



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

1:30 P.M.

SEPTEMBER 22, 2014

AGENDA **RIVERSIDE COUNTY PLANNING DEPARTMENT** **DIRECTOR'S HEARING**

County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
Riverside, CA 92501

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

1.1 **NONE**

2.0 PUBLIC HEARINGS: 1:30 p.m. or as soon as possible thereafter.

2.1 **PLOT PLAN NO. 25487** - CEQA Exempt – Applicant: Fen Yong – Owner: Jon and Dixie Hall – First/First Supervisorial District – Location: Northwesterly corner of Las Palmeras Drive and Via Vaquero Road - **REQUEST:** The Plot Plan is a proposal to construct a 1,819 sq. ft. detached garage, associated with the 4,453 sq. ft. main residence under construction (BRS131246) on a 5.06 acre lot. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

3.0 SCOPING SESSION:

4.0 PUBLIC COMMENTS:

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

Agenda Item No.: 2 1
Supervisory District: First/First
Rancho California Zoning Area
Southwest Area Plan
Project Planner: Bahelila Boothe
Director's Hearing: September 22, 2014

PLOT PLAN NO: 25487
Applicant: Fen Yong
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,819 square foot detached garage, associated with the 4,453 square foot main residence under construction (BRS131246) located northwesterly corner of Las Palmeras Drive and Via Vaquero Road on 5.06 gross acre lot.

ISSUES OF RELEVANCE:

The project has been reviewed and condition by Riverside County Health Department and Riverside County Building & Safety.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acre Minimum) on the Southwest Area Plan.
3. The detached accessory use is a permitted use in the general plan designation.
4. The detached accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-5) zone.
5. The detached accessory building use is consistent with the development standards set forth in the R-A-5 zone.
6. The proposed 1,819 square foot detached garage is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached 1,819 square foot garage is compatible with the character of the surrounding community.
8. The detached accessory 1,819 square foot garage is located more than 100 feet from the main building and is compatible with the character of surrounding community.

9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The detached accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25487**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PLOT PLAN:ADMINISTRATIVE Case #: PP25487

Parcel: 936-040-020

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 1,819 square foot detached garage, associated with the 4,453 square foot main residence on 5.06 acre lot.

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of lot Plan No.

PLOT PLAN:ADMINISTRATIVE Case #: PP25487

Parcel: 936-040-020

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.) RECOMMND

25487 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25487, Exhibit A, Amd#1, dated August 18, 2014. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25487, Exhibit B, Amd#1, dated August 4, 2014. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25487, Exhibit C, Amd#1, dated August 4, 2014. (Floor Plan)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE -BUILDING AND SAFETY PLCK RECOMMND

Approval for 1819 sq ft. detached garage as proposed. BAS130174 has been submitted with BRS131246 for concurrent processing. Under the BAS130174 permit, no habitable space is allowed. Following condition(s) will be required:

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

PRIVATE GARAGE REQUIREMENTS/LIMITATIONS:

PLOT PLAN:ADMINISTRATIVE Case #: PP25487

Parcel: 936-040-020

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE -BUILDING AND SAFETY PLCK (cont.) RECOMMND

Residential private garages are classified as a group "U" occupancy within the California Building & Residential Codes. Per section 406.2 (2010 CBC), private garages are limited to one story in height, and 3,000 (Three Thousand) square feet in area size.

Area increases are permitted per table 706.4 (2010 CBC). This would typically require the construction of a 2 (Two hour) fire separation wall(s) so that no area within the private garage exceeds 3,000 square feet in area.

For the purposes of the current planning case approval, the design criteria for the construction method is not required at this time; however the location of the required separation shall be indicated on the current floor plan of the planning case exhibit. The construction criteria for compliance will be required during the building department plan check review.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PP25487 - OWTS CONDITIONS RECOMMND

PP25487 proposes an 1819 sq ft detached garage with plumbing. Applicant must meet the following conditions:

1. Submit 3 sets of scaled plot plans (1:20 or 1:40) for on-site wastewater treatment system (OWTS), with system design and both primary and secondary leach fields identified.

2. Provide a soils percolation report.

3. Complete an OWTS application and pay associated fees to Department of Environmental Health.

Notes:

Garage floor plan and site plan on file.

Applicant has not yet submitted plans for the primary residence and associated OWTS as of 2/10/14.

Direct further questions to DEH 951-955-8980.

PLOT PLAN:ADMINISTRATIVE Case #: PP25487

Parcel: 936-040-020

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

10.FIRE. 2 USE-#005-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 5 USE-#76-STANDARD FIRE HYDRANT RECOMMND

Approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the building.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25487 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null

PLOT PLAN:ADMINISTRATIVE Case #: PP25487

Parcel: 936-040-020

10. GENERAL CONDITIONS

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY (cont.) RECOMMND

and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign,

PLOT PLAN:ADMINISTRATIVE Case #: PP25487

Parcel: 936-040-020

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently

PLOT PLAN:ADMINISTRATIVE Case #: PP25487

Parcel: 936-040-020

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 PPA - EXPIRATION DATE-PP (cont.) RECOMMND

pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

FIRE DEPARTMENT

80.FIRE. 1 USE-#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1000 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, Amd.#1, dated 8/4/14.

