

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

715B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 26, 2015

SUBJECT: CHANGE OF ZONE NO. 7649, ORDINANCE NO. 348.4807 and TENTATIVE TRACT MAP NO. 34676 – adopt a Mitigated Negative Declaration – Applicant: L&J Ranch Development, LLC – Third Supervisory District – Location: Southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road – 10.27 Gross Acres – REQUEST: The Change of Zone proposes to change the zoning of the project site from Residential Agricultural – Ten Acre Minimum (R-A-10) to One Family Residential – 11,000 Square Foot Minimum (R-1-11000). The Tentative Tract Map proposes a Schedule “A” subdivision of 10.27 acres into 22 residential lots and one open space lot with a minimum lot size of 11,000 square feet and one (1) detention basin that will require an exception from the lot width to depth ratio of Section 3.8.c of Riverside County Ordinance No. 460.

1. THE PLANNING COMMISSION RECOMMENDED that the Board of Supervisors:

ADOPT THE MITIGATED NEGATIVE DECLARATION for Environmental Assessment No. 41920 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

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: _____
Budget Adjustment: _____
For Fiscal Year: _____

C.E.O. RECOMMENDATION: APPROVE
BY: *Alex Gann*
Alex Gann
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended; Ordinance 348.4807 is adopted as recommended with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington and Benoit
Nays: None
Absent: Ashley
Date: August 18, 2015
xc: Planning, Co.Co., MC, COB

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

Prev. Agn. Ref.: _____ District: 3 Agenda Number **16-2**

FORM APPROVED COUNTY COUNSEL BY: *MARIN L. WATTS-BAYAN* DATE: 8/6/15 Departmental Concurrence

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7649, ORDINANCE NO. 348.4807, TENTATIVE TRACT MAP NO.
34676,**

DATE: June 26, 2015

PAGE: Page 2 of 3

APPROVE CHANGE OF ZONE NO. 7649 amending the zoning classification for the subject property from Residential Agricultural, Ten Acre Minimum (R-A-10) to One Family Dwellings, 11,000 Square Foot Minimum (R-1-11000), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and,

ADOPT ORDINANCE NO. 348.4807 amending the zoning in the Rancho California Area shown on Map No. 2.2376 Change of Zone No.7649 attached hereto and incorporated herein by reference; and,

APPROVE EXCEPTION to Ordinance No. 460 Section 3.8.c (lot depth to width ratio) for lot number 14 based upon the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE TRACT MAP NO. 34676, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

2. STAFF RECOMMENDS that the Board of Supervisors:

ADOPT the Planning Commission's Recommendation with a modification to **TENTATIVE TRACT MAP NO. 34676** to include Condition of Approval 50.TRANS.18 MAP - OFF-SITE ACCESS.

BACKGROUND:

Summary

Change of Zone No. 7649 proposes to change the zoning of the project site from Residential Agricultural – Ten Acre Minimum (R-A-10) to One Family Residential – 11,000 Square Foot Minimum (R-1-11000).

Exception to Ordinance No. 460, Section 3.8.c requests an exception to the lot width to depth standard ratio of 1 to 2.5 for lot number 14 which has a proposed width to depth ratio of 1 to 3.2.

Tentative Tract Map No. 34676 proposes a Schedule "A" subdivision of 10.27 acres into 22 residential lots and one open space lot with a minimum lot size of 11,000 square feet and one (1) detention basin. The project proposes to improve and create new roads to provide access to the 22 newly subdivided lots within a gated community.

Condition of Approval 50.TRANS.18 MAP – OFF-SITE ACCESS is recommended to be added to the project because as part of the review of the final package for the Board of Supervisors, the Director of Transportation and Land Management determined that it was necessary to add this condition to meet the secondary access requirements for the project. This condition requires the project applicant to contribute to the extension of Anza Road and Rio Linda Road which will provide easterly access to the project site.

The proposed project was presented to the Planning Commission on May 20, 2015. The Planning Commission voted 5-0 to recommend approval of Change of Zone No. 7649 and Tentative Tract Map No. 34676, and to adopt the Mitigated Negative Declaration.

Impact on Citizens and Businesses

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7649, ORDINANCE NO. 348.4807, TENTATIVE TRACT MAP NO.
34676,**

DATE: June 26, 2015

PAGE: Page 3 of 3

ATTACHMENTS:

- A. May 20, 2015 Planning Commission Staff Report
- B. May 20, 2015 Planning Commission Meeting Minutes
- C. Ordinance No. 348.4807

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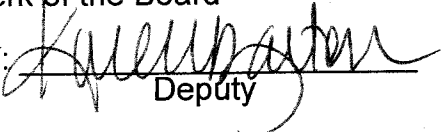
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on August 18, 2015, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Washington and Benoit
NAYS: None
ABSENT: Ashley

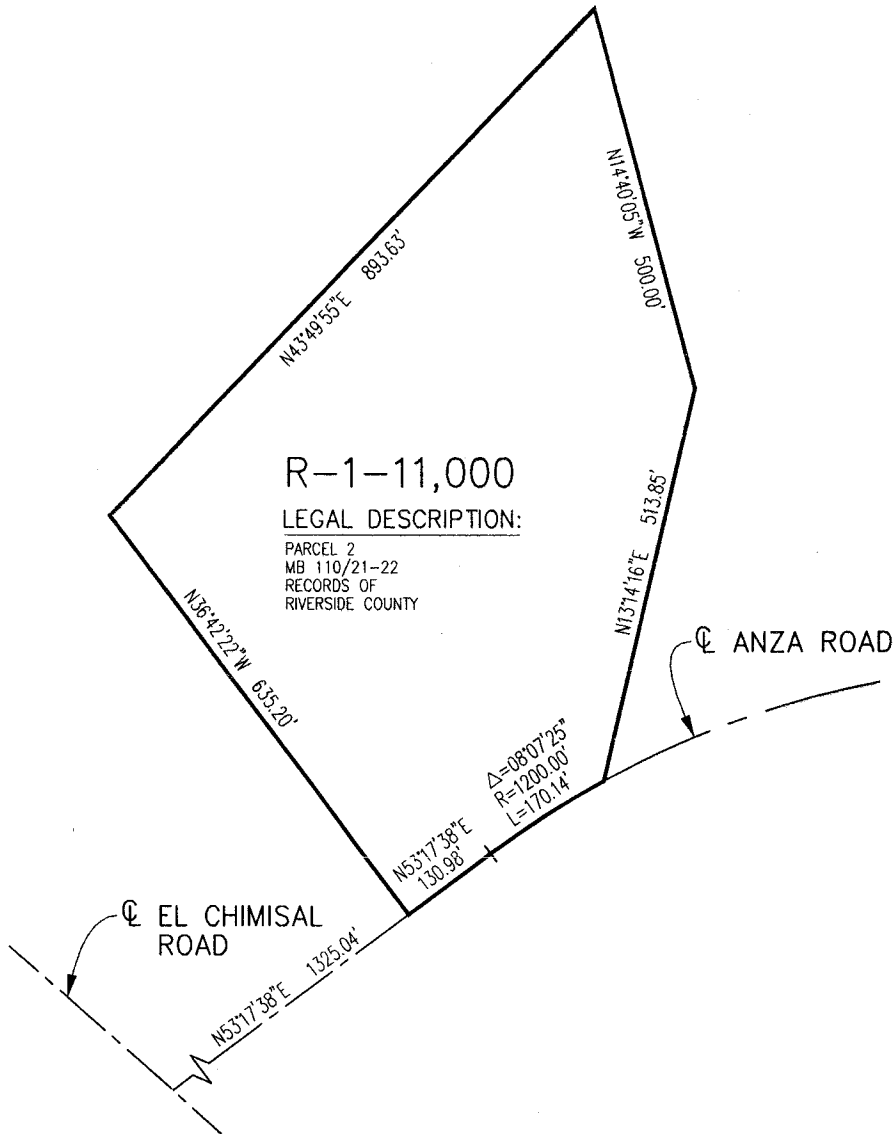
DATE: August 18, 2015

KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL

RANCHO CALIFORNIA AREA
 PAUBA RANCHO, T. 8 S., R. 2 W., S.B.M.



