

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

606B



SUBMITTAL DATE:  
July 8, 2015

OM: TLMA - Planning Department

SUBJECT:

**SPECIFIC PLAN NO. 265 AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 1123, CHANGE OF ZONE NO. 7806, TENTATIVE TRACT MAP NO. 36546, AGRICULTURAL CASE NO. 1029 (FTA 2013-11)** - Intent to Certify an Environmental Impact Report - Applicant: Cornerstone Communities-Engineer /Representative: MDMG Inc. - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Industrial Park, Restricted Light Industrial, Office Park- Historic, Office Park, Commercial- Tourist, Commercial, MWD Easement/Open Space, Open Space/Historic Preservation and Open Space as reflected on the Specific Plan Land Use Plan for SP265- Location: Easterly of Highway 79, westerly of Promontory Parkway, and northerly of Calistoga Drive- 716.9 Acres - Zoning: Specific Plan (SP) **REQUEST:** (Continued on next page)

BY: GREGOR  
Departmental Concurrence

*Steve Weiss*  
Steve Weiss, AICP  
Planning Director

*Juan C Perez*  
Juan C Perez  
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT
					(per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	
SOURCE OF FUNDS: Deposit based funds					Budget Adjustment:
					For Fiscal Year:

C.E.O. RECOMMENDATION: APPROVE  
BY: *Tina Grande*  
Tina Grande  
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
Nays: None  
Absent: None  
Date: July 21, 2015  
xc: Planning(2), Applicant, Co.Co.

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

16-2

Prev. Agn. Ref.:

District: 3

Agenda Number:

- Positions Added
- Change Order
- A-30
- 4/5 Vote

(Continued from previous page)

**REQUEST:** The **General Plan Amendment** proposes to revise the Land Use Designations as follows: (1) for Assessor's Parcel 957-320-007 from Restricted Light Industrial and Open Space as reflected in the Specific Plan to Community Development, Public Facilities (CD:PF); and (2) for Parcels 957-320-018 and 957-320-014 revise the Land Use Designations from Restricted Light Industrial and Open Space, as reflected in the Specific Plan to Community Development, Public Facilities (CD:PF). The **Specific Plan Amendment** proposes to revise the Specific Plan to remove parcels from the SP, change light industrial uses to residential and recreational uses in the southeasterly portion of the Plan area, and revise the SP Circulation Plan. The **Agricultural Case** proposes to disestablish Murrieta Hot Springs Agricultural Preserve No. 14. The **Change of Zone** proposes three zoning modifications: (1) revise the Specific Plan Zoning Ordinance as it pertains to the renumbering of all Planning Areas, the addition of new Planning Areas 14, 15, 16, 17, 19, 21 and 22 (related to TTM 36546), and the deletion of old Planning Areas 6.2, 10.0, 20.0, and 33.0 (PA's 10.0, 20.0 and 33.0 are now in the City of Murrieta); (2) revise the entire Specific Plan boundary to eliminate three properties from the Specific Plan (two APN's from a runway extension to the French Valley Airport, and one for a Rancho California Water District tank site being removed from the Specific Plan Boundary (portion of PA's 6.0 and 32.0) and to change the zoning on the three properties from Specific Plan (SP) to Manufacturing Service-Commercial (MS-C), and remove a portion of the Specific Plan that is now in the City of Murrieta (PA's 10.0, 20.0 and 33.0); and 3) to formalize the boundaries for all Planning Areas. The **Tentative Tract Map** proposes a subdivision of 161.8 acres into 271 residential lots and 37 lettered lots, 13 of which are for public streets, 10 for water quality basins, 8 designated as HOA, 2 are designated for open space, and 4 designated for parks. (Deposit based funds 100%).

**RECOMMENDED MOTION: That the Board of Supervisors:**

**TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 540**, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE SPECIFIC PLAN NO. 265 AMENDMENT NO.1**, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors;

**TENTATIVELY APPROVE of GENERAL PLAN AMENDMENT NO. 1123**, amending the General Plan Land Use designation for the subject property based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

**ADOPT RESOLUTION NO. 2015-173** for the Disestablishment of Murrieta Hot Springs Agricultural Preserve No.14, Map No. 1029, based upon findings and conclusions incorporated in the staff report; and,

**TENTATIVELY APPROVE of CHANGE OF ZONE NO. 07806**, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE TRACT MAP NO. 36546**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**Summary (continued)**

**SPECIFIC PLAN NO. 265 AMENDMENT NO. 1** proposes to revise the Land Use Designation of the Specific Plan for consistency with the Riverside County General Plan, reduce the overall acreage of the project site from 783.4 acres to 716.4 acres, revise the external boundary of the project site to eliminate property from the Specific Plan, and revise the Land Use Designations to permit residential and recreational uses within the southeastern section of the Specific Plan.

Specific Plan No. 265 Amendment No. 1 proposes Land Use Designations including Business Park (BP), Light Industrial (LI), Commercial Office (CO), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), and Open Space – Recreation (OS-R) and Open Space- Recreation (OS-R) land uses, as reflected on the Specific Plan Land Use Plan. Specifically the project will encompass the following land use designations:

**Business Park / Industrial Land Use:** The Business Park and Industrial land use of SP265A1 will compromise a total of 290.5 acres with 243.1 acres comprised of the Business Park and 47.4 acres comprised of Light Industrial. The designated Business Park land use will be concentrated primarily within the eastern side of the project site (Planning Area 2) and a northwestern portion (Planning Area 1) while Industrial designated areas will be located along the eastern (Planning Area 5), northern (Planning Area 3) and southwestern portions (Planning Areas 4, 6 and 7) of the project site.

**Commercial Office / Commercial Retail**

The Commercial Office land use designation (formally designated Office Park under the original SP265) will compromise a total of 86.8 acres and will be located along the western portion of the project site (Planning Areas 8, 9 and 11). The Commercial Retail land use designation (same under original SP265) will compromise a total of 65.4 acres and will also be located along the western portion of the project site (Planning Areas 10, 12 and 13).

**Residential**

The residential land use designation (formerly Light Industrial) will compromise a total of 57.7 acres and will be located at the southeastern portion of the project site. The residential land use designation will be designated as Medium Density Residential (Planning Areas 14 and 17) and Medium High Density Residential (Planning Areas 15 and 16). A total of 269 residential units and four (4) distinct product types will be included. Residential densities vary between 2.0 and 8.0 dwelling units per acre, consistent with the County's General Plan designations of Medium Density Residential (2.0 – 5.0 du/ac), and Medium High Density Residential (5.0 – 8.0 du/ac).

**Open Space**

The Open Space designation will compromise a total of 133.8 acres and will be located along the southeastern and eastern portions of the Specific Plan (Planning Areas 18, 19, 20, 21 and 23). Planning Area 22 is designated as Open Space Recreation and will serve for the future development a recreational park to be located in between residential Planning Areas 14, 15 and 16, 17 respectively.

**GENERAL PLAN AMENDMENT NO. 1123** proposes to change the General Plan Land Use Designation for Parcel 957-320-007, a Rancho California Water District water tank site, from Restricted Light Industrial, and Open Space, as reflected on the Land Use Plan for Specific Plan No. 265, to Community Development: Public Facilities (CD:PF). A second Land Use change to change the General Plan Land Use Designations for Parcels 957-320-018, and 957-320-014 which were part of an EDA sponsored runway extension, from Industrial Park and Restricted Light Industrial, as reflected on the Land Use Plan for Specific Plan No. 265 to Community Development: Public Facilities (CD:PF). The initiation for the general Plan Amendment was before the Board on February 25, 2014.

**AGRICULTURAL CASE NO. 1029** proposes to disestablish Murrieta Hot Springs Agricultural Preserve No. 14.

**CHANGE OF ZONE NO. 7806** proposes three zoning modifications: (1) revise the Specific Plan Zoning Ordinance as it pertains to the renumbering of all Planning Area, the addition of new Planning Areas 14, 15, 16, 17, 19, 21 and 22 (related to TTM 36546), and the deletion of old Planning Areas 6.2, 10.0, 20.0, and 33.0 (PA's 10.0, 20.0 and 33.0 are now in the City of Murrieta); (2) revise the entire Specific Plan boundary to eliminate three properties from the Specific Plan (two APN's from a runway extension to the French Valley Airport, and one for a Rancho California Water District tank site being removed from the Specific Plan Boundary) and to change the zoning on the three properties from Specific Plan (SP) to Manufacturing Service-Commercial (MS-C), and remove a portion of the Specific Plan that is now in the City of Murrieta (PA's 10.0, 20.0 and 33.0); and 3) to formalize the boundaries for all Planning Areas.

**TENTATIVE TRACT MAP NO. 36546** proposes a Schedule "A" subdivision of 161.84 acres into two hundred sixty-nine (269) numbered residential lots and thirty-seven (37) lettered lots. Thirteen (13) of the designated lettered lots will be used for public road development and improvement, ten (10) for water quality basins, eight (8) designated as Home Owner Association (HOA), and four (4) for open space parks.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff.

**ATTACHMENTS:**

- **STAFF REPORT**

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD  
RIVERSIDE CO. CLERK OF THE BOARD  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR CAC  
P O BOX 1147 – RIVERSIDE, CA 92502

**MAIL STOP # 1010**

AND WHEN RECORDED MAIL TO:

**RETURN TO: STOP #1010**  
RIVERSIDE COUNTY CLERK OF THE BOARD  
P. O. BOX 1147 – RIVERSIDE, CA 92502

**2015-0341546**

07/31/2015 10:47 AM

**\*\*\*Customer Copy Label\*\*\***

The paper to which this label is affixed  
has not been compared with the  
filed/recorded document

Peter Aldana  
County Of Riverside  
Assessor-County Clerk-Recorder

**THIS SPACE FOR RECORDERS USE ONLY**

**RESOLUTION NO. 2015-173**

Title of Document

**DISESTABLISHMENT OF MURRIETA HOT SPRINGS  
AGRICULTURAL PRESERVE NO. 14  
(GOVERNMENT CODE SECTION 51245)**

(Planning Department ~ Item 16-2 of 07/21/15)

2  
3 **RESOLUTION NO. 2015-173**  
4 **DISESTABLISHMENT OF MURRIETA HOT SPRINGS**  
5 **AGRICULTURAL PRESERVE NO. 14**  
6 **(Government Code Section 51245)**  
7

8 **WHEREAS**, in 1976 Hilliard Warren owned an approximately 120 acre area located northerly of  
9 Murrieta Hot Springs Road, southerly of Auld Road, easterly of Winchester Road and westerly of Leon  
10 Road in the unincorporated area of Riverside County, California ("Property"); and,

11 **WHEREAS**, the Property makes up the entire Murrieta Hot Springs Agricultural Preserve No. 14;  
12 and,

13 **WHEREAS**, the Property is currently identified as APN 957-320-007 and 957-320-006; and,

14 **WHEREAS**, a portion of APN 957-320-006 is not within the Murrieta Hot Springs Agricultural  
15 Preserve No. 14; and,

16 **WHEREAS**, Hilliard Warren entered into a Land Conservation Contract for the Property pursuant  
17 to the California Land Conservation Contract of 1965 (Government Code Section 51200 et seq.), which  
18 contract is dated January 1, 1976, and was recorded January 28, 1976 as Instrument No. 11836, in the  
19 Office of the County Recorder of Riverside County, California; and,

20 **WHEREAS**, Alex A. Borel and Joan Mary Borel became the subsequent owners of the Property  
21 in February 28, 1980; and,

22 **WHEREAS**, on September 29, 1987, a Notice of Non-Renewal for the Land Conservation  
23 Contract was filed by Alex A. Borel which notice was recorded on October 6, 1987, as Instrument  
24 No. 289643, in the Office of the County Recorder of Riverside County, California; and,

25 **WHEREAS**, on September 21, 1993 Alex A. Borel and Joan Borel granted 9.71 acres of the  
26 Property to the Rancho California Water District, as Instrument No. 368844, in the Office of the County  
27 Recorder of Riverside County, California; and,  
28

FORM APPROVES COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE: 7/15/15

1           **WHEREAS**, the filing of the Notice of Nonrenewal resulted in the expiration of the Land  
2 Conservation Contract as it applied to the Property on January 1, 1996, pursuant to Government Code  
3 Section 51245 and 51246; and,

4           **WHEREAS**, Rancho California Water District is the current owner of the portion of the Property  
5 identified as Assessor's Parcel Number 957-320-007; and,

6           **WHEREAS**, Agate Real Estate Incorporated is the current owner of the portion of the Property  
7 identified as Assessor's Parcel Number 957-320-006; and,

8           **WHEREAS**, on September 26, 2013, Cornerstone Communities, as the authorized representative  
9 for Agate Real Estate Incorporated, requested to have the Property removed from the boundaries of  
10 Murrieta Hot Springs Agricultural Preserve No. 14; and,

11           **WHEREAS**, on September 26, 2013, Markham Development Management Group, as the  
12 authorized representative for the Rancho California Water District, requested to have the Property  
13 removed from the boundaries of Murrieta Hot Springs Agricultural Preserve No. 14; and,

14           **WHEREAS**, this disestablishment of the Murrieta Hot Springs Agricultural Preserve No. 14 is  
15 associated with Specific Plan No. 265A1, General Plan Amendment No. 1123, Change of Zone No. 7806,  
16 Tract Map No. 36546 and Environmental Impact Report No. 540; and,

17           **WHEREAS**, all the provisions of the California Environmental Quality Act ("CEQA") and the  
18 Rules and Regulations Governing Agricultural Preserves in Riverside County pursuant to Resolution No.  
19 84-526 have been satisfied, including the preparation of Environmental Impact Report No. 540; and,

20           **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of  
21 Supervisors on July 21, 2015; now, therefore,

22           **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors  
23 of the County of Riverside, State of California, in regular session assembled on July 21, 2015 that:

- 24           A.     The above recitals are true and correct and incorporated herein by this reference.  
25           B.     Under the County of Riverside's Rules and Regulations Governing Agricultural Preserves  
26                 and the California Land Conservation Act of 1965, a landowner may apply to have  
27  
28

1 property removed from the boundaries of an agricultural preserve, once the contract has  
2 expired.

3 C. The Land Conservation Contract for the Property expired on January 1, 1996.

4 D. The disestablishment of Murrieta Hot Springs Agricultural Preserve No. 14, Map No. 345,  
5 is consistent with the provisions of the Land Conservation Act of 1965, the Riverside  
6 County General Plan, and the Rules and Regulations Governing Agricultural Preserves in  
7 Riverside County as adopted by the Board of Supervisors.

8 E. The Murrieta Hot Springs Agricultural Preserve No. 14, Map No. 345, dated December 9,  
9 1975, and on file in the Office of the Clerk of this Board, is amended by deleting the area  
10 shown on the map entitled "MAP NO. 345 MURRIETA HOT SPRINGS  
11 AGRICULTURAL PRESERVE MAP NO. 14 AMENDED BY MAP NO. 1029:  
12 AMENDMENT NO. 1 (DISESTABLISHMENT)" and further described by the boundary  
13 description set forth in the attached documents entitled "EXHIBIT A MURRIETA HOT  
14 SPRINGS AGRICULTURAL PRESERVE NO. 14 DISESTABLISHMENT - TOTAL  
15 CANCELLATION" and "EXHIBIT B MURRIETA HOT SPRINGS AGRICULTURAL  
16 PRESERVE NO. 14" which are made part of this resolution, said map and description both  
17 being on file in the Office of the Clerk of the Board.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board shall  
19 file and record copies of this resolution, map and boundary description in the Office of the County  
20 Recorder of Riverside County, California, with the Director of Conservation of the State of California,  
21 and with the Office of the Assessor of Riverside County, California.

22 ROLL CALL:

23 Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
24 Nays: None  
25 Absent: None

The foregoing is certified to be a true copy of a  
resolution duly adopted by said Board of Super-  
visors on the date therein set forth.

26 KECIA HARPER-IHEM, Clerk of said Board  
27 By  Deputy



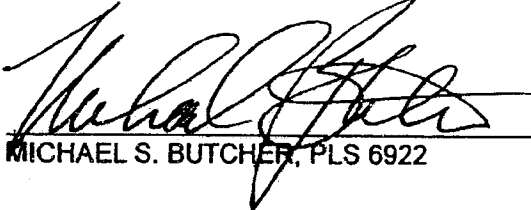
EXHIBIT "A"

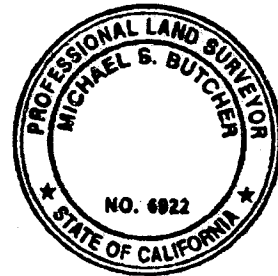
MURRIETA HOT SPRINGS AGRICULTURAL PRESERVE NO. 14  
AG 14 DISESTABLISHMENT - TOTAL CANCELLATION

THE NORTHEAST QUARTER OF SECTION 18, IN TOWNSHIP 7 SOUTH, RANGE 2 WEST,  
SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT  
THEREOF, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF  
CALIFORNIA.

EXCEPTING THERFROM THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER  
OF SECTION 18.

THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY  
DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

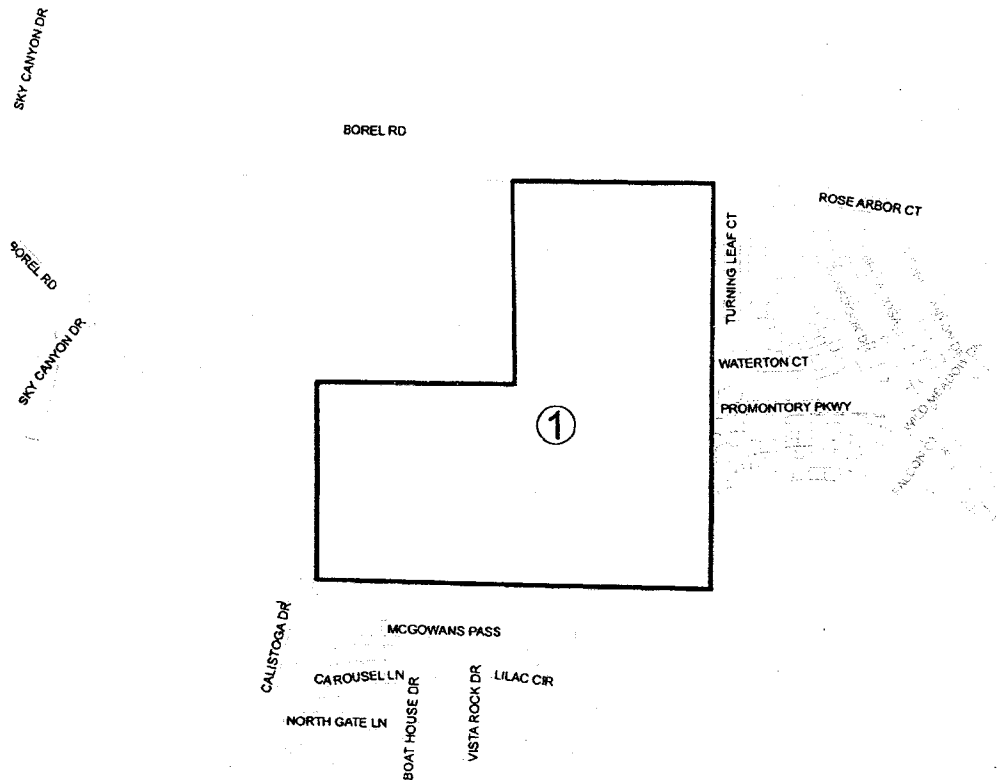
  
MICHAEL S. BUTCHER, PLS 6922      1/7/14  
DATE



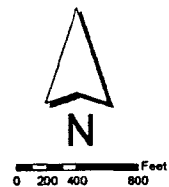
# MAP NO. 345 MURRIETA HOT SPRINGS AGRICULTURAL PRESERVE NO. 14

AMENDED BY MAP NO. 1029

SEC 18, T. 7 S., R. 2 W



AMENDMENTS:  
NO. 1, (DISESTABLISHMENT), JULY 21, 2015, MAP NO. 1029



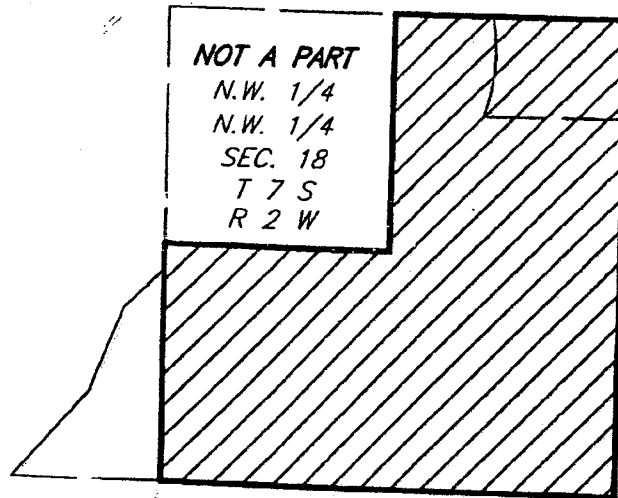
ADOPTED ON DECEMBER 9, 1975  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE.  
STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

**EXHIBIT "B"**  
**MURRIETA HOT SPRINGS AGRICULTURAL PRESERVE NO. 14**

T 7 S R 2 W  
S B B M

SCALE: 1" = 1000'



**LEGEND**



INDICATES AGRICULTURAL PRESERVE  
EASEMENT CANCELLATION.  
AREA = 120.24± AC.

SHEET 1 OF 1 SHEETS

**SB&O** INC.  
PLANNING ENGINEERING SURVEYING



**PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

**Recorder**  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

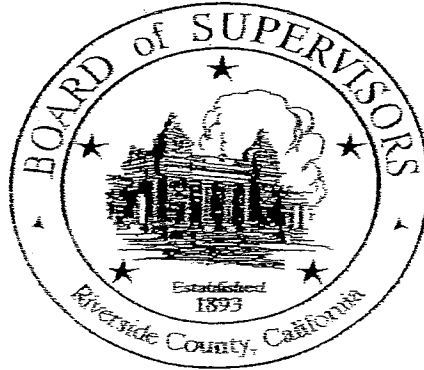
www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors  
(embossed on document)



Date:

7-21-15

Signature:

Karen Barton

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board



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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

July 8, 2015

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

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

RE: NOTICE OF PUBLIC HEARING: SP 265 AMD. 1; GPA 1123; ZC 7806; TTM 36546; AG 1029; EIR

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, July 11, 2015.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

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

07-21-2015

16-2

**Gil, Cecilia**

---

**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Wednesday, July 08, 2015 11:23 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: SP 265 GPA 1123 etc.

Received for publication on July 11. Proof with cost to follow.

Thank you.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

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**From:** Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)>  
**Sent:** Wednesday, July 8, 2015 10:49 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: SP 265 GPA 1123 etc.

Notice of Public Hearing, for publication on Saturday, July 11, 2015. Please confirm. THANK YOU!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010



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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

July 8, 2015

THE CALIFORNIAN  
ATTN: LEGALS  
P.O. BOX 120191  
TEMECULA, CA 92590

TEL: (951) 251-0329  
E-MAIL: [LegalsSWRiverside@UTSanDiego.com](mailto:LegalsSWRiverside@UTSanDiego.com)

RE: NOTICE OF PUBLIC HEARING: SP 265 AMD. 1; GPA 1123; ZC 7806; TTM 36546; AG 1029; EIR

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, July 11, 2015.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

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

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK SPECIFIC PLAN AMENDMENT, GENERAL PLAN AMENDMENT, CHANGE OF ZONING TENTATIVE TRACT MAP AND AGRICULTURAL CASE IN THE RANCHO CALIFORNIA ZONING SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, July 21, 2015 at 10:30 A.M. or as soon as possible thereafter, to consider the application submitted by Cornerstone Communities - MDMG, Inc., on Fast Track 2013-11 Specific Plan No. 245 Amendment No. 1, which proposes to remove parcels from the SP, change light industrial uses to residential and recreational uses in the southeasterly portion of the Plan area, and revise the SP Circulation Plan: Agricultural Case No. 1029, which proposes to disestablish Murrieta Hot Springs Agricultural Preserve No. 14; Change of Zone No. 7806, which proposes three zoning modifications: (1) revise the Specific Plan Zoning Ordinance as it pertains to the renumbering of all Planning Area, the addition of new Planning Areas 14, 15, 16, 17, 19, 21 and 22 (related to TTM 36546), and the deletion of old Planning Areas 6.2, 10.0, 20.0, and 33.0; (2) revise the entire SP boundary to accommodate the runway extension to the French Valley Airpark, delete the Rancho California Water District tank site from the SP boundary and remove a portion of the SP that is now in the City of Murrieta; and (3) to formalize the boundaries for all Planning Areas; Tentative Tract Map No. 36546, Schedule A, which proposes to subdivide 161.8 acres into 271 residential lots and 37 lettered lots, 13 are for public streets, 10 for water quality basins, 8 HOA designated, 2 for open space, and 4 for parks; and, General Plan Amendment No. 1129, which proposes to amend the land use for Assessor's Parcel 957-320-007, 957-320-018 and 957-320-014 from Restricted Light Industrial and Open Space to Community Development, Public Facilities (CD:PF) ("the project"). The project is located easterly of Highway 79, westerly of Promontory Parkway, and northerly of Calistoga Drive in the Rancho California Zoning - Southwest Area Plan, Third Supervisorial District.

The Planning Department approved the project, found that the environmental effects have been addressed and recommended the certification of Environmental Impact Report No. 527.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

**FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE PROJECT PLANNER, AT (951) 955-8631 or EMAIL [mstrait@rcfdma.org](mailto:mstrait@rcfdma.org).**

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

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



## **CERTIFICATE OF POSTING**

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 8, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

SP 265 AMD #1; GPA 1123; ZC 7806; TTM 36546; AG 1029; EIR 527

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** July 21, 2015 @ 10:30 A.M.

SIGNATURE: Cecilia Gil      DATE: July 8, 2015  
Cecilia Gil

## Gil, Cecilia

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Wednesday, July 08, 2015 11:17 AM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: SP 265 GPA 1123 etc.

received

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**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Wednesday, July 08, 2015 10:51 AM  
**To:** Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: SP 265 GPA 1123 etc.

Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK SPECIFIC PLAN AMENDMENT, GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP AND AGRICULTURAL CASE IN THE RANCHO CALIFORNIA ZONING – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 21, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Cornerstone Communities – MDMG, Inc., on Fast Track 2013-11 **Specific Plan No. 265 Amendment No. 1**, which proposes to remove parcels from the SP, change light industrial uses to residential and recreational uses in the southeasterly portion of the Plan area, and revise the SP Circulation Plan; **Agricultural Case No. 1029**, which proposes to disestablish Murrieta Hot Springs Agricultural Preserve No. 14; **Change of Zone No. 7806**, which proposes three zoning modifications: (1) revise the Specific Plan Zoning Ordinance as it pertains to the renumbering of all Planning Area, the addition of new Planning Areas 14, 15, 16, 17, 19, 21 and 22 (related to TTM 36546), and the deletion of old Planning Areas 6.2, 10.0, 20.0, and 33.0; (2) revise the entire SP boundary to accommodate the runway extension to the French Valley Airport, delete the Rancho California Water District tank site from the SP boundary and remove a portion of the SP that is now in the City of Murrieta, and (3) to formalize the boundaries for all Planning Areas; **Tentative Tract Map No. 36546, Schedule A**, which proposes to subdivide 161.8 acres into 271 residential lots and 37 lettered lots, 13 are for public streets, 10 for water quality basins, 8 HOA designated, 2 for open space, and 4 for parks; and, **General Plan Amendment No. 1123**, which proposes to amend the land use for Assessor's Parcel 957-320-007, 957-320-018 and 957-320-014 from Restricted Light Industrial and Open Space to Community Development, Public Facilities (CD:PF) ("the project"). The project is located easterly of Highway 79, westerly of Promontory Parkway, and northerly of Calistoga Drive in the Rancho California Zoning – Southwest Area Plan, Third Supervisorial District.

