

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



**ITEM: 21.2  
(ID # 15024)**

**MEETING DATE:**

Tuesday, April 27, 2021

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 7862, ORDINANCE NO. 348.4958, AND TENTATIVE TRACT MAP NO. 36784 - Intent to Adopt a Negative Declaration EA42764 - Applicant: Rod Arsalan – Engineer/Representative: AC Engineering Group – Owner: Mehraban and Dilshad Yazdani – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: North of Anza Road, East of Corte Mislanca, South of Monte Verde Road, West of Via Pascal – 10.08 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – PROJECT DESCRIPTION: Tentative Tract Map No. 36784 is a schedule “A” subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet. Ordinance No. 348.4958 and Change of Zone No. 7862 is a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1) – APN: 917-310-034, 917-310-035. District 3. [Applicant Fees 100%]

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

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42764**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;

Continued on Page 2

**ACTION: Policy**

  
John Hildebrand, Planning Director 4/15/2021

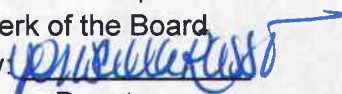
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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and that Ordinance 348.4958 is adopted as recommended with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt  
Nays: None  
Absent: None  
Date: April 27, 2021  
xc: Planning, COB

Kecia R. Harper  
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:

2. **APPROVE CHANGE OF ZONE NO. 7862**, amending the zoning classification for two (2) existing parcels located within the project site, comprising 10.08 acres, from Residential Agricultural-5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1), based upon the findings and conclusions incorporated in the staff report;
3. **ADOPT ORDINANCE NO. 348.4958** amending zoning in the Rancho California Area shown on Map No. 2.2460, Change of Zone No. 7862 attached hereto and incorporated herein by reference; and
4. **APPROVE TENTATIVE TRACT MAP NO. 36784**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated in the staff report.

Continued on Page 3

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

| <b>FINANCIAL DATA</b>                         | <b>Current Fiscal Year:</b> | <b>Next Fiscal Year:</b> | <b>Total Cost:</b>            | <b>Ongoing Cost</b> |
|---|-----------------------------|--------------------------|-------------------------------|---------------------|
| <b>COST</b>                                   | \$ N/A                      | \$ N/A                   | \$ N/A                        | \$ N/A              |
| <b>NET COUNTY COST</b>                        | \$ N/A                      | \$ N/A                   | \$ N/A                        | \$ N/A              |
| <b>SOURCE OF FUNDS:</b> Applicant Funded 100% |                             |                          | <b>Budget Adjustment:</b> N/A |                     |
|   |                             |                          | <b>For Fiscal Year:</b> N/A   |                     |

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

**BACKGROUND:**

**Summary**

A Tentative Tract Map application for the proposed schedule "A" subdivision of 10.08 acres into thirty (30) single-family residential lots with a minimum lot size of 7,200 square feet was submitted on February 4, 2015. The original submittal package also included a Change of Zone, which proposes to change the zoning of the project site from Residential Agricultural-5 Acre Minimum (R-A-5) to One Family Dwelling (R-1), which would allow for a change in minimum lot size from 20,000 square feet to 7,200 square feet. The Change of Zone application brings the proposed subdivision into consistency with the General Plan and the land use designation for the project site, Medium Density Residential (MDR), since the proposed zoning of R-1 would allow for 7,200 square feet that would achieve the density range between 2 to 5 dwelling units per acre for MDR whereas the 20,000 square feet minimum potentially may not meet the minimum density when dedications, basins, and variation in actual lot sizes is considered. The project site is located within the Southwest Area Plan and the project site is located north of Anza Road, south of Monte Verde Road, west of Cebalo Street, and east of Corte Mislanca.

**Environmental Analysis**

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). As illustrated in EA No. 42764, the project would not result in any significant physical environmental impacts. The IS/ND represent the independent judgement of Riverside County, acting as the lead agency for the project pursuant to CEQA. The documents were circulated for public review per the California Environmental Quality Act Statue and Guidelines Section 15105.

**Planning Commission Action**

The project was originally scheduled for the Planning Commission on September 23, 2020 but was continued onto the next Planning Commission hearing date of October 7, 2020 to allow planning staff time to address comments received from the public regarding the project. On October 7, 2020 the Planning Commission recommended approval of the project through a vote of 5-0.

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

**Impact on Citizens and Businesses**

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


**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. Planning Commission Minutes**
- B. Planning Commission Memo**
- C. Planning Commission Staff Report**
- D. Tentative Tract Map No. 36784 Exhibits**
- E. Ordinance No. 348.4958**

  
Jason Farin, Principal Management Analyst

4/21/2021

  
Gregory V. Priamos, Director County Counsel

4/16/2021

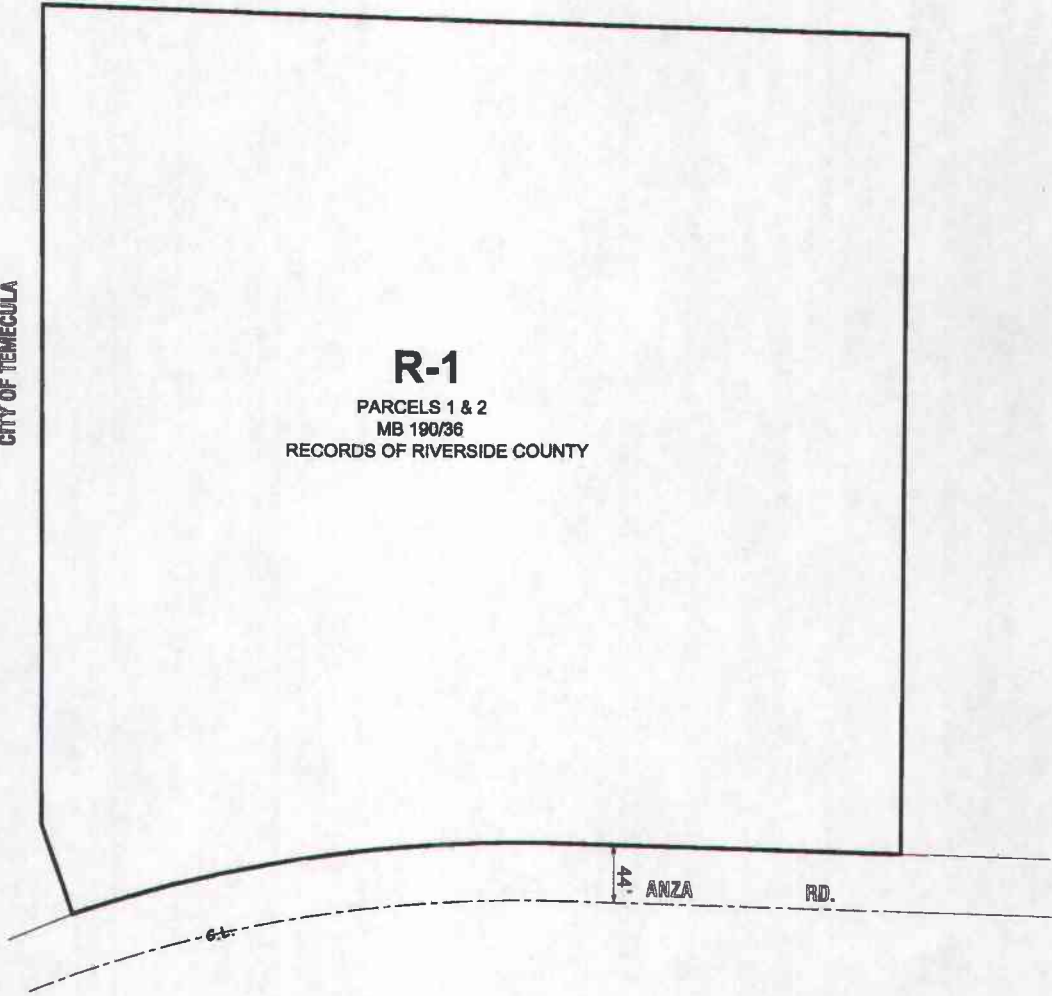


RANCHO CALIFORNIA  
SEC. 22 & 27, T.8S., R.2W., S.B.M.

CITY OF TEMECULA

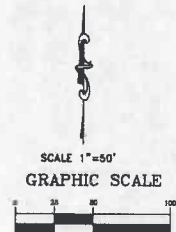
**R-1**

PARCELS 1 & 2  
MB 190/36  
RECORDS OF RIVERSIDE COUNTY



**R-1** ONE FAMILY DWELLINGS

MAP NO. 2.2460  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 07862  
ADOPTED BY ORDINANCE NO. 348. 4958  
(DATE:)  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



RANCHO CALIFORNIA  
SEC. 22 & 27, T.8S., R.2W., S.B.M.

CITY OF TEMECULA

**R-1**

PARCELS 1 & 2  
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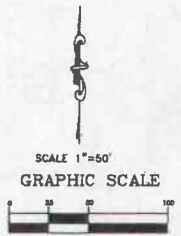
ANZA RD.

**R-1** ONE FAMILY DWELLINGS

MAP NO. 2.2460  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING

MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 07862  
ADOPTED BY ORDINANCE NO. 348. 4958  
(DATE: ) \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS



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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 27, 2021, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES:                   Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS:                   None  
ABSENT:                None

DATE:            April 27, 2021

KECIA R. HARPER  
Clerk of the Board

BY: *Yusuf Rassou*  
Deputy

SEAL





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

*John Hildebrand*  
*Planning Director*

## Memorandum

**DATE:** April 27, 2021  
**TO:** Riverside County Board of Supervisors  
**FROM:** Gabriel Villalobos, Project Planner  
**RE:** April 27, 2021 Board of Supervisors  
**ITEM:** 21.2 – Change of Zone No. 7862 and Tentative Tract Map No. 36784

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Planning Staff is submitting the attached comment letters and responses as part of the official staff report package.

Thank you.

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

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

## Villalobos, Gabriel

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**From:** Villalobos, Gabriel  
**Sent:** Tuesday, April 27, 2021 9:44 AM  
**To:** Susan Lane  
**Cc:** Brady, Russell  
**Subject:** RE: 4/27/2021 Hearing - Enviro Assmt 42764 - Resident Letter Opposing

Good Morning Susan,

I wanted to following up with you this morning to let you know that your public comments were received and shall be submitted to the Board of Supervisors. In addition, I also wanted to let you know that your concerns were voiced to the project's applicants who will take them into consideration and are more than willing to accommodate them. Specifically in regards to fugitive dust and possible erosion from grading and construction activities, all will adhere to best management practices to minimize the potential for negative effects on the adjoining properties including yours. The applicant's have also expressed interest in helping you to maintain and possibly expand the monarch butterfly habitat on your property by including the planting of additional milkweed type vegetation. The applicants are willing to discuss these actions further and if you would like to contact them directly we can help facilitate that to help make the proposed project better for all affected. Please feel free to let me know if you would like any additional information or have any further questions, thanks!

### Gabriel Villalobos

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



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**From:** Susan Lane <[slane1313@icloud.com](mailto:slane1313@icloud.com)>  
**Sent:** Monday, April 26, 2021 3:11 PM  
**To:** COB <[COB@RIVCO.ORG](mailto:COB@RIVCO.ORG)>  
**Subject:** 4/27/2021 Hearing - Enviro Assmt 42764 - Resident Letter Opposing

**CAUTION:** This email originated externally from the **Riverside County** email system.  
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○  
From: Citizens Susan & Patrick Lane  
45964 Corte Mislanca  
Temecula, CA 92592  
[Slane1313@icloud.com](mailto:Slane1313@icloud.com)  
949-697-5267

To:  
Kecia R. Harper, Clerk of the Board  
Board of Supervisors of Riverside County

Board Chambers, County Administrative Center  
4080 Lemon Street, 1st Floor  
Riverside, CA 92502  
[Cob@rivco.org](mailto:Cob@rivco.org)

Re: Opposing: Adoption of a Negative Declaration for Environmental Asset No. 42764 in Temecula, CA  
-Tentative Tract Map No. 36784 (TR36784)  
-Change of Zone No. 7862 (CZ07862)

Hello to the Board of Supervisors of Riverside County,

We wish to be heard in **opposition to the development project being planned for Environmental Asset No 42764.**

We reside in a single family home on Corte Mislanca, seated at the bottom (west) of the steep hill on top of which the construction project is being planned.

We do not know how close to our backyard property line that the proposed construction would take place, only that it will be above us atop the hill.

In any case, **we are concerned about environmental effect of the fallout** of construction materials that will inevitably rain down onto our property during the proposed construction, as well as the effect of construction on the myriad wildlife species that live and hunt on this hill.

**Our property at 45964 Corte Mislanca is registered as Monarch Waystation\* No. 32542, a private residential garden that supports the environment and ecosystem needed to support Monarch Butterflies.**

In our yard, we have been planting, growing and seeding milkweed plants (necessary for Monarch butterfly survival and propagation) for three years now, since we moved in. We raised and released about 100 monarchs in cages last year (2020) and even more we supported without caging or assistance. We are hoping to support even more monarchs this year and each succeeding year.