R-1-11,000

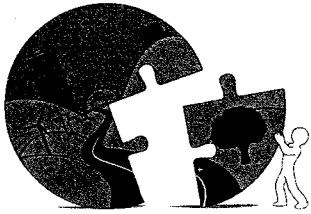
LEGAL DESCRIPTION:

PARCEL 2
 MB 110/21-22
 RECORDS OF
 RIVERSIDE COUNTY

R-1-11,000 - ONE-FAMILY DWELLINGS, 11,000 FT. MIN. LOT SIZE

MAP NO. 2.2376
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7649
 ADOPTED BY ORDINANCE NO. 348.4807
 DATE _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

8/26/15

KD

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

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

Initial
 77-588 El Duna Court, Suite H
Palm Desert, California 92211

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

TR34676 / CZ07649 / EA41920
Project Title/Case Numbers

Mark Corcoran
County Contact Person

951-955-3025
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

L&J Ranch Development c/o Ed Gorman
Project Applicant

39485 Calle Contento, Temecula, CA 92591
Address

Southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road.
Project Location

The project includes a Schedule "A" subdivision of 10.27 acres into 22 residential lots with a minimum lot size of 11,000 square feet and one open space lot, and a Change of Zone from Residential Agricultural - ten acre minimum (R-A-10) to One family residential - 11,000 square foot minimum lot size (R-1-11000).
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 8/18/15 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Project Planner Board Assistant
Title

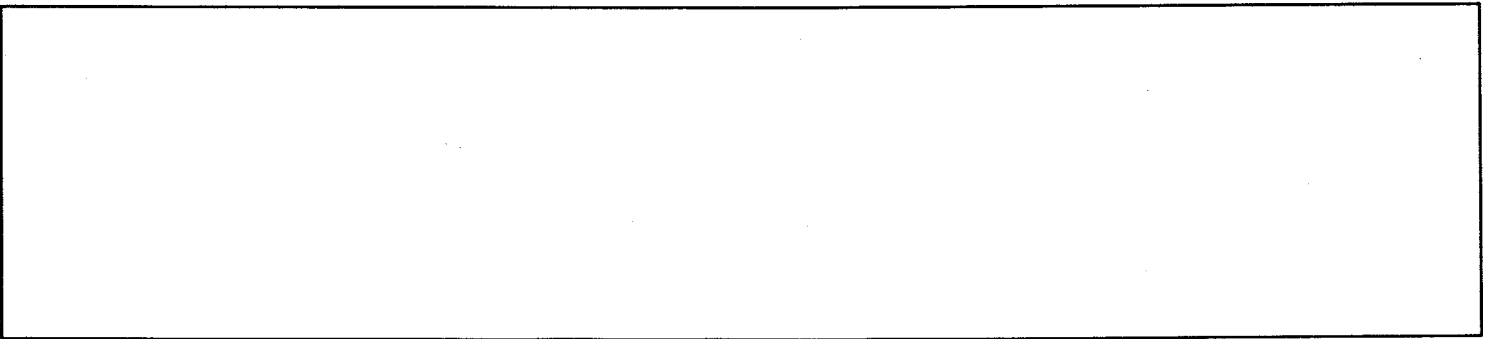
8/18/15
Date

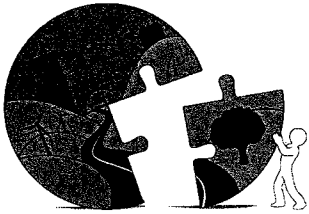
Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42629 ZCFG 06006

AUG 18 2015 16-2

FOR COUNTY CLERK'S USE ONLY





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR34676 / CZ 7649 / EA 41920

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

The proposed project includes a request to subdivide a 10.27 acre lot into 22 individual lots for single family residential development and change the existing zone of Residential Agricultural, Ten Acre Minimum (R-A-10) to One Family Dwelling, 11,000 Square Foot Minimum (R-1-11000). The project area is located in an unincorporated area of Riverside County within the Rancho California Zoning Area of the Southwest Area Plan. The project site is located southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road and may be identified with Riverside County Assessor's Parcel Number (APN) 966-380-005. The Initial Study, Environmental Assessment No. 41920, identified potentially significant impacts to Biological Resources, Cultural Resources, and Hydrology / Water Quality and further found that these impacts will be mitigated to be less than significant by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other potentially significant impacts were identified.

COMPLETED/REVIEWED BY:

By: Mark Corcoran Title: Project Planner Date: March 25, 2015

Applicant/Project Sponsor: Ed Gorman Date Submitted: March 27, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: [Signature] Date: 8/18/15

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

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

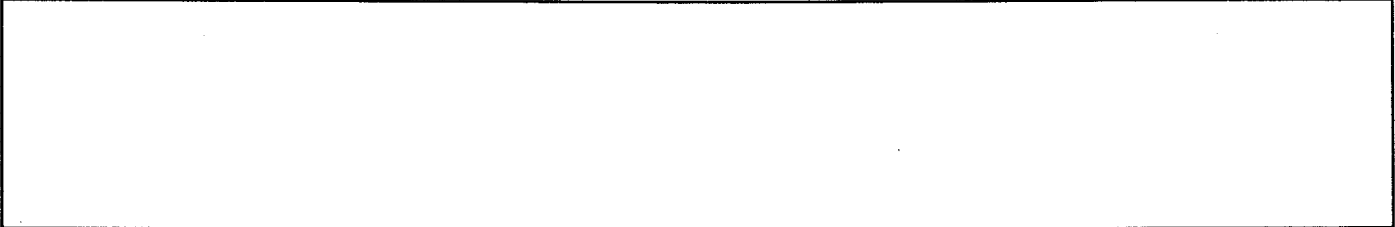
For additional information, please contact Mark Corcoran at 951-955-3025.

Revised: 3/25/15
Y:\Planning Case Files-Riverside office\TR34676\DH-PC-BOS Hearings\DH-PC\TR34676 Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41920 ZCFG05267

AUG 18 2015 162

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * T0801894

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

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

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

Received from: L&J RANCH DEV LLC \$64.00
paid by: CK 1059
CA FISH & GAME FEE FOR EA41920
paid towards: CFG05267 CALIF FISH & GAME: DOC FEE
at parcel: 45551 ANZA RD TEM
appl type: CFG3

By _____ Mar 27, 2008 14:34
WCHEN posting date Mar 27, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1503551

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

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

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

Received from: L&J RANCH DEV LLC \$2,210.00
paid by: CK 6085
paid towards: CFG05267 CALIF FISH & GAME: DOC FEE
CA FISH & GAME FEE FOR EA41920
at parcel #: 45551 ANZA RD TEM
appl type: CFG3

By _____ Apr 01, 2015 15:45
MGARDNER posting date Apr 01, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

Additional info at www.rctlma.org

ASMT: 966401004, APN: 966401004
ERIC WEBER
45144 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401011, APN: 966401011
STACEY VASQUEZ, ETAL
45140 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401005, APN: 966401005
NATALIE KODA, ETAL
45158 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401012, APN: 966401012
RICHELE JEMIOLA, ETAL
45154 FIELDBROOK CT
TEMECULA CA 92592

ASMT: 966401006, APN: 966401006
RACHEL MILLER REIF, ETAL
45165 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401013, APN: 966401013
NANCY TROUT, ETAL
45168 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401007, APN: 966401007
ALLISON TRAPP, ETAL
45151 SAGEWIND CT
RIVERSIDE CA 92592

ASMT: 966401014, APN: 966401014
CARLOS CORNEJO
45161 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401008, APN: 966401008
DEBBIE RODGERS, ETAL
45137 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401015, APN: 966401015
MARION STEWART, ETAL
45147 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401009, APN: 966401009
KRISTI GRANT, ETAL
45123 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401016, APN: 966401016
LUCINDA ROWELL, ETAL
45133 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401010, APN: 966401010
MELINDA JUSTICE, ETAL
45126 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401017, APN: 966401017
KERIN SHIMOZONO, ETAL
P O BOX 893278
TEMECULA CA 92589