The Planning Department approved the project, found that the environmental effects have been addressed and recommended the certification of **Environmental Impact Report No. 527**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE PROJECT PLANNER, AT (951) 955-8631 OR EMAIL [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

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

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

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

Dated: July 8, 2015

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

## CERTIFICATE OF MAILING

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

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

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 8, 2015, I mailed a copy of the following document:

### NOTICE OF PUBLIC HEARING

SP 265 AMD #1; GPA 1123; ZC 7806; TTM 36546; AG 1029; EIR 527

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

**Board Agenda Date:** July 21, 2015 @ 10:30 AM

SIGNATURE: Cecilia Gil      DATE: July 8, 2015  
Cecilia Gil

ASMT: 900440008, APN: 900440008  
JJB SILVERHAWK  
C/O ARNIE VELDKAMP  
1508 W MISSION RD  
ESCONDIDO CA 92029

ASMT: 900481002, APN: 900481002  
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ASMT: 900480001, APN: 900480001  
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ASMT: 900481003, APN: 900481003  
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ASMT: 900480002, APN: 900480002  
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ASMT: 900481004, APN: 900481004  
RACHEL DUENAS  
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ASMT: 900480003, APN: 900480003  
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ASMT: 900481005, APN: 900481005  
AARON NGUYEN  
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PSC 559 BOX 6518  
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DARLA GORDON, ETAL  
36972 ASCELLA LN  
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ASMT: 900481001, APN: 900481001  
SCOT PAYNE  
37020 ASCELLA LN  
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ASMT: 900481008, APN: 900481008  
ZUBAIR HAKIMZADA  
36964 ASCELLA LN  
MURRIETA, CA. 92563

SP 265

586

ASMT: 900481009, APN: 900481009  
PEIJING YANG, ETAL  
24601 OVERLAND DR  
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36953 ASCELLA LN  
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ASMT: 900481010, APN: 900481010  
SIMEONA MAY, ETAL  
36948 ASCELLA LN  
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ASMT: 900481017, APN: 900481017  
QI ZOU, ETAL  
20146 SEPTO ST  
CHATSWORTH CA 91311

ASMT: 900481011, APN: 900481011  
VIRGINIA SCOTT, ETAL  
36940 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481018, APN: 900481018  
ERIN RAMSEY  
36946 CORDELLA LN  
MURRIETA, CA. 92563

ASMT: 900481012, APN: 900481012  
JPMORGAN CHASE BANK  
MS JAXB2007  
7255 BAYMEADOWS WAY  
JACKSONVILLE FL 32256

ASMT: 900481019, APN: 900481019  
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36938 CORDELLA LN  
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ASMT: 900481013, APN: 900481013  
ADRIANA FIESCO, ETAL  
36929 ASCELLA LN  
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ASMT: 900481020, APN: 900481020  
DONA LOUIS, ETAL  
36930 CORDELLA LN  
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ASMT: 900481014, APN: 900481014  
ANDREA HARDY, ETAL  
36937 ASCELLA LN  
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ASMT: 900481024, APN: 900481024  
JOANNA HARITOPOULOS, ETAL  
36951 CORDELLA LN  
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ASMT: 900481015, APN: 900481015  
SONIA FISHER, ETAL  
36945 ASCELLA LN  
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ASMT: 900482002, APN: 900482002  
ALPHONSO DOBYNES, ETAL  
29883 TALITHA WAY  
MURRIETA, CA. 92563

ASMT: 900482003, APN: 900482003  
CHRISTINA PEDERSEN, ETAL  
29891 TALITHA WAY  
MURRIETA, CA. 92563

ASMT: 900482010, APN: 900482010  
KAREN RAYMOND, ETAL  
29908 CIRCINUS ST  
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ASMT: 900482004, APN: 900482004  
PAMELA RYONO  
29899 TALITHA WAY  
MURRIETA, CA. 92563

ASMT: 900482011, APN: 900482011  
HIROKO BLAND, ETAL  
29900 CIRCINUS ST  
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ASMT: 900482005, APN: 900482005  
BRANDY MONCADA, ETAL  
29907 TALITHA WAY  
MURRIETA, CA. 92563

ASMT: 900482012, APN: 900482012  
ANDRES VIVEROS, ETAL  
29892 CIRCINUS ST  
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ASMT: 900482006, APN: 900482006  
FABIOLA CUNNINGHAM, ETAL  
29915 TALITHA WAY  
MURRIETA, CA. 92563

ASMT: 900482013, APN: 900482013  
YING SHAO, ETAL  
29884 CIRCINUS ST  
MURRIETA, CA. 92563

ASMT: 900482007, APN: 900482007  
SHAKUNTALA PATEL, ETAL  
17536 EDGEWOOD LN  
YORBA LINDA CA 92886

ASMT: 900483004, APN: 900483004  
JODI IRVINE, ETAL  
36913 CAPRICIOUS LN  
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ASMT: 900482008, APN: 900482008  
KHALI KOETTING, ETAL  
29924 CIRCINUS WAY  
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ASMT: 900483005, APN: 900483005  
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29916 CIRCINUS ST  
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ASMT: 900483006, APN: 900483006  
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ASMT: 900483007, APN: 900483007  
CANDICE SANCHEZ, ETAL  
36900 CAPRICIOUS LN  
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ASMT: 900510041, APN: 900510041  
RUTH LOPEZ, ETAL  
29858 TUCANA PL  
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ASMT: 900483008, APN: 900483008  
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36908 CAPRICIOUS LN  
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ASMT: 900510042, APN: 900510042  
YUNQIN YE  
29866 TUCANA PL  
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ASMT: 900483009, APN: 900483009  
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ASMT: 900510043, APN: 900510043  
CALPAC PARTNERS  
27372 ALISO CREEK NO 200  
ALISO VIEJO CA 92656

ASMT: 900510037, APN: 900510037  
ANGELITA SLUSSER, ETAL  
29826 TUCANA PL  
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29882 TUCANA PL  
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29890 TUCANA PL  
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ASMT: 900510039, APN: 900510039  
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29842 TUCANA PL  
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29898 TUCANA PL  
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ASMT: 900510040, APN: 900510040  
OLGA CARDENAS, ETAL  
29850 TUCANA PL  
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ASMT: 900510047, APN: 900510047  
BRENDA ABETO, ETAL  
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ASMT: 900510048, APN: 900510048  
BONNIE DIERKING, ETAL  
42889 VIA ALHAMA  
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37084 ASCELLA LN  
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37100 ASCELLA LN  
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ASMT: 900510051, APN: 900510051  
CARMELITA TRONO, ETAL  
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MONIQUE ESTRELLA, ETAL  
37108 ASCELLA LN  
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ZSANE WILLIAMS  
37167 ASCELLA LN  
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ASMT: 900510063, APN: 900510063  
MIGUEL SILLAS, ETAL  
37148 ASCELLA LN  
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ASMT: 900510070, APN: 900510070  
LAURA BRUCE, ETAL  
37159 ASCELLA LN  
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ASMT: 900510064, APN: 900510064  
RYAN AYERS  
37156 ASCELLA LN  
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ASMT: 900510071, APN: 900510071  
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37151 ASCELLA LN  
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ASMT: 900510065, APN: 900510065  
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37135 ASCELLA LN  
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ASMT: 900510067, APN: 900510067  
ROBERT MIDDLETON  
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REDDING CA 96003

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37127 ASCELLA LN  
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ASMT: 900510068, APN: 900510068  
KENNETH MURPHY  
28920 VIA NORTE  
TEMECULA CA 92591

ASMT: 900510075, APN: 900510075  
ALONA ROBERTS  
37119 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900510076, APN: 900510076  
GINGER GENOFF, ETAL  
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DANA POINT CA 92629

ASMT: 900510083, APN: 900510083  
GWENDOLYN ROSA, ETAL  
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FRESNO CA 93710

ASMT: 900510077, APN: 900510077  
STACIE DICKERSON, ETAL  
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ASMT: 900510084, APN: 900510084  
ELVIRA GONZALEZ, ETAL  
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ASMT: 900510078, APN: 900510078  
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ASMT: 900510085, APN: 900510085  
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37128 GALILEO LN  
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ASMT: 900510079, APN: 900510079  
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37080 GALILEO LN  
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ASMT: 900510086, APN: 900510086  
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37104 GALILEO LN  
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173 WILD LILAC  
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ASMT: 900520059, APN: 900520059  
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ASMT: 900520053, APN: 900520053  
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ASMT: 900520060, APN: 900520060  
EMILY KINGSBERRY  
37252 ASCELLA LN  
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ASMT: 900520054, APN: 900520054  
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37204 ASCELLA LN  
MURRIETA CA 92563

ASMT: 900520061, APN: 900520061  
WENDY SICKORA  
37260 ASCELLA LN  
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ASMT: 900520055, APN: 900520055  
VICTORIA SIROKY  
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MURRIETA, CA. 92563

ASMT: 900520062, APN: 900520062  
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ASMT: 900520063, APN: 900520063  
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COSTA MESA CA 92626

ASMT: 900520064, APN: 900520064  
CATHERINE AJERO  
37284 ASCELLA LN  
MURRIETA, CA. 92563



ASMT: 900520065, APN: 900520065  
LISA VALENZUELA  
37292 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520072, APN: 900520072  
MOLLY SOVACOOOL  
37255 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520066, APN: 900520066  
LAMBERTO SALAMAT  
37300 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520073, APN: 900520073  
DIONNA ROPER  
37247 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520067, APN: 900520067  
PRISCILLA VILLAFUERTE, ETAL  
37295 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520074, APN: 900520074  
TANYA CANAVAN, ETAL  
37239 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520068, APN: 900520068  
MARIA LOSONCZI, ETAL  
928 ORANGWOOD DR  
BREA CA 92821

ASMT: 900520075, APN: 900520075  
KARISSA BUFFINGTON  
37231 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520069, APN: 900520069  
MARIE MANSOUR, ETAL  
37279 ASCELLA LN  
MURRIETA CA 92563

ASMT: 900520076, APN: 900520076  
ELIANE CHAN, ETAL  
39471 COZUMEL CT  
MURRIETA CA 92563

ASMT: 900520070, APN: 900520070  
MICHELLE HUNTER, ETAL  
37271 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520077, APN: 900520077  
YAMA AZIMI  
37215 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520071, APN: 900520071  
MARIA CHING  
37263 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520078, APN: 900520078  
HELEN DIEP, ETAL  
40356 AMESBURY LN  
TEMECULA CA 92591



ASMT: 900520079, APN: 900520079  
LANE AHL, ETAL  
37199 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900520086, APN: 900520086  
PATRICIA ROMEO, ETAL  
37216 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 900520080, APN: 900520080  
MARK CASTILLERO  
1544 AVOHILL DR  
VISTA CA 92084

ASMT: 900520087, APN: 900520087  
ANDREA ARNESON, ETAL  
37224 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 900520081, APN: 900520081  
KELLIANN AUSTIN, ETAL  
37176 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 900520090, APN: 900520090  
NORTHSTAR RANCH COMMUNITY ASSN  
C/O TRUDIE WILSON  
25 ENTERPRISE 3RD FL  
ALISO VIEJO CA 92656

ASMT: 900520082, APN: 900520082  
JOANN KWIECINSKI  
37184 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 908126001, APN: 908126001  
CAROL HAYWOOD  
29921 SYCAMORE RIDGE RD  
MURRIETA, CA. 92563

ASMT: 900520083, APN: 900520083  
STEPHANIE CHITICA, ETAL  
37192 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 908130002, APN: 908130002  
NIKI SAEM, ETAL  
29971 YORKTON RD  
MURRIETA, CA. 92563

ASMT: 900520084, APN: 900520084  
JAYA SONGKO  
37200 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 908130003, APN: 908130003  
KIMBERLY MORRIS, ETAL  
29983 YORKTON AVE  
MURRIETA, CA. 92563

ASMT: 900520085, APN: 900520085  
JANELL SHERBOURNE  
37208 GALILEO LN  
MURRIETA, CA. 92563

ASMT: 908130004, APN: 908130004  
KIMBERLY SCOTT TRUMMETER, ETAL  
C/O KIMBERLY C SCOTT TRUMMETER  
35886 FAIRFAX CT  
MURRIETA CA 92562



ASMT: 908130005, APN: 908130005  
LINDA YOST, ETAL  
29998 YORKTON RD  
MURRIETA, CA. 92563

ASMT: 908131007, APN: 908131007  
RIAN LOPES  
37550 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908131001, APN: 908131001  
EVELYN CLARK, ETAL  
37502 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908131008, APN: 908131008  
HUI CHIEN, ETAL  
2129 CAMINO DE LAS PALMAS  
LEMON GROVE CA 91945

ASMT: 908131002, APN: 908131002  
ANA SIERRA, ETAL  
37510 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908131009, APN: 908131009  
SUSAN CONTRERAS, ETAL  
37566 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908131003, APN: 908131003  
SHAUNA GASKILL, ETAL  
37518 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908131010, APN: 908131010  
PEDRO OCHOA  
PSC 517 NO 0  
FPO AP 96517

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

ASMT: 908131011, APN: 908131011  
MARIE MACABANTE  
45349 ESCALON ST NO 51  
TEMECULA CA 92592

ASMT: 908131005, APN: 908131005  
SARAI PUENTE  
37534 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908131012, APN: 908131012  
SANTA MORPHIS, ETAL  
37590 NEWCASTLE RD  
MURRIETA, CA. 92563

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

ASMT: 908131013, APN: 908131013  
MARIA BEACH, ETAL  
37628 PLYMOUTH RD  
MURRIETA, CA. 92563

ASMT: 908131014, APN: 908131014  
JEAN SIMPSON, ETAL  
C/O DONALD SIMPSON  
37644 PLYMOUTH RD  
MURRIETA, CA. 92563

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

ASMT: 908131015, APN: 908131015  
ANITA MOORE, ETAL  
37660 PLYMOUTH RD  
MURRIETA, CA. 92563

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

ASMT: 908131016, APN: 908131016  
RITA VILLASENOR, ETAL  
30017 SYCAMORE RIDGE RD  
MURRIETA, CA. 92563

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

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

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

ASMT: 908131018, APN: 908131018  
LESLIE SALAS, ETAL  
37676 TOWNSVILLE CT  
MURRIETA, CA. 92563

ASMT: 908131025, APN: 908131025  
ANASTHASIE LOZO, ETAL  
37679 TOWNSVILLE CT  
MURRIETA, CA. 92563

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

ASMT: 908131026, APN: 908131026  
VICTORIA BOROWIK, ETAL  
29945 SYCAMORE RIDGE RD  
MURRIETA, CA. 92563

ASMT: 908131020, APN: 908131020  
KASEY CHRISTY  
37708 TOWNSVILLE CT  
MURRIETA, CA. 92563

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





ASMT: 908131028, APN: 908131028  
LEZLIP WILLIAMS FORD, ETAL  
29933 SYCAMORE RIDGE RD  
MURRIETA, CA. 92563

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

ASMT: 908133003, APN: 908133003  
MARCELLIN AKPA  
37609 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908133010, APN: 908133010  
MICHELLE CHHOUE, ETAL  
37545 NEWCASTLE RD  
MURRIETA, CA. 92563

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

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

ASMT: 908133005, APN: 908133005  
AZUCENA LOPEZ, ETAL  
37593 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908133012, APN: 908133012  
CITY OF MURRIETA  
1 TOWN SQUARE  
24601 JEFFERSON AVE  
MURRIETA CA 92562

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

ASMT: 908134001, APN: 908134001  
LESLIE ANID, ETAL  
33349 RED DAWN CT  
WILDOMAR CA 92595

ASMT: 908133007, APN: 908133007  
ANNA AULITTO DOUGLAS, ETAL  
37577 NEWCASTLE RD  
MURRIETA, CA. 92563

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

ASMT: 908133008, APN: 908133008  
ANJALI BHAKTA, ETAL  
37569 NEWCASTLE RD  
MURRIETA, CA. 92563

ASMT: 908134003, APN: 908134003  
YVETTE CHANEY  
29960 SYCAMORE RIDGE RD  
MURRIETA, CA. 92563

ASMT: 908134004, APN: 908134004  
ROSA GARCIA, ETAL  
29972 SYCAMORE RIDGE RD  
MURRIETA, CA. 92563

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

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

ASMT: 908134012, APN: 908134012  
BARBARA RODARTE, ETAL  
37630 NEWCASTLE RD  
MURRIETA, CA. 92563

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

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

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

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

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

ASMT: 908151011, APN: 908151011  
MARIA VAZQUEZ, ETAL  
29988 ROSE BLOSSOM DR  
MURRIETA, CA. 92563

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

ASMT: 908151012, APN: 908151012  
FRANK MCDANIEL  
29998 ROSE BLOSSOM DR  
MURRIETA, CA. 92563

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

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



ASMT: 908151014, APN: 908151014  
MAE DANG, ETAL  
1148 DOVER WAY  
MONTEREY PARK CA 91754

ASMT: 908151021, APN: 908151021  
WING YEUNG, ETAL  
29170 WRANGLER DR  
MURRIETA CA 92563

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

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

ASMT: 908151016, APN: 908151016  
SANDY MONEY, ETAL  
30038 ROSE BLOSSOM DR  
MURRIETA, CA. 92563

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

ASMT: 908151017, APN: 908151017  
NISSAH SANCHEZ, ETAL  
37773 SWEET MAGNOLIA WAY  
MURRIETA, CA. 92563

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

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

ASMT: 908151025, APN: 908151025  
JULIET ENSIGN, ETAL  
37853 SWEET MAGNOLIA WAY  
MURRIETA, CA. 92563

ASMT: 908151019, APN: 908151019  
STEPHANIE VOIGHT, ETAL  
37793 SWEET MAGNOLIA WAY  
MURRIETA, CA. 92563

ASMT: 908151026, APN: 908151026  
GABRIEL RIOJAS  
37863 SWEET MAGNOLIA WAY  
MURRIETA, CA. 92563

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

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

ASMT: 908152003, APN: 908152003  
PHYLLIS RISNER, ETAL  
37966 SWEET MAGNOLIA WAY  
MURRIETA, CA. 92563

ASMT: 908152010, APN: 908152010  
CURTIS FOX  
29971 PEACHTREE CT  
MURRIETA, CA. 92563

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

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

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

ASMT: 908152012, APN: 908152012  
CYNTHIA WOODRUFF, ETAL  
5485 ROTARY DR  
LA VERNE CA 91750

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

ASMT: 908152013, APN: 908152013  
LAMONT WILSON  
29941 PEACH TREE CT  
MURRIETA, CA. 92563

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

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

ASMT: 908152008, APN: 908152008  
ARMANDO SANCHEZ, ETAL  
37916 SWEET MAGNOLIA WAY  
MURRIETA, CA. 92563

ASMT: 908152018, APN: 908152018  
AMY MORRIS, ETAL  
29944 PEACHTREE CT  
MURRIETA, CA. 92563

ASMT: 908152009, APN: 908152009  
GLENDA HUDSON, ETAL  
29991 PEACHTREE CT  
MURRIETA, CA. 92563

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

ASMT: 908152020, APN: 908152020  
ANA SHAABAN, ETAL  
29964 PEACHTREE CT  
MURRIETA, CA. 92563

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

ASMT: 908152021, APN: 908152021  
SONONTHA KHOR, ETAL  
29974 PEACHTREE CT  
MURRIETA, CA. 92563

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

ASMT: 908152022, APN: 908152022  
KEVIN MASCUZZIO, ETAL  
29984 PEACH TREE CT  
MURRIETA, CA. 92563

ASMT: 908152029, APN: 908152029  
KAREN HALLMAN TRUST, ETAL  
C/O KEVIN L BARRETT  
29955 ROSE BLOSSOM DR  
MURRIETA, CA. 92563

ASMT: 908152023, APN: 908152023  
BARBARA LUTZENBERGER, ETAL  
37890 VIA CARMELIA  
MURRIETA CA 92563

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

ASMT: 908152024, APN: 908152024  
LETICIA ROJAS, ETAL  
30015 ROSE BLOSSOM DR  
MURRIETA, CA. 92563

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

ASMT: 908152025, APN: 908152025  
TUAN NGUYEN, ETAL  
29995 ROSE BLOSSOM DR  
MURRIETA, CA. 92563

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

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

ASMT: 908172004, APN: 908172004  
LARRY STIDHAM  
41804 LEILA VERDE ST  
MURRIETA CA 92562



ASMT: 908172005, APN: 908172005  
HOLLY MATHESON  
37943 SWEET MAGNOLIA WAY  
MURRIETA, CA. 92563

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

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

ASMT: 908180008, APN: 908180008  
GOLF CLUB RANCHO CALIFORNIA  
770 S THE CITY DR NO 8450  
ORANGE CA 92868

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

ASMT: 908300001, APN: 908300001  
CHAN LIM  
38132 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 908172008, APN: 908172008  
CAROLYN WEBSTER  
37973 SWEET MAGNOLIA WAY  
MURRIETA, CA. 92563

ASMT: 908300002, APN: 908300002  
ANNALISA BLANCAFLOR  
38124 AUGUSTA DR  
MURRIETA, CA. 92563

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

ASMT: 908300003, APN: 908300003  
ERIKA NEVARES, ETAL  
38116 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 908172011, APN: 908172011  
NOLENE MORGAN, ETAL  
37893 SWEET MAGNOLIA WAY  
MURRIETA, CA. 92563

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

ASMT: 908172018, APN: 908172018  
MESA PLAZA  
WESTMAR PROPERTY MANAGEMENT INC  
41623 MARGARITA RD 100  
TEMECULA CA 92591

ASMT: 908300005, APN: 908300005  
TU NGUYEN  
38100 AUGUSTA DR  
MURRIETA, CA. 92563



ASMT: 908300006, APN: 908300006  
RHONDA SANDERSON, ETAL  
38076 RIVIERA CT  
MURRIETA, CA. 92563

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

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

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

ASMT: 908300008, APN: 908300008  
ELENA RODRIGUEZ, ETAL  
38060 RIVIERA CT  
MURRIETA, CA. 92563

ASMT: 908300015, APN: 908300015  
BRENDA COMERFORD, ETAL  
38073 AUGUSTA DR  
MURRIETA CA 92563

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

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

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

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

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

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

ASMT: 908300012, APN: 908300012  
MAUREEN ANNAMARIE REV LT, ETAL  
38028 RIVIERA CT  
MURRIETA, CA. 92563

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

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

ASMT: 908301007, APN: 908301007  
MARILYN NEEQUAYE, ETAL  
38145 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 908301001, APN: 908301001  
AMED KARIMI  
38193 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 908301008, APN: 908301008  
ELAINE ANDERSON, ETAL  
38137 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 908301002, APN: 908301002  
ANSHENG WANG, ETAL  
9648 WELK VIEW DR  
ESCONDIDO CA 92026

ASMT: 908301009, APN: 908301009  
LING LI, ETAL  
1141 W DUARTE RD NO A  
ARCADIA CA 91007

ASMT: 908301003, APN: 908301003  
MARIA CARLTON, ETAL  
38177 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 908301010, APN: 908301010  
BONNIE POWELL, ETAL  
32090 CLEAR SPRINGS DR  
WINCHESTER CA 92596

ASMT: 908301004, APN: 908301004  
LOUISE FERRARIS, ETAL  
38169 AGUSTA DR  
MURRIETA CA 92563

ASMT: 908301011, APN: 908301011  
VICTORIA BONUS, ETAL  
38113 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 908301005, APN: 908301005  
MARLENE MASSA, ETAL  
38161 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 908301012, APN: 908301012  
KATHLEEN HAMMOND, ETAL  
38105 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 908301006, APN: 908301006  
RENATE BREITENSTEIN  
38153 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 908301013, APN: 908301013  
JERALYNNE WELCH, ETAL  
38097 AUGUSTA DR  
MURRIETA, CA. 92563





ASMT: 908301014, APN: 908301014  
LUANN KEMBLE, ETAL  
38089 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 908310003, APN: 908310003  
BARBARA JOHNSON, ETAL  
38217 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 908301015, APN: 908301015  
ANITA LARSON, ETAL  
38081 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 908311026, APN: 908311026  
KATHLEEN FRANCISCO, ETAL  
C/O LUIS D FRANCISCO  
38326 WILLOWICK DR  
MURRIETA, CA. 92563

ASMT: 908301016, APN: 908301016  
ANDREW ZIMBALIST  
181 LA MESA AVE  
ENCINITAS CA 92024

ASMT: 908311027, APN: 908311027  
LYNDA JUDD, ETAL  
38318 WILLOWICK DR  
MURRIETA, CA. 92563

ASMT: 908301017, APN: 908301017  
JOYCE RITCHIE, ETAL  
38065 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 908311028, APN: 908311028  
ANITA HERINGER, ETAL  
7630 TORREN ST  
LA MESA CA 91942

ASMT: 908301018, APN: 908301018  
NANCY MELTON, ETAL  
38057 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 908311029, APN: 908311029  
SUSAN GARDNER, ETAL  
38302 WILLOWICK DR  
MURRIETA, CA. 92563

ASMT: 908310001, APN: 908310001  
ARLEEN BRADBURN, ETAL  
38201 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 908311030, APN: 908311030  
HELEN GREEN  
38294 WILLOWICK DR  
MURRIETA, CA. 92563

ASMT: 908310002, APN: 908310002  
LUCY BOBB, ETAL  
38209 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 908311031, APN: 908311031  
PURITA CASTILLO, ETAL  
38286 WILLOWICK DR  
MURRIETA, CA. 92563



ASMT: 908311032, APN: 908311032  
ANDREA SULLIVAN, ETAL  
38278 WILLOWICK DR  
MURRIETA, CA. 92563

ASMT: 957320007, APN: 957320007  
RANCHO CALIF WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

ASMT: 908311033, APN: 908311033  
NANCY CONDE  
38270 WILLOWICK DR  
MURRIETA, CA. 92563

ASMT: 957320023, APN: 957320023  
AGS UNDERGROUND  
C/O JOE MEADE  
3021 DURADO CT  
LINCOLN NE 68520

ASMT: 908311034, APN: 908311034  
RENALDO TORRES  
38262 WILLOWICK DR  
MURRIETA, CA. 92563

ASMT: 957330014, APN: 957330014  
VALLEY VIEW COMMERCE CTR LLC  
41623 MARGARITA RDSTE 100  
TEMECULA CA 92591

ASMT: 908311035, APN: 908311035  
DONNA CAMERON, ETAL  
38254 WILLOWICK DR  
MURRIETA, CA. 92563

ASMT: 957330017, APN: 957330017  
FLYING ELK ENTERPRISES  
C/O G F SCHOFHAUSER  
3342 VENTURE DR  
HUNTINGTON BEACH CA 92649

ASMT: 908311036, APN: 908311036  
DOMENICA SANTORO, ETAL  
C/O DAWG POUND PROP  
31963 RANCHO CALIF NO 200  
TEMECULA CA 92592

ASMT: 957330018, APN: 957330018  
IL CASTELLO, ETAL  
C/O DAVID COX  
2090 N TUSTIN AVE STE 140  
SANTA ANA CA 92705

ASMT: 908311037, APN: 908311037  
ANNETTE CORTESE, ETAL  
38220 AUGUSTA DR  
MURRIETA, CA. 92563

ASMT: 957330019, APN: 957330019  
FROME DEV OMEGA  
151 KALMUS DR STE F2  
COSTA MESA CA 92626

ASMT: 957320006, APN: 957320006  
AGATE REAL ESTATE INC  
C/O COMMERCIAL LOAN SERVICING  
11350 MCCORMICK RD NO 200  
HUNT VALLEY MD 21031

ASMT: 957330020, APN: 957330020  
38365 INNOVATION  
17032 PALMDALE LN NO C  
HUNTINGTON BEACH CA 92647

ASMT: 957330021, APN: 957330021  
INNOVATION COURT  
41340 PEAR ST STE 2  
MURRIETA CA 92562

ASMT: 957330038, APN: 957330038  
TEMECULA SELF STORAGE  
C/O TEMECULA SELF STORAGE LLC  
200 E CARRILLO NO 200  
SANTA BARBARA CA 93101

ASMT: 957330022, APN: 957330022  
RCJ ENTERPRISES  
37100 APPLGATE RD  
MURRIETA CA 92563

ASMT: 957330059, APN: 957330059  
29970 TECHNOLOGY DR  
C/O TAD LEWIS  
2888 LOKER AVE E STE 212  
CARLSBAD CA 92010

ASMT: 957330023, APN: 957330023  
JEAN DOMENIGONI  
33011 HOLLAND DR  
WINCHESTER CA 92596

ASMT: 957330060, APN: 957330060  
KPN INDUSTRIAL, ETAL  
C/O JIM NELSON  
P O BOX 309  
EL CAJON CA 92022

ASMT: 957330024, APN: 957330024  
SILVERHAWK PROP  
711 E IMPERIAL HWY NO 200  
BREA CA 92821

ASMT: 957331034, APN: 957331034  
BETA WINCHESTER  
1240 SIMPSON WAY  
ESCONDIDO CA 92025

ASMT: 957330025, APN: 957330025  
PULTE HOME CORP  
2 TECHNOLOGY DR  
IRVINE CA 92618

ASMT: 957350016, APN: 957350016  
RANCHO TEMECULA NEW COVENANT FELLO  
38801 CALISTOGA DR  
MURRIETA CA 92563

ASMT: 957330035, APN: 957330035  
VERIZON CALIF INC  
C/O JAMES TOUSIGNANT  
112 S LAKEVIEW CANYON RD  
THOUSAND OAKS CA 91362

ASMT: 957351010, APN: 957351010  
FAR REACHING MINISTRIES AVIATION INC, ET  
38615 CALISTOGA DR STE 100  
MURRIETA CA 92563

ASMT: 957330037, APN: 957330037  
CRC  
C/O JEFF HAMANN  
1000 PIONEER WAY  
EL CAJON CA 92020

ASMT: 957351012, APN: 957351012  
RACHEL ZUGSMITH, ETAL  
16001 VENTURA BLV STE 200  
ENCINO CA 91436



ASMT: 957351013, APN: 957351013  
KG MURRIETA INV  
1750 W MAIN ST NO 207  
EL CENTRO CA 92243

ASMT: 957500007, APN: 957500007  
AMBER KERR, ETAL  
30564 CAROUSEL LN  
MURRIETA, CA. 92563

ASMT: 957351014, APN: 957351014  
MARION, ETAL  
22365 BARTON RD STE 108  
GRAND TERRACE CA 92313

ASMT: 957500008, APN: 957500008  
JO FAMILY, ETAL  
1702 A STREET STE C  
SPARKS NV 89431

ASMT: 957351015, APN: 957351015  
PACIFIC VALLEY  
1044 CALLE RECODO STE A  
SAN CLEMENTE CA 92673

ASMT: 957500009, APN: 957500009  
BOB HECKLINGER  
1938 STEWART ST  
OCEANSIDE CA 92054

ASMT: 957351016, APN: 957351016  
PACIFIC VALLEY  
27611 LA PAZ RD NO 206  
LAGUNA NIGUEL CA 92677

ASMT: 957500010, APN: 957500010  
OSCAR VELEZ  
30600 CAROUSEL LN  
MURRIETA, CA. 92563

ASMT: 957351017, APN: 957351017  
CALISTOGA SUMMIT BUSINESS CENTER ASSI  
C/O ELITE MGMT  
38760 SKY CANYON STE C  
MURRIETA CA 92563

ASMT: 957500011, APN: 957500011  
KAREN SCHAEFER, ETAL  
27411 VALDERAS  
MISSION VIEJO CA 92691

ASMT: 957500005, APN: 957500005  
JOHANA LINDBERG, ETAL  
30552 CAROUSEL LN  
MURRIETA, CA. 92563

ASMT: 957500012, APN: 957500012  
MARIA TORRES  
30624 CAROUSEL LN  
MURRIETA, CA. 92563

ASMT: 957500006, APN: 957500006  
HOLLY KALLONEN, ETAL  
30558 CAROUSEL LN  
MURRIETA, CA. 92563

ASMT: 957500013, APN: 957500013  
DOROTHY STOCK, ETAL  
P O BOX 1685  
VALLEY CENTER CA 92082

ASMT: 957500014, APN: 957500014  
NANCY GARCIA, ETAL  
30648 CAROUSEL LN  
MURRIETA, CA. 92563

ASMT: 957500021, APN: 957500021  
KHANG LE  
30651 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500015, APN: 957500015  
BRIANNA HARRISON, ETAL  
30660 CAROUSEL LN  
MURRIETA, CA. 92563

