMECULA CA 92589

ASMT: 930100008, APN: 930100008  
ALICE GRUNDMAN, ETAL  
21977 PASEO CHICO  
MURRIETA, CA. 92562

ASMT: 930140003, APN: 930140003  
RANCHO CALIF WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

ASMT: 930100009, APN: 930100009  
ROY STEWART  
5257 WILLOW WOOD RD  
ROLLING HILLS EST CA 90274

ASMT: 930140004, APN: 930140004  
BILL BEHRENS  
35805 AVENIDA LA CRESTA  
MURRIETA, CA. 92562

ASMT: 930100010, APN: 930100010  
DIANA MCHALE, ETAL  
40090 PASEO CHAPARRO  
MURRIETA, CA. 92562

ASMT: 930140006, APN: 930140006  
DONALD PETRBOK, ETAL  
C/O PAULA WORKMAN  
146 SANTA ANA AVE  
LONG BEACH CA 90803

ASMT: 930100011, APN: 930100011  
VIRGINIA VON ACHEN  
PMB 364  
23811 WASHINGTON STE C110  
MURRIETA CA 92562

ASMT: 930140015, APN: 930140015  
AGUINA  
22063 WOODWARD WAY  
MURRIETA CA 92562



ASMT: 930200004, APN: 930200004  
DIRK RENNER  
39439 VALLE VISTA  
MURRIETA, CA. 92562

ASMT: 930220018, APN: 930220018  
JAMES CHEN MD INC RET TRUST, ETAL  
17261 BLUE SPRUCE LN  
YORBA LINDA CA 92886

ASMT: 930200005, APN: 930200005  
HONGVAN PHAM, ETAL  
3239 POWERS AVE  
CLOVIS CA 93619

ASMT: 930220021, APN: 930220021  
CATHRYN HOWARD, ETAL  
36475 AVENIDA LA CRESTA  
MURRIETA, CA. 92562

ASMT: 930200006, APN: 930200006  
LEANNE ANTAYA, ETAL  
C/O LEANNE ANTAYA  
35987 AVENIDA LA CRESTA  
MURRIETA, CA. 92562

ASMT: 930220022, APN: 930220022  
DIANE FLYNN, ETAL  
36275 AVENIDA LA CRESTA  
MURRIETA CA 92562

ASMT: 930200007, APN: 930200007  
GOPINATH FAMILY LTD PARTNERSHIP  
10189 OVERHILL DR  
SANTA ANA CA 92705

ASMT: 930230004, APN: 930230004  
TED DELRIO, ETAL  
21270 AVENIDA INSOOK  
MURRIETA, CA. 92562

ASMT: 930200008, APN: 930200008  
MARTHA LOPEZ, ETAL  
11402 INEZ ST  
WHITTIER CA 90605

ASMT: 930230026, APN: 930230026  
RUTH LANDER, ETAL  
27751 KILLARNEY  
MISSION VIEJO CA 92692

ASMT: 930220001, APN: 930220001  
SHERMAN DON  
11100 WARNER STE 308  
FOUNTAIN VALLEY CA 92708

ASMT: 930230030, APN: 930230030  
ALANA ZELLER, ETAL  
38580 CELINE COVE  
MURRIETA, CA. 92562

ASMT: 930220017, APN: 930220017  
MICHIIHIRO NAGAI, ETAL  
C/O ANDREW W SUEN  
4000 SAN DIMSA NO 1  
BAKERSFIELD CA 93301

ASMT: 930230033, APN: 930230033  
CELINE MIRZAYAN, ETAL  
25485 RODEO CIR  
LAGUNA HILLS CA 92653

ASMT: 930240005, APN: 930240005  
LEIGH LOCKWOOD, ETAL  
20804 AVENIDA CASTILLA  
MURRIETA, CA. 92562

ASMT: 930330008, APN: 930330008  
VICTOR RAMIREZ  
2069 N AVENUE  
NAPA CA 94558

ASMT: 930250025, APN: 930250025  
EVELYN BURTON, ETAL  
36635 AVENIDA LA CRESTA  
MURRIETA CA 92562

ASMT: 930250026, APN: 930250026  
BRENDA LUYBEN, ETAL  
C/O STEPHENS & KRAY  
5000 BIRCH ST STE 410  
NEWPORT BEACH CA 92660

ASMT: 930250027, APN: 930250027  
HONG PHAM, ETAL  
290 N GATEWAY AVE  
CLOVIS CA 93612

ASMT: 930250028, APN: 930250028  
RONDA HEID, ETAL  
38525 CELINE COVE  
MURRIETA CA 92562

ASMT: 930330005, APN: 930330005  
C/O FEDERAL HOME LOANS  
P O BOX 421217  
SAN DIEGO CA 92142

ASMT: 930330007, APN: 930330007  
BESS ERBE, ETAL  
P O BOX 711  
MURRIETA CA 92564



ASMT: 904040094, APN: 904040094  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 909210019, APN: 909210019  
SALLY LIN, ETAL  
3928 LAGO DI GRATA CIR  
SAN DIEGO CA 92130

ASMT: 909140018, APN: 909140018  
JUDY WOLFF, ETAL  
C/O JUDY K WOLFF  
95181 NORTH WAY  
NORTH BEND OR 97459

ASMT: 909210020, APN: 909210020  
CO INC, ETAL  
23952 ELDER CT  
LAGUNA NIGUEL CA 92677

ASMT: 909140070, APN: 909140070  
MICHELE COUTLEE, ETAL  
23866 CHELSEA WAY  
MURRIETA CA 92562

ASMT: 909220022, APN: 909220022  
IONE OLSON  
23833 VIA BARLETTA  
MURRIETA CA 92562

ASMT: 909160012, APN: 909160012  
WESTERN RIVERSIDE COUNTY REGIONAL CC  
P O BOX 1667  
RIVERSIDE CA 92502

ASMT: 909220023, APN: 909220023  
TRACIE REED, ETAL  
23832 SPRING BRANCH CT  
MURRIETA CA 92562

ASMT: 909200004, APN: 909200004  
JOAN JOHNSON  
P O BOX 694  
MURRIETA CA 92564

ASMT: 909220025, APN: 909220025  
VIRGINIA THOMAS, ETAL  
P O BOX 727  
TEMPLE CITY CA 91780

ASMT: 909210006, APN: 909210006  
CO INC, ETAL  
23952 ELDER CT  
LAGUNA NIGUEL CA 92677

ASMT: 909220028, APN: 909220028  
JOEL URETA, ETAL  
514 W ALPINE AVE  
SANTA ANA CA 92707

ASMT: 909210017, APN: 909210017  
SUSAN ARCHBOLD, ETAL  
P O BOX 338  
MURRIETA CA 92564

ASMT: 909220029, APN: 909220029  
KELLI JONES, ETAL  
26065 LUCILLE CIR  
MURRIETA, CA. 92562



ASMT: 909220030, APN: 909220030  
AUDREY ZAMBROSKI, ETAL  
42900 FIG ST  
MURRIETA, CA. 92562

ASMT: 909322005, APN: 909322005  
TEMECULA PROP  
C/O 1ST AMERICAN EXCHANGE  
ONE BETTERWORLD CIR NO 300  
TEMECULA CA 92590

ASMT: 909220031, APN: 909220031  
JOY COOK, ETAL  
19955 CALLE LOBITO  
MURRIETA CA 92562

ASMT: 909323001, APN: 909323001  
SILVERBACK DEV  
4149 CARTAGENA DR NO B  
SAN DIEGO CA 92115

ASMT: 909230016, APN: 909230016  
LOS HUNDLEY, ETAL  
42389 WINCHESTER RD NO B  
TEMECULA CA 92590

ASMT: 909323002, APN: 909323002  
GABRIELA CANTONE, ETAL  
9077 ARROW RTE STE 120  
RANCHO CUCAMONGA CA 91730

ASMT: 909230048, APN: 909230048  
ELISE WAKEFIELD, ETAL  
34205 POURROY RD  
WINCHESTER CA 92596

ASMT: 909323003, APN: 909323003  
KAREN RATKOWSKI, ETAL  
P O BOX 297  
TEMECULA CA 92593

ASMT: 909230049, APN: 909230049  
DAWN JUDGE  
26159 WHISPERING CREEK AVE  
MURRIETA CA 92562

ASMT: 909323004, APN: 909323004  
ANGELA PETTITT, ETAL  
P O BOX 1046  
TEMECULA CA 92593

ASMT: 909290049, APN: 909290049  
RIDGE VIEW BUSINESS PARK DEV  
7131 OWENSMOUTH STE 6D  
CANOGA PARK CA 91309

ASMT: 909323006, APN: 909323006  
BONNIE BALL, ETAL  
9818 WOODBRIDGE LN  
RIVERSIDE CA 92509

ASMT: 909321007, APN: 909321007  
INLAND TERRACE INV GROUP  
STE 101  
27368 VIA INDUSTRIA  
TEMECULA CA 92590

ASMT: 909323013, APN: 909323013  
LINDA MAJEWSKI, ETAL  
P O BOX 1436  
TEMECULA CA 92593







ASMT: 909324001, APN: 909324001  
ADAM MILES  
C/O JAMES E GRANT  
5051 AVD ENCINAS  
CARLSBAD CA 92008

ASMT: 909325019, APN: 909325019  
SUPPLIER MANAGEMENT SOLUTIONS INC  
27476 VIA INDUSTRIA UNIT B1  
TEMECULA, CA. 92590

ASMT: 909324010, APN: 909324010  
ADOLF BURGHARD, ETAL  
C/O ADOLF E BURGHARD  
39615 CALLE ANITA  
TEMECULA CA 92592

ASMT: 909325020, APN: 909325020  
SUPPLIER MANAGEMENT SOLUTIONS INC  
27476 VIA INDUSTRIA NO B1  
TEMECULA CA 92590

ASMT: 909324012, APN: 909324012  
MICHAEL BECK, ETAL  
31582 RAILROAD CANYON RD  
CANYON LAKE CA 92587

ASMT: 909325032, APN: 909325032  
TEMECULA HOLDINGS  
2552 WALNUT AVE NO 230  
TUSTIN CA 92780

ASMT: 909324013, APN: 909324013  
JEFFERSON PARTNERS  
5051 AVENIDA ENCINAS  
CARLSBAD CA 92008

ASMT: 909325034, APN: 909325034  
TEMECULA CORPORATE CENTER  
2552 WALNUT AVE  
TUSTIN CA 92780

ASMT: 909325003, APN: 909325003  
RAINTREE HOLDINGS  
C/O TERRENCE D SIMS  
27307 VIA INDUSTRIA UNIT K1  
TEMECULA, CA. 92590

ASMT: 909370046, APN: 909370046  
TEMECULA PROP  
C/O 1ST AMERICAN EXCHANGE  
1 BETTERWORLD CIR NO 300  
TEMECULA CA 92590

