



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 30, 2014

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

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: GPA 925

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, November 5, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Thursday, October 30, 2014 2:21 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 925

Received for publication on Nov. 5. Proof with cost to follow.

Thank You!

Legal Advertising



Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note NEW Deadlines (effective 06/14): Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Thursday, October 30, 2014 12:58 PM
To: PEC Legals Master
Subject: FOR PUBLICATION: GPA 925

Hello,

Attached is a Notice of Public Hearing, for publication on Wednesday, Nov. 5, 2014. Please confirm.
THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 30, 2014

THE CALIFORNIAN
ATTN: LEGALS
P.O. BOX 120191
TEMECULA, CA 92590

FAX: (951) 699-1467
E-MAIL: LegalsSWRiverside@UTSanDiego.com

RE: NOTICE OF PUBLIC HEARING: GPA 925

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, November 5, 2014.**

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.**

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Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: cathy.viars@utsandiego.com
Sent: Thursday, October 30, 2014 3:28 PM
To: Gil, Cecilia
Subject: 1219291 10880637 CA-GPA 925
Attachments: M:\OrderConf.pdf

Hi Cecilia

Just stepped away from my desk when you called, what a day!
Yes we have you all ready to go, let me know if there are any changes.
Have a great afternoon!

Please print attached Order Confirmation for Ad Copy and Account Information for your records.

YOUR ACCOUNT# 1219291 AD# 10880637 PO# CA-GPA 925

NET \$ 284.96

**U-T San Diego TEMECULA "U~T Californian"
Covers SouthWest RIVERSIDE**

AD will be Published on the following date(s):

11/05/14

Thank you
Cathy Viars
951-251-0329

To ensure your ad to be published as requested, send all advertising to:

LegalsSWRiverside@UTSanDiego.com

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 25, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Lubec Properties, LLC and others, on **General Plan Amendment No. 925**, which proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and the General Plan Land Use designation of the subject site from Rural Residential (R:RR) (5 Acre Minimum Lot Size) to Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size) ("the project"). The project is located northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 41748**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstraite@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

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

Dated: October 30, 2014

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

CERTIFICATE OF POSTING

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 30, 2014, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 925

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507.

Board Agenda Date: November 25, 2014 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: October 30, 2014
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Thursday, October 30, 2014 1:00 PM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: GPA 925

received

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Thursday, October 30, 2014 1:00 PM
To: Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: GPA 925

Hello,

Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

CERTIFICATE OF MAILING

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

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am
(NAME and TITLE)
not a party to the within action or proceeding; that on October 30, 2014, I mailed a
copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 925

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

Board Agenda Date: November 25, 2014 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: October 30, 2014
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/23/2014

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

APN (s) or case numbers GPA00925 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

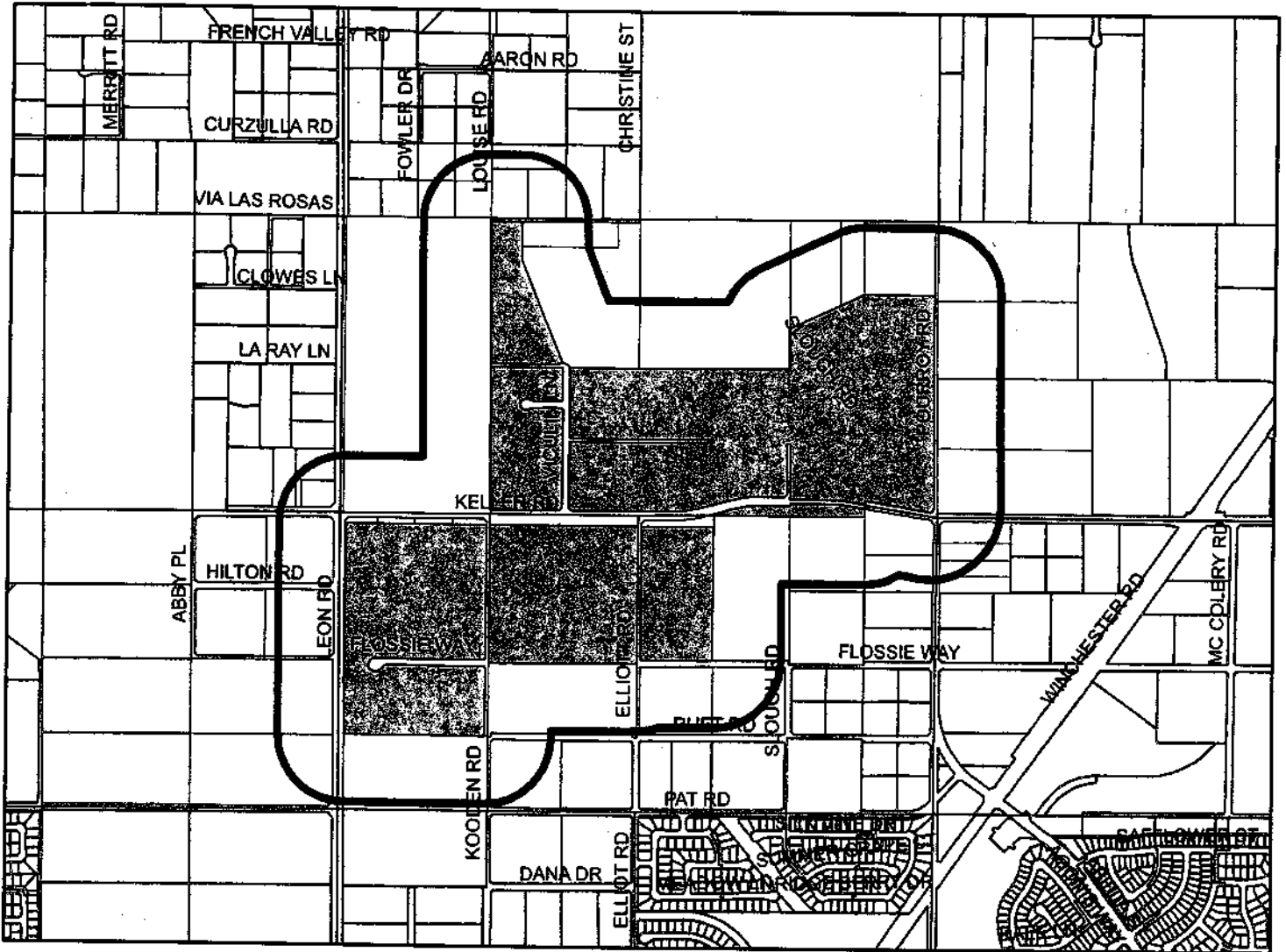
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*Checked by acct
cep 3/23/14*

GPA00925 (600 feet buffer)



Selected Parcels

480-010-021	480-030-010	480-030-005	472-090-003	480-030-013	480-030-017	480-030-019	480-030-015	480-030-009	472-090-002
472-090-017	472-090-018	472-090-019	472-090-026	472-080-011	472-050-026	472-090-011	472-090-016	480-030-011	480-030-007
476-010-003	476-010-004	472-090-010	476-010-002	480-030-008	472-090-013	480-030-020	480-030-012	472-080-012	480-030-030
472-090-027	480-030-022	480-030-027	480-030-001	472-090-001	480-030-029	480-030-014	472-090-012	472-090-015	472-080-014
472-050-027	472-090-005	472-090-023	480-030-021	472-090-004	480-030-002	472-090-009	472-080-013	480-010-024	480-010-026
472-080-018	472-080-021	480-030-006	476-010-001	472-050-028	472-090-022	480-030-004	480-030-003	480-010-020	472-080-019
472-090-014	472-090-007	472-090-008	472-090-020	472-090-021	472-090-024	472-110-001	472-110-002	472-110-007	472-110-008
472-090-025	472-090-006	472-080-020	480-030-023	480-030-024	480-030-046				



1,500 750 0 1,500 Feet

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

ASMT: 472090004, APN: 472090004
PHILLIP MEANS
CYNTHIA MEANS
31265 VIA CURTIDOR
WINCHESTER, CA. 92596

ASMT: 472090011, APN: 472090011
DIANA WILSTERMANN
31450 TEJAY AVE
WINCHESTER, CA. 92596

ASMT: 472090005, APN: 472090005
NICHOLE SIMPSON
CHAD SIMPSON
31450 KELLER RD
WINCHESTER, CA. 92596

ASMT: 472090012, APN: 472090012
MARK MANNING
TAMMY MANNING
PO BOX 427
LONG CREEK OR 97856

ASMT: 472090006, APN: 472090006
WESTERN RIVERSIDE COUNTY REG CON AUTHORITY
P O BOX 1667
RIVERSIDE CA 92502

ASMT: 472090013, APN: 472090013
JERRY JOHNSON
THERESA JOHNSON
31365 TEJAY AVE
WINCHESTER, CA. 92596

ASMT: 472090007, APN: 472090007
VALOY CAVANAUGH
104 DEBORAH CT
UPLAND CA 91784

ASMT: 472090014, APN: 472090014
TIMOTHY MOYER
LAURA MOYER
33785 VICULIN LN
WINCHESTER, CA. 92596

ASMT: 472090008, APN: 472090008
VICTOR CANTU
KRNUBO TRUST
31650 SCENIC HILL DR
WINCHESTER, CA. 92596

ASMT: 472090015, APN: 472090015
MARVIN LUTZ
IDA LUTZ
7710 PARKDALE PL
SAN DIEGO CA 92126

ASMT: 472090009, APN: 472090009
RANDALL WILLIAMS
ALISON WILLIAMS
28039 SCOTT RD STE D425
MURRIETA CA 92563

ASMT: 472090016, APN: 472090016
DOMENICO MANNO
ANNA MANNO
31362 KELLER RD
WINCHESTER, CA. 92596

ASMT: 472090010, APN: 472090010
IGNACIO CORDERO
MARIA CORDERO
28265 RAWLINGS RD
HEMET CA 92543

ASMT: 472090017, APN: 472090017
CHS INV
MARCO VELASCO
TRO NGUYEN
MARIGOLD VELASCO, ETAL
21845 TODD AVE
YORBA LINDA CA 92887



ASMT: 472090018, APN: 472090018
CLARA ASIMAKOPOULOS
39908 VIA CASTANA
MURRIETA CA 92563

ASMT: 472090025, APN: 472090025
WADE HOUGH
VICTORIA HOUGH
9135 GREGORY ST
CYPRESS CA 90630

ASMT: 472090019, APN: 472090019
CORNELIO ANGELA LIVING TRUST
C/O ANGELES CORNELIO KEELER
2262 SALT AIR DR
SANTA ANA CA 92705

ASMT: 472090026, APN: 472090026
CORNELIO ANGELA LIVING TRUST
C/O ANGELES CORNELIO KEELER
2262 SALT AIR DR
SANTA ANA CA 92705

ASMT: 472090020, APN: 472090020
VINTAGE PLAZA LTD
7 CORPORATE PLZ
NEWPORT BEACH CA 92660

ASMT: 472090027, APN: 472090027
LADD PENFOLD
P O BOX 999
TEMECULA CA 92593

ASMT: 472090021, APN: 472090021
VINTAGE PLAZA LTD
7 CORPORATE PLZ
NEWPORT BEACH CA 92660

ASMT: 472110001, APN: 472110001
VIOLET HANNA
DAVID HANNA
C/O HANNA CAPITAL MGMT
43 POST
IRVINE CA 92618

ASMT: 472090022, APN: 472090022
STEPHEN MCCAUSLAND
LOUISE MCCAUSLAND
P O BOX 187
WINCHESTER CA 92596

ASMT: 472110002, APN: 472110002
VIOLET HANNA
DAVID HANNA
C/O HANNA CAPITAL MGMT
43 POST
IRVINE CA 92618

ASMT: 472090023, APN: 472090023
PAUL VANDERWALL
CHARLENE VANDERWALL
P O BOX 667
LAKE ELSINORE CA 92531

ASMT: 472110007, APN: 472110007
VIOLET HANNA
DAVID HANNA
C/O HANNA CAPITAL MGMT
43 POST
IRVINE CA 92618

ASMT: 472090024, APN: 472090024
VINTAGE PLAZA LTD
7 CORPORATE PLZ
NEWPORT BEACH CA 92660

ASMT: 472110008, APN: 472110008
VIOLET HANNA
DAVID HANNA
C/O HANNA CAPITAL MGMT
43 POST
IRVINE CA 92618



ASMT: 476010001, APN: 476010001
RYAN EGAN
KELLY EGAN
32025 KELLER RD
WINCHESTER, CA. 92596

ASMT: 480010026, APN: 480010026
RIVERSIDE MITLAND 03
C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