ASMT: 957500022, APN: 957500022  
MYRTLE FOREMAN, ETAL  
30639 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500016, APN: 957500016  
CYNTHIA MARTINI, ETAL  
30672 CAROUSEL LN  
MURRIETA, CA. 92563

ASMT: 957500023, APN: 957500023  
LAURA FARNSWORTH, ETAL  
19683 12TH AVE NE  
PAULSBO WA 98370

ASMT: 957500017, APN: 957500017  
DANIEL MYERS  
30684 CAROUSEL LN  
MURRIETA, CA. 92563

ASMT: 957500024, APN: 957500024  
JANET GALLUP, ETAL  
30615 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500018, APN: 957500018  
SANDRA BENTON, ETAL  
30687 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500025, APN: 957500025  
PEGGY SIEBRANDT  
30603 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500019, APN: 957500019  
HEATHER MUIR, ETAL  
30675 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500026, APN: 957500026  
NGOCTHANH NGUYEN, ETAL  
P O BOX 2805  
VALLEY CENTER CA 92082

ASMT: 957500020, APN: 957500020  
ULYSSES QUIAMBAO  
30663 MC GOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500027, APN: 957500027  
ERIN FERGUSON  
30579 MCGOWANSPASS  
MURRIETA, CA. 92563



ASMT: 957500028, APN: 957500028  
ROBERT DAOUD  
24552 SUN DANCE AVE  
LAGUNA HILLS CA 92653

ASMT: 957500035, APN: 957500035  
STACY HUNTINGTON, ETAL  
30634 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500029, APN: 957500029  
OBDULIA ALMEJO, ETAL  
30562 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500036, APN: 957500036  
HELEN THOMAS, ETAL  
30646 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500030, APN: 957500030  
JUAN DIAZ INFANTE, ETAL  
30574 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500037, APN: 957500037  
SHELLY STAUDENMEIR, ETAL  
30658 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500031, APN: 957500031  
ROSE HAUSKEN, ETAL  
30586 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500038, APN: 957500038  
ANGELINA ACDA, ETAL  
C/O ERNESTO ACDA  
30670 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500032, APN: 957500032  
JILL POWELL, ETAL  
30598 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500039, APN: 957500039  
SIMA TAHIRY  
30682 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500033, APN: 957500033  
DONNA CHERRY, ETAL  
30610 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500040, APN: 957500040  
JANET NAST, ETAL  
30694 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500034, APN: 957500034  
RONALD THOMPSON, ETAL  
30622 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500041, APN: 957500041  
TAE HONG, ETAL  
30706 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957500042, APN: 957500042  
MIREYA FALTERMAYER, ETAL  
30718 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957630025, APN: 957630025  
ALISON ROTTINO, ETAL  
30816 LILAC CIR  
MURRIETA, CA. 92563

ASMT: 957501001, APN: 957501001  
ELISSA MARSHALL, ETAL  
38590 BOAT HOUSE DR  
MURRIETA, CA. 92563

ASMT: 957630026, APN: 957630026  
THOMAS SOAVE  
30804 LILAC CIR  
MURRIETA, CA. 92563

ASMT: 957501002, APN: 957501002  
BONNIE BAER, ETAL  
38602 BOAT HOUSE DR  
MURRIETA, CA. 92563

ASMT: 957630027, APN: 957630027  
CAROL THOMAS, ETAL  
30792 LILAC CIR  
MURRIETA, CA. 92563

ASMT: 957501003, APN: 957501003  
ROBERT PHILLIPS, ETAL  
38614 BOAT HOUSE DR  
MURRIETA, CA. 92563

ASMT: 957630028, APN: 957630028  
REGINALD ROBISKIE, ETAL  
C/O REGINALD M ROBISKIE SR  
30780 LILAC CIR  
MURRIETA, CA. 92563

ASMT: 957630022, APN: 957630022  
DASIA YOUNG, ETAL  
30852 LILAC CIR  
MURRIETA, CA. 92563

ASMT: 957630029, APN: 957630029  
CENTRAL PARK COMMUNITY ASSN  
C/O MERIT PROPERTY MGMT  
27349 JEFFERSON AVE 101  
TEMECULA CA 92590

ASMT: 957630023, APN: 957630023  
RYAN WILSON  
30840 LILAC CIR  
MURRIETA, CA. 92563

ASMT: 957631001, APN: 957631001  
MICHELLE HEINOLD, ETAL  
38587 VISTA ROCK DR  
MURRIETA, CA. 92563

ASMT: 957630024, APN: 957630024  
VERONICA CASTANEDA, ETAL  
30828 LILAC CIR  
MURRIETA, CA. 92563

ASMT: 957631002, APN: 957631002  
MICHELLE HUFF  
38599 VISTA ROCK DR  
MURRIETA, CA. 92563



ASMT: 957631003, APN: 957631003  
KATHERINE FUREN  
P O BOX 619  
TUSTIN CA 92781

ASMT: 957640007, APN: 957640007  
SHU LU, ETAL  
1661 HANOVER RD NO 211  
CITY OF INDUSTRY CA 91748

ASMT: 957640001, APN: 957640001  
LOIDA ROSADO, ETAL  
30783 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957640008, APN: 957640008  
TAMERA JAGLOWSKI, ETAL  
30862 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957640002, APN: 957640002  
MOLLIE FERREYRA, ETAL  
30795 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957640009, APN: 957640009  
MIKAGE FITZGERALD, ETAL  
30850 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957640003, APN: 957640003  
ROBERT LINCOLN, ETAL  
30807 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957640010, APN: 957640010  
DARYL MULVIHILL  
30838 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957640004, APN: 957640004  
DONNA NIELSEN, ETAL  
30819 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957640011, APN: 957640011  
DIANA KAFKA, ETAL  
30826 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957640005, APN: 957640005  
CHARLES JENNINGS  
30831 MCGOWANSPASS  
MURRIETA, CA. 92563

ASMT: 957640012, APN: 957640012  
JAYMEE ROBINSON, ETAL  
30814 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957640006, APN: 957640006  
EMMA MONTILLANO, ETAL  
30843 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 957640013, APN: 957640013  
MARJORIE BRAWNER  
30802 MCGOWANS PASS  
MURRIETA, CA. 92563

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ASMT: 957640014, APN: 957640014  
JUDY MACDONALD, ETAL  
30790 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 963040016, APN: 963040016  
SUSAN CAMERON, ETAL  
15935 MT JACKSON  
FOUNTAIN VALLEY CA 92708

ASMT: 957640015, APN: 957640015  
ALBERT NUQUI, ETAL  
30778 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 963040017, APN: 963040017  
LISA HAAGSMA, ETAL  
5021 E BEAR MOUNTAIN BLV  
BAKERSFIELD CA 93307

ASMT: 957640016, APN: 957640016  
LINDA NERIS, ETAL  
30766 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 963050001, APN: 963050001  
SHAANA CALLIES  
31045 VAN GAALE LN  
MURRIETA, CA. 92563

ASMT: 957640017, APN: 957640017  
WILLIAM SHIELDS, ETAL  
C/O WILLIAM SHIELDS  
30754 MCGOWANS PASS  
MURRIETA, CA. 92563

ASMT: 963050002, APN: 963050002  
THERESA NUNNARO  
29676 AVENIDA DE CORTEZ  
SUN CITY CA 92586

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

ASMT: 963050015, APN: 963050015  
RENAAT BERTHELS  
C/O HENRY VAN GAALE  
36687 VAN GAALE LN  
WINCHESTER CA 92596

ASMT: 963030005, APN: 963030005  
MELISSA LIPPERT  
39865 CALLE MEDUSA  
TEMECULA CA 92591

ASMT: 963050016, APN: 963050016  
DENISE BRANT, ETAL  
37430 LEON RD  
MURRIETA, CA. 92563

ASMT: 963030010, APN: 963030010  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
PO BOX 130878  
CARLSBAD CA 92013

ASMT: 963060032, APN: 963060032  
W DEV PARTNERS OF TEMECULA  
C/O ROBERT MANN JR  
505 SANSOME ST STE 1575  
SAN FRANCISCO CA 94111

29

ASMT: 963060053, APN: 963060053  
WINCHESTER CK  
41623 MARGARITA RD NO 100  
TEMECULA CA 92591

ASMT: 963070019, APN: 963070019  
ZUIDER ZEE  
C/O MASTER FUNDING CO  
P O BOX 2467  
TEMECULA CA 92593

ASMT: 963060071, APN: 963060071  
DMSD PROP  
41856 IVY ST STE 201  
MURRIETA CA 92562

ASMT: 963070020, APN: 963070020  
SYLVIA TIVADAR, ETAL  
36580 PENFIELD LN  
MURRIETA, CA. 92563

ASMT: 963060074, APN: 963060074  
HAVADJIA HOLDINGS INC  
3800 ORANGE ST NO 250  
RIVERSIDE CA 92501

ASMT: 963070021, APN: 963070021  
HELP HOSPITALIZED VETERANS  
36585 PENFIELD RD  
WINCHESTER, CA. 92596

ASMT: 963060075, APN: 963060075  
FRENCH VALLEY BENTON RD  
C/O JACK KOFDARALI  
224 S JOY ST  
CORONA CA 92879

ASMT: 963070022, APN: 963070022  
COUNTY OF RIVERSIDE  
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI  
3410 10TH STREET STE 400  
RIVERSIDE CA 92501

ASMT: 963070015, APN: 963070015  
REISUNG ENTERPRISES INC  
9675 LA JOLLA FARMS RD  
LA JOLLA CA 92037

ASMT: 963070023, APN: 963070023  
ROLLING FRITO LAY SALES INC  
C/O TAX DEPT GMA  
3131 S VAUGHN WAY STE 301  
AURORA CO 80014

ASMT: 963070017, APN: 963070017  
ADVANCED CARDIOVASCULAR SYSTEM INC  
C/O TAX DIVISION D367 AP6D  
100 ABBOTT PARK RD  
ABBOTT PARK IL 60064

ASMT: 963070024, APN: 963070024  
SHIRLEY SABA, ETAL  
41309 AVENIDA BIONA  
TEMECULA CA 92591

ASMT: 963070018, APN: 963070018  
HELP HOSPITALIZED VETERANS INC  
36585 PENFIELD LN  
WINCHESTER CA 92596

ASMT: 963070031, APN: 963070031  
SILVER HILLS INTERNATIONAL  
P O BOX 455  
VAN VLECK TX 77482



ASMT: 963070045, APN: 963070045  
COUNTY OF RIVERSIDE  
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI  
3403 10TH STREET STE 400  
RIVERSIDE CA 92501

ASMT: 963080009, APN: 963080009  
20 ACRES FRENCH VALLEY  
27431 W ENTERPRISE CIR  
TEMECULA CA 92590

ASMT: 963070049, APN: 963070049  
DAVID BOREL, ETAL  
36371 BRIGGS RD  
MURRIETA CA 92563

ASMT: 963080011, APN: 963080011  
FLEMING FRENCH VALLEY  
C/O FRED FLEMING  
16782 OAK VIEW DR  
ENCINO CA 91436

ASMT: 963070051, APN: 963070051  
CLAY BOREL, ETAL  
888 PROSPECT STE 330  
LA JOLLA CA 92307

ASMT: 963080012, APN: 963080012  
ALEXANDER BOREL  
37760 BOREL ST  
MURRIETA CA 92563

ASMT: 963080002, APN: 963080002  
FRENCH VALLEY AIRPORT CENTER  
C/O EDWARD PROPERTIES  
515 S FIGUEROA ST NO 1028  
LOS ANGELES CA 90071

ASMT: 963080013, APN: 963080013  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 963080003, APN: 963080003  
H FLYNN, ETAL  
P O BOX 982  
RANCHO SANTA FE CA 92067

ASMT: 963440006, APN: 963440006  
VINTNERS DISTRIBUTORS INC  
C/O NICK GOYAL  
41805 ALBRAE ST 2ND FL  
FREMONT CA 94538

ASMT: 963080007, APN: 963080007  
CATHY HARNEY, ETAL  
3167 VISTA DEL RIO  
FALLBROOK CA 92028

ASMT: 963440011, APN: 963440011  
STAR GOALS, ETAL  
C/O PROPERTY TAX DEPT  
P O BOX 790830  
SAN ANTONIO TX 78279

ASMT: 963080008, APN: 963080008  
KARL HESPER, ETAL  
P O BOX 667  
WOODLAND HILLS CA 91365

ASMT: 964080001, APN: 964080001  
RAY BOREL, ETAL  
17775 LONG HOLLOW RD  
CORNING CA 96021



ASMT: 964080002, APN: 964080002  
ALEXANDER BOREL  
37760 BOREL RD  
MURRIETA, CA. 92563

ASMT: 964250009, APN: 964250009  
KATHLEEN WEDELL, ETAL  
38345 QUIET RUN CT  
MURRIETA, CA. 92563

ASMT: 964250001, APN: 964250001  
ADA FERREL, ETAL  
1143 HOLDRIDGE STQ  
CALEXICO CA 92231

ASMT: 964250010, APN: 964250010  
ASHLEY MARTIN, ETAL  
38335 QUIET RUN CT  
MURRIETA, CA. 92563

ASMT: 964250002, APN: 964250002  
PREEMINENT INV CORP  
14728 PIPELINE AVE NO B  
CHINO HILLS CA 91709

ASMT: 964250011, APN: 964250011  
CHRISTINE RODRIGUEZ, ETAL  
38325 QUIET RUN CT  
MURRIETA, CA. 92563

ASMT: 964250003, APN: 964250003  
JACQUELYN FISCHER, ETAL  
38346 WHISPER OAKS RD  
MURRIETA, CA. 92563

ASMT: 964250012, APN: 964250012  
STANLEY ANASARIAS  
38315 QUIET RUN CT  
MURRIETA, CA. 92563

ASMT: 964250004, APN: 964250004  
2014-3 BORROWER  
C/O INVITATION HOMES  
901 MAIN ST STE 700  
DALLAS TX 75202

ASMT: 964250029, APN: 964250029  
RANCHO BELLA VISTA COMMUNITY ASSN  
C/O AVALON MGMT GROUP  
31608 RAILROAD CANYON RD  
CANYON LAKE CA 92587

ASMT: 964250006, APN: 964250006  
BRADLEY LITTLE  
31120 HIDDEN LAKE RD  
MURRIETA, CA. 92563

ASMT: 964251001, APN: 964251001  
EMILY GUAJARDO, ETAL  
31097 ROSE CIR  
MURRIETA, CA. 92563

ASMT: 964250007, APN: 964250007  
SOAN TRAN  
27265 VIANA  
MISSION VIEJO CA 92692

ASMT: 964251002, APN: 964251002  
ERLINDA MANGAYA, ETAL  
31087 ROSE CIR  
MURRIETA, CA. 92563

ASMT: 964251003, APN: 964251003  
LISA CONRAD, ETAL  
31077 ROSE CIR  
MURRIETA, CA. 92563

ASMT: 964251010, APN: 964251010  
MELISSA SEILER, ETAL  
31042 ROSE CIR  
MURRIETA, CA. 92563

ASMT: 964251004, APN: 964251004  
NICOLE HOLLOWELL, ETAL  
31067 ROSE CIR  
MURRIETA, CA. 92563

ASMT: 964251011, APN: 964251011  
BRANDY CARTER, ETAL  
31052 ROSE CIR  
MURRIETA, CA. 92563

ASMT: 964251005, APN: 964251005  
NANCY CARLTON, ETAL  
43464 CALLE NACIDO  
TEMECULA CA 92592

ASMT: 964251012, APN: 964251012  
DISA DEARIE, ETAL  
31062 ROSE CIR  
MURRIETA, CA. 92563

ASMT: 964251006, APN: 964251006  
SONIA REZKALAH, ETAL  
31047 ROSE CIR  
MURRIETA, CA. 92563

ASMT: 964251013, APN: 964251013  
KANDICE UNDERHILL, ETAL  
31072 ROSE CIR  
MURRIETA, CA. 92563

ASMT: 964251007, APN: 964251007  
DG REAL ESTATE SOLUTIONS  
23316 EAGLE RIDGE  
MISSION VIEJO CA 92692

ASMT: 964251014, APN: 964251014  
TOMAS TAMAYO  
31082 ROSE CIR  
MURRIETA, CA. 92563

ASMT: 964251008, APN: 964251008  
LOUIS JOHNSON  
31027 ROSE CIR  
MURRIETA, CA. 92563

ASMT: 964251015, APN: 964251015  
BRIAN REMELIUS  
31092 ROSE CIR  
MURRIETA, CA. 92563

ASMT: 964251009, APN: 964251009  
BRIAN WOITTE  
31032 ROSE CIR  
MURRIETA, CA. 92563

ASMT: 964251016, APN: 964251016  
CENTEX HOMES  
27101 PUERTA REAL STE 300  
MISSION VIEJO CA 92691

ASMT: 964251017, APN: 964251017  
LORRAINE FOSTER, ETAL  
31025 HIDDEN LAKE RD  
MURRIETA, CA. 92563

ASMT: 964251024, APN: 964251024  
KRISTIN SCHOLL, ETAL  
38371 WHISPER OAKS RD  
MURRIETA, CA. 92563

ASMT: 964251018, APN: 964251018  
JOSEPH SCHULTZ  
31020 HIDDEN LAKE RD  
MURRIETA, CA. 92563

ASMT: 964252002, APN: 964252002  
KRISTINE ABARIENTOS  
31135 HIDDEN LAKE RD  
MURRIETA, CA. 92563

ASMT: 964251019, APN: 964251019  
JUDY HONG, ETAL  
223 GENOA ST  
ARCADIA CA 91006

ASMT: 964252003, APN: 964252003  
JENNY YU  
4167 CORTONA CT  
YORBA LINDA CA 92886

ASMT: 964251020, APN: 964251020  
JEREMY SALAZAR  
31050 HIDDEN LAKE RD  
MURRIETA, CA. 92563

ASMT: 964252004, APN: 964252004  
JOSEPH HEFFERMAN  
31115 HIDDEN LAKE RD  
MURRIETA, CA. 92563

ASMT: 964251021, APN: 964251021  
EPELI MAFUA  
31060 HIDDEN LAKE RD  
MURRIETA, CA. 92563

ASMT: 964252005, APN: 964252005  
AMY BASYE, ETAL  
31105 HIDDEN LAKE RD  
MURRIETA, CA. 92563

ASMT: 964251022, APN: 964251022  
LETICIA AVILES, ETAL  
31070 HIDDEN LAKE RD  
MURRIETA, CA. 92563

ASMT: 964531001, APN: 964531001  
CAROLYN MAI, ETAL  
55 FEATHER RIDGE  
MISSION VIEJO CA 92692

ASMT: 964251023, APN: 964251023  
ATIYA FAMILY LTD PARTNERSHIP  
C/O WASEF ATIYA  
278 MAHOGANY ST  
HEMET CA 92543

ASMT: 964531002, APN: 964531002  
NANCY LU, ETAL  
19121 LAURA LN  
YORBA LINDA CA 92886

ASMT: 964531003, APN: 964531003  
JUAN GONZALEZ  
38142 SUMMER RIDGE DR  
MURRIETA, CA. 92563

ASMT: 964540006, APN: 964540006  
OLIVIA YAHYA, ETAL  
31057 WATERTON CT  
MURRIETA, CA. 92563

ASMT: 964531004, APN: 964531004  
EIDA SADAT, ETAL  
43895 CALLE SANDOR  
TEMECULA CA 92592

ASMT: 964540007, APN: 964540007  
AARON ALEXANDER  
31047 WATERTON CT  
MURRIETA CA 92563

ASMT: 964540001, APN: 964540001  
LINDSEY DEGUZMAN  
31107 WATERTON CT  
MURRIETA CA 92563

ASMT: 964540008, APN: 964540008  
CAROLINE PRICE, ETAL  
31037 WATERTON CT  
MURRIETA CA 92563

ASMT: 964540002, APN: 964540002  
JESSE MALDONADO  
31097 WATERTON CT  
MURRIETA CA 92563

ASMT: 964540009, APN: 964540009  
SHANNON GUSY, ETAL  
31027 WATERTON CT  
MURRIETA CA 92563

ASMT: 964540003, APN: 964540003  
DAMARIS VASQUEZ, ETAL  
31087 WATERTON CT  
MURRIETA CA 92563

ASMT: 964540012, APN: 964540012  
CINDY MEDURE, ETAL  
31018 WATERTON CT  
MURRIETA CA 92563

ASMT: 964540004, APN: 964540004  
WENYAN LU, ETAL  
31077 WATERTON CT  
MURRIETA CA 92563

ASMT: 964540013, APN: 964540013  
SARA ALCALA, ETAL  
31028 WATERTON CT  
MURRIETA, CA. 92563

ASMT: 964540005, APN: 964540005  
ERIC PAYTON, ETAL  
31067 WATERTON CT  
MURRIETA CA 92563

ASMT: 964540014, APN: 964540014  
ROBERT SCHRIER  
31038 WATERTON CT  
MURRIETA CA 92563

25

ASMT: 964540015, APN: 964540015  
MAI LUONG, ETAL  
31048 WATERTON CT  
MURRIETA CA 92563

ASMT: 964540022, APN: 964540022  
ZOENID CONNOLLY  
38181 SUMMER RIDGE DR  
MURRIETA, CA. 92563

ASMT: 964540016, APN: 964540016  
JANE FORSTER, ETAL  
31058 WATERTON CT  
MURRIETA, CA. 92563

ASMT: 964540023, APN: 964540023  
KISA PUCKETT  
27636 YNEZ RD L7 NO 257  
TEMECULA CA 92591

ASMT: 964540017, APN: 964540017  
ROBERT FOTO  
31068 WATERTON CT  
MURRIETA, CA. 92563

ASMT: 964540024, APN: 964540024  
SHEILA BITENG, ETAL  
38161 SUMMER RIDGE DR  
MURRIETA, CA. 92563

ASMT: 964540018, APN: 964540018  
BECKY TUCKER  
31078 WATERTON CT  
MURRIETA CA 92563

ASMT: 964540025, APN: 964540025  
ROXANNE LOPEZ, ETAL  
38151 SUMMER RIDGE DR  
MURRIETA, CA. 92563

ASMT: 964540019, APN: 964540019  
SHADI BADRIEH  
2813 TRANQUIL WATERS CT  
JOPLIN MO 64801

ASMT: 964540026, APN: 964540026  
KAREN ABRAHAMIAN, ETAL  
38141 SUMMER RIDGE DR  
MURRIETA, CA. 92563

ASMT: 964540020, APN: 964540020  
ANA MENJIVAR, ETAL  
31098 WATERTON CT  
MURRIETA CA 92563

ASMT: 964540027, APN: 964540027  
BRITTONY LEIVA, ETAL  
38131 SUMMER RIDGE DR  
MURRIETA CA 92563

ASMT: 964540021, APN: 964540021  
MADELINE MARAMBA  
31108 WATERTON CT  
MURRIETA CA 92563

ASMT: 964540028, APN: 964540028  
INES VANELLA, ETAL  
P O BOX 890783  
TEMECULA CA 92589





ASMT: 964540029, APN: 964540029  
JON RECORD, ETAL  
38120 TURNING LEAF CT  
MURRIETA, CA. 92563

ASMT: 964540036, APN: 964540036  
TRENT HALL  
38139 TURNING LEAF CT  
MURRIETA, CA. 92563

ASMT: 964540030, APN: 964540030  
DANIEL LOCKHART  
38130 TURNING LEAF CT  
MURRIETA CA 92563

ASMT: 964540037, APN: 964540037  
NORTIA MILLER, ETAL  
38129 TURNING LEAF CT  
MURRIETA, CA. 92563

ASMT: 964540031, APN: 964540031  
PAMELA DESIRE, ETAL  
38140 TURNING LEAF CT  
MURRIETA, CA. 92563

ASMT: 964540038, APN: 964540038  
CRISTIANE SPENNER, ETAL  
38119 TURNING LEAF CT  
MURRIETA, CA. 92563

ASMT: 964540032, APN: 964540032  
HA NGUYEN  
26 ROSINGS  
MISSION VIEJO CA 92692

ASMT: 964540039, APN: 964540039  
WENNIFE DELANEY, ETAL  
38109 TURNING LEAF CT  
MURRIETA, CA. 92563

ASMT: 964540033, APN: 964540033  
MICHAEL GREY  
38160 TURNING LEAF CT  
MURRIETA CA 92563

ASMT: 964540040, APN: 964540040  
CHRISTOPHER DOUCETTE  
38099 TURNING LEAF CT  
MURRIETA, CA. 92563

ASMT: 964540034, APN: 964540034  
SUSAN SEGADE  
38159 TURNING LEAF CT  
MURRIETA CA 92677

ASMT: 964540041, APN: 964540041  
ANTONIO PEREZ  
38089 TURNING LEAF CT  
MURRIETA CA 92563

ASMT: 964540035, APN: 964540035  
SAMANTHA INGELS, ETAL  
38149 TURNING LEAF CT  
MURRIETA, CA. 92563

ASMT: 964540042, APN: 964540042  
TIMUEL KOONCE  
38079 TURNING LEAF CT  
MURRIETA CA 92563

ASMT: 964540043, APN: 964540043  
JESSICA JOHNSTON, ETAL  
38069 TURNING LEAF CT  
MURRIETA CA 92563

ASMT: 964540050, APN: 964540050  
BRENDA SOLON, ETAL  
31068 ROSE ARBOR CT  
MURRIETA CA 92563

ASMT: 964540044, APN: 964540044  
MARISOL JOHNSON  
38059 TURNING LEAF CT  
MURRIETA CA 92563

ASMT: 964540051, APN: 964540051  
JOHN MENDOZA  
31058 ROSE ARBOR CT  
MURRIETA, CA. 92563

ASMT: 964540045, APN: 964540045  
ELIZABETH MITCHELL, ETAL  
38049 TURNING LEAF CT  
MURRIETA CA 92563

ASMT: 964540052, APN: 964540052  
HEIDI LANEY, ETAL  
31048 ROSE ARBOR CT  
MURRIETA, CA. 92563

ASMT: 964540046, APN: 964540046  
ROBERT KELLY, ETAL  
C/O ROBERT KELLY  
38039 TURNING LEAF CT  
MURRIETA, CA. 92563

ASMT: 964540053, APN: 964540053  
KRISTIN FANASELLE, ETAL  
31038 ROSE ARBOR CT  
MURRIETA CA 92563

ASMT: 964540047, APN: 964540047  
RHONDA WILSON, ETAL  
38029 TURNING LEAF CT  
MURRIETA, CA. 92563

ASMT: 964540054, APN: 964540054  
DAVID ROSENTHAL  
31028 ROSE ARBOR CT  
MURRIETA CA 92563

ASMT: 964540048, APN: 964540048  
ELNORE TRUSCOTT, ETAL  
38019 TURNING LEAF CT  
MURRIETA, CA. 92563

ASMT: 964540057, APN: 964540057  
DAMON TANAKA  
31017 WATERTON CT  
MURRIETA CA 92563

ASMT: 964540049, APN: 964540049  
AMANDA LIGTERMOET, ETAL  
38009 TURNING LEAF CT  
MURRIETA, CA. 92563

ASMT: 964540059, APN: 964540059  
ZITONG ZHENG  
31008 WATERTON CT  
MURRIETA, CA. 92563

ASMT: 964540064, APN: 964540064  
LENNAR HOMES OF CALIF INC  
980 MONTECITO DR STE 302  
CORONA CA 92879

ASMT: 964541007, APN: 964541007  
JEANA SNYDER, ETAL  
38020 TURNING LEAF CT  
MURRIETA CA 92563

ASMT: 964541001, APN: 964541001  
LAUREN RICH FINE, ETAL  
31059 ROSE ARBOR CT  
MURRIETA, CA. 92563

ASMT: 964541008, APN: 964541008  
ROBERT CHRISTENSEN  
38030 TURNING LEAF CT  
MURRIETA, CA. 92563

ASMT: 964541002, APN: 964541002  
HOLLY NADIN  
31049 ROSE ARBOR CT  
MURRIETA, CA. 92563

ASMT: 964541009, APN: 964541009  
JOE MORALES  
38040 TURNING LEAF CT  
MURRIETA, CA. 92563

ASMT: 964541003, APN: 964541003  
LEANNE SANGSTER, ETAL  
31039 ROSE ARBOR CT  
MURRIETA, CA. 92563

ASMT: 964541010, APN: 964541010  
ROBERT TOMCHAK  
38050 TURNING LEAF CT  
MURRIETA, CA. 92563

ASMT: 964541004, APN: 964541004  
SHARMANE STEVENSON, ETAL  
31029 ROSE ARBOR CT  
MURRIETA, CA. 92563

ASMT: 964541011, APN: 964541011  
ALFREDO PARRILLA  
38060 TURNING LEAF CT  
MURRIETA CA 92563

ASMT: 964541005, APN: 964541005  
GALEN AISPORNA  
31019 ROSE ARBOR CT  
MURRIETA, CA. 92563

ASMT: 964541012, APN: 964541012  
HEATHER LOGHRY, ETAL  
38070 TURNING LEAF CT  
MURRIETA CA 92563

ASMT: 964541006, APN: 964541006  
LILYBETH ALUMBRES  
38010 TURNING LEAF CT  
MURRIETA, CA. 92563

ASMT: 964541013, APN: 964541013  
FLORENCE GRESS, ETAL  
P O BOX 35  
TISDALE SK CANADA S0E1T0



OFFICE OF PLANING AND RESEARCH  
STATE CLEARINGHOUSE  
1400 TENTH STREET  
SACRAMENTO CA 95814

CALIFORNIA DEPT OF CONSERVATION  
DIVISION OF LAND RESOURCES  
CONSERVATION  
801 K STREET (MS 18-01)  
SACRAMENTO CA 95814

CALIFORNIA DEPT OF FISH & WILDLIFE  
INLAND DESERT REGION (6)  
3602 INLAND EMPIRE BLVD SUITE C-220  
ONTARIO CA 91764

CALTRANS DISTRICT 8  
ENVIRONMENTAL REVIEW  
464 WEST 4<sup>TH</sup> STREET 6<sup>TH</sup> FL (MS 726)  
SAN BERNARDINO CA 92401-1400