As you can imagine, we are very concerned about the threat of impending construction right above our yard, where we have worked so hard and invested so much to create an environmentally supportive habitat for pollinators, which are crucial to our ecosystems.

**-We especially worry about the damage that will likely be caused to our Monarch Habitat plants when construction dust rains down on everything in our yard - plowed dirt, flying rocks, sawdust, fumes from construction vehicles, etc.**

**-We especially worry about the pesticides and herbicides** that will likely be used during construction to make the new residences look neat and tidy, because it kills the very beneficial plants and insects we are working so hard to support and restore. Pesticides kill Monarch Butterflies and bees!

**-We also worry about all the wildlife creatures** that reside and hunt on the hill, who will flee for their lives when the construction trucks arrive.

Our property includes Monarch Waystation\* ID 32542 (45964 Corte Mislanca 92592, Susan Lane)

We grow multiple asclepias milkweed types include tropical, showy, swamp and tubrosa. We also grow a variety of nectar plants for pollinators, including lantana, buddeljah, Mexican sunflower, various sages and lavenders, etc.

Other wildlife species we have personally encountered residing or hunting on and around our property and the hill behind it (which is the proposed construction project location) — and which will be displaced or eliminated by proposed construction — include rabbits, squirrels, ground squirrels, mice, rats, raccoons, possums, snakes, lizards, coyotes, owls, hawks, bats, roadrunners, other various small birds (e.g., house finches, blue jays, towhees, sparrows), hummingbirds, various eco-necessary insects, various butterfly and moth species, honey bees, and especially Monarch Butterflies.

**We also ask you to consider the following pending government action pertaining to Monarch Butterfly Conservation efforts in the state of California:**

California Senator Dianne Feinstein shares the belief that the federal government should do more to address declining pollinator populations, including the monarch butterfly. She cosponsored the **“MONARCH Act” (S. 809)**, which Senator **Jeff Merkley (D-OR)** introduced on **March 23, 2021**. S. 809 would provide \$125 million over five years to support research, conservation efforts, and habitat restoration and creation for the western monarch butterfly. The **“MONARCH Act”** is currently awaiting consideration by the Senate Environment and Public Works Committee.

FYI:

\*Monarch Waystations are places that provide resources necessary for monarchs to produce successive generations and sustain their migration. Milkweeds and nectar sources are declining due to development and the widespread use of herbicides in croplands, pastures and roadsides. Because 90% of all milkweed/monarch habitats occur within the agricultural landscape, farm practices have the potential to strongly influence monarch populations. (See [monarchwatch.org](http://monarchwatch.org) for more information.)

Thank you for considering all of this very important information before approving the aforementioned construction project, both the personal property concerns of residents like myself and my neighbors, as well as the public concerns regarding the environment and ecosystems for all the wildlife native to this area.

Sincerely,  
Susan M. Lane  
[Slane1313@icloud.com](mailto:Slane1313@icloud.com)

Sent from my iPad

## Villalobos, Gabriel

---

**From:** Villalobos, Gabriel  
**Sent:** Tuesday, April 27, 2021 10:21 AM  
**To:** minah kang  
**Cc:** Brady, Russell  
**Subject:** RE: Public hearing of tentative tract no. 36784

Good Morning,

I wanted to reach out to you today to let you know that your public comments have been received and shall be included in the materials that are provided to the Board of Supervisors for today's hearing. Generally speaking we send out notices for all hearing actions on these types of cases, this project specifically went to the Planning Commission twice last year and to the Board now so there should have been prior notices sent to your mailing address, if this is a concern we can look into it further. I wanted to let you know that your concerns have been voiced and the project applicants have made potential suggestions regarding your privacy concerns including implementing trees or other screening implementations. If further dialogue is required we can possibly facilitate between you all to address these concerns as the applicants would like to minimize the possible negative impacts on neighboring properties. In addition, engineered plans have been prepared for all grading activities and potential impacts have been addressed through the Initial Study document which is available for public comment. If you wish to view the hearing you can do so at <https://www.rivcocob.org/board-of-supervisors>, otherwise if you have any additional questions or concerns you are more than welcome to reach out to me.

Gabriel Villalobos  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184  
[www.IECounts.org](http://www.IECounts.org)

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-----Original Message-----

**From:** minah kang <minakang05@yahoo.com>  
**Sent:** Monday, April 26, 2021 3:49 PM  
**To:** Villalobos, Gabriel <GVillalo@rivco.org>  
**Subject:** Public hearing of tentative tract no. 36784

Hello Mr. Gabriel Villalobos,

I am Kyung Sun Kang, the property owner of 33165 Monte Verde Rd. Temecula, CA.

I have just received a notice of the public hearing in regards to a tentative tract map plan of no. 36784 and change of zone no. 7862 (CZ07862). I am currently out of town.

I am unable to make it to the meeting date tomorrow due to the shortness of notice. This is my first notice of a hearing from you and I would like to have more time to prepare myself for the hearing.

Also, I would like to know what would benefit me to having such properties above me. There will be lack of privacy for me and directly affect my property from above and below my property. I am also concerned about mudslides and damage to my property due to possible construction.

I will want the hearing result from tomorrow's meeting. I will be consulting with my lawyer in regards to this hearing and tentative plan. Thank you. If you have any further questions please contact [lkang59@yahoo.com](mailto:lkang59@yahoo.com)

## Villalobos, Gabriel

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**From:** Villalobos, Gabriel  
**Sent:** Tuesday, April 27, 2021 9:55 AM  
**To:** Alastair Brown  
**Cc:** Brady, Russell  
**Subject:** RE: Tract map no 36784

Good Morning Alistair,

I wanted to let you know that we forwarded your public comments and the applicants wanted me to inform you that they share similar concerns regarding the safety for pedestrian and vehicular traffic near the project site. Your concerns have been voiced to the Transportation department and we are in the process of determining what steps can be done to alleviate some of these traffic related issues. As far as impacts potentially created onsite, the drainage concerns have been addressed through the engineered grading and drainage plans reviewed and approved by the County. Any concerns regarding air quality of health issues have been addressed through the publicly available Initial study prepared for this project. We would like to keep an open dialogue going so if there are any other questions or concerns you may have please feel free to reach out to me. Thanks!

### Gabriel Villalobos

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



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**From:** Alastair Brown <jettblast@me.com>  
**Sent:** Monday, April 26, 2021 1:43 PM  
**To:** Villalobos, Gabriel <GVillalo@rivco.org>  
**Subject:** Fwd: Tract map no 36784

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Thanks Gabriel,

Sent from my iPhone

Begin forwarded message:

**From:** Alastair Brown <jettblast@me.com>  
**Date:** April 23, 2021 at 12:07:33 PDT  
**To:** [cob@rivco.org](mailto:cob@rivco.org)  
**Subject:** Tract map no 36784

To whom it may concern,

I live below tract map no 36784 and as I previously submitted am opposed to this change of zone. This project will negatively impact air quality and cause possible health issues as well as drainage issues.

Any approval of this project should also require Anza Road to be extended to the East of Cebalo street to connect to existing Anza Road. Having more traffic driving on Cebalo street which is already dangerous due to a steep grade, no crosswalk at Anza and no speed limit signs or markings is unacceptable. Riverside County has failed numerous requests to remedy the traffic safety issues on this road from both Lennar home builders and residents. This also is a walking route for children to Jackson Elementary from the Terracina neighborhood. I am keeping copy of all correspondence to Riverside County from both myself and Lennar on the safety issues on Cebalo and plan to provide it to the family of anyone who might get hurt do to the negligence of Riverside County to mitigate the safety issues on Cebalo Street.

Alastair Brown

45795 Cebalo Street  
Temecula Ca 92592

Sent from my iPhone

## Villalobos, Gabriel

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**From:** Villalobos, Gabriel  
**Sent:** Monday, April 26, 2021 5:28 PM  
**To:** Nancy Kaplan Fitness  
**Cc:** Roger Fitness  
**Subject:** RE: Tract Map No. 36784 - Change of Zone No. 7862

Good Afternoon,

I have received your comments and will have them included in a memo to the Supervisors for tomorrow's hearing. Just so you are aware I have forwarded the Transportation your comments about traffic circulation in the area so they can explain what the plans will be for ultimately developing the section of Anza Rd east of Cebalo St to connect the street and hopefully alleviate some of the traffic concerns. If you wish to view the hearing tomorrow you can do so at <https://rivcotv.org/BOS>. If you wish to speak please let me know as soon as possible as we will need to have that set up. Thanks!

### Gabriel Villalobos

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



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**From:** Nancy Kaplan Fitness <NancyKaplanFitness@gmail.com>  
**Sent:** Monday, April 26, 2021 3:26 PM  
**To:** Villalobos, Gabriel <GVillalo@rivco.org>  
**Cc:** Roger Fitness <rfitness2@gmail.com>  
**Subject:** Fwd: Tract Map No. 36784 - Change of Zone No. 7862

Dear Gabriel,

It is our understanding that a public hearing scheduled before the Board of Supervisors will take place on Tuesday, April 27, at 10:00 am. We had previously voiced our concerns in an email sent to you September 17, 2020.

In addition to the negative impact on our property with the change of topography and destruction of the natural hill and vegetation upon it, adding additional housing in our neighborhood will even further increase the amount of traffic congestion on Cebalo Street. Cebalo Street is the sole thoroughfare used by all communities south and east of the intersection of Anza Road and Cebalo Street.

Anza Road currently dead ends at Cebalo Street. It picks up again about 200 feet directly east in the new subdivision recently completed by Lennar Homes. Traffic could be diverted to the communities east of Cebalo Street with the improvement of connecting Anza Road.

We would request that this traffic impact be taken into consideration with yet another housing development in this already congested traffic area of our neighborhood. Please advance our concerns on our behalf at the hearing.



Regards,  
Roger and Nancy Fitness

Roger Fitness  
[rfitness2@gmail.com](mailto:rfitness2@gmail.com)  
602-980-4099

**Subject: Tract Map No. 36784 - Change of Zone No. 7862**

**Date:** September 17, 2020 at 2:41:47 PM PDT

**To:** Roger Fitness <[rfitness2@gmail.com](mailto:rfitness2@gmail.com)>

Dear Gabriel,

I received Notice of Hearing Re: Tract Map No. 36784, Intent to Adopt a Negative Declaration, as I own a residential property directly adjacent to this proposed project. I have attached below:

- 1). Notice of Public Hearing for your reference
- 2). Riverside County Parcel Report
- 3). Property Report of Parcel ID: 917-310-035 showing location of our property
- 4). Proposed Subdivision Plan with our property location identified
- 5). Photo View of the Proposed Project as viewed from our property

I can see in the body of the Notice that the Riverside County Planning Department has recommended adoption of the Negative Declaration, so I assume we can expect it to happen.

I would like to comment on the project to the extent and degree that it has an impact on our property view. You will see from the maps I have attached that the proposed project property boundary abuts our property more closely than some other properties on Cebalo Street. You will also see from the View Photo that due to the steep grade of the proposed project that our view will be dramatically impacted with a view of the entire project on the east side of this hill.

**I would request that the engineered project design include a number of tree plantings in the shrub area at the northeast corner and south along the eastern side shrub area that will grow to a height sufficient enough to soften the impact of this proposed project.**

**If there is intent to build any single story homes, it would be desirable to have Lot 18 designated as a single story lot.**

I also have additional questions, as follow:

- 1). Has the owner of the property identified a Home Builder/Developer?
- 2). Has a timeline for infrastructure and construction been established?
- 3). Can I be provided the engineered cross-section of the east side of the project to determine the height and impact of proposed structures, retaining walls, etc.
- 4). Will the rear perimeter block walls of individual properties be at property lines or as it looks on the design, where it looks as though the perimeter block walls would be enclosing the building envelope only?

I feel that some of these questions would be more easily answered if I could speak with you directly. Are you available to speak by phone? Is there a time best for you either later today or Monday?

I thank you for taking the time to walk me through this.

Kind regards,  
Roger Fitness

602-980-4099  
[rfitness2@gmail.com](mailto:rfitness2@gmail.com)  
Property Owner  
45819 Cebalo Street  
Temecula, CA 92592

**Boydd, April**

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**From:** Alastair Brown <jettblast@me.com>  
**Sent:** Friday, April 23, 2021 12:08 PM  
**To:** COB  
**Subject:** Tract map no 36784

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To whom it may concern,

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Alastair Brown

45795 Cebalo Street  
Temecula Ca 92592

Sent from my iPhone

**Boydd, April**

---

**From:** Susan Lane <slane1313@icloud.com>  
**Sent:** Monday, April 26, 2021 3:25 PM  
**To:** COB  
**Subject:** Re: Automatic reply: 4/27/2021 Hearing - Enviro Assmt 42764 - Resident Letter Opposing

Thank you.

I am unable to attend this Public Hearing in person on Tuesday April 27 at 10am.

Please accept the preceding written testimony for review by the Board of Supervisors during that hearing.

