

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



ITEM
19.1
(ID # 5863)

FROM : TLMA-PLANNING:

MEETING DATE:
Tuesday, December 5, 2017

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on the Villages of Lakeview Project including General Plan Amendment Nos. 720 and 721, Specific Plan No. 342, Change of Zone No. 7055, Development Agreement No. 73, Ordinance No. 664.60 and Environmental Impact Report No. 471 - Intent to Certify an Environmental Impact Report – Applicant: Nuevo Development Corp. – Representative: Albert A. Webb Associates – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – Lakeview Zoning District – Lakeview/Nuevo Area Plan – Specific Plan No. 342, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential dwelling units and up to 70.5 acres of commercial uses to be constructed within eight (8) Specific Plan Villages on a total of 2,883 acres. General Plan Amendment No. 720 includes a General Plan Technical Amendment, Entitlement/Policy Amendment, a Foundation Component Amendment – Extraordinary, and an Agriculture Foundation Component to modify the land use designations of the project area to match those proposed in the Specific Plan land use plan. General Plan Amendment No. 721 proposes modifications to the Circulation Element of the General Plan. The Change of Zone proposes to change the existing zoning on the site to Specific Plan and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. The associated Development Agreement No. 73, and associated Ordinance No. 664.60, proposes an agreement between the County of Riverside and the developer of the Specific Plan for development of the Villages of Lakeview. The Development Agreement has a term of 30 years and will grant the developer vesting rights to develop the project in accordance with the terms of the agreement. EIR No. 471 studies the impacts of the project. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:



Charissa Leach, Assistant TLMA Director 11/22/2017

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED to close the public hearing; approval of staff recommendations 1 through 6 with modifications to the Zoning Ordinance, Conditions of Approval and Mitigation Measures; approval of staff recommendations 7 and 8 with modifications to the Development Agreement's Exhibit G and section 4.2.1(i) to indicate that 1/3 of the DA fee shall be used in the Lakeview/Nuevo area surrounding the project; 1/3 of the DA fee shall be used by the County in the Supervisorial District where the project is located; and 1/3 of the DA fee to be used countywide by the Executive Office as part of the County budget process.

Ayes: Tavaglione, Perez and Ashley
Nays: Jeffries
Absent: Washington
Date: December 5, 2017
xc: Planning, Co.Co., COB

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

1. **DENY SPECIFIC PLAN NO. 342** as proposed by the applicant, based on the findings incorporated in the attached staff report; and,
2. **TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 471**, based on the findings and conclusions incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,
3. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 720**, consistent with Alternative 7, amending the General Plan Land Use designation for the subject property as reflected in the Specific Plan Land Use Plan, and amending Figure 3 of the Lakeview Nuevo Area Plan and other related tables and figures, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,
4. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 721**, consistent with Alternative 7, amending the General Plan Circulation Element Figures 7 and 8 and other related tables and figures as shown on Exhibits B.2.6B and B.8.18B of the Specific Plan, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,
5. **TENTATIVELY APPROVE ALTERNATIVE 7 AS SPECIFIC PLAN NO. 342**, subject to the attached conditions of approval and based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,
6. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7055**, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,
7. **TENTATIVELY APPROVE DEVELOPMENT AGREEMENT NO. 73**, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Development Agreement Ordinance by the Board of Supervisors; and
8. **INTRODUCE, WAIVE FURTHER READING OF, and ADOPT** on successive weeks **ORDINANCE NO. 664.60**, an Ordinance of the County of Riverside Approving Development Agreement No. 73, based upon the findings and conclusions incorporated in the staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

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BACKGROUND:

Continuance from November 14th

On November 14th, the Board of Supervisors closed the public hearing and continued the item to December 5th. At the November 14th hearing, responses to comments and three memorandums related to updated mitigation measures and conditions, public comments, and a fiscal impact analysis were provided to the Clerk of the Board and available to the public but were inadvertently not distributed to the Board of Supervisors during that hearing. In order to ensure the Board of Supervisors receives all pertinent information for review, the project's public hearing was re-noticed for December 5th. Additionally, the documents described above are attached and are available for review on the Planning Department's website. Staff has also updated the report package to include the updated mitigation measures and conditions of approval that were discussed at the November 14th hearing and were provided in the memorandum. Staff has also updated the report package to include the updated mitigation measures and conditions of approval that were discussed at the November 14th hearing and were provided in the memorandum.

Environmental Analysis

The Villages of Lakeview project was originally approved and the Final EIR certified on March 23, 2010, by the Board of Supervisors. The approval and EIR were subsequently challenged in a case called Friends of the Northern San Jacinto Valley v. County of Riverside (RIC10007572). On May 16, 2012, the Court issued a decision upholding the EIR on many grounds, but finding six areas in which the EIR was deficient. As part of the Court's order, the County was required to set aside the project approvals including certification of the EIR, and remedy the parts of the EIR that were held deficient. Nothing in the order required a "new" EIR.

In accordance with the Court's decision and order, an updated Specific Plan No. 342 and a revised Draft EIR (EIR No. 417) that addresses the six deficiencies identified in the decision, along with other updates to the EIR, were prepared and circulated for public review on September 30, 2016. The revised Draft EIR was sent to the State Clearinghouse on September 30, 2016. The 45-day public review period for the revised Draft EIR was open until November 14, 2016, in accordance with the California Environmental Quality Act (CEQA).

Draft EIR No. 471 determined that Specific Plan No. 342, and its associated components, with mitigation would result in significant and unavoidable impacts to Aesthetics, Agricultural and Forestry Resources, Air Quality, Cultural Resources, Noise, Population/Housing, Transportation/Traffic, Utilities, and Greenhouse Gas Emissions.

Twenty (20) comments were received during the 45-day public review period and eight (8) comments were received following the close of the public review period. These comments were reviewed and detailed responses to each comment were prepared and included in the Final EIR which was posted on August 7, 2017, and with mailed notices to commenters sent on August 7, 2017.

Specific Plan Alternative 7

Within EIR No 471, Alternative 7 is included as an alternate land use plan that would reduce impacts primarily to traffic with less units and therefore less anticipated trips, as well as associated reductions in impacts to air quality, noise, and greenhouse gas emissions. In consideration of the analysis in the Draft

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EIR No. 471 that fully addresses Alternative 7 and the comments received on the Draft EIR No. 471, and in consultation with the applicant, County staff is recommending the approval of Alternative 7 in place of the applicant proposed Specific Plan No. 342. Based on EIR No. 471, Alternative 7 is environmentally superior to the project proposed by the applicant. A full version of the Alternative 7 Specific Plan and conditions of approval are included in the staff report for consideration by the Board of Supervisors.

The greatest difference between the applicant proposed Specific Plan No. 342 and Alternative 7 is Alternative 7 reduces the maximum total number of dwelling units from 11,350 to 8,725 for a total reduction of 2,625 dwelling units. This reduction in dwelling units also reduces the overall intensity and impacts of Specific Plan No. 342. Additionally, under Alternative 7, development on the north side of Ramona Expressway shifts from primarily residential with some park and open space to commercial with agriculture and open space areas. This shift in land use incorporates more non-residential uses and will generally reduce the intensity of development within this northern area. This provides for an enhanced transition from Ramona Expressway to the wildlife area as it transitions from areas within the Specific Plan designated as Commercial Office first, then Agriculture, and then areas outside of the Specific Plan designated as Open Space: Conservation Habitat (OS:CH) by the General Plan.

Alternative 7 would also generally result in reduced intensity and reduced impacts since it would decrease the amount of residential trips generated and would increase the potential for residents to be served by services closer which would reduce the amount of vehicle miles traveled. Alternative 7 also adds approximately 146 acres to the western side of Specific Plan No. 342 and removes approximately 49 acres along the eastern side of Specific Plan No. 342 for an overall increase in 97 acres. The areas added consist generally of Planning Areas 1, 2, and 3 (High Density Residential); 16 (Mixed Use); and 29 and 30 (Open Space Recreation) all on the western portion of the Specific Plan; and a portion of Planning Area 50E (Open Space Conservation Habitat) on the south side of the Specific Plan. The area removed consisted of the previously proposed Planning Area 77 which included High Density Residential. The applicant's proposed project would increase the length of the undercrossing that is part of the Riverside County Transportation Commission's Mid-County Parkway (MCP) project, in order to accommodate JJ Street and to facilitate wildlife movement along PCL-20. In contrast, Alternative 7 does not include JJ Street; therefore, eliminates the need to extend the MCP undercrossing. As such, Alternative 7 reduces impacts to wildlife movement at the undercrossing compared to the proposed project, by limiting the distance for wildlife to cross under the roadway.

Development Agreement No. 73

The Development Agreement has a term of 30 years. Within that time period the agreed upon provisions would apply to development of the Villages of Lakeview. Provisions include vesting rights to develop the Specific Plan in accordance with the terms of the agreement. In exchange, the County would receive certain public benefits, which go beyond the basic requirements of the County or mitigation measures as included within the Environmental Impact Report. These public benefits include the following:

- meeting a 5 acres of parkland per 1,000 residents for the project;
- funding expansion of library facilities;
- providing community room space for access by the County;
- implementing a Smart Shuttle program to connect to the Metrolink Perris Valley Line;
- equipping existing fire station and setting aside land and equipping a new fire station;

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- providing right-of-way for the Mid-County Parkway;
- payment of fees to go toward transportation facilities within the County of Riverside and other cities;
- provision of infrastructure for broadband capability;
- preservation of agricultural space;
- provision of affordable housing; and
- contribution of additional funding to be utilized by the County.

Village Refinement Plan

Currently, Specific Plan No. 342 establishes a general framework for the type and intensity of development and the general backbone circulation infrastructure in a given Village or Planning Area. To allow flexibility given the longer timeframe for development to accommodate for changes in market demands, Specific Plan No. 342 does not dictate specific design guidelines at a smaller level related to circulation, walls/fencing, entry monuments, building architecture, park design/features and other similar elements. Implementing projects within a Specific Plan Village will be required to submit a Village Refinement Plan which would provide more details on the appropriate design guidelines to apply to a particular Village designated within the Specific Plan. The Village Refinement Plan would be processed, at a minimum, through a Specific Plan Substantial Conformance Application, which would be considered concurrently with the implementing Development Application (i.e., Tentative Tract Map, Plot Plan, Conditional Use Permit, etc.).

Trail Description

As it relates to the description for General Plan Amendment No. 721, based on revisions to the trails plan for the Specific Plan pursuant to requests by the California Department of Fish & Wildlife, the description should be amended as shown below from the description included in the Planning Commission Staff Report with new text shown in underline and bold and deleted text shown in strikeout and bold.

