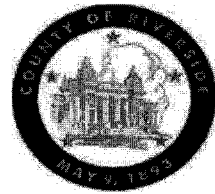


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
16.1  
(ID # 2319)

**MEETING DATE:**

Tuesday, December 13, 2016

**FROM :** TLMA-PLANNING:

**SUBJECT:** TLMA-PLANNING: Public Hearing on GENERAL PLAN AMENDMENT NO. 1156 (County-initiated) – Intent to Adopt a Mitigated Negative Declaration – First Supervisorial District – Area Plan: Elsinore Area Plan – Location: Generally located along Grand Avenue, east of Lake Elsinore, west of Cleveland National Forest, north of Corydon Road, and south of Bonnie Lea Drive – Project size: 2,626 acres. REQUEST: A General Plan Amendment to replace the existing Elsinore Environs Policy Area with the proposed Lakeland Village Policy Area (“LVPA”) to guide development in the Lakeland Village community. The project updates the Elsinore Area Plan (“ELAP”) Figure 3: Land Use Plan, Figure 4: Overlay and Policy Areas, Figure 7: Circulation and Figure 8: Trails and Bikeway System to reflect the Community’s vision. For consistency, the project also includes minor amendments to the General Plan Land Use Element, Circulation Element, and Appendix E-1. [\$99,979 total cost - 100% NCC]

**RECOMMENDED MOTION:**

That the Board of Supervisors:

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42912**, 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,

**ACTION: Policy**

Juan C. Perez, Director of Transportation & Land Management 11/21/2016

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried, 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: Tavaglione, Washington and Ashley  
Nays: None  
Absent: Benoit  
Disqualify: Jeffries  
Date: December 13, 2016  
xc: Planning

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

16-1

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

**RECOMMENDED MOTION Continued:**

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1156** to amend the Elsinore Area Plan, Land Use Element, Circulation Element, and Appendix E-1 to create the Lakeland Village Policy Area, including the redesignation of 471 parcels shown on Exhibit 6, updating the circulation network and trails system, incorporating map refinements and policy language recommended by the Planning Commission on July 20, 2016, and property owner requests as set forth in Attachment B, based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

**BACKGROUND:**

Lakeland Village is located along the southern edge of Lake Elsinore along Grand Avenue, generally bordered by the City of Lake Elsinore to the northeast. The community is characterized by a mix of neighborhood-serving commercial, light industrial uses, a school, community center, church, and residential uses on small lots. Existing development constraints include areas of flooding sensitivity and parcels with narrow widths. To address these constraints, the community was initially analyzed in the last comprehensive General Plan update (GPA No. 960). GPA No. 960 included minor Land Use Designation amendments along Grand Avenue and the Lake Elsinore flood line, but did not otherwise include a thorough community-scale review given the constraints of preparing a County-wide update through GPA 960. It has been many years since this area was looked at in detail at the community level. The plan presented herein represents a more comprehensive review of land use and transportation issues, and included significant public outreach with the community.

Community outreach included three public workshops where residents, business owners, and public agencies could provide input on the draft Lakeland Village Policy Area ("LVPA") which forms the basis of General Plan Amendment No. 1156 (GPA No. 1156 or the "Project"). Workshop participants discussed creating a neighborhood that would better serve the community with basic services (e.g., banking, grocery, restaurants, and coffee houses), encourage economic growth, and offer some recreational amenities. Additionally, staff conducted several site visits in order to identify existing uses, refine the proposed Land Use Designations, and assess circulation and secondary access issues. As a result, the County has developed a land use concept which: (1) incorporates three Mixed Use Areas (MUA) called Gateways; (2) classifies Union Avenue and Brightman Avenue as Collector Roads; and (3) expands the existing multi-purpose trail system through the area. The proposed project was presented to the Lakeland Village Community Advisory Council on May 27, 2015, and received general support.

**Summary:**

**1. The Project**

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

GPA No. 1156 will amend the County's General Plan to establish the LVPA within the Elsinore Area Plan (ELAP). GPA No. 1156 will amend ELAP policies, Land Use Summary Table, the Land Use Plan, Circulation Network, change the Land Use Designation on 471 parcels, and amend the Trails and Bikeways System. GPA No. 1156 will also amend other sections of the General Plan including the Land Use Element, Circulation Element, and Appendix E-1 to be consistent with the LVPA. The proposed land use plan includes three (3) MUAs – Gateways located within the existing General Plan Community Development Foundation. These Gateways provide for a blend of commercial, retail, residential, community-serving and open space uses. The intent of the Gateways is to create a more cohesive community and provide maximum land use flexibility. This approach would facilitate greater housing variety, stronger neighborhood character, a more walkable, bicycle-friendly environment with increased transit accessibility, and focus commercial development in centralized areas. Further, the MUAs offer residents opportunities for senior housing and services. The three Gateway MUAs are described more fully in the Planning Commission Staff Report included as Attachment A.

**2. Planning Commission Recommendation**

The project was presented to the Planning Commission on July 20, 2016. During the public hearing, the Planning Commission requested that staff examine the nature of these split Land Use Designations, and where appropriate, remove split Land Use Designations from the land use map prior to presentation to the Board of Supervisors. Additionally, the Commission recommended that staff include a policy in the ELAP to encourage walkability and bicycle use along Grand Avenue. With a 4-0 vote (Commissioner Hake absent) the Planning Commission recommended approval of the project with modifications.

**3. GPA No. 1156 Land Use Map and Policy Updates**

Pursuant to the Planning Commission's recommendation, staff inventoried 44 parcels with split Land Use Designations within and surrounding the proposed LVPA. These parcels are listed in Table 1 of Attachment B. The table describes the reason for the split designations and indicates how the split Land Use Designations will be eliminated either through GPA No. 1156 or a subsequent GPA.

Following the Planning Commission hearing on GPA No. 1156, the project owner for the property designated as the South Gateway indicated that he has an approved project and does not wish to change his current Land Use Designation to MUA. Therefore, staff is proposing to remove this property from GPA No. 1156.

Exhibit 6 of GPA No. 1156 has been updated to reflect the Planning Commission's recommended map refinements and the removal of South Gateway MUA as listed in Table 1. The proposed LVPA policies, ELAP Table 2, ELAP Figure 3, Land Use Table 2, and Appendix E-1 Table 9 were also updated to reflect these land use recommendations.

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

Additionally, consistent with the Planning Commission's recommendation, the following language was added to the Elsinore Area Plan as Policy ELAP 6.8: "encourage walkability, bicycle use, and traffic calming measures where safety permits".

These minor Project revisions will not result in any new avoidable significant effects and do not require any new mitigation measures or further Project revisions to prevent new significant effects. While all impacts of the Project are less than significant, the revisions will further reduce impacts to project-related sources of greenhouse gases, stationary noise levels, and the cumulative impacts of the project. These reduced impacts result from the removal of the South Gateway and the analyzed commercial and high traffic uses associated with this land use intensification. The map refinements included in GPA No. 1156 neither increase nor decrease impacts. The map refinements align the graphical representation to match the analysis of the Environmental Assessment. Therefore, these minor changes are not a substantial revision to the mitigated negative declaration of the Environmental Assessment, according to Section 15073.5 of the CEQA guidelines, and this document will not require recirculation.

**Impact on Citizens and Businesses**

Periodic updates to the Riverside County General Plan provide clarity concerning the long term build-out of the County, create transparency for land use planning within the County, and enable people affected by the General Plan to participate in the General Plan development process and have reasonable expectations regarding how the plan will impact them. The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff, the Planning Commission and extensive community input.

The Board action today does not cause additional cost or work to complete GPA No. 1156. The total cost to produce this GPA was \$99,979 and consisted of work performed by both Planning Staff and a consultant. Of that amount, 100% was funded through NCC over the course of FY15/16 and FY16/17. The expenses incurred were within the approved Planning Department budgets for those fiscal years.

**Additional Fiscal Information**

The total project cost is \$99,979 funded using the Department's general fund allocation. The Department utilized \$82,946 in FY15/16 and the remaining \$17,033 was utilized in FY 16/17.

**ATTACHMENTS:**

- A. Planning Commission Documents**
  - a. GPA 1156 Staff Report**
  - b. Memorandum for Comment Letter received on day of Hearing**
  - c. Minutes for July 6, 2016, Planning Commission Agenda Item 4.1**
  - d. Minutes for July 20, 2016, Planning Commission Agenda Item 3.1**
- B. Memorandum to Board Re: Map Refinements**

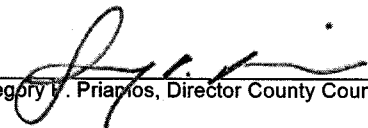


**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

- a. Table of Multiple Land Use Designation Affected APNs (Table 1)
- b. Updated GPA 1156, Exhibit 6
- c. Updated pages from General Plan Elsinore Area Plan
- d. Updated page from General Plan Land Use Element
- e. Updated page from General Plan Appendix E-1

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 17,033	\$ 0	\$ 99,979	\$ 0
NET COUNTY COST	\$ 17,033	\$ 0	\$ 99,979	\$ 0
SOURCE OF FUNDS: 100% General Fund – Department Allocation			Budget Adjustment:	No
			For Fiscal Year:	16/17

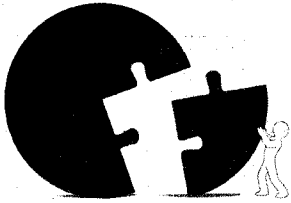
**C.E.O. RECOMMENDATION:** Approve

  
Gregory V. Priamos, Director County Counsel

12/5/2016

  
Tina Grande, Principal Management Analyst

12/5/2016



*Steven Weiss*  
*Planning Director*

# RIVERSIDE COUNTY **PLANNING DEPARTMENT**

## Memorandum

To: Board of Supervisors  
Date: December 6, 2016  
From: Phillip Hoebeke

**RE: General Plan Amendment no. 1156, Attachment B – Map Refinements since Planning Commission**

The following memorandum is included to provide a streamlined set of attachments indicating changes made at the recommendation of Planning Commission as heard on July 20, 2016. Where red text indicates the changes initially proposed as part of GPA no. 1156, the changes made since Planning Commission are included in blue.

### **1. List of Texts, Tables, and Figures**

- a. Table of Multiple Land Use Designation Affected APNs (Table 1)
- b. Updated GPA No. 1156 Exhibit 6
- c. Updated pages from General Plan Elsinore Area Plan
- d. Updated page from General Plan Land Use Element
- e. Updated page from General Plan Appendix E-1

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**TABLE 1**

APN	Notes on Change
<b>Current Project Changes</b>	
386202001 386202002 386202003 386202004 386202005 386202006 386210001 386210002 386210003 386210004 386210005 386210006	<p>The land use designations for these parcels, as shown in the staff report, are R-RM and CD-MDR. The R-RM designation applies to areas where the majority of the area consist of slopes of 25 percent or greater. The project analyzed in the environmental assessment removes the R-RM designation and assigns CD-MDR for the entire area. The staff report land use map was created utilizing the wrong GIS data. Thus, the GPA no. 1156 land use map was updated to reflect what was analyzed in the environmental assessment.</p>
386120006	<p>A small portion of this parcel is designated as CD-CR in the staff report and was a result of the parcel boundary and Road Centerline layers incorrectly overlapping. This parcel is outside of the Lakeland Village Policy Area and was not analyzed in the environmental assessment. The property owner was contacted and had no issue with the correction of this mapping refinement to match the R-RR designation of the rest of the parcel. This mapping refinement will be corrected in GPA no. 1156.</p>
381071001 381071002 381071004	<p>The land use designations for these parcels, as shown in the staff report, are OS-C and CD-LDR. The OS-C designation is located in an area that is not dedicated for OS-C purposes. The project as analysis in the environmental assessment removes the OS-C designation and assigns CD-LDR for the entire area. The staff report land use map was created utilizing the wrong GIS data. Thus, the GPA no. 1156 land use map was updated to reflect what was analyzed in the environmental assessment.</p>
386160011	<p>The land use designations for this parcel, as shown in the staff report, are CD-MDR and OS-CH. This parcel is outside of the Lakeland Village Policy Area and was not analyzed in the environmental assessment. The property owner was contacted and had no issue with the correction of this mapping refinement to match OS-CH. This mapping refinement will be corrected in GPA no. 1156.</p>
371090010 371090011 371110001 371110002 371090009	<p>The land use designations for these parcels, as shown in the staff report, are OS-C and CD-LDR. The CD-LDR designation is in a special flood hazard area and as such is designated OS-C. The project analysis in the Environmental Assessment does include this area as OS-C; therefore the land use map for GPA No. 1156 will be updated to what is analyzed in the Environmental Assessment. The OS-C designation applies to areas considered in a special flood hazard area as designated by Riverside County Flood Control. The project analyzed in the environmental assessment applies this rule to the Northeast portions of these parcels and assigns CD-LDR for the rest of this area. The staff report land use map was created utilizing the wrong GIS data. Thus, the GPA no. 1156 land use map was updated to reflect what was analyzed in the environmental assessment.</p>
382100004 382100003 382100002 382100001	<p>The land use designations for these parcels, as shown in the staff report, are CD-MDR and RC-VLDR. The land use map layer incorrectly extends the CD-MDR beyond the parcel boundary. This mapping refinement will be corrected in GPA no 1156 to follow the parcel boundaries and revert the land use designations to RC-VLDR.</p>

APN	Notes on Change
370180022 370180023 370180024 370180001 370190001	The land use designation for these parcels, as shown in the staff report, is MUA. The project analyzed this area as a "Gateway" community development area. There exists an existing and tentative tract map for these parcels. The property owner wishes to maintain his original vision of only residential units on this property, and requested removal from GPA no. 1156 . Thus, the GPA no. 1156 land use map was updated to reflect what was requested.
RW	Where overlap occurs land use designations will be aligned with parcel boundaries and road right-of-way centerlines
<b>Subsequent General Plan Amendment Changes</b>	
386202008	The land use designations for this parcel, as shown in the staff report, are R-RM and CD-MDR. The R-RM designation applies to areas where the majority of the area consist of slopes of 25 percent or greater. The project analyzed in the environmental assessment removes the CD-MDR and assigns R-RM for the entire area. The staff report land use map was created utilizing the wrong GIS data. Thus, the GPA no. 1156 land use map was updated to reflect what was analyzed in the environmental assessment. This parcel is part of a Riverside County Flood Control Easement granted in 1990, and will be reevaluated in a subsequent GPA.
386210014	The land use designations for this parcel, as shown in the staff report, are R-RM, CD-CR, and CD-MDR. The R-RM designation applies to areas where the majority of the area consist of slopes of 25 percent or greater. The project analyzed in the environmental assessment maintains a CD-MDR and R-RM split based on slopes for this parcel. This parcel is part of a Riverside County Flood Control Easement granted in 1990, and will be revaluated in a subsequent GPA.
386120037	The land use designations for this parcel, as shown in the staff report, are R-RM and CD-CR. The R-RM designation applies to areas where the majority of the area is consistent with slopes of 25 percent or greater. The project analyzed in the environmental assessment creates a CD-MDR and R-RM split based on slopes for this parcel. This parcel is part of a Riverside County Flood Control Easement granted in 1990, and will be reevaluated in a subsequent GPA.
386202007 386190014 386190016	The land use designation for these parcels, as shown in the staff report, is CD-CR. The project analyzed in the environmental assessment assigns a CD-MDR land use. This parcel is part of a Riverside County Flood Control Easement granted in 1990, and will be reevaluated in a subsequent GPA.
371150011 371160004 371160015	The land use designations for these parcels, as shown in the staff report, are OS-C and CD-MDR. The OS-C designation applies to areas considered in a special flood hazard area as designated by Riverside County Flood Control. This area is no longer in this special flood hazard area. Because the project did not analyze this area as CD-MDR, and due to the required Foundation Component change to remove the OS-C designation, this area will be addressed in a subsequent GPA .
371090014 371090015 371090017 371090018 371090019 371090020 371260018	The land use designations for these parcels, as shown in the staff report, are OS-C, R-RR, and CD-MDR. The OS-C designation applies to areas considered in a special flood hazard area as designated by Riverside County Flood Control. The CD-MDR was originally analyzed as CD-LDR, but after further review, maintaining CD-MDR better suits these parcels. The analysis did not consider the R-RR as a result a foundation component amendment is required. This split land use designation will be addressed in a subsequent GPA.

