

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/10/2017.

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

APN (s) or case numbers TR32323 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

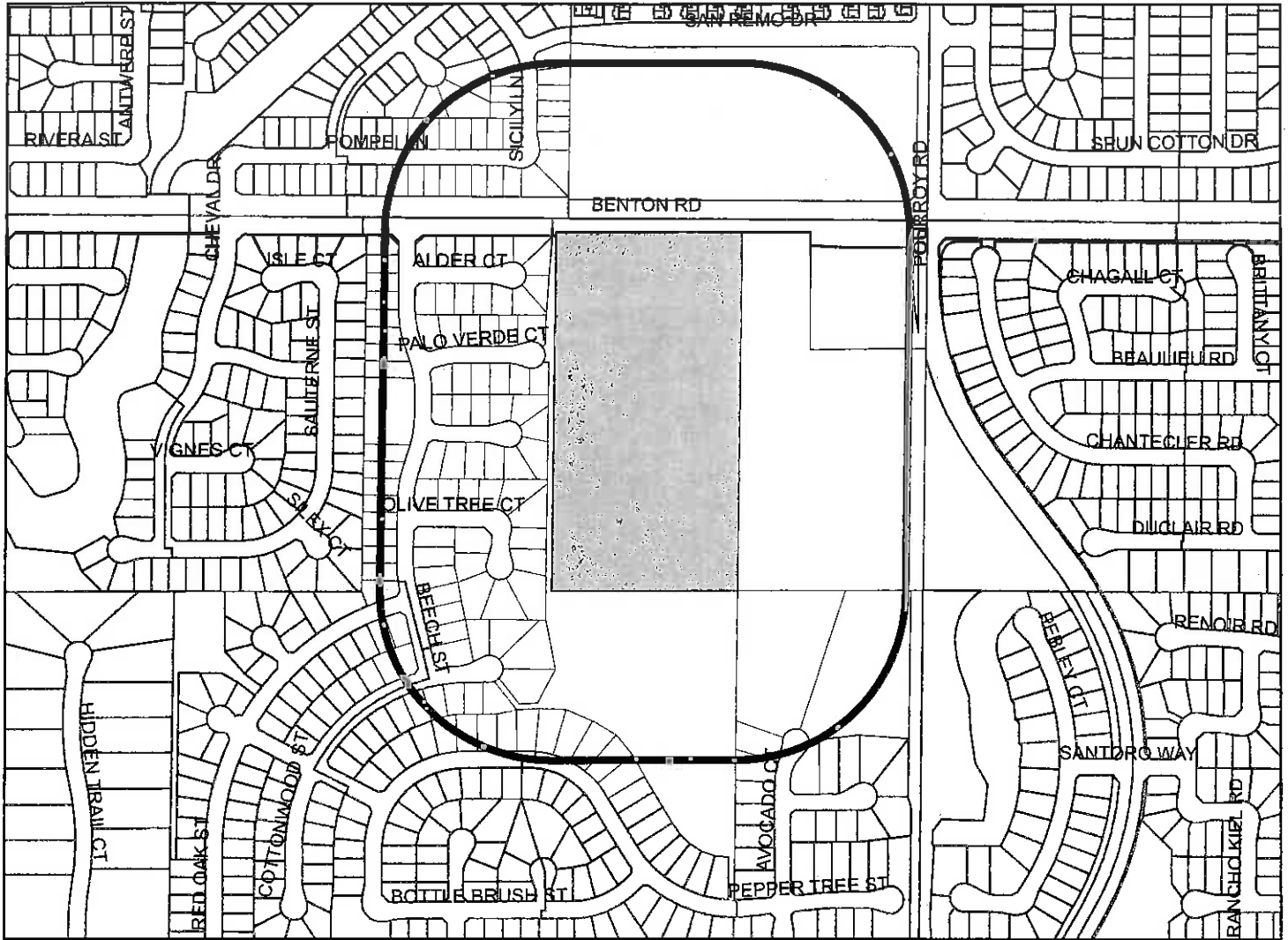
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

(600 feet buffer)