GENERAL PLAN AMENDMENT NO. 721 as proposed by the applicant, proposes modifications to the Circulation Element of the General Plan. The project will include upgrading and downgrading numerous existing and proposed roadway classifications and trails shown on the current circulation element plan for the Lakeview/Nuevo Area Plan to match the circulation plan as proposed by the Specific Plan. In particular the changes are as listed below:

1. Elimination of 9th Street/Yucca Avenue as a through street from the project boundary easterly;
2. Rerouting 10th Street/Wolfskill Avenue as a Secondary roadway east of Hansen Avenue;
3. Elimination of Bridge Street, 3rd Street, 5th Street, and 6th Street within the Specific Plan boundaries, and will not have direct access to Ramona Expressway, as access to Ramona Expressway will be shifted to Town Center and Park Center Boulevards;
4. Additional detailed modifications to standard County roadway cross sections for roads within the Specific Plan;
5. Modify the current trail alignments within the Specific Plan area and propose a 10-12 foot Multi-Purpose Community Trail (**restricted use**) that would **border the northern boundary of the commercial office planning areas and form a loop** ~~allow for horses~~ along the north side of the project. **Potential future connections to County-proposed trails east and west of the project site may occur with additional consultation and agreement between the County and**

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off-site property owners and connect to the Combination trail along the San Jacinto River and to Ramona Expressway

6. Implement a portion of a Community Trail (~~restricted-use~~) above the portion of the California Aqueduct that extends east to west through the Specific Plan area. The area for the trail above the aqueduct is owned and operated by the Metropolitan Water District and any use of the easement area above the aqueduct for trails would be subordinate to the MWD water conveyance use.
7. A policy amendment to General Plan Circulation Element Policy C 2.1 to expressly confirm the County's authority to accept Level of Service (LOS) D in certain Area Plans. In addition, the Board of Supervisors may, on occasion, approve a project that fails to meet the General Plan LOS targets in order to balance congestion management considerations in relation to benefits, environmental impacts and costs, provided an Environmental Impact Report, or equivalent, has been completed to fully evaluate the impacts of such approval. This is the same language that exists in the General Plan as currently adopted and amended as part of the County's 2015 General Plan. However, the County's approval of GPA No. 960 is currently being challenged. Since the outcome of the litigation related to GPA No. 960 is unknown, General Plan Amendment No. 721 restates this policy language so it will be part of the County's General Plan regardless of the litigation outcome. With the inclusion of Policy C 2.1, Specific Plan No. 342 is consistent with the General Plan's Circulation Element.

Mitigation Measure/Condition of Approval Refinement

Prior to the Planning Commission hearing on October 18, 2017, the California Department of Fish & Wildlife requested further modifications to certain Mitigation Measures and Conditions of Approval for the project related to certain provisions to minimize potential impacts to the San Jacinto Wildlife Area and other conserved areas. At this time, staff is continuing discussions with the California Department of Fish & Wildlife, including the wording of these Mitigation Measures and Conditions of Approval.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Staff Report
- C. Specific Plan No. 342 Applicant Proposed
- D. Specific Plan No. 342 Alternative 7
- E. Change of Zone No. 7055 Map and Specific Plan Zoning Ordinance

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- F. Draft Environmental Impact Report**
- G. Final Environmental Impact Report**
- H. Ordinance No. 664.60 and Development Agreement**
- I. Public Comments and Responses**
- J. Indemnification Agreement**
- K. Fiscal Impact Analysis**
- L. Memorandum to Board of Supervisors**



Melissa Noone, Associate Management Analyst 11/27/2017



OFFICE OF THE
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 20, 2017

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

TEL: (951) 368-9229
E-MAIL: legals@pe.com

RE: RE-NOTICE OF PUBLIC HEARING: GPA 720 & 721 SP 342 CZ 7055 EIR

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Friday, November 24, 2017.**

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

12/5/17
19.1

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Monday, November 20, 2017 4:31 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 720 & 721, SP 342, CZ 7055

Received for publication on 11/24. Proof with cost to follow.

Nick Eller

Thanksgiving Deadlines 2017

<u>Publishing Day</u>	<u>Deadline</u>
Thurs-Fri 11/23-11/24	Monday 11/20 10:30am
Sat-Mon 11/25-11/27	Tuesday 11/21 10:30am
Tues-Wed 11/28-11/29	Wednesday 11/22 10:30am

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Standard Deadlines are 10:30am, 3 business days prior to the day you would like to publish

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On Mon, Nov 20, 2017 at 4:16 PM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Attached Notice is for publication on Friday, Nov. 24, 2017. Please confirm. THANK YOU!

Cecilia Gil

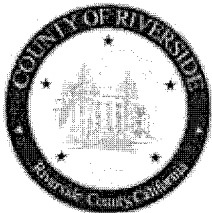
Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010



CERTIFICATE OF POSTING

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 20, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 720 and 721; SP 342; CZ 7055; DA 73 and EIR 471

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 5, 2017 @ 1:30 PM

SIGNATURE: Cecilia Gil DATE: November 20, 2017
Cecilia Gil

Gil, Cecilia

From: Buie, Tammie <tbuie@asrckrec.com>
Sent: Tuesday, November 21, 2017 11:51 AM
To: Gil, Cecilia; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: RE: FOR POSTING: GPA 720 & 721 SP 342 Re-Noticing

Good Morning,

Received and Posted.

Thank you

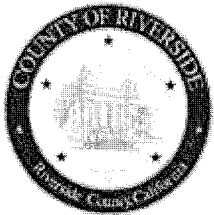
Tammie Buie

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Tuesday, November 21, 2017 11:17 AM
To: Buie, Tammie <tbuie@asrckrec.com>; Garrett, Nancy <ngarrett@asrckrec.com>; Kennemer, Bonnie <bkenne@asrckrec.com>; Meyer, Mary Ann <MaMeyer@asrckrec.com>
Subject: FOR POSTING: GPA 720 & 721 SP 342 Re-Noticing

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

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Mail Stop# 1010



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENTS, A SPECIFIC PLAN, CHANGE OF ZONE AND DEVELOPMENT AGREEMENT IN THE FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 5, 2017 at 1:30 P.M.** or as soon as possible thereafter, to consider an application submitted by Nuevo Development Corp – Albert A. Webb Associates, on **Specific Plan No. 342**, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential dwelling units and up to 70.7 acres of commercial uses to be constructed within eight (8) Specific Plan Villages on a total of 2,883 acres; **General Plan Amendment No. 720**, which includes a General Plan Technical Amendment, Entitlement/Policy Amendment, a Foundation Component Amendment – Extraordinary, and an Agriculture Foundation Component to modify the land use designations of the project area to match those proposed in the Specific Plan land use plan; **General Plan Amendment No. 721**, which proposes modifications to the Circulation Element of the General Plan;; **Change of Zone No. 7055**, which proposes to change the zoning to Specific Plan and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas, or such other zones as the Board may find appropriate; and, **Development Agreement No. 73 and Ordinance No. 664.60**, which proposes an agreement between the County of Riverside and the developer of the Specific Plan for development of the Villages of Lakeview (“the project”). The project is located on either side of Ramona Expressway, generally east of Martin Street, west of Princess Ann Road, south of Marvin Road, and generally north of Brown Avenue, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors deny Specific Plan No. 342 as proposed by the applicant, approve Alternative 7 as Specific Plan No. 342 and approve the other components of the project, and recommended certification of Environmental Impact Report No. 471. Alternative 7 proposes a maximum of 8,725 residential dwelling units and 70.5 acres of commercial uses on a total of 2,883 acres.

The Planning Department’s report package for the project 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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92701.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL Rbrady@rivco.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, at least 72 hours prior to the 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 20, 2017

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

CERTIFICATE OF MAILING

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

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 20, 2017, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 720 and 721; SP 342; CZ 7055; DA 73 and EIR 471

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 5, 2017 @ 1:30 P.M.

SIGNATURE: Cecilia Gil DATE: November 20, 2017
Cecilia Gil



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SP 342

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B HAMMERSCHMIDT, ETAL
207 EMERALD AVE
NEWPORT BEACH CA 92662

ASMT: 426020006, APN: 426020006
SIX STONERIDGE LP
C/O R ALBERT BECK
720 VIA ZAPATA
RIVERSIDE CA 92507

ASMT: 426073002, APN: 426073002
DT 14 INC
19560 LAKEVIEW AVE
NUEVO, CA. 92567

ASMT: 426020012, APN: 426020012
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 426073008, APN: 426073008
VALLEY INLAND INV
26400 LA ALAMEDA STE 207
MISSION VIEJO CA 92691

ASMT: 426020015, APN: 426020015
RIVERSIDE COUNTY TRANSPORTATION COMM
C/O MIN SAYSAY
P O BOX 12008
RIVERSIDE CA 92502

ASMT: 426074002, APN: 426074002
MARGARET WALKER
C/O WALKER LIVING TR
P O BOX 202
LAKEVIEW CA 92567

ASMT: 426030022, APN: 426030022
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 426074003, APN: 426074003
SANDRA OLSEN, ETAL
7641 E CORTO RD
ANAHEIM CA 92808

ASMT: 426060001, APN: 426060001
RIVERSIDE COUNTY TRANSPORTATION COMM
C/O RIGHT OF WAY DEPT
4080 LEMON ST 3RD FL
RIVERSIDE CA 92502

ASMT: 426074004, APN: 426074004
KIMBERLY BOSS, ETAL
19589 MAGNOLIA AVE
NUEVO, CA. 92567

ASMT: 426060022, APN: 426060022
GARY HARADA, ETAL
P O BOX 6317
NORCO CA 92860

ASMT: 426074005, APN: 426074005
ANNA HICKS, ETAL
P O BOX 567
2190 DEL MAR RD
NORCO CA 92860



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ASMT: 426074006, APN: 426074006
HUMBERTO VELAZCO
834 WINDSONG LN
SAN JACINTO CA 92580

ASMT: 426075015, APN: 426075015
NATALIA CEDILLO, ETAL
19605 DATE ST
NUEVO, CA. 92567

ASMT: 426074007, APN: 426074007
KARINA BARRAZA
19627 MAGNOLIA AVE
NUEVO, CA. 92567

ASMT: 426082003, APN: 426082003
ALBERT PADIAS
3503 KNOXVILLE AVE
LONG BEACH CA 90808

ASMT: 426075009, APN: 426075009
INEZ MCCALL, ETAL
19560 MAGNOLIA AVE
NUEVO, CA. 92567

ASMT: 426083007, APN: 426083007
HY LINE INDIAN RIVER CO
C/O HY LINE INTERNATIONAL
1755 WEST LAKES PKWY
WEST DES MOINES IA 50266

ASMT: 426075010, APN: 426075010
MARY MILLER, ETAL
PO BOX 847
NUEVO CA 92567

ASMT: 426083009, APN: 426083009
FRANK LAUDA
C/O SANDRA PAGLIUSO
14550 MARTIN PL
RIVERSIDE CA 92503

ASMT: 426075011, APN: 426075011
LUPE BURKE, ETAL
19604 MAGNOLIA ST
NUEVO, CA. 92567

ASMT: 426083010, APN: 426083010
MARTINEZ CARLA MARIE TRUST, ETAL
P O BOX 605
NUEVO CA 92567

ASMT: 426075012, APN: 426075012
MARIA QUINONEZ, ETAL
19628 MAGNOLIA ST
NUEVO, CA. 92567

ASMT: 426083011, APN: 426083011
CYNTHIA GARCIA
11914 PEARL ST
LOS ANGELES CA 90064

ASMT: 426075014, APN: 426075014
ALMA VILLALOBOS, ETAL
P O BOX 408
NUEVO CA 92567

ASMT: 426083012, APN: 426083012
KRISHNA EXPRESS WAY CORP
4280 LAKE FALL CT
RIVERSIDE CA 92505



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ASMT: 426092004, APN: 426092004
JUDITH CABRAL
31050 PALM AVE
NUEVO, CA. 92567