Thank you,

- Susan Lane

Slane1313@icloud.com

Sent from my iPad

On Apr 26, 2021, at 3:11 PM, COB <COB@rivco.org> wrote:

The Clerk of the Board of Supervisors is in receipt of your email.

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
Mail Stop #1010  
[cob@rivco.org](mailto:cob@rivco.org)  
website: <http://rivcocob.org/>  
<https://www.facebook.com/RivCoCOB/>

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**County of Riverside California**

## Boydd, April

---

**From:** Susan Lane <slane1313@icloud.com>  
**Sent:** Monday, April 26, 2021 3:11 PM  
**To:** COB  
**Subject:** 4/27/2021 Hearing - Enviro Assmt 42764 - Resident Letter Opposing

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

○  
From: Citizens Susan & Patrick Lane  
45964 Corte Misanca  
Temecula, CA 92592  
Slane1313@icloud.com  
949-697-5267

To:  
Kecia R. Harper, Clerk of the Board  
Board of Supervisors of Riverside County  
Board Chambers, County Administrative Center  
4080 Lemon Street, 1st Floor  
Riverside, CA 92502  
Cob@rivco.org

Re: Opposing: Adoption of a Negative Declaration for Environmental Asset No. 42764 in Temecula, CA  
-Tentative Tract Map No. 36784 (TR36784)  
-Change of Zone No. 7862 (CZ07862)

Hello to the Board of Supervisors of Riverside County,

We wish to be heard in **opposition to the development project being planned for Environmental Asset No 42764.**

We reside in a single family home on Corte Misanca, seated at the bottom (west) of the steep hill on top of which the construction project is being planned.

We do not know how close to our backyard property line that the proposed construction would take place, only that it will be above us atop the hill.

In any case, **we are concerned about environmental effect of the fallout** of construction materials that will inevitably rain down onto our property during the proposed construction, as well as the effect of construction on the myriad wildlife species that live and hunt on this hill.

**Our property at 45964 Corte Misanca is registered as Monarch Waystation\* No. 32542, a private residential garden that supports the environment and ecosystem needed to support Monarch Butterflies.**

In our yard, we have been planting, growing and seeding milkweed plants (necessary for Monarch butterfly survival and propagation) for three years now, since we moved in. We raised and released about 100 monarchs in cages last year (2020) and even more we supported without caging or assistance. We are hoping to support even more monarchs this year and each succeeding year.

As you can imagine, we are very concerned about the threat of impending construction right above our yard, where we have worked so hard and invested so much to create an environmentally supportive habitat for pollinators, which are crucial to our ecosystems.

-We especially worry about the damage that will likely be caused to our Monarch Habitat plants when construction dust rains down on everything in our yard - plowed dirt, flying rocks, sawdust, fumes from construction vehicles, etc.

-We especially worry about the pesticides and herbicides that will likely be used during construction to make the new residences look neat and tidy, because it kills the very beneficial plants and insects we are working so hard to support and restore. Pesticides kill Monarch Butterflies and bees!

-We also worry about all the wildlife creatures that reside and hunt on the hill, who will flee for their lives when the construction trucks arrive.

Our property includes Monarch Waystation\* ID 32542 (45964 Corte Mislanca 92592, Susan Lane)

We grow multiple asclepias milkweed types include tropical, showy, swamp and tubrosa. We also grow a variety of nectar plants for pollinators, including lantana, buddeljah, Mexican sunflower, various sages and lavenders, etc.

Other wildlife species we have personally encountered residing or hunting on and around our property and the hill behind it (which is the proposed construction project location) — and which will be displaced or eliminated by proposed construction — include rabbits, squirrels, ground squirrels, mice, rats, raccoons, possums, snakes, lizards, coyotes, owls, hawks, bats, roadrunners, other various small birds (e.g., house finches, blue jays, towhees, sparrows), hummingbirds, various eco-necessary insects, various butterfly and moth species, honey bees, and especially Monarch Butterflies.

**We also ask you to consider the following pending government action pertaining to Monarch Butterfly Conservation efforts in the state of California:**

California Senator Dianne Feinstein shares the belief that the federal government should do more to address declining pollinator populations, including the monarch butterfly. She cosponsored the **“MONARCH Act” (S. 809), which Senator Jeff Merkley (D-OR) introduced on March 23, 2021.** S. 809 would provide \$125 million over five years to support research, conservation efforts, and habitat restoration and creation for the western monarch butterfly. The “MONARCH Act” is currently awaiting consideration by the Senate Environment and Public Works Committee.

FYI:

\*Monarch Waystations are places that provide resources necessary for monarchs to produce successive generations and sustain their migration. Milkweeds and nectar sources are declining due to development and the widespread use of herbicides in croplands, pastures and roadsides. Because 90% of all milkweed/monarch habitats occur within the agricultural landscape, farm practices have the potential to strongly influence monarch populations. (See [monarchwatch.org](http://monarchwatch.org) for more information.)

Thank you for considering all of this very important information before approving the aforementioned construction project, both the personal property concerns of residents like myself and my neighbors, as well as the public concerns regarding the environment and ecosystems for all the wildlife native to this area.

Sincerely,  
Susan M. Lane  
Slane1313@icloud.com

Sent from my iPad

**Boydd, April**

---

**From:** minah kang <minakang05@yahoo.com>  
**Sent:** Monday, April 26, 2021 3:52 PM  
**To:** COB  
**Subject:** Public Hearing Tentative Plan No 36784

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern:

I am Kyung Sun Kang, the property owner of 33165 Monte Verde Rd. Temecula, CA.

I have just received a notice of the public hearing in regards to a tentative tract map plan of no. 36784 and change of zone no. 7862 (CZ07862). I am currently out of town.

I am unable to make it to the meeting date tomorrow due to the shortness of notice. This is my first notice of a hearing from you and I would like to have more time to prepare myself for the hearing.

Also, I would like to know what would benefit me to having such properties above me. There will be lack of privacy for me and directly affect my property from above and below my property. I am also concerned about mudslides and damage to my property due to possible construction.

I will want the hearing result from tomorrow's meeting. I will be consulting with my lawyer in regards to this hearing and tentative plan. Thank you. If you have any further questions please contact lkang59@yahoo.com

Sincerely,  
Kyung Sun Kang



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

*John Hildebrand*  
*Planning Director*

## Memorandum

**DATE:** April 27, 2021  
**TO:** Riverside County Board of Supervisors  
**FROM:** Gabriel Villalobos, Project Planner  
**RE:** April 27, 2021 Board of Supervisors  
**ITEM:** 21.2 – Change of Zone No. 7862 and Tentative Tract Map No. 36784

---

Planning Staff is submitting the attached comment letters and responses as part of the official staff report package.

Thank you.

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

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



## Villalobos, Gabriel

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**From:** Villalobos, Gabriel  
**Sent:** Tuesday, April 27, 2021 9:44 AM  
**To:** Susan Lane  
**Cc:** Brady, Russell  
**Subject:** RE: 4/27/2021 Hearing - Enviro Assmt 42764 - Resident Letter Opposing

Good Morning Susan,

I wanted to following up with you this morning to let you know that your public comments were received and shall be submitted to the Board of Supervisors. In addition, I also wanted to let you know that your concerns were voiced to the project's applicants who will take them into consideration and are more than willing to accommodate them. Specifically in regards to fugitive dust and possible erosion from grading and construction activities, all will adhere to best management practices to minimize the potential for negative effects on the adjoining properties including yours. The applicant's have also expressed interest in helping you to maintain and possibly expand the monarch butterfly habitat on your property by including the planting of additional milkweed type vegetation. The applicants are willing to discuss these actions further and if you would like to contact them directly we can help facilitate that to help make the proposed project better for all affected. Please feel free to let me know if you would like any additional information or have any further questions, thanks!

### Gabriel Villalobos

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



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**From:** Susan Lane <[slane1313@icloud.com](mailto:slane1313@icloud.com)>  
**Sent:** Monday, April 26, 2021 3:11 PM  
**To:** COB <[COB@RIVCO.ORG](mailto:COB@RIVCO.ORG)>  
**Subject:** 4/27/2021 Hearing - Enviro Assmt 42764 - Resident Letter Opposing

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○  
**From:** Citizens Susan & Patrick Lane  
45964 Corte Mislanca  
Temecula, CA 92592  
[Slane1313@icloud.com](mailto:Slane1313@icloud.com)  
949-697-5267

**To:**  
Kecia R. Harper, Clerk of the Board  
Board of Supervisors of Riverside County

Board Chambers, County Administrative Center  
4080 Lemon Street, 1st Floor  
Riverside, CA 92502  
[Cob@rivco.org](mailto:Cob@rivco.org)

Re: Opposing: Adoption of a Negative Declaration for Environmental Asset No. 42764 in Temecula, CA  
-Tentative Tract Map No. 36784 (TR36784)  
-Change of Zone No. 7862 (CZ07862)

Hello to the Board of Supervisors of Riverside County,

We wish to be heard in **opposition to the development project being planned for Environmental Asset No 42764.**

We reside in a single family home on Corte Mislanca, seated at the bottom (west) of the steep hill on top of which the construction project is being planned.

We do not know how close to our backyard property line that the proposed construction would take place, only that it will be above us atop the hill.

In any case, **we are concerned about environmental effect of the fallout** of construction materials that will inevitably rain down onto our property during the proposed construction, as well as the effect of construction on the myriad wildlife species that live and hunt on this hill.

**Our property at 45964 Corte Mislanca is registered as Monarch Waystation\* No. 32542, a private residential garden that supports the environment and ecosystem needed to support Monarch Butterflies.**

In our yard, we have been planting, growing and seeding milkweed plants (necessary for Monarch butterfly survival and propagation) for three years now, since we moved in. We raised and released about 100 monarchs in cages last year (2020) and even more we supported without caging or assistance. We are hoping to support even more monarchs this year and each succeeding year.

As you can imagine, we are very concerned about the threat of impending construction right above our yard, where we have worked so hard and invested so much to create an environmentally supportive habitat for pollinators, which are crucial to our ecosystems.

**-We especially worry about the damage that will likely be caused to our Monarch Habitat plants when construction dust rains down on everything in our yard - plowed dirt, flying rocks, sawdust, fumes from construction vehicles, etc.**

**-We especially worry about the pesticides and herbicides** that will likely be used during construction to make the new residences look neat and tidy, because it kills the very beneficial plants and insects we are working so hard to support and restore. Pesticides kill Monarch Butterflies and bees!

**-We also worry about all the wildlife creatures** that reside and hunt on the hill, who will flee for their lives when the construction trucks arrive.

Our property includes Monarch Waystation\* ID 32542 (45964 Corte Mislanca 92592, Susan Lane)

We grow multiple asclepias milkweed types include tropical, showy, swamp and tubrosa. We also grow a variety of nectar plants for pollinators, including lantana, buddeljah, Mexican sunflower, various sages and lavenders, etc.

Other wildlife species we have personally encountered residing or hunting on and around our property and the hill behind it (which is the proposed construction project location) — and which will be displaced or eliminated by proposed construction — include rabbits, squirrels, ground squirrels, mice, rats, raccoons, possums, snakes, lizards, coyotes, owls, hawks, bats, roadrunners, other various small birds (e.g., house finches, blue jays, towhees, sparrows), hummingbirds, various eco-necessary insects, various butterfly and moth species, honey bees, and especially Monarch Butterflies.

**We also ask you to consider the following pending government action pertaining to Monarch Butterfly Conservation efforts in the state of California:**

California Senator Dianne Feinstein shares the belief that the federal government should do more to address declining pollinator populations, including the monarch butterfly. She cosponsored the **"MONARCH Act" (S. 809)**, which Senator **Jeff Merkley (D-OR)** introduced on **March 23, 2021**. S. 809 would provide \$125 million over five years to support research, conservation efforts, and habitat restoration and creation for the western monarch butterfly. The "MONARCH Act" is currently awaiting consideration by the Senate Environment and Public Works Committee.

FYI:

\*Monarch Waystations are places that provide resources necessary for monarchs to produce successive generations and sustain their migration. Milkweeds and nectar sources are declining due to development and the widespread use of herbicides in croplands, pastures and roadsides. Because 90% of all milkweed/monarch habitats occur within the agricultural landscape, farm practices have the potential to strongly influence monarch populations. (See [monarchwatch.org](http://monarchwatch.org) for more information.)

Thank you for considering all of this very important information before approving the aforementioned construction project, both the personal property concerns of residents like myself and my neighbors, as well as the public concerns regarding the environment and ecosystems for all the wildlife native to this area.