APN	Notes on Change
<b>Land Use Abbreviation Key</b>	
OS-C	Open Space - Conservation
R-RR	Rural - Rural Residential
R-RM	Rural - Rural Mountainous
RC-VLDR	Rural Community - Very Low Density Residential
CD-LDR	Community Development - Low Density Residential
CD-MDR	Community Development - Medium Density Residential
CD-HDR	Community Development - High Density Residential
CD-CR	Community Development - Commercial Retail
CD-MUA	Community Development - Mixed Use Area

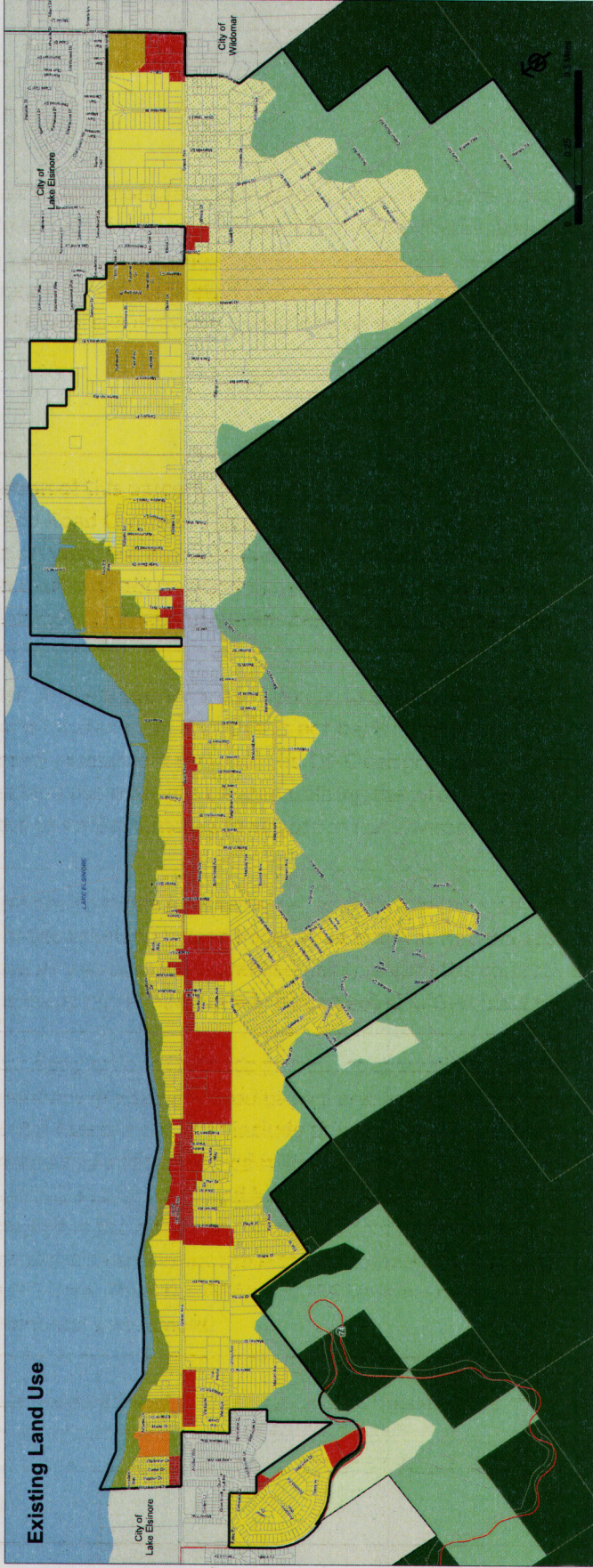




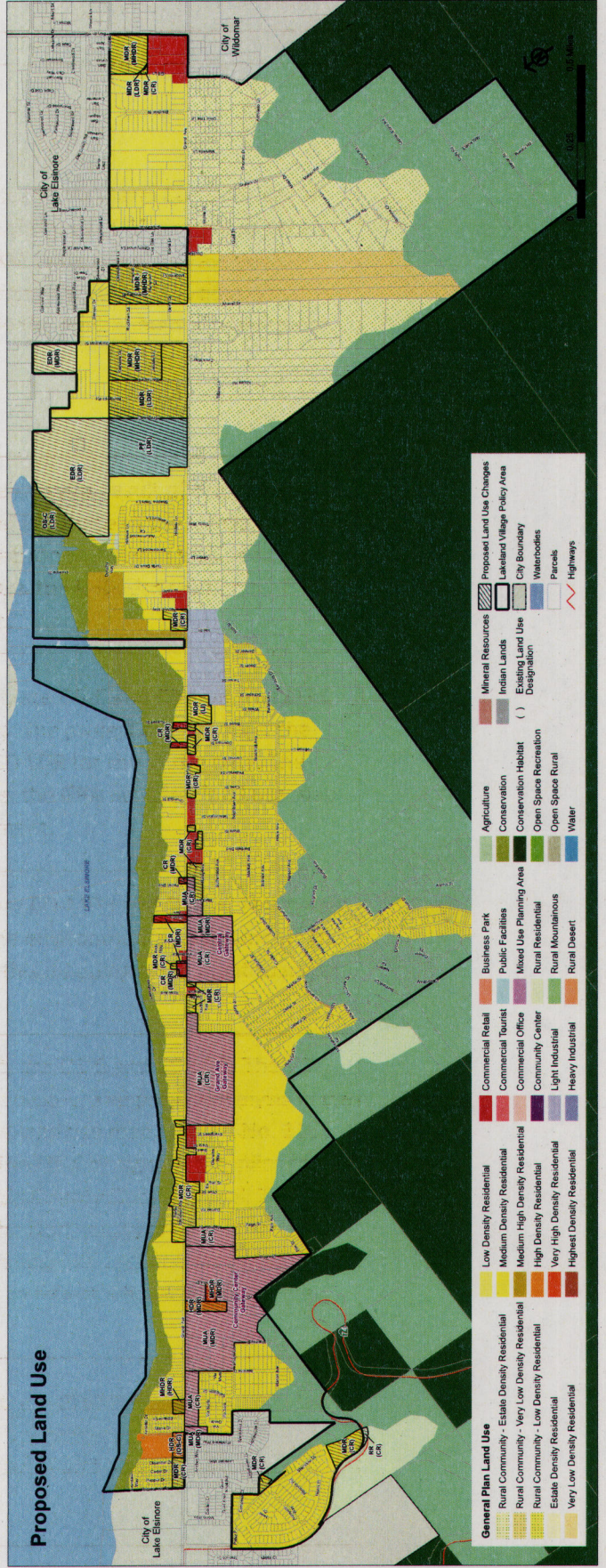
# Riverside County Planning Department Lakeland Village Project



### Existing Land Use



### Proposed Land Use



General Plan Land Use	
[Light Yellow]	Low Density Residential
[Yellow]	Medium Density Residential
[Orange]	High Density Residential
[Red]	Very High Density Residential
[Dark Red]	Highest Density Residential
[Light Green]	Rural Community - Estate Density Residential
[Medium Green]	Rural Community - Very Low Density Residential
[Dark Green]	Rural Community - Low Density Residential
[Light Blue]	Estate Density Residential
[Dark Blue]	Very Low Density Residential
[Light Purple]	Commercial Retail
[Medium Purple]	Commercial Tourist
[Dark Purple]	Commercial Office
[Red-Orange]	Community Center
[Orange]	Light Industrial
[Dark Orange]	Heavy Industrial
[Light Green]	Business Park
[Medium Green]	Public Facilities
[Dark Green]	Mixed Use Planning Area
[Light Green]	Rural Residential
[Medium Green]	Rural Mountainous
[Dark Green]	Rural Desert
[Light Green]	Agriculture
[Medium Green]	Conservation
[Dark Green]	Conservation Habitat
[Light Green]	Open Space Recreation
[Medium Green]	Open Space Rural
[Dark Green]	Water
[Light Blue]	Waterbodies
[Dark Blue]	Parcels
[Red]	Highways
[Hatched]	Mineral Resources
[Grey]	Indian Lands
[White]	Existing Land Use Designation
[Black]	City Boundary
[Dotted]	Lakeland Village Policy Area
[Diagonal Lines]	Proposed Land Use Changes



**Table 2: Statistical Summary of Elsinore Area Plan**

LAND USE	AREA		STATISTICAL CALCULATIONS <sup>1</sup>	
	ACREAGE <sup>7</sup>	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS<sup>9</sup></b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	2,442,241	366	1,107,106	NA
Rural Mountainous (RM)	10,606,605	530	1,602	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	13,048,846	896	2,709,708	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	686	240	725	NA
Very Low Density Residential (RC-VLDR)	69	52	156	NA
Low Density Residential (RC-LDR)	0	0	0	NA
<i>Rural Community Foundation Sub-Total:</i>	755	292	881	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	224,232,241	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	51,9075	NA	NA	NA
Open Space-Water (OS-W)	341	NA	NA	NA
Open Space-Recreation (OS-R)	88	NA	NA	13
Open Space-Rural (OS-RUR)	6,407	160	484	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	58,967,58,975 58,981	160	484	13
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	060	021	06364	NA
Very Low Density Residential (VLDR)	3,293	2,470	7,461	NA
Low Density Residential (LDR)	571,453	856,680	2,585,053	NA
Medium Density Residential (MDR) <sup>8</sup>	2,732,751 2,673	8,784,8,850 8,655	26,537,26,965 26,146	NA
Medium-High Density Residential (MHDR)		1,591,1,313 1,314	4,807,3,967 3,969	NA
High Density Residential (HDR)	245,202	771,113	771,211,140	231,366,423
Very High Density Residential (VHDR)	1617	265,289,288	799,873,870	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail <sup>2</sup> (CR)	120,2881	NA	NA	1,805,421,214
Commercial Tourist (CT)	17	NA	NA	282
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	825,820	NA	NA	10,609,10,542
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	56	NA	NA	915
Public Facilities (PF)	47,7677	NA	NA	47,7677
Community Center (CC) <sup>3</sup>	0	0	0	0
Mixed Use Planning-Area (MUPA)	0,139,129	064,1640	01,936,1,934	072,5527
<i>Community Development Foundation Sub-Total:</i>	7,929,7,923 7,890	14,043,14,385 14,207	42,420,43,684 42,919	13,658,12,961 13,556
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<b>80,699,80,698 80,674</b>	<b>15,391,15,733 15,556</b>	<b>46,494,47,757 46,995</b>	<b>13,671,12,974 13,569</b>
<b>NON-COUNTY JURISDICTION LAND USES</b>				
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>				
Cities	45,435	---	---	---
Indian Lands	0	---	---	---
Freeways	218	---	---	---



# Elsinore Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>7</sup>	D.U.	POP.	EMPLOY.
<i>Other Lands Sub-Total:</i>	45,653			
<b>TOTAL FOR ALL LANDS:</b>	<b>126,354,26</b>	<b>15,391,15,733</b>	<b>46,494,47,757</b>	<b>13,671,12,974</b>
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i>				
<b>OVERLAYS AND POLICY AREAS</b>				
<b>OVERLAYS<sup>4,5</sup></b>				
Rural Village Study Area Overlay	701	2,003	6,050	3,859
<i>Total Area Subject to Overlays:<sup>4, 5</sup></i>	701	2,003	6,050	3,859
<b>POLICY AREAS<sup>6</sup></b>				
Temescal Wash	460	---	---	---
Glen Eden	703	---	---	---
Warm Springs	13,834	---	---	---
Walker Canyon	1,248	---	---	---
<i>Lake Elsinore Environs-Lakeland Village Policy Area</i>	<i>2342,626</i>	---	---	---
March Joint Air Reserve Base Influence area	190	---	---	---
<i>Total Area Within Policy Areas:<sup>6</sup></i>	<i>46,669,19,061</i>			
<b>TOTAL AREA WITHIN SUPPLEMENTALS:<sup>7</sup></b>	<b>47,370,19,762</b>			

**FOOTNOTES:**

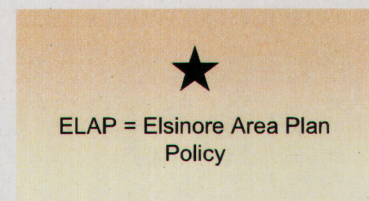
- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.
- 4 Overlays provide alternate land uses that may be developed *instead of* the underlying base use designations.
- 5 Policy Areas indicate where additional policies or criteria apply, *in addition to* the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
- 6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
- 8 723.91 acres is under Glen Eden Policy Area which has an assumption of 2.5 du/ac.
- 9 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

## Overlays and Policy Areas

A Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries of the Policy Areas identified in the Elsinore Area Plan are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

### Overlays and Policy Areas

Special policies are appropriate to address important locales that have special significance to the residents of this part of Riverside County. Six policy areas have been designated within the Elsinore Area Plan. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Elsinore area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. The policy area boundaries are only approximate and may be interpreted more precisely as decisions are called





ELAP 6.8 *Projects for development along Grand Avenue should encourage walkability, bicycle use, and traffic calming measures where safety permits.*