Selected Parcels

963-180-012	963-181-023	963-181-034	963-181-005	963-200-006	963-360-003	963-180-009	963-360-017	963-200-003	963-362-017
963-010-010	963-200-002	963-181-013	963-360-019	963-200-004	963-181-056	963-200-023	963-010-006	963-100-008	963-362-021
963-200-010	963-181-016	963-362-019	963-200-001	963-181-010	963-181-043	963-431-024	963-181-012	963-180-006	963-180-008
963-431-023	963-180-005	963-180-017	963-181-028	963-181-017	963-362-026	963-200-024	963-181-007	963-010-012	963-360-014
963-181-009	963-181-057	963-181-003	963-200-005	963-362-023	963-191-002	963-181-029	963-181-040	963-181-046	963-360-008
963-200-007	963-181-038	963-360-012	963-181-022	963-181-035	963-181-027	963-181-024	963-360-013	963-200-008	963-360-011
963-181-004	963-210-002	963-181-011	963-181-050	963-181-052	963-181-002	963-181-008	963-180-002	963-181-037	963-362-022
963-210-004	963-362-020	963-180-015	963-200-022	963-181-031	963-360-009	963-360-018	963-360-010	963-180-003	963-181-036
963-431-022	963-360-016	963-181-053	963-362-007	963-210-005	963-181-048	963-181-045	963-181-032	963-200-021	963-180-010
963-360-004	963-181-018	963-181-019	963-190-001	963-431-020	963-181-014	963-200-009	963-181-044	963-191-017	963-362-027
963-180-004	963-191-018	963-181-042	963-362-018	963-181-041	963-180-016	963-181-033	963-181-047	963-181-030	963-181-049
963-180-001	963-180-013	963-181-001	963-360-006	963-210-001	963-181-026	963-210-003	963-181-021	963-191-001	963-362-025

First 120 parcels shown



525 262.5 0 525 Feet

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

ASMT: 963010006, APN: 963010006
STRACK FARMS LAND, ETAL
3161 MICHELSON DR STE 425
IRVINE CA 92612

ASMT: 963010012, APN: 963010012
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

ASMT: 963100008, APN: 963100008
CARL RHEINGANS
P O BOX 99
WINCHESTER CA 92596

ASMT: 963180001, APN: 963180001
CRYSTAL BANGAYAN, ETAL
36505 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963180002, APN: 963180002
JAMES CLAYBURN, ETAL
36517 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963180003, APN: 963180003
MADELYN BERSON
P O BOX 894
MURRIETA CA 92593

ASMT: 963180004, APN: 963180004
DARCY OHNESORGEN, ETAL
36541 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963180005, APN: 963180005
MARJORIE ADAMS, ETAL
779 CHOLLA RD
CHULA VISTA CA 91910

ASMT: 963180006, APN: 963180006
MARILYN CHALKER, ETAL
36565 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963180007, APN: 963180007
WILLIAM PRATT
26837 REDWOOD CIR
MURRIETA CA 92563

ASMT: 963180008, APN: 963180008
DAMIEN HOPKINS
37523 MARY FRANCIS RD
WINCHESTER CA 92596

ASMT: 963180009, APN: 963180009
SUMAN BATRA, ETAL
91 LOS ALTOS DR
HOLLISTER CA 95023

ASMT: 963180010, APN: 963180010
MICHAEL BRANNON
36637 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963180011, APN: 963180011
MAUREEN LAMBERT, ETAL
36649 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963180012, APN: 963180012
SUSAN GETTMAN, ETAL
36661 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963181002, APN: 963181002
JUAN GONZALEZ
31660 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963180013, APN: 963180013
NANETTE INGERSOLL, ETAL
36673 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963181003, APN: 963181003
ERNESTO ESPINOSA
31672 ALDER CT
WINCHESTER CA 92596

ASMT: 963180014, APN: 963180014
TAMMY HOLT
36685 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963181004, APN: 963181004
ARMIDA AGUIRRE, ETAL
30707 LILLY POND LN
MURRIETA CA 92563

ASMT: 963180015, APN: 963180015
DIANE DONALD, ETAL
30650 EPIPLANEIA WAY
WINCHESTER CA 92596

ASMT: 963181005, APN: 963181005
ALICIA OLIVARES
31696 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963180016, APN: 963180016
FRANKLIN POWELL, ETAL
C/O FRANKLIN E POWELL
36709 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963181006, APN: 963181006
WENDY JOHNSON
31708 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963180017, APN: 963180017
PENELOPE BUSHEY, ETAL
36721 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963181007, APN: 963181007
DEENA DURON
31720 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963181001, APN: 963181001
MELISSA BOWMAN, ETAL
31648 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963181009, APN: 963181009
EILEEN BOYLE
31713 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963181010, APN: 963181010
GARY WALSON, ETAL
31701 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963181017, APN: 963181017
ELIZABETH WEST, ETAL
31674 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181011, APN: 963181011
PAMELA HILL, ETAL
31689 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963181018, APN: 963181018
RENATE DUGAN, ETAL
32905 AVENIDA LESTONNAC
TEMECULA CA 92592