EASTERN MUNICIPAL WATER DISTRICT  
PO BOX 8300  
PERRIS CA 92572-8300

METROPOLITAN WATER DISTRICT OF  
SOUTHERN CALIFORNIA  
KATHY KUNYSZ  
PO BOX 54153  
LOS ANGELES CA 90054-0153

CITY OF MURRIETA  
PLANNING DEPARTMENT  
ONE TOWN SQUARE  
MURRIETA CA 92562

PECHANGA BAND OF LUISEÑO INDIANS  
OFFICE OF GENERAL COUNSEL  
ANNA HOOVER  
PO BOX 2183  
TEMECULA CA 92593

REGIONAL WATER QUALITY CONTROL  
BOARD - SAN DIEGO REGION (9)  
ENVIRONMENTAL REVIEW  
9174 SKY PARK COURT, SUITE 100  
SAN DIEGO CA 92123-4340

RIVERSIDE COUNTY AIRPORT  
LAND USE COMMISSION  
4080 LEMON STREET, 14<sup>TH</sup> FLOOR  
RIVERSIDE CA 92501

RIVERSIDE COUNTY FLOOD CONTROL &  
WATER CONSERVATION DISTRICT  
JASON UHLEY  
1995 MARKET STREET  
RIVERSIDE CA 92501

RIVERSIDE DEPT OF PUBLIC HEALTH  
HEALTH DEPARTMENT (NOISE)  
4065 COUNTY CIRCLE DRIVE  
RIVERSIDE CA 92503

RIVERSIDE CO PLANNING COMMISSION  
COMMISSIONER JOHN PETTY  
C/O MARY STARK, PLANNING  
COMMISSION SECRETARY  
PO BOX 1409  
RIVERSIDE CA 92502

SOBOBA BAND OF LUISEÑO INDIANS  
ATTN JOSEPH ONTIVEROS, DIRECTOR  
PO BOX 487  
SAN JACINTO CA 92581

SOUTH COAST AIR QUALITY  
MANAGEMENT DISTRICT  
ENVIRONMENTAL REVIEW  
21865 EAST COPLEY DRIVE  
DIAMOND BAR CA 91765-4182

SOUTHERN CALIFORNIA ASSOCIATION  
OF GOVERNMENTS  
ATTN PLANNING & PROGRAMS  
818 WEST 7<sup>TH</sup> STREET 12<sup>TH</sup> FLOOR  
LOS ANGELES CA 90017-3407

SOUTHERN CALIFORNIA EDISON  
JEREMY GOLDMAND  
24487 PRELIPP ROAD  
WILDOMAR CA 92595

SOUTHERN CALIFORNIA GAS COMPANY  
ENVIRONMENTAL REVIEW  
PO BOX 3003  
REDLANDS CA 92373-0306

CITY OF TEMECULA  
PLANNING DEPARTMENT  
PO BOX 9033  
TEMECULA CA 92589

US FISH & WILDLIFE SERVICE  
ENVIRONMENTAL REVIEW  
777 E TAHQUITZ CANYON WAY  
SUITE 208  
PALM SPRINGS CA 92262

WESTERN RIVERSIDE COUNCIL  
OF GOVERNMENTS  
ENVIRONMENTAL REVIEW  
4080 LEMON STREET 3<sup>RD</sup> FLOOR  
(MS 1032)  
RIVERSIDE CA 92501-3609

MURRIETA PUBLIC LIBRARY  
EIGHT TOWN SQUARE  
MURRIETA CA 92562

TEMECULA PUBLIC LIBRARY  
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TEMECULA CA 92592

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 CALL: (951) 368-9710  
 EMAIL: BillingInquiry@pe.com

# THE PRESS-ENTERPRISE **PE** com

Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
7/11/2015	10069101	SP 265 AMD. 1; GPA 1123; ZC 7806; TTM 36	Press-Enterprise	2 x 100 LI	200	1	1.45	290.00	290.00
Ordered By: Cecilia Gil									
								<b>Balance</b>	
								<b>\$290.00</b>	

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 2015 JUL 22 AM 11:06

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Name	Billing Period	Billed Account Number	Advertiser/Client Number	Advertiser/Client Name
Maria Tinajero 951-368-9225	07/11/2015 - 07/11/2015	1100141323	1100141323	BOARD OF SUPERVISORS

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BOARD OF SUPERVISORS		
Billing Period	Billed Account Number	Advertiser/Client Number
07/11/2015 - 07/11/2015	1100141323	1100141323
Balance	Invoice Number	Terms Of Payment
\$290.00	10069101	Due Upon Receipt

Billing Account Name And Address

Remittance Address

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

The Press-Enterprise  
 POST OFFICE BOX 12009  
 RIVERSIDE, CA 92502-2209

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: SP 265 AMD. 1; GPA 1123; ZC 7806; TTM 36

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

07/11/2015

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

Date: Jul 11, 2015

At: Riverside, California



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

Ad Number: 0010069101-01

P.O. Number:

### Ad Copy:

#### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK SPECIFIC PLAN AMENDMENT, GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP AND AGRICULTURAL CASE IN THE RANCHO CALIFORNIA ZONING - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 21, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Cornerstone Communities - MDMG, Inc., on Fast Track 2013-11 **Specific Plan No. 265 Amendment No. 1**, which proposes to remove parcels from the SP, change light industrial uses to residential and recreational uses in the southeasterly portion of the Plan area, and revise the SP Circulation Plan; **Agricultural Case No. 1029**, which proposes to disestablish Murrieta Hot Springs Agricultural Preserve No. 14; **Change of Zone No. 7806**, which proposes three zoning modifications: (1) revise the Specific Plan Zoning Ordinance as it pertains to the renumbering of all Planning Area, the addition of new Planning Areas 14, 15, 16, 17, 19, 21 and 22 (related to TTM 36546), and the deletion of old Planning Areas 6.2, 10.0, 20.0, and 33.0; (2) revise the entire SP boundary to accommodate the runway extension to the French Valley Airport, delete the Rancho California Water District tank site from the SP boundary and remove a portion of the SP that is now in the City of Murrieta, and (3) to formalize the boundaries for all Planning Areas; **Tentative Tract Map No. 36548, Schedule A** which proposes to subdivide 161.8 acres into 271 residential lots and 37 lettered lots, 13 are for public streets, 10 for water quality basins, 8 HOA designated, 2 for open space, and 4 for parks; and, **General Plan Amendment No. 1123**, which proposes to amend the land use for Assessor's Parcel 957-320-007, 957-320-018 and 957-320-014 from Restricted Light Industrial and Open Space to Community Development, Public Facilities (CD:PF) ("the project"). The project is located easterly of Highway 79, westerly of Promontory Parkway, and northerly of Calistoga Drive in the Rancho California Zoning - Southwest Area Plan, Third Supervisorial District.

The Planning Department approved the project, found that the environmental effects have been addressed and recommended the certification of **Environmental Impact Report No. 527**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE PROJECT PLANNER, AT (951) 955-8631 OR EMAIL [mstrait@rcplma.org](mailto:mstrait@rcplma.org).

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

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

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

Dated: July 8, 2015

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

7/11



7/11

Order Confirmation

<u>Ad Order Number</u> 0010930007	<u>Customer</u> RIV CO BOARD OF SUPERVISORS	<u>Payer Customer</u> RIV CO BOARD OF SUPERVISORS	<u>PO Number</u> SP 265 GPA1123
<u>Sales Rep</u> Vlars	<u>Customer Account</u> 1219291	<u>Payer Account</u> 1219291	<u>Ordered By</u> CECILIA GIL
<u>Order Taker</u> Vlars	<u>Customer Address</u> ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	<u>Payer Address</u> ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	<u>Customer Fax</u>
<u>Order Source</u>	<u>Customer Phone</u> (951) 955-1060	<u>Payer Phone</u> (951) 955-1060	<u>Customer Email</u> ccgil@rdbos.org

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>Blind Box</u>
0	0	0	
<u>Net Amount</u> \$385.04	<u>Total Amount</u> \$385.04	<u>Payment Method</u> Invoice	<u>Payment Amount</u> \$0.00
			<u>Amount Due</u> 385.04

Planning  
16-2 of 07/21/15  
2C 4806

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2015 JUL 17 PM 12:07

**PROOF OF PUBLICATION  
(2015.5 C.C.P.)**

Proof of Publication of

**STATE OF CALIFORNIA  
County of Riverside**

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of

**THE CALIFORNIAN**

*An Edition of the UT San Diego*

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

**July 11<sup>TH</sup>, 2015**

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

Dated at TEMECULA, California, this  
**13<sup>TH</sup>** day of **July, 2015**

Cathy Viars  
Legal Advertising  
The Californian

5012 707 1  
CERK APPROVED  
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK SPECIFIC PLAN AMENDMENT, GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP AND AGRICULTURAL CASE IN THE RANCHO CALIFORNIA ZONING - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

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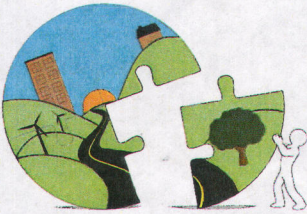
Please send all written correspondence to: **Clerk of the Board  
4080 Lemon Street, 1st Floor, Post Office Box 1147,  
Riverside, CA 92502-1147**

Dated: July 8, 2015  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

Pub: 07/11/15 10920007C



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2015 JUL 17 PM 12:07



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

**DATE:** June 22, 2015

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

**FROM:** Planning Department - Riverside Office

**SUBJECT:** SPECIFIC PLAN NO. 265 AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 01123, CHANGE OF ZONE NO. 7806, AGRICULTURAL CASE NO. 1029, and TENTATIVE TRACT MAP NO. 36546.

(Charge your time to these case numbers)

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

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian  |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> Environmental Impact Report   |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |

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

**STAFF IS REQUESTING JULY 21 HEARING DATE.**

5012 707 12 6W 5:30  
Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



# FAST TRACK AUTHORIZATION

<b>Supervisorial District:</b> 3	<b>Supervisor:</b> Jeff Stone	<b>FTA No.</b> 2013-11
----------------------------------	-------------------------------	------------------------

**Company/Developer:** Cornerstone Communities **Contact Name:** Jack Robson

**Address:** 4365 Executive Drive, San Diego, CA 92121

**Office Phone:** 858.458.9700 **Mobile Phone:** 858.518.5105 **Email:** jrobson@cornerstonecommunities.com

**Consulting Firm:** MDMG **Contact Name:** Larry Markham

**Firm Address:** 41635 Enterprise Circle North, Suite B, Temecula, CA 92590

**Office Phone:** 951.296.3466 **Mobile Phone:** 909.322.8482 **Email:** lrm@markhamdmg.com

**Project Type:**  Industrial  Commercial  Childcare  Workforce Housing  
 Renewable Energy  Other – Specific Plan Amendment

**Project Description:** Amendment to Borel Airpark Specific Plan (SP 265) that will update and modify land uses.

**\*Fast Track Status granted by the Board of Supervisors – 11/26/13, Item 3.55\***

**Economic Impact (estimated) Capital Investment:** N/A **Full-Time Jobs:** N/A

**Taxable Sales:** N/A **Full-Time Wages per Hour:** N/A **Construction Jobs:** N/A

**Land Use Application(s):**  Plot Plan  Conditional Use Permit  Change of Zone  
 Parcel Map  General Plan Amendment  Other: SP Amendment

**Site Information Assessor's Parcel Number(s):** 957-320-007, 014, 018

**Cross Streets/Address:** Winchester Rd., Benton Rd., Leon Rd., and Calistoga Dr. **Site Acreage:** 717

**Land Use Designation:** Varies **Zoning:** Varies **Building Size:** Varies

The Economic Development Agency acknowledges that the above referenced project merits special consideration of its land use and permit processing by the County of Riverside. County agencies are encouraged to immediately institute "Fast Track" procedures in accordance with Board Fast Track Policy A-32. This authorization contains preliminary project information and serves as a basis for determining "Fast Track" eligibility. During the County's development review process, the proposed project size and configuration may be altered.

Felicia Flournoy 12/2/13 Rob Moran 12/2/13  
**Felicia Flournoy, Assistant Director** **Date** **Rob Moran, EDA Development Manager** **Date**

Agenda Item No.:  
Area Plan: Southwest Area Plan  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Matt Straite  
Board of Supervisors: July 21, 2015

SPECIFIC PLAN NO. 265 AMENDMENT NO. 1  
GENERAL PLAN AMENDMENT NO. 1123  
CHANGE OF ZONE NO. 7806  
TENTATIVE TRACT MAP NO. 36546  
ENVIRONMENTAL IMPACT REPORT NO.540  
AGRICULTURAL CASE NO. 1029  
Applicant: Cornerstone Communities  
Engineer/Representative: MDMG Inc.

Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**SPECIFIC PLAN NO. 265 AMENDMENT NO. 1** proposes to revise the Land Use Designation of the Specific Plan for consistency with the Riverside County General Plan, reduce the overall acreage of the project site from 783.4 acres to 716.4 acres, revise the external boundary of the project site to eliminate property from the Specific Plan, and revise the Land Use Designations to permit residential and recreational uses within the southeastern section of the Specific Plan.

Specific Plan No. 265 Amendment No. 1 proposes Land Use Designations including Business Park (BP), Light Industrial (LI), Commercial Office (CO), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), and Open Space – Recreation (OS-R) and Open Space- Recreation (OS-R) land uses, as reflected on the Specific Plan Land Use Plan. Specifically the project will encompass the following land use designations:

**Business Park / Industrial Land Use:** The Business Park and Industrial land use of SP265A1 will comprise a total of 290.5 acres with 243.1 acres comprised of the Business Park and 47.4 acres comprised of Light Industrial. The designated Business Park land use will be concentrated primarily within the eastern side of the project site (Planning Area 2) and a northwestern portion (Planning Area 1) while Industrial designated areas will be located along the eastern (Planning Area 5), northern (Planning Area 3) and southwestern portions (Planning Areas 4, 6 and 7) of the project site.

#### **Commercial Office / Commercial Retail**

The Commercial Office land use designation (formally designated Office Park under the original SP265) will comprise a total of 86.8 acres and will be located along the western portion of the project site (Planning Areas 8, 9 and 11). The Commercial Retail land use designation (same under original SP265) will comprise a total of 65.4 acres and will also be located along the western portion of the project site (Planning Areas 10, 12 and 13).

#### **Residential**

The residential land use designation (formerly Light Industrial) will comprise a total of 57.7 acres and will be located at the southeastern portion of the project site. The residential land use designation will be designated as Medium Density Residential (Planning Areas 14 and 17) and Medium High Density Residential (Planning Areas 15 and 16). A total of 269 residential units and four (4) distinct product types will be included. Residential densities vary between 2.0 and 8.0

dwelling units per acre, consistent with the County's General Plan designations of Medium Density Residential (2.0 – 5.0 du/ac), and Medium High Density Residential (5.0 – 8.0 du/ac).

**Open Space**

The Open Space designation will compromise a total of 133.8 acres and will be located along the southeastern and eastern portions of the Specific Plan (Planning Areas 18, 19, 20, 21 and 23). Planning Area 22 is designated as Open Space Recreation and will serve for the future development a recreational park to be located in between residential Planning Areas 14, 15 and 16, 17 respectively.

**GENERAL PLAN AMENDMENT NO. 1123** proposes to change the General Plan Land Use Designation for Parcel 957-320-007, a Rancho California Water District water tank site, from Restricted Light Industrial, and Open Space, as reflected on the Land Use Plan for Specific Plan No. 265, to Community Development: Public Facilities (CD:PF). A second Land Use change to change the General Plan Land Use Designations for Parcels 957-320-018, and 957-320-014 which were part of an EDA sponsored runway extension, from Industrial Park and Restricted Light Industrial, as reflected on the Land Use Plan for Specific Plan No. 265 to Community Development: Public Facilities (CD:PF).

**AGRICULTURAL CASE NO. 1029** proposes to disestablish Murrieta Hot Springs Agricultural Preserve No. 14.

**CHANGE OF ZONE NO. 7806** proposes three zoning modifications: (1) revise the Specific Plan Zoning Ordinance as it pertains to the renumbering of all Planning Area, the addition of new Planning Areas 14, 15, 16, 17, 19, 21 and 22 (related to TTM 36546), and the deletion of old Planning Areas 6.2, 10.0, 20.0, and 33.0 (PA's 10.0, 20.0 and 33.0 are now in the City of Murrieta); (2) revise the entire Specific Plan boundary to eliminate three properties from the Specific Plan (two APN's from a runway extension to the French Valley Airport, and one for a Rancho California Water District tank site being removed from the Specific Plan Boundary) and to change the zoning on the three properties from Specific Plan (SP) to Manufacturing Service- Commercial (MS-C), and remove a portion of the Specific Plan that is now in the City of Murrieta (PA's 10.0, 20.0 and 33.0); and 3) to formalize the boundaries for all Planning Areas.

**TENTATIVE TRACT MAP NO. 36546** proposes a Schedule "A" subdivision of 161.84 acres into two hundred sixty-nine (269) numbered residential lots and thirty-seven (37) lettered lots. Thirteen (13) of the designated lettered lots will be used for public road development and improvement, ten (10) for water quality basins, eight (8) designated as Home Owner Association (HOA), and four (4) for open space parks.

The proposed project is located easterly of Highway 79, westerly of Promontory Parkway, and northerly of Calistoga Drive.

**ISSUES OF POTENTIAL CONCERN:**

*Significant environmental concerns identified in the EIR*

Based on data and analysis provided in the Environmental Impact Report, it was concluded that the proposed Amendment to the Specific Plan (SP265A1) could result in a significant adverse environmental impact to the following environmental issues: Greenhouse Gases/Climate Change and Land Use/Planning. All other potential impacts were determined to be less than significant without mitigation or, are able to be reduced to a less than significant level with implementation of mitigation measures identified in DEIR 540. More specifically, regarding Greenhouse Gases/Climate Change, the EIR concluded that the proposed Project may contribute to global climate change by its incremental contribution of greenhouse gasses. With implementation of the recommended mitigation measures identified in the Air Quality Section of the EIR, the proposed Project would reduce GHG emissions, but the reduction would not be sufficient to reach a level of nonsignificance. The proposed Project would exceed the SCAQMD suggested GHG threshold of 3,000 MT/year with implementation of all reasonably available mitigation measures. As such, the proposed Project would result in a significant unavoidable adverse impact with respect to GHG emissions. Regarding land use, the EIR concluded that the existing land use and planning setting of the Project site and surrounding area will be permanently altered as a result of Project implementation. The intensification of development is different than that which would be allowed under SP 265; however, it is consistent with the adjacent land uses to the immediate south and east (singlefamily residential) of the site. Based on the data and analysis presented in the EIR, implementation of the Project will not cause significant adverse land use and planning impacts to these community characteristics, but the cumulative contribution to conflicts with regional policies is considered an unavoidable significant adverse impact of the proposed Project.

#### *Park Design*

Planning Area 22 represents three open space/park areas of the Specific Plan, two on the north side of Calistoga Drive, one on the south. The area to the South within PA 22 is intended to be the park that serves the new proposed residential community. Amenities within the Park shall include, at a minimum a tot lot, restroom facilities, shaded picnic areas, dog parks (one for large dogs, one for small dogs), and open turf areas. The Specific Plan provides the required 5 acres per thousand of park space (265 units, 3 people per unit, times 5 acres per thousand = a required 4 acres, the project provides 4.78 acres total of active park space). However, the design of the park on Lot V, the main park space area south of Calistoga Drive has been challenging through the planning process. The Park does not front onto any residential street, creating a concern as homes back onto the park on both sides of the long park. Staff is concerned with possible noise issues and safety issues regarding police visibility into the park. This is a concern to staff; however, Planning continues to support the project despite this design. Valley Wide parks and Recreation have indicated strong concerns with the design of the park as well, and ultimately have elected not to maintain the Park. At the time this staff report was drafted, it was not clear if they would maintain the streetscapes and/or basins in the project. Without Valley Wide maintenance, the HOA would be responsible for all maintenance.

#### *Airport Land Use Commission*

The ALUC found the proposed project consistent with the 2007 French Valley Airport Land Use Compatibility Plan as amended in 2011. The project had to provide a minimum number of units to meet the density requirements of the Plan.

#### **SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Commercial Retail (CR), Commercial Office (CO), Light Industrial (LI), Public Facilities (PF) and Conservation (OS-C) as reflected on the Land Use Plan for SP265.
  
2. Proposed General Plan Land Use Medium Density Residential (MDR), Medium High Density Residential (MHDR), Business Park (BP), Commercial Retail (CR), Commercial Office (CO), Light Industrial (LI), Open Space Recreation (OS-R), and Open Space Conservation (OS-C) as reflected on the Land Use Plan for SP265A1. For the three properties proposed to be removed from the Specific Plan the Proposed Designation is Community development: Public Facilities (CD:PF).
  
2. Surrounding General Plan Land Use (Ex. #5): Business Park (BP), Public Facilities (PF), Commercial Retail (CR) to the north, Open Space Conservation (OS-C), Business Park (BP), Medium Density Residential (MDR) to the south, Business Park (BP), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space Conservation Habitat (OS-CH) to the east, and Light Industrial (LI), Business Park (BP) and City of Murrieta to the west.
  
3. Proposed Zoning (Ex. #2): SP No. 265 A1 for the Specific Plan, Manufacturing Service Commercial (MS-C) for the three properties proposed to be removed from the Specific Plan. .
  
4. Surrounding Zoning (Ex. #2): City of Murrieta to the west, Manufacturing Service Commercial (M-SC), Industrial Park (I-P), Residential Agriculture-2 ½ acre minimum (R-A-2 1/2), and Light Agriculture-10 acre minimum (A-1-10) to the north, Light Agriculture-10 acre minimum (A-1-10), Specific Plan (SP), and Light Agriculture-5 acre minimum (A-1-5) to the east, and Specific Plan to the south.
  
5. Existing Land Use (Ex. #1): Existing airfield and vacant property
  
6. Surrounding Land Use (Ex. #1): City of Murrieta to the west, City of Murrieta,

industrial, and commercial to the north, industrial, single family residential, and vacant property to the south, and single family residential, and vacant property to the east.

7. Project Data:

Tract Map No. 36546:

Total Acreage: 161.84 acres

Total Proposed Residential lots: 269

Proposed Min. Lot Size: 2,965 sq. ft.

Schedule: A

8. Environmental Concerns:

See attached environmental assessment

**RECOMMENDATIONS:**

**TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 540**, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE SPECIFIC PLAN NO. 265 AMENDMENT NO.1**, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors;

**TENTATIVELY APPROVE** of **GENERAL PLAN AMENDMENT NO. 1123**, amending the General Plan Land Use designation for the subject property based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

**ADOPT RESOLUTION NO. 2015-173** for the Disestablishment of Murrieta Hot Springs Agricultural Preserve No.14, Map No. 1029, based upon findings and conclusions incorporated in the staff report; and,

**TENTATIVELY APPROVE** of **CHANGE OF ZONE NO. 07806**, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE TRACT MAP NO. 36546**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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



1. The project site is designated Commercial Retail (CR), Commercial Office (CO), Light Industrial (LI), Public Facilities (PF) and Conservation (OS-C) as reflected on the Land Use Plan for SP265 within the Southwest Area Plan.
2. The proposed Land Use change for the three properties proposed to be removed from the Specific Plan the Proposed Designation is Community Development: Public Facilities (CD:PF) requires the following findings be made:
  - a. The proposed General Plan Amendment does not conflict with the Riverside County Vision because:
    - i) The existing uses on the site are to remain on the site. Specifically for Assessor's Parcel 957-320-007, the site is owned by the Rancho California Water District and features an existing water tank site; and Parcels 957-320-018 and 957-320-014, were part of an EDA sponsored runway extension.
    - ii) Both existing and proposed designations are within the same Foundation Component.
    - iii) Amending the land use designation of the Proposed Project from RC-EDR and RCVLDR to RC-LDR would allow continued operations of public facilities, which helps achieve the vision of the General Plan.
  - b. The proposed General Plan Amendment does not conflict with any General Plan Principle as outlined in Appendix B of the General Plan. Appendix B outlines several principles, based on staff's review the project is consistent with them; most specifically section IV and V which outlines the Community Design Principles and Agriculture Principles respectively. Examples include:
    - i) General Plan Principle I.A.1 which requires a variety in land use choices. The proposed General Plan change will add to the diversity of the land use choices in the area.
    - ii) General Plan Principle I.G.2 which explains that the efficient use of land requires that support be provided to public institutions, the water tank and the runway serve this purpose.
    - iii) General Plan Principle III.B.1 which discussed the need to foster multi modal transit, the runway extension helps foster airplane use in the Temecula Valley.
    - iv) General Plan Principle III.F.1 which explains that air transportation facilities need to be integrated into the County, which the runway extension does.
  - c. The proposed General Plan Amendment does not conflict with any Foundation component because the foundation would not change. The site is currently designated as "Community Development" and will remain such.
  - d. The proposed Amendment contributes to the achievement of the purposes of the General Plan and is not detrimental to them because the proposed amendment would maintain the existing uses on the ground today (which were also there in 2003 when the General Plan was adopted), and the new designation would not alter the uses, they would foster them.
  - e. The General Plan and Ordinance No. 348 require that an additional finding, selected from five possible findings, be made. The appropriate additional finding for this project is that special circumstances or conditions have emerged since 2003 that were unanticipated in preparing the

General Plan. The Specific Plan was adopted in 1994. The Water tank and the runway extension followed. In 2003 when the General Plan was approved, the water tank and the runway were existing. The property for the runway was not under the ownership of the County at the time (although the runway was in use). The change since 2003 is the change in ownership of the runway property. Regarding the water tank site, the change was the application for an amendment to the Specific Plan. The Water District saw this as an appropriate time to remove their property from the Specific Plan for business reasons of their own. The change to Public Facilities was a more appropriate designation.

3. Since the adoption of SP 265, there have been significant changes in the SP 265 area, as well as SP 265 as a result of actions taken by the County of Riverside (the runway extension), and the City of Murrieta (annexation of part of the Specific Plan) have affected the original scope of SP 265.
4. The project site is surrounded by properties which are designated Business Park (BP), Public Facilities (PF), Commercial Retail (CR) to the north, Open Space Conservation (OS-C), Business Park (BP), Medium Density Residential (MDR) to the south, Business Park (BP), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space Conservation Habitat (OS-CH) to the east, and Light Industrial (LI), Business Park (BP) and City of Murrieta to the west.
5. The zoning for the subject site is SP No. 265 A1.
6. The proposed Manufacturing Service Commercial (MS-C) zoning on the three parcels proposed to be removed from the Specific Plan is consistent with the proposed General Plan Land Use Designation on these three parcels of Community Development Public Facilities because the uses permitted in the zone support the intent of the Public Facilities Land Use Designation. The uses on the properties are a water tank and a runway, both are permitted in the MS-C zone. Additionally, the existing French Valley Airport currently features MS-C zoning, making the runway zoning consistent with the existing airport zoning.
7. The project site is surrounded by properties which are zoned City of Murrieta to the west, Manufacturing Service Commercial (M-SC), Industrial Park (I-P), Residential Agriculture-2 ½ Acre Minimum (R-A-2 1/2), and Light Agriculture-10 Acre Minimum (A-1-10) to the north, Light Agriculture-10 Acre Minimum (A-1-10), Specific Plan (SP), and Light Agriculture-5 acre minimum (A-1-5) to the east, and Specific Plan to the south.
8. Similar uses (i.e., residential and industrial) have been constructed and are existing or operating in the project vicinity.
9. The proposed project is consistent with the provisions of Ordinance 460 and conforms to all requirements pertaining to the subdivision.
10. This project is located within Southwest Criteria Area Plan and within Criteria Cells: 5778, 5879, 5781, 5969, 5976, 6071, 6074, and 0 of the Western Riverside County Multiple Species Habitat

Conservation Plan, and as such is required to dedicate land to the Riverside Conservation Authority, per condition of approval. This project fulfills those requirements.

11. This project is within the City Sphere of Influence of Temecula. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
12. The proposed project is not located within a CAL FIRE state responsibility area or a very high fire hazard severity zone.
13. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Most potentially significant effects have been adequately analyzed in the Environmental Impact Report (540) pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures as identified in the Draft EIR and Final EIR:

*Greenhouse Gases/Climate Change*

The EIR concluded that the proposed Project may contribute to global climate change by its incremental contribution of greenhouse gasses. With implementation of the recommended mitigation measures identified in the Air Quality Section of the EIR, the proposed Project would reduce GHG emissions, but the reduction would not be sufficient to reach a level of nonsignificance. The proposed Project would exceed the SCAQMD suggested GHG threshold of 3,000 MT/year with implementation of all reasonably available mitigation measures. As such, the proposed Project would result in a significant unavoidable adverse impact with respect to GHG emissions.

*Land Use*

The EIR concluded that the existing land use and planning setting of the Project site and surrounding area will be permanently altered as a result of Project implementation. The intensification of development is different than that which would be allowed under SP 265; however, it is consistent with the adjacent land uses to the immediate south and east (singlefamily residential) of the site. Based on the data and analysis presented in the EIR, implementation of the Project will not cause significant adverse land use and planning impacts to these community characteristics, but the cumulative contribution to conflicts with regional policies is considered an unavoidable significant adverse impact of the proposed Project.

14. Owners of the property entered into a land conservation contract with the County of Riverside on January 1, 1976 which was recorded on January 28, 1976. The owners filed a notice of non-renewal on October 21, 1987, which was recorded October 6, 1987.
15. Under both the County's Rules and Regulations Governing Agricultural Preserves and the State of California's Williamson Act Program, a landowner may apply to have property removed from

the boundaries of an agricultural preserve once the contract has expired. Since the land conservation contract expired in January 1, 1996, the Applicant applied to have the subject site removed from the boundaries of the agricultural preserve.