Revised: MC 3-1-15



ASMT: 966410003, APN: 966410003
LEANNE HARDESTY, ETAL
34080 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411001, APN: 966411001
CARLA THOMAS, ETAL
45122 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410004, APN: 966410004
NARGES JAVID
34094 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411002, APN: 966411002
RONALD MORRIS
45136 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410005, APN: 966410005
BLANCA KHAN, ETAL
34108 STARPOINT ST
TEMECULA, CA. 92592

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ELEANOR SEISE, ETAL
45150 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410006, APN: 966410006
LINDY SABBARA, ETAL
34122 STARPOINT ST
TEMECULA, CA. 92592

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CINDY SPANO, ETAL
45164 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410007, APN: 966410007
COURTNEY PAINTER, ETAL
34136 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411005, APN: 966411005
PAMELA MOSES, ETAL
45171 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410008, APN: 966410008
MARIA ANDRES, ETAL
10416 MISTY REDWOOD TRAIL
FORT WORTH TX 76177

ASMT: 966411006, APN: 966411006
KAREN CORCORAN, ETAL
45157 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410009, APN: 966410009
REBECCA MORA, ETAL
34164 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411007, APN: 966411007
CHRISTIAN TAFOYA, ETAL
45143 SADDLEBACK CT
TEMECULA, CA. 92592

Revised: ML 3-1-15



ASMT: 966411008, APN: 966411008
DONALD PARK
45129 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966411015, APN: 966411015
ERIC YAN
45167 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411009, APN: 966411009
SUSAN HURST, ETAL
45115 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966411016, APN: 966411016
DYANA GEDDIE, ETAL
45153 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411010, APN: 966411010
DONNA BADALAMENTI, ETAL
45118 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411017, APN: 966411017
BRYAN KING
45139 RIVERSTONE CT
TEMECULA, CA. 92592

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AMBERLY WATSON, ETAL
45132 RIVERSTONE CT
TEMECULA, CA. 92592

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LORI PETERSEN, ETAL
45125 RIVERSTONE CT
TEMECULA, CA. 92592

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ERIKA LUNDQUIST, ETAL
45146 RIVERSTONE CT
TEMECULA, CA. 92592

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HAROLD COLEMAN
45111 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411013, APN: 966411013
JANET BENJAMIN
45160 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966420013, APN: 966420013
DEBRA NAMETH, ETAL
33991 STEPSTONE CT
TEMECULA, CA. 92592

ASMT: 966411014, APN: 966411014
MICHAEL BARNEY, ETAL
C/O MICHAEL D BARNEY
45174 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966420019, APN: 966420019
MARIA TALLLUTO, ETAL
33968 BAYSTONE ST
TEMECULA, CA. 92592

Revised: Mch 3-1-15



ASMT: 966420020, APN: 966420020
SHERRY CHEN, ETAL
33982 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421005, APN: 966421005
SARAH PETERSON, ETAL
45178 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966420021, APN: 966420021
THERESA LIVACCARI, ETAL
24040 CAM DEL AVION A209
MONARCH BEACH CA 92629

ASMT: 966421006, APN: 966421006
DENISE BLEDSOE, ETAL
34015 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966420022, APN: 966420022
JOAN CALINISAN, ETAL
45063 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421007, APN: 966421007
SUSAN PARKER, ETAL
34001 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421001, APN: 966421001
GARY KAZANJIAN
45082 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421008, APN: 966421008
JESSICA FLORES, ETAL
33987 BAYSTONE ST
TEMECULA, CA. 92592

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JANET LICITRA, ETAL
45106 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421009, APN: 966421009
WENDY FORSBERG, ETAL
33973 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421003, APN: 966421003
LISA PUCCINI FARHA, ETAL
45130 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421010, APN: 966421010
EUNICE YOO
C/O GGC GROUP
3100 CURLY HORSE WAY
NORCO CA 92860

ASMT: 966421004, APN: 966421004
LA VERNE WHITE
42300 CEE CEE RD
TEMECULA CA 92592

ASMT: 966421014, APN: 966421014
DAPHENIE BAUGH, ETAL
34028 VANDALE CT
TEMECULA, CA. 92592

Revised: All 3-1-15



ASMT: 966421015, APN: 966421015
FRANK BORAO
34042 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430003, APN: 966430003
SHARON KIM, ETAL
34075 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966421016, APN: 966421016
LAURA SCHAEFER, ETAL
34056 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430004, APN: 966430004
ARIEL HUANG
34061 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966421017, APN: 966421017
MARY HANSON, ETAL
34070 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430005, APN: 966430005
TESSA KHANH, ETAL
33629 PEBBLE BROOK CIR
TEMECULA CA 92592

ASMT: 966421018, APN: 966421018
COLLEEN ORLANDO, ETAL
34084 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430006, APN: 966430006
ARIAN SIDDIQI, ETAL
34033 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966421019, APN: 966421019
PATRICIA WOOLLEY, ETAL
34098 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430007, APN: 966430007
KAREN ADCOCK, ETAL
34019 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430001, APN: 966430001
DEBRA BRISBOIS BERMUDEZ, ETAL
34103 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430010, APN: 966430010
ALISON MATHEW, ETAL
34030 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430002, APN: 966430002
DAVID CAPELOUTO
1955 CHERRYWOOD ST
VISTA CA 92081

ASMT: 966430011, APN: 966430011
NARGIS NASERI, ETAL
34044 CENTERSTONE CIR
TEMECULA, CA. 92592

Revised: ml 3-1-15



ASMT: 966430012, APN: 966430012
JEANY MCAVOY, ETAL
34058 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430019, APN: 966430019
AMY JOSSE, ETAL
34063 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430013, APN: 966430013
NEVA VENTRE, ETAL
34072 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430020, APN: 966430020
DWAYNE CHONG
34049 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430014, APN: 966430014
MEERWEIS STANISAI, ETAL
34086 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430021, APN: 966430021
ALMA FERSTLE, ETAL
34035 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430015, APN: 966430015
STEPHANIE KOENIGSHOFER, ETAL
34100 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966431004, APN: 966431004
LISA MARIE BELLOVICH, ETAL
45590 ANZA RD
TEMECULA CA 92592

ASMT: 966430016, APN: 966430016
CHRISTINE PUTITS, ETAL
34105 CENTER STONE CIR
TEMECULA, CA. 92592

ASMT: 966431005, APN: 966431005
HELEN HADDAD, ETAL
45580 ANZA RD
TEMECULA, CA. 92592

ASMT: 966430017, APN: 966430017
LISA BALK, ETAL
34091 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966431006, APN: 966431006
45570 ANZA ROAD REVOCABLE LIVING TRUST
C/O DOMINIQUE DEXTER
P O BOX 4159
GLENDALE CA 91222

ASMT: 966430018, APN: 966430018
MICHELE CORSO, ETAL
34077 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966431007, APN: 966431007
MONA ROYAL, ETAL
45560 ANZA RD
TEMECULA, CA. 92592

Removal: all 3-1-15



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

Temecula Valley Unified School District
Facilities Development
31350 Rancho Vista Road
Temecula, CA 92592

Southern California Company
Attn: Tim Pearce
251 East 1st Street
Beaumont, CA 92223-2903

Eastern Municipal Water District
ATTN: Elizabeth Lovsted
2270 Trumble Road
Perris, CA 92570

L & J Ranch Development
Attn: Ed Gorman
43980 Mahlon Vail Circle, #1302
Temecula, CA 92592

Markham Development
Attn: Larry Markham
41635 Enterprise Circle, Suite B
Temecula, CA 92590

Rancho California Water District
42135 Winchester Road
Temecula, CA 92590



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MAY 20, 2015**

**I. AGENDA ITEM 1.1
ADOPTION OF THE REVISED 2015 PLANNING COMMISSION CALENDAR**

II. PLANNING COMMISSION ACTION:

Motion by Commissioner Leach, 2nd by Commissioner Hake
A vote of 4-0 (Commissioner Petty absent)

ADOPTED THE REVISED 2015 PLANNING COMMISSION CALENDAR.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MAY 20, 2015**

I. AGENDA ITEM 3.1

PLOT PLAN NO. 14522, REVISED PERMIT NO. 1 – CEQA Exempt - Appellant: World's Biggest Cabazon Dinosaurs - Applicant: World's Biggest Cabazon Dinosaurs – Representative: Trip Hord – Fifth Supervisorial District - Zoning: Scenic Highway Commercial (C-P-S) - Location: Northwest corner of Seminole Drive and Deep Creek Road – Continued from August 20, 2014, September 17, 2014, and March 18, 2015.

