

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

837A



FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS DATE 1/12/15
Departmental Concurrence

FROM: Transportation Department

SUBMITTAL DATE:
December 17, 2014

SUBJECT: GENERAL PLAN AMENDMENT NO. 1131 and RESOLUTION NO. 2015 – 023 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – CEQA EXEMPT - Applicant: David Jeffers Consulting, Inc. Location: The project is in the Walker Basin Policy Area Easterly of Carancho Road, Southerly of De Luz Road Including Portions of Via Vaquero Road and Glen Meadows Road. REQUEST: The General Plan Amendment Proposes to Amend the Circulation Element Map Within or Along the Boundaries of the Walker Basin Policy Area by Removing the Mountain Arterial Highway and Secondary Highway Designations from Portions of Rancho California Road, De Luz Road, Via Vaquero Road, Glen Meadows Road, and Carancho Road. District 1; [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** the project exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) based on the findings and conclusion in the attached staff report and Notice of Exemption; and

Patricia Romo
Assistant Director of Transportation
for Juan C. Perez
Director of Transportation and Land Management

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (Per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Applicant funded project through the Deposit Based Fees of GPA No. 1131.				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: March 10, 2015
xc: Transp., Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: 3/11/14, Item 15-2 District: 1

Agenda Number:

16-1

☐ A-30
☐ Positions Added
☐ Change Order
☐ 4/5 Vote

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 1131 and RESOLUTION NO. 2015 – 023 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – CEQA EXEMPT - Applicant: David Jeffers Consulting, Inc. Location: The Project is in the Walker Basin Policy Area Easterly of Carancho Road, Southerly of De Luz Road Including Portions of Via Vaquero Road and Glen Meadows Road. REQUEST: The General Plan Amendment Proposes to Amend the Circulation Element Map Within or Along the Boundaries of the Walker Basin Policy Area by Removing the Mountain Arterial Highway and Secondary Highway Designations from Portions of Rancho California Road, De Luz Road, Via Vaquero Road, Glen Meadows Road, and Carancho Road. District 1; [\$0]

DATE: December 17, 2014

PAGE: 2 of 2

2. **APPROVE GENERAL PLAN AMENDMENT NO. 1131**, amending the General Plan Circulation Element to remove the Mountain Arterial Highway and Secondary Highway designations within or on the boundaries of the Walker Basin Policy Area in accordance with Exhibit No. 9, based on the findings and conclusions incorporated in the staff report; and
3. **ADOPT RESOLUTION NO. 2015-023** amending the Circulation Element of the Riverside County General Plan (First Cycle Circulation Element General Plan Amendment for 2015) in accordance with the Board of Supervisor's action taken on General Plan Amendment No. 1131.

BACKGROUND

Summary

The Planning Director recommended to the Planning Commission on January 14, 2014, through the General Plan Initiation Process (GPIP) to adopt the initiation proceedings for the change in General Plan circulation element designations, stating that the appropriate findings can be made to support the general plan amendment. The Planning Commission provided their recommendation to the Board of Supervisors to adopt initiation proceedings. The Board of Supervisors voted to adopt initiation proceedings on March 11, 2014, Item 15-2.

The Planning Commission held a public hearing on GPA No. 1131 on August 20, 2014, and voted to adopt a resolution recommending that the Board of Supervisors find that the project is exempt from CEQA and approve this project (Vote 5-0). Some additional conclusions were added to the Planning Commission Staff Report during the public hearing (revised version only is attached). All of the recommendations above are inclusive of the additional conclusions.

Impact on Residents and Businesses

There is no impact to residents or businesses in the project area because the removal of a future designation of the Circulation Element will not change the present road operations, and the road is projected to be able to accommodate future traffic demands without being improved to the level currently required by the Circulation Element.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

1. August 20, 2014, Planning Commission Minutes
2. August 20, 2014, Planning Commission Staff Report
3. Memo to the Planning Commission
4. Resolution No. 2015-023
5. CEQA Notice of Exemption

**RESOLUTION NO. 2015-023
AMENDING THE RIVERSIDE
COUNTY GENERAL PLAN
(First Cycle Circulation Element General Plan Amendment for 2015)**

WHEREAS, pursuant to the provisions of Government Code Section 65350 et seq., notice was given and public hearings were held before the Riverside County Board of Supervisors and before the Riverside County Planning Commission to consider the proposed amendment to the Countywide and Southwest Area Plan Circulation Element Maps of the Circulation Element of the Riverside County General Plan; and,

WHEREAS, all provisions of the California Environmental Quality Act ("CEQA") and Riverside County CEQA implementing procedures have been satisfied; and,

WHEREAS, the proposed general plan amendment was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on March 10, 2015 that:

General Plan Amendment No. 1131 (GPA No. 1131) is a proposal to amend the Circulation Element map within or along the boundaries of the Walker Basin Policy Area by making the following Circulation Element designation changes:

1. Remove the Mountain Arterial Highway designation from Rancho California Road between De Luz Road and approximately 370 feet easterly of its intersection with De Luz Road; and,
2. Remove the Mountain Arterial Highway designation from De Luz Road between Rancho California Road and approximately 450 feet westerly of its intersection with Via Vaquero Road; and,
3. Remove the Secondary Highway designation from Via Vaquero Road between De Luz Road and Glen Meadows Road; and,
4. Remove the Secondary Highway designation from Glen Meadows Road between Carancho Road and Via Vaquero Road; and,

FORM APPROVED COUNTY COUNSEL
BY: 
DATE: 2/5/15
MICHELLE CLACK

5. Remove the Secondary Highway designation from Via Vaquero Road between Glen Meadows Road and approximately 1,700 feet southerly of its intersection with Glen Meadows Road; and,
6. Remove the Mountain Arterial Highway designation from De Luz Road between Carancho Road and Terreno Drive; and,
7. Remove the Secondary Highway designation from Carancho Road between De Luz Road and approximately 1,800 feet southerly of its intersection with Glen Meadows Road.

These amendments are shown on Exhibit 9 titled "GPA01131 Proposed Circulation Element" a copy of which is attached hereto and incorporated herein by reference. The Planning Commission recommended approval of GPA No. 1131 on August 20, 2014.

BE IT FURTHER RESOLVED by the Board of Supervisors, based on the evidence presented on this matter, both written and oral, that:

1. The project site is located in the Walker Basin Policy Area easterly of Carancho Road, southerly of De Luz Road including portions of Via Vaquero Road and Glen Meadows Road.
2. The project site is designated as Rural Mountainous and is surrounded by properties which are designated Rural Mountainous and Open Space – Conservation Habitat.
3. The zoning for the project site is Residential Agricultural – 5-acre minimum lot size and is surrounded by properties that are zoned Residential Agricultural – 5-acre minimum lot size, Light Agriculture – 10-acre minimum lot size, Light Agriculture – 20-acre minimum lot size, and Rural Residential.
4. In 1984 the Walker Basin Specific Plan was approved with a maximum dwelling unit potential of 1,631 dwelling units and the General Plan Circulation designations for Mountain Arterial Highways and Secondary Highways associated with the property was designed to accommodate that project.
5. The residential development of the Walker Basin Specific Plan did not occur and on July 15, 2003, the Board of Supervisors rescinded the Walker Basin Specific Plan and applied a

1 General Plan Designation that required 5-acre minimum lot sizes on the 385-acre
2 residential portion of the site.

3 6. The Walker Basin Policy Area was created through the 2003 adoption of the Riverside
4 County General Plan to implement the July 15, 2003, Board action and to ensure that
5 future development of the property would be consistent with the existing character of the
6 surrounding area, prevent the extension of major roads and other urban infrastructure, and
7 protect important natural features of the site.

8 7. The Walker Basin Policy Area SWAP 6.1 policy provides that the property within its
9 boundaries is subject to the following restriction: "The proposed development shall be of a
10 scale that would not require the introduction of sewer infrastructure, major road
11 improvements, or other urban services or infrastructure into the hilly De Luz area, or the
12 establishment of assessment districts to finance such infrastructure."

13 8. General Plan No. 1131 is a Technical General Plan Amendment because it involves a
14 technical correction discovered in the process of implementing the General Plan.

15 9. The Administration Element of the General Plan and Article II of Ordinance No. 348
16 provides that the first finding and any one or more of the subsequent findings listed below
17 are required for a Technical Amendment:

18 a. The proposed amendment would not change any policy direction or intent of the
19 General Plan.

20 b. An error or omission needs to be corrected.

21 c. A land use designation was based on inaccurate or misleading information and
22 should therefore be changed to properly reflect the policy intent of the General
23 Plan.

24 d. A point of clarification is needed to more accurately express the General Plan's
25 meaning or eliminate a source of confusion.

26 e. A minor change in boundary will more accurately reflect geological or topographic
27 features, or legal or jurisdictional boundaries
28

- 1 10. GPA No. 1131 does not change any policy direction or intent of the General Plan because
2 it is consistent with the policy direction and intent of the Walker Basin Policy Area SWAP
3 6.1 policy which provides that development shall be of a scale that would not require the
4 introduction of sewer infrastructure, major road improvements, or other urban services or
5 infrastructure into the hilly De Luz area, or the establishment of assessment districts to
6 finance such infrastructure.
- 7 11. The current Circulation Element designations within the Walker Basin Policy Area (i.e.,
8 Mountain Arterial Highway at 110-foot right-of-way and Secondary Highway at 100-foot
9 right-of-way) are not consistent with the Walker Basin Policy Area's language. GPA No.
10 1131 resolves this inconsistency by removing the Circulation Element designations within
11 the Walker Basin Policy Area to make the Circulation Element consistent with the Policy
12 Area's direction and intent.
- 13 12. The removal of the Mountain Arterial Highway designations and Secondary Highway
14 designations would not result in any direct change to the existing roadways and would
15 remove the future requirement for major roadway improvements within the Walker Basin
16 Policy Area.
- 17 13. Additionally, an error or omission needs to be corrected because there is currently a
18 conflict between the language of the Walker Basin Policy Area prohibiting major roads in
19 the area and the Circulation Element designations which were not corrected when the 2003
20 General Plan was adopted. GPA No. 1131 resolves this conflict by removing the
21 conflicting Circulation Element designation to clearly establish the direction and intention
22 of the Walker Basin Policy Area.
- 23 14. Furthermore, GPA No. 1131 eliminates the confusion in the General Plan caused by the
24 conflicting language of the Walker Basin Policy Area prohibiting major roads in the area
25 and the Circulation Element designations that were not corrected in 2003. GPA No. 1131
26 implements the Walker Basin Policy Area intention to not require major roads in Riverside
27 County's De Luz area.