ASMT: 476010002, APN: 476010002
JAMIE MOORE
AMY MCKAIG
34044 POURROY RD
WINCHESTER, CA. 92596

ASMT: 480030001, APN: 480030001
LAVERNE POLIQUIN
RICHARD POLIQUIN
BETTE POLIQUIN
EDWARD BARTELT, ETAL
1331 W BAY AVE
NEWPORT BEACH CA 92661

ASMT: 476010003, APN: 476010003
HERIBERTO ACOSTA
OFELIA ACOSTA
34120 POURROY RD
WINCHESTER CA 92596

ASMT: 480030002, APN: 480030002
POLIQUIN FAMILY LTD PARTNERSHIP
LAVERNE POLIQUIN
MARILYN POLIQUIN
BETTE POLIQUIN, ETAL
C/O LAVERNE POLIQUIN
1331 W BAY AVE
NEWPORT BEACH CA 92661

ASMT: 476010004, APN: 476010004
HERIBERTO ACOSTA
OFELIA ACOSTA
34120 POURROY RD
WINCHESTER CA 92596

ASMT: 480030003, APN: 480030003
SUNSHINE LIVING TRUST
ROSIE LIVING TRUST
GRACE BELCUORE
JOSEPHINE ITALIANO
31145 KELLER RD
WINCHESTER, CA. 92596

ASMT: 480010020, APN: 480010020
THE 8 ACRES
C/O EUGENIA KIOUFTIS
6915 RUTGERS DR
ANAHEIM CA 92807

ASMT: 480030004, APN: 480030004
SUNSHINE LIVING TRUST
JOSEPHINE ITALIANO
ROSIE LIVING TRUST
GRACE BELCUORE
31145 KELLER RD
WINCHESTER CA 92596

ASMT: 480010021, APN: 480010021
ABEL MORALES
GRACIELA MORALES
34235 LEON RD
WINCHESTER, CA. 92596

ASMT: 480030005, APN: 480030005
ANDRES HERRERA
AURORA HERRERA
34215 KOODEN RD
WINCHESTER, CA. 92596

ASMT: 480010024, APN: 480010024
RIVERSIDE MITLAND 03
C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

ASMT: 480030006, APN: 480030006
RUSSELL GOODWIN
31130 FLOSSIE WAY
WINCHESTER, CA. 92596

ASMT: 480030007, APN: 480030007
FERNANDO DELGADILLO
4475 HOLLYVALE LN
HEMET CA 92545

ASMT: 480030014, APN: 480030014
LUBEC PROP
ALBERT KALMAN
P O BOX 492403
LOS ANGELES CA 90049

ASMT: 480030008, APN: 480030008
JENNIE CHIEM
P O BOX 8505
MORENO VALLEY CA 92552

ASMT: 480030015, APN: 480030015
CARLOS CELLA
ZULMA CELLA
18266 SANTA CARLOTTA ST
FOUNTAIN VALLEY CA 92708

ASMT: 480030009, APN: 480030009
CHARLES SHORES
SHARILYN SHORES
31085 FLOSSIE WAY
WINCHESTER, CA. 92596

ASMT: 480030017, APN: 480030017
BEAZER HOMES HOLDING CORP
1800 E IMPERIAL HWY NO 200
BREA CA 92821

ASMT: 480030010, APN: 480030010
AMANDA WARREN
31125 FLOSSIE WAY
WINCHESTER, CA. 92596

ASMT: 480030019, APN: 480030019
BOYD CARGILL
275 W RIDER ST
PERRIS CA 92571

ASMT: 480030011, APN: 480030011
EVERETT FAULK
CAROLINE FAULK
NCM DEV INC
35245 BRIGGS RD
MURRIETA CA 92563

ASMT: 480030020, APN: 480030020
JILL DETRAY
SCOTT DETRAY
P O BOX 400
WINCHESTER CA 92596

ASMT: 480030012, APN: 480030012
JON FAULK
ELIZABETH FAULK
P O BOX 57
WINCHESTER CA 92596

ASMT: 480030021, APN: 480030021
PEGGIE REDERICH
34180 ELLIOT RD
WINCHESTER, CA. 92596

ASMT: 480030013, APN: 480030013
BEAZER HOMES HOLDING CORP
1800 E IMPERIAL HWY NO 200
BREA CA 92821

ASMT: 480030022, APN: 480030022
LADD PENFOLD
P O BOX 999
TEMECULA CA 92589



ASMT: 480030023, APN: 480030023
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

ASMT: 480030024, APN: 480030024
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

ASMT: 480030027, APN: 480030027
LADD PENFOLD
P O BOX 999
TEMECULA CA 92593

ASMT: 480030029, APN: 480030029
LINCOLN ERAMO
SHERYL ERAMO
34125 POURROY RD
WINCHESTER, CA. 92596

ASMT: 480030030, APN: 480030030
KRISTA HUNDLEY
42389 WINCHESTER RD NO B
TEMECULA CA 92590

ASMT: 480030046, APN: 480030046
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612



Lubec Properties LLC
908 S. Granville Ave. #5
Los Angeles, CA 90049
GPA925-Applicant

Jon & Elizabeth Faulk
31492 Flossie Way
Winchester, CA 92596
GPA925-Owner

Everett & Caroline Faulk
31135 Flossie Way
Winchester, CA 92596
GPA925-Owner

Peggie Rederich
34180 Elliot Rd.
Winchester, CA 92596
GPA925-Owner

Boyd Cargill
275 W. Rider St.
Perris, CA 92571
GPA925-Owner

Carvi Auto Body & Paint
18266 Santa Carlotta
Fountain Valley, CA 92708
GPA925-Owner

Jon Pierre & Elizebeth Faulk
31125 Flossie Way
Winchester, CA 92596
GPA925-Owner

Charles & Sharilyn Shores
31085 Flossie Way
Winchester, CA 92596
GPA925-Owner

Harold Davis
31080 Flossie Way
Winchester, CA 92596
GPA925-Owner

Fernando Eldadillo
31120 Flossie Way
Winchester, CA 92596
GPA925-Owner

Russell Goodwin
31130 Flossie Way
Winchester, CA 92596
GPA925-Owner

Andres & Aurora Herrera
34215 Kooden Rd
Winchester, CA 92596
GPA925-Owner

Grace Belcuore/Josephine Italiano
31145 Keller Rd
Winchester, CA 92596
GPA925-Owner

Poliquin Credit Trust
1331 W. Bay Avenue
Newport Beach, CA 92661
GPA925-Owner

Salvador Delrio
Clara Asimakopoulos
39908 Via Castana
Murrieta, CA 92563
GPA925-Owner

Vintage Plaza LTD
7 Corporate Plaza
Newport Beach, CA 92660
GPA925-Owner

Jesse & Tedra Reyes
33555 Pourroy
Winchester, CA 92596
GPA925-Owner

Stephen & Louise McCausland
33525 Pourroy
Sun City CA 92586
GPA925-Owner

Vintage Plaza / Dale Lyons
31820 Keller Rd
Winchester, CA 92596
GPA925-Owner

Salvador Delrio
Clara Asimakopoulos
31750 Keller Rd
Winchester, CA 92596
GPA925-Owner

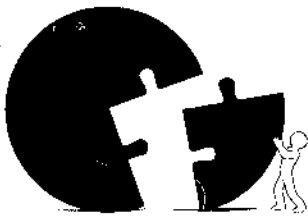
Clara Asimakopoulos
39908 Via Castana
Murrieta, CA 92563
GPA925-Owner

CHS Investment LLC / Phan Davis
15822 Las Flores St
Westminster CA 92683
GPA925-Owner

Ignacio & Maria Cordero
28265 Rawlings Rd
Hemet, CA 92544
GPA925-Owner

George & Kyriaki Tait
31650 Scenic Hill
Winchester, CA 92596
GPA925-Owner

Edward Cavanaugh
104 Deborah Ct
Upland CA 91784
GPA925-Owner



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Juan C. Perez
Interim Planning Director

DATE: October 20, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 925

(Charge your time to these case numbers)

11-25-14

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination
California Department of Fish & Wildlife Receipt (CFG05097)

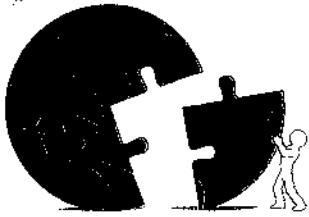
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PLEASE SCHEDULE FOR NOVEMBER 25th

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(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
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For the Record*

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MEMO

To: Board of Supervisors

From: Matt Straite, project planner

Date: November 25, 2014

RE: ADDITIONAL INFORMATION FOR AGENDA ITEM 16.3 FOR THE NOVEMBER 25th BOARD OF SUPERVISORS MEETING

Additional Information

The following additional letters have been received since the staff report was published.

In support the project:

- David Attyah Dated November 5, 2014
- Karen Attyah Dated November 5, 2014

Opposed to the project:

- Endangered Habitats League Dated November 22, 2014
 - This letter is similar to the letter sent for the Planning Commission hearing regarding this item (dated 6-18-14). The letter continues by suggesting that sprawl development is justification for more sprawl development. The project was bordered on the south by higher density development. To the north, the site is bound by topography and conservation cells that acts as a natural barrier. Previously Highway 79 acted as a barrier between rural property on the west and urban development on the east. Once urban development was approved on the west side of Highway 79 (SP380) the previous natural boarders that regulated development have changed. A 'spot' change to a higher density Land Use designation would not have made sense in this rural area; however, with the nature of development changing (approval of SP380) and with bulk of property owners in the rural area requesting a large scale change at the same time (over 200 acres), a slight increase in density, that maintains the rural character, can be supported in the opinion of staff. Staff did not consider half acre development sprawl development. The ½ acre lots will maintain character and help transmission the area from the urban uses surrounding the site to the south and east to the open spaces to the west.

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Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Karen Attyah
Ste. 9A Bond Street, Cape Town, 8001, South Africa
+27 (0) 72 305 4748

November 5, 2014

Riverside County Planning Department
Attn: Mr. Matt Straite
P.O. Box 1409
Riverside, CA 92502-1409

Re: GPA 925 (Board of Supervisors hearing date 11/25/14)

Dear Mr. Straite:

I am a landowner/ applicant in GPA 925, scheduled for a hearing before the Board of Supervisors on November 25, 2014. I am writing to express my strong support for this General Plan Amendment application. The APN number of my property is 480-030-014.

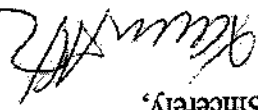
I am a resident of Cape Town, South Africa. Unfortunately, I am unable to make the trip to the United States to attend the November 25th meeting. Please accept this letter as an expression of my strong support of the GPA. In addition, I have asked my brother, Paul Attyah, to represent me at the hearing if there are any questions.

My family has owned our property in Winchester for approximately 30 years. My late parents purchased it from the Pourroy/ Hansen families when my siblings and I were young children. We have witnessed tremendous growth and change in the area over three decades.