ASMT: 963181012, APN: 963181012
KATHLEEN PAGE, ETAL
31677 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963181019, APN: 963181019
MICHAEL SILVA
31698 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181013, APN: 963181013
DINA WEST KING, ETAL
31665 ALDER CT
WINCHESTER, CA. 92596

ASMT: 963181020, APN: 963181020
STEVEN ALCARAZ
31710 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181014, APN: 963181014
TERRY NAGY, ETAL
31653 ALDER CT
WINCHESTER CA 92596

ASMT: 963181021, APN: 963181021
DEBRA WILDER, ETAL
5755 SPRINTER LN
BONITA CA 91902

ASMT: 963181015, APN: 963181015
KAREN BOLTON, ETAL
31650 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181022, APN: 963181022
YUKO JACKSON, ETAL
31703 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181016, APN: 963181016
PAUL AZEVEDO, ETAL
31662 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181023, APN: 963181023
ALEX HOFFMAN
31691 PALO VERDE CT
WINCHESTER, CA. 92596



ASMT: 963181024, APN: 963181024
SUZANNE HORNUNG, ETAL
31679 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181025, APN: 963181025
ANDREA COX, ETAL
31667 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181026, APN: 963181026
ROBERT WONS
31655 PALO VERDE CT
WINCHESTER, CA. 92596

ASMT: 963181027, APN: 963181027
CONNIE HERR, ETAL
31652 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181028, APN: 963181028
NANCY NELSON, ETAL
31664 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181029, APN: 963181029
PATRICIA ACHILLES, ETAL
31676 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181030, APN: 963181030
CARRIE WILKINSON, ETAL
31688 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181031, APN: 963181031
JACOB RUNCHEY, ETAL
31700 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181032, APN: 963181032
MARTIN ADAIR
29971 SANTANA CT
CANYON LAKE CA 92587

ASMT: 963181033, APN: 963181033
KARA BALDERAS, ETAL
31717 FLOWING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181034, APN: 963181034
LESLIE HUGHES, ETAL
31705 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181035, APN: 963181035
MICHELE KULIN, ETAL
31693 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181036, APN: 963181036
NAGWA SALAMA, ETAL
31681 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181037, APN: 963181037
KEITH HASSON
31669 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181038, APN: 963181038
PATRICIA RAMIREZ, ETAL
31657 FLOWERING PLUM CT
WINCHESTER, CA. 92596