II. PROJECT DESCRIPTION:

An appeal by the applicant concerning the Planning Director's denial of Plot Plan No. 14522, Revised Permit No. 1 on June 23, 2014, which proposes to add to the original approved project Plot Plan No. 14522, a 2,916 sq. ft. gift shop, a 1,060 sq. ft. caretaker unit, and 34,279 sq. ft. area of outdoor dinosaur exhibits and landscaping area on a total of 54.7 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.

Spoke in favor of the proposed project:

- Trip Hord, Representative, 5029 La Mart Dr., Riverside
- Gary Kanter, Applicant

No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

Yes.

V. PLANNING COMMISSION ACTION:

Public Comments: Open

Motion by Commissioner Valdivia, 2nd by Commissioner Sanchez

A vote of 3-1 (Commissioner Leach voted nay, Commissioner Petty absent)

CONTINUED TO JULY 15, 2015.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MAY 20, 2015**

I. AGENDA ITEM 3.2

CONDITIONAL USE PERMIT NO. 3702 – Intent to Adopt a Negative Declaration – Applicant: AT&T Mobility – Third Supervisorial District – Community Development: Low Density Residential (CD:LDR) and Rural: Rural Mountainous (R:RM) – Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) – Location: Southerly of Highway 79, easterly side of Calvert Avenue, and northerly of Stetson Avenue – 20 Acres - Continued from March 18, 2015.

II. PROJECT DESCRIPTION:

The Conditional Use Permit proposes to remove the existing antennas from an existing 94 foot tall lattice tower and add 12 antennas that are eight (8) feet long to a new 88 foot tall monopole, and to exchange supporting equipment within an existing 316 sq. ft. equipment shelter all within a 355 sq. ft. lease area.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Mark Corcoran at (951) 955-3025 or email mcorcora@rctlma.org

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Valdivia, 2nd by Commissioner Sanchez

A vote of 4-0 (Commissioner Petty absent)

TAKEN OFF CALENDAR.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MAY 20, 2015**

I. AGENDA ITEM 3.3

TENTATIVE TRACT MAP NO. 34676 - CHANGE OF ZONE NO. 7649 – Intent to Adopt a Mitigated Negative Declaration – Applicant/Owner: L & J Ranch Development LLC – Engineer/Representative: CSL Engineering – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road – 10.27 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - Continued from April 15, 2015.

II. PROJECT DESCRIPTION:

Proposed Schedule A subdivision of 10.27 acres into 22 single family residential lots with a minimum lot size of 11,000 square feet and one (1) detention basin and a change of zone from Residential Agriculture – Minimum Lot Size 10 Acres (R-A-10) to One Family Dwellings (R-1).

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Mark Corcoran at (951) 955-3025 or email mcorcora@rctlma.org.

Spoke in favor of the proposed project:

- Larry Markham, Representative, 41635 Enterprise Circle N, Temecula

No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Hake, 2nd by Commissioner Valdivia

A vote of 4-0 (Commissioner Petty absent)

THE PLANNING COMMISSION MAKES THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

ADOPT THE MITIGATED NEGATIVE DECLARATION; and,

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MAY 20, 2015**

APPROVE TENTATIVE CHANGE OF ZONE NO. 7649; and,

APPROVE THE EXCEPTION TO ORDINANCE NO. 460, SECTION 3.8.C; and,

APPROVE TENTATIVE TRACT MAP NO. 34676.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Judith Gorman, Successor Trustee of The Leo Gorman Family Trust u/d/t June 8, 2006 ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN: 966-380-005 ("PROPERTY"); and,

WHEREAS, on March 27, 2008, PROPERTY OWNER filed an application for Tentative Tract Map No. 34676 and Change of Zone No. 7649 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by APPLICANT to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of APPLICANT's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER :
Judith Gorman, Successor Trustee
43980 Mahlon Vail Circle #1302
Temecula, CA 92592

With a copy to:
L & J Ranch Development
Attn: Ed Gorman
43980 Mahlon Vail Circle #1302
Temecula, CA 92592

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: _____

PROPERTY OWNER:
Judith Gorman, Successor Trustee of The Leo Gorman Family Trust u/d/t June 8, 2006

By: Judith Gorman
Judith Gorman
Successor Trustee of The Leo Gorman Family Trust u/d/t June 8, 2006

Dated: 6/29/15

FORM APPROVED COUNTY COUNSEL
BY: Michelle Clack DATE 7/10/15
MICHELLE CLACK DATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

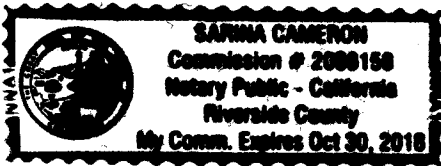
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On June 29, 2015 before me, Sarina Cameron Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Judith Jean Gorman
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: 6/29/15
Number of Pages: 5 Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

My Comm. Expires Oct 30, 2012
Riverside County
Notary Public - California
Commission # 500158
BARBARA CAMERON





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 31, 2015

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

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

RE: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE NO. 7649 and TENTATIVE
TRACT MAP NO. 34676

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Thursday, August 6, 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

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Friday, July 31, 2015 10:05 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: ZC 7649 TTM 34676

Received for publication on Aug. 6. Proof with cost to follow.
Thank you.

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

Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. **Additional days required for larger ad sizes**

****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.COM / UNIDOS
A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Friday, July 31, 2015 9:17 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: ZC 7649 TTM 34676

One more...for publication on Thursday, Aug. 6, 2015. Please confirm. THANK YOU!

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

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 31, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

Change of Zone No. 7649 and Tentative Tract Map No. 34676

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: August 18, 2015 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: July 31, 2015
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Friday, July 31, 2015 9:27 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: ZC 7649 TTM 34676

Received and will be posted

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Friday, July 31, 2015 9:18 AM
To: Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: ZC 7649 TTM 34676

One more 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 CHANGE OF ZONE AND A TENTATIVE TRACT MAP IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 18, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by L&J Ranch Development, LLC, on **Change of Zone No. 7649**, which proposes to change the zoning from Residential Agricultural – Ten Acre Minimum (R-A-10) to One Family Residential – 11,000 Square Foot Minimum (R-1-1100), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 34676, Schedule A**, which proposes to subdivide 10.27 acres into 22 residential lots and one open space lot with a minimum lot size of 11,000 square feet and one (1) detention basin that will require an exception from the lot width to depth ratio of Section 3.8.c of Riverside County Ordinance No. 460 (“the project”). The project is located southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 41920**.