I want to let the Board of Supervisors know that two generations of my family have been involved in the Winchester area, and we are strongly in favor of the GPA.

Thank you for your consideration.

Sincerely,



Karen Attyah

karenattyah@gmail.com

DAVID JOHN ATTYAH

P.O. Box 492403
Los Angeles, CA 90049
dja@davidjohnattyah.com
323 445 2755

November 5, 2014

Riverside County Planning Department
Attn: Mr. Matt Straite
P.O. Box 1409
Riverside, CA 92502-1409

Re: GPA 925 (Board of Supervisors hearing date 11/25/14)

Dear Mr. Straite:

My name is David John Attyah, and I am a longtime Winchester landowner and applicant in GPA 925. The final hearing for GPA 925 is scheduled for a hearing before the Board of Supervisors on November 25, 2014.

I am writing to express my very strong support for this General Plan Amendment application, GPA 925. The APN number of my property is 480-030-014.

Unfortunately, I am unable attend the November 25th meeting. But, please accept this letter as an expression of my strong support of the GPA. With questions on my behalf, please consult with my brother, Paul Attyah, who represents my views.

For over 30 years, my family has owned the Winchester property. My late parents purchased it from the Pourroy/Hansen families, as a safety-net investment for me and my siblings. As stakeholder, I am also sympathetic to meaningful and sustainable development. But I have seen the unbelievable change in the area over three decades, and feel strongly that the zoning changes in the GPA 925 represent not only a positive direction for our community, but also a sound and important improvement for our neighbor landowners. It is certainly within our rights as property owners that the future zoning of Winchester to afford us the maximum flexibility in managing our futures.

Thank you for your consideration.

Sincerely,

DAVID JOHN ATTYAH

P.O. Box 492403
Los Angeles, CA 90049
dja@davidjohnattyah.com
323 445 2755

A handwritten signature in black ink, appearing to read "David J Attyah". The signature is fluid and cursive, with the first name "David" written in a larger, more prominent script than the last name "Attyah".

David John Attyah

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



November 22, 2014

Riverside County Board of Supervisors
County of Riverside
4080 Lemon St., 5th Floor
Riverside, CA 92501

**RE: Item 16-2, GPA 945D; Item 16-3, GPA 925; Item 16-4 GPAs 1013, 1014, 1113
(November 25, 2014)**

Dear Chair and Board Members:

The Endangered Habitats League (EHL) appreciates the opportunity to submit written testimony.

GPA 945D

With the modification of this proposal and the apparent addressing of staff's initial concerns, EHL now has no position.

GPA 925 - OPPOSITION

This 203-acre proposal is part of a complex of parcels that now form a Rural Separator. Urban conversion is being recommended despite the absence of an absorption study showing that any additional urban land is actually needed. At its heart, this proposal is piecemeal parcel-by-parcel sprawl, without even the veneer of a community focused specific plan. It is wholly automobile dependent and bereft of merit from a "smart growth" perspective. Because the property is within the sphere of influence of the City of Murrieta, any urbanization should occur via orderly annexation. The potential exclusion of some parcels makes the flaws all the more egregious.

The proposed General Plan findings for the project are either bogus or simply disheartening. Regarding consistency with the Riverside County Vision, the staff report states, "The General Plan envisioned the area as rural." By definition then, conversion from the Rural Foundation to the Community Foundation is inconsistent with the rural vision. One half-acre lots constitute *suburban* development.

The second finding regards new circumstances. How the preservation of nearby open space justifies the creation of development is unclear. And the approval of another piecemeal development project nearby (SP 380) might just as well justify the creation of a strong boundary for the remaining rural separator via denial this request. If the justification for new development is simply "sprawl begets sprawl" then Riverside County has not improved its planning at all over the past decades.

EHL appreciates the inclusion in the hearing packet of the MSHCP HANS documentation as well as the setting aside of land during project design for Criteria Cell compliance. We understand that site-specific surveys will be undertaken at later stages of project review, as allowed by County Resolution 2013-111. The applicant and any future owners or developers should understand that changes in project design may be necessary upon completion of these various surveys in order to comply with the MSHCP.

GPA 1013, 1014, 1113 - OPPOSITION

This highly complex, indeed virtually impenetrable, series of GPAs represents the continued conversion of the French Valley to suburban sprawl absent a documented need for additional housing capacity in the General Plan. There is no attempt to address the region's underlying jobs-housing imbalance or the presentation of alternatives to ever-worsening traffic gridlock. These Foundation changes are justified on the basis of self-perpetuating trends. EHL notes staff's original 2010 assessment of the merits of the proposal:

"The surrounding area remains rural in character which is in keeping with the General Plan's vision for the area. Furthermore, the proposal's incompatibility with General Plan policies, the existing land use pattern, MSHCP and fire issues may create internal inconsistencies amongst the elements of the General Plan."

We note that the staff report now promises MSHCP consistency through a set aside of habitat (although no HANS JPR is supplied). However, such consistency could also be attained by clustering of development and/or density transfer using the baseline zoning.

Yours truly,



Dan Silver
Executive Director



11/5

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November 5TH, 2014

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

Dated at TEMECULA, California, this
5TH day of November, 2014



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, November 25, 2014 at 10:30 A.M. or as soon as possible thereafter, to consider the application submitted by Lubec Properties, LLC and others, on General Plan Amendment No. 925, which proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and the General Plan Land Use designation of the subject site from Rural Residential (R:RR) (5 Acre Minimum Lot Size) to Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size) ("the project"). The project is located northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for Environmental Assessment No. 41748.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstrait@rcflma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors of, 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.

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

Dated: October 30, 2014 Kacia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant
Published: November 5, 2014 0880637C

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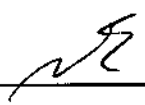
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I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published 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, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, 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:

11/05/2014

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

Date: November 05, 2014
At: Riverside, California



BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
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RIVERSIDE, CA 92502

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 41748**.

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

Dated: October 30, 2014

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

11/5

Johnson Sedlack

ATTORNEYS at LAW

Raymond W. Johnson, Esq. AICP, LEED GA
Carl T. Sedlack, Esq. Retired
Abigail A. Smith, Esq.
Kimberly Foy, Esq.
Kendall Holbrook, Esq.

26785 Camino Seco, Temecula, CA 92590

E-mail: EsqAICP@gmail.com

Abby.JSLaw@gmail.com
Kim.JSLaw@gmail.com
Kendall.JSLaw@gmail.com
Telephone: (951) 506-9925
Facsimile: (951) 506-9725

November 24, 2014

Riverside County Board of Supervisors
Attn: Kecia Harper-Ihem, Clerk of the Board
4080 Lemon Street 1st Floor
Riverside, CA 92501
Email: cob@rcbos.org

VIA US MAIL AND EMAIL

RE: General Plan Amended No. 925, EA 41748; Agenda Item 16-3

Dear Riverside County Board of Supervisors:

On behalf of local concerned citizens, I hereby submit these comments in opposition to the adoption of a Negative Declaration for, and approval of, General Plan Amendment No. 925 (the "Project").

The Project site consists of approximately 200 acres located northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road. General Plan Amendment No. 925 proposes to amend the General Plan Foundation Component on the Project site from Rural to Community Development and to amend the land use designation of the subject site from Rural Residential (R-RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Are to Low Density Residential (CD-LDR) (1/2 Acre Minimum Lot Size).

Adoption of a Negative Declaration for the Project is improper where the Project may result in significant environmental effects not evaluated in the Initial Study, discussed below. Further, GPA No. 903 should be denied as findings for a general plan amendment cannot be made where the amendments conflicts with the Riverside County Vision and elements of the General Plan.

GENERAL COMMENTS

The California Environmental Quality Act ("CEQA") was adopted as a disclosure and transparency document. The purpose of CEQA is to provide a document that adequately describes the environmental consequences of a project to decision makers and the public. Pub. Res. Code § 210611; Cal. Code Regs., tit. 14 ("CEQA Guidelines"), § 15151. The disclosure of a project's likely effects on the environment ensures CEQA's dual goals of environmental

11-25-14
10-3

2011-12-12 5:13 PM

protection and informed self-government. See *Laurel Heights Improvement Ass'n v. Regents of Univ. of Cal.* (1988) 47 Cal. 3d 376, 392. If decision makers do not make rational decisions based upon the true environmental consequences of a project, the electorate cannot hold them accountable for their decisions. See *People v. County of Kern* (1974) 39 Cal. App. 3d 830, 842. The core of this statutory structure is the sufficiency of the informational document.

The Initial Study/Negative Declaration for the Project fails as an informational document. CEQA requires that a lead agency consider not only the changes in language from a general plan amendment, but also “the ultimate consequences of such changes to the physical environment.” *City of Redlands v. County of San Bernardino* (2002) 96 Cal. App. 4th 398, 409. Environmental review should focus on the project’s *secondary effects* as well as its immediate, primary impacts. *City of Carmel-By-The-Sea*, 183 Cal. App. 3d at 250, *City of Redlands*, 96 Cal. App. 4th at 412; CEQA Guidelines, § 15146(b). Indirect or secondary effects include those “which are caused by the project and are later in time or farther removed in distance, but are still reasonably foreseeable”; “growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate”; “and related effects on air and water and other natural systems, including ecosystems.” CEQA Guidelines, § 15358(a)(2).

The Initial Study erroneously states that the Project will not allow physical disturbance of the Project site so the Project causes no potential significant impacts. However, the Initial Study/Negative Declaration prepared for this Project ignores and overlooks all potential secondary and ultimate effects from the general plan amendment and change of zone. The Project has potentially significant impacts to/from aesthetics, air quality, greenhouse gases, land use/planning, noise, and transportation/traffic, among others.

An EIR is required to evaluate, disclose, and mitigate for these significant impacts. An EIR is required for any proposed project that may have a significant effect on the environment. Pub. Res. Code, § 21100(a). The EIR requirement is the “heart of CEQA.” CEQA Guidelines, § 15003(a). A lead agency may prepare a negative declaration for a proposed project only when there is not fair argument based on substantial evidence in light of the whole record that the project *may* have a significant effect on the environment. Pub. Res. Code, §§ 21064, 21100(a). As the Project may result in significant indirect, secondary, and ultimate environmental impacts, reliance on a negative declaration is inappropriate. An EIR must be prepared.

FAILURE TO CONSIDER SECONDARY OR ULTIMATE ENVIRONMENTAL IMPACTS

CEQA requires that a lead agency conduct environmental review “at the earliest possible stage,” even though additional EIRs might be required for later phases of the project.” *City of Carmel-By-The-Sea v. Board of Supervisors of Monterey County* (1986) 183 Cal. App. 3d 229, 242 (quoting *Bozung v. Local Agency Formation Comm’n of Ventura County* (1975) 13 Cal. 3d 263, 282). Such review is mandated where impacts are *reasonably foreseeable*, even if some forecasting or speculation is required. CEQA Guidelines, § 15358(a)(2).

“The degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR... (b) An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance or a local general plan

should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow.” (emphasis added).

Here, while the degree of specificity may be less, the County must nevertheless evaluate the secondary and ultimate effects of the proposed amendment *now*, not only with a later project level proposal.

In *Christward Ministry v. Superior Court* (1986) 184 Cal.App.3d 180, 190-92, the court ordered that an EIR be prepared for a general plan amendment which would merely allow a new land use, finding that potentially significant effects would result from changed land use. Likewise, in *City of Redlands v. County of San Bernardino* (2002) 96 Cal.App.4th 398, 409-410, the court of appeal held that the County wrongly failed to consider the environmental impacts of possible future development and growth from general plan amendments. The Court stated, “CEQA reaches beyond the mere changes in the language of an agency’s policy to the ultimate consequences of such changes to the physical environment.” *Id.* at 409. In relying on later environmental review for specific future development, the county had improperly deferred full environmental assessment of the general plan amendments. *Id.* at 410.

The County is here deferring analysis of the effects of the proposed Project in violation of CEQA. The Initial Study states that as a programmatic level CEQA review, impacts to air quality and greenhouse gases are too speculative to provide a detailed analysis. Yet, the Initial Study admits that the Project would result in an intensification of the Project’s site land use, a potentially significant effect. Deferring analysis of impacts to air quality and greenhouse gases until a later stage of environmental review is a violation of CEQA’s requirements that an agency prepare environmental review at the earliest possible stage and engage in some degree of speculation. *See Stanislaus*, 48 Cal. App. 4th at 197. The Initial Study’s reliance on future environmental review cannot be used to defer an evaluation of the secondary impacts, including from increased development, on the Project site.

Secondary and ultimate impacts of and from greater development at the Project site must be considered by the County prior to considering approval of this Project; not delayed until subsequent review of a specific development project.

POTENTIAL SIGNIFICANT IMPACTS

The adoption of a Negative Declaration for the Project is improper here where there is substantial evidence in the record of a fair argument of significant environmental impacts. The Project may have significant environmental effects from changing the site from rural residential to commercial retail development, including, but not limited to, aesthetics, air quality, greenhouse gases, noise, land use/planning, transportation/traffic, and other effects: An Environmental Impact Report must be prepared for the Project to adequately evaluate the Project’s potentially significant effects.

///
///

Air Quality

The Initial Study identifies that the Project could lead to a higher level of development on the property. Yet, the Initial Study fails to evaluate any secondary/indirect impacts from the additional development allowed under the Project.

Secondary/indirect effects from increased vehicle and truck travel to and from the Project site due to the land use change could also contribute to local air quality impacts. Indirect sources of emissions from cars and trucks include residential developments. *See* South Coast Air Quality Management District, Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, p. 3-1, <<http://www.aqmd.gov/prdas/aqguide/aqguide.html>>. Emissions from mobile sources, including cars and trucks, account for roughly 90 percent of the cancer risk in the South Coast basin. *Id.* at 2-3. These potential secondary/indirect impacts should be evaluated in an EIR.

Greenhouse Gas Emissions

Greenhouse gas (GHS) emissions arise from construction activities, area sources, and mobile sources, with mobile sources being the primary contributor to direct GHG emissions. Air Resources Board Greenhouse Gas Inventory 2000-2011, <http://www.arb.ca.gov/cc/inventory/data/tables/ghg_inventory_scopingplan_00-11_2013-08-01.pdf>. The Project would result in an intensification of use, specifically building and traffic trips. As a result, the Project would cause increased GHG emissions from at least mobile sources, i.e. cars and trucks driving to/from the commercial center. Therefore, the proposed Project could result in significant impacts to/from GHG emissions and an EIR must be prepared to analyze such effects.

Land Use/Planning

The Initial Study does not adequately analyze land use impacts. The Initial Study concludes that the Project would not affect land use within a city sphere of influence. However, the Project site is located within the City of Murrieta's Sphere of Influence; thus, the finding that the Project would have no impact to land use within a city sphere of influence is wrong. Further, as discussed below, the Project is inconsistent with the land use designations and policies of the General Plan.

Transportation/Traffic

The Initial Study lacks sufficient analysis of environmental impacts to/from traffic. Changing the General Plan Foundation Component and land use designation will result in a potential population increase of 626 people, which will cause in substantially more automobile trips than the current rural residential land use designation. Again, this increased use and ultimate Project impacts must be considered.

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Cumulative Impacts

The Initial Study fails to analyze cumulative impacts from the Project in light of the recently approved Specific Plan 380, which neighbors the Project site to the east. The County must analyze cumulative impacts to/from air quality, greenhouse gases, land use, and traffic, among other effects, before Project approval.

THE FINDINGS NEEDED FOR A GENERAL PLAN AMENDMENT TO THE GENERAL PLAN FOUNDATION COMPONENT OF THE SUBJECT SITE CANNOT BE MADE

A resolution recommending approval of a regular Foundation Component Amendment must be supported by “findings, based on substantial evidence, that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Visions, and that they would not create an internal inconsistency among the elements of the General Plan.” Riverside County Ordinance No. 380 art. II § 2.5(g) (emphasis added). The County cannot make the needed findings in support of GPA No. 925.

The County fails to provide substantial evidence that the Project “does not involve a change in or conflict with: (1) the Riverside County Vision; and (2) that the change would not create an internal inconsistency among the elements of the General Plan.” (emphasis added)

GPA No. 925 conflicts with the Vision statement for the General Plan, Our Communities and Their Neighborhoods section number 9: The Extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle and its sustainability is reinforced by the strong open space and urban development commitments provided for elsewhere in the RCIP.

The Project site and properties to the north and east were designated Rural Residential in the 2003 General Plan, which states that rural general plan land use designations reflect the existing and intended long term land use patterns for these areas and help maintain the historic identity and character of the Southwest planning area. Such designations also provide an edge to urban development and a separation between the adjoining area plans.

GPA No. 925 conflicts with the Riverside County Vision and elements of the General Plan by allowing higher density residential development in areas that the General Plan designated as Rural Residential. The change permitted by GPA No. 925 would conflict with the General Plan’s commitment to maintaining the historic identity and character of the Southwest planning area. Moreover, eliminating the rural general plan land use designation from yet another property in the Southwest Area Plan allows urban development to expand into areas designated for rural living. GPA No. 925 would not contribute to the General Plan purposes and would conflict with the Riverside County Vision and create an internal inconsistency among the elements of the General Plan.

The County also fails to provide substantial evidence that “new conditions or circumstances disclosed during the review process justify modifying the General Plan.” (emphasis added).

The Planning Commission Staff Report cites Specific Plan 380, which permits substantial urban development west of Winchester Road/Highway 79, as a new condition that justifies modifying the General Plan. However, as stated above, the Rural general plan land use designations provide an edge to urban development and evidence the County's long term land use pattern for the area. The expansion of urban development into areas designated by the General Plan as rural land use does not justify further modifying the General Plan to eliminate rural communities.

CONCLUSION

There is no evidence or authority for a claim that there would be no environmental impacts as a result of the Project because the Project does not provide the opportunity for physical disturbance of the Property. CEQA *specifically intends that an agency evaluate planning level actions* if they have the potential for indirect, secondary, or ultimate environmental effects. This Project would result in the intensification of building and traffic at the Project site, and the change in land use would cause potentially significant environmental effects. The Project would result in potentially significant indirect impacts to/from air quality, greenhouse gases, land use/planning, and transportation/traffic, among others. For each of these reasons, the County must prepare an EIR to evaluate, disclose, and mitigate for the potential impacts of the proposed Project.

Regardless, GPA No. 925 should be denied as there is not substantial evidence to support the necessary findings to justify the Foundation Component Regular amendment.

Thank you for your consideration of these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Raymond W. Johnson", with a horizontal line extending to the right.

Raymond W. Johnson
JOHNSON & SEDLACK

RAYMOND W. JOHNSON, Esq., AICP LEED GA
26785 Camino Seco
Temecula, CA 92590
(951) 506-9925
(951) 506-9725 Fax
(951) 775-1912 Cellular

Johnson & Sedlack, an Environmental Law firm representing plaintiff environmental groups in environmental law litigation, primarily CEQA.

City Planning:

Current Planning

- Two years principal planner, Lenexa, Kansas (consulting)
- Two and one half years principal planner, Lee's Summit, Missouri
- One year North Desert Regional Team, San Bernardino County
 - Thirty years subdivision design: residential, commercial and industrial
 - Thirty years as applicants representative in various jurisdictions in: Missouri, Texas, Florida, Georgia, Illinois, Wisconsin, Kansas and California
 - Twelve years as applicants representative in the telecommunications field

General Plan

- Developed a policy oriented Comprehensive Plan for the City of Lenexa, Kansas.
- Updated Comprehensive Plan for the City of Lee's Summit, Missouri.
- Created innovative zoning ordinance for Lenexa, Kansas.
 - Developed Draft Hillside Development Standards, San Bernardino County, CA.
- Developed Draft Grading Standards, San Bernardino County.
- Developed Draft Fiscal Impact Analysis, San Bernardino County

Environmental Analysis

- Two years, Environmental Team, San Bernardino County
 - Review and supervision of preparation of EIR's and joint EIR/EIS's
 - Preparation of Negative Declarations
 - Environmental review of proposed projects
- Eighteen years as an environmental consultant reviewing environmental documentation for plaintiffs in CEQA and NEPA litigation

Representation:

- Represented various clients in litigation primarily in the fields of Environmental and Election law. Clients include:
 - Sierra Club
 - San Bernardino Valley Audubon Society
 - Sea & Sage Audubon Society
 - San Bernardino County Audubon Society
 - Center for Community Action and Environmental Justice
 - Endangered Habitats League
 - Rural Canyons Conservation Fund
 - California Native Plant Society
 - California Oak Foundation
 - Citizens for Responsible Growth in San Marcos
 - Union for a River Greenbelt Environment
 - Citizens to Enforce CEQA
 - Friends of Riverside's Hills
 - De Luz 2000
 - Save Walker Basin
 - Elsinore Murrieta Anza Resource Conservation District

Education:

- B. A. Economics and Political Science, Kansas State University 1970
- Masters of Community and Regional Planning, Kansas State University, 1974
- Additional graduate studies in Economics at the University of Missouri at Kansas City
- J.D. University of La Verne. 1997 Member, Law Review, Deans List, Class Valedictorian, Member Law Review, Published, Journal of Juvenile Law

Professional Associations:

- Member, American Planning Association
- Member, American Institute of Certified Planners
- Member, Association of Environmental Professionals
- Member, U.S. Green Building Council, LEED GA

Johnson & Sedlack, Attorneys at Law

26785 Camino Seco
Temecula, CA 92590
(951) 506-9925

12/97- Present

Principal in the environmental law firm of Johnson & Sedlack. Primary areas of practice are environmental and election law. Have provided representation to the Sierra Club, Audubon Society, AT&T Wireless, Endangered Habitats League, Center for Community Action and Environmental Justice, California Native Plant Society and numerous local environmental groups. Primary practice is writ of mandate under the California Environmental Quality Act.

Planning-Environmental Solutions

26785 Camino Seco
Temecula, CA 92590
(909) 506-9825

8/94- Present

Served as applicant's representative for planning issues to the telecommunications industry. Secured government entitlements for cell sites. Provided applicant's representative services to private developers of residential projects. Provided design services for private residential development projects. Provided project management of all technical consultants on private developments including traffic, geotechnical, survey, engineering, environmental, hydrogeological, hydrologic, landscape architectural, golf course design and fire consultants.

San Bernardino County Planning Department

Environmental Team
385 N. Arrowhead
San Bernardino, CA 92415
(909) 387-4099

6/91-8/94

Responsible for coordination of production of EIR's and joint EIR/EIS's for numerous projects in the county. Prepared environmental documents for numerous projects within the county. Prepared environmental determinations and environmental review for projects within the county.

San Bernardino County Planning Department

General Plan Team
385 N. Arrowhead
San Bernardino, CA 92415
(909) 387-4099

6/91-6/92

Created draft grading ordinance, hillside development standards, water efficient landscaping ordinance, multi-family development standards, revised planned development section and fiscal impact analysis. Completed land use plans and general plan amendment for approximately 250 square miles. Prepared proposal for specific plan for the Oak Hills community.

San Bernardino County Planning Department

North Desert Regional Planning Team
15505 Civic
Victorville, CA
(619) 243-8245

6/90-6/91

Worked on regional team. Reviewed general plan amendments, tentative tracts, parcel maps and conditional use permits. Prepared CEQA documents for projects.

Broadmoor Associates/Johnson Consulting

229 NW Blue Parkway
Lee's Summit, MO 64063
(816) 525-6640

2/86-6/90

Sold and leased commercial and industrial properties. Designed and developed an executive office park and an industrial park in Lee's Summit, Mo. Designed two additional industrial parks and residential subdivisions. Prepared study to determine target industries for the industrial parks. Prepared applications for tax increment financing district and grants under Economic Development Action Grant program. Prepared input/output analysis of proposed race track. Provided conceptual design of 800 acre mixed use development.

Shepherd Realty Co.

Lee's Summit, MO

6/84-2-86

Sold and leased commercial and industrial properties. Performed investment analysis on properties. Provided planning consulting in subdivision design and rezoning.

Contemporary Concepts Inc.

Lee's Summit, MO
Owner

9/78-5/84

Designed and developed residential subdivision in Lee's Summit, Mo. Supervised all construction trades involved in the development process and the building of homes.

Environmental Design Association

Lee's Summit, Mo.
Project Coordinator

6/77-9/78

Was responsible for site design and preliminary building design for retirement villages in Missouri, Texas and Florida. Was responsible for preparing feasibility studies of possible conversion projects. Was in charge of working with local governments on zoning issues and any problems that might arise with projects. Coordinated work of local architects on projects. Worked with marketing staff regarding design changes needed or contemplated.

City of Lee's Summit, MO

220 SW Main

Lee's Summit, MO 64063

Community Development Director

4/75-6/77

Supervised Community Development Dept. staff. Responsible for preparation of departmental budget and C.D.B.G. budget. Administered Community Development Block Grant program. Developed initial Downtown redevelopment plan with funding from block grant funds. Served as a member of the Lee's Summit Economic Development Committee and provided staff support to them. Prepared study of available industrial sites within the City of Lee's Summit. In charge of all planning and zoning matters for the city including comprehensive plan.

Howard Needles Tammen & Bergendoff

9200 Ward Parkway

Kansas City, MO 64114

(816) 333-4800

Economist/Planner

5/73-4/75

Responsible for conducting economic and planning studies for Public and private sector clients. Consulting City Planner for Lenexa, KS.

Conducted environmental impact study on maintaining varying channel depth of the Columbia River including an input/output analysis. Environmental impact studies of dredging the Mississippi River. Worked on the Johnson County Industrial Airport industrial park master plan including a study on the demand for industrial land and the development of target industries based upon location analysis. Worked on various airport master plans. Developed policy oriented comprehensive plan for the City of Lenexa, KS. Developed innovative zoning ordinance heavily dependent upon performance standards for the City of Lenexa, KS.

Last Name	First Name	Support	Oppose	Neutral	Give Time	Time to Speak
ATTYAH	PAUL	X				9 minutes
WALKER	JACK	X			To Paul Attyah 3	
LUCEN-WALKER	SUSAN	X			To Paul Attyah 3	
JEFFERS	DAVE	X				
LEONE	MIKE	X			To Dave Jeffers	9 minutes
FAULK	EVERETT	X			To Dave Jeffers	
FAULK	JON	X			To Dave Jeffers	
SMITH	NEAL	X			To Dave Jeffers	
LYON	DALE	X			To Dave Jeffers	
GOMEZ	JULIO	X			To Dave Jeffers	
LEONE	HENNIE	X			To Dave Jeffers	3 MIN.
FAULK SR.	EVERETT	X			To Dave Jeffers	
CELLA	CARLOS	X			To Dave Jeffers	
LUCERO	RICHARD	X			To Dave Jeffers	
ASIMAKOPOULOS	ARISTOTELIS	X			To Dave Jeffers	3 MIN.
ASIMAKOPOULOS	CLARA	X			To Dave Jeffers	3 MIN.
LUCERO	RAYMOND	X			To Dave Jeffers	
PEDERICH	PEGGIE		X			3 MIN.
TUFFIN	DENNIS		X			6 minutes
PENNY	BRIAN		X		To Dennis Tuffin	
GURLING	KIRK		X			3 MIN. <i>Howell</i>
CROY	RICK		X			3 MIN.
PENNY	LEPON		X			3 MIN.
WILLIAMS	RANDY		X			3 MIN.
JESPERSON	THAD		X			3 MIN.

11.25.14 16-3

✓ Donna
✓ Horres
✓ Thad

Sharon L. Gurling

34119 Keller Flat Court

Winchester, Ca. 92596

My name is Sharon Gurling, my husband and I own a home within ¼ mile of the proposed GPA. GPA 925 affects all the neighbors who actually reside here. Most of us who live here banked on the General Plan (the Southwest Area Plan) and related policies to protect our investments and life style and not become what many feel is nothing more than a “Document of Deception” used to gain county revenue, deceiving us while waiting to urbanize, a classic bait and switch tactic. This is in direct conflict with the stated goals for our community. Our neighborhood is defined not by city boundaries or a set distance but by our common interests, equestrian attitudes, love of country roads, clear night skies, peace and quiet, almost no traffic, in other words a safer and for the most part a more harmonious group of neighbors. Aside from all the obvious objections for example: more traffic, light, air, noise pollution and crime, all by products of urbanization I oppose GPA 925 and especially any change to the foundation component that doesn't ENCOURAGE!! animal keeping and related home businesses.

Sincerely Sharon L. Gurling

11-25-14
16-3

Kirk R. Gurling

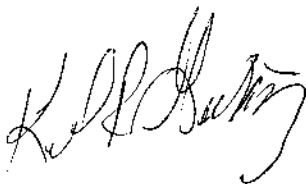
34119 Keller Flat Court

Winchester, Ca. 922596

Wednesday, November 25, 2014

Good morning commissioners.

My name is Kirk Gurling, I am Chairman of "Rural Residents and Friends" and I live approximately 1/3 mile from the subject property. I oppose G.P.A. No. 925 as it does not take into account the existing residents when increasing the density from 5 acres minimum to ½ acre minimums. There will likely be no transitional buffering protecting the existing resident's larger lots values and no common property rights such as animal ownership and use. Most of the neighbors who actually live on their property do not support G.P.A. No. 925. I can't support a zoning change that negatively impacts the current residents and doesn't even explain how or what the change will look like or if it takes into account proper transitional buffering. Most of the current residents enjoy robust animal ownership rights and as has happened in the area before, the increased densities along with little or no animal ownership rights will be a major source of conflict between the smaller property owners who can't and don't own farm animals and those who have enjoyed these rights without objection for many years. Please understand that there are more negative impacts that will only damage the area, such as traffic congestion, noise, air and light pollution and crime, all of this will ultimately damage our style and quality of life, as well as our property values.



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 25, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Lubec Properties, LLC and others, on **General Plan Amendment No. 925**, which proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and the General Plan Land Use designation of the subject site from Rural Residential (R:RR) (5 Acre Minimum Lot Size) to Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size) ("the project"). The project is located northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 41748**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstrait@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

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

Dated: October 30, 2014

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

16-3 of 11/25/14

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COUNTY CLERK OF SUPERVISORS

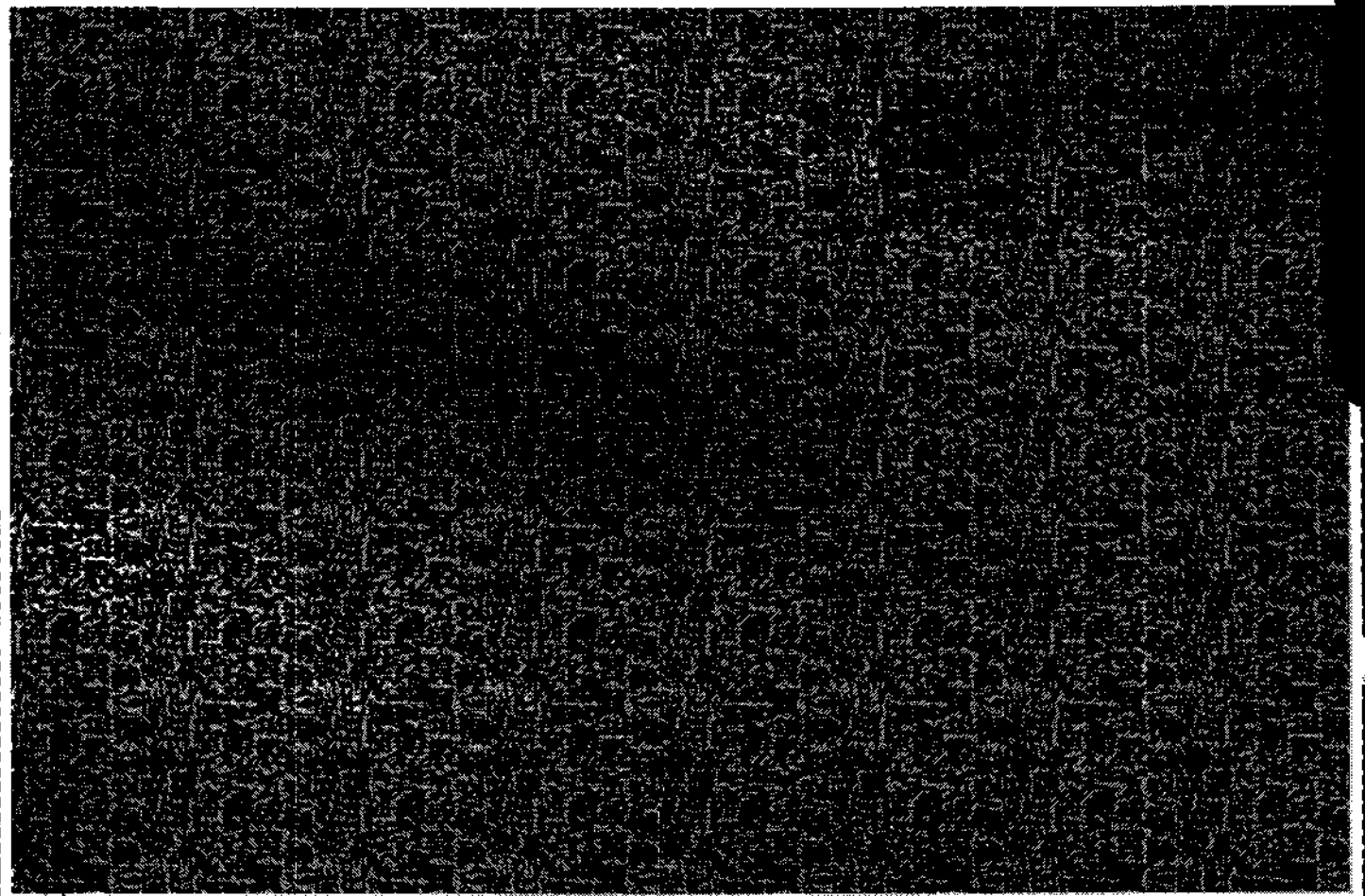
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Stephen & Louise McCausland
33525 Pourroy
CA 92586
GPA925-Owner

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



THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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Dated: October 30, 2014