- 1 15. The proposed project will not preclude reserve design for the Western Riverside County
2 Multiple Species Habitat Conservation Plan (WRCMSHCP).
3 16. The public's health, safety, and general welfare are protected through project design.
4 17. GPA No. 1131 is compatible with the present and future logical development of the area.
5 18. GPA No. 1131 is exempt from CEQA pursuant to State CEQA Guidelines Section
6 15061(b)(3) because the project does not alter the existing physical condition of the roads
7 and removes Circulation Element designations that would substantially expand the design
8 of these roadways in the future. The project is not proposing any new development.
9 Additionally, these roadways have existed for years and GPA No. 1113 would not alter the
10 existing roadways, but rather would reduce the potential for substantial improvements to
11 these roadways in the future.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **FINDS** General Plan
13 Amendment No. 1131 exempt from CEQA, and **ADOPTS** General Plan Amendment No. 1131 as
14 described herein and as shown on Exhibit 9 titled "GPA01131 Proposed Circulation Element".

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
16 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
17 Transportation Department, and that such documents are located at 4080 Lemon Street, Riverside,
18 California.

19 ROLL CALL:

20 Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
21 Nays: None
22 Absent: None

23 The foregoing is certified to be a true copy of a resolution duly
24 adopted by said Board of Supervisors on the date therein set forth.

25 KECIA HARPER-IHEM, Clerk of said Board

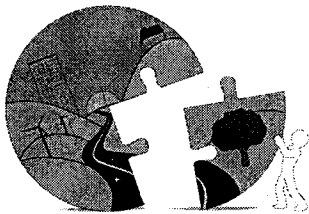
26 By  Deputy

27 G:\PROPERTY\MCLACK\PLANNING AND LAND USE\GENERAL PLAN INFORMATION\CYCLE RESOLUTIONS\2015 CYCLE RESOLUTIONS\FINAL FIRST
28 CIRCULATION ELEMENT AMENDMENT RESOLUTION NO 2015 -023.DOCX

GPA01131

Date Drawn: 06/10/14
Exhibit 9





RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

Original Negative Declaration/Notice of
Determination was mailed to County
Clerks for posting on.

3/13/15
Date

W
Initial

NOTICE OF EXEMPTION

TO: ☐ Office of Planning and Research (OPR) FROM: Riverside County Transportation Dept.
P.O. Box 3044 ☒ 4080 Lemon Street, 8th Floor ☐ 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1629 Palm Desert, CA 92201
☒ County of Riverside County Clerk Riverside, CA 92502-1629

Project Title/Case No.: General Plan Amendment No. 1131 (GPA No. 1131)

Project Location: In the unincorporated area of Riverside County. Project is on the Santa Rosa Plateau in the Walker Basin Policy Area easterly of Carancho Rd, southerly of De Luz Rd including portions of Via Vaquero Rd and Glen Meadows Rd

Project Description: Amend the Circulation Element of the Riverside County General Plan to remove the Mountain Arterial Highway and Secondary Highway designations from the portions of Rancho California Rd, De Luz Rd, Via Vaquero Rd, Glen Meadows Rd, and Carancho Rd that are within or along the boundaries of the Walker Basin Policy Area to comply with the policies of the Walker Basin Policy Area. The removal of the Circulation Element designations is consistent with the policy area, which discourages the extension of urban improvements to serve the policy area. The roads will continue to operate in their current condition.

Name of Public Agency Approving Project: Riverside County Transportation Department

Project Applicant & Address: David Jeffers Consulting Inc., 19 Spectrum Pointe Dr, Suite 609, Lake Forrest, CA 92630

Exempt Status: (Check one)

- | | |
|---|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input type="checkbox"/> Categorical Exemption (_____) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory Exemption (_____) |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input checked="" type="checkbox"/> Other: Section 15061(b)(3) |

Reasons why project is exempt: CEQA Guidelines Section 15061(b)(3). It can be seen with certainty that there is no possibility GPA 1131 may have a significant effect on the environment. Section 15061 – General Rule or "Common Sense" Exemption. The State CEQA Guidelines provides this exemption based upon the general rule that CEQA only applies to projects with the potential to cause a significant effect on the environment. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. These roadways have existed for years and the proposed amendment would not alter the existing roadways, but rather would reduce the potential for substantial improvements to these roadways in the future. The project is not proposing any new development. The proposed amendment resolves a potential internal inconsistency within the General Plan between the Walker Basin Policy Area, which discourages the extension of urban services to the area, and the Circulation Element. Because there is no new development proposed, there will be no significant environmental impact. Therefore, in no way would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from CEQA.

Richard Fairhurst

County Contact Person

(951) 955-6757

Phone Number


Signature

Senior Transportation Planner
Title

12/22/2014
Date

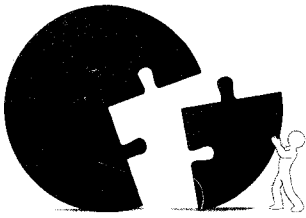
Date Received for Filing and Posting at OPR: _____

Revised: 12/17/2014: Y:\TRAN\Development Review\Form 11s\Richard Fairhurst\GPA01131\GPA 1131 NOE Form 20141211.docx

Please charge deposit fee case#: ZGPA01131 ZCFG No. 6097 - County Clerk Posting Fee \$50.00
FOR COUNTY CLERK'S USE ONLY

MAR 10 2015

16-1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

DATE: January 21, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office - Transportation Department

SUBJECT: General Plan Amendment No 1131 (GPA01131)

(Charge your time to these case numbers)

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

- | | |
|--|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> CEQA Exempt |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GIPI) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise and The Californian

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

Notice of Exemption

California Department of Fish & Wildlife Receipt (CFG06031)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

2015 JAN 21 PM 4:09
RECEIVED
CLERK OF SUPERVISORS

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

16-1



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 20, 2014**

I. AGENDA ITEM 3.1

GENERAL PLAN AMENDMENT NO. 1131 – CEQA Exempt - Applicant: David Jeffers Consulting, Inc. – First/First Supervisorial District – Location: Those portions of Rancho California Rd., De Luz Rd., Via Vaquero Rd., Glen Meadows Rd. and Carancho Rd. that are within and along the boundaries of the Walker Basin Policy Area – N/A Gross Acres. (Legislative)

II. PROJECT DESCRIPTION:

The General Plan Amendment proposes to amend the Riverside County General Plan Circulation Element by removing the Circulation Element designations from the portions of Rancho California Rd., De Luz Rd., Via Vaquero Rd., Glen Meadows Rd. and Carancho Rd. that are within and along the boundaries of the Walker Basin Policy Area.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Richard Fairhurst at (951) 955-6757 or email rfairhur@rctlma.org.

Spoke in favor of the proposed project:

- Dave Jeffers, Representative
- Richard Smith, Neighbor, P.O. Box 524, Temecula (951) 676-6212

No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

PUBLIC HEARING IS **CLOSED**

Motion by Commissioner Leach, 2nd by Commissioner Petty

A vote of 5-0

APPROVED the **PLANNING COMMISSION RESOLUTION NO. 2014-006** recommending adoption of General Plan Amendment No. 1131 to the Riverside County Board of Supervisors

RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

- **FIND THE PROJECT IS EXEMPT FROM CEQA;** and,
- **APPROVE GENERAL PLAN AMENDMENT NO. 1131.**

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.:
Area Plan: Southwest Area
Zoning District: Rancho California
Supervisory District: First/First
Project Planner: Richard Fairhurst
Planning Commission: August 20, 2014

General Plan Amendment No. 1131
(Technical Amendment)
Applicant: Riverside County Transportation
Department
Engineer/Representative: David Jeffers
Consulting, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1131 (GPA No. 1131) proposes to amend the Circulation Element map within and along the boundaries of the Walker Basin Policy Area by removing the following Circulation Element designations so that they can be constructed as either Collector Rural Roads or Residential Rural Roads:

1. Remove the Mountain Arterial Highway designation from Rancho California Road between De Luz Road and approximately 370 feet easterly of its intersection with De Luz Road
2. Remove the Mountain Arterial Highway designation from De Luz Road between Rancho California Road and approximately 450 feet westerly of its intersection with Via Vaquero Road
3. Remove the Secondary Highway designation from Via Vaquero Road between De Luz Road and Glen Meadows Road
4. Remove the Secondary Highway designation from Glen Meadows Road between Carancho Road and Via Vaquero Road
5. Remove the Secondary Highway designation from Via Vaquero Road between Glen Meadows Road and approximately 1,700 feet southerly of its intersection with Glen Meadows Road
6. Remove the Mountain Arterial Highway designation from De Luz Road between Carancho Road and Terreno Drive
7. Remove the Secondary Highway designation from Carancho Road between De Luz Road and approximately 1,800 feet southerly of its intersection with Glen Meadows Road

BACKGROUND:

The Planning Director recommended to the Planning Commission on January 14, 2014 through the General Plan Initiation Process (GPIP) to adopt the initiation proceedings for the change in General Plan circulation element designations, stating that the appropriate findings can be made to support the general plan amendment. The Planning Commission provided their recommendation to the Board of Supervisors to adopt initiation proceedings. The Board of Supervisors voted to adopt initiation proceedings on February 13, 2014.