Sincerely,  
Susan M. Lane  
[Slane1313@icloud.com](mailto:Slane1313@icloud.com)

Sent from my iPad

## Villalobos, Gabriel

---

**From:** Villalobos, Gabriel  
**Sent:** Tuesday, April 27, 2021 10:21 AM  
**To:** minah kang  
**Cc:** Brady, Russell  
**Subject:** RE: Public hearing of tentative tract no. 36784

Good Morning,

I wanted to reach out to you today to let you know that your public comments have been received and shall be included in the materials that are provided to the Board of Supervisors for today's hearing. Generally speaking we send out notices for all hearing actions on these types of cases, this project specifically went to the Planning Commission twice last year and to the Board now so there should have been prior notices sent to your mailing address, if this is a concern we can look into it further. I wanted to let you know that your concerns have been voiced and the project applicants have made potential suggestions regarding your privacy concerns including implementing trees or other screening implementations. If further dialogue is required we can possibly facilitate between you all to address these concerns as the applicants would like to minimize the possible negative impacts on neighboring properties. In addition, engineered plans have been prepared for all grading activities and potential impacts have been addressed through the Initial Study document which is available for public comment. If you wish to view the hearing you can do so at <https://www.rivcocob.org/board-of-supervisors>, otherwise if you have any additional questions or concerns you are more than welcome to reach out to me.

Gabriel Villalobos  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184  
[www.IECounts.org](http://www.IECounts.org)

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-----Original Message-----

**From:** minah kang <minakang05@yahoo.com>  
**Sent:** Monday, April 26, 2021 3:49 PM  
**To:** Villalobos, Gabriel <GVillalo@rivco.org>  
**Subject:** Public hearing of tentative tract no. 36784

Hello Mr. Gabriel Villalobos,

I am Kyung Sun Kang, the property owner of 33165 Monte Verde Rd. Temecula, CA.

I have just received a notice of the public hearing in regards to a tentative tract map plan of no. 36784 and change of zone no. 7862 (CZ07862). I am currently out of town.

I am unable to make it to the meeting date tomorrow due to the shortness of notice. This is my first notice of a hearing from you and I would like to have more time to prepare myself for the hearing.

Also, I would like to know what would benefit me to having such properties above me. There will be lack of privacy for me and directly affect my property from above and below my property. I am also concerned about mudslides and damage to my property due to possible construction.

I will want the hearing result from tomorrow's meeting. I will be consulting with my lawyer in regards to this hearing and tentative plan. Thank you. If you have any further questions please contact [lkang59@yahoo.com](mailto:lkang59@yahoo.com)

## Villalobos, Gabriel

---

**From:** Villalobos, Gabriel  
**Sent:** Tuesday, April 27, 2021 9:55 AM  
**To:** Alastair Brown  
**Cc:** Brady, Russell  
**Subject:** RE: Tract map no 36784

Good Morning Alistair,

I wanted to let you know that we forwarded your public comments and the applicants wanted me to inform you that they share similar concerns regarding the safety for pedestrian and vehicular traffic near the project site. Your concerns have been voiced to the Transportation department and we are in the process of determining what steps can be done to alleviate some of these traffic related issues. As far as impacts potentially created onsite, the drainage concerns have been addressed through the engineered grading and drainage plans reviewed and approved by the County. Any concerns regarding air quality of health issues have been addressed through the publicly available Initial study prepared for this project. We would like to keep an open dialogue going so if there are any other questions or concerns you may have please feel free to reach out to me. Thanks!

### Gabriel Villalobos

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



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---

**From:** Alastair Brown <jettblast@me.com>  
**Sent:** Monday, April 26, 2021 1:43 PM  
**To:** Villalobos, Gabriel <GVillalo@rivco.org>  
**Subject:** Fwd: Tract map no 36784

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Thanks Gabriel,

Sent from my iPhone

Begin forwarded message:

**From:** Alastair Brown <[jettblast@me.com](mailto:jettblast@me.com)>  
**Date:** April 23, 2021 at 12:07:33 PDT  
**To:** [cob@rivco.org](mailto:cob@rivco.org)  
**Subject:** Tract map no 36784

To whom it may concern,

I live below tract map no 36784 and as I previously submitted am opposed to this change of zone. This project will negatively impact air quality and cause possible health issues as well as drainage issues.

Any approval of this project should also require Anza Road to be extended to the East of Cebalo street to connect to existing Anza Road. Having more traffic driving on Cebalo street which is already dangerous due to a steep grade, no crosswalk at Anza and no speed limit signs or markings is unacceptable. Riverside County has failed numerous requests to remedy the traffic safety issues on this road from both Lennar home builders and residents. This also is a walking route for children to Jackson Elementary from the Terracina neighborhood. I am keeping copy of all correspondence to Riverside County from both myself and Lennar on the safety issues on Cebalo and plan to provide it to the family of anyone who might get hurt do to the negligence of Riverside County to mitigate the safety issues on Cebalo Street.

Alastair Brown

45795 Cebalo Street  
Temecula Ca 92592

Sent from my iPhone

## Villalobos, Gabriel

---

**From:** Villalobos, Gabriel  
**Sent:** Monday, April 26, 2021 5:28 PM  
**To:** Nancy Kaplan Fitness  
**Cc:** Roger Fitness  
**Subject:** RE: Tract Map No. 36784 - Change of Zone No. 7862

Good Afternoon,

I have received your comments and will have them included in a memo to the Supervisors for tomorrow's hearing. Just so you are aware I have forwarded the Transportation your comments about traffic circulation in the area so they can explain what the plans will be for ultimately developing the section of Anza Rd east of Cebalo St to connect the street and hopefully alleviate some of the traffic concerns. If you wish to view the hearing tomorrow you can do so at <https://rivcotv.org/BOS>. If you wish to speak please let me know as soon as possible as we will need to have that set up. Thanks!

### Gabriel Villalobos

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



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---

**From:** Nancy Kaplan Fitness <NancyKaplanFitness@gmail.com>  
**Sent:** Monday, April 26, 2021 3:26 PM  
**To:** Villalobos, Gabriel <GVillalo@rivco.org>  
**Cc:** Roger Fitness <rfitness2@gmail.com>  
**Subject:** Fwd: Tract Map No. 36784 - Change of Zone No. 7862

Dear Gabriel,

It is our understanding that a public hearing scheduled before the Board of Supervisors will take place on Tuesday, April 27, at 10:00 am. We had previously voiced our concerns in an email sent to you September 17, 2020.

In addition to the negative impact on our property with the change of topography and destruction of the natural hill and vegetation upon it, adding additional housing in our neighborhood will even further increase the amount of traffic congestion on Cebalo Street. Cebalo Street is the sole thoroughfare used by all communities south and east of the intersection of Anza Road and Cebalo Street.

Anza Road currently dead ends at Cebalo Street. It picks up again about 200 feet directly east in the new subdivision recently completed by Lennar Homes. Traffic could be diverted to the communities east of Cebalo Street with the improvement of connecting Anza Road.

We would request that this traffic impact be taken into consideration with yet another housing development in this already congested traffic area of our neighborhood. Please advance our concerns on our behalf at the hearing.

Regards,  
Roger and Nancy Fitness

Roger Fitness  
[rfitness2@gmail.com](mailto:rfitness2@gmail.com)  
602-980-4099

**Subject: Tract Map No. 36784 - Change of Zone No. 7862**

**Date:** September 17, 2020 at 2:41:47 PM PDT

**To:** Roger Fitness <[rfitness2@gmail.com](mailto:rfitness2@gmail.com)>

Dear Gabriel,

I received Notice of Hearing Re: Tract Map No. 36784, Intent to Adopt a Negative Declaration, as I own a residential property directly adjacent to this proposed project. I have attached below:

- 1). Notice of Public Hearing for your reference
- 2). Riverside County Parcel Report
- 3). Property Report of Parcel ID: 917-310-035 showing location of our property
- 4). Proposed Subdivision Plan with our property location identified
- 5). Photo View of the Proposed Project as viewed from our property

I can see in the body of the Notice that the Riverside County Planning Department has recommended adoption of the Negative Declaration, so I assume we can expect it to happen.

I would like to comment on the project to the extent and degree that it has an impact on our property view. You will see from the maps I have attached that the proposed project property boundary abuts our property more closely than some other properties on Cebalo Street. You will also see from the View Photo that due to the steep grade of the proposed project that our view will be dramatically impacted with a view of the entire project on the east side of this hill.

**I would request that the engineered project design include a number of tree plantings in the shrub area at the northeast corner and south along the eastern side shrub area that will grow to a height sufficient enough to soften the impact of this proposed project.**

**If there is intent to build any single story homes, it would be desirable to have Lot 18 designated as a single story lot.**

I also have additional questions, as follow:

- 1). Has the owner of the property identified a Home Builder/Developer?
- 2). Has a timeline for infrastructure and construction been established?
- 3). Can I be provided the engineered cross-section of the east side of the project to determine the height and impact of proposed structures, retaining walls, etc.
- 4). Will the rear perimeter block walls of individual properties be at property lines or as it looks on the design, where it looks as though the perimeter block walls would be enclosing the building envelope only?



I feel that some of these questions would be more easily answered if I could speak with you directly. Are you available to speak by phone? Is there a time best for you either later today or Monday?

I thank you for taking the time to walk me through this.

Kind regards,  
Roger Fitness

602-980-4099  
[rfitness2@gmail.com](mailto:rfitness2@gmail.com)  
Property Owner  
45819 Cebalo Street  
Temecula, CA 92592



# THE PRESS-ENTERPRISE

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

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOH - TR36784, CZ07862 /

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

**04/17/2021**

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

Date: April 17, 2021  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

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P.O. Number:

Ad Copy:

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 27, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Tentative Tract Map No. 36784 (TR36784)**, which proposes a schedule "A" subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet and **Change of Zone No. 7862 (CZ07862)**, a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural - 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). This project is North of Anza Road, East of Corte Mislanca, South of Monte Verde Road, and West of Via Pascal in the Southwest Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider **Adopting a Negative Declaration for Environmental Assessment No. 42764.**

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 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT GABRIEL VILLALOBOS, CONTRACT PLANNER, AT (951)-955-6184 OR EMAIL GVillalo@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 Department 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 Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: April 14, 2021      Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant  
Press-Enterprise: 4/17

TRMA / Planning  
Item No. 21. of  
04/27/21

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 27, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Tentative Tract Map No. 36784 (TR36784)**, which proposes a schedule "A" subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet and **Change of Zone No. 7862 (CZ07862)**, a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). This project is North of Anza Road, East of Corte Mislanca, South of Monte Verde Road, and West of Via Pascal in the Southwest Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider **Adopting a Negative Declaration for Environmental Assessment No. 42764.**

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 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT GABRIEL VILLALOBOS, CONTRACT PLANNER, AT (951)-955-6184 OR EMAIL [GVillalo@RIVCO.ORG](mailto:GVillalo@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 Department 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 Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: April 14, 2021

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant



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 R. HARPER**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

April 14, 2021

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

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

RE: NOTICE OF PUBLIC HEARING: TR36784 AND CZ07862

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, April 17, 2021.**

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,

*Hannah Lumanauw*

Board Assistant to:  
KECIA R. HARPER, CLERK OF THE BOARD

# CERTIFICATE OF POSTING

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

I, Hannah Lumanauw, Board Assistant to Kecia R. Harper, 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 April 14, 2021, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

TR36784 AND CZ07862

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:** April 27, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: April 14, 2021  
Hannah Lumanauw

# CERTIFICATE OF MAILING

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

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on April 14, 2021, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

TR36784 AND CZ07862

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:** April 27, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw      DATE: April 14, 2021  
Hannah Lumanauw