16. The disestablishment of 124.24 acres of Murrieta Hot Springs Agricultural Preserve No. 1 is consistent with the Williamson Act, the Rules and Regulations Governing Agricultural Preserves in Riverside County and with the County's General Plan.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Specific Plan Land Use Designations, and with all other elements of the Riverside County General Plan. The three properties proposed to be removed from the Specific Plan are also in conformance with all elements of the General Plan.
2. The proposed project is consistent with the Specific Plan and Manufacturing Service Commercial (MS-C) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. County Service Area;
  - b. State responsibility or high fire hazard severity zone; or,
  - c. an area drainage plan, or dam inundation area.
3. The project site is located within:
  - a. A 100-year flood plain,
  - b. The boundaries of the Valley Wide Parks and Recreation District;
  - c. City of Temecula Sphere of Influence;
  - d. An area of both low and high paleontological sensitivity;

**SPECIFIC PLAN NO. 265 AMENDMENT NO. 1  
GENERAL PLAN AMENDMENT NO. 1123  
AGRICULTURAL CASE NO. 1029  
CHANGE OF ZONE NO. 7806  
ENVIRONMENTAL IMPACT REPORT NO.540  
TENTATIVE TRACT MAP NO. 36546  
Board of Supervisors Staff Report: July 21, 2015  
Page 10 of 10**

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- e. Stephens Kangaroo Rat Fee Area;
- f. An area of low to moderate liquefaction;

The subject site is currently designated as Assessor's Parcel Numbers 960-307-020, 963-070-021, 963-070-018, 963-070-033, 963-030-006, 963-030-004, 963-030-003, 963-030-002, 957-320-001, 957-320-021, 957-320-011, 957-320-012, 957-320-023, 957-320-024, 957-320-005, 957-320-006, 963-080-011, 963-080-010, 963-080-012, 963-080-009, 963-080-008, 963-080-007, 963-080-006, 963-080-005, 963-080-004, 963-080-002, 957-320-007, 957-320-018, 957-320-014.

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Date Prepared: 01/01/01  
Date Revised: 07/09/15

Supervisor Washington  
District 3

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07806 GPA01123 SP00265A1**  
**VICINITY/POLICY AREAS**

Date Drawn: 07/10/2015  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 1, 2009, the County of Riverside adopted a new Official Map providing new land use designations for unincorporated Riverside County. This map is a vicinity map and does not constitute an official map. For additional information, please contact the Planning Department at (951) 955-5200 (Western County) or the Planning Department at (951) 955-5277 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

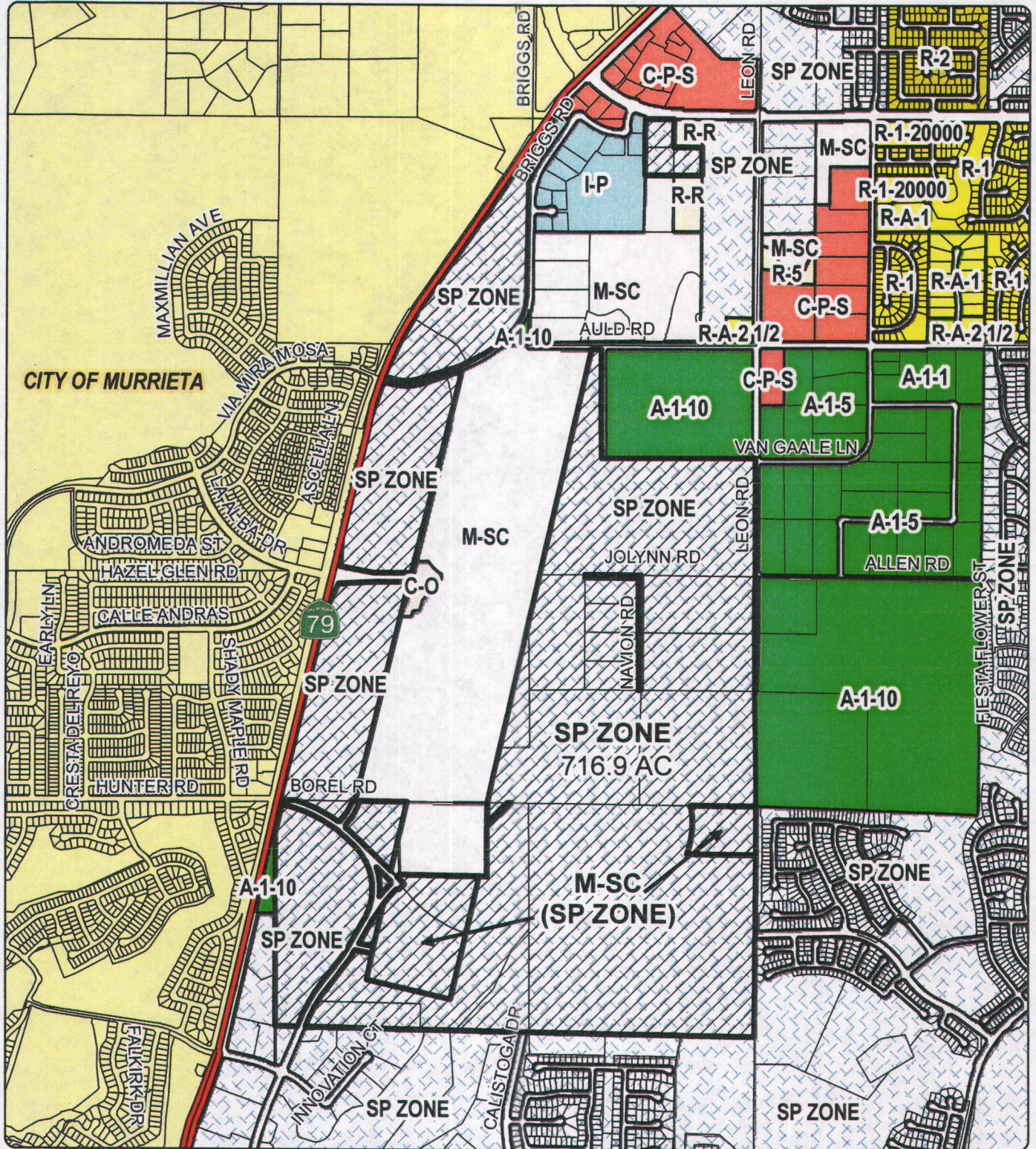
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Date Drawn: 07/10/2015

Supervisor Washington  
District 3

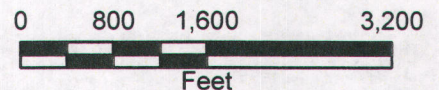
PROPOSED ZONING

Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

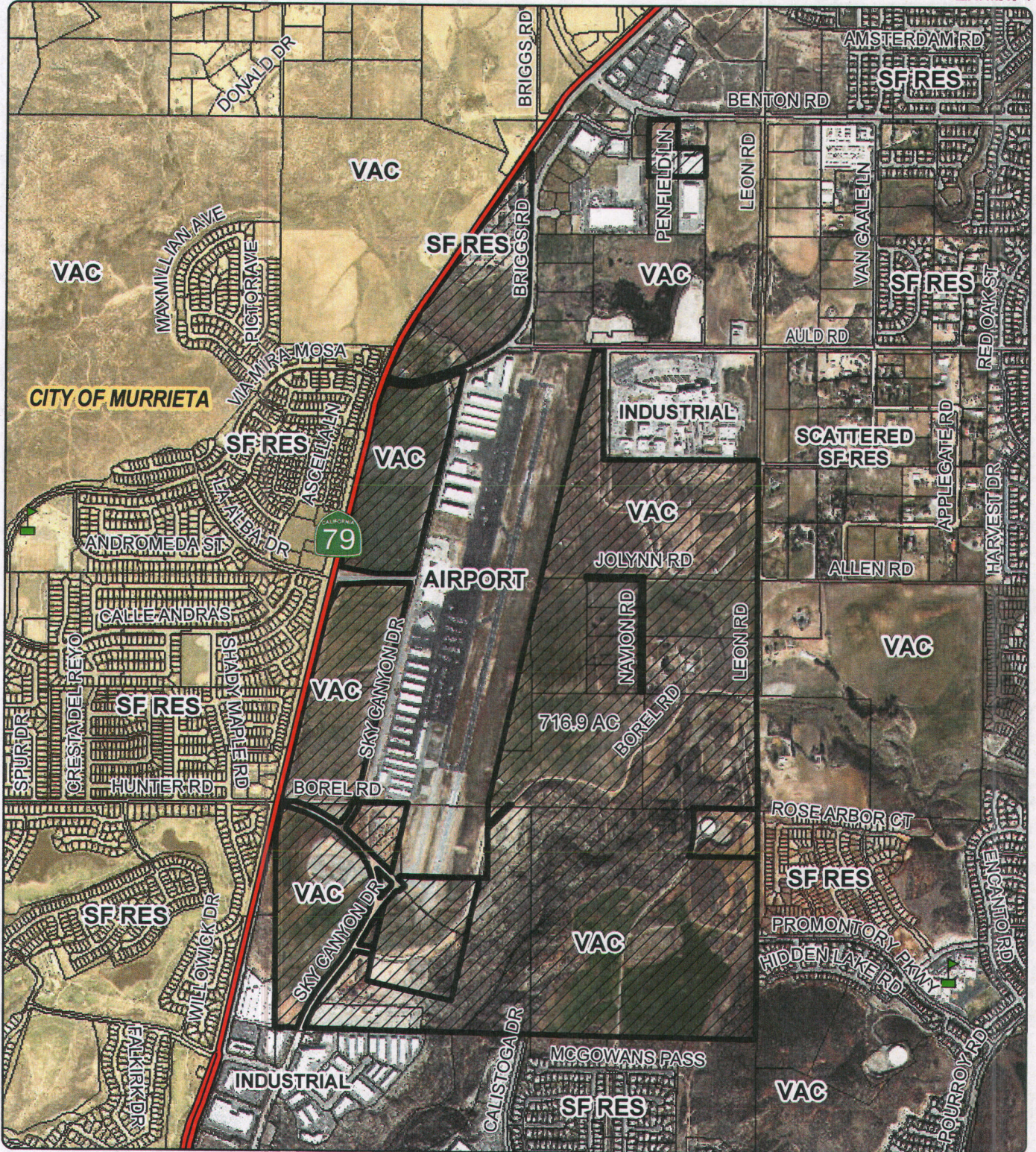
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District 3

Date Drawn: 07/10/2015

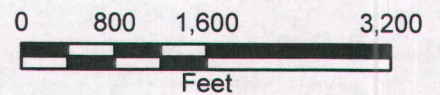
LAND USE

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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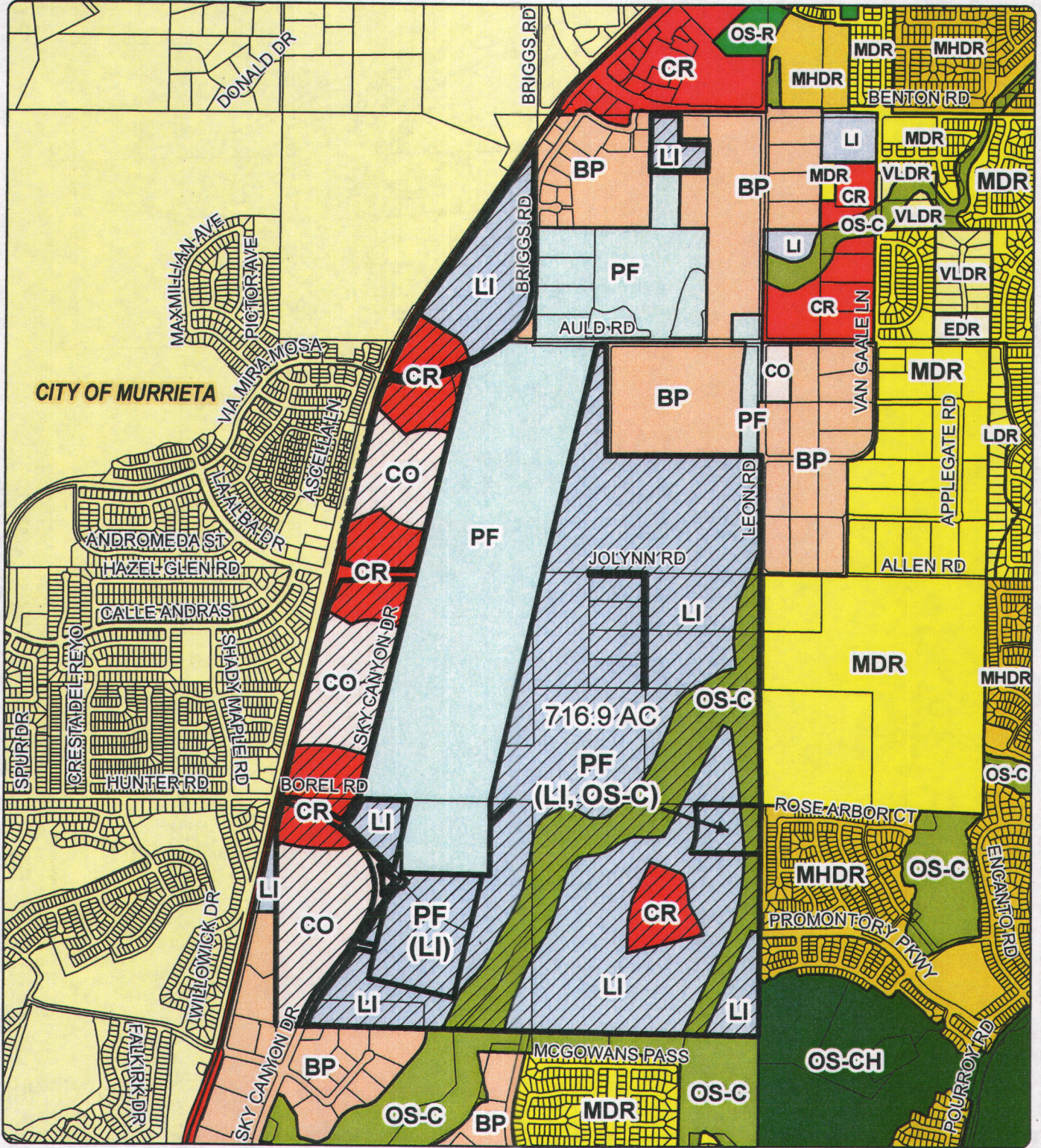
RIVERSIDE COUNTY PLANNING DEPARTMENT

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PROPOSED GENERAL PLAN

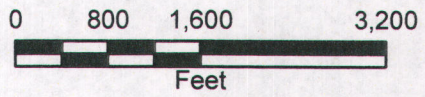
Supervisor Washington  
District 3

Date Drawn: 07/10/2015  
Exhibit 6



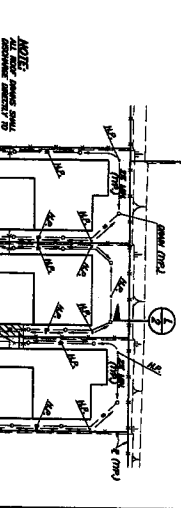
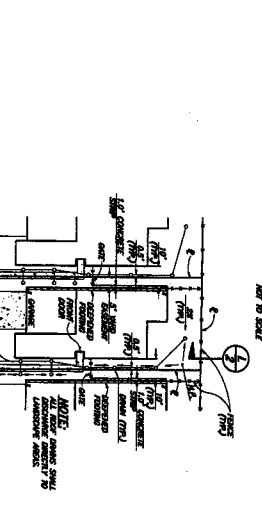
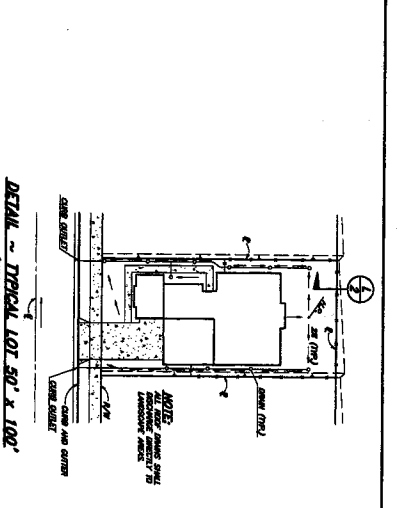
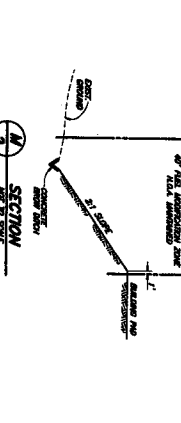
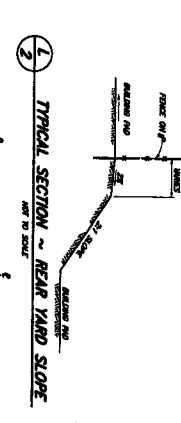
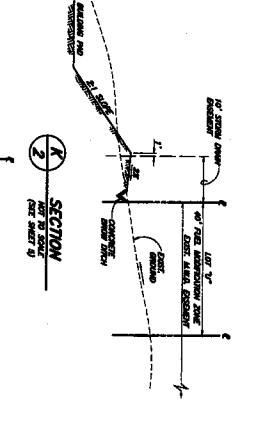
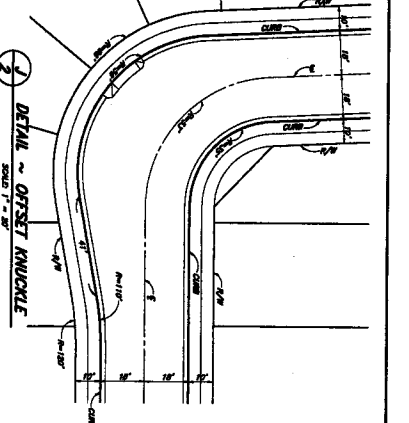
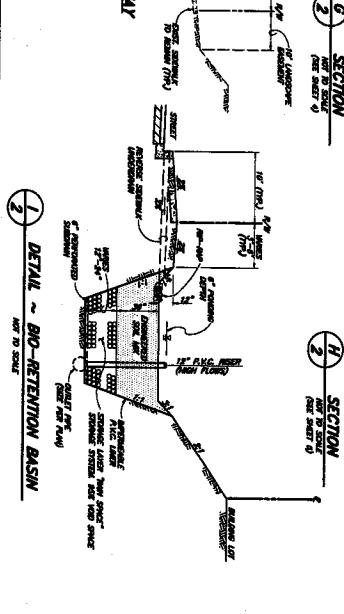
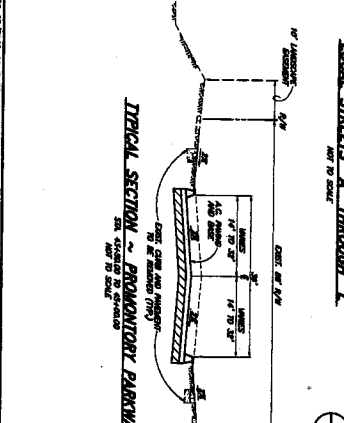
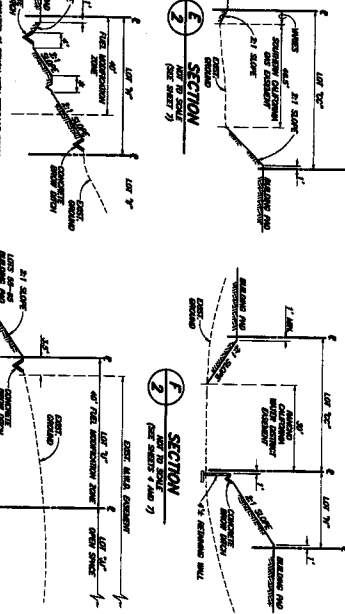
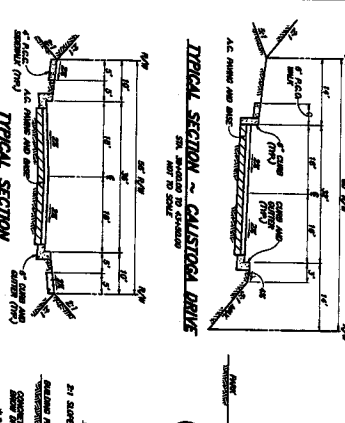
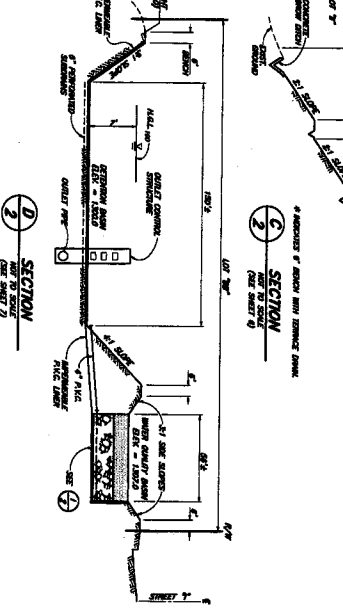
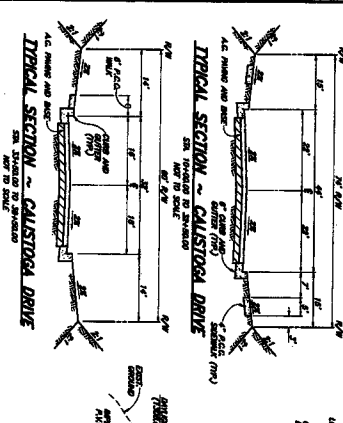
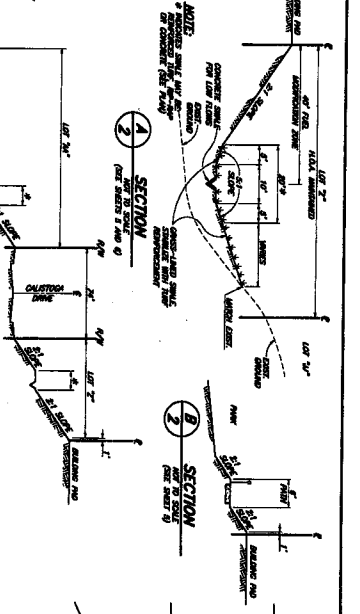
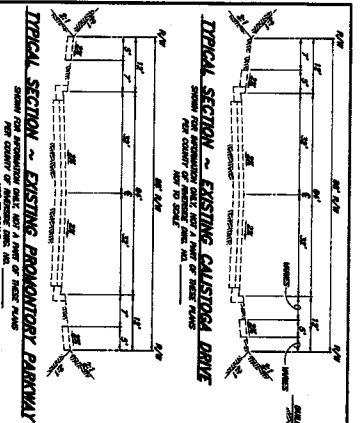
Zoning Area: Rancho California

Author: Vinnie Nguyen



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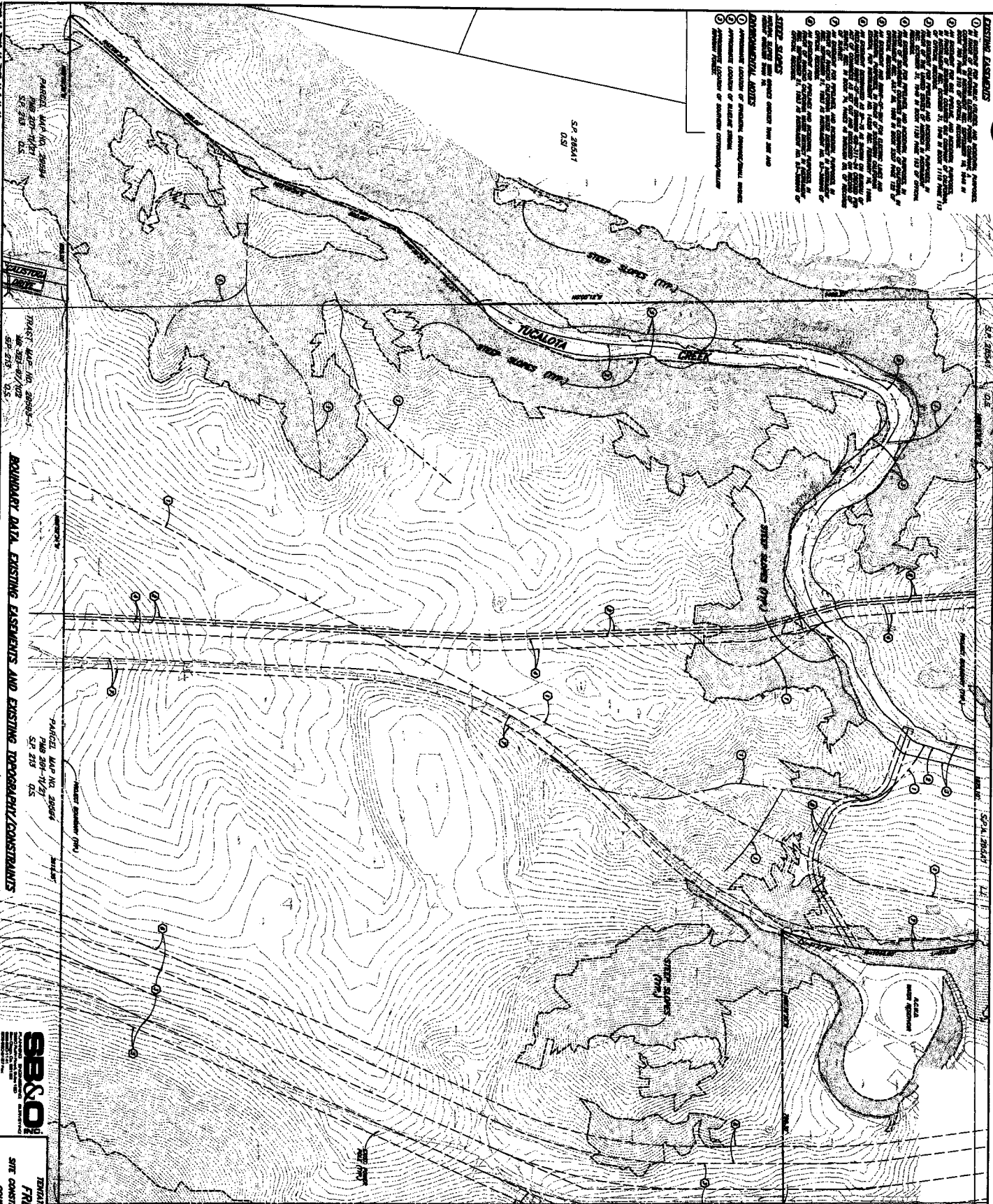


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 WWW.SBS&O.COM

TENANT TRACT MAP NO. 35048 FOR  
**FRENCH VALLEY 160**  
 DETAILS / TYPICAL SECTIONS  
 COUNTY OF INYERSE, CALIFORNIA

SHEET **2**  
 OF **11**

- EXISTING EASEMENTS**
1. EASEMENT FOR THE CONVEYANCE OF WATER TO THE PROPERTY OF THE STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF THE STATE OF CALIFORNIA, COUNTY OF INDIANA, BEARING DATE OF RECORD 11/15/1988, RECORDED IN BOOK 1118, PAGE 11.
  2. EASEMENT FOR THE CONVEYANCE OF WATER TO THE PROPERTY OF THE STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF THE STATE OF CALIFORNIA, COUNTY OF INDIANA, BEARING DATE OF RECORD 11/15/1988, RECORDED IN BOOK 1118, PAGE 11.
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- STEEL SLABS**
- STEEL SLABS AND GROUND ANCHORS SHALL BE AS SHOWN ON THE MAP.
- ENVIRONMENTAL NOTES**
1. PRELIMINARY LOCATION OF PROPOSED ENVIRONMENTAL SENSITIVE AREAS.
  2. PRELIMINARY LOCATION OF EXISTING ENVIRONMENTAL SENSITIVE AREAS.
  3. PRELIMINARY LOCATION OF EXISTING ENVIRONMENTAL SENSITIVE AREAS.
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  9. PRELIMINARY LOCATION OF EXISTING ENVIRONMENTAL SENSITIVE AREAS.
  10. PRELIMINARY LOCATION OF EXISTING ENVIRONMENTAL SENSITIVE AREAS.



**SB&CO**  
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 ANAHEIM, CA 92805  
 (714) 771-1111

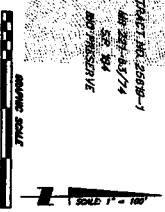
**BOUNDARY DATA, EXISTING EASEMENTS AND EXISTING TOPOGRAPHY/CONSTRAINTS**

PARCEL MAP NO. 20984-1  
 PUB 207-11/21  
 S.F. 219 U.S.

PARCEL MAP NO. 20984-1  
 PUB 207-11/21  
 S.F. 219 U.S.

TRACT NO. 20988-1  
 40 207-11/21  
 S.F. 206  
 A.B.C.

TRACT NO. 20989-1  
 40 207-11/21  
 S.F. 206  
 A.B.C.



TRACT NO. 20988-1  
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TRACT NO. 20990-1  
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TRACT NO. 20991-1  
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 A.B.C.

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 A.B.C.

TRACT NO. 20995-1  
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 S.F. 206  
 A.B.C.

TRACT NO. 20996-1  
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 A.B.C.

TRACT NO. 20997-1  
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 S.F. 206  
 A.B.C.

TRACT NO. 20998-1  
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 S.F. 206  
 A.B.C.

TRACT NO. 20999-1  
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 S.F. 206  
 A.B.C.

TRACT NO. 21000-1  
 40 207-11/21  
 S.F. 206  
 A.B.C.

**FRENCH VALLEY 180**  
 SITE CONSTRAINTS / BOUNDARY / TOPOGRAPHY  
 COUNTY OF INDIANA, CALIFORNIA

BOUNDARY DATA, EXISTING EASEMENTS AND EXISTING TOPOGRAPHY/CONSTRAINTS

PARCEL MAP NO. 20984-1  
 PUB 207-11/21  
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 A.B.C.

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 A.B.C.

TRACT NO. 20990-1  
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 A.B.C.

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 A.B.C.

TRACT NO. 20992-1  
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 A.B.C.