### Lakeland Village Policy Area – Gateway Areas

*The Lakeland Village Policy Area includes four Gateway Areas that are located along the westerly side of Grand Avenue. The Gateway Areas will include mixed use development that encourages a combination of business, office, retail, commercial use, community facilities and residential uses that are physically and functionally integrated. The intent of the Gateway Areas is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, community, and recreational uses can be developed. Mixed use development provides the following community benefits:*

- greater housing variety and density, more affordable housing, life-cycle housing (e.g. starter homes to larger family homes to senior housing), workforce housing, veterans housing, etc.;*
- reduced distances between housing, workplaces, retail businesses and other amenities and destinations;*
- better access to fresh, healthy foods (as food and retail and farmers markets can be accessed on foot/ bike or by transit);*
- more compact development, land use synergy (e.g. residents provide customers for retail which provide amenities for residents);*
- stronger neighborhood character and sense of place;*
- walkable, bicycle-friendly environments with increased accessibility via transit resulting in reduced transportation costs;*
- encourage the assembly of small parcels into larger project areas that can be developed for mixed residential/commercial development without the requirement for general plan amendments, helping to revitalize the area, encourage new balanced economic development, and provide for new local infrastructure improvements; and,*
- encourage commercial development to be near intersections and focused in nodes or village focus areas, as opposed to strip or piecemeal development spread along the Grand Avenue corridor.*

*In addition to the policies provided above, specific policies related to development within the ~~three~~ four individual Gateway Areas are described below:*

**Community Center Gateway:** *The Community Center Gateway encompasses approximately 72 acres and is generally located in the 15961-16599 blocks on the west side of Grand Avenue, including a strip of previously designated commercial area situated between approximately Windward Way and Blanchie Drive and a much larger area between Blanchie Drive and Magnolia Street. Land within the Community Center Gateway is designated as Mixed Use Area.*

*It is anticipated that the Community Center Gateway will include a community center that will be the focal point for the developing community. As such, this area presents opportunities for complimentary uses including service such as care for children and seniors; parks and recreational uses; commercial uses; and medium to higher density residential uses.*

**Policies:**

ELAP 6.89 *Varying residential densities are encouraged and may include ranges from 2 to 5 dwelling units per acre up to 20 to 25 dwelling units per acre.*

ELAP 6.910 *The mixture of development should be internally integrated and generally consistent with the anticipated projections provided in Table E-9 of the General Plan's Appendix E-1 and limited to the extent that the uses do not cause any decrease in Level of Service on Grand Avenue below Level of Service D.*



## Elsinore Area Plan

*ELAP 7.17 Aesthetic buildings features are encouraged to be varied and incorporate different types of wall textures and colors, architectural elements, landscaping and other features that provide for highly attractive and inviting facades for surrounding uses and streets, including Grand Avenue, from Kniffin Avenue and Curtis Avenue to the northwest, from Raley Avenue, Sutherland Avenue and Brightman Avenue to the south, and along what is to be the future extension Union Avenue and Brightman Avenue to the west.*

*ELAP 7.18 Development should be coordinated to facilitate the extension of Union Avenue (also listed as Akley St. in this area) across the westerly side of the Central Gateway as a Collector roadway between Deeble Entrance Street and Blackwell Blvd., connecting with Brightman Avenue to south, which also is to be developed as a Collector roadway.*

~~*South Gateway: The South Gateway is approximately 10.9 acres in area and is generally located in the 19201 block on the west side of Grand Avenue located on the southwesterly corner of Grand Avenue and Morrell Drive, near the intersection of Grand Avenue and Ontario Way. A limited amount of neighborhood commercial use and limited amount of residential use in this Gateway would be appropriate. Land within the South Gateway is designated as Mixed Use Planning Area.*~~

### ~~**Policies:**~~

~~*ELAP 7.19 Varying residential densities are encouraged and may include ranges from 2 to 5 dwelling units per acre.*~~

~~*ELAP 7.20 The mixture of development should be internally integrated and generally consistent with the anticipated projections provided in Table E-9 of the General Plan's Appendix E-1 and limited to the extent that the uses do not cause any decrease in Level of Service on Grand Avenue below Level of Service D.*~~

~~*ELAP 7.21 Commercial uses should be orientated towards Grand Avenue and away from residential areas located outside this Gateway area. Additionally, residential uses, where feasible and appropriate, should be used as a transitional buffer between residential uses outside the South Gateway and commercial and non-residential uses inside the South Gateway. Residential uses that may need buffering are located to the northwest of Morrell Drive, to the south near Borchard Road, and to the west adjacent to the South Gateway.*~~

~~*ELAP 7.22 Residential uses located on the outer edges of the South Gateway should include densities compatible to the adjacent residential densities located to the northwest of Morrell Drive, to the south near Borchard Road, and to the west adjacent to this Gateway area, or there should be adequate buffers provided between new and existing residential uses.*~~

~~*ELAP 7.23 Pedestrian and non-vehicular access connections between development within the South Gateway and adjacent uses should be utilized to create a network of paths and open spaces along Grand Avenue and Morrell Drive, including public transit stops.*~~

~~*ELAP 7.24 Aesthetic building features are encouraged to be varied and incorporate different type of wall textures and colors, architectural elements, landscaping and other features that provide for highly attractive and inviting facades for surrounding uses and streets, including Grand Avenue and Morrell Drive.*~~







**Table LU-1  
Unincorporated Riverside County Cumulative Acreage Summary**

General Plan Foundation Component	Western County Area Plans Acreage	%	Eastern County Area Plans Acreage	%	Total	%
Agriculture	28,468	2%	157,045	5%	185,513	4%
Rural	250,270	21%	42,254	2%	292,524	7%
Rural Community	60,479	5%	3,640	0%	64,119	2%
Open Space	662,422	56%	2,631,335	90%	3,293,757	80%
Community Development	111,656	9%	64,689	2%	176,345	4%
Other <sup>1</sup>	79,104	7%	30,648	1%	109,752	3%
<b>Total</b>	<b>1,192,399</b>	<b>100%</b>	<b>2,929,611</b>	<b>100%</b>	<b>4,122,010</b>	<b>100%</b>

NOTES:

<sup>1</sup> Includes Indian Lands and Major Roadways. Does not include cities and March JPA within Riverside County.

**Table LU-2  
Unincorporated Riverside County Buildout Capacity Summary**

	Western County	%	Eastern County	%	Total
Population	937,784	53%	824,959	47%	1,762,743
	936,647				1,761,606
	938,290				1,763,249
Dwelling Units	306,958	58%	224,460	42%	530,418
	305,854				530,314
	306,125				530,585
Employment	314,870	56%	251,563	44%	566,433
	314,172				565,735
	14,769				566,332

NOTES: Totals do not include Indian lands or cities within Riverside County.

With the majority of Community Development lands in the county designated in its western portion, the majority of the buildout capacity for population, dwelling unit and employment also occurs here.

### Area Plan System



For a detailed discussion of the land use system, see the **Land Use Designation Policies Section**.

As described in Chapter One, much of the unincorporated portions of Riverside County are divided into 19 area plans, as shown on the Area Plan Boundary Map (Figure LU-4). The purpose of these area plans is to provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space and other topical areas. The area plan land use maps contain a more detailed series of land use categories that are grouped according to the five General Plan Foundation Components. The Land Use Designations Summary Table (Table LU-4) lists the area plan land use categories along with their respective density/intensity standards and summary of allowable uses.





## County of Riverside General Plan Socioeconomic Build-out Assumptions and Methodology

Center type, the building intensity, or FAR, for each land use is typically greater in Community Centers than in areas designated for single uses and varies among the types. The square footage per employee factor remains the same as the single use land use designations. These factors are described as follows:

**Table E-8: Community Center Land Use Factors**

Community Center Type	FAR			SF/Emp.
	Minimum	Probable*	Maximum	
Village Center (VC)				
Commercial Retail	0.20	0.30	0.50	500
Commercial Office	0.25	0.50	1.00	300
Town Center (TC)				
Commercial Retail	0.20	1.00	1.50	500
Commercial Office	0.25	1.50	3.00	300
Job Center (JC)/Job Center No Residential (JCNR)				
Commercial Retail	0.20	0.40	0.50	500
Commercial Office	0.25	1.00	2.00	300
Light Industrial	0.25	0.38	0.60	1,030
Business Park	0.25	0.30	0.60	600

\*Factors used for planning estimates.

For example, in a 100-acre Village Center, 30 acres (30%) would be designated as Commercial Retail and 10 acres (10%) as Commercial Office. Gross acres would be converted to net acres (30 x .75 = 22.5 net acres and 10 X 0.75 = 7.5 net acres). Next, to calculate net square footage, FARs would be applied to the net square feet (22.5 net acres x 43,560 sf X .30 = 294,030 net sf and 7.5 net acres x 43,560 sf X .50 = 163,350 net sf, or a total of 457,380 net sf). To calculate estimated employment, net square footage is divided by the SF per employee factor for each land use (294,030 net sf ÷ 500 = 588 employees and 163,350 net sf ÷ 300 = 546 employees, for a total estimated employment of 1,134).

### Mixed Use **Planning** Areas

The Mixed-Use **Planning** Area land use designation is intended to reflect a mixture of higher intensity land uses generally appropriate for core urban or other specialized areas. The intent of the designation is not to identify a particular mixture of intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. Many of the Mixed-Use **Planning** Areas are located in specific plans or may be located in specific plans in the future. The following are general guidelines intended to indicate the anticipated mix of uses and to provide a means for calculating estimated build-out projections. The actual land use breakdown will be determined on a case by case basis and may differ from the guidelines below.

**Table E-9: Mixed Use **Planning** Area Assumptions**

Area Plan	MHDR	HDR	VHDR	HHDR	CR	CT	CO	PF	MDR
San Jacinto Valley			10%	5%	40%		40%	5%	
Southwest			10%	5%	40%		40%	5%	
Harvest Valley/ Winchester	20%	20%	10%		30%		10%	10%	
Western Coachella Valley					20%	80%			
Lakeview / Nuevo	11%	22%	32%		14%			21%	
Elsinore									
Lakeland Village: Community Center Gateway	20%	10%	5%	5%	20%		5%	10%	25%
Lakeland Village: Grand Ave. Gateway	20%	10%	5%		30%		5%		30%
Lakeland Village: Central Gateway	15%	10%	5%		35%		5%		30
Lakeland Village: South Gateway					50%				50%



2319 12/13/16  
16-1

**Maxwell, Sue**

**From:** Dan Silver <dsilverla@me.com>  
**Sent:** Thursday, December 08, 2016 9:32 AM  
**To:** Benoit, John; Jeffries, Kevin; Ashley, Marion; District3; Tavaglione, John; COB  
**Cc:** Johnson, George; Perez, Juan; Weiss, Steven; Bowie, Desiree; Clack, Shellie; Balderrama, Olivia; Field, John; Magee, Robert; Pradetto, Joe; Balderrama, Olivia  
**Subject:** Item 16.1, December 13, 2016, GPA 1156

*VIA ELECTRONIC MAIL*

December 8, 2016

The Hon John Benoit, Chair  
Riverside County Board of Supervisors  
4080 Lemon St  
Riverside CA 92501

**RE: Item 16.1, December 13, 2016, GPA 1156 (Elsinore) - SUPPORT**

Dear Chairman Benoit and Members of the Board:

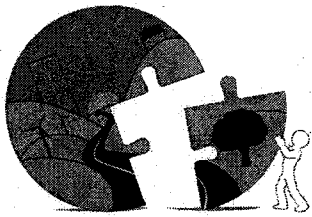
Endangered Habitats League has reviewed proposed GPA 1156 to establish the Lakeland Village Policy Area. We note that it does not involve any changes in General Plan Foundation categories. The changes would intensity land uses into mixed use nodes along an underused corridor, which advances urban planning goals of the General Plan. The effects on the MSCHP are beneficial.

Thank you for your consideration and best wishes for the Holiday Season,  
Dan Silver

Dan Silver, Executive Director  
Endangered Habitats League  
8424 Santa Monica Blvd., Suite A 592  
Los Angeles, CA 90069-4267

213-804-2750  
[dsilverla@me.com](mailto:dsilverla@me.com)  
[www.ehleague.org](http://www.ehleague.org)

2016-12-133630



*Steve Weiss AICP*  
*Planning Director*

*Clark's Original*

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

## Memorandum

**DATE:** December 13, 2016

**TO:** Board of Supervisors

**FROM:** TLMA-Planning Department, Kristi Lovelady

**RE:** **Response to comment letter submitted for December 13, 2016 Board of Supervisors Hearing Item 16.1 (General Plan Amendment No. 1156, Intent to Adopt a Mitigated Negative Declaration)**

The following letter was received after the completion of the Board of Supervisors Staff Report for GPA No. 1156:

1. A letter of support from Dan Silver, Executive Director Endangered Habitats League, dated December 8, 2016.

The commenter noted that the project advances urban planning goals and the effects on the Multiple Species Habitat Conservation Plan (MSHCP) are beneficial.

Staff response: Support noted and no further response is required.

2319 12/13/16  
16-1

**Maxwell, Sue**

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**Cc:** Johnson, George; Perez, Juan; Weiss, Steven; Bowie, Desiree; Clack, Shellie; Balderrama, Olivia; Field, John; Magee, Robert; Pradetto, Joe; Balderrama, Olivia  
**Subject:** Item 16.1, December 13, 2016, GPA 1156

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December 8, 2016

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Riverside County Board of Supervisors  
4080 Lemon St  
Riverside CA 92501

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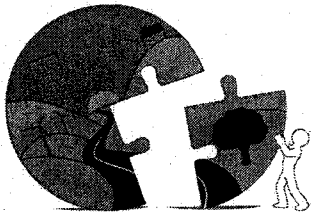
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Dan Silver, Executive Director  
Endangered Habitats League  
8424 Santa Monica Blvd., Suite A 592  
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213-804-2750  
[dsilverla@me.com](mailto:dsilverla@me.com)  
[www.ehleague.org](http://www.ehleague.org)

2016-12-133630





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss AICP  
Planning Director*

## Memorandum

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**FROM:** TLMA-Planning Department, Kristi Lovelady  
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**Subject:** Item 16.1, December 13, 2016, GPA 1156

*VIA ELECTRONIC MAIL*

December 8, 2016

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Riverside County Board of Supervisors  
4080 Lemon St  
Riverside CA 92501

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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

November 18, 2016

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

PH : (951) 368-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: NOTICE OF PUBLIC HEARING: GPA 1156

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, November 23, 2016.**

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:** Legals <legals@pe.com>  
**Sent:** Friday, November 18, 2016 8:51 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: GPA 1156

Received for publication on 11/23. Proof with cost to follow.