The amendment request is designed to correct a conflict in the General Plan between the Circulation Element and the Walker Basin Policy Area of the Land Use Element.

The Walker Basin project and the entire De Luz/Santa Rosa Plateau area were once planned for several thousand homes. The Walker Basin project was approved in 1984 for 1,631 units. In order to

accommodate the perceived growth the County approved wider rights-of-ways for roads in the area and revised the General Plan Circulation Element to accommodate the proposed traffic volumes.

The number of units, and therefore the traffic volumes, were never realized for the De Luz/Santa Rosa Plateau area and the Walker Basin Specific Plan approval for 1,631 units was rescinded by the Board of Supervisors on July 15, 2003. The Walker Basin Specific Plan was replaced by the Walker Basin Policy Area which would only accommodate a maximum of one hundred (100) homes over the 401.5 acre site.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain requirements. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture.

General Plan Amendment No. 1131 falls into the Technical category, because it involves a technical correction discovered in the process of implementing the General Plan.

The Administration Element of the General Plan explains that the first finding and any one or more of the subsequent findings listed below would justify a Technical Amendment:

- a. The proposed amendment would not change any policy direction or intent of the General Plan.
- b. An error or omission needs to be corrected.
- c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
- d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
- e. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries

Consideration Analysis:

Required Finding:

1a "The proposed amendment would not change any policy direction or intent of the General Plan.": The proposed change is consistent with the policy direction and intent of the Walker Basin Policy Area SWAP 6.1 policy which states that:

"The proposed development shall be of a scale that would not require the introduction of sewer infrastructure, major road improvements, or other urban services or infrastructure into the hilly De Luz area, or the establishment of assessment districts to finance such infrastructure."

The policy language does not support the construction of the roadway widths currently required by the Circulation Element designations within the policy area (i.e., Mountain Arterial Highway at 110-foot right-of-way and Secondary Highway at 100-foot right-of-way). The proposed amendment would resolve this conflict by removing the Circulation Element designations within the Walker Basin Policy Area to make the Circulation Element consistent with the Policy Area's direction and intent.

Additional Findings: The proposed Amendment also is supported by two of the additional findings required for a Technical Amendment.

1b. "An error or omission needs to be corrected.": There is currently a conflict between the language of the Walker Basin Policy Area prohibiting major roads in the area and the Circulation

Element designations which was not corrected when the 2003 General Plan was adopted. The proposed amendment would resolve this conflict by removing the conflicting Circulation Element designation to clearly establish the direction and intention of the Walker Basin Policy Area.

1d. "A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.": The removal of the Circulation Element designations would eliminate the conflict and any confusion caused by the conflict.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing Circulation Designations (Ex. #8) | Secondary Highways (100 foot right-of-way),
Mountain Arterial Highways (110 foot
right-of-way) |
| 2. Proposed Circulation Designations (Ex. #9) | Circulation Element Designations Deleted |
| 3. Existing General Plan Land Use (Ex. #5) | Rural Mountainous |
| 4. Surrounding General Plan Land Use (Ex. #5) | Rural Mountainous, Open Space –
Conservation Habitat |
| 5. Existing Zoning (Ex. #2) | Residential Agricultural – 5-Acre Minimum
Lot Size |
| 6. Surrounding Zoning (Ex. #2) | Residential Agricultural – 5-Acre Minimum
Lot Size, Light Agriculture – 10-Acre
Minimum Lot Size, Light Agriculture –
20-Acre Minimum Lot Size, Rural Residential |
| 7. Existing Land Use (Ex. #1) | Vacant |
| 8. Surrounding Land Use (Ex. #1) | Scattered single family residences, golf
course, groves, water towers, vacant lands |
| 9. Project Data | Total Acreage: 385 gross acres |

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND the project is exempt from CEQA as documented in the attached Notice of Exemption; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1131, amending the General Plan Circulation Element to remove the Mountain Arterial Highway and Secondary Highway designations within or on the boundaries of the Walker Basin Policy Area in accordance with Exhibit No. 9, based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

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

1. The project site is an amendment to remove the roadway designations within or along the boundaries of the Walker Basin Policy Area from the Circulation Element of the General Plan.
2. In 1984 the Walker Basin Specific Plan had been approved with a maximum dwelling unit potential of 1,631 dwelling units and the General Plan Circulation designations for Mountain Arterial Highways and Secondary Highways associated with the property was designed to accommodate that project.
3. The residential development of the Walker Basin Specific Plan did not occur and on July 15, 2003, the Board of Supervisors rescinded the Walker Basin Specific Plan and applied a General

Plan Designation that required 5-acre minimum lot sizes on the 385-acre residential portion of the site.

4. The Walker Basin Policy Area was created through the 2003 adoption of the Riverside County General Plan to recognize the July 15, 2003, Board action as being designed to ensure that future development of the property would be consistent with the existing character of the surrounding area, prevent the extension of major roads and other urban infrastructure, and protect important natural features of the site.
5. The Walker Basin Policy Area provided that the County may consider a maximum 25% increase in density over the density allowed under the 5-acre minimum lot size (an increase to a maximum of 100 units) if a specific plan was approved and the future development complied with the policies of the Policy Area.
6. The Walker Basin Policy Area SWAP 6.1 policy states that the property within its boundaries is subject to the following restriction: "The proposed development shall be of a scale that would not require the introduction of sewer infrastructure, major road improvements, or other urban services or infrastructure into the hilly De Luz area, or the establishment of assessment districts to finance such infrastructure."
7. The project site is designated as Rural Mountainous and is surrounded by properties which are designated Rural Mountainous and Open Space – Conservation Habitat.
8. The zoning for the project site is Residential Agricultural – 5-acre minimum lot size and is surrounded by properties that are zoned Residential Agricultural – 5-acre minimum lot size, Light Agriculture – 10-acre minimum lot size, Light Agriculture – 20-acre minimum lot size, and Rural Residential.
9. The removal of the Mountain Arterial Highway designations and Secondary Highway designations would not result in any direct change to the existing roadways and would remove the future requirement for major roadway improvements in connection with the Walker Basin Policy Area.
10. In order to support the proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain requirements. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture.

General Plan Amendment No. 1131 falls into the Technical category, because it involves a technical correction discovered in the process of implementing the General Plan.

The Administration Element of the General Plan explains that the first finding and any one or more of the subsequent findings listed below would justify a Technical Amendment:

- a. The proposed amendment would not change any policy direction or intent of the General Plan.
- b. An error or omission needs to be corrected.
- c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
- d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
- e. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries

Required Finding:

1a "The proposed amendment would not change any policy direction or intent of the General Plan."

The proposed change is consistent with the policy direction and intent of the Walker Basin Policy Area SWAP 6.1 policy which states that:

"The proposed development shall be of a scale that would not require the introduction of sewer infrastructure, major road improvements, or other urban services or infrastructure into the hilly De Luz area, or the establishment of assessment districts to finance such infrastructure."

The policy language does not support the construction of the roadway widths currently required by the Circulation Element designations within the policy area (i.e., Mountain Arterial Highway at 110-foot right-of-way and Secondary Highway at 100-foot right-of-way). The proposed amendment would resolve this conflict by removing the Circulation Element designations within the Walker Basin Policy Area to make the Circulation Element consistent with the Policy Area's direction and intent.

Additional Findings: The proposed Amendment also is supported by two of the additional findings required for a Technical Amendment.

1b. "An error or omission needs to be corrected."

There is currently a conflict between the language of the Walker Basin Policy Area prohibiting major roads in the area and the Circulation Element designations which was not corrected when the 2003 General Plan was adopted. The proposed amendment would resolve this conflict by removing the conflicting Circulation Element designation to clearly establish the direction and intention of the Walker Basin Policy Area.

1d. "A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion."

The removal of the Circulation Element designations would eliminate the conflict and any confusion caused by the conflict.

11. The project is exempt from CEQA under the provisions of Section 15061 - General Rule or "Common Sense" Exemption. The project will not alter the existing physical condition of the roads, and will remove the Circulation Element designations that would substantially expand the design of these roadways in the future.

CONCLUSIONS:

1. The proposed amendment is a Technical Amendment that will carry out the policy direction established by the creation of the Walker Basin Policy Area to not require major roads in the De Luz area.
2. The proposed project is clearly compatible with the present and future logical development of the area.
3. The proposed amendment will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing, no letters in support or opposition have been received. Two letters in response to the Senate Bill 18 process have been attached.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. An Airport Influence Area;
 - c. Tribal Land;
 - d. A Fault Zone;
 - e. A 100-year flood plain;
 - f. An area drainage plan, or dam inundation area;
 - g. An Agricultural Preserve; or
 - h. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. A High Fire Area;
 - b. The Mt Palomar Observatory Area;
 - c. A WRMSHCP Criteria Cell;
 - d. The Murrieta Valley Unified School District.
4. The project site is an amendment to remove the roadway designations within the Walker Basin Policy Area from the Circulation Element of the General Plan associated with the property currently designated as Assessor's Parcel Numbers: 935-370-005, and 935-370-007 through 935-370-030.