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

16-3 of 11/25/14

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SUPERVISORS

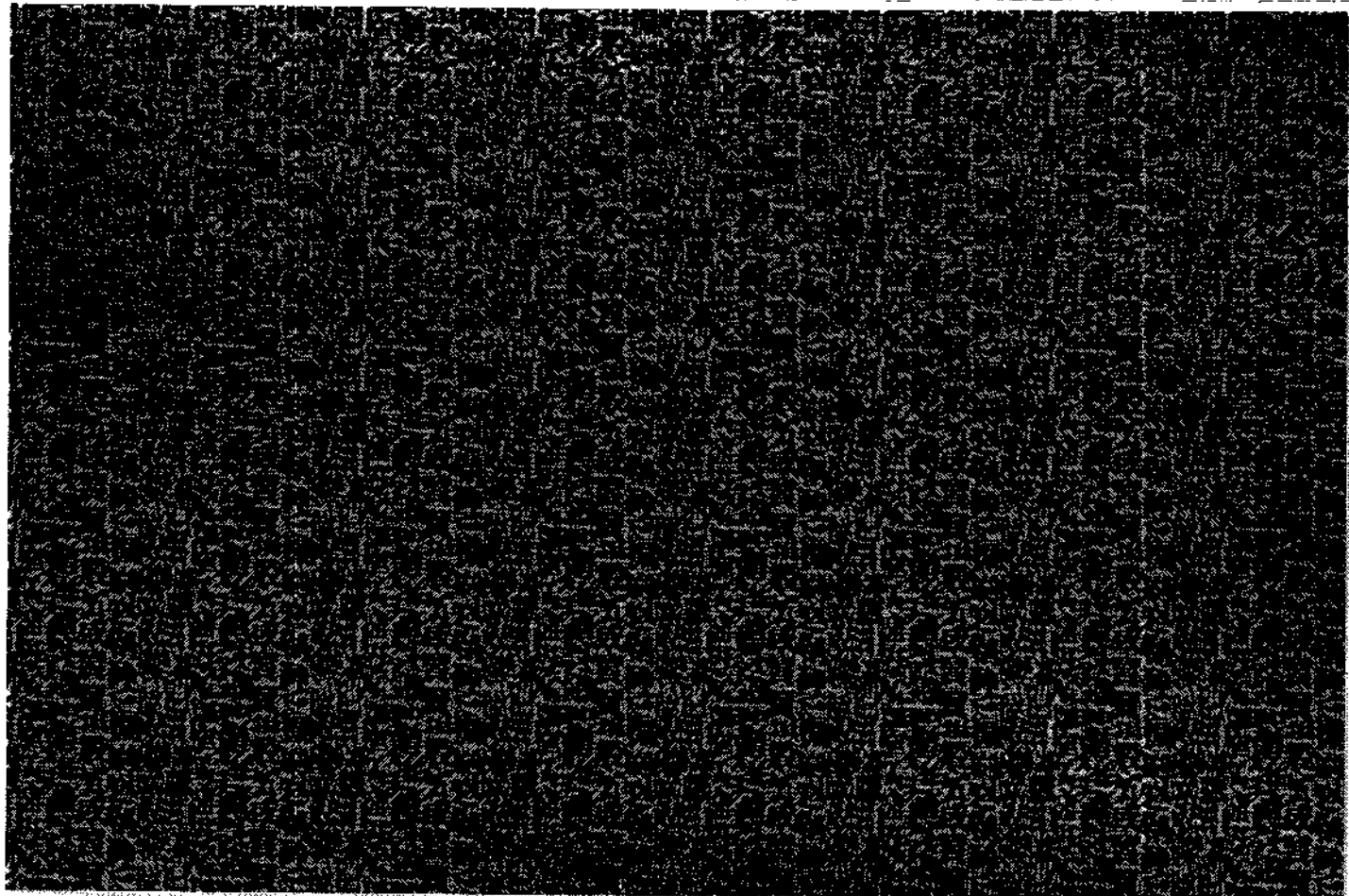
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RIVERSIDE MTLAND 03
C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

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PUBLIC HEARING NOTICE

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



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Dated: October 30, 2014

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

16-3 of 11/25/14

92502@1147
JVI-LMB-9201

BC: 92502114747 *2808-05998-07-29

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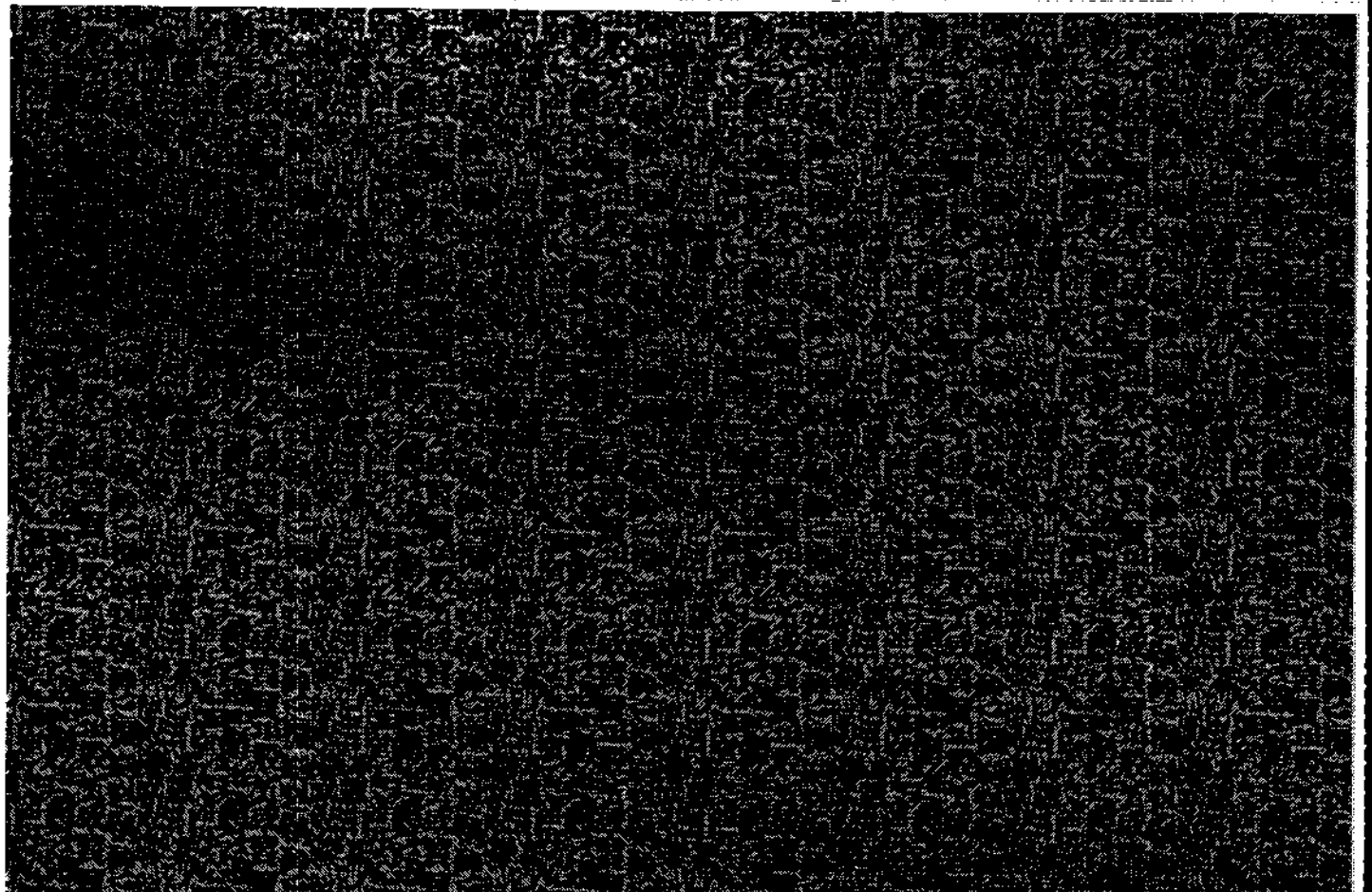
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ASMT: 480010024, APN: 480010024
RIVERSIDE MTLAND 03
C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

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PUBLIC HEARING NOTICE

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



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

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

Dated: October 30, 2014

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

16-3 of 11/25/14

2014 NOV -7 AM 11: 10
CLERK OF COUNTY OF RIVERSIDE



PUBLIC HEARING NOTICE
This may affect your property

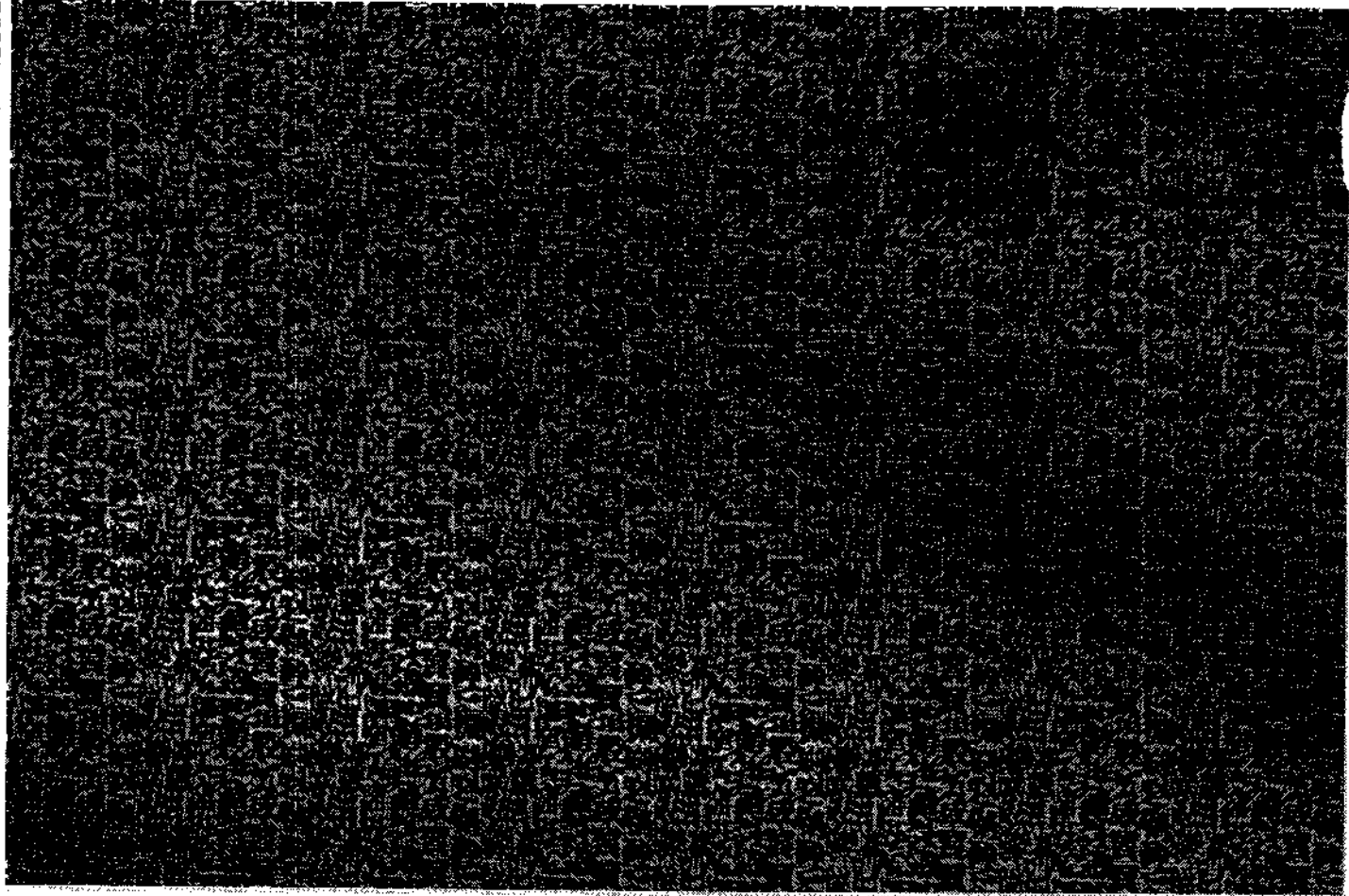
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

Vintage Plaza / Dale Lyons
31820 Keller Rd
Winchester, CA 92596
GPA925-Owner

NIXIE 918 DE 1009 0011/04/14

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 92502114747 *0804-10972-31-43
92595020514747



THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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Dated: October 30, 2014

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

16-3 of 11/25/14

92502@1147
BCI: 92502114747 *0818-10460-03-15

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

918 DE 1250 0011/03/14
NIXIE

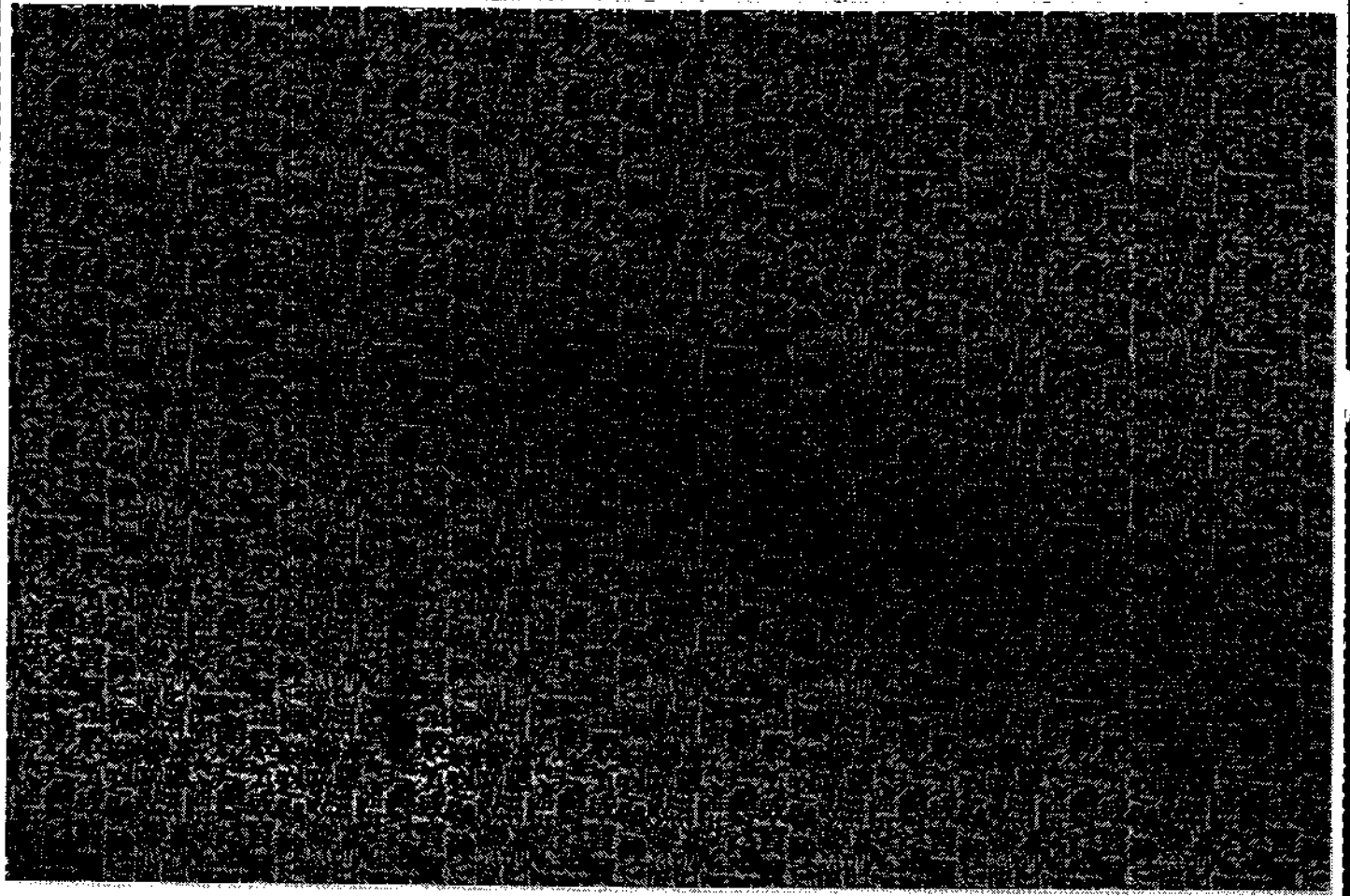
POSTAGE WILL BE PAID BY ADDRESSEE
FIRST CLASS PERMIT NO. 1000 RIVERSIDE CA

60:11M 9-NOV 1982

Fernando Eidalillo
31120 Flossie Way
Winchester, CA 92596
GPA925-Owner

PUBLIC HEARING NOTICE
This may affect your property

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



THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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Dated: October 30, 2014

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

16-3 of 11/25/14

CLERK OF SUPERVISORS
COUNTY OF RIVERSIDE

2014 NOV - 6 AM 11:09

NIXIE

918 DE 1250

0011/03/14

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

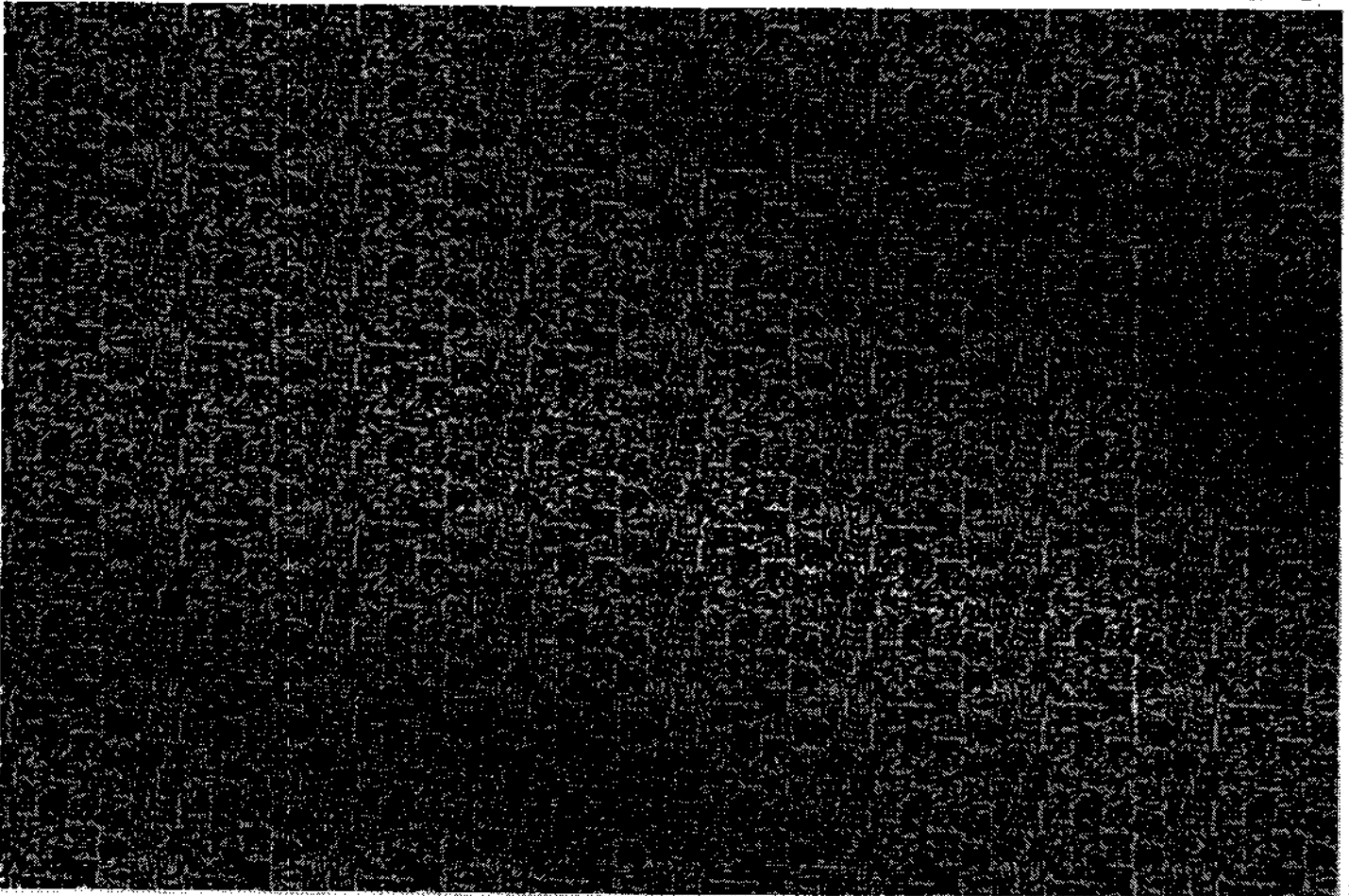
BC: 92502114747 *0818-10461-03-15

92502114747

Russell Goodwin
31130 Flossie Way
Winchester, CA 92596
GPA925-Owner

PUBLIC HEARING NOTICE
This may affect your property

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



THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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Dated: October 30, 2014

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

16-3 ref 11/25/14

CLERK OF SUPERVISORS
COUNTY OF RIVERSIDE

60:11M:09 -6 NOV 2014

JVI-LMB 92E 925021147
BCI: 92502114747 * 0818-10462-03-15

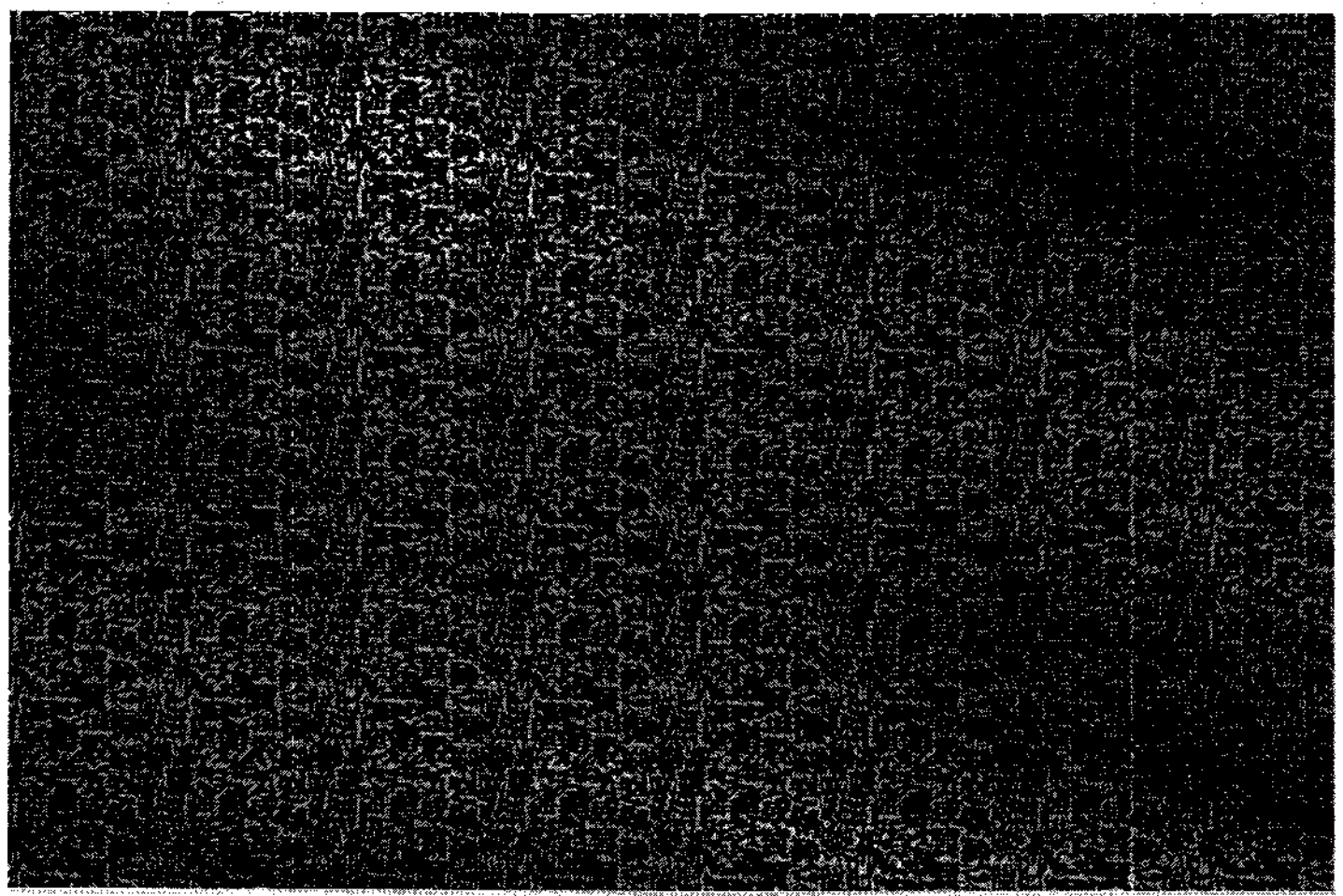
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