ASMT: 426093015, APN: 426093015
MIRIAM RIVERA
19680 MAGNOLIA ST
NUEVO, CA. 92567

ASMT: 426092008, APN: 426092008
HELEN WALKER, ETAL
P O BOX 1214
LAKEVIEW CA 92567

ASMT: 426093017, APN: 426093017
SHEILA ARRINGTON, ETAL
1270 EUGENIA TER
LAWRENCEVILLE GA 30046

ASMT: 426093006, APN: 426093006
THERESA ZARAGOZA, ETAL
19711 DATE ST
LAKEVIEW, CA. 92550

ASMT: 426093018, APN: 426093018
MARTHA ARIAS, ETAL
19670 MAGNOLIA ST
LAKEVIEW, CA. 92550

ASMT: 426093007, APN: 426093007
MARIA PAEZ, ETAL
19701 DATE ST
NUEVO, CA. 92567

ASMT: 426093019, APN: 426093019
JORGE ANDRES
19671 DATE ST
LAKEVIEW, CA. 92550

ASMT: 426093011, APN: 426093011
ANDREW CARRINGTON, ETAL
19710 MAGNOLIA AVE
LAKEVIEW CA 92567

ASMT: 426093020, APN: 426093020
NADINE PARSONS, ETAL
19681 DATE ST
NUEVO, CA. 92567

ASMT: 426093013, APN: 426093013
JUANA DON DIEGO, ETAL
C/O JUANA DON DIEGO
19700 MAGNOLIA AVE
LAKEVIEW, CA. 92550

ASMT: 426095001, APN: 426095001
RAMONA TRUJILLO, ETAL
31045 PALM AVE
NUEVO, CA. 92567

ASMT: 426093014, APN: 426093014
MARILYN HENDRICKSON, ETAL
19690 MAGNOLIA AVE
NUEVO, CA. 92567

ASMT: 426095002, APN: 426095002
LAURO LOPEZ
19755 MAGNOLIA AVE
NUEVO, CA. 92567



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ASMT: 426095003, APN: 426095003
RAQUEL CASTANEDA, ETAL
31090 LAKEVIEW AVE
NUEVO, CA. 92567

ASMT: 426096011, APN: 426096011
ANTONIO NIETO, ETAL
31096 E LAKEVIEW AVE
NUEVO, CA. 92567

ASMT: 426096001, APN: 426096001
CATALINA MENDOZA, ETAL
P O BOX 745
NUEVO CA 92567

ASMT: 426096012, APN: 426096012
ELAINE CASTILLO
19745 DATE ST
NUEVO, CA. 92567

ASMT: 426096003, APN: 426096003
RHONDA SUTTON, ETAL
19755 DATE ST
NUEVO, CA. 92567

ASMT: 426096013, APN: 426096013
KIMBERLY BENJAMIN, ETAL
29950 MOONDANCE WAY
MENIFEE CA 92586

ASMT: 426096004, APN: 426096004
ROBERTO SANTAANA
31015 SUNSET AVE
NUEVO CA 92567

ASMT: 426096014, APN: 426096014
ELIAS CUBILLO
19740 MAGNOLIA ST
NUEVO, CA. 92567

ASMT: 426096007, APN: 426096007
ROBERTO SILVA
19760 MAGNOLIA AVE
NUEVO, CA. 92567

ASMT: 426096015, APN: 426096015
JOSE ANAYA
19750 MAGNOLIA ST
NUEVO, CA. 92567

ASMT: 426096008, APN: 426096008
JESICA HERRERA, ETAL
1322 MT BALDY ST
PERRIS CA 92570

ASMT: 426096016, APN: 426096016
JOSE RIVERA
31150 E LAKEVIEW AVE
NUEVO, CA. 92567

ASMT: 426096010, APN: 426096010
LORI LUNA, ETAL
2440 W GREENACRE AVE
ANAHEIM CA 92801

ASMT: 426096017, APN: 426096017
CARMELA ROMO, ETAL
1695 MURRIETA RD
PERRIS CA 92571



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ASMT: 426102005, APN: 426102005
KATHLEEN HAGLE, ETAL
4603 GRACE ST
SCHILLER PARK IL 60176

ASMT: 426104016, APN: 426104016
MARCO GUERRERO
19795 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426104002, APN: 426104002
SHANNON BROWN, ETAL
31174 E LAKEVIEW AVE
NUEVO, CA. 92567

ASMT: 426104018, APN: 426104018
BRENDA FIERRO, ETAL
19751 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426104003, APN: 426104003
ALFONSO FAUSTO, ETAL
C/O ALFONSO FAUSTO
19731 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426104019, APN: 426104019
SANDY CIFUENTES, ETAL
19769 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426104010, APN: 426104010
MARILYN MOE
19740 DATE ST
NUEVO, CA. 92567

ASMT: 426104020, APN: 426104020
MARCIA FELIX, ETAL
19801 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426104011, APN: 426104011
GONZALO CISNEROS, ETAL
19750 DATE ST
NUEVO, CA. 92567

ASMT: 426104021, APN: 426104021
SUSANA CONTRERAS
19790 DATE ST
NUEVO, CA. 92567

ASMT: 426104012, APN: 426104012
HILDA NIETO, ETAL
19744 DATE ST
NUEVO, CA. 92567

ASMT: 426104022, APN: 426104022
LESLIE MIRANDA, ETAL
19764 DATE ST
NUEVO, CA. 92567

ASMT: 426104014, APN: 426104014
NANCY RINCON, ETAL
19805 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426105008, APN: 426105008
MARIA BERMUDES, ETAL
19734 HANSEN ST
NUEVO, CA. 92567



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ASMT: 426105009, APN: 426105009
ANDREA GARCIA, ETAL
P O BOX 1194
LAKEVIEW CA 92567

ASMT: 426105022, APN: 426105022
MATTHEW FREY
19805 CITRUS ST
NUEVO, CA. 92567

ASMT: 426105010, APN: 426105010
LISA GOMEZ
19766 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426105023, APN: 426105023
GABRIEL ESTRELLA
19791 CITRUS ST
NUEVO, CA. 92567

ASMT: 426105013, APN: 426105013
AMPARO GARCIA
21950 NORTH DR
NUEVO CA 92567

ASMT: 426105024, APN: 426105024
ROSAURA REYES, ETAL
4214 BELL AVE
BELL GARDENS CA 90201

ASMT: 426105014, APN: 426105014
ESTHER GOMEZ, ETAL
19780 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426105025, APN: 426105025
LINDSI BRADBURY, ETAL
19743 CITRUS ST
NUEVO, CA. 92567

ASMT: 426105015, APN: 426105015
ALICIA RYE, ETAL
19794 HANSEN AVE
LAKEVIEW CA 92567

ASMT: 426105026, APN: 426105026
NICOLE ORMONDE, ETAL
4943 ROUNDUP RD
NORCO CA 92860

ASMT: 426105018, APN: 426105018
FRANCISCA MENDOZA, ETAL
19731 CITRUS ST
NUEVO CA 92567

ASMT: 426106007, APN: 426106007
MARY LOPEZ, ETAL
P O BOX 85
LAKEVIEW CA 92567

ASMT: 426105020, APN: 426105020
MAGDALENA VILLALOBOS
22872 LITTLE RANCH CT
NUEVO CA 92567

ASMT: 426106010, APN: 426106010
ESPERANZA SERNA, ETAL
23321 GONDOR DR
LAKE FOREST CA 92630



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ASMT: 426106011, APN: 426106011
KRISTEN MARTINEZ, ETAL
29788 CITRUS ST
LAKEVIEW CA 92567

ASMT: 426112010, APN: 426112010
DENISE HERRIFORD, ETAL
P O BOX 1420
LAKEVIEW CA 92567

ASMT: 426106012, APN: 426106012
STELLA SERNA, ETAL
19767 ORANGE ST
NUEVO, CA. 92567

ASMT: 426121001, APN: 426121001
LAKEVIEW BAPTIST CHURCH
31197 E LAKEVIEW AVE
NUEVO, CA. 92567

ASMT: 426106018, APN: 426106018
GUADALUPE LOPEZ, ETAL
PO BOX 284
NUEVO CA 92567

ASMT: 426122002, APN: 426122002
MARIA PELAYO, ETAL
31285 E LAKEVIEW AVE
LAKEVIEW, CA. 92550

ASMT: 426106019, APN: 426106019
MARIA LOYD, ETAL
31254 ELECTRIC AVE
NUEVO CA 92567

ASMT: 426122007, APN: 426122007
MARIA BORJA, ETAL
19856 HANSEN ST
LAKEVIEW, CA. 92550

ASMT: 426106020, APN: 426106020
KRISTEN MARTINEZ, ETAL
19788 CITRUS ST
LAKEVIEW CA 92567

ASMT: 426122009, APN: 426122009
AMADOR FERNANDEZ
19815 ORANGE ST
NUEVO, CA. 92567

ASMT: 426106021, APN: 426106021
FRANKLIN SERNA
41556 WHITTIER AVE
HEMET CA 92544

ASMT: 426122010, APN: 426122010
RODOLFO BECERRA
19825 ORANGE ST
NUEVO, CA. 92567

ASMT: 426112007, APN: 426112007
KENNETH ARMSTRONG
P O BOX 1015
NUEVO CA 92567

ASMT: 426122011, APN: 426122011
OLGA GUTIERREZ, ETAL
P O BOX 1069
NUEVO CA 92567



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ASMT: 426122012, APN: 426122012
SAUL MENDEZ
19845 ORANGE ST
NUEVO, CA. 92567

ASMT: 426160037, APN: 426160037
WANDA ARMSTRONG
19950 6TH ST
NUEVO, CA. 92567

ASMT: 426140044, APN: 426140044
CHRISTINE OLIVAS, ETAL
P O BOX 382
NUEVO CA 92567

ASMT: 426160045, APN: 426160045
KAYLYNN TANGUAY, ETAL
19998 TAKAJIMA RD
NUEVO, CA. 92567

ASMT: 426140045, APN: 426140045
MARY JOHNSON
19856 ORANGE ST
NUEVO CA 92567

ASMT: 426160046, APN: 426160046
JULIA MARUYAMA
P O BOX 529
NUEVO CA 92567

ASMT: 426150005, APN: 426150005
MARY JOHNSON
19865 ORANGE ST
NUEVO CA 92567

ASMT: 426160050, APN: 426160050
NUEVO MUTUAL WATER COMPANY
30427 11TH ST
NUEVO CA 92567

ASMT: 426150006, APN: 426150006
MOLLY OCHOA, ETAL
19710 ORANGE ST
LAKEVIEW, CA. 92550

ASMT: 426160052, APN: 426160052
BIRGIT MCKEE, ETAL
31935 LAKEVIEW AVE
NUEVO, CA. 92567

ASMT: 426150007, APN: 426150007
DIANA DURAN, ETAL
31400 LAKEVIEW AVE
NUEVO, CA. 92567

ASMT: 426160056, APN: 426160056
MARTIN OCHOA
31945 LAKEVIEW AVE E
NUEVO, CA. 92567

ASMT: 426160018, APN: 426160018
CHI JU, ETAL
9801 OCEAN CREST DR
HUNTINGTON BEACH CA 92646

ASMT: 426160057, APN: 426160057
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054