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 MARK CORCORAN, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL mcorcora@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 31, 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 County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 31, 2015, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

Change of Zone No. 7649 and Tentative Tract Map No. 34676

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: August 18, 2015 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: July 31, 2015
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/13/2015

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

APN (s) or case numbers TR 34676 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

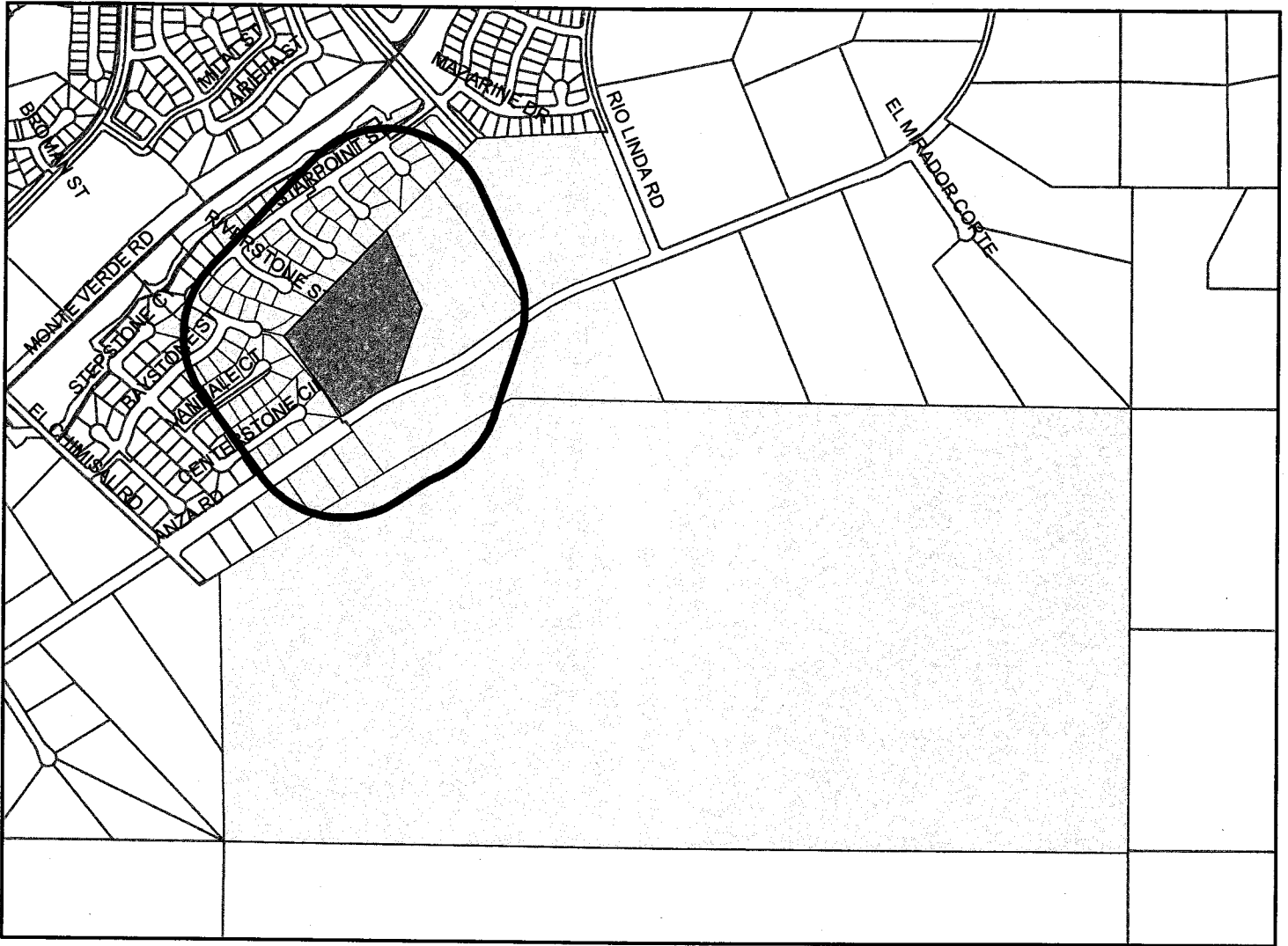
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

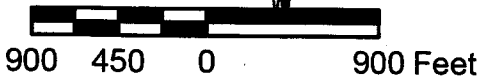
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

TR34676 (600 feet buffer)



Selected Parcels

966-431-006	966-411-011	966-421-002	966-401-002	966-430-001	966-380-004	966-430-004	966-430-010	966-430-017	966-430-003
966-420-013	966-411-017	966-421-016	966-401-014	966-401-001	966-421-019	966-401-013	966-431-004	966-400-005	966-430-002
966-430-016	966-430-005	966-421-009	966-411-008	966-400-001	966-430-020	966-411-003	966-401-004	966-411-015	966-401-005
966-411-012	966-421-010	966-400-003	966-421-015	966-421-001	966-430-015	966-400-002	966-401-015	966-431-007	966-411-001
966-401-007	966-401-003	966-411-019	966-411-010	966-421-003	966-430-018	966-411-016	966-401-010	966-401-016	966-411-013
966-430-014	966-400-004	966-411-009	966-410-003	966-401-017	966-410-007	966-380-005	966-421-007	966-411-005	966-421-004
966-410-009	966-421-005	966-420-019	966-401-008	966-420-022	966-411-004	966-401-009	966-431-005	966-420-021	966-380-002
966-380-003	966-380-039	966-430-007	966-411-014	966-410-004	966-420-020	966-410-008	966-430-012	966-401-006	966-411-007
966-401-012	966-410-006	966-380-009	966-380-008	966-421-017	966-380-041	966-421-006	966-421-008	966-411-002	966-411-018
966-430-006	966-430-011	966-430-013	966-410-005	966-430-021	966-421-014	966-401-011	966-430-019	917-300-001	966-421-018
966-411-006									



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

ASMT: 966380003, APN: 966380003
MORGAN VALLEY COMMUNITY ASSN
16845 VON KARMEN STE 200
IRVINE CA 92606

ASMT: 966400002, APN: 966400002
MARILYN MENDOZA, ETAL
34192 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380004, APN: 966380004
ANZA BUTTERFIELD ROAD 34
13240 EVENING CREEK 316
SAN DIEGO CA 92128

ASMT: 966400003, APN: 966400003
KAREN BARTZ WIGGINS, ETAL
34206 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380005, APN: 966380005
JUDITH GORMAN
43980 MAHLON VAIL NO 1302
TEMECULA CA 92592

ASMT: 966400004, APN: 966400004
JACINTA LAGMAN, ETAL
34220 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380009, APN: 966380009
REDHAWK VALLEY II
C/O DAN STEPHENSON
41391 KALMIA ST 200
MURRIETA CA 92562

ASMT: 966400005, APN: 966400005
MARJEAN COLLETTE, ETAL
34234 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380039, APN: 966380039
MORGAN VALLEY COMMUNITY ASSN
C/O PULTE HOME CORP
2 TECHNOLOGY
IRVINE CA 92618

ASMT: 966401001, APN: 966401001
CHAD BARRY
34269 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380041, APN: 966380041
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 966401002, APN: 966401002
KAREN BERRIOS, ETAL
34255 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966400001, APN: 966400001
MARTHA DITONTO, ETAL
34178 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966401003, APN: 966401003
GRETCHEN KUCK
45130 SAGEWIND CT
TEMECULA, CA. 92592

Reviewed: MC 3-1-15

TR 34676

ASMT: 966401004, APN: 966401004
ERIC WEBER
45144 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401011, APN: 966401011
STACEY VASQUEZ, ETAL
45140 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401005, APN: 966401005
NATALIE KODA, ETAL
45158 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401012, APN: 966401012
RICHELE JEMIOLA, ETAL
45154 FIELDBROOK CT
TEMECULA CA 92592

ASMT: 966401006, APN: 966401006
RACHEL MILLER REIF, ETAL
45165 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401013, APN: 966401013
NANCY TROUT, ETAL
45168 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401007, APN: 966401007
ALLISON TRAPP, ETAL
45151 SAGEWIND CT
RIVERSIDE CA 92592

ASMT: 966401014, APN: 966401014
CARLOS CORNEJO
45161 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401008, APN: 966401008
DEBBIE RODGERS, ETAL
45137 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401015, APN: 966401015
MARION STEWART, ETAL
45147 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401009, APN: 966401009
KRISTI GRANT, ETAL
45123 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401016, APN: 966401016
LUCINDA ROWELL, ETAL
45133 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401010, APN: 966401010
MELINDA JUSTICE, ETAL
45126 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401017, APN: 966401017
KERIN SHIMOZONO, ETAL
P O BOX 893278
TEMECULA CA 92589