08/22/14
13:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

PLOT PLAN:ADMINISTRATIVE Case #: PP25487

Parcel: 936-040-020

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, Amd.#1, dated 8/4/14.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ

RECOMMND

Environmental Health Clearance prior to final inspection.

2011 AERIAL



Selected parcel(s):
936-040-020

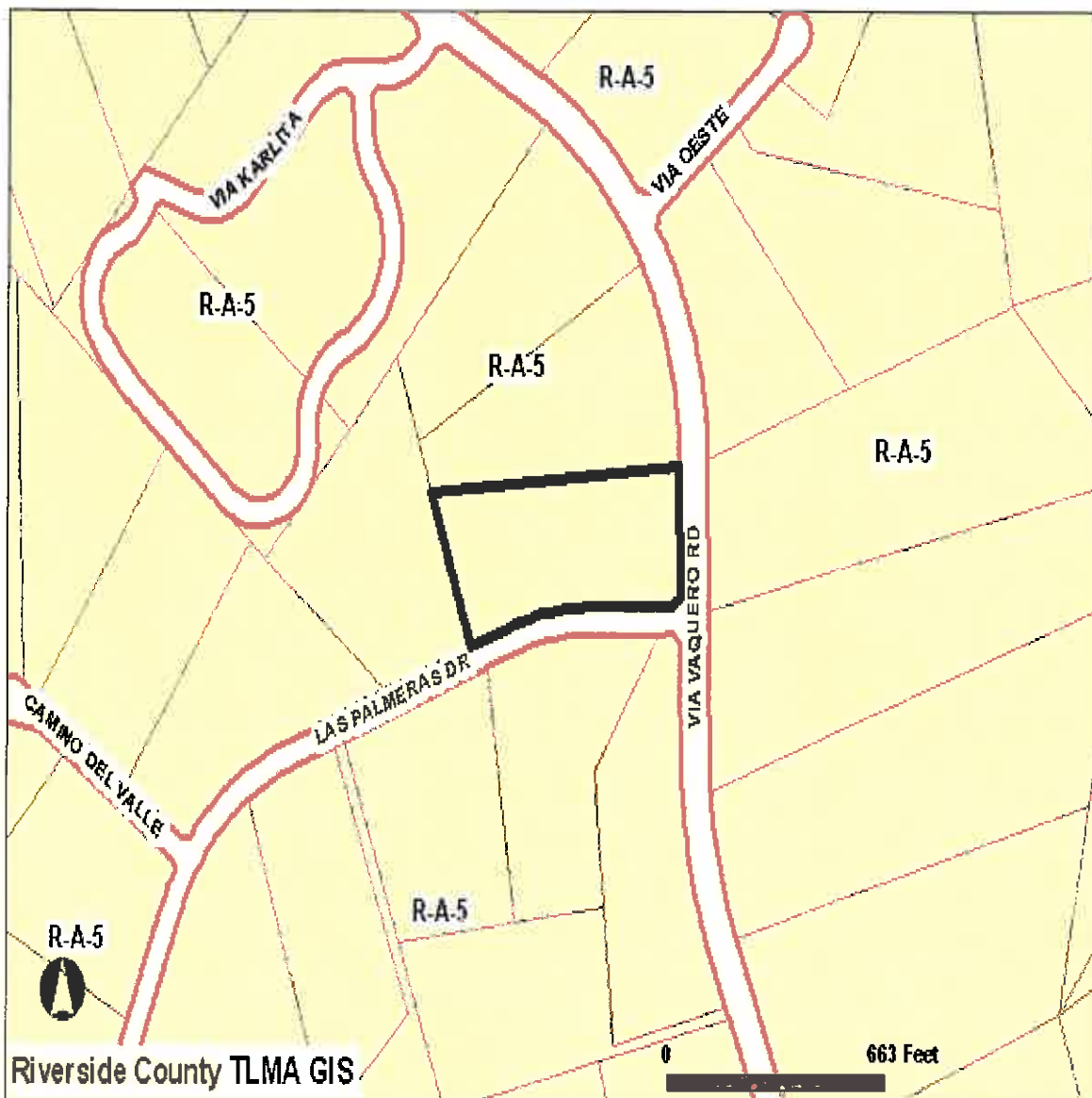
IMPORTANT

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

REPORT PRINTED ON...Wed Aug 20 13:56:20 2014



Version 131127

ZONING



Selected parcel(s):
936-040-020

ZONING

 INTERSTATES
 R-A-5

 HIGHWAYS

 PARCELS

 ZONING BOUNDARY

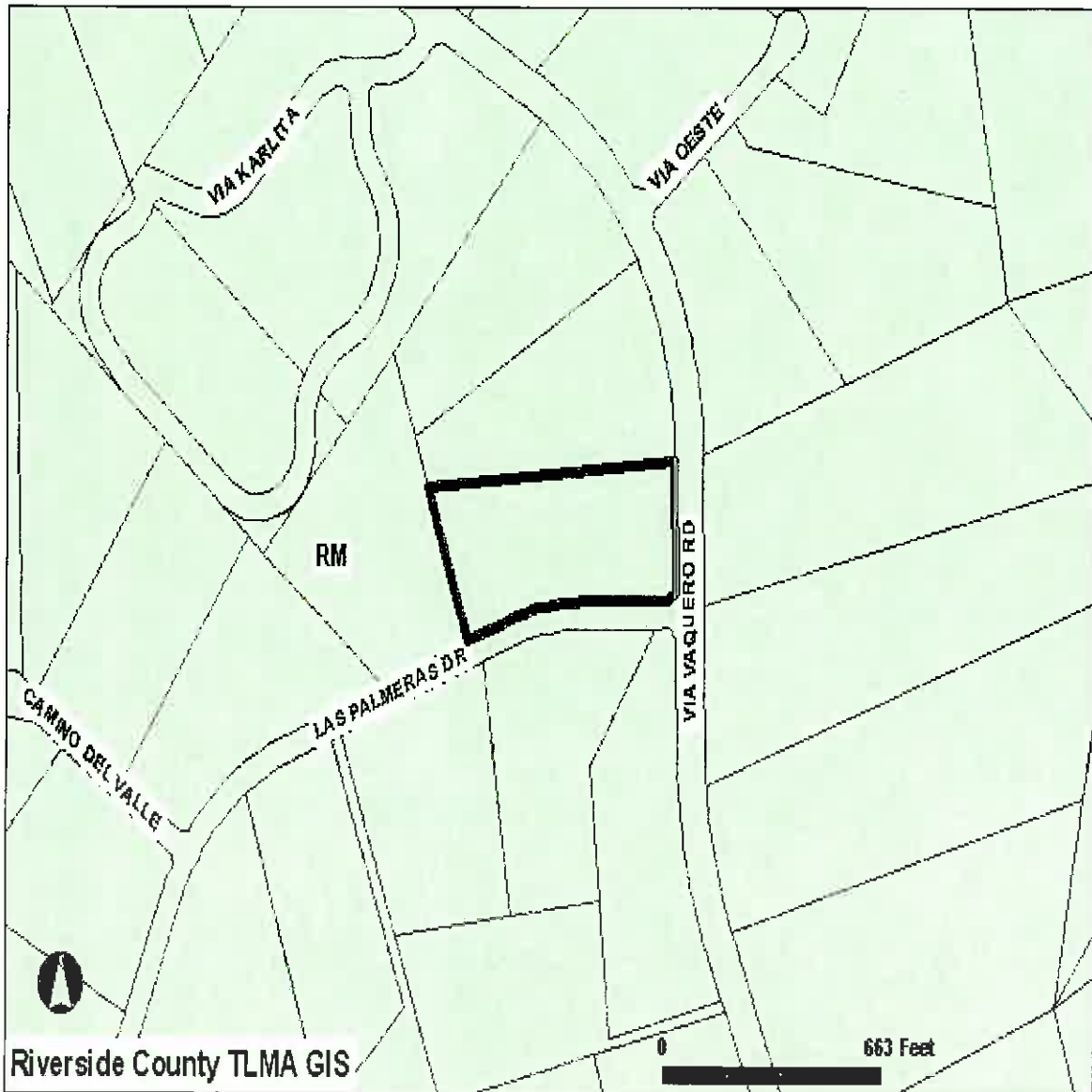
IMPORTANT

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

REPORT PRINTED ON...Wed Aug 20 13:57:32 2014



Version 131127

LAND USE



Selected parcel(s):
936-040-020

LAND USE

 SELECTED PARCEL
 none

 INTERSTATES

 HIGHWAYS

 PARCELS

IMPORTANT

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

REPORT PRINTED ON...Wed Aug 20 13:58:10 2014

Version 131127

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 25487 - CEQA Exempt – Applicant: Fen Yong – Owner: Jon and Dixie Hall – First/First Supervisorial District – Location: Northwesterly corner of Las Palmeras Drive and Via Vaquero Road - **REQUEST:** The Plot Plan is a proposal to construct a 1,819 sq. ft. detached garage, associated with the 4,453 sq. ft. main residence under construction (BRS131246) on 5.06 acre lot. (Quasi-judicial)

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **SEPTEMBER 22, 2014**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Bahelila Boothe, Project Planner at 951-955-8703 or e-mail bboothe@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/20/2014.

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

APN (s) or case numbers PP 25487 For

Company or Individual's Name Planning Department.

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25487 (1000 feet buffer)



Selected Parcels

936-110-025	936-050-019	936-040-022	936-040-024	936-040-025	936-040-026	936-040-028	936-050-025	936-110-022	936-110-023
936-110-024	936-040-029	936-110-028	936-050-010	936-110-029	936-110-030	936-040-020	936-040-019	936-050-018	936-050-008
936-040-027	936-030-011	936-040-018	936-100-011	936-100-014	936-050-009	936-110-026	936-030-012	936-030-010	936-110-027
936-040-021	936-100-012	936-100-013							



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

ASMT: 936030010, APN: 936030010
TIFFANY HALVERSON, ETAL
25050 LAS PALMERAS DR
TEMECULA, CA. 92590

ASMT: 936040026, APN: 936040026
KRYSTYNA WYTANIEC, ETAL
1434 LAVERNE AVE
PARK RIDGE IL 60088

ASMT: 936030011, APN: 936030011
MAGED EBRAHIM
24910 CAMINO DEL VALLE
TEMECULA CA 92590

ASMT: 936040027, APN: 936040027
MACHIKO MANAGEMENT
P O BOX 245
TEMECULA CA 92590

ASMT: 936030012, APN: 936030012
RONALD SCHOONARD
7330 SYCAMORE CYN BLV 1
RIVERSIDE CA 92508

ASMT: 936040029, APN: 936040029
YOUNG CHU, ETAL
2516 VIA RIVERA
PALOS VERDES EST CA 90274

ASMT: 936040018, APN: 936040018
JOHN CONLEY, ETAL
44425 VIA VAQUERO RD
TEMECULA, CA. 92590

ASMT: 936050008, APN: 936050008
VICTORIA PRINCIPATO, ETAL
15322 REIMS
IRVINE CA 92714

ASMT: 936040019, APN: 936040019
BONITA BAUMGARTNER, ETAL
20049 ELFIN FOREST LN
ESCONDIDO CA 92029

ASMT: 936050009, APN: 936050009
ANA THULSIRAJ, ETAL
25297 VIA OESTE
TEMECULA, CA. 92590

ASMT: 936040020, APN: 936040020
DIXIE HALL, ETAL
44800 EL CAJON CT
TEMECULA CA 92590

ASMT: 936050010, APN: 936050010
JOHN IRISH
25355 VIA OESTE
TEMECULA, CA. 92590

ASMT: 936040021, APN: 936040021
TIFFANY GAMBLE
25120 LAS PALMERAS DR
TEMECULA, CA. 92590

ASMT: 936050018, APN: 936050018
LINDA BROWN, ETAL
25310 VIA OESTE
TEMECULA, CA. 92590



ASMT: 936050019, APN: 936050019
BRADLEY TIEMANN
25377 VIA OESTE
TEMECULA, CA. 92590

ASMT: 936110024, APN: 936110024
FLAGGRICULTURE INC
P O BOX 1677
TEMECULA CA 92593

ASMT: 936050025, APN: 936050025
JEANINE BURANDT, ETAL
44440 VIA VAQUERO
TEMECULA, CA. 92590

ASMT: 936110025, APN: 936110025
IRMA CASTILLO, ETAL
PO BOX 224
MURRIETA CA 92564

ASMT: 936100011, APN: 936100011
DIANA BEIN, ETAL
P O BOX 586
TEMECULA CA 92589

ASMT: 936110026, APN: 936110026
ROBIN PAYNE
25135 LAS PALMERAS DR
TEMECULA, CA. 92590

ASMT: 936100012, APN: 936100012
SHIRLEY EWING, ETAL
44610 VIA VAQUERO
TEMECULA, CA. 92590

ASMT: 936110027, APN: 936110027
MARY BUSSEN, ETAL
44605 VIA VAQUERO
TEMECULA CA 92590

ASMT: 936100013, APN: 936100013
ZHENGHAN INTERNATL TRADING INC
C/O YI XU
1098 LINDA GLEN DR
PASADENA CA 91105

ASMT: 936110028, APN: 936110028
JANET KOTAKE
12527 SUMMERWIND ST
CERRITOS CA 90703

ASMT: 936100014, APN: 936100014
CYNTHIA PACK, ETAL
30820 VIA NORTE
TEMECULA CA 92591

ASMT: 936110030, APN: 936110030
JOHN VANDERHORST
1440 NORTHWOOD RD 242E
SEAL BEACH CA 90740

ASMT: 936110022, APN: 936110022
FLAGGRICULTURE INC
30307 VIA BRISA
TEMECULA CA 92592