Nick Eller

**Thanksgiving 2016 Deadlines**

<b>Publishing Day</b>	<b>Deadline</b>	at 10:30am	
Wednesday 11/23	Friday	11/18	
Thurs-Fri 11/24-11/25	Monday	11/21	
Sat-Mon 11/26-11/28	Tuesday	11/22	
Tuesday 11/29	Wednesday	11/23	

**\*NEW\*** Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

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

The Press-Enterprise PE.com / La Prensa

On Fri, Nov 18, 2016 at 8:40 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

Notice of Public Hearing, for publication on Wednesday, Nov. 23, 2016. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A COUNTY-INITIATED GENERAL PLAN AMENDMENT IN THE FIRST 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 13, 2016 at 10:30 A.M.** or as soon as possible thereafter, to consider the County-Initiated **General Plan Amendment No. 1156**, which proposes to replace the existing Elsinore Environs Policy Area with the proposed Lakeland Village Policy Area ("LVPA") to guide development in the Lakeland Village community ("the project"). The project updates the Elsinore Area Plan ("ELAP") Figure 3: Land Use Plan, Figure 4: Overlay and Policy Areas, Figure 7: Circulation and Figure 8: Trails and Bikeway System to reflect the Community's vision. The project is located along Grand Avenue, east of Lake Elsinore, west of Cleveland National Forest, north of Corydon Road, and south of Bonnie Lea Drive in the Elsinore Area Plan, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42912**.

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 PHILLIP HOEBEKE, PROJECT PLANNER, AT (951) 955-1195 OR EMAIL [PHoebeke@rctlma.org](mailto:PHoebeke@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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

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

Dated: November 18, 2016    Kecia Harper-Ihem, Clerk of the Board  
By:    Cecilia Gil, Board Assistant

## **CERTIFICATE OF POSTING**

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 18, 2016, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

GPA 1156

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:** December 13, 2016 @ 10:30 A.M.

SIGNATURE: Cecilia Gil      DATE: November 18, 2016  
Cecilia Gil

**Gil, Cecilia**

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Friday, November 18, 2016 9:41 AM  
**To:** Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: GPA 1156

received and will be posted

---

**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Friday, November 18, 2016 8:42 AM  
**To:** Buie, Tammie <tbuie@asrclkrec.com>; Kennemer, Bonnie <bkeneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Subject:** FOR POSTING: GPA 1156

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

*Cecilia Gil*

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

## **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 November 18, 2016, I mailed a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

GPA 1156

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

**Board Agenda Date:** December 13, 2016 @ 10:30 AM

SIGNATURE: *Cecilia Gil*      DATE: November 18, 2016  
Cecilia Gil



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/10/2016.

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

APN (s) or case numbers GPA01156 For

Company or Individual's Name Planning Department.

Distance buffered Ø.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

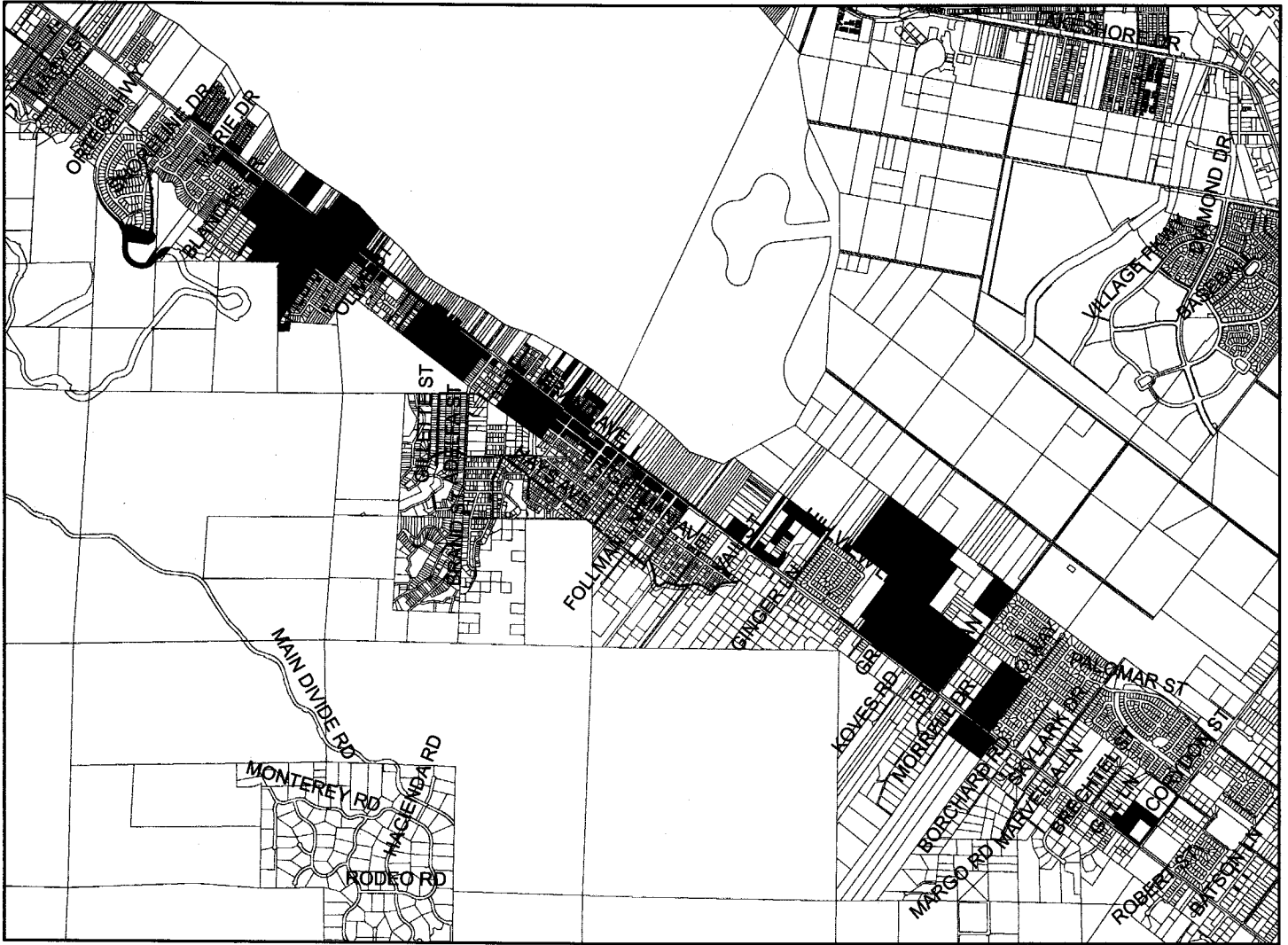
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

RECEIVED  
MAY 10 2016

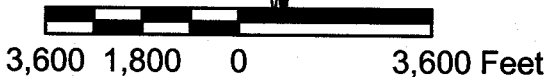
# GPA01156



## Selected Parcels

381-284-002	370-310-008	381-242-001	381-242-038	381-262-002	381-341-007	381-223-007	371-221-043	371-222-010	383-124-032
371-233-009	381-152-028	381-242-039	381-242-037	381-242-042	381-242-041	371-221-037	381-071-035	371-221-030	371-222-003
371-222-033	370-423-004	381-281-004	381-281-005	381-281-003	371-233-014	370-424-011	371-222-011	370-423-007	371-221-038
371-234-007	371-221-042	381-300-018	381-300-016	381-300-015	371-221-002	371-221-020	370-422-003	381-110-001	381-290-036
381-251-004	381-251-006	381-251-005	381-284-001	381-072-013	371-150-015	371-222-013	370-424-038	381-232-007	381-245-010
381-232-004	381-232-005	381-120-030	371-222-062	381-245-039	381-246-001	370-424-013	370-422-004	381-064-008	370-424-003
371-233-012	370-424-041	371-221-022	371-222-069	370-424-018	381-064-009	371-222-042	381-152-027	381-246-003	370-424-002
371-150-010	371-221-006	371-150-014	371-221-029	381-273-006	370-424-025	371-221-050	381-242-022	370-421-001	381-231-006
381-241-005	381-241-007	381-241-006	381-273-037	381-273-040	381-300-008	370-424-024	381-290-023	381-290-015	381-242-020
381-242-019	381-341-026	381-273-029	381-273-039	370-422-006	370-424-019	381-252-010	386-140-007	386-140-008	381-174-055
381-300-019	381-174-027	381-174-071	381-174-072	381-300-004	381-252-009	381-300-017	381-100-016	381-071-002	381-261-001
370-421-005	371-234-005	381-110-003	381-110-004	381-281-033	381-290-016	371-222-049	370-421-012	381-062-031	370-423-011

First 120 parcels shown



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

ASMT: 370190001, APN: 370190001  
LAKE ELSINORE LAKESIDE ESTATES  
C/O ERIK LUNDE  
225 WEST PLAZA ST STE 105  
SOLANA BEACH CA 92075