ASMT: 909325011, APN: 909325011  
TERESA ZUPPARDO, ETAL  
27419 VIA INDUSTRIA UNIT O1  
TEMECULA, CA. 92590

ASMT: 918070017, APN: 918070017  
STATE OF CALIF  
801 K ST NO 806  
SACRAMENTO CA 95814

ASMT: 909325015, APN: 909325015  
TRACI GARMON, ETAL  
2024 GIRD RD  
FALLBROOK CA 92028

ASMT: 921020043, APN: 921020043  
INTERNATIONAL RECTIFIER CORP  
233 KANSAS ST  
EL SEGUNDO CA 90245



ASMT: 935060008, APN: 935060008  
BRENDA POPMA, ETAL  
42540 CALLE CAPISTRANO  
TEMECULA, CA. 92590

ASMT: 935070020, APN: 935070020  
MARK JUDD  
17810 SUPERIOR ST NO 107  
NORTHRIDGE CA 91325

ASMT: 935060011, APN: 935060011  
DOLORES RICARD, ETAL  
10219 ANDASOL AVE  
NORTHRIDGE CA 91325

ASMT: 935070021, APN: 935070021  
ZULAY MANN, ETAL  
42370 CALLE CAPISTRANO  
TEMECULA, CA. 92590

ASMT: 935060014, APN: 935060014  
ITEC FINANCIAL INC  
C/O NINA PATEL  
220 S PCH STE 101  
REDONDO BEACH CA 90277

ASMT: 935070022, APN: 935070022  
WILLIAM ANGELO, ETAL  
42043 PRADERA WAY  
TEMECULA, CA. 92590

ASMT: 935060015, APN: 935060015  
LARRY BOREN, ETAL  
189 QUINCY AVE  
LONG BEACH CA 90803

ASMT: 935070023, APN: 935070023  
ALICE BORDEN, ETAL  
40134 RAM CT  
TEMECULA CA 92591

ASMT: 935070016, APN: 935070016  
SUSAN SENZEL  
1042 FORT UNION NO 522  
MIDVALE UT 84047

ASMT: 935080007, APN: 935080007  
NANCY DENOLF, ETAL  
35580 RANCHO RD  
YUCAIPA CA 92399

ASMT: 935070018, APN: 935070018  
HARRIET JORN, ETAL  
P O BOX 513  
TEMECULA CA 92593

ASMT: 935080010, APN: 935080010  
BEVERLY PHELAN, ETAL  
42110 PRADERA WAY  
TEMECULA CA 92590

ASMT: 935070019, APN: 935070019  
BARRY STAMPFL, ETAL  
42595 CALLE CAPISTRANO  
TEMECULA, CA. 92590

ASMT: 935080011, APN: 935080011  
NANCY HUDSON, ETAL  
41980 DELUZ RD  
TEMECULA CA 92590



ASMT: 935080012, APN: 935080012  
JANET SMITH, ETAL  
42017 GRANADO PL  
TEMECULA, CA. 92590

ASMT: 935260020, APN: 935260020  
JUDITH CURTIS, ETAL  
42810 CALLE MONTECILLO  
TEMECULA, CA. 92590

ASMT: 935080013, APN: 935080013  
KELLY MURPHY, ETAL  
42125 GRANADO PL  
TEMECULA, CA. 92590

ASMT: 935260022, APN: 935260022  
ALVOCADO  
P O BOX 2020  
TEMECULA CA 92593

ASMT: 935080014, APN: 935080014  
ANNE FLECK, ETAL  
361 HAIL AVE  
ESCONDIDO CA 92025

ASMT: 935260024, APN: 935260024  
MARY DEARMOND, ETAL  
42790 CALLE MONTECELLO  
TEMECULA, CA. 92590

ASMT: 935090012, APN: 935090012  
THECLA HO, ETAL  
15725 1/2 S VERMONT AVE  
GARDENA CA 90247

ASMT: 935260025, APN: 935260025  
DEBRAH KITCHINGS, ETAL  
P O BOX 2369  
TEMECULA CA 92593

ASMT: 935100008, APN: 935100008  
C HEISERMAN  
42248 VIA NORTADA RD  
TEMECULA, CA. 92590

ASMT: 935260026, APN: 935260026  
JUDITH CURTIS, ETAL  
P O BOX 1178  
TEMECULA CA 92593

ASMT: 935100009, APN: 935100009  
THRIS TAYLOR  
36182 PANSY ST  
WINCHESTER CA 92596

ASMT: 935270003, APN: 935270003  
POLLY JOHNSON, ETAL  
26785 CAMINO SECO  
TEMECULA CA 92591

ASMT: 935110017, APN: 935110017  
DE LUZ RANCHOS UNIT NO 87, ETAL  
C/O RODERICK MINER  
517 BRIDGEWAY  
SAUSALITO CA 94965

ASMT: 935270004, APN: 935270004  
XUAN TRAN  
340 COASTLINE DR  
SEAL BEACH CA 90740



ASMT: 935270007, APN: 935270007  
MARENE JAMES, ETAL  
26780 CAMINO SECO  
TEMECULA, CA. 92590

ASMT: 935330013, APN: 935330013  
RANCHO CALIF  
C/O CT CORP SYSTEM  
818 W 7TH ST  
LOS ANGELES CA 90017

ASMT: 935270008, APN: 935270008  
LILLY WEIDHAAS, ETAL  
P O BOX 890788  
TEMECULA CA 92589

ASMT: 935330015, APN: 935330015  
MARY BACON, ETAL  
18334 JOHN F KENNEDY DR  
RIVERSIDE CA 92508

ASMT: 935320009, APN: 935320009  
VIRGINIA LAAG, ETAL  
7405 KINGSLEY WAY  
RIVERSIDE CA 92504

ASMT: 935330016, APN: 935330016  
ALEX ROBERTS  
27452 AVD DEL ORO  
TEMECULA CA 92590

ASMT: 935320011, APN: 935320011  
BOB CHING  
21307 STOCKTON PASS RD  
WALNUT CA 91789

ASMT: 935390012, APN: 935390012  
UPTREND INV INC  
26732 BRIDLEWOOD DR  
LAGUNA HILLS CA 92653

ASMT: 935330003, APN: 935330003  
ELVIA DAWSON, ETAL  
P O BOX 2403  
TEMECULA CA 92593

ASMT: 935400025, APN: 935400025  
ASSUMPTA DESILVA  
3516 RANCHO DEL MONICO  
COVINA CA 91724

ASMT: 935330004, APN: 935330004  
MARSHA BURK, ETAL  
27210 AVENIDA DEL ORO  
TEMECULA CA 92590

ASMT: 939020013, APN: 939020013  
KENNETH HALL, ETAL  
27300 CAPRICHIO CIR  
TEMECULA, CA. 92590

ASMT: 935330010, APN: 935330010  
ALEX ROBERTS  
27452 AVENIDA DEL ORO  
TEMECULA, CA. 92590

ASMT: 939020014, APN: 939020014  
HANSEN MARTHA ESTATE OF  
43928 BARLETTA ST  
TEMECULA CA 92592





ASMT: 939020019, APN: 939020019  
DEBBIE MALEK, ETAL  
4257 KENYON AVE  
LOS ANGELES CA 90066

ASMT: 939050005, APN: 939050005  
ALBA VASQUEZ  
6360 WILSHIRE BLV NO 512  
LOS ANGELES CA 90048

ASMT: 939020020, APN: 939020020  
JIAN WANG  
43218 SANDIA CREEK DR  
TEMECULA, CA. 92590

ASMT: 939050006, APN: 939050006  
SUSAN INGARDIA, ETAL  
18785 TETON CIR  
FOUNTAIN VALLEY CA 92708

ASMT: 939030009, APN: 939030009  
BARBARA MINA, ETAL  
43200 SANDIA CREEK DR  
TEMECULA, CA. 92590

ASMT: 939050007, APN: 939050007  
NORMA HOANG, ETAL  
27880 SYCAMORE MESA RD  
TEMECULA, CA. 92590

ASMT: 939030010, APN: 939030010  
RAQUEL MARIN, ETAL  
2044 BOLIVAR CT  
SIMI VALLEY CA 93063

ASMT: 939050008, APN: 939050008  
VIRGINIA BOOS, ETAL  
27850 SYCAMORE MESA RD  
TEMECULA, CA. 92590

ASMT: 939030011, APN: 939030011  
PATRICIA LUNDIN, ETAL  
43875 BUTTERNUT DR  
TEMECULA CA 92592

ASMT: 939050009, APN: 939050009  
CRJF PROP  
2619 REGATTA LN  
DAVIS CA 95618

ASMT: 939030012, APN: 939030012  
L WEIGERT  
43440 SANDIA CREEK DR  
TEMECULA, CA. 92590

ASMT: 939050010, APN: 939050010  
SANDRA PFEFFER, ETAL  
43820 SHADY CREEK LN  
TEMECULA, CA. 92590

ASMT: 939040004, APN: 939040004  
SANDRA TROUTMAN, ETAL  
137 CHAPMAN RD  
WHITEHALL NY 12887

ASMT: 939060015, APN: 939060015  
CHARITY PRESTIFILIPPO, ETAL  
27270 AVENIDA DEL DIABLO  
TEMECULA, CA. 92590



ASMT: 939060016, APN: 939060016  
ANITA YOH, ETAL  
4317 DOGWOOD  
SEAL BEACH CA 90740

ASMT: 940060003, APN: 940060003  
FARZAD MASSOUDI  
3 MUIR BEACH CIR  
CORONA DEL MAR CA 92625

ASMT: 939060017, APN: 939060017  
CIRCLE G RANCH  
43521 RIDGE PARK STE 201  
TEMECULA CA 92590

ASMT: 940070001, APN: 940070001  
NITHAM KHANFAR  
31501 SAGECREST DR  
LAKE ELSINORE CA 92532

ASMT: 939060018, APN: 939060018  
DONNA WILKERSON REID, ETAL  
P O BOX 846  
TEMECULA CA 92593

ASMT: 940110001, APN: 940110001  
NHUAN EARNEST, ETAL  
2200 LAS PALOMAS DR  
LA HABRA CA 90631

ASMT: 939080015, APN: 939080015  
DEBERA NELSON  
27777 SYCAMORE MESA RD  
TEMECULA, CA. 92590

ASMT: 940110002, APN: 940110002  
TINA WU, ETAL  
2595 DEVONPORT RD  
SAN MARINO CA 91108

ASMT: 940020009, APN: 940020009  
PAIGE HARRISON  
C/O G S MORTGAGE  
10140 GRAYLING AVE  
WHITTIER CA 90603

ASMT: 940120002, APN: 940120002  
GARY MCMILLAN, ETAL  
C/O GARY MCMILLAN  
29379 RANCHO CALIF NO 201  
TEMECULA CA 92591

ASMT: 940050022, APN: 940050022  
ROADRUNNER INV  
44200 SUNSET TER  
TEMECULA CA 92590

ASMT: 940160004, APN: 940160004  
KATHLYN CLEARY, ETAL  
30746 EARLY ROUND DR  
CANYON LAKE CA 92587

ASMT: 940060002, APN: 940060002  
MICHAEL MONTELEONE  
29185 CAMINO HERMOSA  
MURRIETA CA 92563

ASMT: 940160005, APN: 940160005  
JANIE DRINHAUS, ETAL  
P O BOX 2455  
TEMECULA CA 92593



ASMT: 940160006, APN: 940160006  
MICHAEL BUOYE, ETAL  
C/O MICHAEL D BUOYE  
29279 VIA SANTA ROSA  
TEMECULA, CA. 92590

ASMT: 940230003, APN: 940230003  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 940160008, APN: 940160008  
KAREN SASSCER, ETAL  
44895 VIA GORRION  
TEMECULA CA 92590