RW:rf

Y:\TRAN\Development Review\Form 11s\Richard Fairhurst\GPA01131\GPA01131_PC_Staff_Report.docx

Date

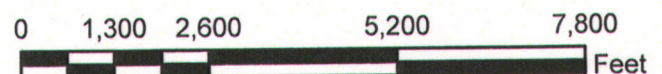
Prepared:

07/15/14

GPA01131

PROPOSED CIRCULATION ELEMENT

Exhibit 9



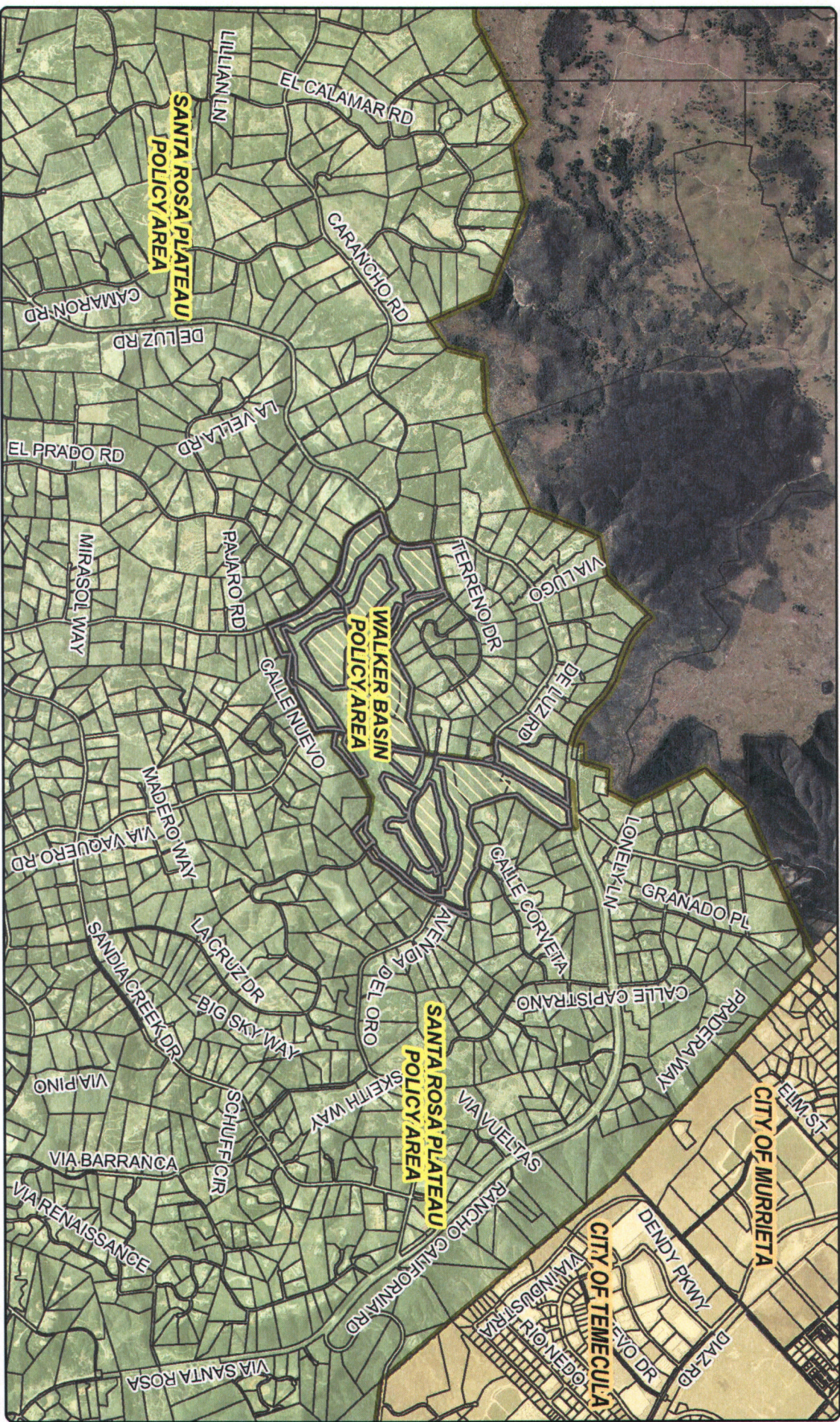
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

GPA01131

VICINITY/POLICY AREAS

Supervisor Jeffries
District 1

Date Drawn: 01/28/14
Vicinity Map



Zoning District: Rancho California
Township/Range: T8SR3W

Section: 7

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 865-8277 (Eastern County) or website at <http://www.ltrn.ca.gov/riverside-ca-us/index.htm>



Assessors Bk. Pg. 935-37
Thomas Bros. Pg. 955 J7
Edition 2009

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

GPA01131

Supervisor Jeffries

District 1

EXISTING LAND USE

Date Drawn: 06/10/14
Exhibit 1



Zoning District: Rancho California
Township/Range: T8SR3W
Section: 7

Assessors Bk. Pg. 935-37
Thomas Bros. Pg. 955 J7
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 965-5200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.riverside.ca.gov/planning.htm>

GPA01131

Date Drawn: 06/10/14
Exhibit 2

Exhibit 2



Assessors Bk. Pg. 935-37
Thomas Bros. Pg. 955 J7
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrna.co.riverside.ca.us/index.html>

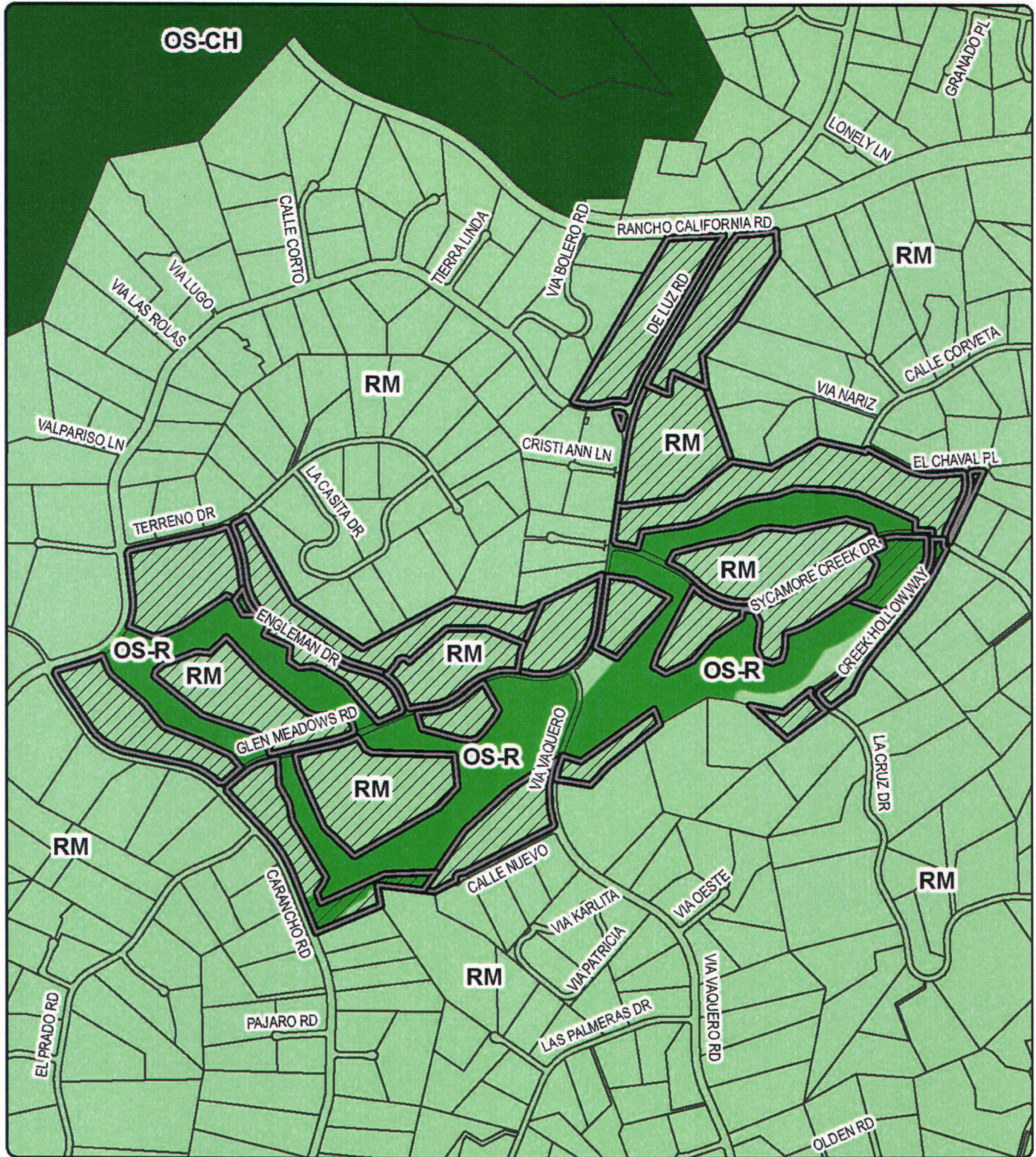
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

GPA01131

EXISTING GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 06/10/14
Exhibit 5