Handwritten: M... 3-1-15



ASMT: 966410003, APN: 966410003
LEANNE HARDESTY, ETAL
34080 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411001, APN: 966411001
CARLA THOMAS, ETAL
45122 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410004, APN: 966410004
NARGES JAVID
34094 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411002, APN: 966411002
RONALD MORRIS
45136 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410005, APN: 966410005
BLANCA KHAN, ETAL
34108 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411003, APN: 966411003
ELEANOR SEISE, ETAL
45150 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410006, APN: 966410006
LINDY SABBARA, ETAL
34122 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411004, APN: 966411004
CINDY SPANO, ETAL
45164 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410007, APN: 966410007
COURTNEY PAINTER, ETAL
34136 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411005, APN: 966411005
PAMELA MOSES, ETAL
45171 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410008, APN: 966410008
MARIA ANDRES, ETAL
10416 MISTY REDWOOD TRAIL
FORT WORTH TX 76177

ASMT: 966411006, APN: 966411006
KAREN CORCORAN, ETAL
45157 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410009, APN: 966410009
REBECCA MORA, ETAL
34164 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411007, APN: 966411007
CHRISTIAN TAFOYA, ETAL
45143 SADDLEBACK CT
TEMECULA, CA. 92592

Revised: M 3-1-15



ASMT: 966411008, APN: 966411008
DONALD PARK
45129 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966411015, APN: 966411015
ERIC YAN
45167 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411009, APN: 966411009
SUSAN HURST, ETAL
45115 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966411016, APN: 966411016
DYANA GEDDIE, ETAL
45153 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411010, APN: 966411010
DONNA BADALAMENTI, ETAL
45118 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411017, APN: 966411017
BRYAN KING
45139 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411011, APN: 966411011
AMBERLY WATSON, ETAL
45132 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411018, APN: 966411018
LORI PETERSEN, ETAL
45125 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411012, APN: 966411012
ERIKA LUNDQUIST, ETAL
45146 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411019, APN: 966411019
HAROLD COLEMAN
45111 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411013, APN: 966411013
JANET BENJAMIN
45160 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966420013, APN: 966420013
DEBRA NAMETH, ETAL
33991 STEPSTONE CT
TEMECULA, CA. 92592

ASMT: 966411014, APN: 966411014
MICHAEL BARNEY, ETAL
C/O MICHAEL D BARNEY
45174 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966420019, APN: 966420019
MARIA TALLLUTO, ETAL
33968 BAYSTONE ST
TEMECULA, CA. 92592

Revised: Jul 3-1-15



ASMT: 966420020, APN: 966420020
SHERRY CHEN, ETAL
33982 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421005, APN: 966421005
SARAH PETERSON, ETAL
45178 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966420021, APN: 966420021
THERESA LIVACCARI, ETAL
24040 CAM DEL AVION A209
MONARCH BEACH CA 92629

ASMT: 966421006, APN: 966421006
DENISE BLEDSOE, ETAL
34015 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966420022, APN: 966420022
JOAN CALINISAN, ETAL
45063 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421007, APN: 966421007
SUSAN PARKER, ETAL
34001 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421001, APN: 966421001
GARY KAZANJIAN
45082 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421008, APN: 966421008
JESSICA FLORES, ETAL
33987 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421002, APN: 966421002
JANET LICITRA, ETAL
45106 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421009, APN: 966421009
WENDY FORSBERG, ETAL
33973 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421003, APN: 966421003
LISA PUCCINI FARHA, ETAL
45130 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421010, APN: 966421010
EUNICE YOO
C/O GGC GROUP
3100 CURLY HORSE WAY
NORCO CA 92860

ASMT: 966421004, APN: 966421004
LA VERNE WHITE
42300 CEE CEE RD
TEMECULA CA 92592

ASMT: 966421014, APN: 966421014
DAPHENIE BAUGH, ETAL
34028 VANDALE CT
TEMECULA, CA. 92592

Approved: All 3-1-15



ASMT: 966421015, APN: 966421015
FRANK BORAO
34042 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430003, APN: 966430003
SHARON KIM, ETAL
34075 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966421016, APN: 966421016
LAURA SCHAEFER, ETAL
34056 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430004, APN: 966430004
ARIEL HUANG
34061 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966421017, APN: 966421017
MARY HANSON, ETAL
34070 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430005, APN: 966430005
TESSA KHANH, ETAL
33629 PEBBLE BROOK CIR
TEMECULA CA 92592

ASMT: 966421018, APN: 966421018
COLLEEN ORLANDO, ETAL
34084 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430006, APN: 966430006
ARIAN SIDDIQI, ETAL
34033 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966421019, APN: 966421019
PATRICIA WOOLLEY, ETAL
34098 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430007, APN: 966430007
KAREN ADCOCK, ETAL
34019 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430001, APN: 966430001
DEBRA BRISBOIS BERMUDEZ, ETAL
34103 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430010, APN: 966430010
ALISON MATHEW, ETAL
34030 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430002, APN: 966430002
DAVID CAPELOUTO
1955 CHERRYWOOD ST
VISTA CA 92081

ASMT: 966430011, APN: 966430011
NARGIS NASERI, ETAL
34044 CENTERSTONE CIR
TEMECULA, CA. 92592

Reviewed: ml 3-1-15



ASMT: 966430012, APN: 966430012
JEANY MCAVOY, ETAL
34058 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430019, APN: 966430019
AMY JOSSE, ETAL
34063 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430013, APN: 966430013
NEVA VENTRE, ETAL
34072 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430020, APN: 966430020
DWAYNE CHONG
34049 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430014, APN: 966430014
MEERWEIS STANISAI, ETAL
34086 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430021, APN: 966430021
ALMA FERSTLE, ETAL
34035 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430015, APN: 966430015
STEPHANIE KOENIGSHOFER, ETAL
34100 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966431004, APN: 966431004
LISA MARIE BELLOVICH, ETAL
45590 ANZA RD
TEMECULA CA 92592

ASMT: 966430016, APN: 966430016
CHRISTINE PUTITS, ETAL
34105 CENTER STONE CIR
TEMECULA, CA. 92592

ASMT: 966431005, APN: 966431005
HELEN HADDAD, ETAL
45580 ANZA RD
TEMECULA, CA. 92592

ASMT: 966430017, APN: 966430017
LISA BALK, ETAL
34091 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966431006, APN: 966431006
45570 ANZA ROAD REVOCABLE LIVING TRUST
C/O DOMINIQUE DEXTER
P O BOX 4159
GLENDALE CA 91222

ASMT: 966430018, APN: 966430018
MICHELE CORSO, ETAL
34077 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966431007, APN: 966431007
MONA ROYAL, ETAL
45560 ANZA RD
TEMECULA, CA. 92592

Newman : nm 3-1-15

CUP03702 4/16/2015 1:33:44 PM

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

Temecula Valley Unified School District
Facilities Development
31350 Rancho Vista Road
Temecula, CA 92592

Southern California Company
Attn: Tim Pearce
251 East 1st Street
Beaumont, CA 92223-2903

Eastern Municipal Water District
ATTN: Elizabeth Lovsted
2270 Trumble Road
Perris, CA 92570

L & J Ranch Development
Attn: Ed Gorman
43980 Mahlon Vail Circle, #1302
Temecula, CA 92592

Markham Development
Attn: Larry Markham
41635 Enterprise Circle, Suite B
Temecula, CA 92590

Rancho California Water District
42135 Winchester Road
Temecula, CA 92590

Morgan Valley Review Committee
c/o Walters Management
25109 Jefferson Avenue, Suite 300
Murrieta, CA 92562



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

August 20, 2015

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4807

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, August 26, 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

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Thursday, August 20, 2015 2:49 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. No. 348.4807

Received for publication on Aug. 26. Proof with cost to follow.

Thank you.

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

Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. **Additional days required for larger ad sizes**

****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.COM / UNIDOS

A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Thursday, August 20, 2015 2:27 PM
To: PEC Legals Master
Subject: FOR PUBLICATION: Adoption of Ord. No. 348.4807

One more...Adoption of Ordinance for Wednesday, August 26, 2015, publication. Please confirm. THANK YOU!