ASMT: 370421004, APN: 370421004  
LURDES CASILLAS, ETAL  
32985 MODESTO CT  
LAKE ELSINORE, CA. 92530

ASMT: 370310006, APN: 370310006  
CECELIA MAYVILLE, ETAL  
32885 CORYDON ST  
LAKE ELSINORE, CA. 92530

ASMT: 370421005, APN: 370421005  
DALLIN  
C/O WAYPOINT GI VENTURE  
1 PARK PLZ STE 930  
IRVINE CA 92614

ASMT: 370310014, APN: 370310014  
MARIANNE TARNER, ETAL  
6700 NOAH AVE  
BAKERSFIELD CA 93308

ASMT: 370421006, APN: 370421006  
CHRISTINE HEFLEY, ETAL  
32957 MODESTO CT  
LAKE ELSINORE, CA. 92530

ASMT: 370310015, APN: 370310015  
PETE LEONARDO, ETAL  
P O BOX 1254  
WILDOMAR CA 92595

ASMT: 370421007, APN: 370421007  
JOHN SALGADO  
P O BOX 5625  
RIVERSIDE CA 92517

ASMT: 370421001, APN: 370421001  
KATHY SMITH, ETAL  
32956 MODESTO CT  
LAKE ELSINORE, CA. 92530

ASMT: 370421008, APN: 370421008  
MARGO KIRKLAND  
32970 WINNEPEG PL  
LAKE ELSINORE, CA. 92530

ASMT: 370421002, APN: 370421002  
PATRICIA NELSON, ETAL  
32972 MODESTO CT  
LAKE ELSINORE, CA. 92530

ASMT: 370421010, APN: 370421010  
HEIDI RAMIREZ  
32983 WINNEPEG PL  
LAKE ELSINORE, CA. 92530

ASMT: 370421003, APN: 370421003  
YOLANDA ASH, ETAL  
32986 MODESTO CT  
LAKE ELSINORE, CA. 92530

ASMT: 370421011, APN: 370421011  
JORGETTE PEREZ  
32971 WINNEPEG PL  
LAKE ELSINORE, CA. 92530



GPA 1156

448

ASMT: 370421012, APN: 370421012  
DENISE MERRITT, ETAL  
32959 WINNEPEG PL  
LAKE ELSINORE, CA. 92530

ASMT: 370422007, APN: 370422007  
JASON RONDA  
21360 MAPLE ST  
WILDOMAR CA 92595

ASMT: 370422001, APN: 370422001  
HENRY VIDAHA  
32935 WINNEPEG PL  
LAKE ELSINORE, CA. 92530

ASMT: 370422008, APN: 370422008  
CINTHYA PEREZ, ETAL  
P O BOX 93384  
CITY OF INDUSTRY CA 91715

ASMT: 370422002, APN: 370422002  
VERONICA ALMANZA, ETAL  
32923 WINNEPEG PL  
LAKE ELSINORE, CA. 92530

ASMT: 370422009, APN: 370422009  
FELIPE GOMEZ  
32839 WINNEPEG PL  
LAKE ELSINORE, CA. 92530

ASMT: 370422003, APN: 370422003  
ASUCENA OLIVERA  
32911 WINNEPEG PL  
LAKE ELSINORE, CA. 92530

ASMT: 370422010, APN: 370422010  
SOLEDAD SANCHEZ, ETAL  
32827 WINNEPEG PL  
LAKE ELSINORE, CA. 92530

ASMT: 370422004, APN: 370422004  
BRADLEY TOOLE  
32899 WINNEPEG PL  
LAKE ELSINORE, CA. 92530

ASMT: 370422011, APN: 370422011  
FREO CALIF  
909 N SEPULVEDA BLV NO 840  
EL SEGUNDO CA 90245

ASMT: 370422005, APN: 370422005  
JOSE VARGAS  
32887 WINNEPEG PL  
LAKE ELSINORE, CA. 92530

ASMT: 370423001, APN: 370423001  
JASON NORTON  
32791 WINNEPEG PL  
LAKE ELSINORE, CA. 92530

ASMT: 370422006, APN: 370422006  
COLEEN SHRUM  
32875 WINNEPEG PL  
LAKE ELSINORE, CA. 92530

ASMT: 370423002, APN: 370423002  
JOAN KEYSER, ETAL  
36854 RIVIERA DR  
FREMONT CA 94536

ASMT: 370423003, APN: 370423003  
CATHY KOHLI, ETAL  
32767 WINNEPEG PL  
LAKE ELSINORE, CA. 92530

ASMT: 370423010, APN: 370423010  
PATRICK FAGAN  
19298 OKEECHOBEE LN  
LAKE ELSINORE, CA. 92530

ASMT: 370423004, APN: 370423004  
ANA RODRIGUEZ  
32755 WINNEPEG PL  
LAKE ELSINORE, CA. 92530

ASMT: 370423011, APN: 370423011  
RACHEL SOZA, ETAL  
11902 HEWES ST  
ORANGE CA 92869

ASMT: 370423005, APN: 370423005  
EPIFANIA MEZA, ETAL  
19208 OKEECHOBEE LN  
LAKE ELSINORE, CA. 92530

ASMT: 370423012, APN: 370423012  
LETICIA ABUNDIS  
2229 S DIAMOND ST  
SANTA ANA CA 92704

ASMT: 370423006, APN: 370423006  
TERESA BELTRAN, ETAL  
32840 AUTUMNWOOD  
LAKE ELSINORE CA 92530

ASMT: 370424001, APN: 370424001  
NADYA RANKIN, ETAL  
19323 OKEECHOBEE LN  
LAKE ELSINORE, CA. 92530

ASMT: 370423007, APN: 370423007  
ANGELA APPENZELLER  
19244 OKEECHOBEE LN  
LAKE ELSINORE, CA. 92530

ASMT: 370424002, APN: 370424002  
CARLOS CADIZ  
110 W ESCALONES STE A  
SAN CLEMENTE CA 92672

ASMT: 370423008, APN: 370423008  
MARY TRUONG  
19262 OKEECHOBEE LN  
LAKE ELSINORE, CA. 92530

ASMT: 370424003, APN: 370424003  
BRET LEEF  
29010 NECTARINE CT  
LAKE ELSINORE CA 92530

ASMT: 370423009, APN: 370423009  
SHAHRIAR MOKHTARZAD  
26772 BARKSTONE LN  
LAGUNA HILLS CA 92653

ASMT: 370424004, APN: 370424004  
PAMELA HOLUM, ETAL  
19279 OKEECHOBEE LN  
LAKE ELSINORE, CA. 92530



ASMT: 370424005, APN: 370424005  
FRANK MARQUES  
19261 OKEECHOBEE LN  
LAKE ELSINORE, CA. 92530

ASMT: 370424012, APN: 370424012  
ZARA FRANCIA, ETAL  
19296 PYRAMID CIR  
LAKE ELSINORE, CA. 92530

ASMT: 370424006, APN: 370424006  
MARGARITA SANTOS, ETAL  
19243 OKEECHOBEE LN  
LAKE ELSINORE, CA. 92530

ASMT: 370424013, APN: 370424013  
KIMBERLY POTTER, ETAL  
19314 PYRAMID CIR  
LAKE ELSINORE, CA. 92530

ASMT: 370424007, APN: 370424007  
JOHN CARTER  
PMB 289  
23905 CLINTON KEITH 114  
WILDOMAR CA 92595

ASMT: 370424014, APN: 370424014  
FAASALA CULHANE, ETAL  
19322 PYRAMID CIR  
LAKE ELSINORE, CA. 92530

ASMT: 370424008, APN: 370424008  
MARIAELENA MARTIN, ETAL  
8322 WHITAKER ST APT 18  
BUENA PARK CA 90621

ASMT: 370424015, APN: 370424015  
ANGELICA GONZALEZ, ETAL  
19321 PYRAMID CIR  
LAKE ELSINORE, CA. 92530

ASMT: 370424009, APN: 370424009  
MARIA LOPEZ  
19242 PYRAMID CIR  
LAKE ELSINORE, CA. 92530

ASMT: 370424016, APN: 370424016  
MICHAEL HAWORTH, ETAL  
19313 PYRAMID CIR  
LAKE ELSINORE, CA. 92530

ASMT: 370424010, APN: 370424010  
CYNTHIA KOTCH, ETAL  
2729 PINWOOD AVE  
HENDERSON NV 89074

ASMT: 370424017, APN: 370424017  
ONA HAYWARD  
32515 DURANGO CT  
WILDOMAR CA 92595

ASMT: 370424011, APN: 370424011  
ANDREW REAM  
19278 PYRAMID CIR  
LAKE ELSINORE, CA. 92530

ASMT: 370424018, APN: 370424018  
BRENDA GARRETT, ETAL  
19277 PYRAMID CIR  
LAKE ELSINORE, CA. 92530



ASMT: 370424019, APN: 370424019  
COREY BERRY LYTLE  
32920 WILDOMAR RD  
LAKE ELSINORE CA 92530

ASMT: 370424026, APN: 370424026  
ROBIN MELENDEZ, ETAL  
19294 HENSHAW CT  
LAKE ELSINORE, CA. 92530

ASMT: 370424020, APN: 370424020  
JESSENIA VELARDE, ETAL  
19241 PYRAMID CIR  
LAKE ELSINORE, CA. 92530

ASMT: 370424027, APN: 370424027  
REBEKAH GUZMAN, ETAL  
19310 HENSHAW CT  
LAKE ELSINORE, CA. 92530

ASMT: 370424021, APN: 370424021  
MARCOS HERNANDEZ  
19219 PYRAMID CIR  
LAKE ELSINORE, CA. 92530

ASMT: 370424028, APN: 370424028  
MCCC  
33373 RED DAWN CT  
WILDOMAR CA 92595

ASMT: 370424022, APN: 370424022  
TIMOTHY CUMMINGS  
19216 HENSHAW CT  
LAKE ELSINORE, CA. 92530

ASMT: 370424029, APN: 370424029  
JESUS GARCIA, ETAL  
19325 HENSHAW CT  
LAKE ELSINORE, CA. 92530

ASMT: 370424023, APN: 370424023  
SYLVIA RUVALCABA, ETAL  
19238 HENSHAW CT  
LAKE ELSINORE, CA. 92530

ASMT: 370424030, APN: 370424030  
AUTUMN COATES, ETAL  
19309 HENSHAW CT  
LAKE ELSINORE, CA. 92530

ASMT: 370424024, APN: 370424024  
JEANA OLIVA, ETAL  
19250 HENSHAW CT  
LAKE ELSINORE, CA. 92530

ASMT: 370424031, APN: 370424031  
LORENA MCCULLEY, ETAL  
19293 HENSHAW CT  
LAKE ELSINORE, CA. 92530

ASMT: 370424025, APN: 370424025  
CHAD BAKER  
19272 HENSHAW CT  
LAKE ELSINORE, CA. 92530

ASMT: 370424032, APN: 370424032  
KATHRYN RUSK, ETAL  
19271 HENSHAW CT  
LAKE ELSINORE, CA. 92530



ASMT: 370424033, APN: 370424033  
AMELIA BRISENO, ETAL  
19249 HENSHAW CT  
LAKE ELSINORE, CA. 92530

ASMT: 370424040, APN: 370424040  
KEITH ROGERS  
261 CORTEZ ST  
DENVER CO 80221

ASMT: 370424034, APN: 370424034  
JOHN HANSON  
19237 HENSHAW CT  
LAKE ELSINORE, CA. 92530

ASMT: 370424041, APN: 370424041  
BRIAN DEANDA  
19316 ELENA DR  
LAKE ELSINORE, CA. 92530

ASMT: 370424035, APN: 370424035  
ELIZABETH DURBIN, ETAL  
19215 HENSHAW CT  
LAKE ELSINORE, CA. 92530

ASMT: 370424042, APN: 370424042  
JUAN GONZALEZ  
19324 ELENA DR  
LAKE ELSINORE, CA. 92530

ASMT: 370424036, APN: 370424036  
ROGELIA CORTES  
19218 ELENA DR  
LAKE ELSINORE, CA. 92530

ASMT: 371090009, APN: 371090009  
MARVIN PITTS  
P O BOX 3033  
WHITTIER CA 90605

ASMT: 370424037, APN: 370424037  
STACY ALLEN, ETAL  
19230 ELENA DR  
LAKE ELSINORE, CA. 92530

ASMT: 371090019, APN: 371090019  
CHONG SUH, ETAL  
426 DE ARAGON  
REDONDO BEACH CA 90277

ASMT: 370424038, APN: 370424038  
BENJAMIN LARA  
33546 SELLERS RD  
WILDOMAR CA 92595

ASMT: 371090020, APN: 371090020  
CHONG SUH, ETAL  
11269 HUTTON RD  
CORONA CA 92883

ASMT: 370424039, APN: 370424039  
MAURINE HAHN  
19278 ELENA DR  
LAKE ELSINORE, CA. 92530

ASMT: 371110003, APN: 371110003  
BONGIOVANNI CONST CO, ETAL  
608 REMINGTON CT  
ST AUGUSTINE FL 92029



ASMT: 371110009, APN: 371110009  
ELAINE NESVACIL, ETAL  
27262 LEGEND LN  
HEMET CA 92544

ASMT: 371160007, APN: 371160007  
CARLOS LOPEZ, ETAL  
C/O STEVE GALVEZ  
45621 CORTE ROYALE  
TEMECULA CA 92592

ASMT: 371130004, APN: 371130004  
JEFFREY MCELRATH  
20995 ALAMEDO DEL NORTE  
WILDOMAR CA 92595

ASMT: 371160010, APN: 371160010  
MARY HOENIG, ETAL  
28510 RED GUM  
LAKE ELSINORE CA 92530

ASMT: 371150002, APN: 371150002  
STEVE GALVEZ  
31938 TEMECULA PKY A369  
TEMECULA CA 92592

ASMT: 371160015, APN: 371160015  
JAMES DOUGLAS  
P O BOX 1110  
LAKE ELSINORE CA 92531

ASMT: 371150004, APN: 371150004  
TERRY CHENG, ETAL  
725 RIDGECREST ST  
MONTEREY PARK CA 91754

ASMT: 371160030, APN: 371160030  
VINCENT GRAVES  
695 W RACQUET CLUB RD  
PALM SPRINGS CA 92262

ASMT: 371150011, APN: 371150011  
DOROTHY DANDURAND, ETAL  
1465 LA RIATA DR  
LA HABRA HEIGHTS CA 90631

ASMT: 371190008, APN: 371190008  
LAKE ELSINORE UNIFIED SCHOOL DIST  
545 CHANEY ST  
LAKE ELSINORE CA 92530

ASMT: 371150014, APN: 371150014  
CAROL HILLARY  
18330 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 371221001, APN: 371221001  
JOANN STEWARD, ETAL  
32764 GREGORY PL  
LAKE ELSINORE, CA. 92530

ASMT: 371150015, APN: 371150015  
BARRY LEFROY  
32295 MISSION TR NO 8  
LAKE ELSINORE CA 92530

ASMT: 371221002, APN: 371221002  
ARTURO SOLORIO  
32774 GREGORY PL  
LAKE ELSINORE, CA. 92530



ASMT: 371221003, APN: 371221003  
JULIO AYALA  
32782 GREGORY PL  
LAKE ELSINORE, CA. 92530

ASMT: 371221012, APN: 371221012  
MARTA GUILLEN, ETAL  
9825 RICHEON AVE  
DOWNEY CA 90240

ASMT: 371221006, APN: 371221006  
VIOLETA MARTINEZ, ETAL  
32804 GREGORY PL  
LAKE ELSINORE, CA. 92530

ASMT: 371221013, APN: 371221013  
LUCILLE NAVARRO, ETAL  
1322 S BAKER ST  
SANTA ANA CA 92707

ASMT: 371221007, APN: 371221007  
RUTH GALE, ETAL  
32824 GREGORY PL  
LAKE ELSINORE, CA. 92530

ASMT: 371221018, APN: 371221018  
SHARON FERREIRO, ETAL  
18820 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 371221008, APN: 371221008  
HARRY PARRELL  
232 KAMAKOI LOOP  
KIHEI HI 96753

ASMT: 371221019, APN: 371221019  
HASSAN BADER  
24791 RITTEN HOUSE CIR  
LAGUNA HILLS CA 92653

ASMT: 371221009, APN: 371221009  
OFELIA VERA, ETAL  
39513 CALLE AZUCAR  
MURRIETA CA 92562

ASMT: 371221020, APN: 371221020  
ARTURO ZAZUETA  
18840 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 371221010, APN: 371221010  
SMOOT ALVIN GLEN ESTATE OF  
C/O DORLA LEDBETTER  
19470 PALOMAR ST  
LAKE ELSINORE CA 92530

ASMT: 371221021, APN: 371221021  
DONNA BUDNIK, ETAL  
26143 SAN VALERIE RD  
MURRIETA CA 92562

ASMT: 371221011, APN: 371221011  
LUCINA BELLO, ETAL  
32870 GREGORY PL  
LAKE ELSINORE, CA. 92530

ASMT: 371221022, APN: 371221022  
BRIAN VALENTI  
32931 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371221023, APN: 371221023  
CHRISTINE WITHERS, ETAL  
41690 CORPORATE CTR DR  
MURRIETA CA 92562

ASMT: 371221031, APN: 371221031  
PAYOM MERRILL  
32849 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371221024, APN: 371221024  
JESUS FIGUEROA  
26206 VISTA PL  
HEMET CA 92545

ASMT: 371221032, APN: 371221032  
RAYMOND GAROFANO  
33161 GILLETTE ST  
LAKE ELSINORE CA 92530

ASMT: 371221025, APN: 371221025  
PERRY BELLCOURT  
6920 NAVAJO ST NO A  
DENVER CO 80221

ASMT: 371221033, APN: 371221033  
GRACIA SANCHEZ, ETAL  
32805 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371221026, APN: 371221026  
HERMILINDA MORALES, ETAL  
32911 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371221034, APN: 371221034  
JOSEFINA HERRERA  
32791 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371221028, APN: 371221028  
TODD KERN  
20793 GRAND AVE  
WILDOMAR CA 92595

ASMT: 371221035, APN: 371221035  
GARY SEEKINS  
32789 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371221029, APN: 371221029  
CATALINA GONZALEZ  
32861 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371221037, APN: 371221037  
THERESA SMITH, ETAL  
24815 PICNIC LN  
WILDOMAR CA 92595

ASMT: 371221030, APN: 371221030  
GUADALUPE DURAN, ETAL  
32853 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371221038, APN: 371221038  
ANNET ENTERPRISES INC  
41690 CORPORATE CENTER CT  
MURRIETA CA 92562



ASMT: 371221039, APN: 371221039  
ROXANNE MILLER, ETAL  
32788 GREGORY PL  
LAKE ELSINORE, CA. 92530

ASMT: 371221049, APN: 371221049  
JULIO ARTEAGA  
32889 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371221041, APN: 371221041  
HELEN HOBBS, ETAL  
32769 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371221050, APN: 371221050  
CHARLENE MITTEL  
1039 S JAMES ST  
OTTUMWA IA 52501

ASMT: 371221042, APN: 371221042  
MARIA AVINA, ETAL  
32902 GREGORY PL  
LAKE ELSINORE, CA. 92530

ASMT: 371221051, APN: 371221051  
TODD KERRN  
P O BOX 1506  
TEMECULA CA 92592

ASMT: 371221043, APN: 371221043  
ALBERT ARROYO  
32910 GREGORY PL  
LAKE ELSINORE, CA. 92530

ASMT: 371221052, APN: 371221052  
GUERRA ROBERT A ESTATE OF  
10801 KERN AVE  
HESPERIA CA 92345

ASMT: 371221044, APN: 371221044  
ROBERT HERNANDEZ  
32942 GREGORY PL  
LAKE ELSINORE CA 92530

ASMT: 371221053, APN: 371221053  
GRACE GUERRA  
32938 GREGORY PL  
LAKE ELSINORE CA 92530

ASMT: 371221046, APN: 371221046  
GENARO HERNANDEZ  
C/O ROBERT HERNANDEZ  
P O BOX 518  
YUCCA VALLEY CA 92286

ASMT: 371221056, APN: 371221056  
RONALD FRANCIS  
32982 GREGORY PL  
LAKE ELSINORE, CA. 92530

ASMT: 371221047, APN: 371221047  
GRACE GUERRA  
32938 GREGORY LN  
LAKE ELSINORE, CA. 92530

ASMT: 371222003, APN: 371222003  
AMELIA ILLINGWORTH  
C/O DEBRA J SPRADLIN  
P O BOX 2014  
HELENDAL CA 92342

ASMT: 371222004, APN: 371222004  
CESAR ALFARO, ETAL  
32782 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371222015, APN: 371222015  
JANICE BRUNK, ETAL  
33298 MANDAVILLE WAY  
LAKE ELSINORE CA 92530