917310027  
 THANH VINH NGUYEN  
 33229 MONTE VERDE RD  
 TEMECULA CA 92592

917310028  
 KYUNG SUN KANG  
 3530 AUSTIN BLUFFS PKWY  
 COLORADO SPGS CO 80918

917360002  
 ALASTAIR BROWN  
 45795 CEBALO ST  
 TEMECULA CA 92592

917360010  
 ROMI S. SHABAN  
 45891 CEBALO ST  
 TEMECULA CA 92592

917361001  
 ANTONIO DANIEL RAMOS  
 45856 CEBALO ST  
 TEMECULA CA 92592

917361010  
 JENNIFER LEVY  
 45781 AMBARA CT  
 TEMECULA CA 92592

917361019  
 JEFFREY D. BUTTEMER  
 45830 AMBARA CT  
 TEMECULA CA 92592

917361020  
 GINO REYNOSO  
 45814 AMBARA CT  
 TEMECULA CA 92592

917360006  
 THOMAS C. SMITH  
 45843 CEBALO ST  
 TEMECULA CA 92592

917360008  
 ARCINAS FAMILY LIVING TRUST 12/21/19  
 45867 CEBALO ST  
 TEMECULA CA 92592

917310034  
 MEHRABAN YAZDANI BUICKI  
 14865 GREENBRAAE ST  
 IRVINE CA 92604

917361013  
 ERIC J. CHARRETTE  
 45817 AMBARA CT  
 TEMECULA CA 92592

917310029  
 JANESE M. REYES  
 27430 ENTERPRISE CIR W 101  
 TEMECULA CA 92590

917360001  
 BROWN FAMILY REVOCABLE TRUST DTD  
 45783 CEBALO ST  
 TEMECULA CA 92592



917360004  
ROGER FITNESS  
45819 CEBALO ST  
TEMECULA CA 92592

917361018  
HAIBO YAO  
45846 AMBARA CT  
TEMECULA CA 92592

917360003  
FANG CHEN  
45807 CEBALO ST  
TEMECULA CA 92592

917360012  
LS TERRACINA  
15360 BARRANCA PKY  
IRVINE CA 92618

917361012  
OSCAR MANUEL MADRIGAL  
45805 AMBARA CT  
TEMECULA CA 92592

917361014  
LEN PERSAUD  
45833 AMBARA CT  
TEMECULA CA 92592

917361015  
PATRICK M. RYAN  
45849 AMBARA CT  
TEMECULA CA 92592

917360005  
MARCUS VIRAK TOUCH  
45831 CEBALO ST  
TEMECULA CA 92592

962361002  
WING KWAN RICHARD TUNG  
25240 HANCOCK AVE NO 330  
MURRIETA CA 92562

962363014  
AUSTIN MYERS  
45931 CAMINO RUBI  
TEMECULA CA 92592

962410034  
DINGBO LIANG  
11 E YALE LOOP  
IRVINE CA 92604

962413005  
CHRISTOPHER A. EVANS  
32922 MONTE DR  
TEMECULA CA 92592

962413008  
ARNOLD F. ALDANA  
32952 MONTE DR  
TEMECULA CA 92592

962361016  
MATTHEW R. BROOKS  
45949 CORTE MISLANCA  
TEMECULA CA 92592

962362006  
 STEVEN G. DAVIS  
 45944 CORTE MISLANCA  
 TEMECULA CA 92592

962363003  
 JIZI DENG  
 44279 ECHELON CT  
 TEMECULA CA 92592

962363004  
 ERIC WARREN FRANKLIN  
 32943 CAMINITO LORCA  
 TEMECULA CA 92592

962363005  
 THOMAS D. COLLETTE  
 32933 CAMINITO LORCA  
 TEMECULA CA 92592

962363011  
 RODNEY D. LYKINS  
 45961 CAMINO RUBI  
 TEMECULA CA 92592

962352012  
 STEVE H. NGUYEN  
 114 MOUNTAIN SKY  
 IRVINE CA 92602

962353005  
 PAUL ANTHONY MERRILL  
 45874 CORTE MISLANCA  
 TEMECULA CA 92592

962361007  
 SCOTT B. PADGETT  
 45936 CAMINO RUBI  
 TEMECULA CA 92592

962413012  
 FERNEL BASTO VALLEJO  
 32992 MONTE DR  
 TEMECULA CA 92592

962414002  
 SULIMAN B. SHAMALI  
 32907 MONTE DR  
 TEMECULA CA 92592

962420011  
 GERHARDUS JOHANNES STOLTZ  
 33077 MONTE DR  
 TEMECULA CA 92592

962420018  
 RACHEL WITTENBERG  
 46013 DRYMEN AVE  
 TEMECULA CA 92592

962421015  
 ROCKY ERIK BRADY  
 33054 PUFFIN ST  
 TEMECULA CA 92592

962421030  
 GORDON SCOTT  
 33192 KENNEDY CT  
 TEMECULA CA 92592

962421036  
 SERGIO HINOJOSA  
 33132 KENNEDY CT  
 TEMECULA CA 92592

962422005  
 BRANDON BELFIELD  
 33168 ROMANCE PL  
 TEMECULA CA 92592

962422006  
 MARIA E. MORALES  
 33178 ROMANCE PL  
 TEMECULA CA 92592

962361019  
 LIAM MURPHY  
 6708 OLD PEAK LN  
 CORONA CA 92880

962362007  
 DAVID BRIAN ARTHUR  
 45954 CORTE MISLANCA  
 TEMECULA CA 92592

962362009  
 LEWIS G. GREEN  
 45974 CORTE MISLANCA  
 TEMECULA CA 92592

962421017  
 JUAN CARLOS GARCIA  
 33034 PUFFIN ST  
 TEMECULA CA 92592

962421018  
 VANESSA SACMAN EVANGELISTA  
 33123 ROMANCE PL  
 TEMECULA CA 92592

962421019  
 DONALD CATALANO  
 45664 HOPACTONG ST  
 TEMECULA CA 92592

962421033  
 KURTZ FAMILY REVOCABLE TRUST DATED  
 33162 KENNEDY CT  
 TEMECULA CA 92592

962421037  
 DANNY S. SANTOS  
 33122 KENNEDY CT  
 TEMECULA CA 92592

962421038  
 JESSICA D. HECKLINGER  
 33112 KENNEDY CT  
 TEMECULA CA 92592

962422003  
 AARON C. TANI  
 33148 ROMANCE PL  
 TEMECULA CA 92592

962422007  
 GREG SEGURA  
 33188 ROMANCE PL  
 TEMECULA CA 92592

962413007  
 RUEL H. PAA  
 32642 MONTE DR  
 TEMECULA CA 92592

962420001  
 ALFREDO ROMERO  
 33012 MONTE DR  
 TEMECULA CA 92592

962420005  
 SUKANTAWANICH PAIBOON & SUTHIPORN  
 7018 W SEWARD ST  
 NILES IL 60714

962420022  
 KYLE A. CLARKE  
 46053 DRYMEN AVE  
 TEMECULA CA 92592

962420024  
 MICHAEL A. STEWART  
 46079 GALAXY CT  
 TEMECULA CA 92592

962421016  
 JASON R. DAFFORN  
 33044 PUFFIN ST  
 TEMECULA CA 92592

962421023  
 GREGORY E. DUTY  
 20037 PALOMAR ST  
 WILDOMAR CA 92592

962351016  
 MICHAEL H. WU  
 45846 CAMINO RUBI  
 TEMECULA CA 92592

962351017  
 YORAM ISRAEL  
 13217 JAMBOREE RD NO 318  
 TUSTIN CA 92782

962352013  
 JAMES HOWE  
 45794 CORTE MISLANCA  
 TEMECULA CA 92592

962352014  
 DAVID K. HIRAI  
 45804 CORTE MISLANCA  
 TEMECULA CA 92592

962422008  
 HPA BORROWER 2016 2  
 180 N STETSON AV STE 3650  
 CHICAGO IL 60601

962422009  
 JOHN M. LONG  
 33208 ROMANCE PL  
 TEMECULA CA 92592

962421028  
 GRIMILDA ONEIL  
 33212 KENNEDY CT  
 TEMECULA CA 92592

962421035  
 GRUHAN HOLDINGS  
 1155 CAMINO DEL MAR  
 DEL MAR CA 92104

962421042  
 DAVID A. ARROYO  
 33137 KENNEDY CT  
 TEMECULA CA 92592

962421044  
 MONICA ANN SMITH  
 33157 KENNEDY CT  
 TEMECULA CA 92592

962351014  
 NADER N. MATTI  
 45826 CAMINO RUBI  
 TEMECULA CA 92592

962353006  
 CHRISTOPHER MICHAEL ODELL MCNAMARA  
 45884 CORTE MISLANCA  
 TEMECULA CA 92592

962361006  
 JOHN JUN  
 45926 CAMINO RUBI  
 TEMECULA CA 92592

962361009  
 BAOFEN GUAN  
 32033 HUMMINGBIRD WAY  
 TEMECULA CA 92592

962361020  
 MIKE A. MORENO  
 45909 CORTE MISLANCA  
 TEMECULA CA 92592

962361022  
 JASON MICHAEL CARTER  
 45889 CORTE MISLANCA  
 TEMECULA CA 92592

962413004  
 RAYMUNDO PEREZ  
 32912 MONTE DR  
 TEMECULA CA 92592

962413009  
 SUNSET GROVE PROP  
 27475 YNEZ RD STE 248  
 TEMECULA CA 92591

962413011  
 MICHAEL J. BRUNNER  
 32982 MONTE DR  
 TEMECULA CA 92592

962414001  
 JAMES EVERETT  
 32917 MONTE DR  
 TEMECULA CA 92592

962420012  
 ROBERT PATERSON  
 33057 MONTE DR  
 TEMECULA CA 92592

962420017  
 STEVEN JOSEPH RAMSTHALER  
 46003 DRYMEN AVE  
 TEMECULA CA 92592

962361004  
 MICHAEL D. FRANKS  
 45906 CAMINO RUBI  
 TEMECULA CA 92592

962361017  
 CRAIG HAUENSTEIN  
 45939 CORTE MISLANCA  
 TEMECULA CA 92592

962363001  
 STEPHEN P. DONVITO  
 32973 CAMINITO LORCA  
 TEMECULA CA 92592

962363002  
 MONICA SHEA PRICE  
 32963 CAMINITO LORCA  
 TEMECULA CA 92592

962363008  
 NATHANIEL ADAM PRICE  
 45991 CAMINO RUBI  
 TEMECULA CA 92592

962363010  
 MICHEL FAMILY TRUST DATED 06/23/2020  
 45971 CAMINO RUBI  
 TEMECULA CA 92592

962363013  
 WEI GUO  
 44279 ECHELON CT  
 TEMECULA CA 92592

962363015  
 DANIEL M. BUCKLAND  
 45921 CAMINO RUBI  
 TEMECULA CA 92592

962420019  
 GUADALUPE R. GALINDO  
 46023 DRYMEN AVE  
 TEMECULA CA 92592

962420020  
 BRENT W. BOGARDUS  
 46033 DRYMEN AVE  
 TEMECULA CA 92592

962421034  
 KRISTOFOR P. FORBERG  
 33152 KENNEDY CT  
 TEMECULA CA 92592

962421040  
 JOHNATHAN A. CARR  
 33117 KENNEDY CT  
 TEMECULA CA 92592

962422004  
 MARY A. BENJAMIN  
 33158 ROMANCE PL  
 TEMECULA CA 92592

962413002  
 DANNY DANNEWITZ  
 32892 MONTE DR  
 TEMECULA CA 92592

962413003  
 BRIAN W. KEMBLE  
 32902 MONTE DR  
 TEMECULA CA 92592

962420003  
 CRAIG VEATCH  
 33032 MONTE DR  
 TEMECULA CA 92592

962420006  
 CYNTHIA J. PARRIS  
 33062 MONTE DR  
 TEMECULA CA 92592

962420007  
 CARLOS TRACONIS  
 33072 MONTE DR  
 TEMECULA CA 92592

962420008  
 CHENCHEN PAN  
 45239 WILLOWICK ST  
 TEMECULA CA 92592

962420009  
 SHAMSHOUM S. BENYAMIN  
 41505 VIA DEL MONTE  