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ASMT: 426200014, APN: 426200014
LORI FOLEY, ETAL
P O BOX 99
EMERADO ND 58228

ASMT: 426200060, APN: 426200060
LESLIE VELASQUEZ, ETAL
20473 MIKE LN
NUEVO, CA. 92567

ASMT: 426200015, APN: 426200015
MARGARET RYAN, ETAL
5488 WINDMILL LANE
FREELAND WA 98249 98249

ASMT: 426200061, APN: 426200061
LORENZA MORELOS
20495 MIKE LN
NUEVO, CA. 92567

ASMT: 426200017, APN: 426200017
NUEVO DEV CO
C/O LEWIS OPERATING CORP
1156 N MOUNTAIN AVE
UPLAND CA 91786

ASMT: 426200062, APN: 426200062
STEPHENIE DAVIS, ETAL
20525 MIKE LN
NUEVO, CA. 92567

ASMT: 426200056, APN: 426200056
PEARL SEVILLA
30755 MIKE LN
LAKEVIEW CA 92567

ASMT: 426200063, APN: 426200063
KATHY WELLS
20555 MIKE LN
NUEVO, CA. 92567

ASMT: 426200057, APN: 426200057
JOSE SEVILLA
20305 MIKE LN
NUEVO CA 92567

ASMT: 426210015, APN: 426210015
XOCHITL RAMOS, ETAL
31265 WOLFSKILL AVE
LAKEVIEW, CA. 92550

ASMT: 426200058, APN: 426200058
PATRICIA RICKARD, ETAL
20425 MIKE LN
NUEVO, CA. 92567

ASMT: 426210024, APN: 426210024
BOBBY WESTBROOK
29715 MERRELL AVE
NUEVO CA 92567

ASMT: 426200059, APN: 426200059
ALEX PEREZ
3933 PIERCE ST APT 585
RIVERSIDE CA 92505

ASMT: 426210037, APN: 426210037
RUTHANN DOUGLAS
20651 6TH ST
NUEVO CA 92567



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ASMT: 426210038, APN: 426210038
TAMMY DYCK, ETAL
20635 6TH ST
NUEVO, CA. 92567

ASMT: 426210062, APN: 426210062
DANIEL HOGAN
20715 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426210039, APN: 426210039
ADELA GONZALEZ, ETAL
20611 6TH ST
NUEVO, CA. 92567

ASMT: 426210063, APN: 426210063
ROSA MARTINEZ, ETAL
20741 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426210040, APN: 426210040
MARGARET JACKSON, ETAL
31141 WOLFSKILL AVE
LAKEVIEW CA 92567

ASMT: 426210069, APN: 426210069
ELISA LOPEZ, ETAL
P O BOX 1136
NUEVO CA 92567

ASMT: 426210041, APN: 426210041
LAURALEE QUINN, ETAL
894 CARMEN CT
LA VERNE CA 91750

ASMT: 426210070, APN: 426210070
DIANE SHOTT, ETAL
31260 MEADOW BLOSSOM DR
NUEVO, CA. 92567

ASMT: 426210044, APN: 426210044
MERIS MRAD, ETAL
20686 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426210071, APN: 426210071
JESSE ESQUIVEL, ETAL
31270 MEADOW BLOSSOM DR
NUEVO, CA. 92567

ASMT: 426210050, APN: 426210050
FIDENCIO DELEON
2055 PINE AVE
LONG BEACH CA 90806

ASMT: 426340004, APN: 426340004
RYAN PAINTER
P O BOX 658
NUEVO CA 92567

ASMT: 426210061, APN: 426210061
STORME SILVERCLOUD
20685 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426340005, APN: 426340005
PEDRO DELUCAS
31559 WOLFSKILL AVE
NUEVO, CA. 92567



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ASMT: 426340006, APN: 426340006
BERENICE TORRES
1601 W 17TH ST APT F2 140
SANTA ANA CA 92706

ASMT: 426340066, APN: 426340066
EDWARD ALLMOND
31415 WOLFSKILL AVE
NUEVO CA 92567

ASMT: 426340014, APN: 426340014
JOSEFINA RODRIGUEZ, ETAL
31721 WOLFSKILL AVE
NUEVO, CA. 92567

ASMT: 426340067, APN: 426340067
JUAN CORTEZ, ETAL
341 CAMINO DE LA LUNA
PERRIS CA 92571

ASMT: 426340015, APN: 426340015
BASILIO ARAMBILLET, ETAL
P O BOX 249
NUEVO CA 92567

ASMT: 426340068, APN: 426340068
MARIA AGUILAR, ETAL
31560 MEADOW BLOSSOM RD
NUEVO, CA. 92567

ASMT: 426340032, APN: 426340032
ROSE PENA, ETAL
1053 E WHILEAWAY RD
PARK CITY UT 84098

ASMT: 426340069, APN: 426340069
INTERNATIONAL ARMOR CORP
1315 CALLE AVANZADO
SAN CLEMENTE CA 92673

ASMT: 426340033, APN: 426340033
CHRISTINE LOVE, ETAL
31639 WOLFSKILL AVE
NUEVO, CA. 92567

ASMT: 426340070, APN: 426340070
CHARLES COUGHLIN
P O BOX 5022
RIVERSIDE CA 92517

ASMT: 426340036, APN: 426340036
MARIA GONZALEZ, ETAL
31659 WOLFSKILL AVE
NUEVO, CA. 92567

ASMT: 426340071, APN: 426340071
ANGELA JAVIER
31609 WOLFSKILL AVE
NUEVO, CA. 92567

ASMT: 426340037, APN: 426340037
ROY LETCHWORTH
P O BOX 691
NUEVO CA 92567

ASMT: 426340073, APN: 426340073
BONNIE TUCKER, ETAL
15419 2600 RD
CEDAREGE CO 81413



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ASMT: 426340074, APN: 426340074
MARISSA MCGINTY, ETAL
PO BOX 1090
NUEVO CA 92567

ASMT: 426350034, APN: 426350034
FELIPA HURTADO, ETAL
P O BOX 644
NUEVO CA 92567

ASMT: 426340075, APN: 426340075
ARLEEN HERTIG, ETAL
P O BOX 103
NUEVO CA 92567

ASMT: 426350035, APN: 426350035
HERMAN FARMER, ETAL
20680 BLUEBONNET RD
NUEVO, CA. 92567

ASMT: 426340076, APN: 426340076
KAY FECKO, ETAL
PO BOX 305
NUEVO CA 92567

ASMT: 426350036, APN: 426350036
TONI MORELOCK, ETAL
32220 MEADOW BLOSSOM RD
NUEVO, CA. 92567

ASMT: 426340077, APN: 426340077
MARY HANSON, ETAL
31740 MEADOW BLOSSOM RD
NUEVO CA 92567

ASMT: 426350044, APN: 426350044
BARBARA HAVENS, ETAL
2139 ARCHDALE
RIVERSIDE CA 92506

ASMT: 426340078, APN: 426340078
KAY MCGINTY, ETAL
P O BOX 1090
NUEVO CA 92567

ASMT: 426350047, APN: 426350047
AVRIL WOOD, ETAL
5520 SMOKEY MOUNTAIN WAY
YORBA LINDA CA 92887

ASMT: 426350002, APN: 426350002
HOLLY HAYNES, ETAL
31810 MEADOW BLOSSOM RD
NUEVO, CA. 92567

ASMT: 426350048, APN: 426350048
CARI MAYFIELD, ETAL
20690 HAVENHURST DR
NUEVO, CA. 92567

ASMT: 426350011, APN: 426350011
PATRICIA RICKARD, ETAL
32205 MEADOW BLOSSOM RD
NUEVO, CA. 92567

ASMT: 426350049, APN: 426350049
HOLLY DIMES, ETAL
36188 BLUE HILL
BEAUMONT CA 92223



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ASMT: 426350050, APN: 426350050
ANITA RODRIGUEZ, ETAL
20610 HAVENHURST DR
NUEVO, CA. 92567

ASMT: 426380004, APN: 426380004
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MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



19-1

10:30 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding Public Hearing on the Villages of Lakeview Project including General Plan Amendment Nos. 720 and 721, Specific Plan No. 342, Change of Zone No. 7055, Development Agreement No. 73 and Environmental Impact Report No. 471 - Intent to Certify an Environmental Impact Report – Applicant: Nuevo Development Corp. – Representative: Albert A. Webb Associates – **Fifth Supervisorial District** – Hemet-San Jacinto Zoning District – Lakeview Zoning District – Lakeview/Nuevo Area Plan – Specific Plan No. 342, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential dwelling units and up to 70.5 acres of commercial uses to be constructed within eight (8) Specific Plan Villages on a total of 2,883 acres. General Plan Amendment No. 720 includes a General Plan Technical Amendment, Entitlement/Policy Amendment, a Foundation Component Amendment – Extraordinary, and an Agriculture Foundation Component to modify the land use designations of the project area to match those proposed in the Specific Plan land use plan. General Plan Amendment No. 721 proposes modifications to the Circulation Element of the General Plan. The Change of Zone proposes to change the existing zoning on the site to Specific Plan and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. The associated Development Agreement No. 73 proposes an agreement between the County of Riverside and the developer of the Specific Plan for development of the Villages of Lakeview. The Development Agreement has a term of 30 years and will grant the developer vesting rights to develop the project in accordance with the terms of the agreement. EIR No. 471 studies the impacts of the project, the Chairman called the matter for hearing.

Larry Ross, Planning Department Staff, presented the matter.