ASMT: 371222007, APN: 371222007  
JOSEPHINE GERARD, ETAL  
6491 CELESTE CIRCLE  
BUENA PARK CA 90620

ASMT: 371222017, APN: 371222017  
PHILLIP MALIK  
25607 CYPRESS ST  
LOMITA CA 90717

ASMT: 371222008, APN: 371222008  
VICTORIA HERNANDEZ, ETAL  
32818 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371222018, APN: 371222018  
MARCO ARIAS  
32910 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371222009, APN: 371222009  
JUANA BONILLA  
19010 ROCKMEN ST  
LAKE ELSINORE CA 92530

ASMT: 371222019, APN: 371222019  
EVANGELINA JUAREZ, ETAL  
32926 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371222010, APN: 371222010  
ALBERTO GARAY  
32838 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371222020, APN: 371222020  
SANDRA CERVANTES, ETAL  
32940 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371222011, APN: 371222011  
ANGEL RODRIGUEZ  
32842 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371222026, APN: 371222026  
LISA SWANSON, ETAL  
18864 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 371222014, APN: 371222014  
ROGELIO RAMIREZ  
32880 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371222027, APN: 371222027  
WENDY FITZGERALD, ETAL  
18900 GRAND AVE  
LAKE ELSINORE, CA. 92530



ASMT: 371222028, APN: 371222028  
VASKEN SARKISIAN  
33821 JO ANN CT  
WILDOMAR CA 92595

ASMT: 371222043, APN: 371222043  
PAULINE MARTINEZ  
32835 MORRISON PL  
LAKE ELSINORE, CA. 92530

ASMT: 371222029, APN: 371222029  
LUZ HERMAN  
18950 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 371222044, APN: 371222044  
PEGGY EMSER, ETAL  
32825 MORRISON PL  
LAKE ELSINORE, CA. 92530

ASMT: 371222032, APN: 371222032  
JEROME EADS  
32921 MORRISON PL  
LAKE ELSINORE, CA. 92530

ASMT: 371222045, APN: 371222045  
DOROTHY SHANNON, ETAL  
32815 MORRISON PL  
LAKE ELSINORE CA 92530

ASMT: 371222033, APN: 371222033  
ANA CARDENAS  
32941 MORRISON PL  
LAKE ELSINORE, CA. 92530

ASMT: 371222046, APN: 371222046  
GARY PINKERTON  
32805 MORRISON PL  
LAKE ELSINORE, CA. 92530

ASMT: 371222035, APN: 371222035  
KARMEN PAULUS, ETAL  
32911 MORRISON PL  
LAKE ELSINORE, CA. 92530

ASMT: 371222049, APN: 371222049  
DANIEL MACKENZIE  
32765 MORRISON PL  
LAKE ELSINORE, CA. 92530

ASMT: 371222036, APN: 371222036  
CAREY CALLANDER, ETAL  
P O BOX 3334  
NEWPORT BEACH CA 92659

ASMT: 371222050, APN: 371222050  
ERIC SMITH  
39765 CALLE DE LUZ  
FALLBROOK CA 92028

ASMT: 371222042, APN: 371222042  
BUDGET REAL ESTATE FUND I  
C/O JEANNE VASQUEZ  
1849 SAWTELLE BLV STE 700  
LOS ANGELES CA 90025

ASMT: 371222051, APN: 371222051  
JOSEPHINE GERARD, ETAL  
6491 CELESTE CIR  
BUENA PARK CA 90620



ASMT: 371222053, APN: 371222053  
IRENE SANTISTEVAN, ETAL  
32950 ROME HILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371222068, APN: 371222068  
LINDA KELLOGG, ETAL  
32765 SEXTON ST  
WILDOMAR CA 92595

ASMT: 371222054, APN: 371222054  
LUZ EADS, ETAL  
32931 MORRISON PL  
LAKE ELSINORE, CA. 92530

ASMT: 371222069, APN: 371222069  
BRUCE MOFFORD  
18850 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 371222056, APN: 371222056  
NICKI ZARBIS, ETAL  
32764 ROMEHILL RD  
LAKE ELSINORE, CA. 92530

ASMT: 371231001, APN: 371231001  
TONY OLSEN  
510 BALLARD ST  
EL CAJON CA 92019

ASMT: 371222060, APN: 371222060  
BARBARA TRUE, ETAL  
P O BOX 1264  
WILDOMAR CA 92595

ASMT: 371231002, APN: 371231002  
MELISSA BANGHART, ETAL  
11850 SEMILLON BLVD  
SAN DIEGO CA 92131

ASMT: 371222061, APN: 371222061  
ANA GARCIA, ETAL  
P O BOX 1324  
POWAY CA 92074

ASMT: 371231003, APN: 371231003  
JANISSE TRUST  
C/O DAN OMARA  
17066 NOBLE VIEW CIR  
RIVERSIDE CA 92503

ASMT: 371222062, APN: 371222062  
BJJ ASSOC  
5690 CAMINO DE BRYANT  
YORBA LINDA CA 92887

ASMT: 371231004, APN: 371231004  
LORIE BORGES, ETAL  
19049 JANISSE LN  
LAKE ELSINORE, CA. 92530

ASMT: 371222063, APN: 371222063  
MARGARET MEEKS, ETAL  
32850 MORRISON PL  
LAKE ELSINORE, CA. 92530

ASMT: 371231005, APN: 371231005  
ANGELA SOUTHWICK, ETAL  
19035 JANISSE LN  
LAKE ELSINORE, CA. 92530

ASMT: 371231006, APN: 371231006  
OSCAR SANCHEZ, ETAL  
C/O ANICETO SANCHEZ  
19021 JANISSE LN  
LAKE ELSINORE, CA. 92530

ASMT: 371232003, APN: 371232003  
TAMARA KUMEROW, ETAL  
19006 JANISSE LN  
LAKE ELSINORE, CA. 92530

ASMT: 371231007, APN: 371231007  
ANGELIA SOTELO, ETAL  
19007 JANISSE LN  
LAKE ELSINORE, CA. 92530

ASMT: 371232004, APN: 371232004  
JAMES MCCRYSTAL  
19020 JANISSE LN  
LAKE ELSINORE, CA. 92530

ASMT: 371231008, APN: 371231008  
DYLAN SKAGGS  
18993 JANISSE LN  
LAKE ELSINORE, CA. 92530

ASMT: 371232005, APN: 371232005  
JEANNE SHEIRE, ETAL  
19034 JANISSE LN  
LAKE ELSINORE, CA. 92530

ASMT: 371231009, APN: 371231009  
JUDY TRUETT  
P O BOX 454  
LAKE ELSINORE CA 92531

ASMT: 371232006, APN: 371232006  
JANICE FARGO  
19048 JANISSE LN  
LAKE ELSINORE, CA. 92530

ASMT: 371231013, APN: 371231013  
BEVERLY GRIFFIN, ETAL  
4537 ORCHID DR  
LOS ANGELES CA 90043

ASMT: 371232007, APN: 371232007  
NICOLE JOHNSON, ETAL  
19062 JANISSE LN  
LAKE ELSINORE, CA. 92530

ASMT: 371232001, APN: 371232001  
JEANETTE MEJIA, ETAL  
18978 JANISSE LN  
LAKE ELSINORE, CA. 92530

ASMT: 371232008, APN: 371232008  
SHELLEY DEPALMER, ETAL  
19076 JANISSE LN  
LAKE ELSINORE, CA. 92530

ASMT: 371232002, APN: 371232002  
JAQUELINE SPRAGUE  
C/O JACQUELINE H SPRAGUE  
18992 JANISSE LN  
LAKE ELSINORE, CA. 92530

ASMT: 371232009, APN: 371232009  
JOHN CARTER  
NO 114-289  
23905 CLINTON KEITH  
WILDOMAR CA 92595





ASMT: 371232010, APN: 371232010  
OMAR OREGON, ETAL  
421 N IXOU ST NO 15  
SANTA ANA CA 92701

ASMT: 371232017, APN: 371232017  
DEREK BUFFINGTON  
18991 TULE WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371232011, APN: 371232011  
HEIDI ENGEMAN, ETAL  
19075 TULE WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371232018, APN: 371232018  
DOUGLAS DICKERSON  
18977 TULE WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371232012, APN: 371232012  
SOHEYLA MORSSAEI  
19061 TULE WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371233001, APN: 371233001  
GAVINO RAMIREZ  
18976 TULE WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371232013, APN: 371232013  
VIDAL ORTIZ  
19047 TULE WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371233002, APN: 371233002  
BARBARA SIMONS, ETAL  
18990 TULE WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371232014, APN: 371232014  
MARIA ORTIZ, ETAL  
13402 LILLY ST GARDEN  
GROVE CA 92843

ASMT: 371233003, APN: 371233003  
KATHRYN FOXEN  
19004 TULE WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371232015, APN: 371232015  
GAYLENE HOAR, ETAL  
18570 PASADENA ST  
LAKE ELSINORE CA 92530

ASMT: 371233004, APN: 371233004  
MELINDA REISTER, ETAL  
19018 TULE WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371232016, APN: 371232016  
RONALD FAGAN  
19005 TULE WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371233005, APN: 371233005  
SUZETTE HERRERA, ETAL  
19032 TULE WAY  
LAKE ELSINORE, CA. 92530



ASMT: 371233006, APN: 371233006  
LAKE PLACE HOMES  
13405 INGLEWOOD AVE NO 5  
HAWTHORNE CA 90250

ASMT: 371233013, APN: 371233013  
CONNIE PICKERING, ETAL  
25 FREMONT  
IRVINE CA 92620

ASMT: 371233007, APN: 371233007  
NANCY MACKELL, ETAL  
21517 PUMICE LN  
WILDOMAR CA 92595

ASMT: 371233014, APN: 371233014  
JEANNE NAVARRETE, ETAL  
19031 REINDEER DR  
LAKE ELSINORE, CA. 92530

ASMT: 371233008, APN: 371233008  
FELICIA HOLLAND, ETAL  
19074 TULE WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371233015, APN: 371233015  
JANE IMAGANE, ETAL  
19017 REINDEER DR  
LAKE ELSINORE, CA. 92530

ASMT: 371233009, APN: 371233009  
CRYSTAL VERDI, ETAL  
19088 TULE WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371233016, APN: 371233016  
FLOR VILLASENOR, ETAL  
19003 REINDEER DR  
LAKE ELSINORE, CA. 92530

ASMT: 371233010, APN: 371233010  
GEORGE HARGIS  
19087 REINDEER DR  
LAKE ELSINORE, CA. 92530

ASMT: 371233017, APN: 371233017  
MARIA SANTARROSA, ETAL  
18989 REINDEER DR  
LAKE ELSINORE, CA. 92530

ASMT: 371233011, APN: 371233011  
LISA RADVANSKY, ETAL  
46 SYCAMORE LN  
BUENA PARK CA 90621

ASMT: 371234001, APN: 371234001  
TERESA GARCIA  
3470 MONROE ST NO 2  
SANTA CLARA CA 95051

ASMT: 371233012, APN: 371233012  
BRIAN ALLAN  
19059 REINDEER DR  
LAKE ELSINORE, CA. 92530

ASMT: 371234002, APN: 371234002  
FRED MILLER  
18988 REINDEER DR  
LAKE ELSINORE, CA. 92530



ASMT: 371234003, APN: 371234003  
VICKIE HAJDUK  
1224 PARKSIDE DR  
BRIDGEVILLE PA 15017

ASMT: 381061001, APN: 381061001  
DEWAYNE KROEGER  
119 W SULPHUR  
LAKE ELSINORE CA 92530

ASMT: 371234004, APN: 371234004  
BRIGITTEE GUTIERREZ, ETAL  
19016 REINDEER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381061002, APN: 381061002  
WANDA COLWELL  
32976 BONNIE LEA DR  
LAKE ELSINORE, CA. 92530

ASMT: 371234005, APN: 371234005  
DALLIN  
5440 TRABUCO RD STE 200  
IRVINE CA 92620

ASMT: 381061003, APN: 381061003  
HECTOR LOPEZ  
32984 PERRET BLV  
LAKE ELSINORE CA 92530

ASMT: 371234006, APN: 371234006  
GLORIA GARCIA  
19044 REINDEER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381061027, APN: 381061027  
GLENDA ZELAYA, ETAL  
32983 PEPPER DR  
LAKE ELSINORE, CA. 92530

ASMT: 371234007, APN: 371234007  
ANNETTE GALARZA  
19058 REINDEER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381061028, APN: 381061028  
STEPHEN FRAZIER  
32989 PEPPER DR  
LAKE ELSINORE, CA. 92530

ASMT: 371234008, APN: 371234008  
VIRGINIA SCHELL  
19072 REINDEER DR  
LAKE ELSINORE, CA. 92530

ASMT: 381061029, APN: 381061029  
MARY FELCH, ETAL  
32993 PEPPER DR  
LAKE ELSINORE, CA. 92530

ASMT: 371234009, APN: 371234009  
SWAY 2014-1 BORROWER  
P O BOX 1226  
OAKLAND CA 94604

ASMT: 381062001, APN: 381062001  
LEE COLLINS  
4334 CANTERRA ARC  
LAS CRUCES NM 88011



ASMT: 381062002, APN: 381062002  
DANA CAMPISI, ETAL  
10043 ARTESIA PL  
BELLFLOWER CA 90706

ASMT: 381063028, APN: 381063028  
LANCE LEBER  
32984 CEDAR DR  
LAKE ELSINORE, CA. 92530

ASMT: 381062030, APN: 381062030  
NIPA SPROAT  
11526 216TH ST  
LAKEWOOD CA 90715

ASMT: 381064008, APN: 381064008  
BRECKENRIDGE PROPERTY FUND 2015  
2015 MANHATTAN BEACH 100  
REDONDO BEACH CA 90278

ASMT: 381062031, APN: 381062031  
DANIEL OHALLORAN  
32995 CEDAR DR  
LAKE ELSINORE, CA. 92530

ASMT: 381064009, APN: 381064009  
TENILLE MUITER, ETAL  
32892 OLEANDER DR  
LAKE ELSINORE CA 92530

ASMT: 381063001, APN: 381063001  
RICHARD STEPHENS  
1 LAS BRISAS  
ALPINE TX 79830

ASMT: 381064010, APN: 381064010  
MARY WARRICK, ETAL  
2008 BATAAN RD  
REDONDO BEACH CA 90278

ASMT: 381063025, APN: 381063025  
CINDY KROON, ETAL  
535 LA PRADERA LANO  
ESCONDIDO CA 92026

ASMT: 381071002, APN: 381071002  
RESORT INC, ETAL  
15980 GRAND AVE  
LAKE ELSINORE CA 92530

ASMT: 381063026, APN: 381063026  
RONALD WIKE  
1920 RUHLAND  
REDONDO BEACH CA 90278

ASMT: 381071007, APN: 381071007  
ENRIQUE ESCOBEDO  
6024 AZURITE ST  
RIVERSIDE CA 92509

ASMT: 381063027, APN: 381063027  
INGLIS THOMAS T ESTATE OF  
C/O DAVID B INGLISI  
5355 S SWENSON RD  
DEER PARK WA 99006