TRACT NO. 20993-1  
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TRACT NO. 20995-1  
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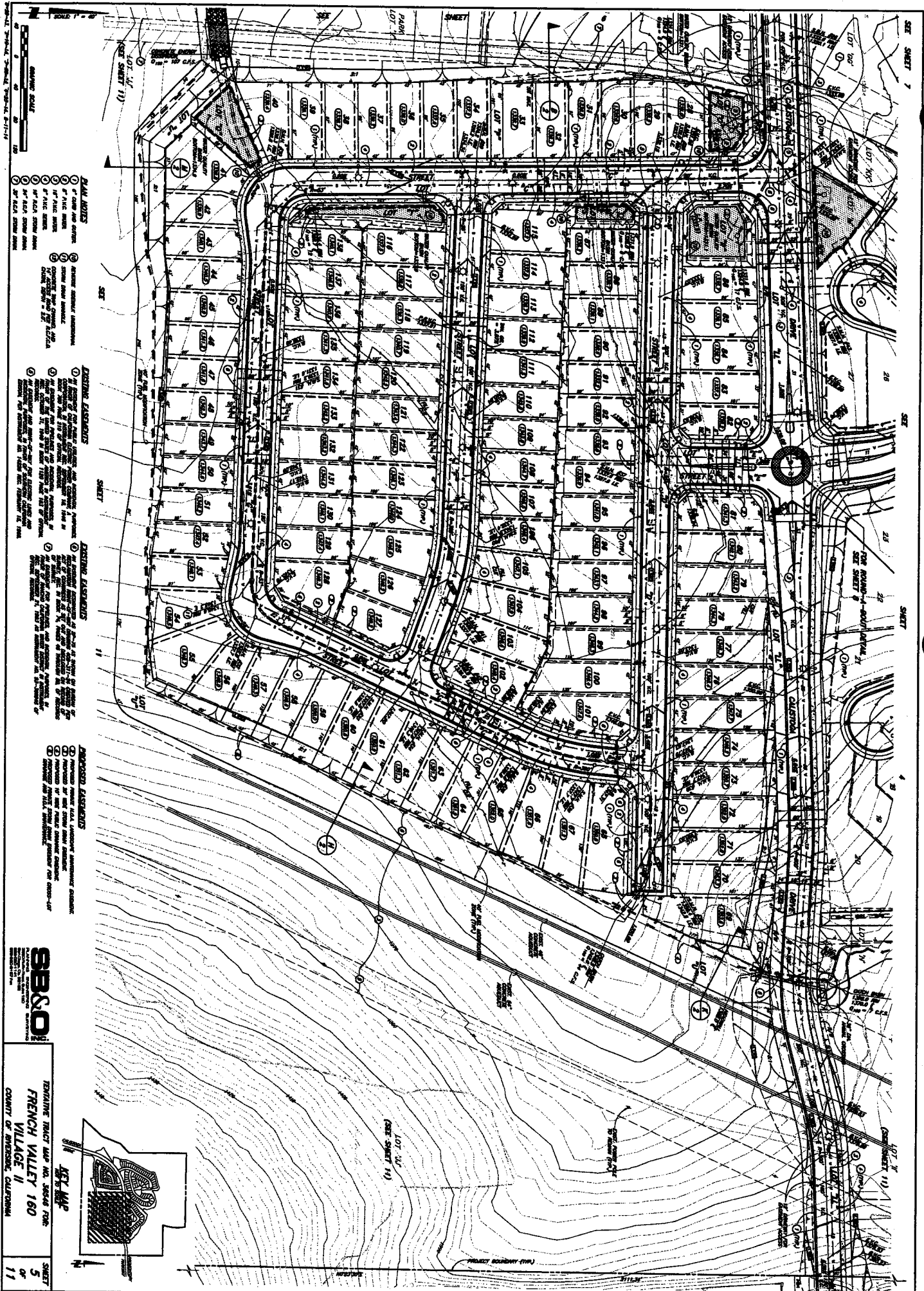
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 A.B.C.

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TRACT NO. 21000-1  
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- PLAN NOTES**
- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  - 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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- EXISTING ASPHALT**
- 1. EXISTING ASPHALT DRIVEWAYS AND SIDEWALKS.
  - 2. EXISTING ASPHALT DRIVEWAYS AND SIDEWALKS.
  - 3. EXISTING ASPHALT DRIVEWAYS AND SIDEWALKS.
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- PROPOSED ASPHALT**
- 1. PROPOSED ASPHALT DRIVEWAYS AND SIDEWALKS.
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  - 10. PROPOSED ASPHALT DRIVEWAYS AND SIDEWALKS.

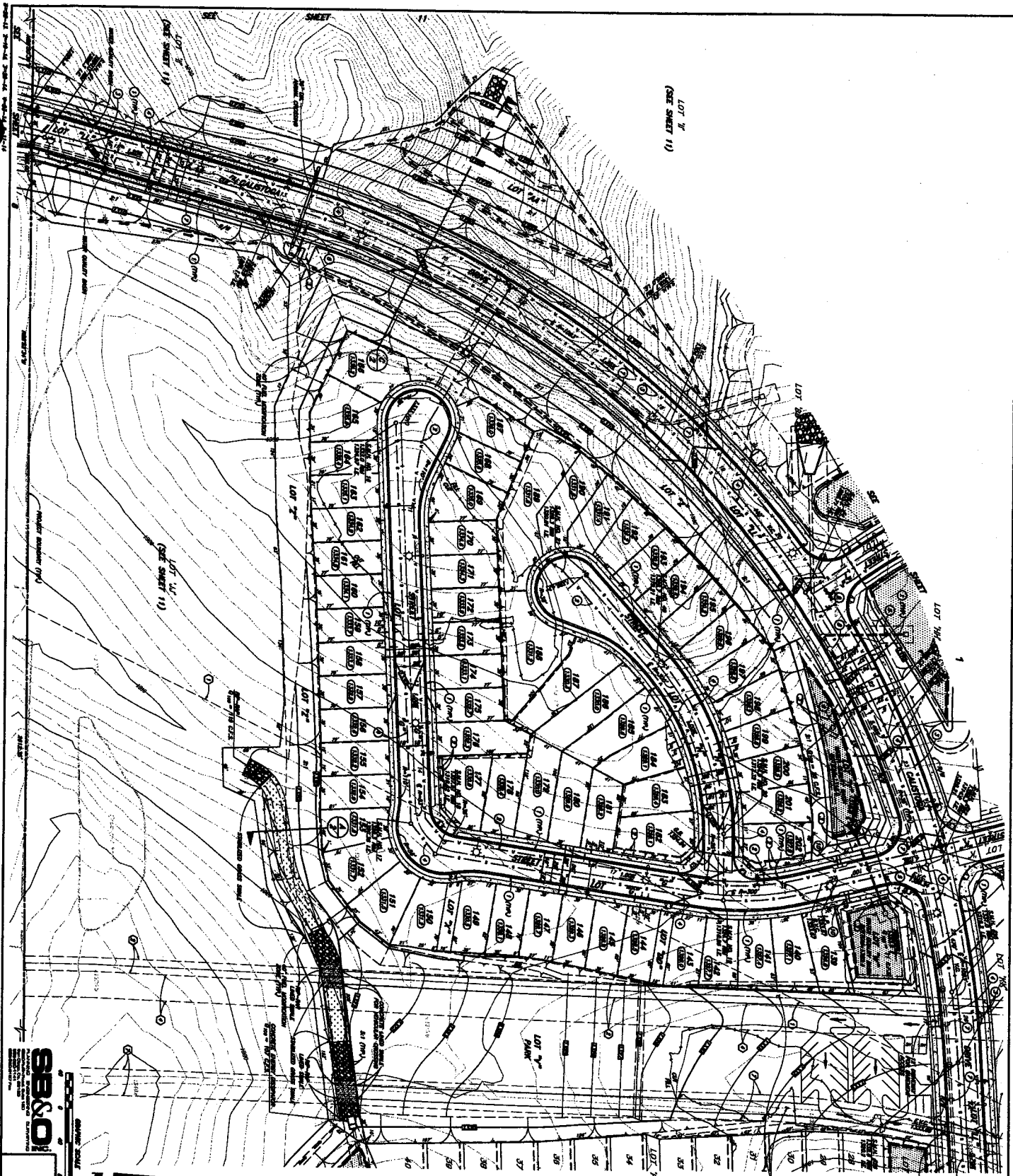
**SBCSO**  
 SUBDIVISION CONSULTANTS  
 1000 WEST 10TH AVENUE  
 DENVER, COLORADO 80202  
 TEL: 303-733-1111  
 FAX: 303-733-1112

**KEY MAP**

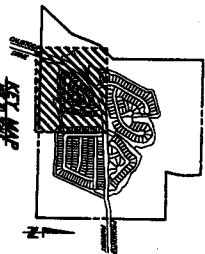
TRINITY TRACT MAP NO. 3044 FOR  
**FRENCH VALLEY 180**  
 COUNTY OF WYOMING, CALFORNIA

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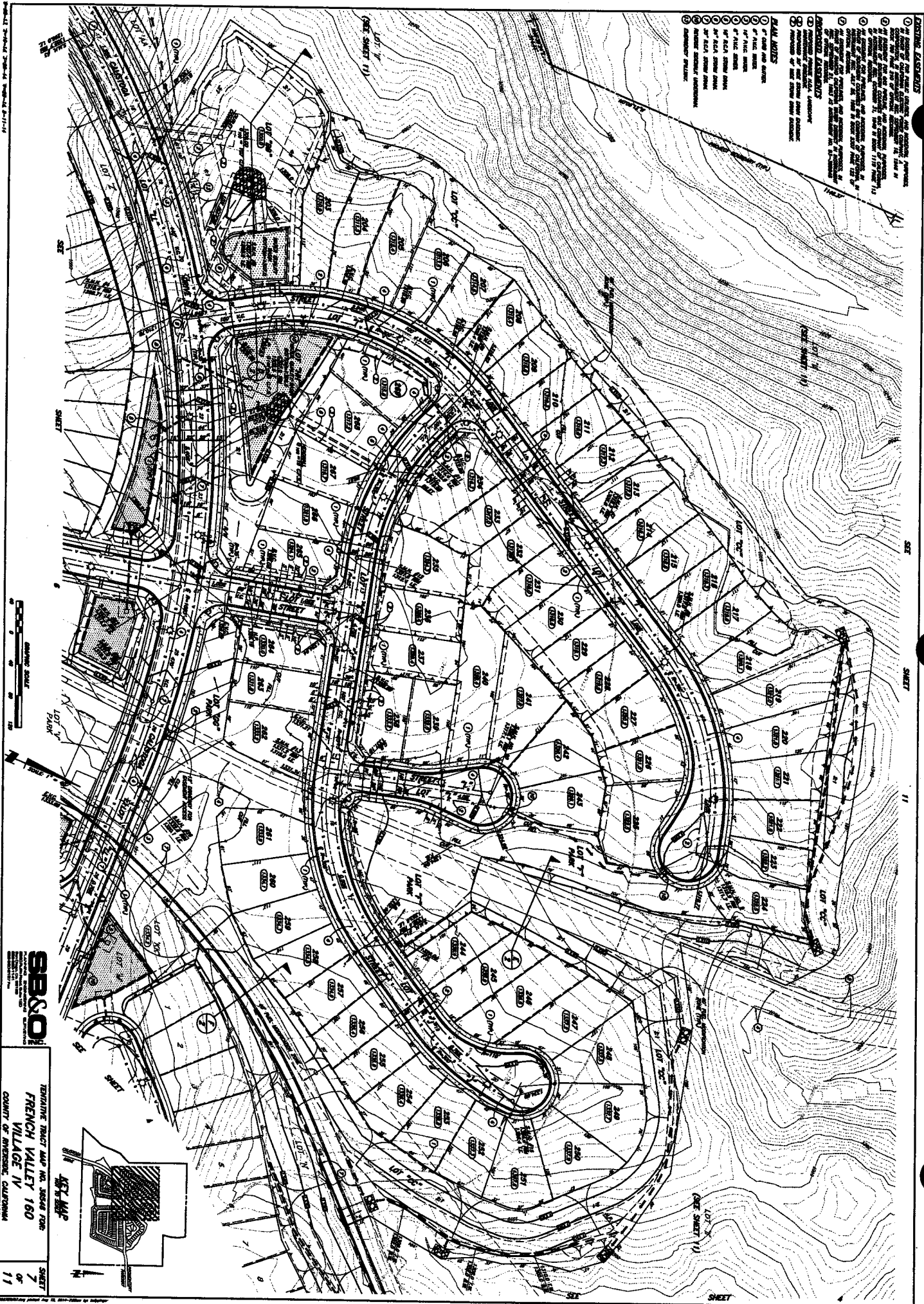


**SB&SO**  
 SUBSTITUTIONAL TRACT MAP NO. 35848 FOR  
**FRENCH VALLEY 160**  
 VILLAGE III  
 COUNTY OF INDIAN WELLS, CALIFORNIA



- PROPOSED EASEMENTS**
- ① EASEMENT FOR THE PROPOSED SUBSTITUTIONAL TRACT MAP
  - ② EASEMENT FOR THE PROPOSED SUBSTITUTIONAL TRACT MAP
  - ③ EASEMENT FOR THE PROPOSED SUBSTITUTIONAL TRACT MAP
- EXISTING EASEMENTS**
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  - ㊺ EASEMENT FOR THE PROPOSED SUBSTITUTIONAL TRACT MAP
- PLAN NOTES**
- ① SHOW AND DEFINE
  - ② DEFINE EXISTING EASEMENTS
  - ③ DEFINE EXISTING EASEMENTS
  - ④ DEFINE EXISTING EASEMENTS
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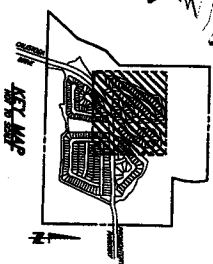
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  2. LOCATION OF EXISTING UTILITIES AND SERVICES
  3. LOCATION OF EXISTING ROADS AND DRIVEWAYS
  4. LOCATION OF EXISTING FENCES AND BARRIERS
  5. LOCATION OF EXISTING TREES AND PLANTS
  6. LOCATION OF EXISTING TOPOGRAPHY
  7. LOCATION OF EXISTING EROSION CONTROL MEASURES
  8. LOCATION OF EXISTING LANDSCAPE ARCHITECTURE
  9. LOCATION OF EXISTING SIGNAGE
  10. LOCATION OF EXISTING LIGHTING
  11. LOCATION OF EXISTING SECURITY MEASURES
  12. LOCATION OF EXISTING PARKING AREAS
  13. LOCATION OF EXISTING BIKEWAYS
  14. LOCATION OF EXISTING PEDESTRIAN PATHWAYS
  15. LOCATION OF EXISTING PUBLIC UTILITIES



**SBDO**  
 SUBDIVISION DESIGN ORGANIZATION  
 10000 N. 100th Street, Suite 100  
 Portland, Oregon 97220  
 (503) 253-8800

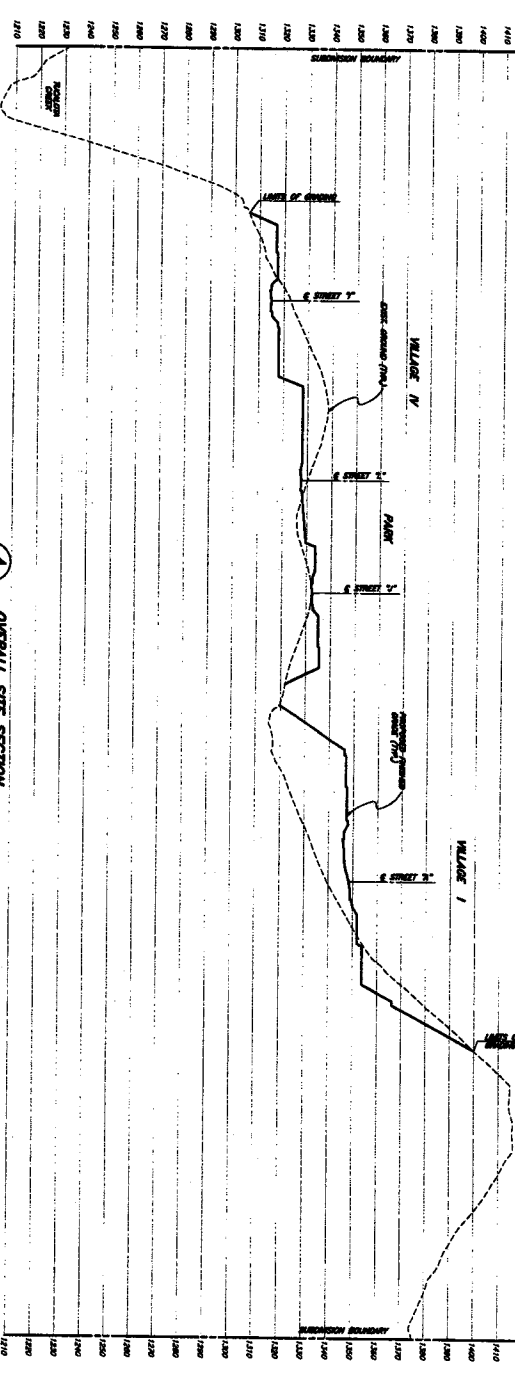
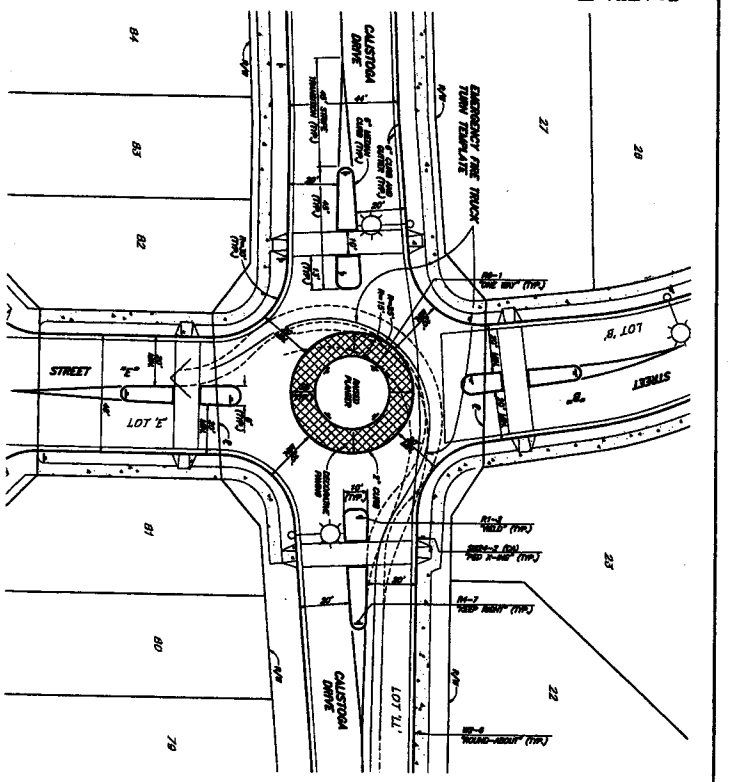
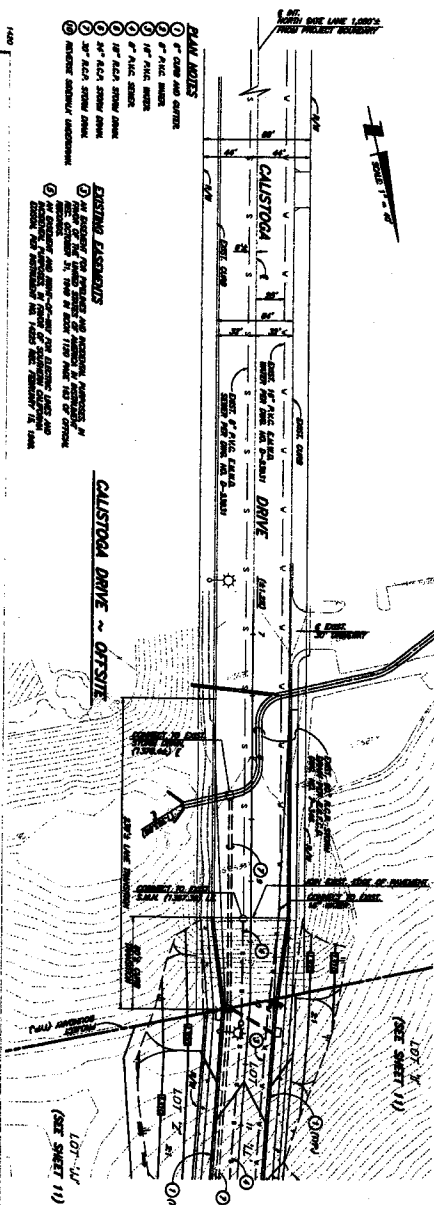
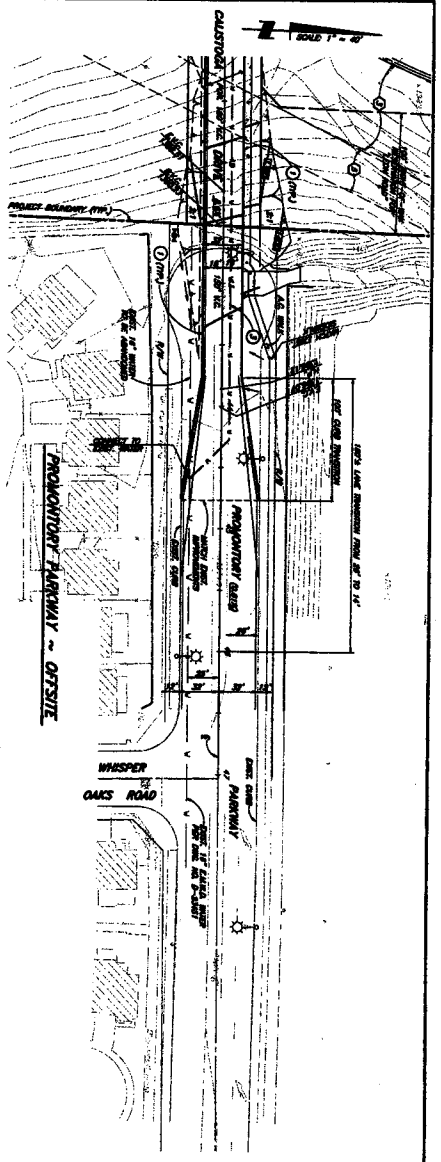
PREPARED BY SBDO FOR THE  
**FRENCH VALLEY IV**  
 VILLAGE IV  
 COUNTY OF INDEPENDENCE, CALIFORNIA

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 7  
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 11



DATE: 11/11/11





- RAIN GUTTERS**
- ① 6" CORR AND GUTTER
  - ② 6" ALUM. GUTTER
  - ③ 6" ALUM. GUTTER
  - ④ 6" ALUM. GUTTER
  - ⑤ 6" ALUM. GUTTER
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  - ⑩ 6" ALUM. GUTTER
- EXISTING FURNISHINGS**
- ① EX. ASPHALT DRIVE
  - ② EX. ASPHALT DRIVE
  - ③ EX. ASPHALT DRIVE
  - ④ EX. ASPHALT DRIVE
  - ⑤ EX. ASPHALT DRIVE
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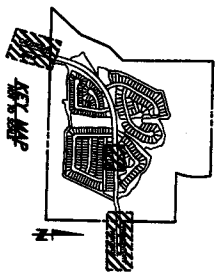
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 SCALE 1" = 20' HORIZ. 1" = 20' VERT.

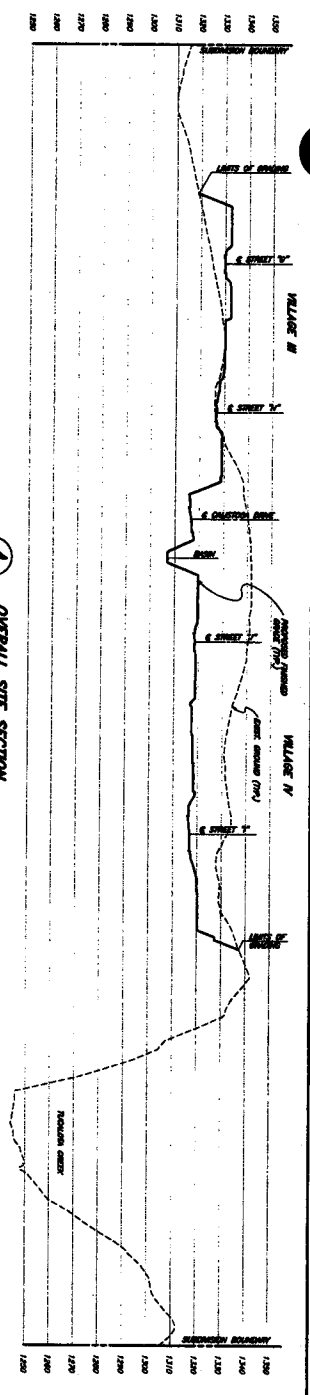
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 SCALE 1" = 20'

**BRNO**  
 ENGINEERING ARCHITECTURE  
 1000 CALISTOGA AVENUE  
 CALISTOGA, CALIFORNIA 94625  
 PHONE (707) 238-1111  
 FAX (707) 238-1112  
 WWW.BRNO.COM

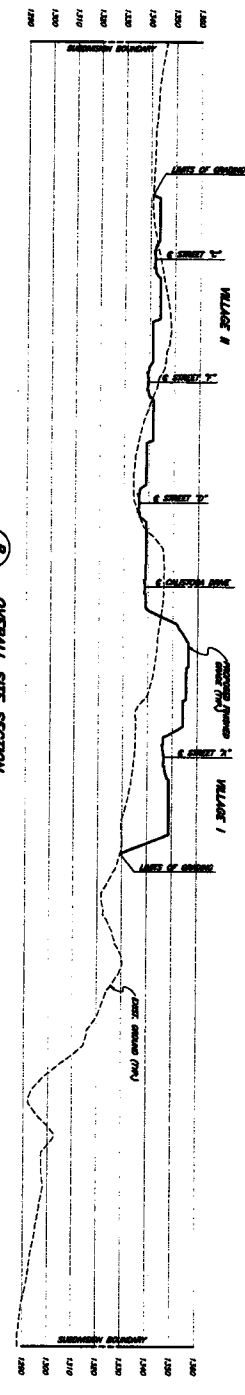
INDIAN TRACT MAP NO. 35848 FOR  
**FRENCH VALLEY 160**  
 OUTSIDE STREETS / SECTIONS / DETAILS  
 COUNTY OF INVERNE CALIFORNIA

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**8**  
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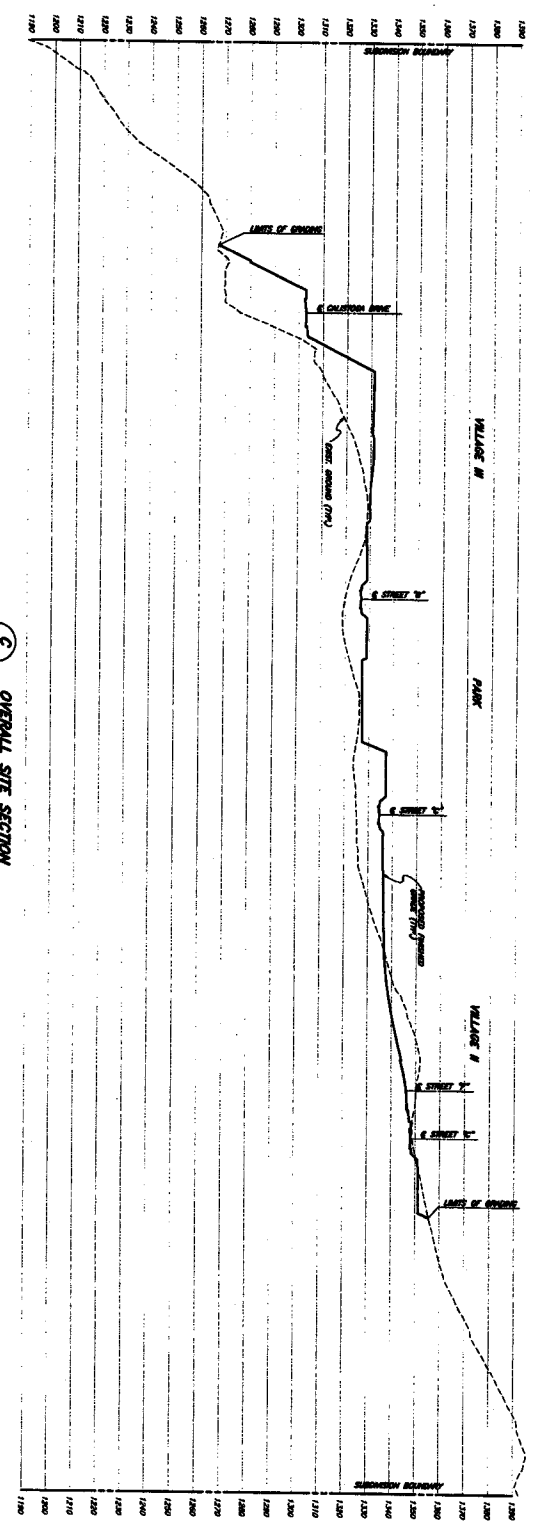




4  
OVERALL SITE SECTION  
SCALE 1" = 100' HORIZ. 1" = 20' VERT.



8  
OVERALL SITE SECTION  
SCALE 1" = 100' HORIZ. 1" = 20' VERT.



9  
OVERALL SITE SECTION  
SCALE 1" = 100' HORIZ. 1" = 20' VERT.

**SRNO**  
SUNBELT REGIONAL NURSING ORGANIZATION  
160 FRENCH VALLEY ROAD  
SANTA ANA, CALIFORNIA 92705  
TEL: 714/961-1600  
FAX: 714/961-1601

REZONING TRACT MAP NO. 30048 FOR  
FRENCH VALLEY 160  
OVERALL SITE SECTIONS  
COUNTY OF RIVERSIDE, CALIFORNIA

SHEET  
9  
OF  
11

VILLAGE I

Table with columns: LOT, AREA, PERMITS, COMMENTS. Contains 28 rows of data.

VILLAGE II

Table with columns: LOT, AREA, PERMITS, COMMENTS. Contains 50 rows of data.

VILLAGE III

Table with columns: LOT, AREA, PERMITS, COMMENTS. Contains 33 rows of data.

VILLAGE IV

Table with columns: LOT, AREA, PERMITS, COMMENTS. Contains 33 rows of data.