 TEMECULA CA 92592

962410035  
 REDHAWK COMMUNITY ASSN  
 31608 RAILROAD CANYON RD  
 CANYON LAKE CA 92587

962420013  
 KRISHTOPHER FREEMAN  
 33047 MONTE DR  
 TEMECULA CA 92592

962420016  
 ROBERT A. ARBAN  
 46084 GALAXY CT  
 TEMECULA CA 92592

962421021  
 PAMELA G. REEDER  
 37785 BEARING CIR  
 TEMECULA CA 92592

962421022  
 MICHAEL GIECK  
 33163 ROMANCE PL  
 TEMECULA CA 92592

962422010  
 ZHIYING LIU  
 33218 ROMANCE PL  
 TEMECULA CA 92592

962420002  
 JOSHUA C. HAMILTON  
 33022 MONTE DR  
 TEMECULA CA 92592

962420004  
 JOHNSON NARONG  
 33042 MONTE DR  
 TEMECULA CA 92592

962420021  
 JINWU MA  
 15495 SOLSTICE CT  
 LAKE ELSINORE CA 92530

962420025  
 CARL A. ROBBINS  
 46069 GALAXY CT  
 TEMECULA CA 92592

962421020  
 ALAN MARQUEZ  
 33143 ROMANCE PL  
 TEMECULA CA 92592

962421026  
 NANCY LYNNE RORABAUGH  
 PO BOX 910216  
 SAN DIEGO CA 92191

962421027  
 FRANCISCO JAVIER ROSALES  
 33213 ROMANCE PL  
 TEMECULA CA 92592

962421029  
 TONY R. KHALIFEH  
 33202 KENNEDY CT  
 TEMECULA CA 92592

962421032  
 EDILBERTO LAZO  
 33172 KENNEDY CT  
 TEMECULA CA 92592

962421041  
 BRIGGS JAMES & MATILDA REVOCABLE TRUST  
 33127 KENNEDY CT  
 TEMECULA CA 92592

962421045  
 DEMETRIO NAJERA  
 33167 KENNEDY CT  
 TEMECULA CA 92592

962422002  
 TYRONE TATE  
 33138 ROMANCE PL  
 TEMECULA CA 92592

962422011  
 BHARAT B. NAURIYAL  
 31938 TEMECULA PKY A396  
 TEMECULA CA 92592

962353001  
 BILL L. JOU  
 45834 CORTE MISLANCA  
 TEMECULA CA 92592

962353003  
 MIGUEL ANGEL ROLON  
 45854 CORTE MISLANCA  
 TEMECULA CA 92592



962353004  
 WAEL M. AHMED  
 45798 CLOUDBURST LN  
 TEMECULA CA 92592

962361021  
 MICHAEL CONNOR  
 45899 CORTE MISLANCA  
 TEMECULA CA 92592

962414003  
 ROBERT ALVES  
 32897 MONTE DR  
 TEMECULA CA 92592

962414004  
 CYNTHIA M. ULLOA  
 32887 MONTE DR  
 TEMECULA CA 92592

962414005  
 PAUL G. PEREZ  
 32877 MONTE DR  
 TEMECULA CA 92592

962420010  
 DONGNING LI  
 684 CAMINO DE LA LUNA  
 THOUSAND OAKS CA 91320

917360009  
 MULLINS JOHN & JOANNE FAMILY TRUST DTD  
 45879 CEBALO ST  
 TEMECULA CA 92592

917361016  
 SHEILA MARIE A ADAN  
 1892 FIR CT  
 CORONA CA 92882

962421024  
 ASSESFA GUGSA  
 33183 ROMANCE PL  
 TEMECULA CA 92592

962421025  
 RAYMOND C. HOWELL  
 33107 KENNEDY CT  
 TEMECULA CA 92592

962030003  
 RAINBOW BRIDGE MANAGEMENT  
 45100 REDHAWK PKWY  
 TEMECULA CA 92592

962353007  
 REDHAWK COMMUNITY ASSN  
 29379 RANCHO CALIF RD 206  
 TEMECULA CA 92591

962361001  
 YICHI WANG  
 45876 CAMINO RUBI  
 TEMECULA CA 92592

962361013  
 KRISTINA FRAZEE  
 45979 CORTE MISLANCA  
 TEMECULA CA 92592

962361014  
JEREMY K. PLUMMER  
45969 CORTE MISLANCA  
TEMECULA CA 92592

962361015  
RAJU H. PATEL  
45959 CORTE MISLANCA  
TEMECULA CA 92592

962362001  
MICHAEL HUANG  
45894 CORTE MISLANCA  
TEMECULA CA 92592

962362004  
JACOB RALSTON  
45924 CORTE MISLANCA  
TEMECULA CA 92592

962362005  
BRANDON JOHNSON  
45934 CORTE MISLANCA  
TEMECULA CA 92592

917360011  
DONNACHRIS INDIONGCO MACASPAC  
45903 CEBALO ST  
TEMECULA CA 92592

917361009  
RACHEL MICHELLE THORNTON  
45769 AMBARA CT  
TEMECULA CA 92592

917361011  
RONALD NESBITT  
45793 AMBARA CT  
TEMECULA CA 92592

917361017  
LUIS A. GARCIA  
45862 AMBARA CT  
TEMECULA CA 92592

917361021  
CATALINA A. ALLBEE  
45798 AMBARA CT  
TEMECULA CA 92592

917310030  
CHARLES S. PALM  
34281 SAN SIMEON ST  
TEMECULA CA 92592

917360007  
GEVORK AGABABIAN  
PO BOX 628  
GLENDALE CA 91209

917361002  
HUNG N. HO  
45814 CEBALO ST  
TEMECULA CA 92592

917361003  
LENNAR HOMES OF CALIFORNIA INC  
980 MONTECITO DR STE 302  
CORONA CA 92879

917361004  
LENNAR HOMES OF CALIF  
980 MONTECITO DR STE 302  
CORONA CA 92879

962351018  
ALI S. MOGHADAM  
45866 CAMINO RUBI  
TEMECULA CA 92592

962353002  
ALBERT FEBRERO  
45844 CORTE MISLANCA  
TEMECULA CA 92592

962361008  
CHASE FISHER  
45946 CAMINO RUBI  
TEMECULA CA 92592

962361023  
JEFFREY R. SWANSON  
45879 CORTE MISLANCA  
TEMECULA CA 92592

962362010  
MICHAEL ROSARIO PERRICONE  
45984 CORTE MISLANCA  
TEMECULA CA 92592

962363009  
RAY GULCYNski  
45981 CAMINO RUBI  
TEMECULA CA 92592

962351013  
WEE PENG GOH  
45816 CAMINO RUBI  
TEMECULA CA 92592

962351015  
KYLE G. SEILHEIMER  
45836 CAMINO RUBI  
TEMECULA CA 92592

962361003  
LISA M. CRAIG  
45896 CAMINO RUBI  
TEMECULA CA 92592

962361005  
BRANNON DALE HEATHMAN  
45916 CAMINO RUBI  
TEMECULA CA 92592

962361010  
PAUL J. DAVENPORT  
4101 JEAN SHACKELFORD DR  
CHESAPEAKE VA 23321

962361011  
JOHN FREDERICK DEROBERTIS  
45976 CAMINO RUBI  
TEMECULA CA 92592

962361012  
ANTHONY SCOTT ROWLEY  
45986 CAMINO RUBI  
TEMECULA CA 92592

962361018  
 JENNYLYNN LEJANO SAYO  
 45929 CORTE MISLANCA  
 TEMECULA CA 92592

962362002  
 KEITH E. MARLOW  
 45904 CORTE MISLANCA  
 TEMECULA CA 92592

962362003  
 BRIAN P. SHARP  
 45914 CORTE MISLANCA  
 TEMECULA CA 92592

962362008  
 PATRICK T. LANE  
 45964 CORTE MISLANCA  
 TEMECULA CA 92592

962362011  
 JAVIER MURILLO  
 45994 CORTE MISLANCA  
 TEMECULA CA 92592

962363007  
 ROBERT ERLING  
 32913 CAMINITO LORCA  
 TEMECULA CA 92592

962363006  
 RYAN CRAIG  
 45904 PROVENZANO WAY  
 TEMECULA CA 92592

962363012  
 MEHRDAD SHAHABI  
 743 SHARON RD  
 ARCADIA CA 91007

962413006  
 DAVID ALAN COVER  
 878 GENOA WAY  
 SAN MARCOS CA 92078

962413010  
 PHANTHONG VONGSA  
 32972 MONTE DR  
 TEMECULA CA 92592

962413013  
 PINGXI MA  
 27 LARKMEAD  
 ALISO VIEJO CA 92656

962420014  
 MARK D. NANZER  
 33037 MONTE DR  
 TEMECULA CA 92592

962420015  
 JAMES E. GRINESTAFF  
 33017 MONTE DR  
 TEMECULA CA 92592

962420023  
 JEFFREY RICE  
 46089 GALAXY CT  
 TEMECULA CA 92592

962421031  
JEFFREY J. ELMS  
38374 RAINBOW HEIGHTS PL  
FALLBROOK CA 92028

962421043  
ELIZABETH MACHADO  
163 LINDELL AVE  
EL CAJON CA 92020

962422001  
RODERICK BUENO BAGGAO  
33128 ROMANCE PL  
TEMECULA CA 92592

**Applicant/Owner:**

AC Engineering Group Inc.  
c/o Rod Arsalan  
750 S Lincoln Ave, Ste 104-167  
Corona, CA 92882

**Applicant/Owner:**

AC Engineering Group Inc.  
c/o Rod Arsalan  
750 S Lincoln Ave, Ste 104-167  
Corona, CA 92882

**Engineer/Rep:**

AC Engineering Group Inc.  
c/o Rod Arsalan  
750 S Lincoln Ave, Ste 104-167  
Corona, CA 92882

**Engineer/Rep:**

AC Engineering Group Inc.  
c/o Rod Arsalan  
750 S Lincoln Ave, Ste 104-167  
Corona, CA 92882

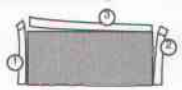
**Owner:**

Mehrban and Dilshad Yazdani  
14865 Greenbrae St  
Irvine, CA 92604

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Mehrban and Dilshad Yazdani  
14865 Greenbrae St  
Irvine, CA 92604

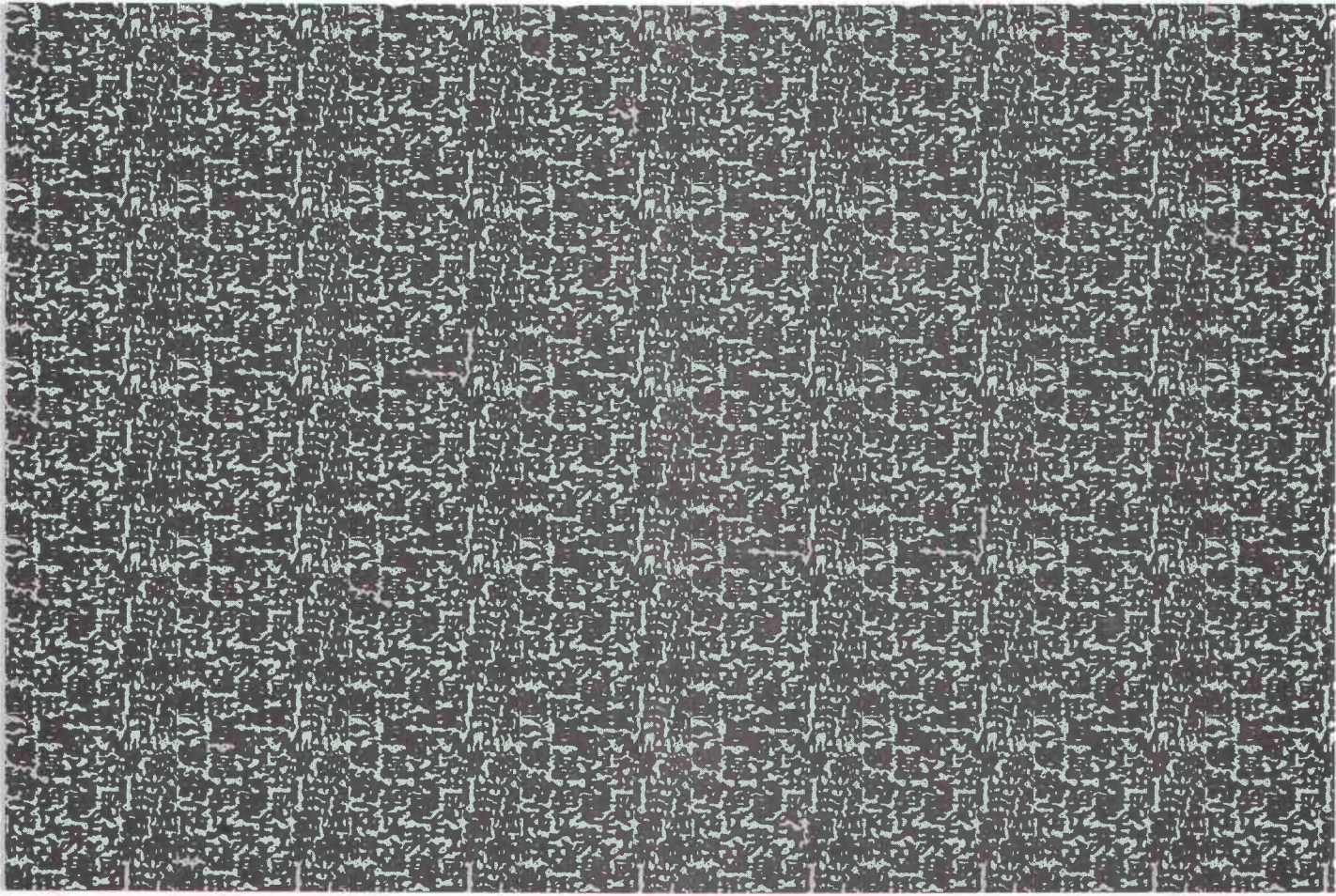
**Non-County Agencies:**



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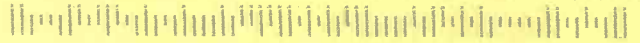
962353007  
REDHAWK COMMUNITY ASSN  
29379 RANCHO CALIF RD 206  
TEMECULA CA 92591

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 27, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Tentative Tract Map No. 36784 (TR36784)**, which proposes a schedule "A" subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet and **Change of Zone No. 7862 (CZ07862)**, a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). This project is North of Anza Road, East of Corte Mislana, South of Monte Verde Road, and West of Via Pascal in the Southwest Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider **Adopting a Negative Declaration for Environmental Assessment No. 42764.**

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 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT GABRIEL VILLALOBOS, CONTRACT PLANNER, AT (951)955-6184 OR EMAIL [GVillalo@RIVCO.ORG](mailto:GVillalo@RIVCO.ORG).