Cecilia Gil

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

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

(INSERT ORDINANCE HERE)

(INSERT EXHIBIT MAP HERE)

John Benoit, Vice-Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **August 18, 2015** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, and Benoit
NAYS: None
ABSENT: Ashley

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

1 ORDINANCE NO. 348.4807

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
8 2.2376, Change of Zone Case No. 7649" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

11 ~~BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA~~

13 By: _____
14 Chairman, Board of Supervisors

15 ATTEST:
16 KECIA HARPER-IHEM
17 Clerk of the Board

18
19 By: _____

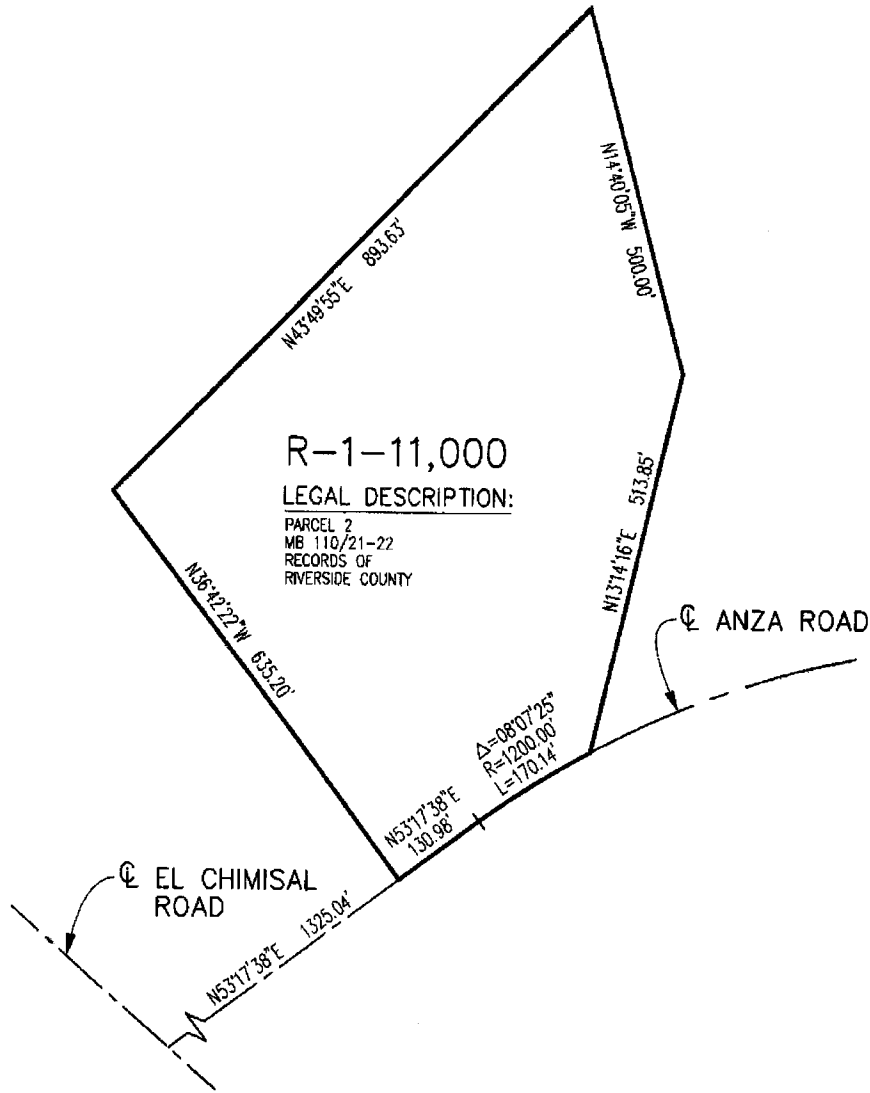
20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 August 6, 2015

25 By: 
26 MICHELLE CLACK
27 Deputy County Counsel

28 MPC:sk

RANCHO CALIFORNIA AREA
 PAUBA RANCHO, T. 8 S., R. 2 W., S.B.M.



R-1-11,000

LEGAL DESCRIPTION:

PARCEL 2
 MB 110/21-22
 RECORDS OF
 RIVERSIDE COUNTY

R-1-11,000

- ONE-FAMILY DWELLINGS, 11,000 FT. MIN. LOT SIZE

MAP NO. 2.2376
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7649
 ADOPTED BY ORDINANCE NO. 348.4807
 DATE _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE TRACT MAP IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 18, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by L&J Ranch Development, LLC, on **Change of Zone No. 7649**, which proposes to change the zoning from Residential Agricultural – Ten Acre Minimum (R-A-10) to One Family Residential – 11,000 Square Foot Minimum (R-1-1100), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 34676, Schedule A**, which proposes to subdivide 10.27 acres into 22 residential lots and one open space lot with a minimum lot size of 11,000 square feet and one (1) detention basin that will require an exception from the lot width to depth ratio of Section 3.8.c of Riverside County Ordinance No. 460 (“the project”). The project is located southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 41920**.

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 MARK CORCORAN, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL mcorcora@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 31, 2015

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

16-2 of 08/18/15



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

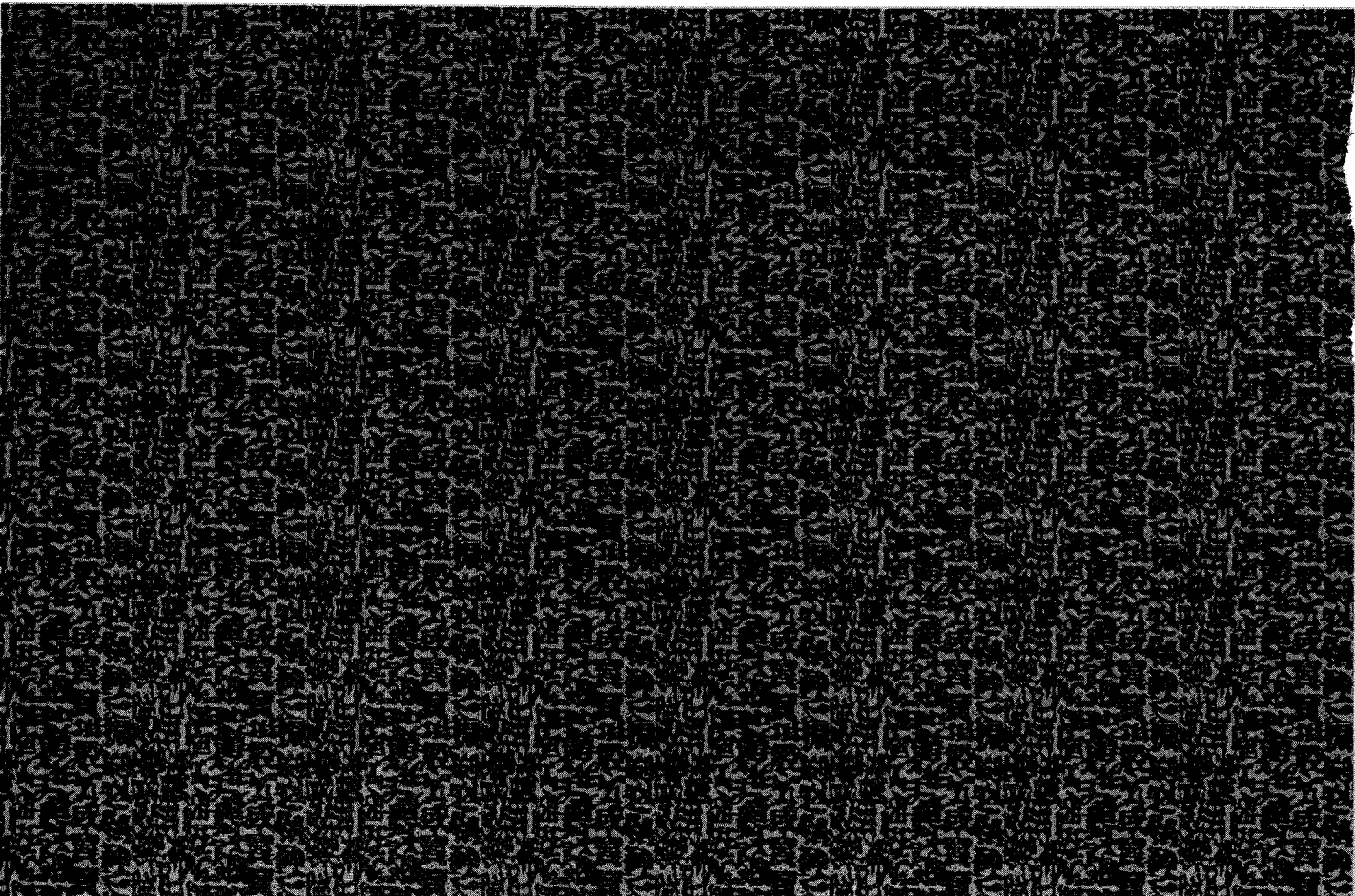
PUBLIC HEARING NOTICE
This may affect your property

ASMT: 966380004, APN: 966380004
ANZA BUTTERFIELD ROAD 34
13240 EVENING CREEK 316
SAN DIEGO CA 92128

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CLERK / BOARD OF SUPERVISORS

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X 918 NFE 1260714F0008/06/15
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ANZA BUTTERFIELD RD 34 LLC
A-533
33175 TEMECULA PKWY STE A
TEMECULA CA 92592-7300
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE TRACT MAP IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 18, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by L&J Ranch Development, LLC, on **Change of Zone No. 7649**, which proposes to change the zoning from Residential Agricultural – Ten Acre Minimum (R-A-10) to One Family Residential – 11,000 Square Foot Minimum (R-1-1100), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 34676, Schedule A**, which proposes to subdivide 10.27 acres into 22 residential lots and one open space lot with a minimum lot size of 11,000 square feet and one (1) detention basin that will require an exception from the lot width to depth ratio of Section 3.8.c of Riverside County Ordinance No. 460 (“the project”). The project is located southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 41920**.

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 MARK CORCORAN, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL mcorcora@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 31, 2015

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

16-2 2/08/18/15

BC: 92502114747 *2077-03031-07-19
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2015 AUG 17 AM 11:31

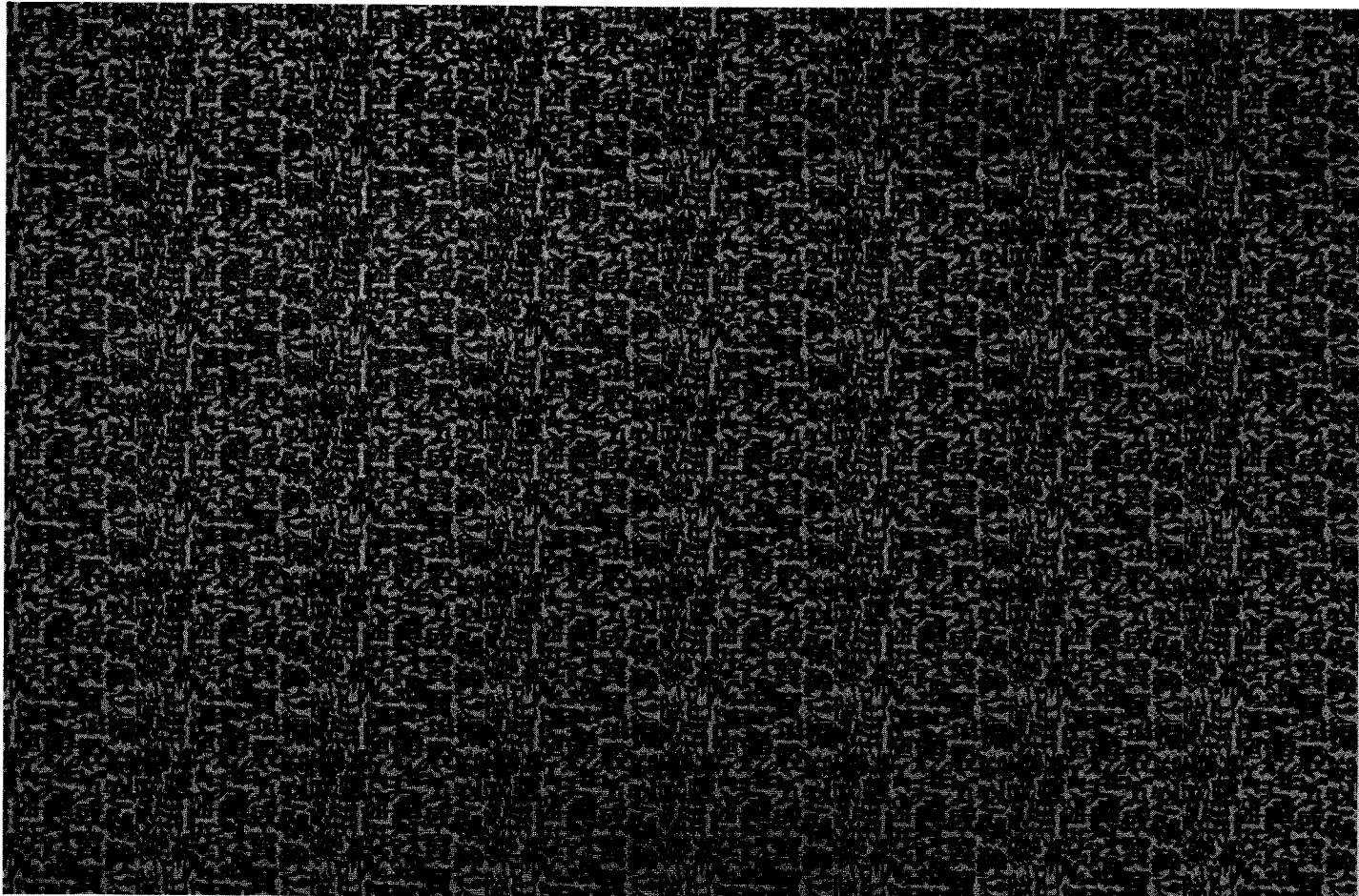
ASMT: 966380039 APN: 966380039
MORGAN VALLEY COMMUNITY ASSN
C/O PINE HOME CORP
2 TECHNOLOGY
KAVINE CA 92618

PUBLIC HEARING NOTICE
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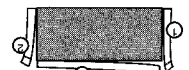
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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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

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

SPEAKER'S NAME: MS Miller

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 16-2

PLEASE STATE YOUR POSITION BELOW:

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

_____ **Support** **Oppose** _____ **Neutral**

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

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

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

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

SPEAKER'S NAME: Larry Markham

Address: 41635 Enterprise Circle N, Ste B
(only if follow-up mail response requested)

City: Temecula **Zip:** 92590-5614

Phone #: 909 322 8482

Date: 8.18.15 **Agenda #** 16-2

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

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

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

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FOR BILLING INQUIRIES:
CALL (951) 368-9710
EMAIL billinginquiry@pe.com

DATE	ORDER NUMBER	PONumber	PRODUCT	RATE	SIZE	AMOUNT
8/6/15	0010077409		PE Riverside	1.45	2 x 79 Li	229.10

Invoice text: PH: CHANGE OF ZONE NO. 7649 and TENTATI

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Planning
16-2 of 08/18/15
207649

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

The Press-Enterprise
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Pasadena. CA 91199-1555

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
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PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: PH: CHANGE OF ZONE NO. 7649 and TENTATI

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:

08/06/2015

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

Date: Aug 06, 2015

At: Riverside, California



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

Ad Number: 0010077409-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE TRACT MAP IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 18, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by L&J Ranch Development, LLC, on **Change of Zone No. 7649**, which proposes to change the zoning from Residential Agricultural - Ten Acre Minimum (R-A-10) to One Family Residential - 11,000 Square Foot Minimum (R-1-1100), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 34676, Schedule A**, which proposes to subdivide 10.27 acres into 22 residential lots and one open space lot with a minimum lot size of 11,000 square feet and one (1) detention basin that will require an exception from the lot width to depth ratio of Section 3.8.c of Riverside County Ordinance No. 460 ("the project"). The project is located southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 41920**.

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 MARK CORCORAN, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL mcrcora@rctima.org.

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

Dated: July 31, 2015

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

8/6

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE TRACT MAP IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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Dated: July 31, 2015

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

16-2 wj 08/18/15

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BCI: 92502114747 *2077-01144-03-38

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