ASMT: 940230005, APN: 940230005  
BEATRIZ RAMOS, ETAL  
P O BOX 782  
TEMECULA CA 92593

ASMT: 940160009, APN: 940160009  
SUSAN KUO  
22741 S CANYON LAKE DR  
CANYON LAKE CA 92587

ASMT: 940230006, APN: 940230006  
DANIEL ADAMS, ETAL  
34655 CALLE BELLA LOMA  
TEMECULA CA 92592

ASMT: 940170001, APN: 940170001  
REBECCA HOMME, ETAL  
45230 CORTE VARELA  
TEMECULA CA 92590

ASMT: 940230007, APN: 940230007  
PAUL HOWARTH  
212 JOLIET AVE  
HUNTINGTON BEACH CA 92648

ASMT: 940170017, APN: 940170017  
DENISE GRAHAM, ETAL  
P O BOX 723  
TEMECULA CA 92593

ASMT: 940250006, APN: 940250006  
STATE OF CALIF  
801 K ST STE 806  
SACRAMENTO CA 95814

ASMT: 940190001, APN: 940190001  
RIVERSIDE INV LAND  
C/O MOHAMMAD ASHRIF  
6391 MAGNOLIA AVE NO B  
RIVERSIDE CA 92506

ASMT: 940250011, APN: 940250011  
DONALD ALKEMA  
29165 RIDGELINE CT  
TEMECULA, CA. 92590

ASMT: 940230002, APN: 940230002  
RANCHO CALIFORNIA WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

ASMT: 940250014, APN: 940250014  
KAREN MCNALL, ETAL  
P O BOX 2049  
TEMECULA CA 92593

ASMT: 940250015, APN: 940250015  
CHRISTINA HERINGTON, ETAL  
PMB 151  
27636 YNEZ RD STE L7  
TEMECULA CA 92591

ASMT: 940250017, APN: 940250017  
TERRI DANIEL, ETAL  
29180 RIDGELINE CT  
TEMECULA CA 92591

ASMT: 940250018, APN: 940250018  
DEBRA GEE, ETAL  
29190 RIDGELINE CT  
TEMECULA, CA. 92590

ASMT: 940300028, APN: 940300028  
ESCARPMENT INVESTOR SIX  
C/O PROFESSORS CAPITAL  
990 HIGHLAND DR NO 204  
SOLANA BEACH CA 92075

ASMT: 940310014, APN: 940310014  
REGENCY OUTDOOR ADVERTISING INC  
C/O DRAKE KENNEDY  
8820 SUNSET BLV 2ND FL  
WEST HOLLYWOOD CA 90069

ASMT: 940320007, APN: 940320007  
HUB 3  
3301 HUDNALL ST  
DALLAS TX 75235



ASMT: 935020004, APN: 935020004  
TORREZ JOSE D TRUST  
C/O JOSE D TORREZ  
43625 CALLE CAPISTRANO  
TEMECULA CA 92590

ASMT: 935040002, APN: 935040002  
PATRICIA CASTREJON, ETAL  
5790 BARRETT RD  
COLORADO SPGS CO 80926

ASMT: 935020010, APN: 935020010  
BELINDA TORREZ, ETAL  
11634 E MOONRIDGE  
WHITTIER CA 90601

ASMT: 935040003, APN: 935040003  
VICHEAKYINI STROZEWSKI, ETAL  
42301 PRADERA WAY  
TEMECULA, CA. 92590

ASMT: 935020011, APN: 935020011  
MARIA VERA, ETAL  
41322 DE LUZ RD  
TEMECULA, CA. 92590

ASMT: 935040006, APN: 935040006  
ROSEMARY RYAN, ETAL  
42002 GRANADO PL  
TEMECULA, CA. 92590

ASMT: 935020012, APN: 935020012  
MARIE FARCONE, ETAL  
634 SCOTT TRL  
ANAHEIM HILLS CA 92807

ASMT: 935040007, APN: 935040007  
CARRIE BENGTON, ETAL  
42010 GRANADO PL  
TEMECULA, CA. 92590

ASMT: 935030014, APN: 935030014  
LORI MALLORY  
41198 GRANADO PL  
TEMECULA, CA. 92590

ASMT: 935040009, APN: 935040009  
CINDY SUTHERLAND, ETAL  
25015 HENDON ST  
LAGUNA HILLS CA 92653

ASMT: 935030015, APN: 935030015  
MARGARET MANDERSCHIED, ETAL  
P O BOX 935  
TEMECULA CA 92593

ASMT: 935040010, APN: 935040010  
JAMES HIEBERT  
42459 PRADERA WAY  
TEMECULA, CA. 92590

ASMT: 935030017, APN: 935030017  
CATHERINE DO, ETAL  
25472 CORALWOOD ST  
LAKE FOREST CA 92630

ASMT: 935040012, APN: 935040012  
SHERRY BRANCH, ETAL  
42555 PRADERA WAY  
TEMECULA, CA. 92590



ASMT: 935050001, APN: 935050001  
GEORGE MYERS  
31865 CAMINO MAREA  
TEMECULA CA 92592

ASMT: 935380004, APN: 935380004  
JOSEPHINE PRYOR, ETAL  
3967 WENDI CT  
FALLBROOK CA 92028

ASMT: 935050002, APN: 935050002  
EION MCDOWELL  
42600 PRADERA WAY  
TEMECULA, CA. 92590

ASMT: 935380005, APN: 935380005  
HARRY HART  
C/O TIERRA WEST  
301 E FLORIDA AVE NO A  
HEMET CA 92543

ASMT: 935060007, APN: 935060007  
ALVOCADO  
P O BOX 2020  
TEMECULA CA 92593

ASMT: 935380011, APN: 935380011  
DEBORAH BARNES, ETAL  
7051 AVENIDA DE SANTIAGO  
ANAHEIM CA 92807

ASMT: 935060009, APN: 935060009  
GAYLE STAYNE, ETAL  
P O BOX 308  
TEMECULA CA 92593

ASMT: 935380018, APN: 935380018  
JOHN HONG, ETAL  
1201 N MILWAUKEE AVE  
CHICAGO IL 60622

ASMT: 935060010, APN: 935060010  
DOLORES RICARD, ETAL  
10219 ANDASOL AVE  
NORTHRIDGE CA 91325

ASMT: 935400004, APN: 935400004  
ROSEMARIE SPAISE  
8595 CAMINO LIMON RD  
CORONA CA 92883

ASMT: 935080008, APN: 935080008  
BEVERLY PHELAN, ETAL  
42110 PRADERA WAY  
TEMECULA CA 92590

ASMT: 935400007, APN: 935400007  
GIRDHARI PUROHIT  
1225 E LATHAM AVE STE B  
HEMET CA 92543

ASMT: 935080009, APN: 935080009  
BEVERLY J 1983 TRUST, ETAL  
C/O RICHARD J PHELAN  
42150 GRANADO PL  
TEMECULA CA 92590

ASMT: 935400014, APN: 935400014  
ROSEMARIE SPAISE, ETAL  
8595 CAMOND LIMON RD  
CORONA CA 92883

ASMT: 935400016, APN: 935400016  
KIMMIE NGUYEN  
C/O COLLETTE KIM  
P O BOX 51133  
IRVINE CA 92619

ASMT: 939020009, APN: 939020009  
WELLS FARGO BANK  
C/O RUSHMORE LOAN MGMT SVCS  
15480 LAGUNA CYN STE 100  
IRVINE CA 92618

ASMT: 935400020, APN: 935400020  
GRACIELA HOLGUIN  
7872 SAN BENITO ST  
HIGHLAND CA 92346

ASMT: 939020017, APN: 939020017  
CELIA PEREZ, ETAL  
28231 SYCAMORE MESA RD  
TEMECULA, CA. 92590

ASMT: 935400022, APN: 935400022  
DFI PROP  
C/O TIFFANI VARGAS  
4120 DOUGLAS BL NO 306521  
GRANITE BAY CA 95746

ASMT: 939020018, APN: 939020018  
SHAYNE S REV TRUST, ETAL  
C/O STEPHEN M VISIONI  
28282 SYCAMORE MESA RD  
TEMECULA, CA. 92592

ASMT: 935400023, APN: 935400023  
ADRIAN LEE  
971 SKYLARK DR  
LA JOLLA CA 92037

ASMT: 939030006, APN: 939030006  
DONNA SEEGAR, ETAL  
27333 CORTE DE SEEGAR  
TEMECULA, CA. 92590

ASMT: 935400024, APN: 935400024  
NINETTE RICHARDSON, ETAL  
41845 EAGLE NEST RD  
TEMECULA, CA. 92590

ASMT: 939030007, APN: 939030007  
CANDIDE PETROL  
28260 SYCAMORE MESA  
TEMECULA, CA. 92590

ASMT: 935400026, APN: 935400026  
TIM TRAN  
5503 TRANSPARENT CT  
BAKERSFIELD CA 93313

ASMT: 939030008, APN: 939030008  
KAY MONTEITH, ETAL  
28190 SYCAMORE MESA RD  
MURRIETA, CA. 92562

ASMT: 935410009, APN: 935410009  
LOS ALTURAS  
C/O MATT FLEMING  
3319 WILD OAK LN  
ESCONDIDO CA 92027

ASMT: 939030013, APN: 939030013  
INA ROUSE, ETAL  
28100 SYCAMORE MESA RD  
TEMECULA, CA. 92590

ASMT: 939040005, APN: 939040005  
LEIGH CHIPMAN, ETAL  
41604 BIG SAGE CT  
TEMECULA CA 92591

ASMT: 940020006, APN: 940020006  
PAIGE HARRISON  
C/O G S MORTGAGE  
10140 GRAYLING AVE  
WHITTIER CA 90603

ASMT: 939040006, APN: 939040006  
BETTY MOORE, ETAL  
44765 VIA RENAISSANCE  
TEMECULA CA 92590

ASMT: 940020007, APN: 940020007  
SEMIRA KHASHAEI, ETAL  
P O BOX 82  
ONEONTA NY 13820

ASMT: 939040007, APN: 939040007  
CHRISTINA PRATT, ETAL  
28101 SYCAMORE MESA RD  
TEMECULA, CA. 92590

ASMT: 940020008, APN: 940020008  
KELLY YAM, ETAL  
845 RODEO DR  
BRAWLEY CA 92227

ASMT: 939040008, APN: 939040008  
MARILYN SWARTZ, ETAL  
28077 SYCAMORE MESA RD  
TEMECULA, CA. 92590

ASMT: 940030002, APN: 940030002  
MORGAN STANLEY TRUST  
C/O ROBERT RANDONE  
PLAZA 2 7TH FL  
JERSEY CITY NY 7302

ASMT: 940020001, APN: 940020001  
LOUIS OBRADOVICH, ETAL  
5 LAWRENCE LN  
CENTERVILLE MA 2632

ASMT: 940030003, APN: 940030003  
SAMUEL BARRAGAN, ETAL  
C/O R ANTHONY HENRICH  
43128 CORTE VILLA  
TEMECULA CA 92592

ASMT: 940020002, APN: 940020002  
MARICOPA HOLDINGS INC, ETAL  
C/O MICHAEL LEICESTER  
4940 VIDA AVE  
ATASCADERO CA 93422