The following people spoke in opposition on the matter:

Sonya Alemdar	Patricia M. Stabler	Daniel Paul Burruel
Richard Becker	Zuchary Petite	George Hague
Abel Cortinas	James Honeyfield	Tom Paulek
Jeffrey Volberg	Ileene Anderson	Sue Nash
Josh Bourgeois	Lizzy CreekBarry Sheinbaum	Steven Rapata
Mary Manka	John McKeever	Johnathan Mach
Glenn Ohno	Gary S. Meredith	Margaret Strachan

The following people spoke neutral on the matter:
Scott Sewell

The following people spoke in support on the matter:

Randal Lewis	Dave Shepardson	Melinda Fuentes
John Snell	Martin Cortez	Raini Lauda
Mayor Scott Miller	Gary Liaou	Bob Feenstra
Bruce Dennis	Eileen Chen	Doug Jorritsma
Leonel Cortez	Joseph Morin	Phil Haire
Manuel Perez	Randy Terrell	

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



19.1

Page 2

On motion of Supervisor Ashley, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the public hearing is closed and the above matter is continued to Tuesday, December 5, 2017 at 1:30 p.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Tavaglione, Perez and Ashley
Nays: None
Absent: Washington

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on November 14, 2017 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: November 14, 2017
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *Carol Boyd* Deputy

AGENDA NO.
19-1

xc: Planning, COB

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



ITEM
19.1
(ID # 5712)

MEETING DATE:

Tuesday, November 14, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on the Villages of Lakeview Project including General Plan Amendment Nos. 720 and 721, Specific Plan No. 342, Change of Zone No. 7055, Development Agreement No. 73 and Environmental Impact Report No. 471 - Intent to Certify an Environmental Impact Report – Applicant: Nuevo Development Corp. – Representative: Albert A. Webb Associates – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – Lakeview Zoning District – Lakeview/Nuevo Area Plan – Specific Plan No. 342, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential dwelling units and up to 70.5 acres of commercial uses to be constructed within eight (8) Specific Plan Villages on a total of 2,883 acres. General Plan Amendment No. 720 includes a General Plan Technical Amendment, Entitlement/Policy Amendment, a Foundation Component Amendment – Extraordinary, and an Agriculture Foundation Component to modify the land use designations of the project area to match those proposed in the Specific Plan land use plan. General Plan Amendment No. 721 proposes modifications to the Circulation Element of the General Plan. The Change of Zone proposes to change the existing zoning on the site to Specific Plan and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. The associated Development Agreement No. 73 proposes an agreement between the County of Riverside and the developer of the Specific Plan for development of the Villages of Lakeview. The Development Agreement has a term of 30 years and will grant the developer vesting rights to develop the project in accordance with the terms of the agreement. EIR No. 471 studies the impacts of the project. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

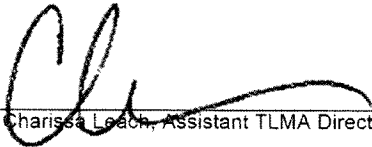
1. **DENY SPECIFIC PLAN NO. 342** as proposed by the applicant, based on the findings incorporated in the attached staff report; and,
2. **TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 471**, based on the findings and conclusions incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,
3. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 720**, consistent with Alternative 7, amending the General Plan Land Use designation for the subject property as reflected in the Specific Plan Land Use Plan, and amending Figure 3 of the Lakeview Nuevo Area Plan and other related tables and figures, based upon the findings and conclusions

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and.

4. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 721**, consistent with Alternative 7, amending the General Plan Circulation Element Figures 7 and 8 and other related tables and figures as shown on Exhibits B.2.6B and B.8.18B of the Specific Plan, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,
5. **TENTATIVELY APPROVE ALTERNATIVE 7 AS SPECIFIC PLAN NO. 342**, subject to the attached conditions of approval and based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,
6. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7055**, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,
7. **TENTATIVELY APPROVE DEVELOPMENT AGREEMENT NO. 73**, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Development Agreement Ordinance by the Board of Supervisors.

ACTION: Policy



Charissa Leach, Assistant TLMA Director

11/2/2017

MINUTES OF THE BOARD OF SUPERVISORS

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STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Environmental Analysis

The Villages of Lakeview project was originally approved and the Final EIR certified on March 23, 2010, by the Board of Supervisors. The approval and EIR were subsequently challenged in a case called Friends of the Northern San Jacinto Valley v. County of Riverside (RIC10007572). On May 16, 2012, the Court issued a decision upholding the EIR on many grounds, but finding six areas in which the EIR was deficient. As part of the Court's order, the County was required to set aside the project approvals including certification of the EIR, and remedy the parts of the EIR that were held deficient. Nothing in the order required a "new" EIR.

In accordance with the Court's decision and order, an updated Specific Plan No. 342 and a revised Draft EIR (EIR No. 417) that addresses the six deficiencies identified in the decision, along with other updates to the EIR, were prepared and circulated for public review on September 30, 2016. The revised Draft EIR was sent to the State Clearinghouse on September 30, 2016. The 45-day public review period for the revised Draft EIR was open until November 14, 2016, in accordance with the California Environmental Quality Act (CEQA).

Draft EIR No. 471 determined that Specific Plan No. 342, and its associated components, with mitigation would result in significant and unavoidable impacts to Aesthetics, Agricultural and Forestry Resources, Air Quality, Cultural Resources, Noise, Population/Housing, Transportation/Traffic, Utilities, and Greenhouse Gas Emissions.

Twenty (20) comments were received during the 45-day public review period and eight (8) comments were received following the close of the public review period. These comments were reviewed and detailed responses to each comment were prepared and included in the Final EIR which was posted on August 7, 2017, and with mailed notices to commenters sent on August 7, 2017.

Specific Plan Alternative 7

Within EIR No 471, Alternative 7 is included as an alternate land use plan that would reduce impacts primarily to traffic with less units and therefore less anticipated trips, as well as associated reductions in impacts to air quality, noise, and greenhouse gas emissions. In consideration of the analysis in the Draft EIR No. 471 that fully addresses Alternative 7 and the

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comments received on the Draft EIR No. 471 and in consultation with the applicant, County staff is recommending the approval of Alternative 7 in place of the applicant proposed Specific Plan No. 342. Based on EIR No. 471, Alternative 7 is environmentally superior to the project proposed by the applicant. A full version of the Alternative 7 Specific Plan and conditions of approval are included in the staff report for consideration by the Board of Supervisors.

The greatest difference between the applicant proposed Specific Plan No. 342 and Alternative 7 is Alternative 7 reduces the maximum total number of dwelling units from 11,350 to 8,725 for a total reduction of 2,625 dwelling units. This reduction in dwelling units also reduces the overall intensity and impacts of Specific Plan No. 342. Additionally, under Alternative 7, development on the north side of Ramona Expressway shifts from primarily residential with some park and open space to commercial with agriculture and open space areas. This shift in land use incorporates more non-residential uses and will generally reduce the intensity of development within this northern area. This provides for an enhanced transition from Ramona Expressway to the wildlife area as it transitions from areas within the Specific Plan designated as Commercial Office first, then Agriculture, and then areas outside of the Specific Plan designated as Open Space: Conservation Habitat (OS:CH) by the General Plan.

Alternative 7 would also generally result in reduced intensity and reduced impacts since it would decrease the amount of residential trips generated and would increase the potential for residents to be served by services closer which would reduce the amount of vehicle miles traveled. Alternative 7 also adds approximately 146 acres to the western side of Specific Plan No. 342 and removes approximately 49 acres along the eastern side of Specific Plan No. 342 for an overall increase in 97 acres. The areas added consist generally of Planning Areas 1, 2, and 3 (High Density Residential); 16 (Mixed Use); and 29 and 30 (Open Space Recreation) all on the western portion of the Specific Plan; and a portion of Planning Area 50E (Open Space Conservation Habitat) on the south side of the Specific Plan. The area removed consisted of the previously proposed Planning Area 77 which included (High Density Residential). The applicant's proposed project would increase the length of the undercrossing that is part of the Riverside County Transportation Commission's Mid-County Parkway (MCP) project, in order to accommodate JJ Street and to facilitate wildlife movement along PCL-20. In contrast, Alternative 7 does not include JJ Street; therefore, eliminates the need to extend the MCP undercrossing. As such, Alternative 7 reduces impacts to wildlife movement at the undercrossing compared to the proposed project, by limiting the distance for wildlife to cross under the roadway.

Development Agreement No. 73

The Development Agreement has a term of 30 years. Within that time period the agreed upon provisions would apply to development of the Villages of Lakeview. Provisions include vesting rights to develop the Specific Plan in accordance with the terms of the agreement. In exchange, the County would receive certain public benefits, which go beyond the basic requirements of the County or mitigation measures as included within the Environmental Impact Report. These public benefits include the following:

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- meeting a 5 acres of parkland per 1,000 residents for the project;
- funding expansion of library facilities;
- providing community room space for access by the County;
- implementing a Smart Shuttle program to connect to the Metrolink Perris Valley Line;
- equipping existing fire station and setting aside land and equipping a new fire station;
- providing right-of-way for the Mid-County Parkway;
- payment of fees to go towards transportation facilities within the County of Riverside and other cities;
- provision of infrastructure for broadband capability;
- preservation of agricultural space;
- provision of affordable housing; and
- contribution of additional funding to be utilized by the County.

Village Refinement Plan

Currently, Specific Plan No. 342 establishes a general framework for the type and intensity of development and the general backbone circulation infrastructure in a given Village or Planning Area. To allow flexibility given the longer timeframe for development to accommodate for changes in market demands, Specific Plan No. 342 does not dictate specific design guidelines at a smaller level related to circulation, walls/fencing, entry monuments, building architecture, park design/features and other similar elements. Implementing projects within a Specific Plan Village will be required to submit a Village Refinement Plan which would provide more details on the appropriate design guidelines to apply to a particular Village designated within the Specific Plan. The Village Refinement Plan would be processed, at a minimum, through a Specific Plan Substantial Conformance Application, which would be considered concurrently with the implementing Development Application (i.e. Tentative Tract Map, Plot Plan, Conditional Use Permit, etc.).

Trail Description

As it relates to the description for General Plan Amendment No. 721, based on revisions to the trails plan for the Specific Plan pursuant to requests by the California Department of Fish & Wildlife, the description should be amended as shown below from the description included in the Planning Commission Staff Report with new text shown in underline and bold and deleted text shown in ~~strikeout~~ and bold.

GENERAL PLAN AMENDMENT NO. 721 as proposed by the applicant, proposes modifications to the Circulation Element of the General Plan. The project will include upgrading and downgrading numerous existing and proposed roadway classifications and trails shown on the current circulation element plan for the Lakeview/Nuevo Area Plan to match the circulation plan as proposed by the Specific Plan. In particular the changes are as listed below:

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STATE OF CALIFORNIA**

1. Elimination of 9th Street/Yucca Avenue as a through street from the project boundary easterly;
2. Rerouting 10th Street/Wolfskill Avenue as a Secondary roadway east of Hansen Avenue;
3. Elimination of Bridge Street, 3rd Street, 5th Street, and 6th Street within the Specific Plan boundaries, and will not have direct access to Ramona Expressway, as access to Ramona Expressway will be shifted to Town Center and Park Center Boulevards;
4. Additional detailed modifications to standard County roadway cross sections for roads within the Specific Plan;
5. Modify the current trail alignments within the Specific Plan area and propose a 10-12 foot Multi-Purpose Community Trail (**restricted use**) that would **border the northern boundary of the commercial office planning areas and form a loop allow for horses** along the north side of the project. **Potential future connections to County-proposed trails east and west of the project site may occur with additional consultation and agreement between the County and off-site property owners and connect to the Combination trail along the San Jacinto River and to Ramona Expressway**
6. Implement a portion of a Community Trail (~~restricted use~~) above the portion of the California Aqueduct that extends east to west through the Specific Plan area. The area for the trail above the aqueduct is owned and operated by the Metropolitan Water District and any use of the easement area above the aqueduct for trails would be subordinate to the MWD water conveyance use.
7. A policy amendment to General Plan Circulation Element Policy C 2.1 to expressly confirm the County's authority to accept Level of Service (LOS) D in certain Area Plans. In addition, the Board of Supervisors may, on occasion, approve a project that fails to meet the General Plan LOS targets in order to balance congestion management considerations in relation to benefits, environmental impacts and costs, provided an Environmental Impact Report, or equivalent, has been completed to fully evaluate the impacts of such approval. This is the same language that exists in the General Plan as currently adopted and amended as part of the County's 2015 General Plan. However, the County's approval of GPA No. 960 is currently being challenged. Since the outcome of the litigation related to GPA No. 960 is unknown, General Plan Amendment No. 721 restates this policy language so it will be part of the County's General Plan regardless of the litigation outcome. With the inclusion of Policy C 2.1, Specific Plan No. 342 is consistent with the General Plan's Circulation Element.