NIXIE 918 DE 1259 0011/03/14

ASMT: 480030006, APN: 480030006
RUSSELL GOODWIN
31130 FLOSSIE WAY
WINCHESTER, CA 92596

PUBLIC HEARING NOTICE
This may affect your property

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



THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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Dated: October 30, 2014

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

16-3 ef 11/25/14

BC: 92502114747 *0818-10463-03-15

JV1-LMB 91 92502@1147

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

NIXIE 918 DE 1250 0011/03/14

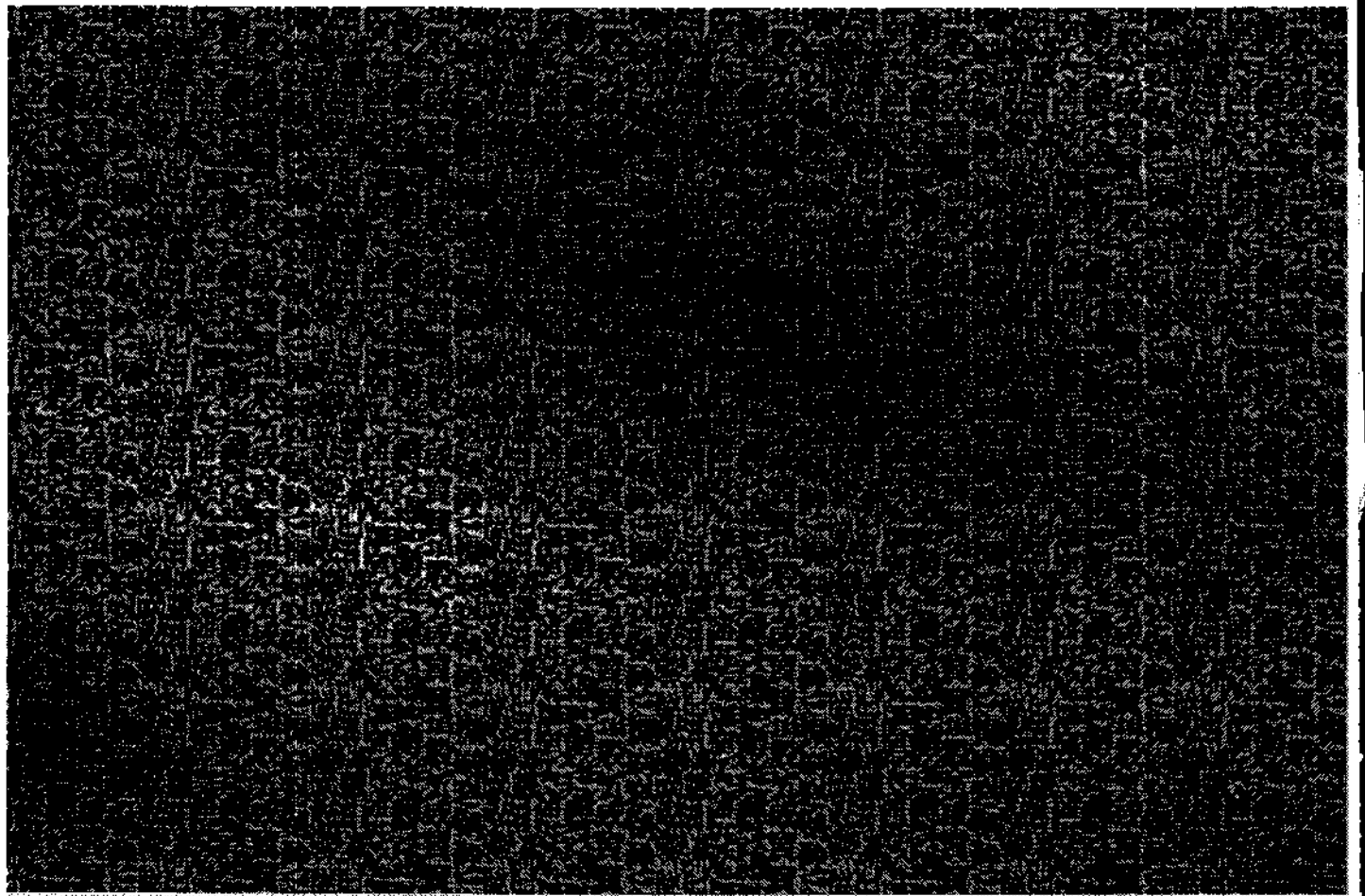
OFFICE OF THE COUNTY CLERK
RIVERSIDE COUNTY
CALIFORNIA

60:11AM -6 NOV 1982

ASMT: 472090016, APN: 472090016
DOMENICO MANNO
ANNA MANNO
31362 KELLER RD
WINCHESTER, CA. 92596

PUBLIC HEARING NOTICE
This may affect your property

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



THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Peggie Federich

Address: _____
(only if follow-up mail response requested)

City: Winchester **Zip:** 92596

Phone #: _____

Date: 11-25-14 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** X **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
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to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Dennis F. Tuffin

Address: _____
(only if follow-up mail response requested)

City: Winchester **Zip:** 92596

Phone #: 951-897-5713

Date: 11/25/14 **Agenda #** 15.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

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I give my 3 minutes to: _____

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**Riverside County Board of Supervisors
Request to Speak**

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SPEAKER'S NAME: Brian Penney

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11-25-14 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

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_____ **Support** **Oppose** _____ **Neutral**

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_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: ~~_____~~

↳ Dennis Tottin

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
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SPEAKER'S NAME: KIP GURLING

Address: _____
(only if follow-up mail response requested)

City: WINCHESTER **Zip:** 92596

Phone #: _____

Date: 11/25/14 **Agenda #** _____

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

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SPEAKER'S NAME: KELLY CROY

Address: _____
(only if follow-up mail response requested)

City: MENIFEE **Zip:** 92584

Phone #: _____

Date: 11/25/14 **Agenda #** 16-3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: ~~Kelly Croy~~

KIRK Gurling

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SPEAKER'S NAME: Rick Gray

Address: _____
(only if follow-up mail response requested)

City: MONTEBELLO **Zip:** 925-84

Phone #: 213 494-3969

Date: 11/25 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** X **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
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_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

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Request to Speak**

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SPEAKER'S NAME:

Levin Penney

Address:

(only if follow-up mail response requested)

City:

Menifee

Zip:

92584

Phone #:

951-672-3942

Date:

11/25

Agenda #

16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support**

Oppose

_____ **Neutral**

Note: If you are here for an agenda item that is filed
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_____ **Oppose**

_____ **Neutral**

I give my 3 minutes to:

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Request to Speak**

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SPEAKER'S NAME: THAD JESPERSON

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11-25-14 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

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_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
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I give my 3 minutes to: _____

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**Riverside County Board of Supervisors
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SPEAKER'S NAME: SYDNEY JESPERSON

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11-25-14 **Agenda #** 16.3

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Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** X **Oppose** _____ **Neutral**

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**Riverside County Board of Supervisors
Request to Speak**

6 min.

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SPEAKER'S NAME: Randy Williams

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11-25-14 **Agenda #** 16.3

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SPEAKER'S NAME: Richard Powell

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11-25-14 **Agenda #** 16.3

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SPEAKER'S NAME: Allison Williams

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11-25-14 **Agenda #** 16c3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

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Riverside County Board of Supervisors
Request to Speak

9 mins

Submit request to Clerk of Board (right of podium),
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to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: PAUL ATT YAH

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

GPA 925

Date: 11/25/14 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
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_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to ~~_____~~ _____

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**Riverside County Board of Supervisors
Request to Speak**

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SPEAKER'S NAME: JACK WALKER

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11-25-14 **Agenda #** 16B

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
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I give my 3 minutes to: Paul Allyn

BOARD RULES

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**Riverside County Board of Supervisors
Request to Speak**

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SPEAKER'S NAME:

Jessan Lucero-Walkes

Address:

(only if follow-up mail response requested)

City:

Zip:

Phone #:

Date:

11-25-14

Agenda #

16a3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
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I give my 3 minutes to:

Paul Attyah

BOARD RULES

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Request to Speak**

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SPEAKER'S NAME: JON FAULK

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11-25-14 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
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I give my 3 minutes to: Drew Joffers

BOARD RULES

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SPEAKER'S NAME: Neal Smith

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11-25-14 **Agenda #** 11a3

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Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

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I give my 3 minutes to: Dave Jeffers

BOARD RULES

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Request to Speak**

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SPEAKER'S NAME: DALE LYON

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11/25/14 **Agenda #** 16.3

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Support **Oppose** **Neutral**

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I give my 3 minutes to: DAVE JEFFREY

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SPEAKER'S NAME: TULIO GOMEZ

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11-25-14 **Agenda #** 11a3

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Support **Oppose** **Neutral**

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SPEAKER'S NAME: HENRIE MOUTE LEON

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 951-538-6543

Date: 11-25-14 **Agenda #** 16B

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Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: EVERETT FAULK SR.

Address: ~~2130~~
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11-25-14 **Agenda #** 163

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Dave Jeffers

BOARD RULES

Requests to Address Board on "Agenda" Items:

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**Riverside County Board of Supervisors
Request to Speak**

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SPEAKER'S NAME: CARLOS CELLA

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11/25/14 **Agenda #** 1603

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: DAVE JEFFER'S

BOARD RULES

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**Riverside County Board of Supervisors
Request to Speak**

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SPEAKER'S NAME: Richard Lucevo

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11-25-14 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Dave Jeffers

BOARD RULES

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
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SPEAKER'S NAME: Amotelis Asimakopoulas

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11-25-14 **Agenda #** 16a3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
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_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Dave Jeffers

BOARD RULES

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
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to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Clara Asimakopoulou

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11-25-14 **Agenda #** 16-3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
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_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Dave Jeffers

BOARD RULES

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
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SPEAKER'S NAME: Raymond Lucero

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11/25/2014 **Agenda #** 16.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
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I give my 3 minutes to: Dave Jeffers

BOARD RULES

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**Riverside County Board of Supervisors
Request to Speak**

4 min's

Submit request to Clerk of Board (right of podium),
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SPEAKER'S NAME: Dave Jeffers
David Jeffers Consulting, Inc.

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: Nov. 25, 2014 **Agenda #** 16-3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
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_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

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**Riverside County Board of Supervisors
Request to Speak**

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SPEAKER'S NAME: MIKE MOUTT LEONE

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11-25-14 **Agenda #** 11a.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
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I give my 3 minutes to: Dave Jeffers

BOARD RULES

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Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: EVERETT FAULK.

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11-25-14 **Agenda #** 11e3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: Dave Jeffers

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office, by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

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