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Dated: April 14, 2021

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanuw, Board Assistant

PSEMPV

\* 61602 61603

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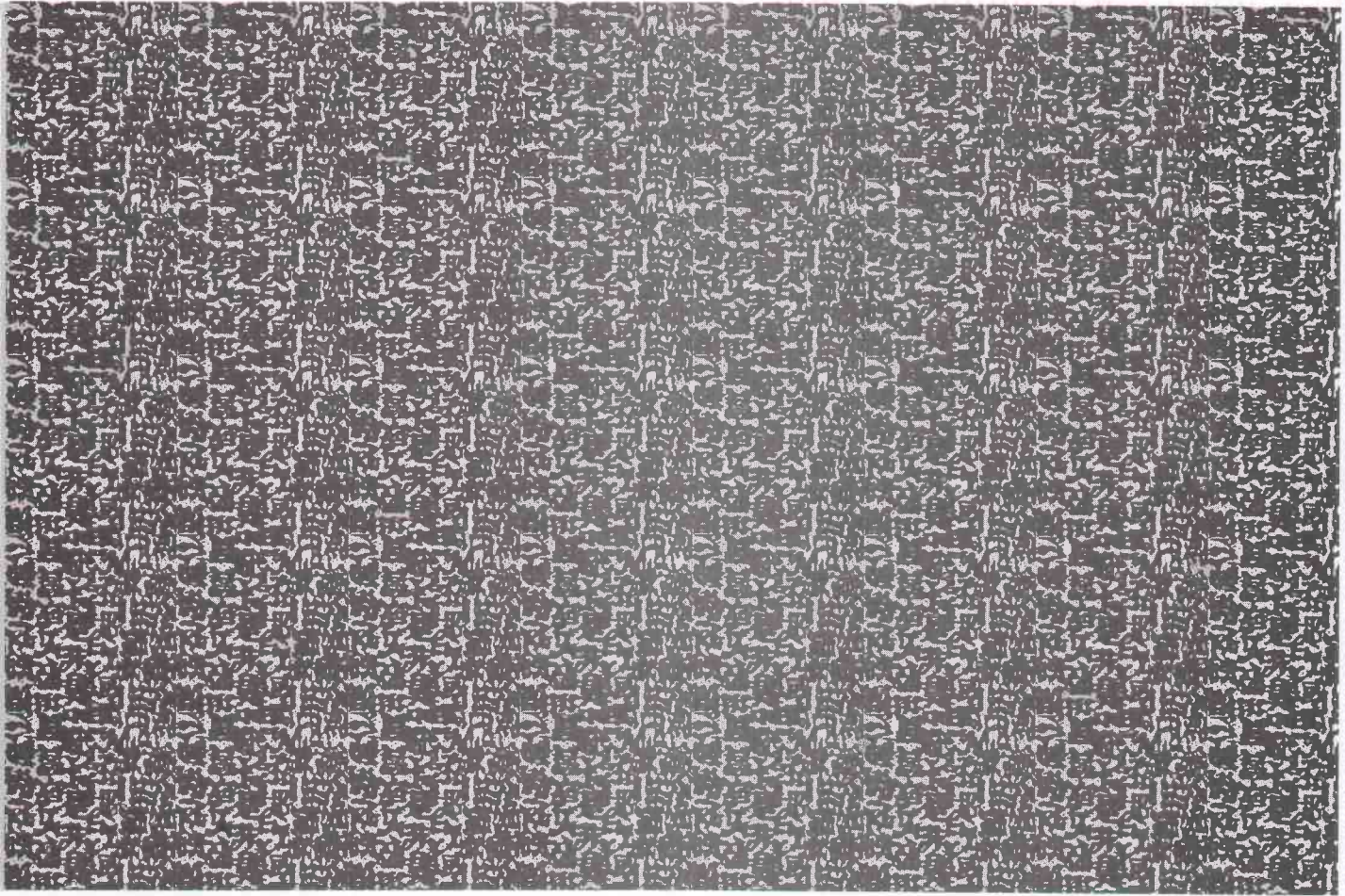




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WING KWAN RICHARD TUNG  
25240 HANCOCK AVE NO 330  
MURRIETA CA 92562

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C

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

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The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider **Adopting a Negative Declaration for Environmental Assessment No. 42764.**

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 92501.

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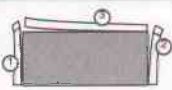
Dated: April 14, 2021

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

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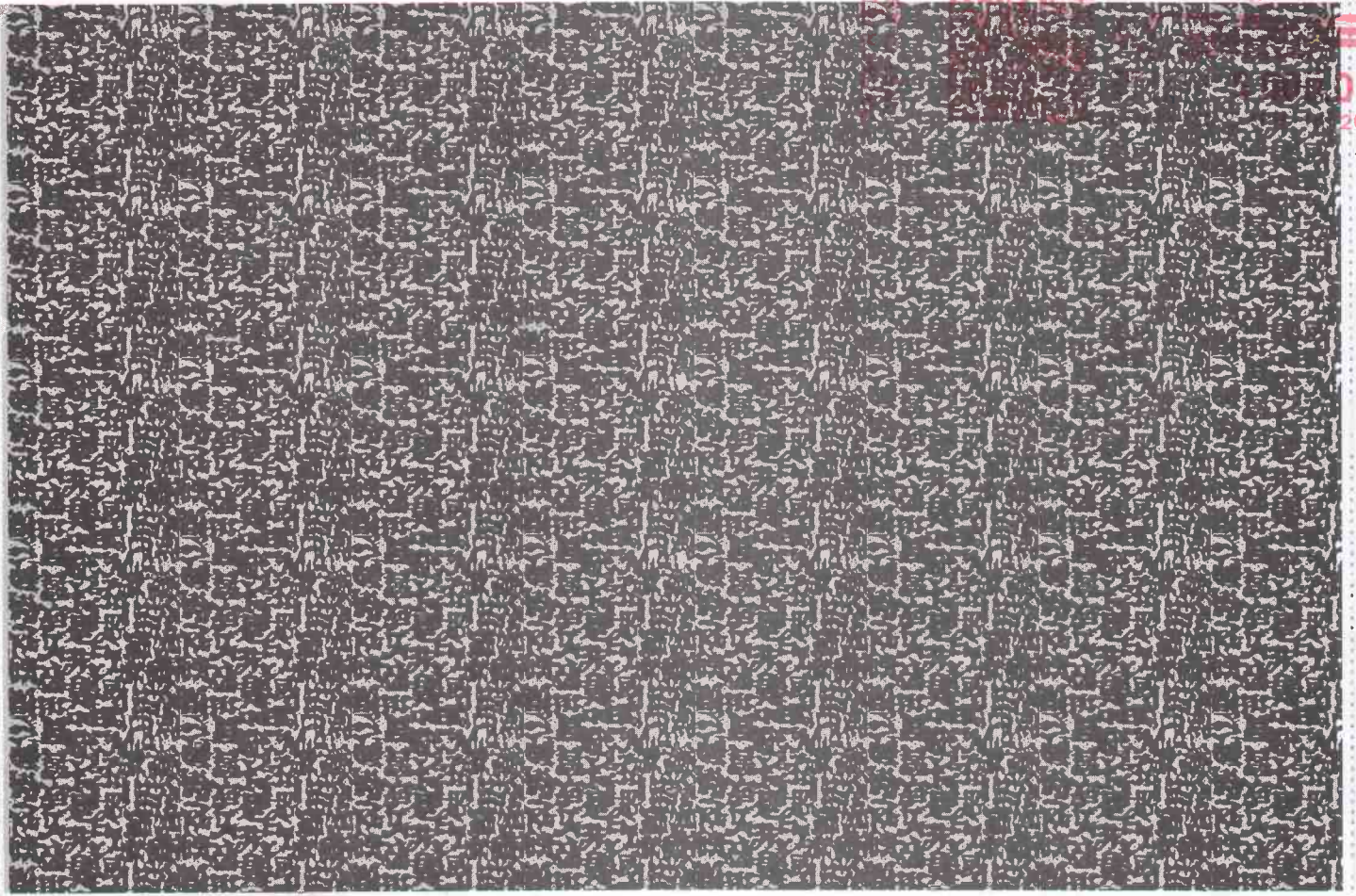
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RUEL H. PAA  
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP AND CHANGE OF ZONE IN THE SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider **Adopting a Negative Declaration for Environmental Assessment No. 42764.**

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 92501.

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Dated: April 14, 2021

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

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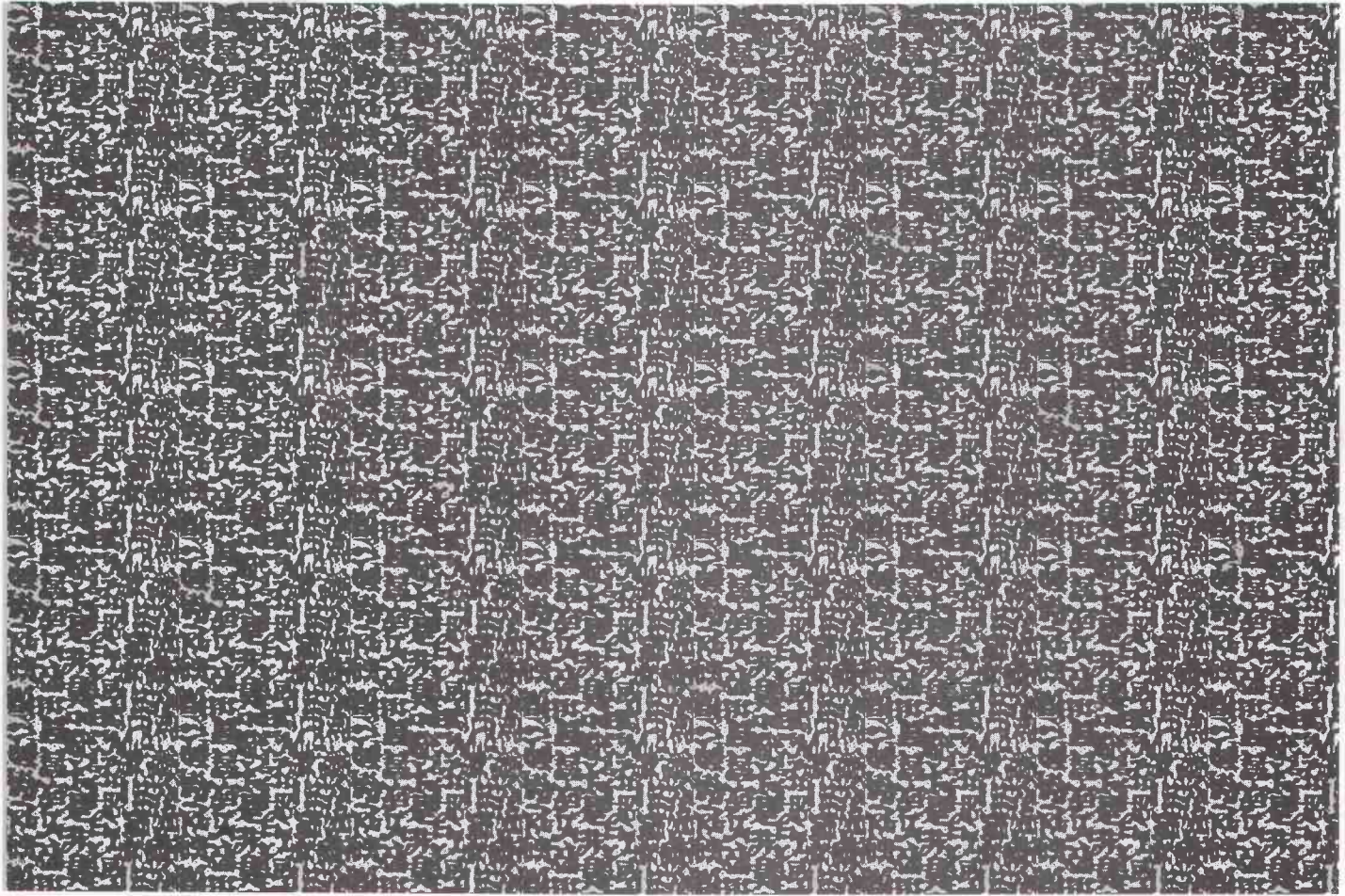
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP AND CHANGE OF ZONE IN THE SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

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The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider **Adopting a Negative Declaration for Environmental Assessment No. 42764.**