ASMT: 381071008, APN: 381071008  
KATHY GOBBLE, ETAL  
32971 MARIE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381071035, APN: 381071035  
MICHAEL MILLER, ETAL  
32341 WILDOMAR RD  
LAKE ELSINORE CA 92530

ASMT: 381072014, APN: 381072014  
HECTOR BALDERAS  
15992 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381071036, APN: 381071036  
TRUDEE STEVENS, ETAL  
28601 N FRONTAGE RD  
LAKE ELSINORE CA 92532

ASMT: 381072015, APN: 381072015  
MELENY RIGBY  
32981 ETHLENE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381071037, APN: 381071037  
MARTHA VALENCIA  
15996 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381091013, APN: 381091013  
HAROLD SAMPSON, ETAL  
P O BOX 873  
TEMECULA CA 92593

ASMT: 381071038, APN: 381071038  
JOHN LIVINGSTONE  
16002 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381091014, APN: 381091014  
JAMES KETCHUM  
33320 BARNSTABLE  
LAKE ELSINORE CA 92530

ASMT: 381072011, APN: 381072011  
JAMES HERRING  
32972 MARIE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381091015, APN: 381091015  
LYNNE CHEMOTTI  
103 W AVENIDA SANTIAGO  
SAN CLEMENTE CA 92672

ASMT: 381072012, APN: 381072012  
SANDRA WOODARD, ETAL  
32980 MARIE DR  
LAKE ELSINORE, CA. 92530

ASMT: 381091016, APN: 381091016  
CLARENCE WATKINS, ETAL  
C/O TAX SERVICE  
31735 RIVERSIDE DR NO C273  
LAKE ELSINORE CA 92530

ASMT: 381072013, APN: 381072013  
BARBARA JORDAN  
15986 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381100004, APN: 381100004  
LYNDEL SMITH, ETAL  
16370 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381100007, APN: 381100007  
RUTH SMITH  
16390 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381100021, APN: 381100021  
STEVE TAYLOR  
23905 CLINTON KEITH RD 114  
WILDOMAR CA 92595

ASMT: 381100010, APN: 381100010  
DESMOND GRANT  
P O BOX 73  
LAKE ELSINORE CA 92531

ASMT: 381110001, APN: 381110001  
AWO  
27370 CARLTON OAKS ST  
MURRIETA CA 92562

ASMT: 381100011, APN: 381100011  
SKI CLUB, ETAL  
C/O LINDA VERES  
11292 GARDEN AIRE LN  
GARDEN GROVE CA 92641

ASMT: 381110002, APN: 381110002  
IRENE SARIAN, ETAL  
1701 WABASSO WAY  
GLENDALE CA 91208

ASMT: 381100013, APN: 381100013  
KAREN CHENG, ETAL  
1018 CORONET DR  
RIVERSIDE CA 92506

ASMT: 381110004, APN: 381110004  
DANA KENIRY  
426 31ST ST  
HERMOSA CA 90254

ASMT: 381100016, APN: 381100016  
JAN SARGENT BEACH, ETAL  
16530 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381110008, APN: 381110008  
BERNADETTE FONTES, ETAL  
2087 N BELMAR CT  
SIMI VALLEY CA 93063

ASMT: 381100018, APN: 381100018  
FRANCES OTTO  
16520 GRAND AVE  
LAKE ELSINORE CA 92530

ASMT: 381120027, APN: 381120027  
IRMA MOLLER, ETAL  
P O BOX 385  
WILDOMAR CA 92595

ASMT: 381100020, APN: 381100020  
JOEL LEATHERS  
2029 S PARKO AVE  
ONTARIO CA 91761

ASMT: 381120028, APN: 381120028  
ERIC CHINLUND  
P O BOX 141  
LAKE ELSINORE CA 92531

ASMT: 381120029, APN: 381120029  
SHIRLEY HARDLEY, ETAL  
19423 CRAIG JON AVE  
CARSON CA 90746

ASMT: 381140008, APN: 381140008  
HAUSHA LIU  
1982 WINDOVER RD  
PASADENA CA 91107

ASMT: 381120030, APN: 381120030  
BILLY HALL  
17140 GRAND AVE  
LAKE ELSINORE CA 92530

ASMT: 381140010, APN: 381140010  
GERARDO ZURITA  
27333 GREENWALD AVE  
PERRIS CA 92570

ASMT: 381120033, APN: 381120033  
RAY POLIZZI  
2455 DUSTIN CIR  
SPRING HILL FL 34608

ASMT: 381140011, APN: 381140011  
KONIECZNY JOHN FRANCIS NO 01 TRUST  
C/O JOHN F KONIECZNY  
P O BOX 401176  
HESPERIA CA 92340

ASMT: 381120034, APN: 381120034  
LEONA SPENCER  
64 LA VERNE AVE  
LONG BEACH CA 90803

ASMT: 381151001, APN: 381151001  
PRISCILA ZUNIGA  
32991 URBAN AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381120036, APN: 381120036  
PAMELA WALLACE, ETAL  
723 N ELM AVE  
JACKSON MI 49202

ASMT: 381151005, APN: 381151005  
MICHAEL HUNZEKER, ETAL  
P O BOX 7080  
SAN CARLOS CA 94070

ASMT: 381120038, APN: 381120038  
DONNA SHOOK, ETAL  
17030 GRAND AVE  
LAKE ELSINORE CA 92530

ASMT: 381151027, APN: 381151027  
SONS PROP MANAGEMENT, ETAL  
21806 PAINT BRUSH LN  
DIAMOND BAR CA 91765

ASMT: 381130011, APN: 381130011  
MARIA GUILLEN, ETAL  
9825 RICHEON AVE  
DOWNEY CA 90240

ASMT: 381152027, APN: 381152027  
CALBAR HOLDINGS  
21 CAMALI CT  
NEWPORT BEACH CA 92663



ASMT: 381152029, APN: 381152029  
SON PROP MGMT, ETAL  
2830 EAGLECREST PL  
DIAMOND BAR CA 91765

ASMT: 381162009, APN: 381162009  
TERRY SHOOK  
32910 LILLIAN RD  
LAKE ELSINORE, CA. 92530

ASMT: 381161002, APN: 381161002  
HENRIETTA CARMONA, ETAL  
124 CALLE DIAZ  
ANAHEIM CA 92807

ASMT: 381174003, APN: 381174003  
SOCORRO DELATORRE, ETAL  
P O BOX 727  
WILDOMAR CA 92595

ASMT: 381161005, APN: 381161005  
JUANA LONDONO, ETAL  
32975 LILLIAN RD  
LAKE ELSINORE, CA. 92530

ASMT: 381174008, APN: 381174008  
SCOTT HADLEY  
31902 AVE EVITA  
SAN JUAN CAPISTRANO CA 92675

ASMT: 381161016, APN: 381161016  
THERESA LABROUSSE, ETAL  
78 6701 ALII DR  
KAILUA KONA HI 96740

ASMT: 381174009, APN: 381174009  
KONRAD ASCHENBACH, ETAL  
C/O KONRAD HSU ASCHENBACH  
8311 HONEY HILL RD  
LAUREL MD 20723

ASMT: 381161017, APN: 381161017  
ROBERT DONAVAN  
32985 LILLIAN RD  
LAKE ELSINORE, CA. 92530

ASMT: 381174018, APN: 381174018  
DENNIS DEMONTIGNY  
P O BOX 646  
LAKE ELSINORE CA 92530

ASMT: 381162002, APN: 381162002  
KENNETH HOWARD, ETAL  
17540 GRAND AVE  
LAKE ELSINORE CA 92530

ASMT: 381174028, APN: 381174028  
DENNIS DEMONTIGNY  
32931 BLACKWELL BLV  
LAKE ELSINORE CA 92530

ASMT: 381162003, APN: 381162003  
WELDON PAGE  
2301 E SANTA FE APT 5  
FULLERTON CA 92831

ASMT: 381174039, APN: 381174039  
SREYLACK SOM, ETAL  
10406 CHESTNUT ST  
BELLFLOWER CA 90706





ASMT: 381174052, APN: 381174052  
SHAWN MCDONALD, ETAL  
31500 GRAPE ST STE 3  
LAKE ELSINORE CA 92532

ASMT: 381190008, APN: 381190008  
TORIE WHEELER KERCHELICH  
15509 ORION ST  
LAKE ELSINORE CA 92530

ASMT: 381174061, APN: 381174061  
ILDA LOPEZ, ETAL  
C/O ROSA I MARTINEZ  
15048 ZIEGLINDE DR  
LAKE ELSINORE CA 92530

ASMT: 381221001, APN: 381221001  
JOHN LAJEUNESS, ETAL  
C/O JOHN B LAJEUNESS  
3640 VIRGINIA ST  
LA CRESCENTA CA 91214

ASMT: 381174062, APN: 381174062  
RAFAEL SEDILLO  
32988 PERRET BLV  
LAKE ELSINORE, CA. 92530

ASMT: 381221028, APN: 381221028  
SIBYLLE AZZAM, ETAL  
17941 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381174065, APN: 381174065  
KRISTINE ANDERSON  
22266 WALNUT DR  
WILDOMAR CA 92595

ASMT: 381222002, APN: 381222002  
TINA VARTANIAN  
P O BOX 4584  
VALLEY VILLAGE CA 91617

ASMT: 381174066, APN: 381174066  
MICHELLE PELLETIER  
17594 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381222007, APN: 381222007  
LYNDA ALLBAUGH, ETAL  
20721 COMO ST  
WILDOMAR CA 92595

ASMT: 381174076, APN: 381174076  
LAMSON PROP  
C/O BLUESTAR PROPERTIES  
12176 INDUSTRIAL BLV NO 1  
VICTORVILLE CA 92395

ASMT: 381222034, APN: 381222034  
FRANCISCO FACIO, ETAL  
33040 LORIMER ST  
LAKE ELSINORE, CA. 92530

ASMT: 381190002, APN: 381190002  
FOURSQUARE FINANCIAL SOLUTIONS INC  
C/O CARL D MCAULAY  
295 E ORANGETHORPE AVE  
ANAHEIM CA 92801

ASMT: 381222035, APN: 381222035  
TINA VARTANIAN  
PO BOX 4584  
VALLEY VILLAGE CA 91617



ASMT: 381223002, APN: 381223002  
MARIA ARELLANO, ETAL  
18055 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381231005, APN: 381231005  
MARCOS GUTIERREZ  
17807 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381223006, APN: 381223006  
ROGER CONTE, ETAL  
C/O ROGER F CONTE SR  
11 FIRENZE CT NO 12  
NEWPORT BEACH CA 92657

ASMT: 381231006, APN: 381231006  
KERI WISE, ETAL  
2847 JUDIANN LN  
VISTA CA 92084

ASMT: 381223007, APN: 381223007  
ADAM CONTE  
19 SPLENDORE DR  
NEWPORT COAST CA 92657

ASMT: 381231026, APN: 381231026  
ELMER HARTNEY  
33042 CHURCHILL ST  
LAKE ELSINORE, CA. 92530

ASMT: 381223030, APN: 381223030  
JOANN MCCRACKEN  
33040 DOWMAN ST  
LAKE ELSINORE, CA. 92530

ASMT: 381232002, APN: 381232002  
MICHAEL GOLDEN ARM  
42050 KARRIE LN  
MURRIETA CA 92562

ASMT: 381231002, APN: 381231002  
ROSITA SANCHEZ, ETAL  
15157 SPINNAKER DR  
LAKE ELSINORE CA 92530

ASMT: 381232003, APN: 381232003  
BRANDI DOUCET, ETAL  
231 WOODHURST DR  
COPPELL TX 75019

ASMT: 381231003, APN: 381231003  
ROBERT TUPPER  
18339 SANDERS DR  
LAKE ELSINORE CA 92530

ASMT: 381232005, APN: 381232005  
BIG CHANG  
5501 BOHLIG RD NO 45  
LOS ANGELES CA 90032

ASMT: 381231004, APN: 381231004  
RACHEL SPAIR, ETAL  
17797 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381232006, APN: 381232006  
SILVIA LAMBARENA  
33035 PEDERSON ST  
LAKE ELSINORE, CA. 92530

24



ASMT: 381232007, APN: 381232007  
EMMA REYES, ETAL  
33041 PEDERSON ST  
LAKE ELSINORE, CA. 92530

ASMT: 381242020, APN: 381242020  
CIRCLE K STORES  
P O BOX 52085  
PHOENIX AZ 85072

ASMT: 381232028, APN: 381232028  
LORENZO GARCIA  
33028 CASE ST  
LAKE ELSINORE, CA. 92530

ASMT: 381242021, APN: 381242021  
ROSALIA VIVEROS, ETAL  
17670 RALEY AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381232029, APN: 381232029  
MARK ORMAN  
31805 TEMECULA PKWY NO 114  
TEMECULA CA 92592

ASMT: 381242022, APN: 381242022  
CHARLES MACIEL  
18950 NEWMAN AVE  
RIVERSIDE CA 92508

ASMT: 381241007, APN: 381241007  
CHE HOANG  
25125 VIA LAS LOMAS  
MURRIETA CA 92562

ASMT: 381242028, APN: 381242028  
DEBORAH COOPER, ETAL  
34625 VIA CATALINA  
CAPISTRANO BEACH CA 92624

ASMT: 381241008, APN: 381241008  
SEKAB SAMAD, ETAL  
17586 RALEY AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381242029, APN: 381242029  
ROBERT HELLING  
300 WHITE FOX RUN  
FALLBROOK CA 92028

ASMT: 381241011, APN: 381241011  
ALEJANDRA MUNOZ, ETAL  
29662 COOL MEADOW DR  
MENIFEE CA 92584

ASMT: 381242031, APN: 381242031  
ROBERT ERISCH, ETAL  
17150 ALTA VISTA  
LAKE ELSINORE CA 92530

ASMT: 381242007, APN: 381242007  
ERNEST ACOSTA  
17609 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381242033, APN: 381242033  
DEBRA BARTON  
17614 RALEY AVE  
LAKE ELSINORE, CA. 92530