ASMT: 963181045, APN: 963181045
MARK HANSEN
1034 MILLER DR
DAVIS CA 95616

ASMT: 963181039, APN: 963181039
LINDSAY HASTERT, ETAL
31646 OLIVE TREE CT
WINCHESTER, CA. 92596

ASMT: 963181046, APN: 963181046
GLENDA REID
31730 OLIVE TREE CT
WINCHESTER, CA. 92596

ASMT: 963181040, APN: 963181040
RANDY SENEFELD, ETAL
31658 OLIVE TREE CT
WINCHESTER, CA. 92596

ASMT: 963181047, APN: 963181047
MARILYN MEYER, ETAL
31742 OLIVE TREE CT
WINCHESTER, CA. 92596

ASMT: 963181041, APN: 963181041
MARILYN TIOTUICO, ETAL
12263 BRIARDALE WAY
SAN DIEGO CA 92128

ASMT: 963181048, APN: 963181048
DEREK HASHIGUCHI, ETAL
31753 OLIVE TREE CT
WINCHESTER, CA. 92596

ASMT: 963181042, APN: 963181042
PATRICIA STRATTON
31682 OLIVE TREE CT
WINCHESTER, CA. 92596

ASMT: 963181049, APN: 963181049
KIM ZAHN, ETAL
31747 OLIVE TREE CT
WINCHESTER, CA. 92596

ASMT: 963181043, APN: 963181043
JAYNEANE HUTCHINSON, ETAL
31694 OLIVE TREE CT
WINCHESTER, CA. 92596

ASMT: 963181050, APN: 963181050
JOSE DELATORRE
31735 OLIVE TREE CT
WINCHESTER, CA. 92596

ASMT: 963181044, APN: 963181044
BERTHA ESTRELLA, ETAL
31706 OLIVE TREE CT
WINCHESTER, CA. 92596

ASMT: 963181051, APN: 963181051
CRYSTAL GORDON, ETAL
31723 OLIVE TREE CT
WINCHESTER, CA. 92596



ASMT: 963181052, APN: 963181052
REANNE MOSLEY, ETAL
36702 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963181053, APN: 963181053
MARCY HOWE
36714 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963181054, APN: 963181054
JENCY KOLB, ETAL
36726 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963181055, APN: 963181055
MEGAN RICE, ETAL
36738 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963181056, APN: 963181056
C VANGAALE
36750 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963181057, APN: 963181057
JANICE GARCIA, ETAL
36762 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963181058, APN: 963181058
SILVER OAKS RANCH 120
C/O VICTOR MAHONY
1105 QUAIL ST
NEWPORT BEACH CA 92660

ASMT: 963190001, APN: 963190001
MIGUEL ARELLANO
36733 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963191001, APN: 963191001
JAMIE LEMMENS, ETAL
36728 RED OAK ST
WINCHESTER, CA. 92596