Mitigation Measure/Condition of Approval Refinement

Prior to the Planning Commission hearing on October 18, 2017, the California Department of Fish & Wildlife requested further modifications to certain Mitigation Measures and Conditions of Approval for the project related to certain provisions to minimize potential impacts to the San Jacinto Wildlife Area and other conserved areas. At this time, staff is continuing discussions with the California Department of Fish & Wildlife, including the wording of these Mitigation Measures and Conditions of Approval. At this time, condition of approval 30.PLANNING.164 has been added to implement updated Mitigation Measure BIO 9, which is included in the

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conditions of approval attached. Any other updates will be provided prior to or at the Board of Supervisors public hearing on November 14, 2017.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Staff Report
- C. Specific Plan No. 342 Applicant Proposed
- D. Specific Plan No. 342 Alternative 7
- E. Change of Zone No. 7055 Map and Specific Plan Zoning Ordinance
- F. Draft Environmental Impact Report
- G. Final Environmental Impact Report
- H. Development Agreement
- I. Public Comments and Responses
- J. Indemnification Agreement


Melissa Noone, Associate Management Analyst 11/6/2017



OFFICE OF THE
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 1, 2017

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

TEL: (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: GPA 720 & 721 SP 342 CZ 7055 EIR

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Saturday, November 4, 2017.**

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

Agenda
11/14/17 *1911*

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Wednesday, November 1, 2017 8:07 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 720 & 721 SP 342 CZ 7055

Received for publication on 11/4. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: 951-368-9222 / Fax: 951-368-9018 / E-mail: 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 Wed, Nov 1, 2017 at 7:58 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning (again!). Notice of public hearing, for publication on Saturday, Nov. 4, 2017. Please confirm.
THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the

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 1, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 720 and 721; SP 342; CZ 7055; DA 73 and EIR 471

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: November 14, 2017 @ 10:30 AM

SIGNATURE: *Cecilia Gil* DATE: November 1, 2017
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, November 1, 2017 4:28 PM
To: Gil, Cecilia
Subject: RE: FOR POSTING: GPA 720 & 721 SP 342 CZ 7055 EIR

Sorry,
I've been having difficulty with my e-mails today.

I did receive and was posted today

Mary Ann

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Wednesday, November 01, 2017 4:12 PM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenname@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FW: FOR POSTING: GPA 720 & 721 SP 342 CZ 7055 EIR

Good afternoon!

Just wondering if you have received this Notice for Posting? I still have not received confirmation that you have received it. Thank you!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Mail Stop# 1010



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

From: Gil, Cecilia
Sent: Wednesday, November 1, 2017 7:59 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenname@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: GPA 720 & 721 SP 342 CZ 7055 EIR

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENTS, A SPECIFIC PLAN, CHANGE OF ZONE AND DEVELOPMENT AGREEMENT IN THE FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 14, 2017 at 1:30 P.M.** or as soon as possible thereafter, to consider an application submitted by Nuevo Development Corp – Albert A. Webb Associates, on **Specific Plan No. 342**, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential dwelling units and up to 70.5 acres of commercial uses to be constructed within eight (8) Specific Plan Villages on a total of 2,883 acres; **General Plan Amendment No. 720**, which includes a General Plan Technical Amendment, Entitlement/Policy Amendment, a Foundation Component Amendment – Extraordinary, and an Agriculture Foundation Component to modify the land use designations of the project area to match those proposed in the Specific Plan land use plan; **General Plan Amendment No. 721**, which proposes modifications to the Circulation Element of the General Plan;; **Change of Zone No. 7055**, which proposes to change the zoning to Specific Plan and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas, or such other zones as the Board may find appropriate; and, **Development Agreement No. 73**, which proposes an agreement between the County of Riverside and the developer of the Specific Plan for development of the Villages of Lakeview (“the project”). The project is located on either side of Ramona Expressway, generally east of Martin Street, west of Princess Ann Road, south of Marvin Road, and generally north of Brown Avenue, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors deny Specific Plan No. 342 as proposed by the applicant, approve Alternative 7 as Specific Plan No. 342 and approve the other components of the project, and recommended certification of **Environmental Impact Report No. 471**.

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 RUSSEL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL Rbrady@rivco.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, at least 72 hours prior to the 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 1, 2017 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF MAILING

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

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 1, 2017, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 720 and 721; SP 342; CZ 7055; DA 73 and EIR 471

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: November 14, 2017 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: November 1, 2017
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/28/2017,

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

APN (s) or case numbers C207055/GR000721/SP00342 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

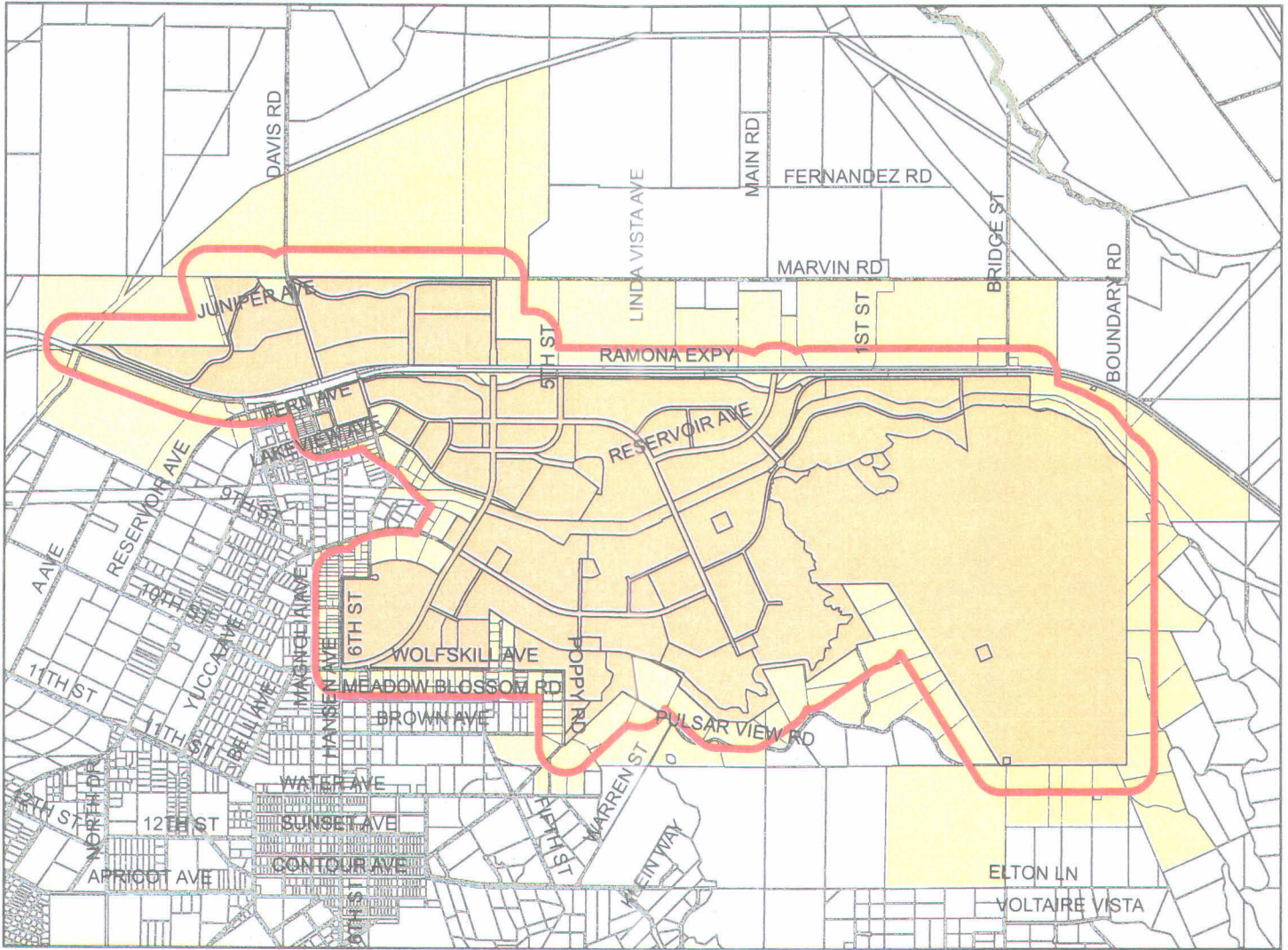
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

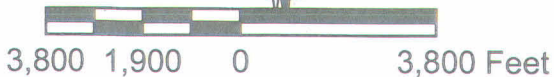
CZ07055 GPA00720 SP00342 DA00073 (600 feet buffer)



Selected Parcels

426-096-001	426-350-037	426-350-052	426-350-053	426-400-005	425-150-010	426-082-003	426-106-010	426-200-059	426-410-009
426-122-009	426-105-013	426-095-001	426-380-001	426-380-021	426-340-071	426-105-026	426-096-008	426-160-052	426-210-038
426-410-022	426-340-067	426-210-044	426-060-002	426-092-007	426-092-008	426-106-019	426-340-006	426-060-020	426-072-001
425-240-014	425-240-019	425-240-021	425-250-001	425-250-002	425-250-005	425-250-006	425-250-011	425-250-016	425-250-019
425-260-007	425-260-008	425-260-011	425-260-013	425-260-015	425-260-017	425-260-018	426-210-024	426-380-007	426-410-004
426-410-021	426-340-070	426-122-007	426-105-025	425-190-018	426-030-022	426-410-006	426-400-019	426-095-003	426-104-002
426-380-006	426-083-011	426-075-011	426-073-009	426-074-005	426-210-062	426-210-063	426-075-009	426-380-024	426-380-014
426-104-014	426-210-015	426-410-005	426-410-028	426-340-077	426-340-033	426-073-002	426-093-014	425-170-028	425-230-022
425-240-018	427-200-053	426-340-001	426-340-066	426-210-070	427-200-015	426-096-012	426-096-014	426-096-013	425-100-005
426-105-008	426-400-010	426-350-034	426-104-012	426-340-032	426-210-050	426-093-007	426-340-068	426-083-009	426-106-011
426-106-020	426-106-021	426-350-041	426-350-042	426-350-043	426-350-044	426-075-010	426-105-023	426-112-010	426-340-072
426-340-073	425-110-014	425-110-015	426-060-003	426-060-004	426-060-022	426-096-010	426-380-023	426-410-015	427-180-003

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.



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C/O DEPT OF FISH & GAME
330 GOLDEN SHORE STE 50
LONG BEACH CA 90802

ASMT: 425190006, APN: 425190006
SITL INV
P O BOX 566
RIVERSIDE CA 92502

ASMT: 425100019, APN: 425100019
ERIC BOERSMA, ETAL
PO BOX 310
WINCHESTER CA 92596

ASMT: 425190007, APN: 425190007
SSR INV CO
1930 ALPHA AVE
SOUTH PASADENA CA 91030

ASMT: 425110009, APN: 425110009
PASTIME LAKES INV CO
34450 RAMONA EXPY
LAKEVIEW CA 92567

ASMT: 425190018, APN: 425190018
SUSAN HUTTON, ETAL
32655 CADEN CT
WINCHESTER CA 92596

ASMT: 425130011, APN: 425130011
WILMA OFFINGA
P O BOX 1310
LAKEVIEW CA 92567

ASMT: 425210012, APN: 425210012
SOUTHERN CALIFORNIA EDISON CO
C/O C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 425130014, APN: 425130014
LAKEVIEW RANCH HOLDINGS
445 SOUTH D ST
PERRIS CA 92570

ASMT: 425260001, APN: 425260001
RITA ONEILL, ETAL
C/O JMO INC
26611 SOTELO
MISSION VIEJO CA 92692

ASMT: 425150009, APN: 425150009
ESSIE BOOTSMA, ETAL
32190 RAMONA EXY
LAKEVIEW CA 92567

ASMT: 425260018, APN: 425260018
BLACKSTONE INV PROP IV
P O BOX 5846
PORTLAND OR 97228

ASMT: 425150010, APN: 425150010
GRACIE GOYENETCHE, ETAL
6041 BRANDT RD
BUTTONWILLOW CA 93206

ASMT: 426020004, APN: 426020004
STATE OF CALIF
C/O DEPT FISH & GAME
1416 NINTH ST RM 1206-22
SACRAMENTO CA 95814

SP342 etc
1

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ASMT: 426020005, APN: 426020005
ANN SWEENEY, ETAL
11687 ALLWOOD DR
RIVERSIDE CA 92503

ASMT: 426072001, APN: 426072001
B HAMMERSCHMIDT, ETAL
207 EMERALD AVE
NEWPORT BEACH CA 92662

ASMT: 426020006, APN: 426020006
SIX STONERIDGE LP
C/O R ALBERT BECK
720 VIA ZAPATA
RIVERSIDE CA 92507

ASMT: 426073002, APN: 426073002
DT 14 INC
19560 LAKEVIEW AVE
NUEVO, CA. 92567

ASMT: 426020012, APN: 426020012
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 426073008, APN: 426073008
VALLEY INLAND INV
26400 LA ALAMEDA STE 207
MISSION VIEJO CA 92691

ASMT: 426020015, APN: 426020015
RIVERSIDE COUNTY TRANSPORTATION COMM
C/O MIN SAYSAY
P O BOX 12008
RIVERSIDE CA 92502

ASMT: 426074002, APN: 426074002
MARGARET WALKER
C/O WALKER LIVING TR
P O BOX 202
LAKEVIEW CA 92567

ASMT: 426030022, APN: 426030022
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 426074003, APN: 426074003
SANDRA OLSEN, ETAL
7641 E CORTO RD
ANAHEIM CA 92808

ASMT: 426060001, APN: 426060001
RIVERSIDE COUNTY TRANSPORTATION COMM
C/O RIGHT OF WAY DEPT
4080 LEMON ST 3RD FL
RIVERSIDE CA 92502

ASMT: 426074004, APN: 426074004
KIMBERLY BOSS, ETAL
19589 MAGNOLIA AVE
NUEVO, CA. 92567

ASMT: 426060022, APN: 426060022
GARY HARADA, ETAL
P O BOX 6317
NORCO CA 92860

ASMT: 426074005, APN: 426074005
ANNA HICKS, ETAL
P O BOX 567
2190 DEL MAR RD
NORCO CA 92860

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ASMT: 426074006, APN: 426074006
HUMBERTO VELAZCO
834 WINDSONG LN
SAN JACINTO CA 92580

ASMT: 426075015, APN: 426075015
NATALIA CEDILLO, ETAL
19605 DATE ST
NUEVO, CA. 92567

ASMT: 426074007, APN: 426074007
KARINA BARRAZA
19627 MAGNOLIA AVE
NUEVO, CA. 92567

ASMT: 426082003, APN: 426082003
ALBERT PADIAS
3503 KNOXVILLE AVE
LONG BEACH CA 90808

ASMT: 426075009, APN: 426075009
INEZ MCCALL, ETAL
19560 MAGNOLIA AVE
NUEVO, CA. 92567

ASMT: 426083007, APN: 426083007
HY LINE INDIAN RIVER CO
C/O HY LINE INTERNATIONAL
1755 WEST LAKES PKWY
WEST DES MOINES IA 50266

ASMT: 426075010, APN: 426075010
MARY MILLER, ETAL
PO BOX 847
NUEVO CA 92567

ASMT: 426083009, APN: 426083009
FRANK LAUDA
C/O SANDRA PAGLIUSO
14550 MARTIN PL
RIVERSIDE CA 92503

ASMT: 426075011, APN: 426075011
LUPE BURKE, ETAL
19604 MAGNOLIA ST
NUEVO, CA. 92567

ASMT: 426083010, APN: 426083010
MARTINEZ CARLA MARIE TRUST, ETAL
P O BOX 605
NUEVO CA 92567

ASMT: 426075012, APN: 426075012
MARIA QUINONEZ, ETAL
19628 MAGNOLIA ST
NUEVO, CA. 92567

ASMT: 426083011, APN: 426083011
CYNTHIA GARCIA
11914 PEARL ST
LOS ANGELES CA 90064

ASMT: 426075014, APN: 426075014
ALMA VILLALOBOS, ETAL
P O BOX 408
NUEVO CA 92567

ASMT: 426083012, APN: 426083012
KRISHNA EXPRESS WAY CORP
4280 LAKE FALL CT
RIVERSIDE CA 92505



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ASMT: 426092004, APN: 426092004
JUDITH CABRAL
31050 PALM AVE
NUEVO, CA. 92567

ASMT: 426093015, APN: 426093015
MIRIAM RIVERA
19680 MAGNOLIA ST
NUEVO, CA. 92567

ASMT: 426092008, APN: 426092008
HELEN WALKER, ETAL
P O BOX 1214
LAKEVIEW CA 92567

ASMT: 426093017, APN: 426093017
SHEILA ARRINGTON, ETAL
1270 EUGENIA TER
LAWRENCEVILLE GA 30046

ASMT: 426093006, APN: 426093006
THERESA ZARAGOZA, ETAL
19711 DATE ST
LAKEVIEW, CA. 92550

ASMT: 426093018, APN: 426093018
MARTHA ARIAS, ETAL
19670 MAGNOLIA ST
LAKEVIEW, CA. 92550

ASMT: 426093007, APN: 426093007
MARIA PAEZ, ETAL
19701 DATE ST
NUEVO, CA. 92567

ASMT: 426093019, APN: 426093019
JORGE ANDRES
19671 DATE ST
LAKEVIEW, CA. 92550

ASMT: 426093011, APN: 426093011
ANDREW CARRINGTON, ETAL
19710 MAGNOLIA AVE
LAKEVIEW CA 92567

ASMT: 426093020, APN: 426093020
NADINE PARSONS, ETAL
19681 DATE ST
NUEVO, CA. 92567

ASMT: 426093013, APN: 426093013
JUANA DONDIEGO, ETAL
C/O JUANA DON DIEGO
19700 MAGNOLIA AVE
LAKEVIEW, CA. 92550

ASMT: 426095001, APN: 426095001
RAMONA TRUJILLO, ETAL
31045 PALM AVE
NUEVO, CA. 92567

ASMT: 426093014, APN: 426093014
MARILYN HENDRICKSON, ETAL
19690 MAGNOLIA AVE
NUEVO, CA. 92567

ASMT: 426095002, APN: 426095002
LAURO LOPEZ
19755 MAGNOLIA AVE
NUEVO, CA. 92567

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ASMT: 426095003, APN: 426095003
RAQUEL CASTANEDA, ETAL
31090 LAKEVIEW AVE
NUEVO, CA. 92567

ASMT: 426096011, APN: 426096011
ANTONIO NIETO, ETAL
31096 E LAKEVIEW AVE
NUEVO, CA. 92567

ASMT: 426096001, APN: 426096001
CATALINA MENDOZA, ETAL
P O BOX 745
NUEVO CA 92567

ASMT: 426096012, APN: 426096012
ELAINE CASTILLO
19745 DATE ST
NUEVO, CA. 92567

ASMT: 426096003, APN: 426096003
RHONDA SUTTON, ETAL
19755 DATE ST
NUEVO, CA. 92567

ASMT: 426096013, APN: 426096013
KIMBERLY BENJAMIN, ETAL
29950 MOONDANCE WAY
MENIFEE CA 92586

ASMT: 426096004, APN: 426096004
ROBERTO SANTAANA
31015 SUNSET AVE
NUEVO CA 92567

ASMT: 426096014, APN: 426096014
ELIAS CUBILLO
19740 MAGNOLIA ST
NUEVO, CA. 92567

ASMT: 426096007, APN: 426096007
ROBERTO SILVA
19760 MAGNOLIA AVE
NUEVO, CA. 92567

ASMT: 426096015, APN: 426096015
JOSE ANAYA
19750 MAGNOLIA ST
NUEVO, CA. 92567

ASMT: 426096008, APN: 426096008
JESICA HERRERA, ETAL
1322 MT BALDY ST
PERRIS CA 92570

ASMT: 426096016, APN: 426096016
JOSE RIVERA
31150 E LAKEVIEW AVE
NUEVO, CA. 92567

ASMT: 426096010, APN: 426096010
LORI LUNA, ETAL
2440 W GREENACRE AVE
ANAHEIM CA 92801

ASMT: 426096017, APN: 426096017
CARMELA ROMO, ETAL
1695 MURRIETA RD
PERRIS CA 92571

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ASMT: 426102005, APN: 426102005
KATHLEEN HAGLE, ETAL
4603 GRACE ST
SCHILLER PARK IL 60176

ASMT: 426104016, APN: 426104016
MARCO GUERRERO
19795 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426104002, APN: 426104002
SHANNON BROWN, ETAL
31174 E LAKEVIEW AVE
NUEVO, CA. 92567

ASMT: 426104018, APN: 426104018
BRENDA FIERRO, ETAL
19751 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426104003, APN: 426104003
ALFONSO FAUSTO, ETAL
C/O ALFONSO FAUSTO
19731 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426104019, APN: 426104019
SANDY CIFUENTES, ETAL
19769 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426104010, APN: 426104010
MARILYN MOE
19740 DATE ST
NUEVO, CA. 92567

ASMT: 426104020, APN: 426104020
MARCIA FELIX, ETAL
19801 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426104011, APN: 426104011
GONZALO CISNEROS, ETAL
19750 DATE ST
NUEVO, CA. 92567

ASMT: 426104021, APN: 426104021
SUSANA CONTRERAS
19790 DATE ST
NUEVO, CA. 92567

ASMT: 426104012, APN: 426104012
HILDA NIETO, ETAL
19744 DATE ST
NUEVO, CA. 92567

ASMT: 426104022, APN: 426104022
LESLIE MIRANDA, ETAL
19764 DATE ST
NUEVO, CA. 92567

ASMT: 426104014, APN: 426104014
NANCY RINCON, ETAL
19805 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426105008, APN: 426105008
MARIA BERMUDEZ, ETAL
19734 HANSEN ST
NUEVO, CA. 92567



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ASMT: 426105009, APN: 426105009
ANDREA GARCIA, ETAL
P O BOX 1194
LAKEVIEW CA 92567

ASMT: 426105022, APN: 426105022
MATTHEW FREY
19805 CITRUS ST
NUEVO, CA. 92567

ASMT: 426105010, APN: 426105010
LISA GOMEZ
19766 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426105023, APN: 426105023
GABRIEL ESTRELLA
19791 CITRUS ST
NUEVO, CA. 92567