ASMT: 940040006, APN: 940040006  
LINDA KHANFAR, ETAL  
31501 SAGECREST DR  
LAKE ELSINORE CA 92532

ASMT: 940020005, APN: 940020005  
RIQUE HOLDINGS  
P O BOX 2617  
GARDEN GROVE CA 92842

ASMT: 940050003, APN: 940050003  
SHEILA BOLTE, ETAL  
1244 W 61ST TERRACE  
KANSAS CITY MO 64113

ASMT: 940070004, APN: 940070004  
DCR INV INC  
P O BOX 10458  
SAN BERNARDINO CA 92423

ASMT: 940090008, APN: 940090008  
MARIA LOERA ORTIZ  
C/O OHANNES KARAOGLANIAN  
48336 VIA VAQUERO  
TEMECULA CA 92590

ASMT: 940070005, APN: 940070005  
MARILYN SALAS, ETAL  
27699 JEFFERSON AVE 311  
TEMECULA CA 92590

ASMT: 940090009, APN: 940090009  
THERESE DOWNING, ETAL  
44195 VIA HORCA  
TEMECULA, CA. 92590

ASMT: 940080001, APN: 940080001  
WESTERN RIVERSIDE COUNTY REG CON AUT  
C/O DEPT FACILITIES MGMT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 940090010, APN: 940090010  
PAMELA FOLEY, ETAL  
P O BOX 892170  
TEMECULA CA 92589

ASMT: 940090001, APN: 940090001  
WESTERN RIVERSIDE COUNTY REG CON AUT  
C/O REAL ESTATE DIV  
3403 10TH ST STE 500  
RIVERSIDE CA 92501

ASMT: 940100002, APN: 940100002  
RAKSHANDA AHMAD, ETAL  
36035 CORTE LISBOA  
MURRIETA CA 92562

ASMT: 940090005, APN: 940090005  
ROKAY KAMYAR  
10144 HERMOSA WAY  
LA MESA CA 91941

ASMT: 940100015, APN: 940100015  
PATTY LYNCH, ETAL  
5205 VISTA MONTANA  
YORBA LINDA CA 92886

ASMT: 940090006, APN: 940090006  
CARLA SANCHEZ, ETAL  
39313 AVENIDA LA CRESTA  
MURRIETA CA 92562

ASMT: 940110003, APN: 940110003  
TINA WU, ETAL  
2595 DEVONPORT RD  
SAN MARINO CA 91108

ASMT: 940090007, APN: 940090007  
CAMINO GATILLO  
C/O DON VEASEY  
32200 VIA SERON  
TEMECULA CA 92592

ASMT: 940140002, APN: 940140002  
CHRISTINE SHOUP, ETAL  
P O BOX 2293  
TEMECULA CA 92593

ASMT: 940140008, APN: 940140008  
THELMA SALINE, ETAL  
312 EUCALYPTUS DR  
REDLANDS CA 92373

ASMT: 940150009, APN: 940150009  
ROGER WOOD  
44760 VIA GORRION  
TEMECULA CA 92590

ASMT: 940140009, APN: 940140009  
NANCY DELANEY, ETAL  
10731 TREENA ST NO 100  
SAN DIEGO CA 92131

ASMT: 940150010, APN: 940150010  
ACADEMIA LTD PARTNERSHIP  
C/O HERMINIO ACADEMIA  
27160 CACTUS AVE  
MORENO VALLEY CA 92555

ASMT: 940140010, APN: 940140010  
PATRICIA OTO, ETAL  
31727 PASEO GOLETA  
TEMECULA CA 92592

ASMT: 940150011, APN: 940150011  
ANNA WATTS, ETAL  
29550 VIA SANTA ROSA  
TEMECULA CA 92590

ASMT: 940140011, APN: 940140011  
ANTHONY CARR  
1049 SAN MARCOS DR  
HEMET CA 92543

ASMT: 940240002, APN: 940240002  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 940140012, APN: 940140012  
WESTERN RIVERSIDE COUNTY REG CON AUT  
C/O ECONOMIC DEV AGENCY  
3403 TENTH ST STE 500  
RIVERSIDE CA 92501

ASMT: 940240006, APN: 940240006  
CINDI BEAUDET, ETAL  
29751 VIA SANTA ROSA  
TEMECULA CA 92590

ASMT: 940150002, APN: 940150002  
HIEN TRAN, ETAL  
9406 REVERE CT  
FOUNTAIN VALLEY CA 92708

ASMT: 940240009, APN: 940240009  
DEVELOPERS INV GROUP  
C/O LADD L PENFOLD  
P O BOX 999  
TEMECULA CA 92593

ASMT: 940150008, APN: 940150008  
MONICA ODER, ETAL  
27475 YNEZ RD NO 345  
TEMECULA CA 92591

ASMT: 940240010, APN: 940240010  
SHARON DESUACIDO, ETAL  
P O BOX 775  
TEMECULA CA 92593

ASMT: 940240012, APN: 940240012  
MING LI, ETAL  
29711 VIA SANTA ROSA  
TEMECULA, CA. 92590

ASMT: 940250013, APN: 940250013  
HUONG NGUYEN, ETAL  
9934 THISTLE AVE  
FOUNTAIN VALLEY CA 92708

ASMT: 940300026, APN: 940300026  
DONALD FISCHER  
615 MESA GRANDE DR  
PALM DESERT CA 92211

ASMT: 928020015, APN: 928020015  
JEAN MARSHALL  
27514 LITTLEWOOD DR  
RCH PALOS VERDE CA 90275

ASMT: 928090020, APN: 928090020  
TERRY FOSTER, ETAL  
20047 CORTE FLORERIA  
MURRIETA CA 92562

ASMT: 928020016, APN: 928020016  
ROSA YOACHUM, ETAL  
20202 FARRELLY CIR  
MURRIETA, CA. 92562

ASMT: 928090021, APN: 928090021  
MARINA GOLDOVSKAYAHERZFELD, ETAL  
11108 OPHIR DR  
LOS ANGELES CA 90024

ASMT: 928020017, APN: 928020017  
ANDREW SU  
10751 ROCKHURST  
SANTA ANA CA 92705

ASMT: 928090022, APN: 928090022  
VLADIMIRO MONTICELLI  
PO BOX 982  
MURRIETA CA 92564

ASMT: 928030001, APN: 928030001  
JEFFREY JOHNSON  
37305 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 928090025, APN: 928090025  
CECILE PETERS, ETAL  
36852 CALLE DE LOBO  
MURRIETA CA 92562

ASMT: 928030002, APN: 928030002  
CAROL SUCHY, ETAL  
37345 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 928100001, APN: 928100001  
CITIMORTGAGE INC  
C/O CR TITLE SERVICES  
1000 TECHNOLOGY DR  
OFALLON MO 63368

ASMT: 928030004, APN: 928030004  
NELLY FARRELLY, ETAL  
P O BOX 279  
MURRIETA CA 92564

ASMT: 928100002, APN: 928100002  
SHU LIAU  
5 PALOMA DR  
MISSION VIEJO CA 92692

ASMT: 928090019, APN: 928090019  
CAROL CARRILLO, ETAL  
3490 ERIK RD  
ESCONDIDO CA 92025

ASMT: 928100003, APN: 928100003  
ANNIE BLOUGH, ETAL  
36990 CALLE DE LOBO  
MURRIETA, CA. 92562



ASMT: 928100004, APN: 928100004  
STEAMBOAT LACRESTA  
C/O RON TUCHSCHMIDT  
P O BOX 882775  
STEAMBOAT SPRINGS CO 80488

ASMT: 928110018, APN: 928110018  
GIRDHARI S PUROHIT INC  
1225 E LATHAM STE B  
HEMET CA 92544

ASMT: 928100005, APN: 928100005  
KIMBERLY CHEIKHA, ETAL  
4 HIDDEN OAKS  
COTO DE CAZA CA 92679

ASMT: 928110019, APN: 928110019  
GHADA ABDO, ETAL  
37690 EL TIGRE DR  
MURRIETA, CA. 92562

ASMT: 928100006, APN: 928100006  
FRANCISCA SHERMAN, ETAL  
20311 STONE POINT  
MURRIETA, CA. 92562

ASMT: 928110020, APN: 928110020  
LUXURY ECO BUILDER INC  
44755 CORTE SANCHEZ  
TEMECULA CA 92592

ASMT: 928100007, APN: 928100007  
JANNITA GONZALES, ETAL  
27503 SIANDRA CREEK LN  
SPRING TX 77386

ASMT: 928120003, APN: 928120003  
NORMA ZIMMER  
31200 SANTIAGO  
TEMECULA CA 92592

ASMT: 928100008, APN: 928100008  
EVELYN HOELDTKE  
11 IRONWOOD CIR  
TABUCO CANYON CA 92679

ASMT: 928120013, APN: 928120013  
CATHERINE BYRD, ETAL  
20250 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928110003, APN: 928110003  
NORMA ZIMMER  
20634 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928120014, APN: 928120014  
KAREN WOMACK, ETAL  
20400 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928110017, APN: 928110017  
JAMES DIAMOND  
37705 EL TIGRE DR  
MURRIETA CA 92562

ASMT: 928120017, APN: 928120017  
TRACY KNEEBUSCH, ETAL  
3770 CALLE DE LOBO  
MURRIETA CA 92562

ASMT: 928120023, APN: 928120023  
DANH HUYNH  
2922 MAYFLOWER AVE  
ARCADIA CA 91006

ASMT: 928170023, APN: 928170023  
FRANCIS LEONARD  
37765 AVD LA CRESTA  
MURRIETA CA 92562

ASMT: 928120024, APN: 928120024  
1ST CLASS HOMES INC  
C/O STEPHEN ALOIA  
32414 CINON DR  
TEMECULA CA 92592

ASMT: 928170037, APN: 928170037  
JULIE MEDDLES, ETAL  
20895 PASEO MONTANA  
MURRIETA CA 92562

ASMT: 928120033, APN: 928120033  
LAM HUYNH, ETAL  
2922 S MAYFLOWER AVE  
ARCADIA CA 91006

ASMT: 928170038, APN: 928170038  
JIANG WEN  
5067 SADDLEBACK ST  
MONTCLAIR CA 91763

ASMT: 928120034, APN: 928120034  
HASSAN FROUKH  
1016 N 33RD ST  
RENTON WA 98056

ASMT: 928170039, APN: 928170039  
CYNTHIA BENNETT, ETAL  
21025 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928170005, APN: 928170005  
MABEL KIM, ETAL  
309 MENLO DR  
GLENDALE CA 91208

ASMT: 928170041, APN: 928170041  
SANDRA EDGAR, ETAL  
21005 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928170006, APN: 928170006  
MITCHELL APODACA  
37902 VIA HUERTA RD  
MURRIETA, CA. 92562