ASMT: 963191002, APN: 963191002
GARY WAGEMANN
36740 RED OAK ST
WINCHESTER, CA. 92596

ASMT: 963191017, APN: 963191017
MOUNTAIN LAKES INC
9667 W NOVA LN
COEUR D ALENE ID 83814

ASMT: 963191018, APN: 963191018
PARALUMAN BELEN
36775 COTTONWOOD ST
WINCHESTER, CA. 92596

ASMT: 963200001, APN: 963200001
VICTORIA WEBER, ETAL
36774 BEECH ST
WINCHESTER, CA. 92596

ASMT: 963200002, APN: 963200002
ERIN MARSHALL, ETAL
36739 COTTONWOOD ST
WINCHESTER, CA. 92596

ASMT: 963200003, APN: 963200003
JAMIE WILLIS, ETAL
36727 COTTONWOOD ST
WINCHESTER, CA. 92596

ASMT: 963200010, APN: 963200010
ILONA CANNON, ETAL
36778 COTTONWOOD ST
WINCHESTER, CA. 92596

ASMT: 963200004, APN: 963200004
SHAWNETTE HUNT, ETAL
36715 COTTONWOOD ST
WINCHESTER, CA. 92596

ASMT: 963200020, APN: 963200020
EMILY MACGREGOR, ETAL
31656 PEPPER TREE ST
WINCHESTER, CA. 92596

ASMT: 963200005, APN: 963200005
HAMSA ELYAS, ETAL
36718 COTTONWOOD ST
WINCHESTER, CA. 92596

ASMT: 963200021, APN: 963200021
LEANN AZEVEDO, ETAL
8175 ARVILLE ST NO 200
LAS VEGAS NV 89139

ASMT: 963200006, APN: 963200006
JOSEPH KINNEY, ETAL
36730 COTTONWOOD ST
WINCHESTER, CA. 92596

ASMT: 963200022, APN: 963200022
GWENDOLYN ROSA, ETAL
31680 PEPPER TREE ST
WINCHESTER, CA. 92596

ASMT: 963200007, APN: 963200007
CATHY LILLY, ETAL
36742 COTTONWOOD ST
WINCHESTER, CA. 92596

ASMT: 963200023, APN: 963200023
CALVIN SMITH
140 PROSPECT AVE NO 16M
HACKENSACK NJ 7601

ASMT: 963200008, APN: 963200008
JEROME AGBAYANI
36754 COTTONWOOD ST
WINCHESTER, CA. 92596

ASMT: 963200024, APN: 963200024
DEBORAH CANEDO
31704 PEPPER TREE ST
WINCHESTER, CA. 92596

ASMT: 963200009, APN: 963200009
WENDY MIMOUNI, ETAL
36766 COTTONWOOD ST
WINCHESTER, CA. 92596

ASMT: 963210001, APN: 963210001
DIANE REECE, ETAL
31 DEERFIELD PL
TRABUCO CANYON CA 92679



ASMT: 963210002, APN: 963210002
JENNIFER CASTRO, ETAL
31729 PEPPER TREE ST
WINCHESTER CA 92596

ASMT: 963360006, APN: 963360006
ROBERT PITTS
31677 POMPEI LN
WINCHESTER, CA. 92596

ASMT: 963210003, APN: 963210003
ELIZABETH BARRETT, ETAL
31740 PEPPER TREE ST
WINCHESTER, CA. 92596

ASMT: 963360007, APN: 963360007
KATHRYN BERGER, ETAL
31689 POMPEI LN
WINCHESTER, CA. 92596

ASMT: 963210004, APN: 963210004
AIMEE BARRET, ETAL
31752 PEPPER TREE ST
WINCHESTER, CA. 92596

ASMT: 963360008, APN: 963360008
GLYKA MANAHAN
31701 POMPEI LN
WINCHESTER, CA. 92596

ASMT: 963210005, APN: 963210005
MARIAM ELQURA
25032 WILKES PL
LAGUNA HILLS CA 92653

ASMT: 963360009, APN: 963360009
LINDA SHARMAN
31713 POMPEI LN
WINCHESTER, CA. 92596

ASMT: 963360003, APN: 963360003
ARNEL MENDOZA
31641 POMPEI LN
WINCHESTER, CA. 92596

ASMT: 963360010, APN: 963360010
SANDRA BANUELOS, ETAL
1322 MOHAWK DR
SANTA ANA CA 92704

ASMT: 963360004, APN: 963360004
RACHEL HOFFMAN, ETAL
31653 POMPEI LN
WINCHESTER, CA. 92596

ASMT: 963360011, APN: 963360011
JESUS GASPAR
31737 POMPEI LN
WINCHESTER, CA. 92596

ASMT: 963360005, APN: 963360005
STACY MARNELL
31665 POMPEI LN
WINCHESTER, CA. 92596

ASMT: 963360012, APN: 963360012
KASSY GREEN, ETAL
31749 POMPEI LN
WINCHESTER, CA. 92596

ASMT: 963360013, APN: 963360013
ALAN LOCKSTEDT, ETAL
36448 SICILY LN
WINCHESTER, CA. 92596

ASMT: 963362006, APN: 963362006
TANN BARBARA ANN ESTATE OF
C/O DARRYL SMITH
4111 CONTAD DR
SPRING VALLEY CA 91977

ASMT: 963360014, APN: 963360014
FELICITAS TOBIAS, ETAL
36436 SICILY LN
WINCHESTER, CA. 92596

ASMT: 963362007, APN: 963362007
CARLOS ALVARADO, ETAL
36369 ANCONA CT
WINCHESTER, CA. 92596

ASMT: 963360015, APN: 963360015
JOSE HERNANDEZ, ETAL
36424 SICILY LN
WINCHESTER, CA. 92596

ASMT: 963362008, APN: 963362008
STEPHAN MITCHLEY
36354 ANCONA CT
WINCHESTER, CA. 92596

ASMT: 963360016, APN: 963360016
JANEEN GOGGINS, ETAL
36412 SICILY LN
WINCHESTER, CA. 92596

ASMT: 963362017, APN: 963362017
ARACELI ROYBAL, ETAL
36379 SICILY LN
WINCHESTER, CA. 92596

ASMT: 963360017, APN: 963360017
DIPALBEN MAKAWANA, ETAL
36400 SICILY LN
WINCHESTER, CA. 92596

ASMT: 963362018, APN: 963362018
PAUL HAYS
30904 GREENSBORO DR
TEMECULA CA 92592

ASMT: 963360018, APN: 963360018
ROSE CHAVARRIA, ETAL
36388 SICILY LN
WINCHESTER, CA. 92596

ASMT: 963362019, APN: 963362019
TARA NAVA, ETAL
36415 SICILY LN
WINCHESTER, CA. 92596

ASMT: 963360019, APN: 963360019
BRINDISI OWNERS ASSN
31524 POMPEI LN
WINCHESTER CA 92596

ASMT: 963362020, APN: 963362020
HANH NGUYEN, ETAL
31740 POMPEI LN
WINCHESTER, CA. 92596



ASMT: 963362021, APN: 963362021
MARLENY SIBRIAN, ETAL
31728 POMPEI LN
WINCHESTER, CA. 92596

ASMT: 963431020, APN: 963431020
CYNTHIA ROSALES, ETAL
31936 GOLDEN WILLOW CT
WINCHESTER, CA. 92596

ASMT: 963362022, APN: 963362022
KENNETH HASKINS
31716 POMPEI LN
WINCHESTER, CA. 92596

ASMT: 963431021, APN: 963431021
THOMAS WHITE
28158 RIDGECOVE CT S
RCH PALOS VERDES CA 90275

ASMT: 963362023, APN: 963362023
FRANK GAO
31704 POMPEI LN