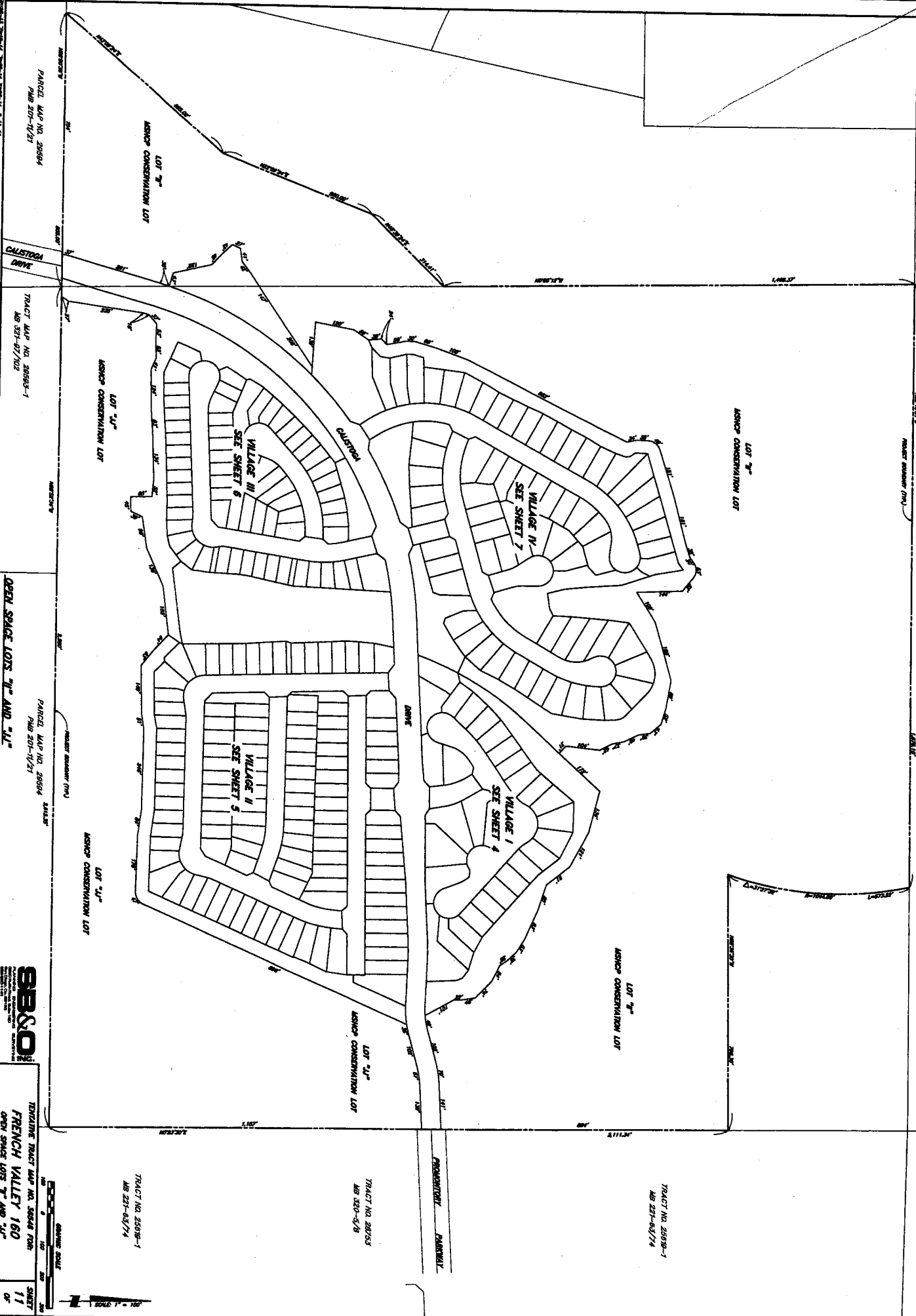
LETTERED LOTS

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SUMMARY

Summary table with columns: PERMITS, COMMENTS. Contains 2 rows of data.

BBS&O ENGINEERING AND ARCHITECTURE INC. FRENCH VALLEY 160 LOT AREA TABLES COUNTY OF INDIAN WELLS CALIFORNIA



PARCEL MAP NO. 28884  
 PUB 20-11/21

TRACT MAP NO. 28883-1  
 AB 23-83/74

OPEN SPACE LOTS "7A" AND "7B"

PARCEL MAP NO. 28884  
 PUB 20-11/21



TRACING TRACT MAP NO. 28884 FOR  
 FRENCH VALLEY 160  
 OPEN SPACE LOTS "7A" AND "7B"  
 COUNTY OF MENDOCINO, CALIFORNIA

TRACT NO. 2888B-1  
 AB 23-83/74

TRACT NO. 28753  
 AB 20-5-5/6

TRACT NO. 2888B-1  
 AB 23-83/74



GRAPHIC SCALE  
 1" = 100'

SHEET 11  
 OF 11

**I. Executive Summary****A. Document Purpose**

Specific Plan No. 265, Amendment No. 1 (SP 265, A1) establishes standards and guidelines for the master-planned Borel Airpark Center. A specific plan is defined by government code as a tool for the systematic implementation of the general plan for all or part of the area covered by the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. To an extent, the range of issues that is contained in a specific plan is left to the discretion of the decision-making body. However, all specific plans, whether prepared by a general law city or county, must comply with §65450 - 65457 of the Government Code. These provisions require that a specific plan be consistent with the adopted general plan of the jurisdiction within which it is located. In turn, all subsequent subdivision and parcel maps, all development, all public works projects, and zoning ordinances within an area covered by a specific plan must be consistent with the specific plan.

SP 265, A1 has been prepared by incorporating text and graphics from the original Specific Plan 265 (SP 265) into an "updated" format that complies with the most recent formats currently acceptable by the County of Riverside. As described and detailed in Section I.D.1, Chronology, below, SP 265 was approved in 1994. Since the adoption of SP 265, there have been significant changes in the SP 265 area, as well as SP 265 as a result of actions taken by the County of Riverside, City of Murrieta, and the Rancho California Water District (RCWD) that have affected the original scope of SP 265. The changes, along with the scope and content of SP 265, A1 modifications have necessitated modifications to the text and figures, which are contained in the ensuing Sections of SP 265, A1. Great care has been taken to retain as much of the prior SP 265 text and graphics in their original content and intent. Only where it was entirely necessary, were changes made to the original SP 265 text and graphics as they were incorporated into SP 265, A1.

**B. Document Format**

SP 265, A1 is divided into the following sections: Executive Summary; Specific Plan; Planning Area Development Standards; Design Guidelines; and Zoning Ordinance. SP 265, A1 has been prepared pursuant to the provisions of California Government Code Section 65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan for the purpose of establishing systematic methods of implementation of the agency's General Plan. California Government Code Sections 65450 through 65454 establishes the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate consistency with the General Plan. According to Section 65450, a Specific Plan shall include a text and a diagram or diagrams which specify all of the following details:

- The distribution, location, and extent of the uses of land within the area covered within the Specific Plan Area;
- The distribution, location, extent, and intensity of major circulation and utility services to be located within the plan area or that will be needed to service the Specific Plan Area;
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
- A schematic program of implementation measures indicating how public services will be financed; and
- A statement of the specific plan's relationship to the general plan.

California state law also provides for the inclusion of any other subject that, in the judgment of the local planning agency, is deemed necessary or desirable to implement the general plan, such as architectural or landscape design guidelines.

In response to government requirements, SP 265, A1 has been prepared to provide the essential link to the policies of the County of Riverside General Plan. By functioning as a regulatory document, SP 265, A1 provides a means of implementing and detailing the County's General Plan. In this regard, all future development plans or other similar entitlements shall be consistent with regulations set forth in this document and applicable County regulations. SP 265, A1 is designed to address site specific issues such as building setbacks and visual appearance, as well as community-wide concerns such as circulation and provisions for utilities. SP 265, A1 also ensures that new development meet or exceed standards for environmental safety, infrastructure, and site planning while providing provisions for the maintenance of aesthetic quality and community identity. As stated prior, the applicable text and graphics from SP 265 have been incorporated into this document, SP 265, A1.

### C. Discretionary Actions and Approvals

The Riverside County Planning Department is the Lead Agency for SP 265, A1 under whose authority this Specific Plan has been prepared. This document will be used by the following public agencies in connection with the following decisions:

#### 1. Riverside County Planning Commission

- Recommendation to the Board of Supervisors regarding adoption of SP 265, A1 by Resolution.
- Recommendation to the Board of Supervisors regarding approval of Amendment No. \_\_\_\_ to the General Plan by Resolution.
- Recommendation to the Board of Supervisors regarding approval of Change of Zone No. \_\_\_\_ by Ordinance.
- Recommendation to the Board of Supervisors regarding approval of EA No. \_\_\_\_ by Resolution.

#### 2. Riverside County Board of Supervisors

- Adoption by Resolution of SP 265, A1.
- Adoption by Resolution of General Plan Amendment No. \_\_\_\_.
- Approval by Ordinance of Change of Zone No. \_\_\_\_.
- Approval by Resolution of EA No. \_\_\_\_.

Subsequent discretionary actions may include final tract maps, plot plans and/or Conditional Use Permits, grading permits, water and sewer systems, and encroachment permits.

### D. Project Summary

#### 1. Chronology/Overview

SP 265 was originally approved by the Board of Supervisors on November of 1994 (Resolution Number 94-240). Since the approval, development has occurred in Planning Areas 3.0, 4.0 and, 5.0 of the original SP 265. In addition, since the approval of SP 265, there has been significant growth at the French Valley Airport, as well as in the Project vicinity, known as

"French Valley," which encompasses the Unincorporated Areas of Riverside County, as well as the City of Murrieta. In 2002, PA's 10.0, 20.0 and 34.0 were annexed into the City of Murrieta. As result, these areas are not included in this document, SP 265, A1. In addition, in 2011, the Riverside Airport Land Use Commission adopted a revised Master Plan for the French Valley Airport. The most significant changes of this revision to the Master Plan were the deletion of the 2nd, or easterly runway, and the expansion of the existing runway. These revisions resulted in a need to modify the original SP 265, primarily in those areas adjacent to the southerly runway expansion. The changes to SP 265, which are a result of the revisions to the Master Plan are reflected in this document. Due to these revisions to the Plan, the restrictions on allowing residential uses within portions of SP 265 have been removed.

SP 265, A1 will allow for residential and recreational uses in the southeasterly portions of the Project area. Table I-1, *Specific Plan Land Use Comparison*, details the Planning Areas and associated acreage for both the original SP 265 and the current, SP 265, A1. The Land Use Plan for SP 265, A1 is contained in Figure I-1a, *Land Use Plan, SP 265, A1*. The Land Use Plan for the original SP 265 is contained in Figure 1b, *Land Use Plan, SPA 265*. It should be noted that the land use designations used for SP 265 have been updated in SP 265, A1 to reflect the land use designation nomenclature of the 2003 General Plan. SP 265, A1 also includes a General Plan Amendment to the County of Riverside Circulation Element. The amendment includes the deletion of the Borel Road crossing of Tocalota Creek and re-aligns Borel Road along the prior alignment of a road identified in the original SP 265 as Earhart Road. Borel Road will assume this alignment on the westerly side of Tocalota Creek and will ultimately intersect with Leon Road on the westerly boundary of SP 265, A1. The prior Circulation Plan for the original SP 265 is included as Figure I-2, *Circulation Plan, SP 265*. The Circulation Plan for SP 265, A1 is provided in Section II of this document, Figure II-1, *Circulation Plan*. Borel Road has been re-classified as an Industrial Collector roadway.

**Table I-1  
Specific Plan Land Use Comparison**

Land Use	SP265 Planning Area	SP265 Acreage	SP 265, A1 Planning Area	SP265, A1 Acreage <sup>7</sup>
Business Park (Formerly Industrial Park)	1.0	34.4	1	36.0
Business Park (Formerly Industrial Park)	2.0	222.1	2	207.1
Light Industrial (Formerly Restricted Light Industrial)	3.0	7.2	3	7.4
Light Industrial (Formerly Restricted Light Industrial)	4.0	5.4	4	7.9
Light Industrial (Formerly Restricted Light Industrial)	6.0	52.8	5	16.2
Light Industrial (Formerly Restricted Light Industrial)	5.0	36.0	6	2.8
Light Industrial (Formerly Restricted Light Industrial)	4.0 & 5.0	0.0 <sup>1</sup>	7	13.1
Restricted Light Industrial	6.2	9.0	N/A	0.0
Office Park	10.0	26.3	N/A	0.0
Commercial Office (Formerly Office Park)	11.1	29.7	8	18.3
Commercial Office (Formerly Office Park)	11.2	39.0	9	45.9
Tourist Commercial	20.0	15.3	N/A	0.0
Commercial Retail (Formerly Commercial)	21.0	18.5	10	21.4
Commercial Retail (Formerly Commercial)	11.0	21.6	11	22.6
Commercial Retail (Formerly Commercial)	21.1	20.7	12	15.3
Commercial Retail (Formerly Commercial)	21.2	20.9	13	28.7
Medium Density Residential, 2-5 du/acre	6.0 & 22.0	13.2 <sup>2</sup>	14	8.7
Medium High Density Residential, 5-8 du/acre	6.1	38.8	15	18.5
Medium Density Residential, 2-5 du/acre	6.1	0.0 <sup>3</sup>	16	10.3
Medium Density Residential, 2-5 du/acre	6.0	0.0 <sup>2</sup>	17	19.1
Open Space	31.0	63.2	18	19.7
Open Space – Conservation (Formerly Open Space)	6.0, 6.1, 31.0	0.0 <sup>4</sup>	19	68.7
Open Space	31.0	0.0 <sup>5</sup>	20	17.4
Open Space – Conservation (Formerly Open Space)	6.1, 6.2, 32.0	0.0 <sup>6</sup>	21	26.6
Park	6.1	0.0 <sup>3</sup>	22	5.0
MWD Aqueduct Easement/Open Space	32.0	27.2	23	2.4
Open Space, Historic Preservation, Passive/Active Recreation, Education	33.0	34.4	N/A	0.0
Roads		37.7		77.8
<b>TOTAL</b>		<b>783.4</b>		<b>716.9</b>

**Notes**

- <sup>1</sup> Included in PA's 4.0 and 5.0.
- <sup>2</sup> See acreage from PA 6.0.
- <sup>3</sup> See acreage from PA 6.1
- <sup>4</sup> See acreage from PA's 6.0, 6.1 and 31.0
- <sup>5</sup> See acreage from PA 31.0
- <sup>6</sup> See acreage PA's 6.0, 6.1 and 32.0
- <sup>7</sup> Acreage modified as part of SP265, A1 due to French Valley Airport Runway Expansion and RCWD parcel and due to removal of PA's 10.0, 20.0 and 33.0 (now in City of Murrieta).



### 2. Context/Setting

SP 265, A1 is located in unincorporated western Riverside County in the French Valley area, located within the Southwest Area Plan. SP 265, A1 consists of an irregular shaped, 716.9-acre area of land located approximately two miles northeast of Temecula, California, in Riverside County (see Figure I-3, *Regional Map*, and Figure I-4, *Vicinity Map*). SP 265, A1 is bounded by Winchester Road (State Route 79) on the west, Leon Road on the east, Benton Road to the north and industrial and single-family residential uses to the south. The site surrounds, but does not include, the French Valley Airport.

Topographically, the majority of the site consists of gentle rolling hills and swales, with relatively low relief and drains to the southeast. The southern portion of the site consists of several low lying granitic hills with natural 4:1 (horizontal:vertical) slopes. Overall surface relief is approximately 240 feet.

The majority of the site is currently being utilized for cattle grazing and dry farming. Tocalota Creek flows across the southeast corner and its large incision is still in a relatively natural state with a moderate growth of chaparral, coastal sage scrub and numerous trees.

Man-made features consist of an existing residence on the northwest corner of Leon and Borel Road, several abandoned water wells, the San Diego Aqueduct (parallel to Leon Road), a high pressure gas line, and several dirt access roads.

The surrounding uses are:

North: Industrial, public institutional, and vacant

South: Industrial, medium density residential, vacant, and open space (Tocalota Creek)

East: Medium density residential, low density residential, RCWD reservoir, and vacant.

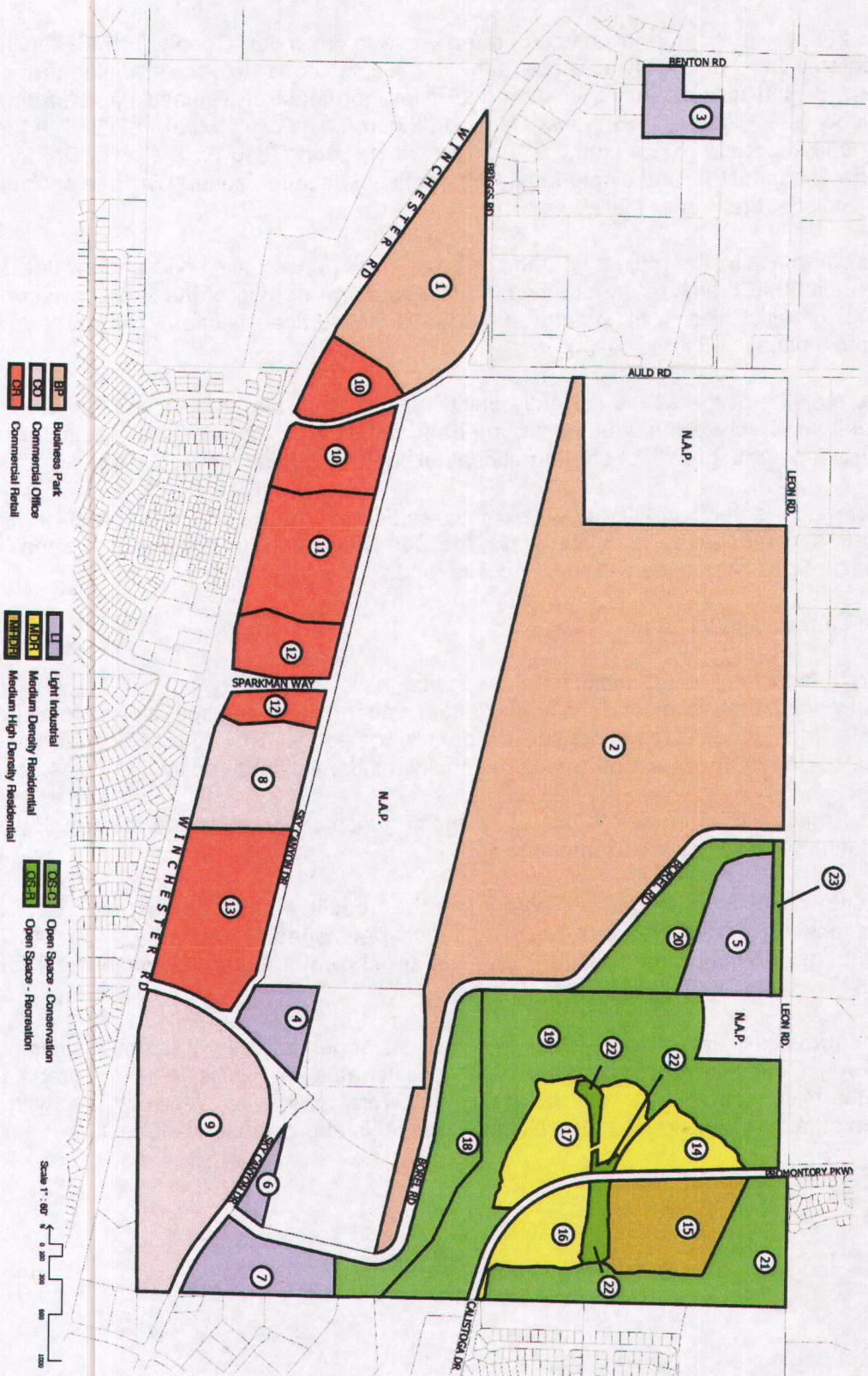
West: French Valley Airport, medium density residential, and vacant

The Project site is in the County of Riverside jurisdiction and within the Southwest Area Plan and in the French Valley Community.

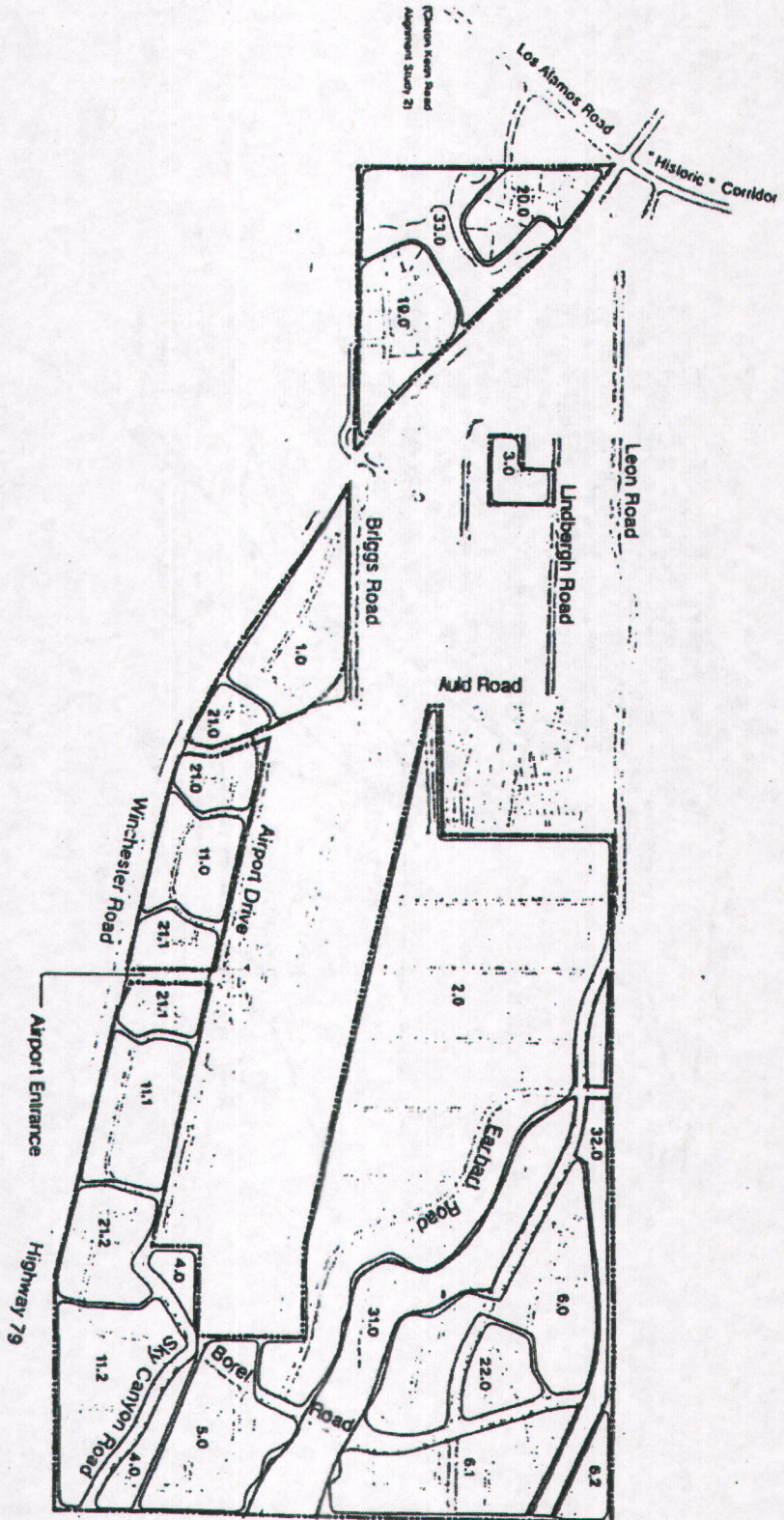
As shown in Figure I-5, *Aerial Photograph*, the Specific Plan Area has been developed in PA's 3, 4 and 6. All other areas have not been developed at this time. The Assessor Parcel Numbers (APNs) for the Specific Plan Area are shown of Figure I-6, *Assessor's Parcel Number Map*.

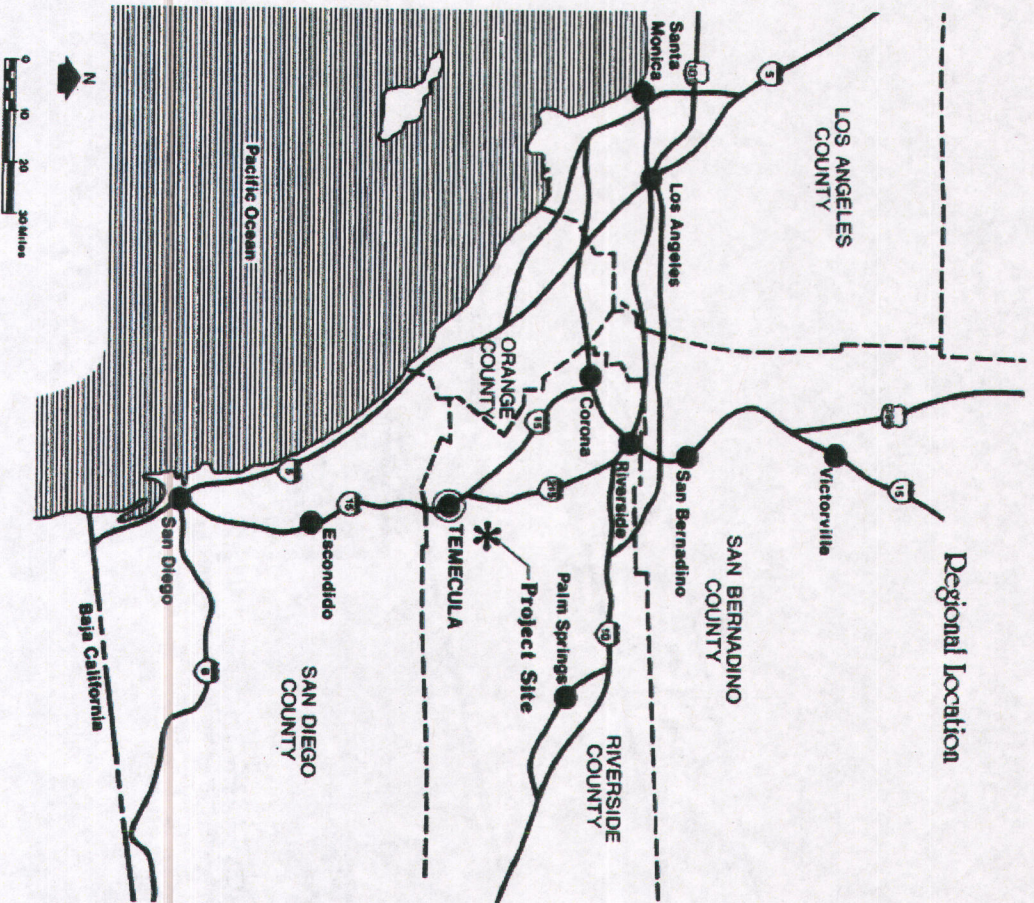
Topographically, the majority of the site consists of gentle rolling hills and swales, with relatively low relief and drains to the southeast as illustrated in Figure I-7, *Topographic Map*. The southern portion of the site consists of several low lying granitic hills with natural 4:1 (horizontal:vertical) slopes. Overall surface relief is approximately 240 feet.

Section I - Executive Summary



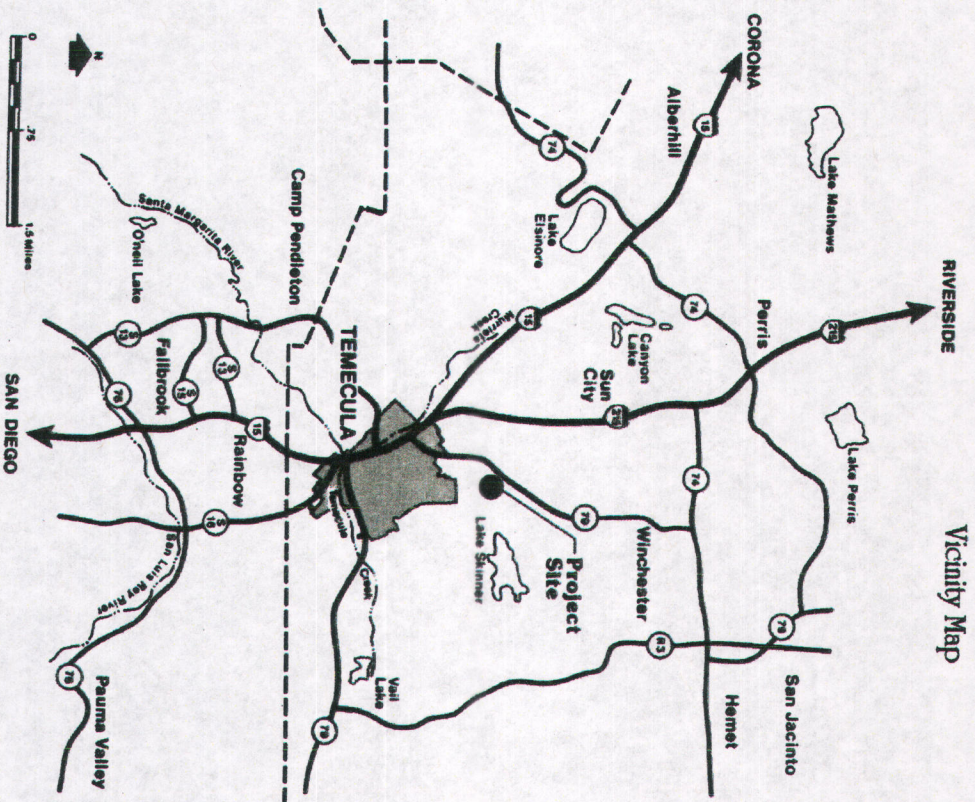
Section I - Executive Summary





REGIONAL MAP - FIGURE I-3

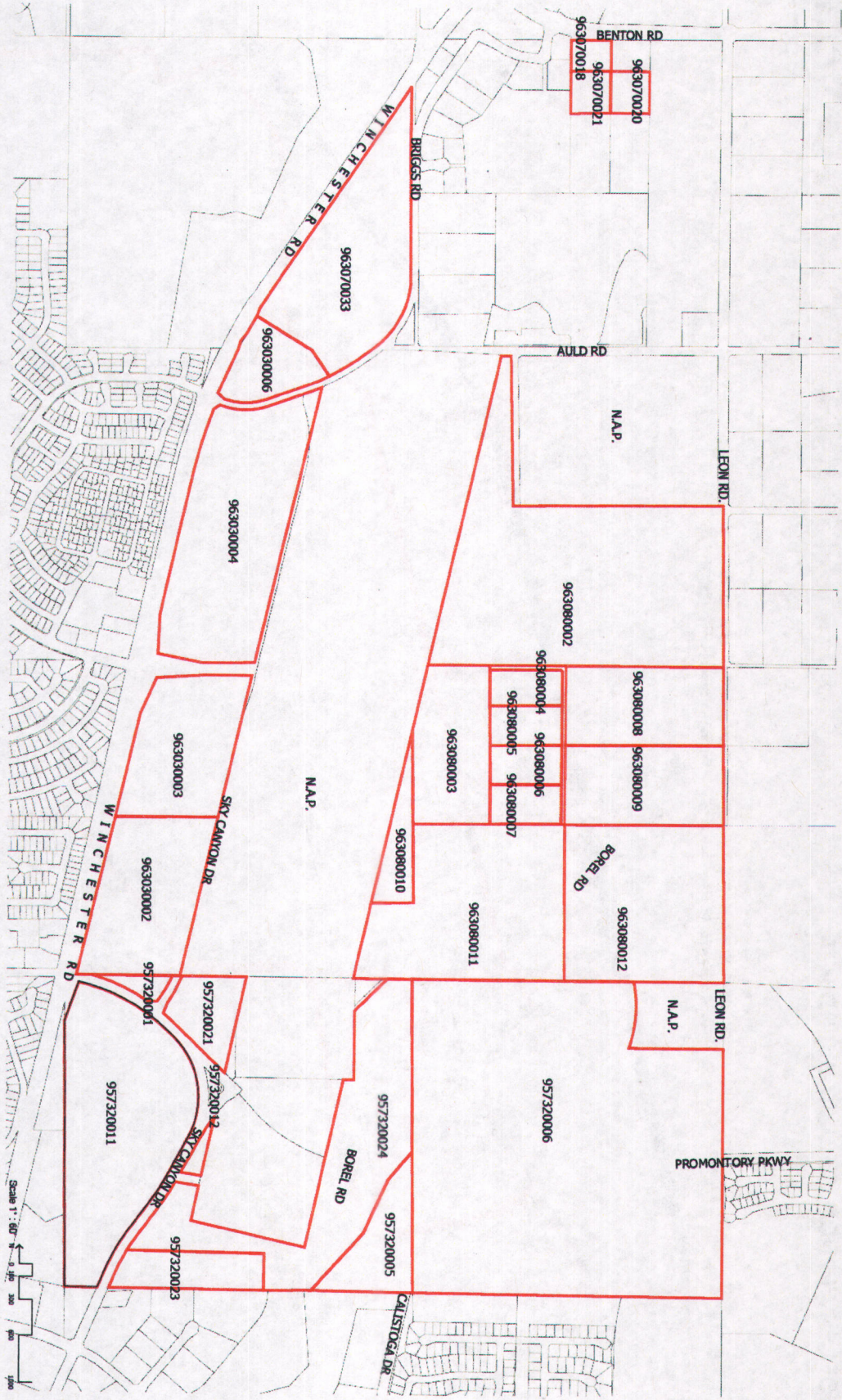
Section I - Executive Summary



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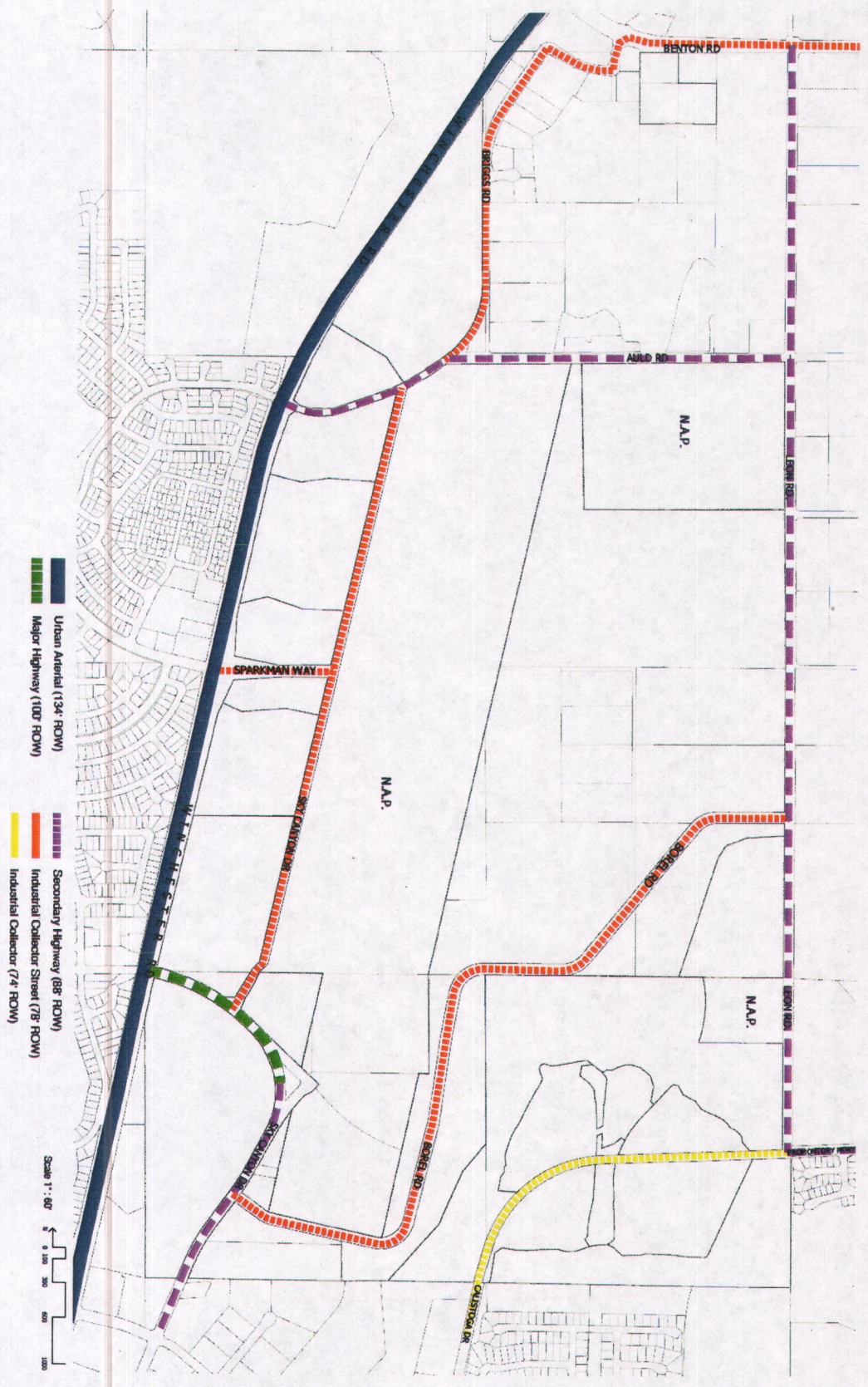


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ASSESSOR'S PARCEL NUMBER MAP - FIGURE I-6

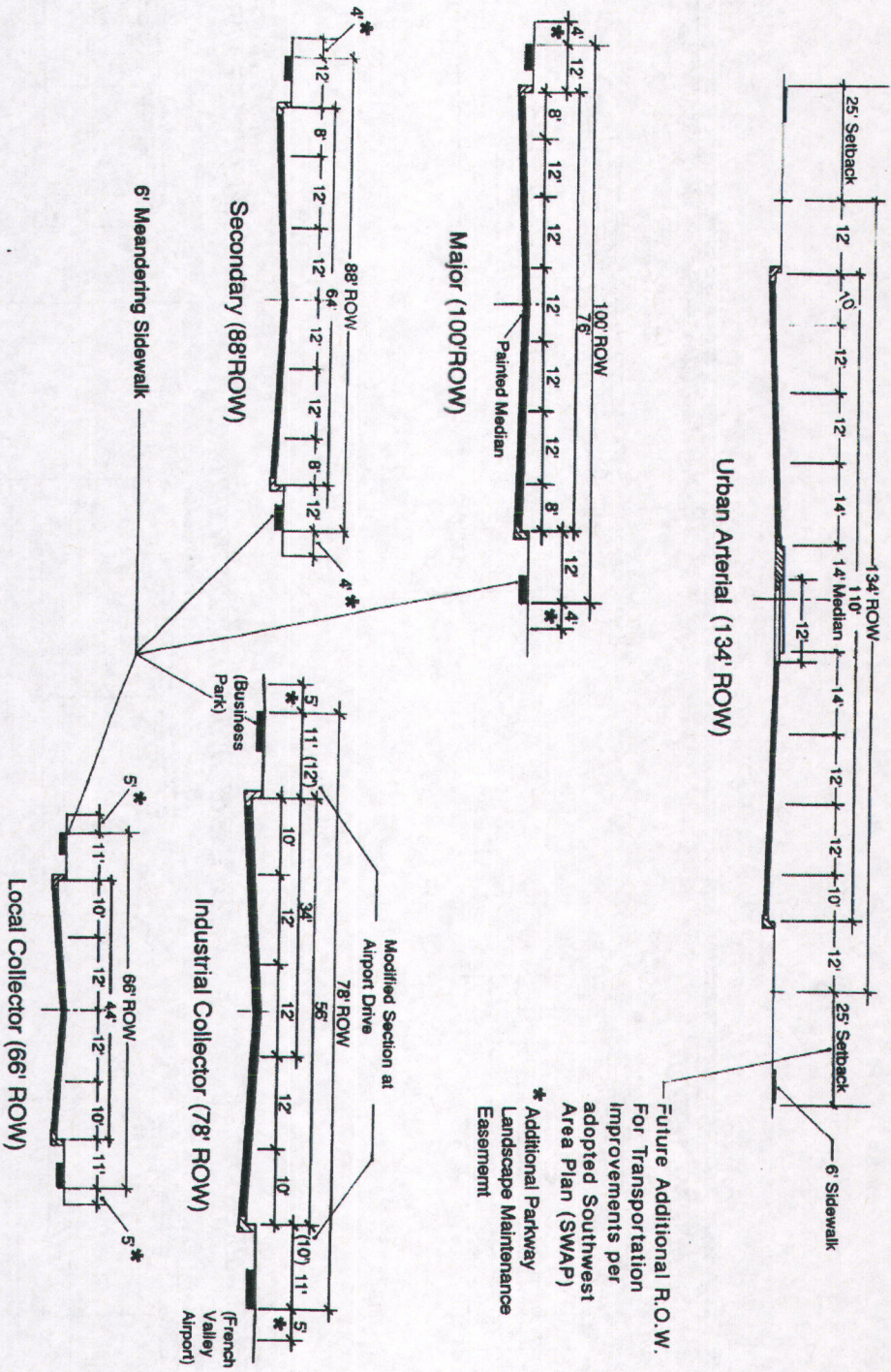
Section II - Specific Plan



VEHICULAR CIRCULATION PLAN - FIGURE II-1



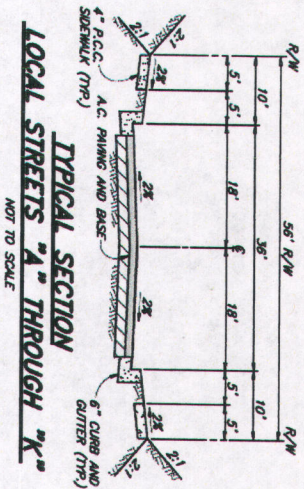
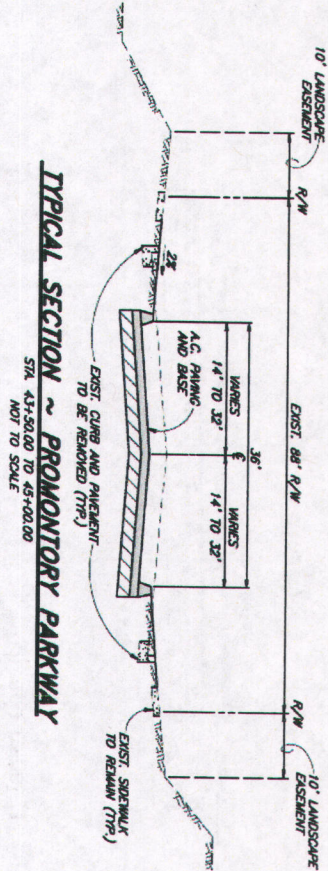
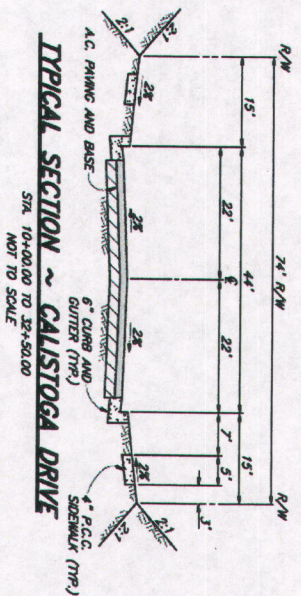
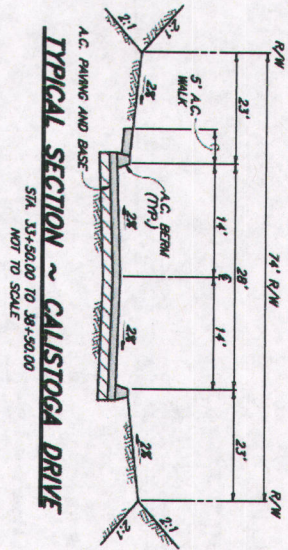
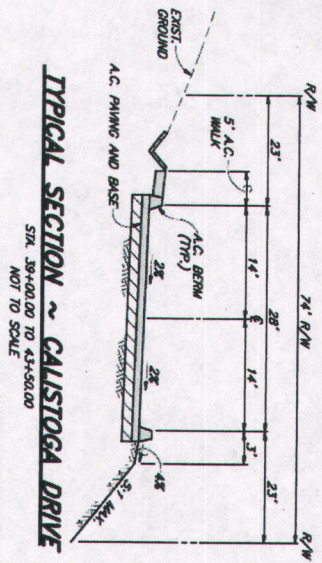
Section II - Specific Plan

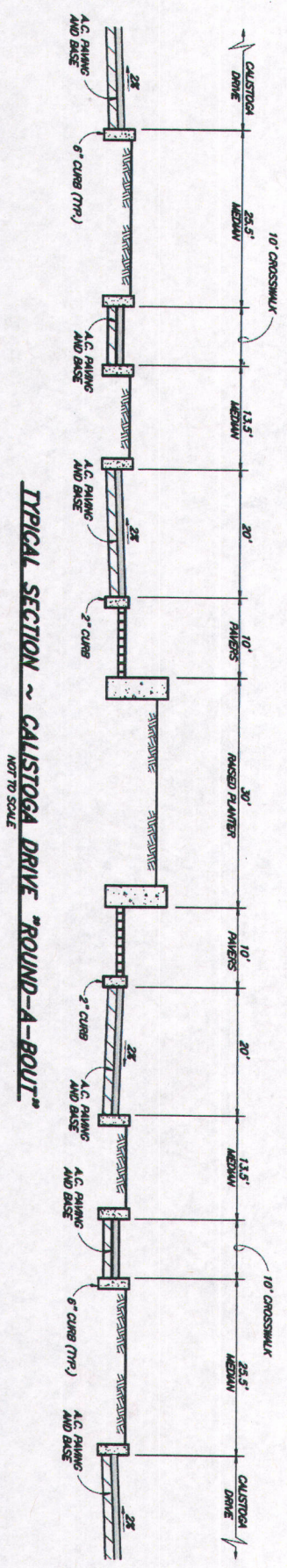
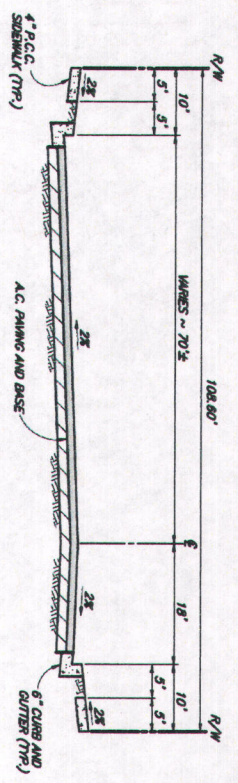
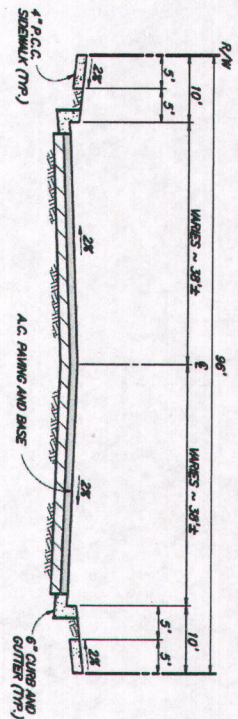


Future Additional R.O.W.  
 For Transportation  
 Improvements per  
 adopted Southwest  
 Area Plan (SWAP)  
 \* Additional Parkway  
 Landscape Maintenance  
 Easement

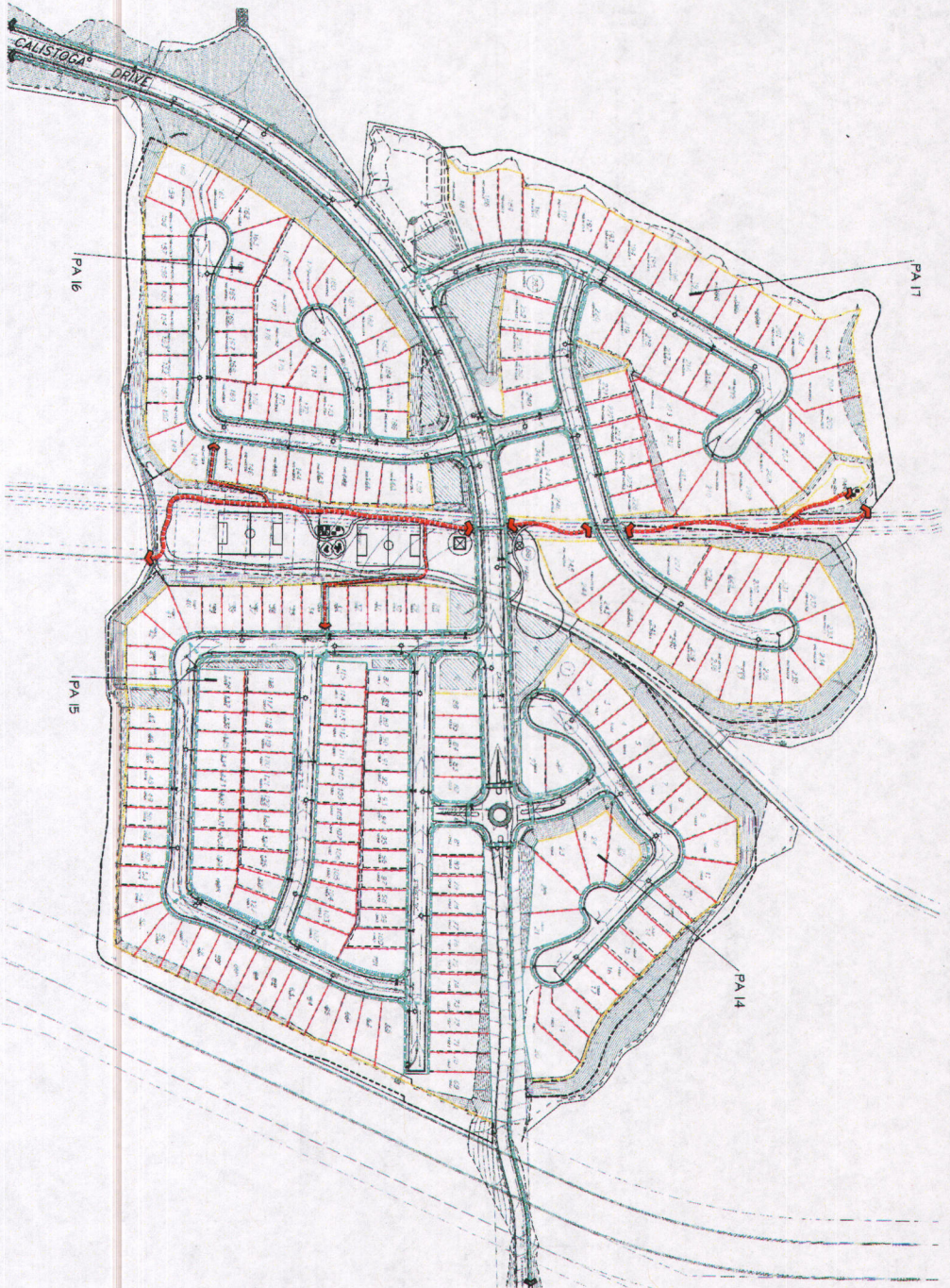
ROADWAY CROSS-SECTIONS - FIGURE II-2a

Section II - Specific Plan











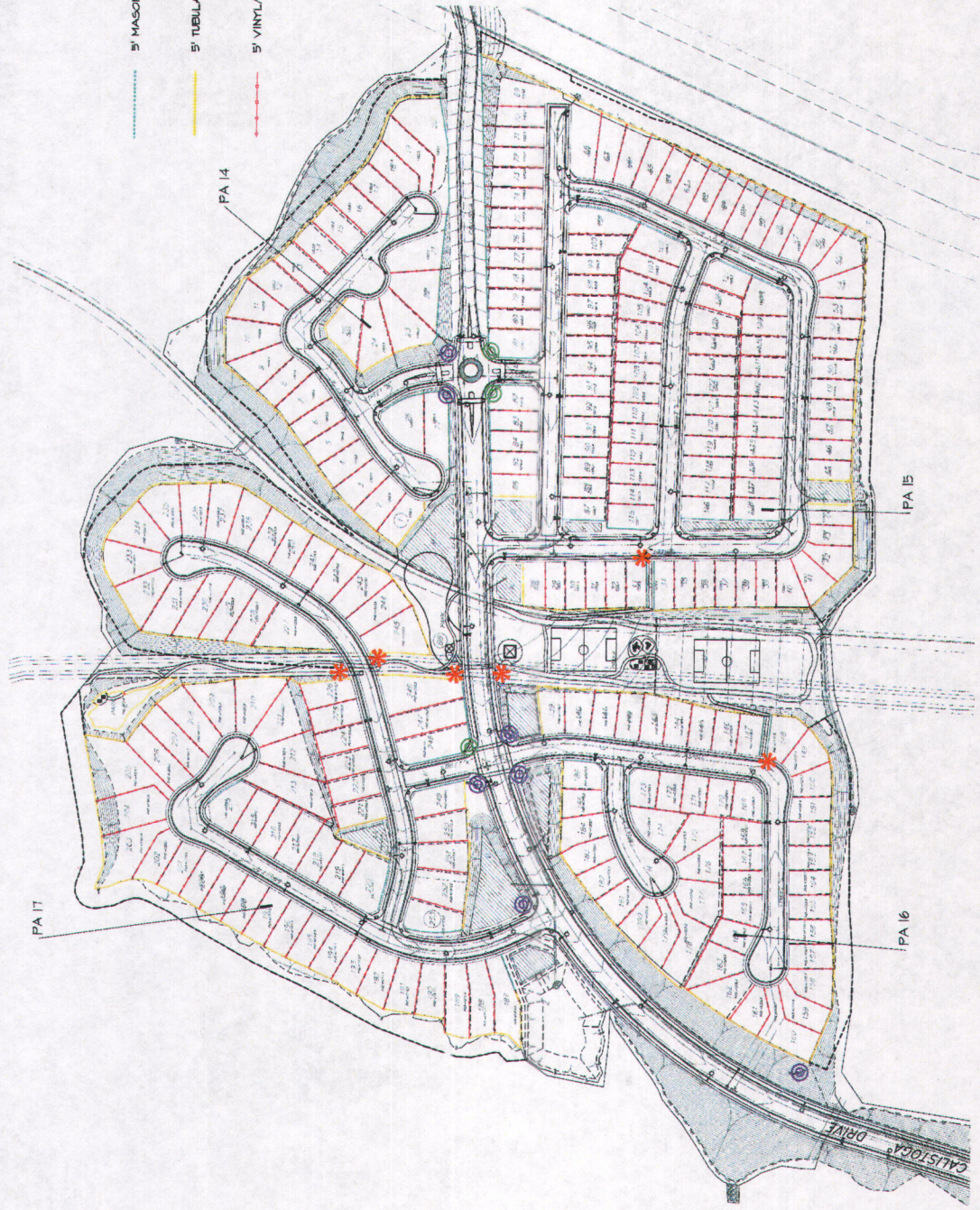
Section II - Specific Plan



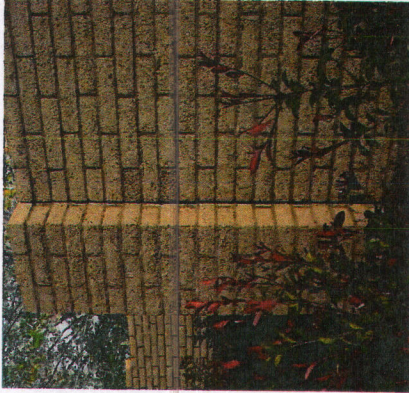
# Section IV: Landscape Design Guidelines

## LEGEND

-  3' MASONRY WALL
-  5' TUBULAR STEEL FENCING
-  5' VINYL/MASONRY INTERIOR FENCING
-  FREE STANDING ENTRY MONUMENT
-  NON STAND-ALONE ENTRY MONUMENT
-  TRAILHEAD/PARK MONUMENTS



Section IV: Landscape Design Guidelines



Masonry Wall Examples



Tubular Steel Example



Vinyl Fencing Example

# Section IV: Landscape Design Guidelines



**PLANTING CONCEPT LEGEND**

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	N/C/CLS
	PLUS ELDERICA	AFGHAN PINE	24" BOX	
	PROCARPIA BRACILI OR INTERIOR STREET	PERN PINE	24" BOX	
	INDIGUS JEDD MARINA	MARINA STRAWBERRY TREE	24" BOX	
	CINNAMOMUM CAMPHORA	CAMPUR TREE	24" BOX	
	LAKUSTROPHIA FAUREI X INDICA	GRAPE MYRTLE	24" BOX	
	LONOSTYMON CONFERTUS	BRISBANE BOX	24" BOX	
	OLEA EUROPAEA	FRUITLESS OLIVE	24" BOX	
	LAKUSTROPHIA FAUREI X INDICA (SPANDAN)	GRAPE MYRTLE	24" BOX	
	OLEA EUROPAEA	FRUITLESS OLIVE	24" BOX	
	PLATANUS RACEMOSA	CALIFORNIA STYCAMORE	24" BOX	
	PERIMETER SLOPES (Outside brush management)			
	GEORGIA AMBIFOLIA	COAST LIVE OAK	18 GAL.	
	PLATANUS RACEMOSA	CALIFORNIA STYCAMORE	18 GAL.	
	INTERIOR SLOPES			
	LAKUSTROPHIA FAUREI X INDICA (MULTI-TRUNK)	GRAPE MYRTLE	24" BOX	
	PLUS ELDERICA	AFGHAN PINE	24" BOX	
	RUBUS LANCEA	AFRICAN SHAG	24" BOX	

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	N/C/CLS
	BERKELEY SEDGE	BERKELEY SEDGE	1 GAL.	
	CAREX DIVILSA	CAREX DIVILSA	1 GAL.	
	BACK OF MALK AND ADJACENT SLOPES			
	ANHOZANTHUS SP	LANGRIZO PAIN	1 GAL.	
	BACCHARIS PILLULARIS TAN PEARS	SMART COYOTE BRUSH	1 GAL.	
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL.	
	ERIGON PASTORIS	ERIGON	1 GAL.	
	LEUSTRUM TEXANUM	TEXAS PRIVET	1 GAL.	
	HYPOCHOERIS MACULATA	PROCRATE HYPOCHOERIS	1 GAL.	
	RHAPHIDOPHYLLIS I CLARA	WHITE INDIA HARTHORN	1 GAL.	
	ROSA 'CEBRES	CEBRES ROSE	1 GAL.	
	TRACHELOSTEMA JAGMONOIDES	STAR JASMINE	1 GAL.	
	PERIMETER BRUSH MANAGEMENT SLOPES AND ADJACENT TO OPEN SPACES			
	ACACIA REDOLENS	DESSERT CARPET	1 GAL.	
	BACCHARIS P X COGONIAE	GHAMARRAL BRUSH	1 GAL.	
	HETEROPHYLLIS AEMULIFOLIA	TOYON	1 GAL.	
	RUBUS INTERFOLIA	LEMONADE BERRY	1 GAL.	
	SALVIA SPICIFLORA	CREEPING SAGE	1 GAL.	

**SHRUBS (WATER QUALITY BASINS)**

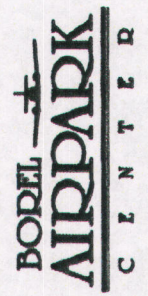
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL
	CAREX DIVILSA	BERKELEY SEDGE	1 GAL.	
	CAREX PRAEGRACILIS	WESTERN MEADOW SEDGE	1 GAL.	
	MULLEBERGIA CAPILLARIS	PINK MARY	1 GAL.	

**VINES - CALISTOSA DRIVE AND PARKS**

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL
	JASMINUM POLYANTHUM	PINK JASMINE	15 GAL.	
	CLYSTOMA CALLESBICOLOR	LAVENDER TRUMPET VINE	15 GAL.	

**TURF - ACTIVE USE AREAS OF PARKS**

SYM.	COMMON NAME	SIZE	DETAIL
	MARATHON II	500	



Section IV: Landscape Design Guidelines