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ASMT: 381242034, APN: 381242034  
MERCEDES REY PLANTIER  
32810 COX RD  
MENIFEE CA 92584

ASMT: 381242045, APN: 381242045  
MAXSON JEFFRIES INV  
17668 GRAND AVE  
LAKE ELSINORE CA 92530

ASMT: 381242037, APN: 381242037  
JOYCE CHEN, ETAL  
4115 LIVE OAK LN  
YORBA LINDA CA 92886

ASMT: 381243005, APN: 381243005  
GEORGE WOLFE  
17700 RALEY AVE  
LAKE ELSINORE CA 92530

ASMT: 381242038, APN: 381242038  
3D LANDMARK  
P O BOX 1167  
VALLEY CENTER CA 92082

ASMT: 381243013, APN: 381243013  
DONOVAN PROP  
2635 E OCEAN BLV  
LONG BEACH CA 90803

ASMT: 381242039, APN: 381242039  
JOYCE CHEN, ETAL  
3105 CAPA DR  
HACIENDA HEIGHTS CA 91745

ASMT: 381244001, APN: 381244001  
JESUS ZUNIGA  
33070 BALDWIN BLV  
LAKE ELSINORE, CA. 92530

ASMT: 381242041, APN: 381242041  
SANDRA SALDIVAR, ETAL  
17648 RALEY AVE  
LAKE ELSINORE CA 92530

ASMT: 381244002, APN: 381244002  
MARIA CHAVEZ  
1502 W WILLITS ST  
SANTA ANA CA 92703

ASMT: 381242042, APN: 381242042  
SANDRA GRANADOS, ETAL  
17648 RALLY AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381245004, APN: 381245004  
HEIDI HANELINE, ETAL  
14492 RALEY AVE  
LAKE ELSINORE CA 92530

ASMT: 381242043, APN: 381242043  
DEBBEY CONLON, ETAL  
39821 BROKEN AXLE DR  
ANZA CA 92539

ASMT: 381245005, APN: 381245005  
PAUL ANANIAS  
25207 COPPER LEAF CT  
MURRIETA CA 92563



ASMT: 381245006, APN: 381245006  
EMILY MOORE, ETAL  
653 W COACHLINE LN  
BENSON AZ 85602

ASMT: 381245038, APN: 381245038  
GENERAL TELEPHONE CO OF CALIF  
C/O GTE ATTN GARY WILLIAMS HQCO2G08  
P O BOX 152206  
IRVING TX 75015

ASMT: 381245008, APN: 381245008  
ELONA MOLLON  
17643 RALEY AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381245039, APN: 381245039  
BLESSING ENTERPRISES  
2461 DOUBLETREE LN  
ROWLAND HEIGHTS CA 91748

ASMT: 381245009, APN: 381245009  
DARRYL BARBEE  
29309 STILLWATER CT  
LAKE ELSINORE CA 92530

ASMT: 381245043, APN: 381245043  
JOANNE MORTENSEN  
33086 BLACKWELL BLV  
LAKE ELSINORE, CA. 92530

ASMT: 381245010, APN: 381245010  
BHARAT GALA  
7718 WALNUT RIDGE RD  
ORANGE CA 92869

ASMT: 381246001, APN: 381246001  
BLUE SHADOWS PROP  
C/O CHAD BAKER  
P O BOX 5000 PMB 403  
RANCHO SANTA FE CA 92067

ASMT: 381245011, APN: 381245011  
MARCUS SMITH  
P O BOX 10619  
COSTA MESA CA 92627

ASMT: 381246002, APN: 381246002  
VIKEN KECKECHIAN, ETAL  
27202 GALVEZ LN  
MISSION VIEJO CA 92691

ASMT: 381245014, APN: 381245014  
WRIGHT BYRON E ESTATE OF  
31657 HIDDEN CANYON RD  
LAKE ELSINORE CA 92532

ASMT: 381246003, APN: 381246003  
CARL CHOI  
10618 WINCHECK RD  
SAN DIEGO CA 92131

ASMT: 381245016, APN: 381245016  
MARIO CAMACHO  
3515 CHERRY BLOSSOM LN  
LAKE ELSINORE CA 92530

ASMT: 381246006, APN: 381246006  
MIGUEL LOPEZ  
15073 KNOLLWOOD ST  
LAKE ELSINORE CA 92530



ASMT: 381246007, APN: 381246007  
ANGELA SUBER, ETAL  
14790 TOFT DR  
LAKE ELSINORE CA 92530

ASMT: 381252003, APN: 381252003  
DENNIS SPAHR, ETAL  
6130 GRENADA AVE  
CYPRESS CA 90630

ASMT: 381246008, APN: 381246008  
RANDI SAVAGE, ETAL  
33245 MORRELL DR  
LAKE ELSINORE CA 92530

ASMT: 381252009, APN: 381252009  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 381246009, APN: 381246009  
LESLIE MICHAEL S TRUST  
C/O MICHAEL LESLE  
21048 LAGUNA RD  
WILDOMAR CA 92595

ASMT: 381252010, APN: 381252010  
JACKIE CORRIGAN, ETAL  
C/O JACKIE S CORRIGAN  
33040 MAIDEN LN  
LAKE ELSINORE, CA. 92530

ASMT: 381246011, APN: 381246011  
HT PROP  
C/O SCOTT HADLEY  
31902 AVD EVITA  
SAN JUAN CAPO CA 92675

ASMT: 381252012, APN: 381252012  
TERESA ZAMBRANA, ETAL  
39551 CALLE DE COMPANERO  
MURRIETA CA 92562

ASMT: 381251006, APN: 381251006  
BAHAR ALAVI  
17 CATANIA  
MISSION VIEJO CA 92692

ASMT: 381261001, APN: 381261001  
AMANDA DELROSARIO, ETAL  
3628 FAIRESTA ST  
LA CRESCENTA CA 91214

ASMT: 381251024, APN: 381251024  
R ROY, ETAL  
2545 OCOTILLO AVE  
SANTA MARIA CA 93455

ASMT: 381261003, APN: 381261003  
AZAR PIROUZNIA, ETAL  
3106 CALLE QUIETO  
SAN CLEMENTE CA 92672

ASMT: 381251025, APN: 381251025  
SONIA LOPEZ, ETAL  
33045 VICTORIA BROOKE LN  
LAKE ELSINORE CA 92530

ASMT: 381261004, APN: 381261004  
TONY AMJADI, ETAL  
27192 GALVEZ LN  
MISSION VIEJO CA 92691



ASMT: 381261005, APN: 381261005  
EVMWD  
P O BOX 3000  
LAKE ELSINORE CA 92531

ASMT: 381281002, APN: 381281002  
SON INC, ETAL  
130 RAILROAD AVE  
MONROVIA CA 91016

ASMT: 381262002, APN: 381262002  
R BEST INC, ETAL  
12971 GLENDA ST  
CERRITOS CA 90703

ASMT: 381281005, APN: 381281005  
ANDREW LEE  
973 GROVE PL  
COSTA MESA CA 92627

ASMT: 381262052, APN: 381262052  
CC KOSITITARUT, ETAL  
555 12TH ST NO 1250  
OAKLAND CA 94607

ASMT: 381281007, APN: 381281007  
RMT PROP  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

ASMT: 381262057, APN: 381262057  
LINDA SHAVER  
17307 GRAND AVE  
LAKE ELSINORE CA 92530

ASMT: 381281008, APN: 381281008  
GREG PAGAN  
23555 GOLDEN SPG NO A2  
DIAMOND BAR CA 91765

ASMT: 381273006, APN: 381273006  
MARTHA PEREZ, ETAL  
33024 EVERGREEN DR  
LAKE ELSINORE, CA. 92530

ASMT: 381281032, APN: 381281032  
DAVID SNYDER  
33060 MAGNOLIA ST  
LAKE ELSINORE CA 92530

ASMT: 381273023, APN: 381273023  
DOMINIC TENACE  
P O BOX 1480  
TEMECULA CA 92593

ASMT: 381281033, APN: 381281033  
DANIEL FINKLE  
P O BOX 2205  
RUNNING SPRINGS CA 92382

ASMT: 381273039, APN: 381273039  
SHAROL BRUNNER, ETAL  
171 B AVENIDA VAQUERO  
SAN CLEMENTE CA 92672

ASMT: 381282044, APN: 381282044  
MIGUEL OCHOA  
33035 OLIVE ST  
LAKE ELSINORE, CA. 92530

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ASMT: 381282045, APN: 381282045  
MENA CHRISTIE, ETAL  
25041 LUNA BONITA DR  
LAGUNA HILLS CA 92653

ASMT: 381290023, APN: 381290023  
KIN HONG, ETAL  
C/O HSIANG YUAN CHANG  
12342 ROSE ST  
CERRITOS CA 90703

ASMT: 381284001, APN: 381284001  
BARBARA HARRISON  
16755 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381290035, APN: 381290035  
FIROUZEH GABLE, ETAL  
20091 MT ISRAEL PLACE  
ESCONDIDO CA 92029

ASMT: 381284002, APN: 381284002  
16763 GRAND AVENUE TRUST  
C/O TAX SERVICE  
322958 MISSION TR NO 415F  
LAKE ELSINORE CA 92530

ASMT: 381290036, APN: 381290036  
BABAK GOLSHAHI  
26 BRIGADEER  
IRVINE CA 92603

ASMT: 381290005, APN: 381290005  
SHU LU KUO, ETAL  
1711 MORNING CANYON RD  
DIAMOND BAR CA 91765

ASMT: 381300005, APN: 381300005  
LYNDA DUBREUIL, ETAL  
40020 JONES RD  
FALLBROOK CA 92028

ASMT: 381290012, APN: 381290012  
FAR EASTERN GROUP PARTNERSHIP IV, ETAL  
C/O MILBRIDGE CORP  
12403 CENTRAL AVE NO 600  
CHINO CA 91710

ASMT: 381300006, APN: 381300006  
KAREN PECORA, ETAL  
16336 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381290016, APN: 381290016  
MELANIE LINDSEY, ETAL  
30013 HAPPY HUNTER DR  
CANYON LAKE CA 92587

ASMT: 381300008, APN: 381300008  
CHIA LIN  
3065 DIBBLE CT  
SANTA CLARA CA 95051

ASMT: 381290021, APN: 381290021  
KIRCHER FAMILY PARTNERS  
PO BOX 922  
ROSS CA 94957

ASMT: 381300009, APN: 381300009  
PEDRO RODRIGUEZ  
2569 CRYSTAL CIR  
RIVERSIDE CA 92509



ASMT: 381300014, APN: 381300014  
TERESA MUNOZ, ETAL  
16109 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 383121004, APN: 383121004  
TONY CARLUCCI  
33033 WALLS ST  
LAKE ELSINORE, CA. 92530

ASMT: 381300018, APN: 381300018  
ANZA BUTTERFIELD ROAD 34  
13240 EVENING CREEK 316  
SAN DIEGO CA 92128

ASMT: 383121005, APN: 383121005  
LUIS PEREZ  
33041 WALLS ST  
LAKE ELSINORE, CA. 92530

ASMT: 381341007, APN: 381341007  
AARAV INV  
16005 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 383121006, APN: 383121006  
RODNEY TOPKOV  
17703 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 381341026, APN: 381341026  
PAMELA AYRES, ETAL  
16360 GRAND AVE  
LAKE ELSINORE CA 92530

ASMT: 383122001, APN: 383122001  
JEANETTE CHAN  
2536 GREENWICH DR  
FULLERTON CA 92833

ASMT: 381341027, APN: 381341027  
JUAN PROKOPIJ  
16422 PASEO DE ROCHA DR  
HACIENDA HEIGHTS CA 91745

ASMT: 383122002, APN: 383122002  
JEFF MCCASLIN  
33075 WALLS ST  
LAKE ELSINORE, CA. 92530

ASMT: 381341030, APN: 381341030  
MEI NENG WANG, ETAL  
53216 SAVANNAH CT  
LAKE ELSINORE CA 92530

ASMT: 383124005, APN: 383124005  
WENTY HA, ETAL  
31597 VIA CRUZADA  
SAN JUAN CAPO CA 92675

ASMT: 381344023, APN: 381344023  
DOLORES CHRISTIAN, ETAL  
C/O DOLORES CHRISTIAN  
73261 LONE MOUNTAIN LN  
PALM DESERT CA 92260

ASMT: 383124029, APN: 383124029  
DUSTIN CLICK  
16181 BLACKSAGE CT  
RIVERSIDE CA 92503



ASMT: 383124030, APN: 383124030  
ROSA CHAVARIN, ETAL  
33060 WALLS ST  
LAKE ELSINORE, CA. 92530

ASMT: 386140008, APN: 386140008  
COUNTY OF RIVERSIDE  
C/O ECONOMIC DEVELOPMENT AGENCY  
3403 10TH ST STE 400  
RIVERSIDE CA 92501

ASMT: 383124032, APN: 383124032  
MARIA BALDERAS, ETAL  
33048 WALLS ST  
LAKE ELSINORE, CA. 92530

ASMT: 386140010, APN: 386140010  
VERDA PONCE, ETAL  
P O BOX 1391  
LAKE ELSINORE CA 92531

ASMT: 383124033, APN: 383124033  
THI NGUYEN, ETAL  
26900 REDWOOD  
MURRIETA CA 92563

ASMT: 386140014, APN: 386140014  
FIROUZEH GAMBLE, ETAL  
20091 MT ISRAEL PL  
ESCONDIDO CA 92029

ASMT: 383125003, APN: 383125003  
DONNA LUNDGREN, ETAL  
P O BOX 77368  
CORONA CA 92877

ASMT: 386160011, APN: 386160011  
FIROUZEH GAMBLE, ETAL  
20091 MOUNT ISRAEL PL  
ESCONDIDO CA 92029

ASMT: 383125005, APN: 383125005  
GILA MAHGEREFTEH, ETAL  
967 NETHERWAY DR  
HUNTINGTON BEACH CA 92846

ASMT: 386202008, APN: 386202008  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 383125042, APN: 383125042  
OMAR RIVERA, ETAL  
18875 MARIPOSA AVE  
RIVERSIDE CA 92508

ASMT: 386210014, APN: 386210014  
LAKE ELSINORE 133  
C/O CHARLES WONG  
1 CORNSILK  
IRVINE CA 92614

ASMT: 386120030, APN: 386120030  
STATE OF CALIF  
DEPT OF TRANSPORTATION  
464 W FOURTH ST 6TH FL  
SAN BERNARDINO CA 92401