WINCHESTER, CA. 92596

ASMT: 963431022, APN: 963431022
JEANETTE ZIENERT, ETAL
36881 AVOCADO CT
WINCHESTER, CA. 92596

ASMT: 963362024, APN: 963362024
CRYSTAL AUDET, ETAL
31692 POMPEI LN
WINCHESTER, CA. 92596

ASMT: 963431023, APN: 963431023
LISA POTTER, ETAL
36893 AVOCADO CT
WINCHESTER, CA. 92596

ASMT: 963362025, APN: 963362025
GABRIELA PINONES, ETAL
31680 POMPEI LN
WINCHESTER, CA. 92596

ASMT: 963431024, APN: 963431024
CRYSTAL GARRISON
36905 AVOCADO CT
WINCHESTER, CA. 92596

ASMT: 963362026, APN: 963362026
NGA NGUYEN, ETAL
921 MIRA LAGO WAY
SAN MARCOS CA 92078

ASMT: 963362027, APN: 963362027
NHAN NGUYEN
21716 TWINFORD DR
LAKE FOREST CA 92630

TR32323

Owner:

Richland Communities, INC.
3161 Michelson Drive, Suite 425
Irvine, CA 92612

Engineer:

KWC Engineers
1880 Compton Avenue
Corona, CA 92881

Owner:

Richland Communities, INC.
3161 Michelson Drive, Suite 425
Irvine, CA 92612

Engineer:

KWC Engineers
1880 Compton Avenue
Corona, CA 92881

Owner:

Richland Communities, INC.
3161 Michelson Drive, Suite 425
Irvine, CA 92612

Engineer:

KWC Engineers
1880 Compton Avenue
Corona, CA 92881

ATTN: Patrick Richardson, Director of
Planning & Development
City of Temecula
41000 Main St.
Temecula, CA 92590

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

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

Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

Waste Resources Management,
Riverside County
Mail Stop 5950

ATTN: General Manager
French Valley Airport
37552 Winchester Rd.
Murrieta, CA 92563

CSA No. 143
37552 Winchester Road,
Murrieta, CA 92563

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

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

ATTN: Jeff Kubel
Sheriff's Department, Riverside County
30755-A Auld Road
Murrieta, CA 92563

ATTN: Gayet Adame
Eastern Information Center (UCR)
Riverside, CA 92521-0418

Valley-Wide Recreation and Parks Dist.
901 W. Esplanade Way
San Jacinto, CA 92582



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

☐ 38686 El Cerrito Road
Palm Desert, California 92211

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

Specific Plan No. 106 Amendment No. 16, General Plan Amendment No. 1219, Change of Zone No. 7214, Tentative Tract Map No. 32323 (EA40350)
Project Title/Case Numbers

Russell Brady
County Contact Person

951-955-3025
Phone Number

State Clearinghouse Number (# submitted to the State Clearinghouse)

Richland Communities, Inc.
Project Applicant

3161 Michelson Drive, Suite 425, Irvine, CA 92612
Address

The project site is southerly of Benton Road, easterly of Beech Street, westerly of Pourrouv Road, and northerly of Auld Road
Project Location

The SPECIFIC PLAN AMENDMENT proposes to change the land use designation on approximately 20 acres from a mix of Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density (CD:LDR). The GENERAL PLAN AMENDMENT proposes to change the land use designation from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density (CD:LDR) as reflected in the Specific Plan Land Use Plan. The CHANGE OF ZONE proposes to change the zoning classification of the project site from Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to One-Family Dwellings (R-1). The TENTATIVE TRACT MAP proposes a Schedule "A" subdivision of 20.3 acres into thirty-four (34) single family residential lots, (1) private park and (1) detention/ water quality basin lot.
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. An Initial Study and Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. Findings were made pursuant to the provisions of CEQA.

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

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA40350 ZCFG 03802

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0520829

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

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

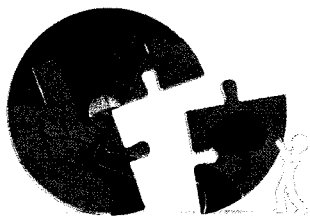
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(760) 863-8271

Received from: CANADIAN PACIFIC LAND, LLC AND \$64.00
paid by: CK 2335
EA40350
paid towards: CFG03802 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 12, 2005 10:28
CYUHAS posting date Oct 12, 2005

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

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



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 25, 2017
TO: Board of Supervisors
FROM: Russell Brady, Project Planner
RE: Item 17.3 – Tentative Tract Map No. 32323 Transportation Condition

Following preparation of the staff report and through ongoing discussions with Transportation on the maintenance of the drainage area, Transportation is recommending the below addition to condition of approval 50.TRANS.14 as shown in blue italics.

50.TRANS

PRIOR TO
RECORDATION

014

MAP

MAP - DEDICATIONS

Status:

RECOMMND

Conditions:

Informational

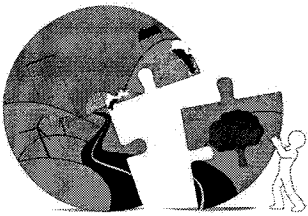
Street "A" and street "B" along project boundary shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A".

NOTE:

1. A 5' sidewalk shall be constructed adjacent to the property line within the 10' parkway.
2. Street "B" at Benton Road shall be a 24' wide emergency vehicle access only with double swing gate, not open for the public. The design shall be submitted to Transportation Department and coordinated with the Fire Department for their review and approval.
3. A meandering sidewalk shall be constructed along the Benton Road including at the emergency access.
4. *An access path for maintenance shall be provided to the culverts.*

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA
Community Development

Memorandum

Date: July 25, 2017

To: Board of Supervisors

From: Brett Dawson, Project Planner, Planning Department

RE: Updated Information for Agenda Item (CUP03718R1, CZ07935)

To the Honorable Chair,

The applicant has requested that condition 60.PLANNING.3 Parcel Merger Requirement be removed from the conditions. The applicant has stated that it will cause a hardship for the client to perform a parcel merger at this time.

The applicant would like to replace the language of the parcel merger condition to state, "In the event that any of the parcels associated with the Conditional Use Permit No. 3718R1 is sold (other than the entire project site), a revised application is required to be submitted to the Planning department to review the impacts of the sales of the parcels." This is the same language that was placed on their original Conditional Use Permit.

Staff finds that changing the wording of this condition is acceptable and will not have a significant impact on the project.

Please see attached email.

17-9

From: Dave Mitchell [mailto:dave@kristihanson.com]
Sent: Monday, July 10, 2017 3:05 PM
To: Dawson, Brett <BDawson@RIVCO.ORG>; Ross, Larry <LROSS@RIVCO.ORG>
Cc: Kim Riesterer <kimr@rleco.com>; Mariza Saurez <marizas@saxonengr.com>
Subject: Re: RDO Parcel 4 Parcel merger Requirement

Hi Brett and Larry,

We are requesting for condition 60.Planning. 3 - Parcel Merger Requirement (pages 24 & 25) be removed from the Conditions. The proposed project is in compliance with the Building Code setbacks and we find no reason for this requirement. This action would cause a hardship and it is not in the best interest of our client to perform a Parcel Merge at this time. This same condition was included original preliminary conditions of approval CUP3718 and was waived by Paul Raul and Larry Ross. Refer to the attached email correspondence. We ask that it again be excluded from the Conditions of Approval.

Respectively,

Dave Mitchell

Project
KHA ARCHITECTS
72-185 Painters Path, Suite A
Palm Desert, CA 92260
P. 760.776.4068
C.
F. 760.776.4098
www.kristihanson.com

Manager

617.894.2130



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EMAIL legal@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
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Invoice text: GPA 1219 SP 106 AMD NO. 16 CZ 7214

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Planning
17.3 of 07/25/17

Placed by: Cecilia Gil

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BALANCE DUE

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	07/15/2017	5209148	5209148	BOARD OF SUPERVISORS



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REMITTANCE ADDRESS

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COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
Riverside Press-Enterprise
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LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
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Publication(s): The Press-Enterprise

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Ad Desc.: GPA 1219 SP 106 AMD NO. 16 CZ 7214 /

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

07/15/2017

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

Date: July 15, 2017
At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

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Ad Copy:

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 25, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Richland Communities, Inc. - KWC Engineers, on **General Plan Amendment No. 1219**, which proposes to amend the land use from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density Residential (CD:LDR) as reflected in the Specific Plan Land Use Plan; **Specific Plan No. 106 Amendment No. 16**, which proposes to change the land use on approximately 20 acres from a mix of Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density Residential (CD:LDR) with related changes throughout the Specific Plan document to reflect this change in land use designation; **Change of Zone No. 7214**, which proposes to change the zoning from Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to One-Family Dwellings (R-1), and such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 32323, Schedule "A"**, which proposes to subdivide 20.3 acres into thirty-four (34) single family residential lots, (1) private park and (1) detention/water quality basin lot ("the project"). The project is located southerly of Benton Road, easterly of Beech Street, westerly of Pourroy Road and northerly of Auld Road, in the Rancho California - Southwest Area Plan, Third Supervisorial Districts.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 40350**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@rivco.org.

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 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: July 11, 2017 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

7/15

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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A GENERAL PLAN AMENDMENT, A SPECIFIC PLAN AMENDMENT, A CHANGE OF ZONE
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Dated: July 11, 2017

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

17.3 of 07/25/17



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County Administrative Center
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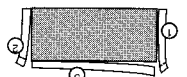
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ON A GENERAL PLAN AMENDMENT, A SPECIFIC PLAN AMENDMENT, A CHANGE OF ZONE
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Dated: July 11, 2017

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

17.3 of 07/25/17



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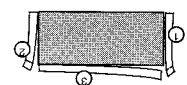
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: July 11, 2017

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

17.3 of 07/25/17



PUBLIC HEARING NOTICE
This may affect your property

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

CSA No. 143
37552 Winchester Road,
Murrieta, CA 92563

NIXIE

910 DE 1260

0007/16/17

RETURN TO SENDER
INCOMPLETE ADDRESS
UNABLE TO FORWARD

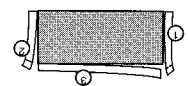
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RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2017 JUL 18 AM 10:31

REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 25, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Richland Communities, Inc. – KWC Engineers, on **General Plan Amendment No. 1219**, which proposes to amend the land use from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density Residential (CD:LDR) as reflected in the Specific Plan Land Use Plan; **Specific Plan No. 106 Amendment No. 16**, which proposes to change the land use on approximately 20 acres from a mix of Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density (CD:LDR) with related changes throughout the Specific Plan document to reflect this change in land use designation; **Change of Zone No. 7214**, which proposes to change the zoning from Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to One-Family Dwellings (R-1), and such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 32323, Schedule "A"**, which proposes to subdivide 20.3 acres into thirty-four (34) single family residential lots, (1) private park and (1) detention/water quality basin lot ("the project"). The project is located southerly of Benton Road, easterly of Beech Street, westerly of Pourrouy Road and northerly of Auld Road, in the Rancho California – Southwest Area Plan, Third Supervisorial Districts.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 40350**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@rivco.org.

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Dated: July 11, 2017

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

17.3 of 07/25/17



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

PUBLIC HEARING NOTICE

This may affect your property

ATTN: General Manager
French Valley Airport
37552 Winchester Rd.
Murrieta, CA 92563

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2017 JUL 18 AM 10:31

NIXIE 910 DE 1250 0007/16/17

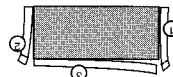
RETURN TO SENDER
INSUFFICIENT ADDRESS
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REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A GENERAL PLAN AMENDMENT, A SPECIFIC PLAN AMENDMENT, A CHANGE OF ZONE
AND A TENTATIVE TRACT MAP IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF
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The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 40350**.

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

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Dated: July 11, 2017

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

17-3 of 07/25/17



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

PUBLIC HEARING NOTICE

This may affect your property

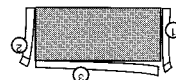
ASMT: 963360019, APN: 963360019
BRINDISI OWNERS ASSN
31524 POMPEI LN
WINCHESTER CA 92596

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CLERK / BOARD OF SUPERVISORS

2017 JUL 18 AM 10:30

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CLERK / BOARD OF SUPERVISORS
JUL 18 2017
APN: 963360019
BRI: 92502114747
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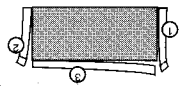
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Dated: July 11, 2017

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

17-3 of 07/25/17



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

PUBLIC HEARING NOTICE

This may affect your property

ASMT: 963180003, APN: 963180003
MADELYN BERSON
P O BOX 894
MURRIETA CA 92593

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CLERK / BOARD OF SUPERVISORS
2017 JUL 26 AM 10:24

NIXIE 911 FE 1260 0007/23/17
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BCI: 92502114747 *2252-03130-19-31
9330092276400104 FYI-LMB 92502114747
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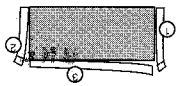
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By: Cecilia Gil, Board Assistant

17.3 of 07/25/17



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

ASMT: 963360009, APN: 963360009
LINDA SHARMAN
31713 POMPEI LN
WINCHESTER, CA. 92596

NIXIE

910 DE 1250

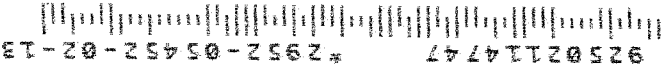
0008/02/17

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UNABLE TO FORWARD

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* 2952-05452-02-13

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