Zoning District: Rancho California
Township/Range: T8SR3W
Section: 7

Assessors Bk. Pg. 935-37
Thomas Bros. Pg. 955 J7
Edition 2009



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Feet

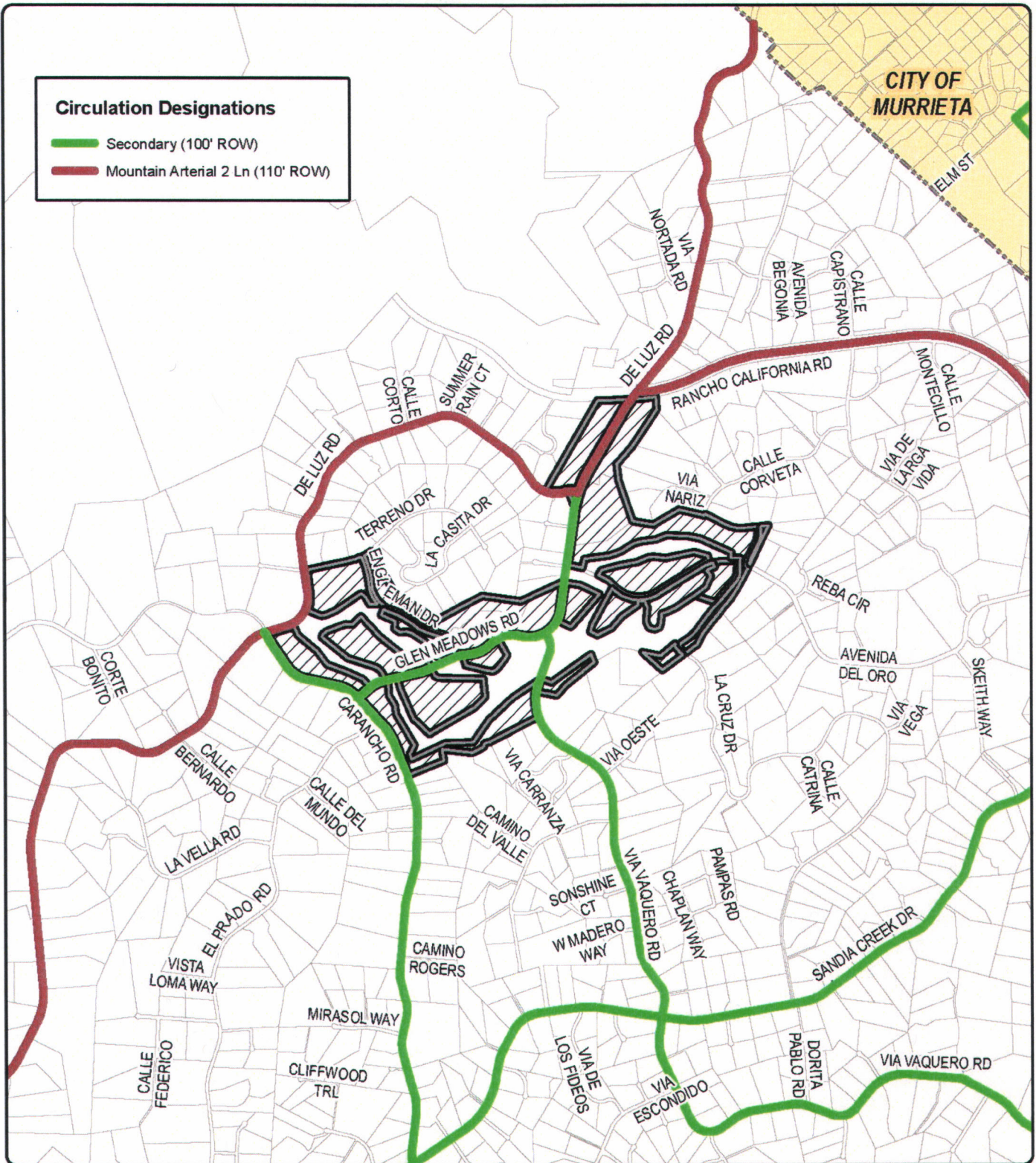
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

GPA01131

Supervisor Jeffries
District 1

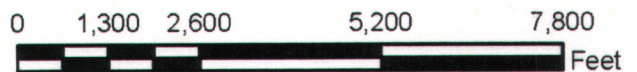
EXISTING CIRCULATION ELEMENT

Date Drawn: 06/10/14
Exhibit 8



Zoning District: Rancho California
Township/Range: T8SR3W
Section: 7

Assessors Bk. Pg. 935-37
Thomas Bros. Pg. 955 J7
Edition 2009

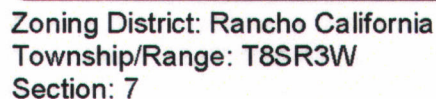


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

GPA01131

Date Drawn: 06/10/14
Exhibit 9

PROPOSED CIRCULATION ELEMENT



Assessors Bk. Pg. 935-37
Thomas Bros. Pg. 955 J7
Edition 2009

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PECHANGA CULTURAL RESOURCES

Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

July 1, 2014

VIA E-MAIL and USPS

Mr. Richard Fairhurst
Riverside County Transportation and
Land Management Agency
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Re: Pechanga Tribe Request for Consultation Pursuant to SB 18 for the General Plan Amendment 1131

Dear Mr. Fairhurst:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government in response to the SB 18 notice provided by the Riverside County Transportation Department, dated April 3, 2014. This letter serves as the Tribe's formal request for consultation under SB 18 for this Project. At this time, we do not have sufficient information to engage in meaningful consultation, as required by SB 18. As such, the Tribe hereby invokes its right to consult with the Riverside County Transportation Department under SB 18. We request that a face-to-face meeting with representatives of the Department be scheduled as soon as possible so that we can obtain further information on the Project and begin discussing our concerns regarding the potential presence of cultural resources in the area and the proposed Project's impact to such resources.

Further, the Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Searce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

Pechanga Comment Letter to the Riverside County Transportation Dept
Re: Pechanga Tribe Request for SB 18 Consultation RE GPA 1131
July 1, 2014
Page 2

and other projects within the area. During our consultation we will provide more specific, confidential information on the resources located on and near this Project.

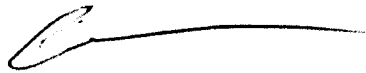
Please provide us copies of all available reports, development plans, archaeological studies and any other appropriate documents as soon as possible so that we may review them prior to our initial SB 18 meeting.

As you know, the SB 18 consultation process is ongoing and continues for the duration of the Project. As such, under both CEQA and SB 18 we look forward to working closely with the Transportation Department on ensuring that a full, comprehensive environmental review of the Project's impacts is completed. Further, we hope to assist the Department with ensuring that the Project is designed to avoid impacts to cultural resources, as mandated by CEQA, in addition to developing mitigation measures addressing the culturally appropriate and respectful treatment of human remains, cultural resources and inadvertent discoveries.

In addition to those rights granted to the Tribe under SB 18, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the Riverside County Transportation Department in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8104 or at ahoover@pechanga-nsn.gov once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



May 6, 2014

Patricia Romo
County of Riverside- Transportation and Land management Agency
4080 Lemon St, 8th Floor
Riverside, CA 92501

Re: GPA No. 1131

Dear Ms. Romo,

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we have no objection to the continuation of project activities as currently planned and we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

ATTENTION: THE PALA TRIBAL HISTORIC PRESERVATION OFFICE IS RESPONSIBLE FOR ALL REQUESTS FOR CONSULTATION. PLEASE ADDRESS CORRESPONDENCE TO SHASTA C. GAUGHEN AT THE ABOVE ADDRESS. IT IS NOT NECESSARY TO ALSO SEND NOTICES TO PALA TRIBAL CHAIRMAN ROBERT SMITH.

GPA01131 (600 Foot Buffer)



Case Owner Buffer



Case Boundary



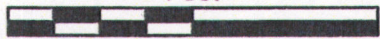
Parcel Boundaries



Surrounding Owner Parcels



Feet



2,000 1,000 0

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.