ASMT: 426105013, APN: 426105013
AMPARO GARCIA
21950 NORTH DR
NUEVO CA 92567

ASMT: 426105024, APN: 426105024
ROSAURA REYES, ETAL
4214 BELL AVE
BELL GARDENS CA 90201

ASMT: 426105014, APN: 426105014
ESTHER GOMEZ, ETAL
19780 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426105025, APN: 426105025
LINDSI BRADBURY, ETAL
19743 CITRUS ST
NUEVO, CA. 92567

ASMT: 426105015, APN: 426105015
ALICIA RYE, ETAL
19794 HANSEN AVE
LAKEVIEW CA 92567

ASMT: 426105026, APN: 426105026
NICOLE ORMONDE, ETAL
4943 ROUNDUP RD
NORCO CA 92860

ASMT: 426105018, APN: 426105018
FRANCISCA MENDOZA, ETAL
19731 CITRUS ST
NUEVO CA 92567

ASMT: 426106007, APN: 426106007
MARY LOPEZ, ETAL
P O BOX 85
LAKEVIEW CA 92567

ASMT: 426105020, APN: 426105020
MAGDALENA VILLALOBOS
22872 LITTLE RANCH CT
NUEVO CA 92567

ASMT: 426106010, APN: 426106010
ESPERANZA SERNA, ETAL
23321 GONDOR DR
LAKE FOREST CA 92630



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ASMT: 426106011, APN: 426106011
KRISTEN MARTINEZ, ETAL
29788 CITRUS ST
LAKEVIEW CA 92567

ASMT: 426112010, APN: 426112010
DENISE HERRIFORD, ETAL
P O BOX 1420
LAKEVIEW CA 92567

ASMT: 426106012, APN: 426106012
STELLA SERNA, ETAL
19767 ORANGE ST
NUEVO, CA. 92567

ASMT: 426121001, APN: 426121001
LAKEVIEW BAPTIST CHURCH
31197 E LAKEVIEW AVE
NUEVO, CA. 92567

ASMT: 426106018, APN: 426106018
GUADALUPE LOPEZ, ETAL
PO BOX 284
NUEVO CA 92567

ASMT: 426122002, APN: 426122002
MARIA PELAYO, ETAL
31285 E LAKEVIEW AVE
LAKEVIEW, CA. 92550

ASMT: 426106019, APN: 426106019
MARIA LOYD, ETAL
31254 ELECTRIC AVE
NUEVO CA 92567

ASMT: 426122007, APN: 426122007
MARIA BORJA, ETAL
19856 HANSEN ST
LAKEVIEW, CA. 92550

ASMT: 426106020, APN: 426106020
KRISTEN MARTINEZ, ETAL
19788 CITRUS ST
LAKEVIEW CA 92567

ASMT: 426122009, APN: 426122009
AMADOR FERNANDEZ
19815 ORANGE ST
NUEVO, CA. 92567

ASMT: 426106021, APN: 426106021
FRANKLIN SERNA
41556 WHITTIER AVE
HEMET CA 92544

ASMT: 426122010, APN: 426122010
RODOLFO BECERRA
19825 ORANGE ST
NUEVO, CA. 92567

ASMT: 426112007, APN: 426112007
KENNETH ARMSTRONG
P O BOX 1015
NUEVO CA 92567

ASMT: 426122011, APN: 426122011
OLGA GUTIERREZ, ETAL
P O BOX 1069
NUEVO CA 92567

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ASMT: 426122012, APN: 426122012
SAUL MENDEZ
19845 ORANGE ST
NUEVO, CA. 92567

ASMT: 426160037, APN: 426160037
WANDA ARMSTRONG
19950 6TH ST
NUEVO, CA. 92567

ASMT: 426140044, APN: 426140044
CHRISTINE OLIVAS, ETAL
P O BOX 382
NUEVO CA 92567

ASMT: 426160045, APN: 426160045
KAYLYNN TANGUAY, ETAL
19998 TAKAJIMA RD
NUEVO, CA. 92567

ASMT: 426140045, APN: 426140045
MARY JOHNSON
19856 ORANGE ST
NUEVO CA 92567

ASMT: 426160046, APN: 426160046
JULIA MARUYAMA
P O BOX 529
NUEVO CA 92567

ASMT: 426150005, APN: 426150005
MARY JOHNSON
19865 ORANGE ST
NUEVO CA 92567

ASMT: 426160050, APN: 426160050
NUEVO MUTUAL WATER COMPANY
30427 11TH ST
NUEVO CA 92567

ASMT: 426150006, APN: 426150006
MOLLY OCHOA, ETAL
19710 ORANGE ST
LAKEVIEW, CA. 92550

ASMT: 426160052, APN: 426160052
BIRGIT MCKEE, ETAL
31935 LAKEVIEW AVE
NUEVO, CA. 92567

ASMT: 426150007, APN: 426150007
DIANA DURAN, ETAL
31400 LAKEVIEW AVE
NUEVO, CA. 92567

ASMT: 426160056, APN: 426160056
MARTIN OCHOA
31945 LAKEVIEW AVE E
NUEVO, CA. 92567

ASMT: 426160018, APN: 426160018
CHI JU, ETAL
9801 OCEAN CREST DR
HUNTINGTON BEACH CA 92646

ASMT: 426160057, APN: 426160057
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

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ASMT: 426200014, APN: 426200014
LORI FOLEY, ETAL
P O BOX 99
EMERADO ND 58228

ASMT: 426200060, APN: 426200060
LESLIE VELASQUEZ, ETAL
20473 MIKE LN
NUEVO, CA. 92567

ASMT: 426200015, APN: 426200015
MARGARET RYAN, ETAL
5488 WINDMILL LANE
FREELAND WA 98249 98249

ASMT: 426200061, APN: 426200061
LORENZA MORELOS
20495 MIKE LN
NUEVO, CA. 92567

ASMT: 426200017, APN: 426200017
NUEVO DEV CO
C/O LEWIS OPERATING CORP
1156 N MOUNTAIN AVE
UPLAND CA 91786

ASMT: 426200062, APN: 426200062
STEPHENIE DAVIS, ETAL
20525 MIKE LN
NUEVO, CA. 92567

ASMT: 426200056, APN: 426200056
PEARL SEVILLA
30755 MIKE LN
LAKEVIEW CA 92567

ASMT: 426200063, APN: 426200063
KATHY WELLS
20555 MIKE LN
NUEVO, CA. 92567

ASMT: 426200057, APN: 426200057
JOSE SEVILLA
20305 MIKE LN
NUEVO CA 92567

ASMT: 426210015, APN: 426210015
XOCHITL RAMOS, ETAL
31265 WOLFSKILL AVE
LAKEVIEW, CA. 92550

ASMT: 426200058, APN: 426200058
PATRICIA RICKARD, ETAL
20425 MIKE LN
NUEVO, CA. 92567

ASMT: 426210024, APN: 426210024
BOBBY WESTBROOK
29715 MERRELL AVE
NUEVO CA 92567

ASMT: 426200059, APN: 426200059
ALEX PEREZ
3933 PIERCE ST APT 585
RIVERSIDE CA 92505

ASMT: 426210037, APN: 426210037
RUTHANN DOUGLAS
20651 6TH ST
NUEVO CA 92567



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ASMT: 426210038, APN: 426210038
TAMMY DYCK, ETAL
20635 6TH ST
NUEVO, CA. 92567

ASMT: 426210062, APN: 426210062
DANIEL HOGAN
20715 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426210039, APN: 426210039
ADELA GONZALEZ, ETAL
20611 6TH ST
NUEVO, CA. 92567

ASMT: 426210063, APN: 426210063
ROSA MARTINEZ, ETAL
20741 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426210040, APN: 426210040
MARGARET JACKSON, ETAL
31141 WOLFSKILL AVE
LAKEVIEW CA 92567

ASMT: 426210069, APN: 426210069
ELISA LOPEZ, ETAL
P O BOX 1136
NUEVO CA 92567

ASMT: 426210041, APN: 426210041
LAURALEE QUINN, ETAL
894 CARMEN CT
LA VERNE CA 91750

ASMT: 426210070, APN: 426210070
DIANE SHOTT, ETAL
31260 MEADOW BLOSSOM DR
NUEVO, CA. 92567

ASMT: 426210044, APN: 426210044
MERIS MRAD, ETAL
20686 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426210071, APN: 426210071
JESSE ESQUIVEL, ETAL
31270 MEADOW BLOSSOM DR
NUEVO, CA. 92567

ASMT: 426210050, APN: 426210050
FIDENCIO DELEON
2055 PINE AVE
LONG BEACH CA 90806

ASMT: 426340004, APN: 426340004
RYAN PAINTER
P O BOX 658
NUEVO CA 92567

ASMT: 426210061, APN: 426210061
STORME SILVERCLOUD
20685 HANSEN AVE
NUEVO, CA. 92567

ASMT: 426340005, APN: 426340005
PEDRO DELUCAS
31559 WOLFSKILL AVE
NUEVO, CA. 92567

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ASMT: 426340006, APN: 426340006
BERENICE TORRES
1601 W 17TH ST APT F2 140
SANTA ANA CA 92706

ASMT: 426340066, APN: 426340066
EDWARD ALLMOND
31415 WOLFSKILL AVE
NUEVO CA 92567

ASMT: 426340014, APN: 426340014
JOSEFINA RODRIGUEZ, ETAL
31721 WOLFSKILL AVE
NUEVO, CA. 92567

ASMT: 426340067, APN: 426340067
JUAN CORTEZ, ETAL
341 CAMINO DE LA LUNA
PERRIS CA 92571

ASMT: 426340015, APN: 426340015
BASILIO ARAMBILLET, ETAL
P O BOX 249
NUEVO CA 92567

ASMT: 426340068, APN: 426340068
MARIA AGUILAR, ETAL
31560 MEADOW BLOSSOM RD
NUEVO, CA. 92567

ASMT: 426340032, APN: 426340032
ROSE PENA, ETAL
1053 E WHILEAWAY RD
PARK CITY UT 84098

ASMT: 426340069, APN: 426340069
INTERNATIONAL ARMOR CORP
1315 CALLE AVANZADO
SAN CLEMENTE CA 92673

ASMT: 426340033, APN: 426340033
CHRISTINE LOVE, ETAL
31639 WOLFSKILL AVE
NUEVO, CA. 92567

ASMT: 426340070, APN: 426340070
CHARLES COUGHLIN
P O BOX 5022
RIVERSIDE CA 92517

ASMT: 426340036, APN: 426340036
MARIA GONZALEZ, ETAL
31659 WOLFSKILL AVE
NUEVO, CA. 92567

ASMT: 426340071, APN: 426340071
ANGELA JAVIER
31609 WOLFSKILL AVE
NUEVO, CA. 92567

ASMT: 426340037, APN: 426340037
ROY LETCHWORTH
P O BOX 691
NUEVO CA 92567

ASMT: 426340073, APN: 426340073
BONNIE TUCKER, ETAL
15419 2600 RD
CEDAREdge CO 81413

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ASMT: 426340074, APN: 426340074
MARISSA MCGINTY, ETAL
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Thanks

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