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Dated: April 14, 2021

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

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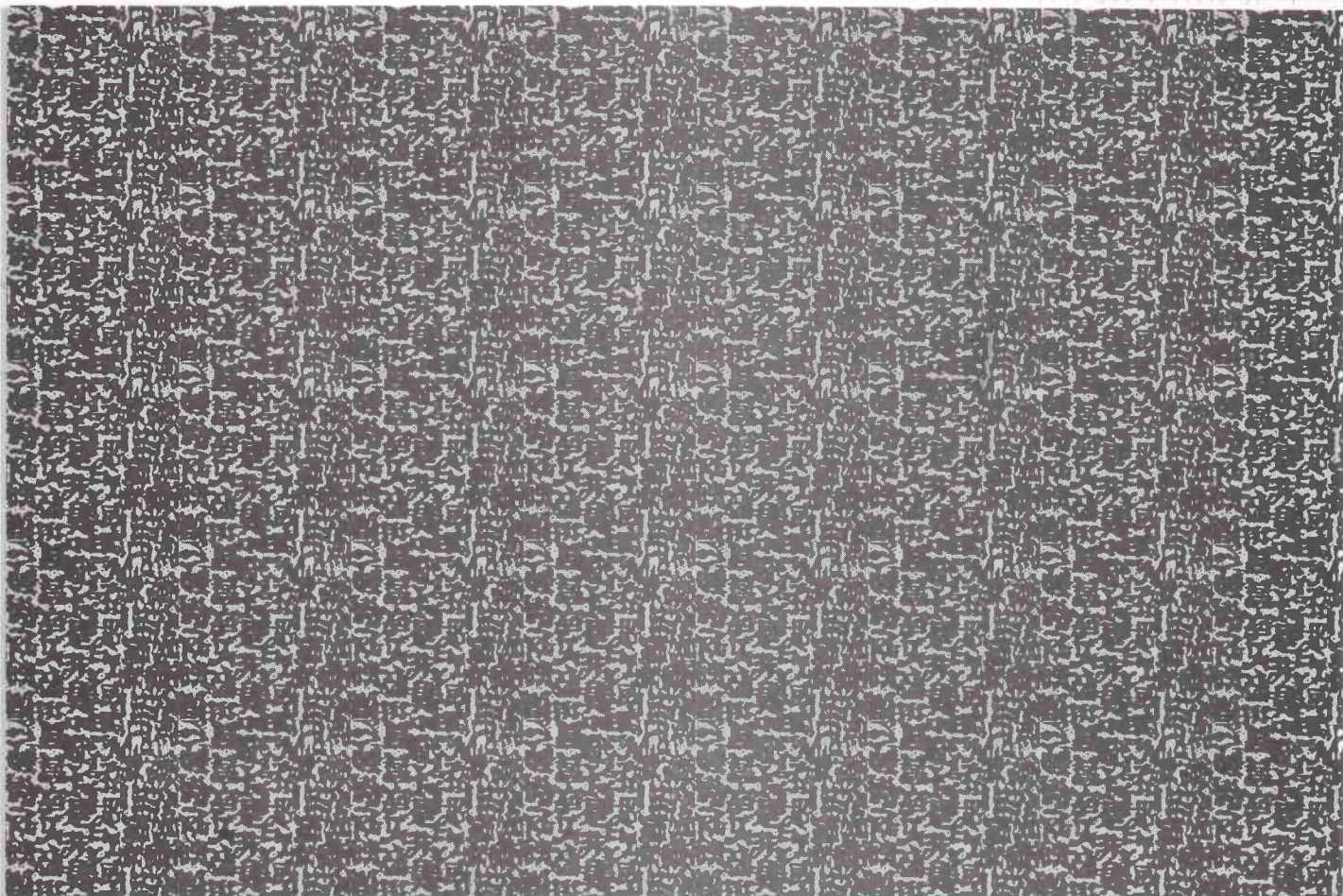
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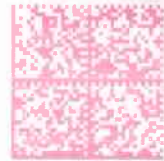
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TEMECULA CA 92592

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

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The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider **Adopting a Negative Declaration for Environmental Assessment No. 42764.**

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: April 14, 2021

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

61602 61603

PSEMPV



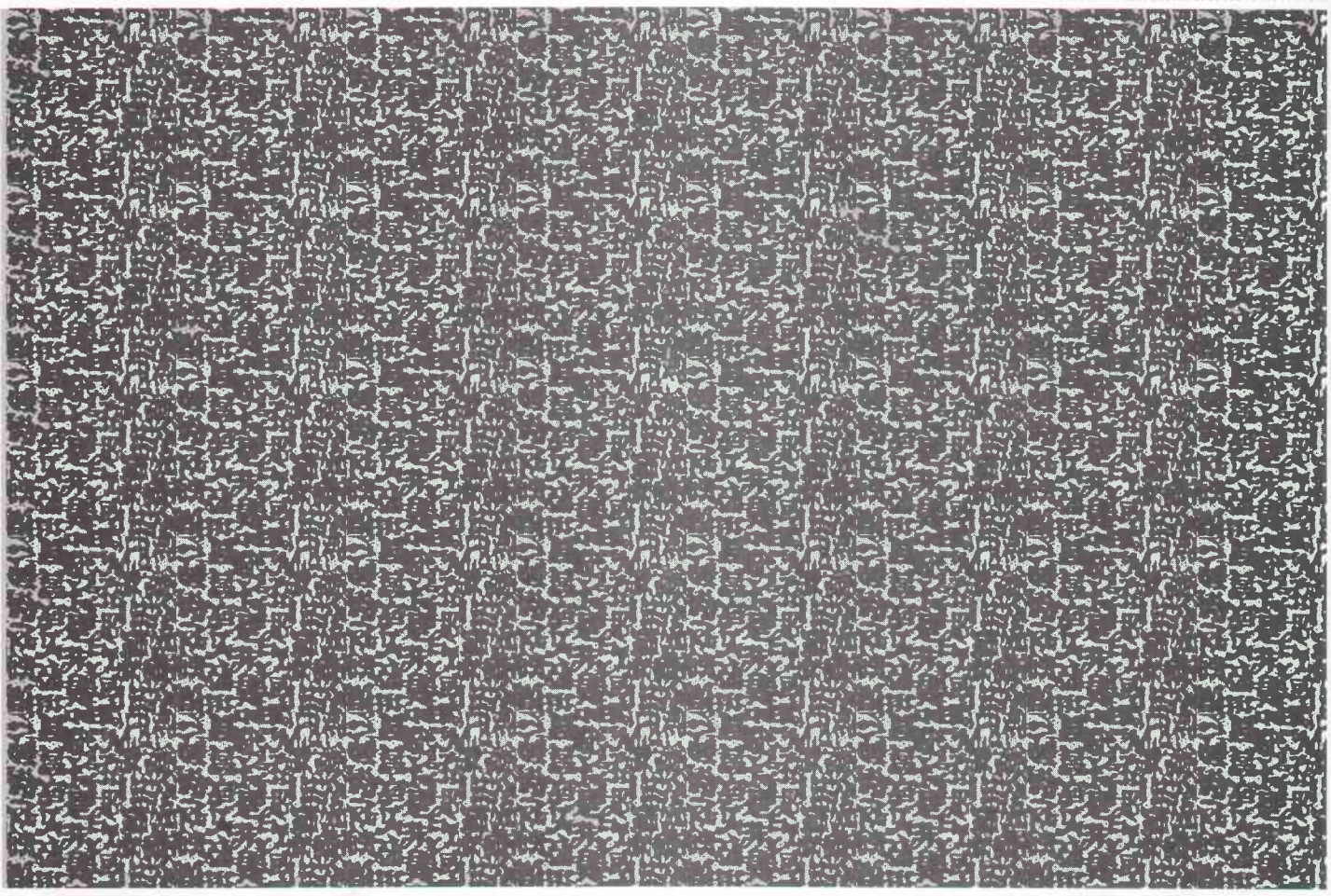


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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 27, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Tentative Tract Map No. 36784 (TR36784)**, which proposes a schedule "A" subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet and **Change of Zone No. 7862 (CZ07862)**, a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). This project is North of Anza Road, East of Corte Mislana, South of Monte Verde Road, and West of Via Pascal in the Southwest Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider **Adopting a Negative Declaration for Environmental Assessment No. 42764.**

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 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT GABRIEL VILLALOBOS, CONTRACT PLANNER, AT (951)-955-6184 OR EMAIL [GVillalo@RIVCO.ORG](mailto:GVillalo@RIVCO.ORG).

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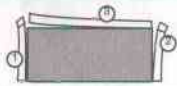
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Dated: April 14, 2021

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

\* 61602 61603

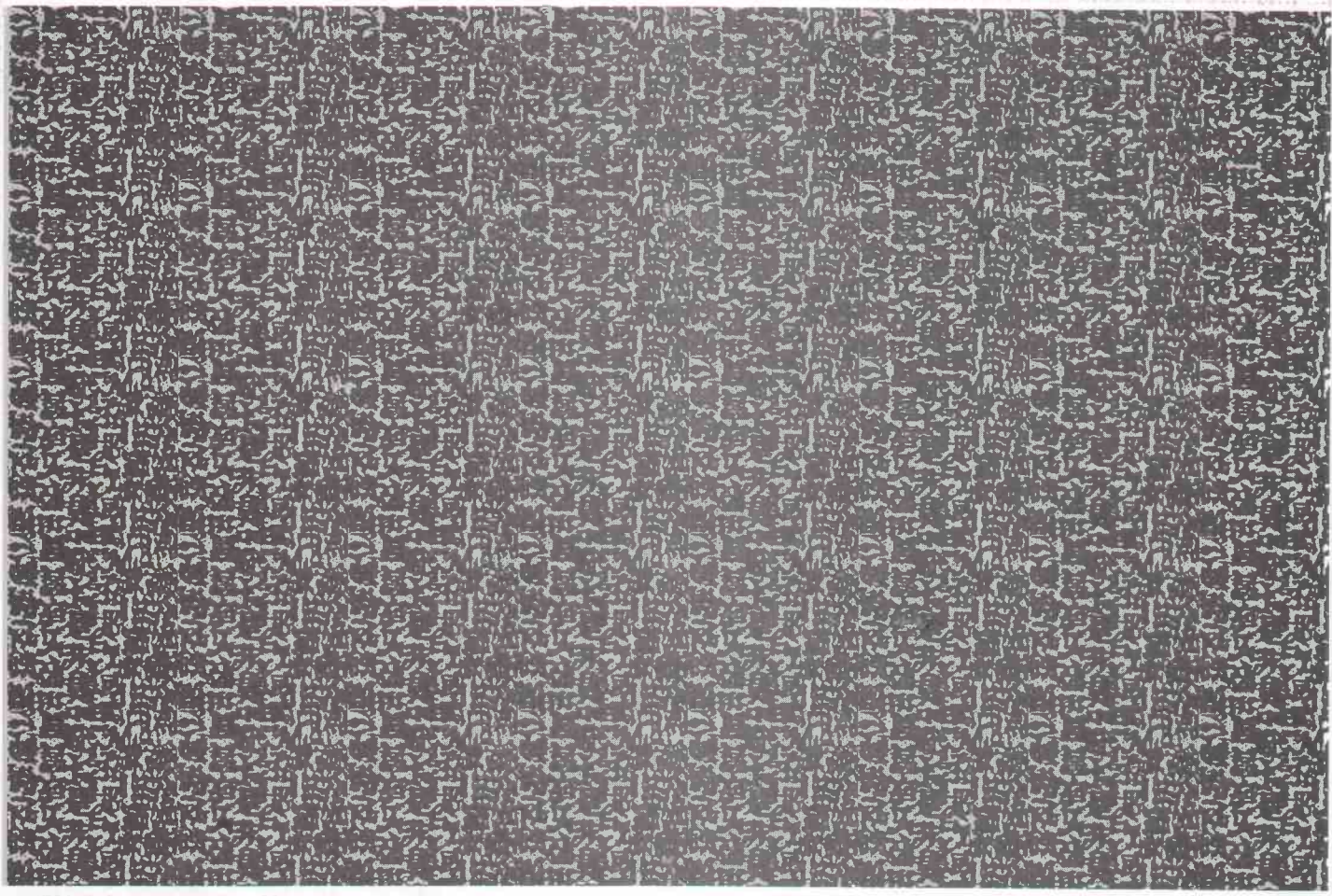
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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

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C

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 27, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Tentative Tract Map No. 36784 (TR36784)**, which proposes a schedule "A" subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet and **Change of Zone No. 7862 (CZ07862)**, a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1). This project is North of Anza Road, East of Corte Mislana, South of Monte Verde Road, and West of Via Pascal in the Southwest Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors approve the project and consider **Adopting a Negative Declaration for Environmental Assessment No. 42764.**

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 92501.

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Dated: April 14, 2021

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

61602 61603

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PSEMPV

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

2021 MAY 13 AM 10:29

Receipt #: 21-183951

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS

Date: 04/16/2021

County Agency of Filing: RIVERSIDE

Document No: E-202100355

Project Title: TENTATIVE TRACT MAP NO. 36784 (TR36874) AND CHANGE OF ZONE IN THE SOUTHWEST

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS

Phone Number: (951) 955-6184

Project Applicant Address: 4080 LEMON STREET, 1ST FLOOR, ROOM 127, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

Environmental Impact Report

Negative Declaration

Application Fee Water Diversion (State Water Resources Control Board Only)

Project Subject to Certified Regulatory Programs

County Administration Fee

Project that is exempt from fees (DFG No Effect Determination (Form Attached))

Project that is exempt from fees (Notice of Exemption)

Total Received \$0.00

Signature and title of person receiving payment

James D. Zimmerman Deputy

Notes:



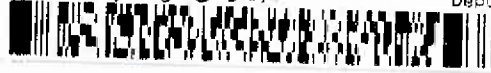
Lead Agency: Clerk of the Board of Supervisors  
ATTN: Gabriel Villalobos  
Address: 4080 Lemon Street, 1st Floor, Room 127  
Riverside, CA 92501

FILED / POSTED

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202100355  
04/16/2021 03:54 PM Fee: \$ 0.00  
Page 1 of 2

Removed 4-28-2021 by *gmv* Deputy



(SPACE FOR CLERK'S USE)

### Project Title

TENTATIVE TRACT MAP NO. 36784 (TR36874) AND CHANGE OF ZONE IN THE  
SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT  
TO ADOPT A NEGATIVE DECLARATION

### Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING

### Notes

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

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