6506 LAND TRUST
C/O TAX SERVICE
27636 YNEZ RD L7 NO 161
TEMECULA, CA. 92591

KEN AGHAROKH
25471 WAGON WHEEL CIR
LAGUNA HILLS, CA. 92653

CHRISTIAN P ALLEN
C/O GENE ALLEN
15814 MAR VISTA ST
WHITTIER, CA. 90605

ALVOCADO
P O BOX 2020
TEMECULA, CA. 92593

KAMYAR AMJADI
2801 W SEPULVEDA BLV 126
TORRANCE, CA. 90505

ANB ENTERPRISE
19626 DEARBORNE CIR
HUNTINGTON BEACH, CA. 92648

BANK OF AMERICA
C/O GREEN TREE SERVICING
7360 S KYRENE RD T111
TEMPE, AZ. 85283

WILLIAM M BARNETT
25116 TERRENO DR
TEMECULA, CA. 92590

WILLIAM BARRY
43280 VIA BOLERO RD
TEMECULA, CA. 92590

BERESFORD PROP
14111 MULHOLLAND DR
BEVERLY HILLS, CA. 90210

DAVID BITAR
43155 VIA NARIZ
TEMECULA, CA. 92590

FRED C BORDERS
24418 OVERLAKE LN
LAKE FOREST, CA. 92630

ALAN LEE BOUDROT
43103 RIKI LN
TEMECULA, CA. 92590

ARIK CHAIM
C/O AEA MGMT
8306 WILSHIRE BLV 7052
BEVERLY HILLS, CA. 90211

JIM A CHITLA
7417 S RITA LN
TEMPE, AZ. 85283

COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE, CA. 92502

CROSS CREEK AVOCADOS
42146 REMINGTON AVE
TEMECULA, CA. 92590

ROGER E CUDE
44250 VIA VAQUERO
TEMECULA, CA. 92590

SWAYNE V DAO
6948 LA CUMBRE DR
ORANGE, CA. 92869

MANUEL DASILVA
23505 CARANCHO RD
TEMECULA, CA. 92590

LARRY DEIBLER
255 TAMARISK DR
WALNUT CREEK, CA. 94598

DOMINIQUE CHAUNCEY DEXTER
45570 ANZA RD
TEMECULA, CA. 92590

DEAN S DIXON
25833 CALLE CORVETA
TEMECULA, CA. 92590

FIKRAT EDWARD
22832 MISTY SEA DR
LAGUNA NIGUEL, CA. 92677

ROGER ALAN ELLESTAD
39569 VIA TEMPRANO
MURRIETA, CA. 92563

FLAGGRICULTURAL INC
P O BOX 1677
TEMECULA, CA. 92593

FLAGGRICULTURE INC
P O BOX 1677
TEMECULA, CA. 92593

THOMAS E FOURNIER
16237 COUNTRY DAY RD
POWAY, CA. 92064

ADEL FRANSIS
18171 3RD ST
FOUNTAIN VALLEY, CA. 92708

FRAZEE TERRY DONALD & ANGELA RENATE TRUST
43345 VIA VAQUERO
TEMECULA, CA. 92592

JAIME GARCIA
43350 CALLE NUEVO
TEMECULA, CA. 92590

GERMAX PROP
C/O CALIFORNIA COMMERCIAL INV GRP
4530 E THOUSAND OAKS 100
WESTLAKE VILLAGE, CA. 91362

JOSEPH G GUTIERREZ
7968 E ALTAIR LN
ANAHEIM, CA. 92808

MICHAEL SAID HADDAD
44604 RISTOW CT
TEMECULA, CA. 92592

DONALD R HANSON
1548 EVERGREEN LN
CORONA, CA. 92879

SHARON GIORGI HASHIMOTO
7275 ALAMEDA AVE
GOLETA, CA. 93117

RICHARD G HAYES
23849 CARANCHO RD
TEMECULA, CA. 92590

A V HEPINGER
22510 ALAMEDA DEL MONTE
WILDOMAR, CA. 92595

HUERTA PAUL R & KATHERINE L REV FAMILY TR
C/O PAUL R HUERTA
28415 MARY PL
MURRIETA, CA. 92563

SHAUN JACKSON
33320 RHINE AVE
TEMECULA, CA. 92592

MARVIS R JOHNSON
C/O MARVIS R JOHNSON
30137 MIRA LOMA DR
TEMECULA, CA. 92592

MAVIS R JOHNSON
30137 MIRA LOMA DR
TEMECULA, CA. 92592

FREDERICK JONES
25785 AVENIDA DEL ORO
TEMECULA, CA. 92590

EMIL JOSE
25695 EL CHAVAL PL
TEMECULA, CA. 92590

EMIL P JOSE
10938 ROBERTA ST
CERRITOS, CA. 90703

AMIN KANAN
18 NORTHWINDS
ALISO VIEJO, CA. 92656

JOHN KARDUM
25610 AVENIDA DEL ORO
TEMECULA, CA. 92590

SAMIR KHALAF
22 SALERMO
LAGUNA NIGUEL, CA. 92677

WANN S LEE
21612 ACANTHUS CIR
WALNUT, CA. 91789

JON H LIEBERG
41911 5TH ST STE 300
TEMECULA, CA. 92590

CRAIG LODGE
4920 NW WOODY WAY
NEWPORT, OR. 97365

CLIFFORD LOWY
P O BOX 3344
SANTA FE SPRINGS, CA. 90670

LOWY AVOCADO GROVES
P O BOX 3344
SANTA FE SPRINGS, CA. 90670

RITCHARD MARKELZ
25455 CAMINO DE PETERSON
TEMECULA, CA. 92590

ROLAND L MARTIN
43012 VIA NARIZ
TEMECULA, CA. 92590

PAUL E MAYNE
25300 TERRENO DR
TEMECULA, CA. 92590

DONALD A MCINTYRE
3270 S BRIDGEPOINTE LN
DUBLIN, CA. 94568

CYRILLE M MERAUD
25365 TERRENO DR
TEMECULA, CA. 92590

MITRA FINANCIALS
C/O ALAN SAFAHI
7584 E MARTELLA LN
ANAHEIM, CA. 92808

H MIYAZONO
1440 W 166TH ST
GARDENA, CA. 90247

RAY MORAN
45036 TUDAL ST
TEMECULA, CA. 92592

MARY MOROVATI
1776 N HIGHLAND AVE
HOLLYWOOD, CA. 90028

ROBERT D MORRIS
44050 EL PRADO RD
TEMECULA, CA. 92590

DARYL MORSE
43255 DE LUZ RD
TEMECULA, CA. 92590

HENRY OHANA
NO 100 C/O VINCENT R BRUCCOLIERI
4530 E THOUSAND OAKS BLVD
WEST LAKE VILLAGE, CA. 91362

JOHN BERNARD OLHASSO
P O BOX 1296
TEMECULA, CA. 92593

ADOLFO M PAGLINAWAN
322 W HOBSON WAY NO 5
BLYTHE, CA. 92225

JERRY A PAULK
23445 CARANCHO RD
TEMECULA, CA. 92590

ROBIN K PERDOMO
25652 EL CHAVAL PL
TEMECULA, CA. 92590

ROBIN K PERDOMO
27450 YNEZ RD NO 300
TEMECULA, CA. 92591

CHARLES A PETERSON
PO BOX 2923
CAPISTRANO BEACH, CA. 92624

SPYRIDOULA PREVENTZA
10701 WILSHIRE BL NO 1906
LOS ANGELES, CA. 90024

RANCHO CALIFORNIA WATER DIST
P O BOX 9017
TEMECULA, CA. 92589

GIGI RENICK
30465 E SUNSET DR S
REDLANDS, CA. 92373

ERNESTO SANDOVAL
9235 DINSDALE ST
DOWNEY, CA. 90240

BLUFF SCARLETT
P O BOX 1493
TEMECULA, CA. 92593

SCARLETT BLUFF
P O BOX 1493
TEMECULA, CA. 92593

STEVE SERRAO
25960 LUGO DR
LOMA LINDA, CA. 92354

SARV SINGH
16225 AURORA CREST DR
WHITTIER, CA. 90605

MARY ANNE SKORPANICH
292 N CAMBRIDGE
ORANGE, CA. 92666

RICHARD RANDALL SMITH
P O BOX 524
TEMECULA, CA. 92593

HORACE C STOVALL
948 11TH ST
HUNTINGTON BEACH, CA. 92648

HRAIR JAMES TASHJIAN
30807 HILLCREST DR
TEMECULA, CA. 92591

JOHN WAITE
24762 SHOSHONE
MURRIETA, CA. 92562

CHERYL E WARREN
25755 AVD DEL ORO
TEMECULA, CA. 92590

KENNETH BRADLEY WHITWORTH
45485 EAGLE CREST LN
TEMECULA, CA. 92592

ZHENGHAN INTERNATL TRADING INC
C/O YI XU
1098 LINDA GLEN DR
PASADENA, CA. 91105

David Jeffers Consulting, Inc.
Attn: David Jeffers
19 Spectrum Pointe Dr, Suite 609
Lake Forest, CA 92630

Beresford Properties, LLC.
Attn: Kenneth Kai Chang
330 Wilshire Blvd
Santa Monica, CA 90401



*Juan C. Perez, P.E., T.E.
Director of Transportation and
Land Management*

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



*Patricia Romo, P.E.
Assistant Director of Transportation*

Transportation Department

MEMORANDUM

To: The Riverside County Planning Commission

From: ^{RF} Richard Fairhurst, Senior Transportation Planner

Date: August 20, 2014

Re: Planning Commission August 20, 2014, Hearing Agenda Item 3.1 for General Plan Amendment No. 1131

Transportation staff would like to amend its staff report by incorporating the following additional Conclusions:

4. The SB-18 Tribal Consultation request for consultation was completed.
5. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
6. The public's health, safety, and general welfare are protected through project design.



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

February 11, 2015

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 1131

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Tuesday, February 17, 2015.**

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.**

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: Wednesday, February 11, 2015 8:17 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 1131

Received for publication on Feb. 17. Proof with cost to follow.

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

Please Note: 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**

The Press-Enterprise PE.COM / UNIDOS
A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Wednesday, February 11, 2015 8:06 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: GPA 1131

Good morning! Attached is a Notice of Public Hearing for publication on Tuesday, Feb. 17, 2015. 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

February 11, 2015

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

FAX: (951) 368-9018
E-MAIL: LegalsSWRiverside@UTSanDiego.com

RE: NOTICE OF PUBLIC HEARING: GPA 1131

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Tuesday, February 17, 2015.**

We require your affidavit of publication immediately upon completion of the last 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: Wednesday, February 11, 2015 10:28 AM
To: Gil, Cecilia
Subject: 1219291 10901135 GPA 1131 CEQA
Attachments: M:\\OrderConf.pdf

Hi Cecilia



And a great afternoon!