ASMT: 928190018, APN: 928190018  
SYLVIA ARCOS  
SYLVIA ARCOS  
21355 PEQUENO CIR  
MURRIETA, CA. 92562

ASMT: 928170022, APN: 928170022  
DOROTHY DEMMIN, ETAL  
20655 PASEO MONTANA  
MURRIETA, CA. 92562

ASMT: 928190029, APN: 928190029  
LUCILLE GREEN  
40320 CALLE TORCIDA  
TEMECULA CA 92591

ASMT: 928190031, APN: 928190031  
STEFEN GRABOSKI  
11601 MARBLE ARCH DR  
SANTA ANA CA 92705

ASMT: 928190043, APN: 928190043  
HEIDI PROULX, ETAL  
21700 LOS ROBLES RD  
MURRIETA CA 92562

ASMT: 928190033, APN: 928190033  
AYLENE POPKA, ETAL  
P O BOX 1329  
BLUE JAY CA 92317

ASMT: 928200003, APN: 928200003  
FATIMA HUSAIN, ETAL  
P O BOX 4917  
PALOS VERDES PNSL CA 90274

ASMT: 928190034, APN: 928190034  
RICHARD JAMES, ETAL  
37775 VIA BAYA  
MURRIETA CA 92562

ASMT: 928200008, APN: 928200008  
NATURES WORLDS BEST  
11056 PEMBERTON WAY  
ADELANTO CA 92301

ASMT: 928190036, APN: 928190036  
DAWN JARABATH, ETAL  
21820 TODD AVE  
YORBA LINDA CA 92687

ASMT: 928200011, APN: 928200011  
ROBERT STOKES  
12190 PERRIS BLV NO F138  
MORENO VALLEY CA 92557

ASMT: 928190037, APN: 928190037  
LYNN MCELRATH, ETAL  
37730 VIA BAYA  
MURRIETA, CA. 92562

ASMT: 928200012, APN: 928200012  
LORRAINE STOKES  
26246 KALMIA AVE  
MORENO VALLEY CA 92555

ASMT: 928190038, APN: 928190038  
LAURA LANDIS, ETAL  
21264 PEQUENO CIR  
MURRIETA CA 92562

ASMT: 928200014, APN: 928200014  
STEPHAN L MCELRATH ACCOUNTANT PENSIC  
1500 QUAIL ST STE 450  
NEWPORT BEACH CA 92660

ASMT: 928190039, APN: 928190039  
LAURIE OTTMAN, ETAL  
21350 PEQUENO CIR  
MURRIETA, CA. 92562

ASMT: 928210003, APN: 928210003  
CONSTANCE MISTRETTE, ETAL  
1900 AVE OF THE STARS 2400  
LOS ANGELES CA 90067

ASMT: 928210004, APN: 928210004  
MAITA VALDEZ, ETAL  
100 VIA NOGALES  
PALOS VERDES EST CA 90274

ASMT: 928220011, APN: 928220011  
GIRDHARI S PUROHIT MD INC  
1225 E LATHAM NO B  
HEMET CA 92544

ASMT: 928210005, APN: 928210005  
VIA VISTA GRANDE  
C/O RUDY NUNEZ  
25630 ADDISON LN  
MURRIETA CA 92562

ASMT: 928220012, APN: 928220012  
STEVE MAGOULAS, ETAL  
39865 Highbury Dr  
MURRIETA CA 92563

ASMT: 928210014, APN: 928210014  
MAITA VALDEZ, ETAL  
30312 CALLE DE BUENOS  
RCH PALOS VERDES CA 90275

ASMT: 928220013, APN: 928220013  
JEAN PIJNENBURG  
P O BOX 1172  
JAMUL CA 91935

ASMT: 928210015, APN: 928210015  
REBECCA SANTIAGO, ETAL  
34362 HIDDEN GLEN CIR  
WILDOMAR CA 92595

ASMT: 928220023, APN: 928220023  
DE ORO OSO  
C/O PAUL J MAGOULAS  
35985 MURANO ST  
MURRIETA CA 92562

ASMT: 928210016, APN: 928210016  
NANCY VANPATTEN, ETAL  
P O BOX 1962  
HUNTINGTON BEACH CA 92647

ASMT: 928220026, APN: 928220026  
JSB LA CRESTA GROUP  
415 N SANTA FE  
VISTA CA 92084

ASMT: 928210017, APN: 928210017  
IRMA ATILLO, ETAL  
43505 SAN FERMIN PL  
TEMECULA CA 92592

ASMT: 928220028, APN: 928220028  
CANDIDE PETROL  
28260 SYCAMORE MESA RD  
TEMECULA CA 92590

ASMT: 928210019, APN: 928210019  
BEVERLY BAKER, ETAL  
6227 MONERO DR  
RCH PALOS VERDES CA 90274

ASMT: 928220029, APN: 928220029  
MARY FRIESTEDT, ETAL  
328 BELLAIRE ST  
DEL MAR CA 92014

ASMT: 928220030, APN: 928220030  
PUTNAM TRUST CO, ETAL  
C/O PUTNAM TRUST CO  
16 WILTON RD  
WESTPORT CT 6880

ASMT: 928240054, APN: 928240054  
PETRA QUINN, ETAL  
37635 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 928230016, APN: 928230016  
CAROLINE EITZEN, ETAL  
C/O REGGIE RAGSDALE  
40275 VIA CABALLOS  
MURRIETA CA 92562

ASMT: 928250013, APN: 928250013  
HSBC BANK USA  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY CA 93063

ASMT: 928230021, APN: 928230021  
CAROLE CAMPBELL, ETAL  
37480 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928250015, APN: 928250015  
ROBERT BROWN  
5059 QUAIL RUN RD NO 22  
RIVERSIDE CA 92507

ASMT: 928240025, APN: 928240025  
MATTEO MERCURIO  
37800 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928250022, APN: 928250022  
DAWN HERNANDEZ, ETAL  
37289 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928240034, APN: 928240034  
ELITE HOMES OF LA CRESTA  
28545 OLD TOWN FRONT ST ST  
TEMECULA CA 92590

ASMT: 928250023, APN: 928250023  
DOINA CIOBANU, ETAL  
24098 CROWNED PARTRIDGE LN  
MURRIETA CA 92562

ASMT: 928240046, APN: 928240046  
ZHIHAO VI, ETAL  
37625 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928250024, APN: 928250024  
WILLIAM MILTNER  
402 W BROADWAY STE 800  
SAN DIEGO CA 92101

ASMT: 928240049, APN: 928240049  
HELEN HADDAD, ETAL  
45580 ANZA RD  
TEMECULA CA 92592

ASMT: 928250025, APN: 928250025  
DAMARIS MENDYK, ETAL  
38234 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 928250028, APN: 928250028  
PARVINDER SIDHU, ETAL  
7817 BENT TREE  
AMARILLO TX 79121

ASMT: 928260027, APN: 928260027  
JENNIFER COLDANI, ETAL  
38195 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928260002, APN: 928260002  
LORI SWINGLE, ETAL  
38000 VIA BAYA  
MURRIETA CA 92562

ASMT: 928260028, APN: 928260028  
MARCIE SCHUBERT, ETAL  
38095 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 928260003, APN: 928260003  
KAMILL ROHNY  
37855 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928260029, APN: 928260029  
PENSRI MINNELLA, ETAL  
37626 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928260004, APN: 928260004  
SANDRA SOMERVILLE, ETAL  
37777 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928260030, APN: 928260030  
DONNA GOOCHEY, ETAL  
41908 BROOK CT  
MURRIETA CA 92562

ASMT: 928260024, APN: 928260024  
ANNELIESE HERCHER, ETAL  
37806 VI MAJORCA  
MURRIETA CA 92562

ASMT: 928270007, APN: 928270007  
NADINE KAPPER, ETAL  
141 HOLBROOKE WAY  
GRASS VALLEY CA 95945

ASMT: 928260025, APN: 928260025  
KAREN PAPAGOLOS, ETAL  
37635 VIA MAJORCA  
MURRIETA, CA. 92562

ASMT: 928270008, APN: 928270008  
KESSLER FAMILY LTD PARTNERSHIP  
P O BOX 308  
WILDOMAR CA 92595

ASMT: 928260026, APN: 928260026  
STYLE BARNETT HOME BUILDERS  
3361 HORIZON ST  
CORONA CA 92881

ASMT: 928270028, APN: 928270028  
SHELLEY OSTLUND WOLD, ETAL  
21110 CAMINO DE JUGADOR  
MURRIETA, CA. 92562

ASMT: 928270029, APN: 928270029  
JAVIER VENEGAS  
21105 CAMINO DE JUGADOR  
MURRIETA, CA. 92562

ASMT: 928300003, APN: 928300003  
SUE PEEPLES, ETAL  
21370 AVENIDA DE ARBOLES  
MURRIETA CA 92562

ASMT: 928270030, APN: 928270030  
JENNIFER BRAHAM, ETAL  
P O BOX 1544  
HUNTINGTON BEACH CA 92647

ASMT: 928300004, APN: 928300004  
KAREN WINN  
21410 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928270031, APN: 928270031  
DEBRA MAYNARD, ETAL  
10678 BOULDER CANYON RD  
ALTA LOMA CA 91737

ASMT: 928300005, APN: 928300005  
JOANNE NEW, ETAL  
38833 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928270032, APN: 928270032  
ELAINE SAMARIN, ETAL  
21385 HODAN HILL CT  
MURRIETA, CA. 92562

ASMT: 928300006, APN: 928300006  
NICOLE KUTSCHER, ETAL  
38755 VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928270033, APN: 928270033  
RENEE MATHISEN, ETAL  
21001 HODAN HILL CT  
MURRIETA CA 92562

ASMT: 928300007, APN: 928300007  
LYNDA VITAMANTI, ETAL  
38720 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928290010, APN: 928290010  
JACQUELINE VONSYDOW, ETAL  
21315 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928300008, APN: 928300008  
HOMESALES INC  
C/O CHASE HOME FINANCE  
35848 NONNIE DR  
WILDOMAR CA 92595

ASMT: 928290035, APN: 928290035  
MARIA BENZL, ETAL  
28581 JAEGER DR  
LAGUNA NIGUEL CA 92677

ASMT: 928300010, APN: 928300010  
MARIANNE HUDACK, ETAL  
38280 VIA MAJORCA  
MURRIETA CA 92562

ASMT: 928310001, APN: 928310001  
STEVEN STAVIG  
181 1/2 ROYCROFT AVE  
LONG BEACH CA 90803

ASMT: 928310012, APN: 928310012  
DOROTHY GUGLIOTTA, ETAL  
21705 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928310006, APN: 928310006  
ELSJE OEY, ETAL  
16747 CATALONIA DR  
RIVERSIDE CA 92504

ASMT: 928310013, APN: 928310013  
MARY BOLLER, ETAL  
1990 OAKLAND HILLS DR  
CORONA CA 92882

ASMT: 928310007, APN: 928310007  
PNC MORTGAGE  
3232 NEWMARK DR  
MIAMISBURG OH 45342

ASMT: 928310016, APN: 928310016  
KARIE FRISTOE, ETAL  
38095 AVENIDA MANANA  
MURRIETA, CA. 92562

ASMT: 928310008, APN: 928310008  
FELICITAS DOUCETTE YAKUT, ETAL  
39820 CALLE CONTENTO  
TEMECULA CA 92591

ASMT: 928310018, APN: 928310018  
HEATHER BOWERS, ETAL  
21347 AVENIDA DE MANANA  
MURRIETA CA 92562

ASMT: 928310009, APN: 928310009  
ISAAC ABELSKI  
21851 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928310020, APN: 928310020  
AUDREY THOMAS, ETAL  
62 SUNSHINE PLZ  
SEQUIM WA 98382

ASMT: 928310010, APN: 928310010  
PAUL SUMMERFIELD  
21555 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928310021, APN: 928310021  
JAMES RIUTCEL  
38865 AVENIDA MANANA  
MURRIETA, CA. 92562

ASMT: 928310011, APN: 928310011  
JULIE CHON, ETAL  
21629 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928320001, APN: 928320001  
GIZELLA CZIRAKI, ETAL  
2242 N HWY 395  
FALLBROOK CA 92028



ASMT: 928320003, APN: 928320003  
DIANE REYNOLDS, ETAL  
22830 HIDDEN CREEK CT  
MURRIETA CA 92562

ASMT: 928330012, APN: 928330012  
BRENT BIRKIN, ETAL  
7640 S GREENSFERRY RD  
COUER D ALENE ID 83814

ASMT: 928320004, APN: 928320004  
PATRICIA BLACKWELL, ETAL  
5075 POWELL VALLEY RD  
BIG STONE GAP VA 24219

ASMT: 928330013, APN: 928330013  
BANK OF AMERICA  
P O BOX 9000  
GETZVILLE NY 14068

ASMT: 928320005, APN: 928320005  
MARLENY PALMANTIER  
21959 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928340001, APN: 928340001  
SADIQA NAEEMY, ETAL  
38596 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928320006, APN: 928320006  
SHEREE DENNEY, ETAL  
21979 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928340002, APN: 928340002  
ROSEMARY BOORMAN, ETAL  
21630 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928320009, APN: 928320009  
DEBRA CAMPBELL, ETAL  
30482 VIA FESTIVO  
SAN JUAN CAPO CA 92675

ASMT: 928340036, APN: 928340036  
MARY NICKERSON, ETAL  
38850 VIA CANTAVIENTO  
MURRIETA CA 92562

ASMT: 928320010, APN: 928320010  
BRUCE SCHER  
C/O SANTA ROSA SERVICES  
21952 AVENIDA DE ARBOLES  
MURRIETA, CA. 92562

ASMT: 928340037, APN: 928340037  
CARRIE MARLOW, ETAL  
32077 DILLON CIR  
WILDOMAR CA 92595

ASMT: 928330011, APN: 928330011  
TRACEY PALMER, ETAL  
38950 PASEO CHAPPARO  
MURRIETA, CA. 92562

ASMT: 928340038, APN: 928340038  
DIANE GONZALES, ETAL  
38750 VIA CONTEVIENTO  
MURRIETA, CA. 92562

ASMT: 928340039, APN: 928340039  
WILLS, ETAL  
400 PALISADES AVE  
SANTA MONICA CA 90402

ASMT: 928340048, APN: 928340048  
JOYCE CUMMINGS, ETAL  
P O BOX 1352  
MURRIETA CA 92564

ASMT: 928340040, APN: 928340040  
CYNTHIA DARLING, ETAL  
38530 VIA VISTA GRANDE  
MURRIETA, CA. 92562

ASMT: 928350025, APN: 928350025  
PAULA PARZONKO, ETAL  
38350 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 928340041, APN: 928340041  
JEANNENE SUTTON, ETAL  
38576 VIA VISTA GRANDE  
MURRIETA CA 92562

ASMT: 928350027, APN: 928350027  
EDNA GRIZZLE, ETAL  
490 ALABAMA ST NO 105  
REDLANDS CA 92373

ASMT: 928340043, APN: 928340043  
ERIC HART  
2362 ALMEZA AVE  
ROWLAND HEIGHTS CA 91748

ASMT: 928350028, APN: 928350028  
WILLIAM MORSCHAUSER  
10790 CIVIC CTR DR NO 203  
RCH CUCAMONGA CA 91730

ASMT: 928340044, APN: 928340044  
MIRIAM TAYLOR  
23905 CLINTON KEITH RD  
WILDOMAR CA 92595

ASMT: 928350029, APN: 928350029  
KULJINDER CHEEMA, ETAL  
38638 AVENIDA CAROLINAS  
MURRIETA, CA. 92562

ASMT: 928340045, APN: 928340045  
GEORGE SEHREMELIS  
6957 CORTE LANGOSTA  
CARLSBAD CA 92009

ASMT: 928350030, APN: 928350030  
MIRIAM TAYLOR  
23906 CLINTON KEITH 114  
WILDOMAR CA 92595

ASMT: 928340047, APN: 928340047  
GENEVA PRICE  
24256 CALLE ARTINO  
MURRIETA CA 92562

ASMT: 928350032, APN: 928350032  
VICTORIA GHAFOURI, ETAL  
P O BOX 97  
TEMECULA CA 92593

ASMT: 928360004, APN: 928360004  
ROBIN STANGENBERG, ETAL  
36440 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 930020001, APN: 930020001  
BARRATT PHILLIPS, ETAL  
C/O DENNIS K CLINE  
1 MEADOW PARK CIR  
BELMONT CA 94002

ASMT: 928360006, APN: 928360006  
PATRICIA PEKICH, ETAL  
36011 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 930020002, APN: 930020002  
LA CRESTA CANYON  
1550 S WESTRIDGE RD  
WEST COVINA CA 91791

ASMT: 928360007, APN: 928360007  
MARINA CASTANEDA, ETAL  
36263 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 930030003, APN: 930030003  
REALTY TRUST GROUP INC  
PMB 529  
23905 CLINTON KEITH 114  
WILDOMAR CA 92595

ASMT: 928360008, APN: 928360008  
KAREN BARUTH, ETAL  
36160 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 930040005, APN: 930040005  
ELSINORE MURRIETA ANZA RESOURCE CONS  
23905 CLINTO KEITH NO 114  
WILDOMAR CA 92595

ASMT: 928360011, APN: 928360011  
GLAMORE HOMES INC  
C/O SUNWEST BANK  
17542 E 17TH ST NO 200  
TUSTIN CA 92780

ASMT: 930050001, APN: 930050001  
RICHARD KULJIAN, ETAL  
40615 CALLE KATERINE  
TEMECULA CA 92591

ASMT: 928360018, APN: 928360018  
CRAFTSMEN HOMES  
1157 N RED GUM ST  
ANAHEIM CA 92806

ASMT: 930050002, APN: 930050002  
3 MACS INV  
39195 CORTE DE OLLAS  
MURRIETA CA 92562

ASMT: 928360020, APN: 928360020  
MARJORIE DEGRANDMONT, ETAL  
37002 CALLE DE LOBO  
MURRIETA, CA. 92562

ASMT: 930070001, APN: 930070001  
J BABBITT, ETAL  
P O BOX 7000 375  
ROLLING HILLS CA 90274

ASMT: 930080020, APN: 930080020  
CHERYL VOTAW, ETAL  
39075 CORTE DE OLLAS  
MURRIETA CA 92562

ASMT: 930130006, APN: 930130006  
JOANNE PATTON, ETAL  
21490 CAMINO ARRIBA  
MURRIETA, CA. 92562

ASMT: 930080021, APN: 930080021  
ELECTRA RESOURCES  
4001 S 700 E NO 500C  
SALT LAKE CITY UT 94107

ASMT: 930130009, APN: 930130009  
BONNIE EASTWOOD, ETAL  
38759 VALLE VISTA  
MURRIETA, CA. 92562

ASMT: 930100002, APN: 930100002  
LINDA LETHIN, ETAL  
238 CLAREMONT AVE  
LONG BEACH CA 90803

ASMT: 930130010, APN: 930130010  
GLORIA BERINGHAUSE, ETAL  
38760 VALLE VISTA  
MURRIETA, CA. 92562

ASMT: 930120001, APN: 930120001  
REALTY TRUST GROUP INC  
PMB 529  
23905 CLINTON KEITH NO 114  
WILDOMAR CA 92598

ASMT: 930130016, APN: 930130016  
NFN AGUINA  
22063 WOODWARD WAY  
MURRIETA CA 92562

ASMT: 930120011, APN: 930120011  
NWK1 INC  
C/O RABOBANK  
45 RIVER PARK W STE 507  
FRESNO CA 93720

ASMT: 930130025, APN: 930130025  
NANCY JO SINKIEWICZ, ETAL  
38765 VALLE VISTA  
MURRIETA, CA. 92562

ASMT: 930130001, APN: 930130001  
SATINDER MANN, ETAL  
2501 CAMINO DEL SOL  
FULLERTON CA 92633

ASMT: 930130026, APN: 930130026  
ETHAL OGDEN, ETAL  
21625 VALLE VISTA  
MURRIETA CA 92562

ASMT: 930130005, APN: 930130005  
DYLAN WONG, ETAL  
21330 CAMINO ARRIBA  
MURRIETA, CA. 92562

ASMT: 930130027, APN: 930130027  
ROBERT GANNON  
36250 AVENIDA LA CRESTA  
MURRIETA, CA. 92562

ASMT: 930130030, APN: 930130030  
ANNIE Y SAM FAMILY LTD PARTNERSHIP  
C/O ANNIE SAM  
13291 TWIN HILLS NO 60B  
SEAL BEACH CA 90740

ASMT: 930340006, APN: 930340006  
TATE TEMECULA LOTS  
C/O MARK ELLIOTT  
3351 MCGRAW ST  
SAN DIEGO CA 92117

ASMT: 930230005, APN: 930230005  
MIRANDA KUONG, ETAL  
13834 SADDLEVIEW DR  
N POTOMAC MD 20878

ASMT: 930340007, APN: 930340007  
TATE TEMECULA LOTS  
C/O RONALD M TATE  
22 S SANTA CRUZ AV 2ND FL  
LOS GATOS CA 95030

ASMT: 930230016, APN: 930230016  
AIMEE WARREN, ETAL  
21285 AVENIDA INSOOK  
MURRIETA, CA. 92562

ASMT: 930230017, APN: 930230017  
ROD STEEL  
21265 AVENIDA INSOOK  
MURRIETA, CA. 92562

ASMT: 930230027, APN: 930230027  
RUTH SEAMAN, ETAL  
38496 KING CT  
MURRIETA, CA. 92562

ASMT: 930230028, APN: 930230028  
KIMBERLY ENGLAND, ETAL  
30345 SKIPPERS WAY  
CANYON LAKE CA 92587

ASMT: 930230029, APN: 930230029  
TAKAKO OKANO, ETAL  
P O BOX 1244  
MURRIETA CA 92564

December 14, 2011

James Sinkiewicz  
38765 Valle Vista  
Murrieta, CA 92563  
APN# 930-130-025  
Ph: 951-696-4454

Supervisor Bob Buster  
Riverside County Board of Supervisors  
4080 Lemon Street - 4th Floor  
Riverside, California 92501

For the Record for the Riverside County Board of Supervisors

Dear Sir:

I ask that my parcel, APN# 930-130-025 be removed from the Northern Santa Rosa Plateau Escarpment Area and be unencumbered by Ordinance 348.4299 or other ordinances of this kind.

2 The current building and grading permit moratorium may constitute a regulatory "taking" in violation of the 5<sup>th</sup> Amendment if it cannot be justified, leaving the county open to legal costs and financial restitution to affected property owners. It is my belief that the Board's imposition of the moratorium and its requirement that the moratorium can only be lifted through passage of an ordinance, and not through careful study of its impact, only adds to the county's possible litigation exposure.


1 Sufficient regulatory restrictions exist to protect the public from fire, flooding and other hazards. That the proposed ordinance has as its only criteria for including property under its restrictive requirements is that the property can be viewed from Highway 15 is now a matter of public record and not sufficient justification for the moratorium or any ordinance that would be required to lift it.

3 For the record, my property is within the Northern Santa Rosa Plateau Escarpment Area and is clearly defined in a map displayed by Mr. Adam Rush of the Planning Commission staff as being entirely "Non-visible".

In addition to my request that my property be removed from the boundaries of the Northern Santa Rosa Plateau Escarpment Area, I ask that the current moratorium be lifted without additional ordinances or other regulatory interference which erode private property rights.

Thank you for your time and attention to this matter.

Sincerely,

  
James Sinkiewicz

Submitted by James Sinkiewicz  
1/10/12 Item 1.2  
(date)

Santa Margarita Ranchos Property Owners Association  
C/O Ralston Management  
41874 Sixth Street  
Temecula, CA 92590(951)  
296-9030 \* Fax (951) 296-9033

Board of Supervisors  
County of Riverside  
4080 Lemon St  
Riverside, CA 92501-3609

December 14/2011

Re: Current Moratorium and Regulations, Temecula Escarpment.

Honorable Supervisors:

The evening December 13th the Board of the above mentioned property owners association held an extraordinary meeting at the request of some of the property owners affected by the moratorium and regulations. We addressed ourselves to the text available to us of both documents. As a result of our perusal, and the testimony of one of the members who had attended a meeting of the Planning Commission we find ourselves in a measure of confusion. Is the moratorium still in effect, or has the Board of Supervisors passed the regulations? Which applies at the current time? If the Supervisors have not yet passed the regulations when do they plan n doing so?

As a result of our meeting the Board of the POA proposed and unanimously passed the following resolution:

*The Board of Directors of the Santa Margarita Ranchos Property Owners Association recommends to the County of Riverside Board of Supervisors that it resolve the applicable issues and remove the proposed building moratorium on the properties impacted by the escarpment ordinance.*

Sincerely,



A. Reginald Watts, President  
Santa Margarita Ranchos Property Owners Association

01-10-2012

1-2

2011-12-110854

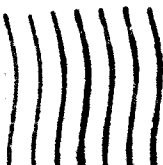
A. Reginald & Anna Watts  
29550 Via Santa Rosa  
Temecula, CA 92590 - 5302

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2011 DEC 20 PM 2:54



Board of Supervisors  
County of Riverside  
4080 Lemon St  
Riverside, CA 92501-3609





PROPOSED COUNTY OF RIVERSIDE ORDINANCE NO. 348.4229

Comments by Barbara Bowers  
Of the Concerned Citizens of the Santa Rosa Plateau (CCSRP)  
Riverside County Board of Supervisors Meeting  
January 10, 2012

This Ridgeline Ordinance is nothing more than a taking of private property by creating an overly onerous permitting process that does nothing to promote safety or security.

We do not need additional requirements for grading and development. They are already in place.

Supervisor Buster's office sponsored a meeting inviting the members of the La Cresta Property Owners Association last Wed, January 4<sup>th</sup>. At that meeting, we we're told by Buster's Chief of Staff, Dave Stahovich that the Ordinance was going away.

He also told us that the Urgency Ordinance 449.243 which prohibits ANY building of any kind which you would be on the agenda today and would be lifted. I do not see it on the agenda....Stahovich lied. Is that how Riverside County conducts its business, lying to constituents?

The Planning Commission voted 5 to 0 to not adopt the current ordinance.

I live in La Cresta. My property is not in the Ridgeline, but this still affects every property owner on the Santa Rosa Plateau. I have sold real estate on the Plateau the last 10 years. Any time you put additional requirements on a property you have devalued it. Just the process and the uncertainty devalues the entire area. What buyer will even put an offer on a property that requires more studies than another? Stop the County Land Grab. If you want property for conservation then pay fair market value like everyone else.

Stop devaluing property so the Riverside Conservation Authority can pick it up for less than fair market value. In Tenaja you created a HANS criteria cell requiring affected property owners to do additional studies to build. HANS stands for Habitat Acquisition Negotiation Strategy. These requirements are NOT mandated by the state or the federal government. You were successful in creating an environment that led to several bankruptcies by property owners complying with your additional studies. They spent 5+ years and \$100,000+ in fees only to have Planning or Building & Safety deny the permit or split. Then right after denying the split the Riverside Conservation Authority offers to purchase at half the current market value.

It worked! There are apprx 80 parcels in Tenaja that are owned by the Riverside Conservation Authority. They do not pay taxes and they are not required to clear brush. Neighboring property owners cannot get fire insurance. Stop creating a danger in the middle of my neighborhood. Your land corridors are the equivalent of fuses soaked in

PETITION: CONCERNED  
CITIZEN'S OF LA CRESTA  
AGAINST PROPOSED ORD #384.4229

Sylvia Hernandez - 21355 Pequeno Cirde, Murrieta, CA 92562 (310) 809-5676

ANDREW WEIÖEL - 41825 Calle Band de, Murrieta, CA 92562 951-894-6132-

JAMES SINKIEWICZ - 38765 Valle Vista Murrieta, CA ~~951~~ 951-696445;

MICHAEL CHAFONE 38400 VIA VISTA GRANDE 704-9900

Nancy Jo Senterewicz 38765 Valle Vista 951-6964454

Eddel Bueck 40100 Avenida La Cresta 951-600-0302

Aprilia Britight 41692 Avenida La Cresta 951-6770404

John ~~Fantuzzi~~ 41690 Avenida La Cresta 951-7040244

Samuel Bueck 40100 Avenida La Cresta <sup>Murrieta</sup> 92562 951-600-0302

Ann & Kemp Dubow 39324 Calle de Companero 951  
Murrieta, CA

951-905-9443

Bill Brody 39015 Avenida Bonita, CA Murrieta 951 657-2215

~~Al~~ 40305 CAMINO NORDESTE MURRIETA 951-704-5026

Stacie E Johnson 40305 CAMINO NORDESTE, MURRIETA

~~Wendy~~ 37800 Via Vista Grande Murrieta 951-970-1436

Antonette Tye 38685 AVENIDA BONITA MURRIETA 951-461-1328

Carolyn Drake 38417 Avenida Bonita Murrieta 951-677-0866  
951-698-5933

Victor Goehy ~~Victor~~ 41908 Brook Ct Murrieta 304-94.  
THEODORE T. MILLER ~~T. Miller~~ 6227 MONERO DR. RANCHO PALOS VERDES  
(310) 541-1452  
BEVERLY MILLER ~~Beverly Miller~~ 6227 MONERO DR. RANCHO PALOS VERDES  
JANET PIERCE ~~Janet Pierce~~ 20825 Sierra Elena (310) 541-1452  
(851) 677-4604  
Ted & Kathy Russell 41224 Avenida La Cresta (951) 764-7225  
Sharon Tate Bennett 41005 Valle Vista Murrieta (951) 698-0204  
RONALD New 38833 Via Vista Grande Murrieta 951 698-0365  
JOSE BENNETT 41005 Valle Vista Murrieta 951. 698 0204  
Mark Jay 35701 Avenida La Cresta Murrieta 909-215-0598  
Ed Wold 21110 CAMINO DE JUGADOR MURRIETA 951 4402254  
Nadir Cabral Lins 20759 Gabriella Ln. Murrieta, CA 92562  
ELAINE O'NEIL 38200 VIA MAJORCA MURRIETA, CA 92562  
Lisa Mc Namara 40485 Via Caballos Murrieta CA 92562 951 894 6863 ~~John Miller~~  
Margie Lee Kierstein 38933 Calle de Compañero Murrieta, CA 92562 951 894-6211 ~~Margie Lee Kierstein~~  
Bill Demmin 20655 PASO MONTANA MURRIETA, CA. 951 461-2443  
Dabney Finch 35415 Avenida La Cresta Murrieta CA 951-698-1908  
GARY GLAZER 35415 AVENIDA LA CRESTA, MURRIETA, CA 951-698-1908  
Dee Howe 23905 Clinton Kyrth Rd. STE 114 Wildomar, CA 92595  
Barbara Bowers 38865 Avenida La Cresta, Murrieta, CA 92562  
Karin Oger 21625 Valle Vida Murrieta CA 92562  
Jerry Martin 238 Claremont Ave, Long Beach CA 90803  
Reinhold Stichel 138622 Vista Del Bosque Murrieta CA 92562  
JOHN Kuo 2595 DEVONPORT RD, SAN MARINO, CA 91108  
Felicitas Yakut P.O. Box 1762, Temecula, CA 92593

PAGE 2 PETITION CONCERNED CITIZENS  
OF LA CRESTA AGAINST PROPOSED  
ORD # 384.4229

William K Kassin 37846 Via Matsuo, Murrieta  
Cheryl Bessler 37840 Via Majorca, Murrieta 92562  
Larry Markham 41635 Enterprise <sup>951-677-0295</sup> 951-677-0295  
Circle N, Ste B  
Temecula 92590-5684  
Gerald Barnes 12836 Alondra Blvd. 909 322-8482  
Cerritos, CA 90703 (562) 921-9611  
Laura Loring Koners 21121 Via Los Laureles, Murrieta,  
(951) 696-9444 ca. 92562  
CHRISTINA + ROBERT GUINA 21384 PASO MONTANA, MURRIETA CA 92562  
951-698-1697  
Jack O'Neil 38200 VIA MAJORCA  
92562 951-894-1657  
Charles Stevens 39105 Avenida ~~Washburn~~  
Hacresta  
Murrieta CA 92562  
RUDY NUNEZ 25631 ADDISON ST, MURRIETA CA 92562  
MICHAEL CAHAFOUR P.O. BOX 97, TEMECULA 92592 951-764-9900

## Barbara Bowers

---

**Date:** 01/09/2012 12:18 PM  
**From:** Ron Tuchschiidt <rontuchschiidt@mac.com>  
**To:** district1@rcbos.org  
**Cc:** Barbara Bowers <BarbaraBowers@topproducer.com>  
**Subject:** Ridgeline Ordinance and Building Moratorium

Dear Mr. Buster,

I live in Steamboat Springs, Colorado and so it is impractical for me to attend the Meeting scheduled for January 10th, 2012. I would very much like to have this letter entered into the Administrative Record.

I am appalled at the actions taken by Riverside County. The building moratorium effectively removes all value from the land by removing any right to develop. This is by definition a condemnation. While the land is undevelopable the county of Riverside continues to assess substantial taxes. Included are taxes for water and other services which are clearly not useful or available.

We bought our land in a Riverside County approved subdivision with every reasonable expectation that it was buildable. The proposed Ridgeline Ordinance would add substantial development costs to land owners who purchased land without these conditions being imposed. This devalues the land after the fact.

I think this is an effort on the part of the County to maintain open space at the expense of the individual land owners. If the county wants open space then the county should own the land. It appears that this Moratorium and Ridgeline Ordinance are designed to devalue the property before the county tries to buy it. I doubt if this is legal and I know it isn't fair.

Please, do the right thing and repeal the Moratorium and reject the Ordinance.

Respectfully Yours,

Ron Tuchschiidt  
Steamboat La Cresta, LLC

<><><><><><>

Our government has progressed from the power of persuasion to the persuasion of power

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

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

*STANLEY  
LICH*

**SPEAKER'S NAME:** Barbara Bowers

**Address:** 38865 Avenida LaCresta  
(only if follow-up mail response requested)

**City:** Murrieta **Zip:** 92562

**Phone #:** (951) 837-1277

**Date:** 1-10-12 **Agenda #:** 1.2

**PLEASE STATE YOUR POSITION BELOW:**

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

Support     Oppose     Neutral

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

*PROTEST  
TAKING*

Support     Oppose     Neutral

**I give my 3 minutes to:** \_\_\_\_\_

Comin.

Riverside County Board of Supervisors  
Request to Speak

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

**SPEAKER'S NAME:** TED MILLER

**Address:** 6227 MONERO DR.  
(only if follow-up mail response requested)

**City:** RANCHO PALOS VERDES **Zip:** 90275

**Phone #:** 310-541-1452

**Date:** 1/10/2012 **Agenda #** 1.2

**PLEASE STATE YOUR POSITION BELOW:**

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

       Support              Oppose             Neutral  
ON AMERICAN TERRITORY (UN) TO BE

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

LAZAR FROM I-15  
       Support             Oppose             Neutral

**I give my 3 minutes to:** \_\_\_\_\_

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

Submit request to Clerk of Board (right of podium),  
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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Beverly Miller

**Address:** 6227 Monero Dr  
(only if follow-up mail response requested)

**City:** Rancho Palos Verdes **Zip:** 90275

**Phone #:** 310 541-1452

**Date:** 1/10/2012 **Agenda #** 1.2

**PLEASE STATE YOUR POSITION BELOW:**

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

Support     Oppose     Neutral

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

Support     Oppose     Neutral

**I give my 3 minutes to:** Ted Miller



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

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

**SPEAKER'S NAME:** JOHN Kuo

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** 626-536-3006

**Date:** 1/10/2012 **Agenda #** 1-2

**PLEASE STATE YOUR POSITION BELOW:**

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

\_\_\_\_\_ **Support**    X **Oppose**    \_\_\_\_\_ **Neutral**

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

\_\_\_\_\_ **Support**    \_\_\_\_\_ **Oppose**    \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

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

Submit request to Clerk of Board (right of podium),  
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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** EMILY SUTHERLAND

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** 949-837-0586

**Date:** 1/10/12 **Agenda #** 1.2

*DeLoz  
down  
CANT  
BOLD*

**PLEASE STATE YOUR POSITION BELOW:** *em*

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

\_\_\_\_\_ **Support**     **Oppose**    \_\_\_\_\_ **Neutral**

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

\_\_\_\_\_ **Support**    \_\_\_\_\_ **Oppose**    \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

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

Submit request to Clerk of Board (right of podium),  
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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** STEPHEN MILES, Esq.

**Address:** smiles@mileslawgroup.com  
(only if follow-up mail response requested)

**City:** Costa Mesa **Zip:** 92626

**Phone #:** 714-393-3309

**Date:** 1/10/12 **Agenda #** 1.2

**PLEASE STATE YOUR POSITION BELOW:**

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

       Support        X   Oppose             Neutral  
*the ordinance*

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

  X   Support             Oppose             Neutral  
*SUBMIT TO PEOPLE GOV.*

**I give my 3 minutes to:** \_\_\_\_\_

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

Submit request to Clerk of Board (right of podium),  
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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** JANEK DOMBROVA

**Address:** 2020 S. ROBERTSON BL.  
(only if follow-up mail response requested)

**City:** LA. **Zip:** 90034

**Phone #:** 310-842-7616

**Date:** 1-10-12 **Agenda #** 1.2

**PLEASE STATE YOUR POSITION BELOW:**

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

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

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

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

**I give my 3 minutes to:** \_\_\_\_\_

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

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

**SPEAKER'S NAME:** MIKE MERCURIO

**Address:** 37800 Via Vista Grande  
(only if follow-up mail response requested)

**City:** Murrieta **Zip:** 92562

**Phone #:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Agenda #** 102

**PLEASE STATE YOUR POSITION BELOW:**

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

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

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

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

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

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

**SPEAKER'S NAME:** CHRIS Q MERCURIO

**Address:** 37800 Via Vista Grande  
(only if follow-up mail response requested)

**City:** Murrieta **Zip:** 92562

**Phone #:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Agenda #** 1.2

**PLEASE STATE YOUR POSITION BELOW:**

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

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

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

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

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

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

**SPEAKER'S NAME:** DONNA GOOCHÉY

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Agenda #** 1-2

**PLEASE STATE YOUR POSITION BELOW:**

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

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

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

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

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

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

**SPEAKER'S NAME:** Victor Goobey

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Agenda #** 1.2

*Handwritten note circled in black:*  
VAD  
OWNERS

**PLEASE STATE YOUR POSITION BELOW:**

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

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

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

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

**I give my 3 minutes to:** \_\_\_\_\_



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

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

**SPEAKER'S NAME:** James Sinkiewicz

**Address:** 38765 Valle Vista  
(only if follow-up mail response requested)

**City:** Murrieta **Zip:** 92562

**Phone #:** 951-696-4450

**Date:** 1/10/12 **Agenda #** 1.2

**PLEASE STATE YOUR POSITION BELOW:**

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

       Support      X   Oppose           Neutral

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

       Support         Oppose           Neutral

**I give my 3 minutes to:** \_\_\_\_\_

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

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

**SPEAKER'S NAME:** Kemp Baker

**Address:** 39324 Companero  
(only if follow-up mail response requested)

**City:** Murrieta **Zip:** 92562

**Phone #:** 677-1888

**Date:** \_\_\_\_\_ **Agenda #** 1.2

**PLEASE STATE YOUR POSITION BELOW:**

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

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

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

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

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

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

**SPEAKER'S NAME:** Ann Baker

**Address:** 39324 Companero  
(only if follow-up mail response requested)

**City:** Murrieta **Zip:** 92562

**Phone #:** 677-1888

**Date:** \_\_\_\_\_ **Agenda #** 1.2

**PLEASE STATE YOUR POSITION BELOW:**

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

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

*OPPOSE - BUT NOT IN MEET*

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

*MUN 5 ACRES*

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

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

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

**SPEAKER'S NAME:** Lisa McDermott

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** Marietta **Zip:** 92562

**Phone #:** 8946803

**Date:** 1-10-12 **Agenda #** 1.2

**PLEASE STATE YOUR POSITION BELOW:**

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

\_\_\_\_\_ **Support**     **Oppose**    \_\_\_\_\_ **Neutral**

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

\_\_\_\_\_ **Support**    \_\_\_\_\_ **Oppose**    \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

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

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

**SPEAKER'S NAME:** Edell Beer

**Address:** \_\_\_\_\_

(only if follow-up mail response requested)

**City:** Murrieta

**Zip:** 92562

**Phone #:** \_\_\_\_\_

**Date:** 1/10/12

**Agenda #** 1, 2

**PLEASE STATE YOUR POSITION BELOW:**

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

       Support

  X   Oppose

       Neutral

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

       Support

       Oppose

       Neutral

**I give my 3 minutes to:** \_\_\_\_\_

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

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

**SPEAKER'S NAME:** Therese Downing

**Address:** 44195 Via Horea  
(only if follow-up mail response requested)

**City:** Temecula **Zip:** 92590

**Phone #:** 951-676-2008

**Date:** 1-10-11 **Agenda #** 1-2

**PLEASE STATE YOUR POSITION BELOW:**

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

Support  Oppose  Neutral

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

Appeal  
 Support  Oppose  Neutral

**I give my 3 minutes to:** \_\_\_\_\_

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

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

**SPEAKER'S NAME:** SCOTT DOWNING

**Address:** 44195 VIA HORCA  
(only if follow-up mail response requested)

**City:** TEMECULA **Zip:** 92590

**Phone #:** 951-676-2003

**Date:** 1/10/12 **Agenda #** 1.2

**PLEASE STATE YOUR POSITION BELOW:**

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

       Support        X   Oppose        2   Neutral

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

       Support             Oppose             Neutral

**I give my 3 minutes to:** \_\_\_\_\_

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

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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** ANDY WEIGEL

**Address:** 41825 Calle Bandido  
(only if follow-up mail response requested)

**City:** Merritt CA **Zip:** 92562

**Phone #:** 951-894-6132

**Date:** 1-10-12 **Agenda #** 1.2

**PLEASE STATE YOUR POSITION BELOW:**

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

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

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

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

**I give my 3 minutes to:** \_\_\_\_\_

*Handwritten notes:*  
LU ~~SUSTAIN~~  
100 ACRES  
STEVEN  
MILES



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

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

**SPEAKER'S NAME:** Ron New

**Address:** 38833 Via Vista Grande,  
(only if follow-up mail response requested)

**City:** Murrieta **Zip:** 92562

**Phone #:** 698-0365

**Date:** Jan 10/12 **Agenda #** 1.2

**PLEASE STATE YOUR POSITION BELOW:**

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

       Support      X   Oppose           Neutral

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

       Support           Oppose           Neutral

**I give my 3 minutes to:** \_\_\_\_\_

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

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

**SPEAKER'S NAME:** Margie Kierstein

38933 Calle de Companero

**Address:** \_\_\_\_\_

(only if follow-up mail response requested)

**City:** Murrieta **Zip:** 92562

**Phone #:** (951) 894-6211

**Date:** 1-10-12 **Agenda #** 1.2

**PLEASE STATE YOUR POSITION BELOW:**

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

\_\_\_\_\_ **Support**    X **Oppose**    \_\_\_\_\_ **Neutral**

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\_\_\_\_\_ **Support**    \_\_\_\_\_ **Oppose**    \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

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

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

**SPEAKER'S NAME:** Rahit Mabea

**Address:** 3086 Mibuel St  
(only if follow-up mail response requested)

**City:** Riverside **Zip:** 92508

**Phone #:** 786-4858

*NO ANSWER  
COMMENTS*

**Date:** \_\_\_\_\_ **Agenda #** 1.2

**PLEASE STATE YOUR POSITION BELOW:**

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

\_\_\_\_\_ **Support**     **Oppose**    \_\_\_\_\_ **Neutral**

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the appeal below:

\_\_\_\_\_ **Support**    ~~\_\_\_\_\_~~ **Oppose**    \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

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

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

**SPEAKER'S NAME:** TERESA KUDWIG

**Address:** \_\_\_\_\_

(only if follow-up mail response requested)

**City:** \_\_\_\_\_

**Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** 1-10-12

**Agenda #** 1.2

**PLEASE STATE YOUR POSITION BELOW:**

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

\_\_\_\_\_ **Support**

\_\_\_\_\_ **Oppose**

\_\_\_\_\_ **Neutral**

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the appeal below:

\_\_\_\_\_ **Support**

\_\_\_\_\_ **Oppose**

\_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_