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

YOUR ACCOUNT# 1219291 AD# 10901135 PO# GPA 1131 CEQA

NET \$ 315.68

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

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02/17/15

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Cathy Viars
951-251-0329

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

LegalsSWRiverside@UTSanDiego.com



Cathy Viars | Multi-Media Account Representative

O: 951-251-0329

cathy.viars@utsandiego.com

UTSanDiego.com

28441 Rancho California Rd, Ste 103, Temecula, CA 92590

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 February 11, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

Notice of Public Hearing for: GPA 1131 CEQA Exempt

to be posted, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: March 10, 2015 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: February 11, 2015
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclrec.com>
Sent: Wednesday, February 11, 2015 12:49 PM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: GPA 1131

received

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Wednesday, February 11, 2015 8:08 AM
To: Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: GPA 1131

Good morning! 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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT IN THE SOUTHWEST AREA PLAN – RANCHO CALIFORNIA, FIRST SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

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, March 10, 2015 at 10:30 A.M.**, or as soon as possible thereafter, to consider an application submitted by David Jeffers Consulting, Inc., on **General Plan Amendment No. 1131**, which proposes to amend the Circulation Element Map within or along the boundaries of the Walker Basin Policy Area by removing the Mountain Arterial Highway and Secondary Highway Designations from portions of Rancho California Road, De Luz Road, Via Vaquero Road, Glen Meadows Road and Carancho Road ("the project"). The project is located in the Walker Basin Policy Area Easterly of Carancho Road, Southerly of De Luz Road including portions of Via Vaquero Road and Glen Meadows Road in the Southwest Area Plan, Rancho California, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

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 Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RICHARD FAIRHURST, PROJECT PLANNER, AT (951) 955-6757 or EMAIL at rfairhurst@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: February 11, 2015

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

CERTIFICATE OF MAILING

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

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or
proceeding; that on February 11, 2015, I mailed a copy of the following
document:

NOTICE OF PUBLIC HEARING

GPA 1131

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: March 10, 2015 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: February 11, 2015
Cecilia Gil

GPA01131 (600 Foot Buffer)



Printed by rfairhur on 1/14/2015

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

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C/O TAX SERVICE
27636 YNEZ RD L7 NO 161
TEMECULA, CA. 92591

KEN AGHAROKH
25471 WAGON WHEEL CIR
LAGUNA HILLS, CA. 92653

CHRISTIAN P ALLEN
C/O GENE ALLEN
15814 MAR VISTA ST
WHITTIER, CA. 90605

ALVOCADO
P O BOX 2020
TEMECULA, CA. 92593

KAMYAR AMJADI
2801 W SEPULVEDA BLV 126
TORRANCE, CA. 90505

ANB ENTERPRISE
19626 DEARBORNE CIR
HUNTINGTON BEACH, CA. 92648

ASSIGNMENT SERVICES INC
P O BOX 843
LAKEWOOD, CA. 90714

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25116 TERRENO DR
TEMECULA, CA. 92590

WILLIAM BARRY
43280 VIA BOLERO RD
TEMECULA, CA. 92590

BERESFORD PROP
14111 MULHOLLAND DR
BEVERLY HILLS, CA. 90210

DAVID BITAR
43155 VIA NARIZ
TEMECULA, CA. 92590

ALAN LEE BOUDROT
43103 RIKI LN
TEMECULA, CA. 92590

ARIK CHAIM
C/O AEA MGMT
8306 WILSHIRE BLV 7052
BEVERLY HILLS, CA. 90211

JIM A CHITLA
7417 S RITA LN
TEMPE, AZ. 85283

GARY W CLELLAND
43146 CAMINO CASILLA
TEMECULA, CA. 92592

COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE, CA. 92502

CROSS CREEK AVOCADOS
42146 REMINGTON AVE
TEMECULA, CA. 92590

ROGER E CUDE
44250 VIA VAQUERO
TEMECULA, CA. 92590

CHLOE D DAO
6948 E LA CUMBRE DR
ORANGE, CA. 92869

MANUEL DASILVA
23505 CARANCHO RD
TEMECULA, CA. 92590

LARRY C DEIBLER
255 TAMARISK DR
WALNUT CREEK, CA. 94598

DOMINIQUE CHAUNCEY DEXTER
45570 ANZA RD
TEMECULA, CA. 92590

DEAN S DIXON
25833 CALLE CORVETA
TEMECULA, CA. 92590

FIKRAT EDWARD
22832 MISTY SEA DR
LAGUNA NIGUEL, CA. 92677

ROGER ALAN ELLESTAD
39569 VIA TEMPRANO
MURRIETA, CA. 92563

FLAGGRICULTURE INC
P O BOX 1677
TEMECULA, CA. 92593

THOMAS E FOURNIER
16237 COUNTRY DAY RD
POWAY, CA. 92064

ADEL FRANSIS
18171 3RD ST
FOUNTAIN VALLEY, CA. 92708

FRAZEE TERRY DONALD & ANGELA RENATE TRUST
43345 VIA VAQUERO
TEMECULA, CA. 92592

JAIME GARCIA
43350 CALLE NUEVO
TEMECULA, CA. 92590

GERMAX PROP
C/O CALIFORNIA COMMERCIAL INV GRP
4530 E THOUSAND OAKS 100
WESTLAKE VILLAGE, CA. 91362

JOSEPH G GUTIERREZ
7968 E ALTAIR LN
ANAHEIM, CA. 92808

MICHAEL SAID HADDAD
44604 RISTOW CT
TEMECULA, CA. 92592

DONALD R HANSON
1548 EVERGREEN LN
CORONA, CA. 92879

SHARON GIORGI HASHIMOTO
7275 ALAMEDA AVE
GOLETA, CA. 93117

RICHARD G HAYES
23849 CARANCHO RD
TEMECULA, CA. 92590

HUERTA PAUL R & KATHERINE L REV FAMILY TR
C/O PAUL R HUERTA
28415 MARY PL
MURRIETA, CA. 92563

SHAUN JACKSON
33320 RHINE AVE
TEMECULA, CA. 92592

MARVIS R JOHNSON
C/O MARVIS R JOHNSON
30137 MIRA LOMA DR
TEMECULA, CA. 92592

MAVIS R JOHNSON
30137 MIRA LOMA DR
TEMECULA, CA. 92592

FREDERICK JONES
25785 AVENIDA DEL ORO
TEMECULA, CA. 92590

EMIL JOSE
25695 EL CHAVAL PL
TEMECULA, CA. 92590

EMIL P JOSE
10938 ROBERTA ST
CERRITOS, CA. 90703

AMIN KANAN
18 NORTHWINDS
ALISO VIEJO, CA. 92656

JOHN KARDUM
25610 AVENIDA DEL ORO
TEMECULA, CA. 92590

SAMIR KHALAF
22 SALERMO
LAGUNA NIGUEL, CA. 92677

WANN S LEE
21612 ACANTHUS CIR
WALNUT, CA. 91789

JON H LIEBERG
41911 5TH ST STE 300
TEMECULA, CA. 92590

CRAIG LODGE
4920 NW WOODY WAY
NEWPORT, OR. 97365

CLIFFORD LOWY
P O BOX 3344
SANTA FE SPRINGS, CA. 90670

LOWY AVOCADO GROVES
P O BOX 3344
SANTA FE SPRINGS, CA. 90670

MACHIKO MANAGEMENT
P O BOX 245
TEMECULA, CA. 92590

MACHIKO MANAGEMENT
P O BOX 245
TEMECULA, CA. 92593

RITCHARD MARKELZ
25455 CAMINO DE PETERSON
TEMECULA, CA. 92590

ROLAND L MARTIN
43012 VIA NARIZ
TEMECULA, CA. 92590

PAUL E MAYNE
25300 TERRENO DR
TEMECULA, CA. 92590

DONALD A MCINTYRE
3270 S BRIDGEPOINTE LN
DUBLIN, CA. 94568

CYRILLE M MERAUD
25365 TERRENO DR
TEMECULA, CA. 92590

RICHARD MILLER
220 7TH AVE S
KIRKLAND, WA. 98033

H MIYAZONO
1440 W 166TH ST
GARDENA, CA. 90247

RAY MORAN
45036 TUDAL ST
TEMECULA, CA. 92592

ROBERT D MORRIS
44050 EL PRADO RD
TEMECULA, CA. 92590

DARYL MORSE
43255 DE LUZ RD
TEMECULA, CA. 92590

HENRY OHANA
NO 100 C/O VINCENT R BRUCCOLIERI
4530 E THOUSAND OAKS BLVD
WEST LAKE VILLAGE, CA. 91362

JOHN BERNARD OLHASSO
P O BOX 1296
TEMECULA, CA. 92593

ADOLFO M PAGLINAWAN
322 W HOBSON WAY NO 5
BLYTHE, CA. 92225

JERRY A PAULK
23445 CARANCHO RD
TEMECULA, CA. 92590

ROBIN K PERDOMO
25652 EL CHAVAL PL
TEMECULA, CA. 92590

ROBIN K PERDOMO
27450 YNEZ RD NO 300
TEMECULA, CA. 92591

CHARLES A PETERSON
P O BOX 2923
CAPISTRANO BEACH, CA. 92624

SPYRIDOULA PREVENTZA
10701 WILSHIRE BL NO 1906
LOS ANGELES, CA. 90024

RANCHO CALIFORNIA WATER DIST
P O BOX 9017
TEMECULA, CA. 92589

GIGI RENICK
30465 E SUNSET DR S
REDLANDS, CA. 92373

ERNESTO SANDOVAL
9235 DINSDALE ST
DOWNEY, CA. 90240

BLUFF SCARLETT
P O BOX 1493
TEMECULA, CA. 92593

SCARLETT BLUFF
P O BOX 1493
TEMECULA, CA. 92593

STEVE SERRAO
25960 LUGO DR
LOMA LINDA, CA. 92354

SARV SINGH
16225 AURORA CREST DR
WHITTIER, CA. 90605

MARY ANNE SKORPANICH
292 N CAMBRIDGE
ORANGE, CA. 92666

RICHARD RANDALL SMITH
P O BOX 524
TEMECULA, CA. 92593

HORACE C STOVALL
948 11TH ST
HUNTINGTON BEACH, CA. 92648

HRAIR JAMES TASHJIAN
30807 HILLCREST DR
TEMECULA, CA. 92591

TWO LITTLE GIRLS
24 WATERCRESS
IRVINE, CA. 92603

JOHN WAITE
24762 SHOSHONE
MURRIETA, CA. 92562

CHERYL E WARREN
25755 AVD DEL ORO
TEMECULA, CA. 92590

KENNETH BRADLEY WHITWORTH
45485 EAGLE CREST LN
TEMECULA, CA. 92592

ZHENGHAN INTERNATL TRADING INC
C/O YI XU
44665 LA CRUZ DR
TEMECULA, CA. 92590

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT IN THE SOUTHWEST AREA PLAN – RANCHO CALIFORNIA, FIRST SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

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, March 10, 2015 at 10:30 A.M.**, or as soon as possible thereafter, to consider an application submitted by David Jeffers Consulting, Inc., on **General Plan Amendment No. 1131**, which proposes to amend the Circulation Element Map within or along the boundaries of the Walker Basin Policy Area by removing the Mountain Arterial Highway and Secondary Highway Designations from portions of Rancho California Road, De Luz Road, Via Vaquero Road, Glen Meadows Road and Carancho Road ("the project"). The project is located in the Walker Basin Policy Area Easterly of Carancho Road, Southerly of De Luz Road including portions of Via Vaquero Road and Glen Meadows Road in the Southwest Area Plan, Rancho California, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

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 Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RICHARD FAIRHURST, PROJECT PLANNER, AT (951) 955-6757 or EMAIL at rfairhurst@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.

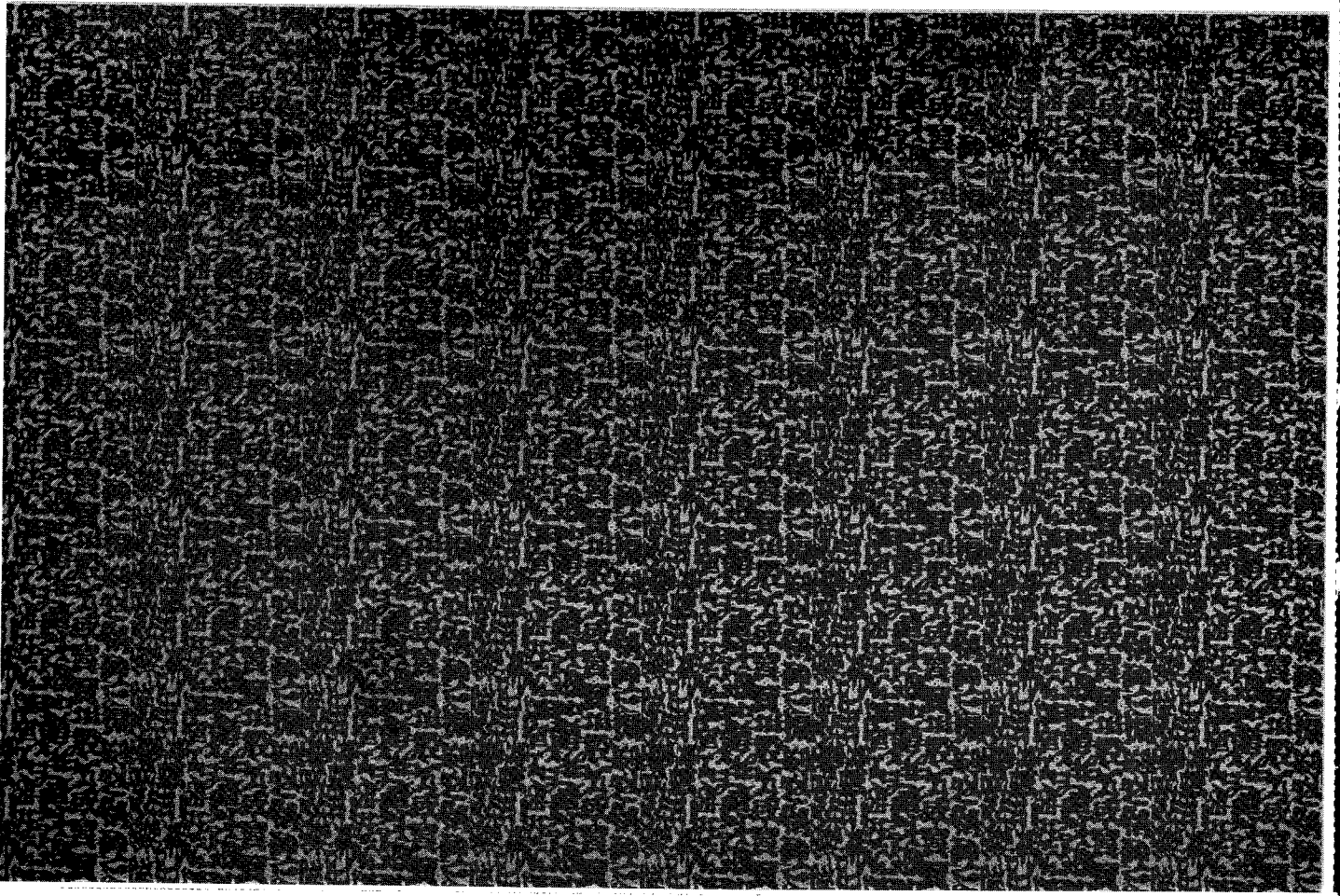
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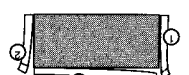
Dated: February 11, 2015

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

16-1 of 03/10/15



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



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



PUBLIC HEARING NOTICE

This may affect your property

SPYRIDOULA PREVENTZA
10701 WILSHIRE BL NO 1906
LOS ANGELES, CA 90024

2015 MAR -4 PM 12:35

RECEIVED RIVERSIDE COUNTY
CLERK OF SUPERVISORS

NIXIE 918 DC 1009 0002/27/15
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 92502114747 *0818-05331-21-18
0310210147



2/17

Order Confirmation

Ad Order Number
0010901135

Sales Rep
Viars

Order Taker
Viars

Order Source

Customer
RIV CO BOARD OF SUPERVISORS

Customer Account
1219291

Customer Address
ATTN: CECILIA GIL
RIVERSIDE CA 925021147 USA

Customer Phone
(951) 955-1060

Payer Customer
RIV CO BOARD OF SUPERVISORS

Payer Account
1219291

Payer Address
ATTN: CECILIA GIL
RIVERSIDE CA 925021147 USA

Payer Phone
(951) 955-1060

PO Number
GPA 1131 CEQA

Ordered By
CECILIA GIL

Customer Fax

Customer Email
ccgil@rcbos.org

Tear Sheets **Proofs** **Affidavits** **Blind Box**

0 0 0 0
Net Amount
\$315.68

Total Amount
\$315.68

Payment Method
Invoice

Payment Amount
\$0.00

Amount Due
315.68

Planning
16-1 of 03/10/15

2016 FEB 23 AM 11:34

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

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

**STATE OF CALIFORNIA
County of Riverside**

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of

THE CALIFORNIAN

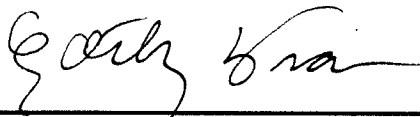
An Edition of the UT San Diego

A newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

February 17TH, 2015

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

Dated at TEMECULA, California, this
17TH, day of February, 2015



Cathy Viars
Legal Advertising
The Californian

Proof of Publication of

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT IN THE SOUTHWEST AREA PLAN - RANCHO CALIFORNIA, FIRST SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

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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: February 11, 2015
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

Pub:2/17/15 10901135C

FOR BILLING INQUIRIES:
CALL: (951) 368-9710
EMAIL: BillingInquiry@pe.com

THE PRESS-ENTERPRISE **PE** com

Page 1 of 1

Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
2/17/2015	10018434	GPA 1131	Press-Enterprise	2 x 76 Li	152	1	1.45	220.40	220.40

Ordered By: Cecilia Gil

2015 FEB 23 AM 11:34

COUNTY OF RIVERSIDE
CLERK OF SUPERVISORS

*Planning
16-1 of 03/10/15*

Legal Advertising Invoice

Balance
\$220.40

Sales Contact Information		Advertiser Information		
Maria Tinajero 951-368-9225	Billing Period 02/17/2015 - 02/17/2015	Billed Account Number 1100141323	Advertiser/Client Number 1100141323	Advertiser/Client Name BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

THE PRESS-ENTERPRISE **PE** com

Legal Advertising Invoice

Advertiser/Client Name		
BOARD OF SUPERVISORS		
Billing Period 02/17/2015 - 02/17/2015	Billed Account Number 1100141323	Advertiser/Client Number 1100141323
Balance \$220.40	Invoice Number 10018434	Terms Of Payment Due Upon Receipt

Billing Account Name And Address

Remittance Address

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

The Press-Enterprise
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

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

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 1131 /

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:

02/17/2015

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

Date: February 17, 2015
At: Riverside, California

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010018434-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT IN THE SOUTHWEST AREA PLAN - RANCHO CALIFORNIA, FIRST SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

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, March 10, 2015 at 10:30 A.M.**, or as soon as possible thereafter, to consider an application submitted by David Jeffers Consulting, Inc., on **General Plan Amendment No. 1131**, which proposes to amend the Circulation Element Map within or along the boundaries of the Walker Basin Policy Area by removing the Mountain Arterial Highway and Secondary Highway Designations from portions of Rancho California Road, De Luz Road, Via Vaquero Road, Glen Meadows Road and Carancho Road ("the project"). The project is located in the Walker Basin Policy Area Easterly of Carancho Road, Southerly of De Luz Road including portions of Via Vaquero Road and Glen Meadows Road in the Southwest Area Plan, Rancho California, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

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 Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RICHARD FAIRHURST, PROJECT PLANNER, AT (951) 955-6757 or EMAIL at rfairhurst@rcplma.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: February 11, 2015

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

2/17

**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: DAVE JEFFERS

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

City: _____ **Zip:** _____

Phone #: _____

Date: MAR. 10, 2015 **Agenda #** 10-1

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

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.

ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD