

Our preliminary discussions with the County Fire Department indicated that utilizing proper layout of a proposed subdivision combined with use of these alternative accesses would likely result in a solution to proposed subdivision acceptable to Fire Department.

However, the specific solution will be determined at the time when a subdivision project application including a tentative map is submitted.

Therefore, "lack of secondary public access" issue should not be used against recommending the Application for GP Amendment for approval, and the Application should be recommended for Approval.

**3) The site is within ½ mile of several faults creating increased potential for seismic hazard and fault rupture (Safety Element, Seismic Hazard).**

The safety element does not prohibit residential development in A-P and County fault zones. It requires geological studies for proposed critical structures, high occupancy, schools, high-risk structures, etc. within 0.5 Mi of faults. Under the proposed Application, no such structure is contemplated.

The safety element states "within ... Fault Zones, proposed tracts of four or more dwelling units must investigate the potential for and set backs from ground rupture hazard". It further describes a method of site trenching, determination of location of faulting and establishing building set backs as min. 50 feet from any active fault based on a geologist's report prepared for the project.

The Application does not propose any specific development. The geological investigation, if required, is "project development specific" and is completed only after a project application is submitted, during planning stages of the development.

Therefore the issue of site location being "within ½ Mi of several fault zones" should not be used against recommending the Application for GP Amendment to change land use for approval, and the Application should be recommended for approval.

**Conclusion:**

In this letter I have addressed issues raised in The Staff Report and used in support of the recommendation that the General Plan Amendment pursuant to the Application would not be appropriate.

In my analysis I showed that these issues were raised either without consideration of all relevant information and conditions, or they relate to a specific project application, rather than an Application for change of land use. By addressing these issues, I presented substantial evidence that, contrary to the Staff Report, conditions and circumstances justify modifying General Plan.

Therefore I request, that the Application for GPA for change of Land use from Rural Residential (RR, 5 Ac. Min.) to Very Low Density Residential (VLDR, 1 Ac. min.), or, in alternative, to Estate Density Residential (EDR, 2 Ac. min.), be recommended for approval.

Included with this letter are 1) Exhibit B, Site Plan as revised (5 copies), 2) three recorded deeds granting alternative accesses to the Subject Parcel, and 3) additional site photos.

Page 4

Case No.: GPA 00917

Additional Information

I am planning to attend a meeting with the Planning Department scheduled for September 5, 2008, 9 a.m., to review the Application and the information submitted herewith.

Please, feel free to contact me anytime regarding the information submitted. Thank you for your cooperation in this matter.

Sincerely,

Sean Court Estates, LLC



Vit Liskutin

P.O. Box 20146

Riverside, CA. 92516

Tel.: (951) 907 - 0097

Fax: (951) 776 - 1706

e-mail: liskvsr@hotmail.com

c.c.: file

DOC # 2008-0049637

01/31/2008 08:00A Fee:NC

Page 1 of 8

Recorded in Official Records

County of Riverside

Larry M. Ward

Assessor, County Clerk &amp; Recorder



Recording Requested By and  
when Recorded Return to:

Eastern Municipal Water District  
P.O. Box 8300  
Perris, CA 92572-8300

Attn: Right of Way Department

This Document Must Be Signed in  
the Presence of Notary & Notarized.

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NCHG CC									

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604

APN 473-420-011 & 012  
W.O.C.O. Walters Tank  
RB-5231

No Recording Fee Required Pursuant to Government Code Section 27383

### GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT** (hereinafter referred to as  
"GRANTOR")

DOES HEREBY GRANT TO

**SEAN COURT ESTATES LLC** (hereinafter referred to as "GRANTEE")

a perpetual non-exclusive easement and right of way for ingress, egress and utility purposes, on, over, and  
across that certain property situated in the County of Riverside, State of California, described as follows:

(SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF)

Grantor retains the right to the use of the land described herein except as to any use in derogation of the easement contained herein, and specifically agrees that no trees shall be planted on the easement and no buildings or other structures of any kind, except road improvements, will be placed, constructed, or maintained over the real property described herein. It is understood that the permanent easements and the rights of way above described shall be acquired subject to the rights of the Grantor, Grantor's successors, heirs and assigns, to use the surface of the real property within the boundaries of such easements and rights of way. It is understood that any use of the surface rights by Grantor, and Grantor's successors, heirs and assigns, shall be deemed a continuing permissive use allowed by Grantee, its successors, heirs and assigns, and each successor-in-interest of the Grantor, by acceptance of a conveyance of said property or interest therein admits and agrees that any such use is a continuing permissive use. It is understood that each and every right and privilege hereby granted is free and alienable. Notwithstanding the foregoing, it is understood and agreed that this Grant of Easement shall not be construed as a Grant of Fee Title. Grantee, its successors and assigns, shall restore, or cause to be restored, the surface or subsurface of the real property hereinabove described to the condition said property was in as of the time of performance of any enlargement, construction, reconstruction, removal and replacement, operation, inspection, maintenance, repair, improvement and relocation, and such restoration shall be performed with due diligence and dispatch.

IN WITNESS WHEREOF, this instrument has been executed the day of January 30 - 2008

GRANTORS: EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT

DATE: 1/30/2008

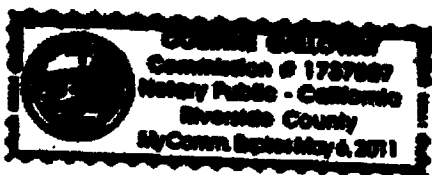
BY:

Anthony J. Pack, General Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss.

On Jan. 30, 2008 before me, Corinne Galloway, Notary Public,  
personally appeared Anthony J. Pack



☒ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person/s, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true & correct  
Description of Attached Document

Title or Type of Document: Easement

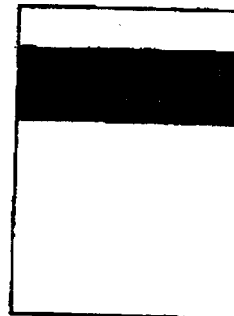
Document Date: \_\_\_\_\_ Number of Pages: 6

Signers(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer

Signer's Name: Anthony J. Pack  
☐ Individual  
☒ Corporate Officer - Title(s): General Manager  
☐ Partner - ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: Emwo





**EXHIBIT "A"**

**EASTERN MUNICIPAL WATER DISTRICT  
PERPETUAL EASEMENT FOR INGRESS, EGRESS, AND UTILITY  
PURPOSES APPURTENANT TO PARCEL APN: 473-420-010**

**APN: 473-420-011 & 012  
GRANTOR: EASTERN MUNICIPAL  
WATER DISTRICT**

**LEGAL DESCRIPTION**

A portion of the Northwest Quarter of the Southwest Quarter of Section 26, Township 2 South, Range 3 West, San Bernardino Meridian, described as follows:

Commencing at the most Westerly Corner of that certain Parcel of Land conveyed to Eastern Municipal Water District by Grant Deed recorded on May 27, 1976 as Instrument No. 74116, Official Records of Riverside County, California.

Thence along the Westerly Line of said Parcel North  $11^{\circ}28'05''$  East 126.59 feet (recorded as North  $11^{\circ}00'16''$  East) to the True Point of Beginning, said Point being the beginning of a curve concave to the Southeast and having a radius of 50.00 feet;

Thence Northeasterly along said curve through a central angle of  $53^{\circ}52'33''$  an arc distance of 47.02 feet;

Thence North  $65^{\circ}20'39''$  East 80.15 feet to the beginning of a curve concave to the Southeast and having a radius of 50.00 feet;

Thence Northeasterly along said curve through a central angle of  $18^{\circ}00'59''$  an arc distance of 15.72 feet;

Thence North  $83^{\circ}21'38''$  East 16.74 feet to the beginning of a curve concave to the South and having a radius of 50.00 feet;

Thence Easterly along said curve through a central angle of  $25^{\circ}15'11''$  an arc distance of 22.04 feet;

Thence South  $49^{\circ}35'06''$  East 26.93 feet;

Thence South  $71^{\circ}23'11''$  East 35.00 feet;

Thence North  $86^{\circ}48'44''$  East 26.93 feet;

Thence South  $77^{\circ}55'43''$  East 39.45 feet;

Thence North  $78^{\circ}35'07''$  East 17.00 feet;



2000-0045637  
01/31/2000 08:00A  
3 of 6

**EXHIBIT "A"**

**EASTERN MUNICIPAL WATER DISTRICT  
EXHIBIT A PERPETUAL EASEMENT FOR INGRESS, EGRESS, AND UTILITY  
PURPOSES APPURTENANT TO PARCEL APN: 473-420-010  
GRANTOR: EASTERN MUNICIPAL WATER DISTRICT**

Thence North 49°03'10" East 12.84 feet to the East Line of that certain parcel of land conveyed to Eastern Municipal Water District by Grant Deed recorded September 24, 1974 as Instrument No. 123242, Official Records of said Riverside County;

Thence, along said East Line, North 1°50'38" West 13.73 feet (recorded as North 02°12'44" West) to the Northeast Corner of said parcel, said Northeast Corner also being an angle point in the boundary line of the aforesaid parcel conveyed to Eastern Municipal Water District as Instrument no. 74116;

Thence, along said boundary line North 24°40'12" West 17.96 feet (recorded as North 25°08'44" West);

Thence leaving said boundary line, South 71°49'44" West 33.50 feet to the beginning of a curve concave to the North and having a radius of 50.00 feet;

Thence Westerly along said curve through a central angle of 36°47'05" an arc distance of 32.10 feet;

Thence North 71°23'11" West 71.53 feet to the beginning of a curve concave to the South and having a radius of 70.00 feet;

Thence Westerly along said curve through a central angle of 25°15'11" an arc distance of 30.85 feet;

Thence South 83°21'38" West 16.74 feet to the beginning of a curve concave to the Southeast and having a radius of 70.00 feet;

Thence Southwesterly along said curve through a central angle of 18°00'59" an arc distance of 22.01 feet;

Thence South 65°20'39" West 80.15 feet to the beginning of a curve concave to the Southeast and having a radius of 70.00 feet;

Thence Southwesterly along said curve through a central angle of 09°27'38" an arc distance of 11.56 feet to the Westerly Line of said Parcel conveyed to Eastern Municipal Water District;

Thence along said Line South 11°28'05" West 48.99 (recorded as South 11°00'16" West) feet to the True Point of Beginning.

Containing 0.17 Acres, more or less.

Exhibit "B" attached hereto and by this reference made a part hereof.



2008-0949637  
01/31/2008 08:00  
4 of 6

This description was prepared by me or under my direction:

Daniel C. Gomez 12/3/07  
Daniel C. Gomez Date  
Exp. 09/30/09



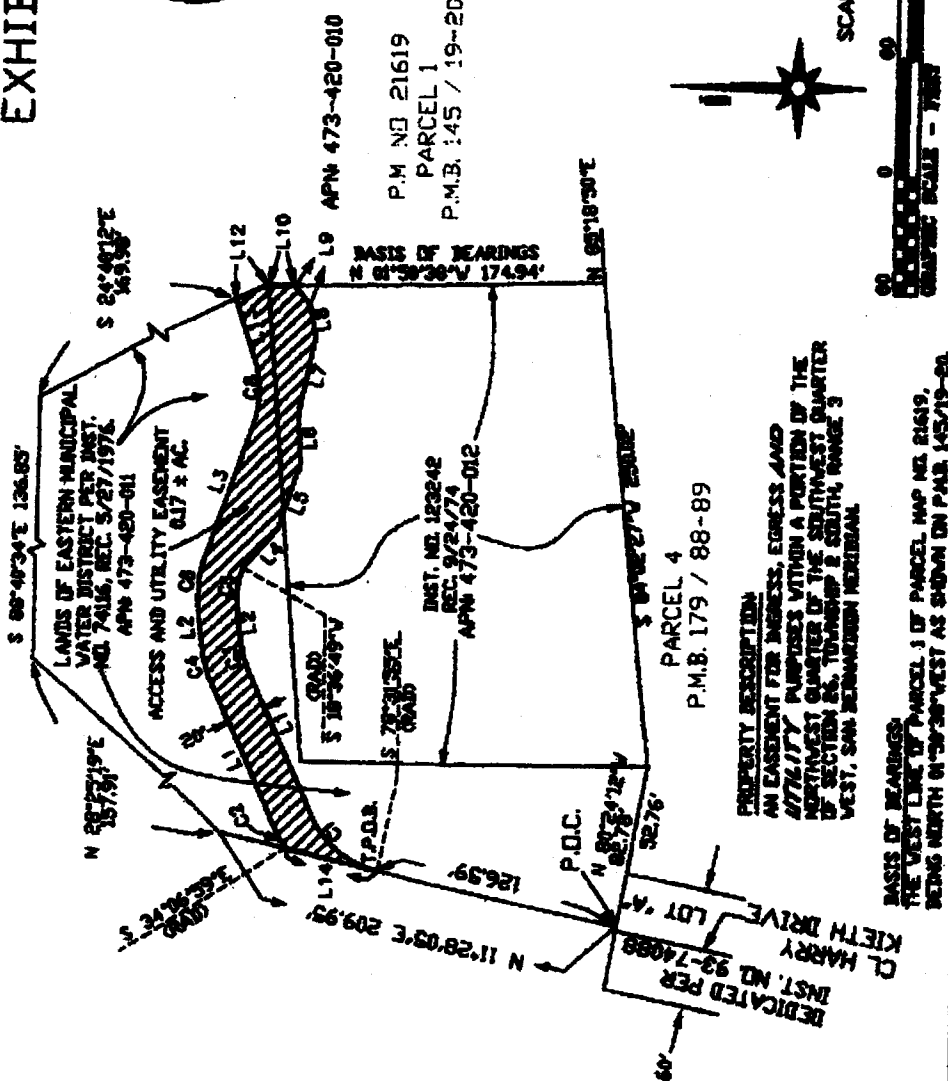
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01/31/2008 08:00A  
5 of 6

PREPARED BY ME OR UNDER MY DIRECTION.

Daniel C. Gomez 11/27/87  
DANIEL C. GOMEZ, L.S. 5538 DATE  
EXP. 3/30/88



**LANDMARK SURVEYING INC.**  
 9349 NARNIA DRIVE  
 RIVERSIDE, CA 92569  
 (951) 358-1306  
 (951) 358-1306 FX



Curve	Radius	Length	Delta
C1	50.00'	47.02'	53.52° 33'
C2	70.00'	11.54'	8.25° 38'
C3	50.00'	15.72'	18.00° 50'
C4	70.00'	22.01'	18.00° 50'
C5	50.00'	23.04'	23.15° 11'
C6	70.00'	30.85'	23.15° 11'
C8	50.00'	32.10'	33.47° 03'

Course	Bearing	Distance
L1	N 85° 20' 36" E	80.15'
L2	N 83° 21' 38" E	18.74'
L3	N 71° 23' 11" E	7.53'
L4	S 48° 55' 06" E	28.81'
L5	S 71° 13' 11" E	33.00'
L6	N 68° 48' 44" E	28.83'
L7	S 77° 03' 23" E	36.43'
L8	N 78° 35' 07" E	17.00'
L9	N 49° 03' 10" E	12.84'
L10	N 01° 20' 38" E	1.73'
L11	S 24° 40' 12" W	17.88'
L12	N 71° 48' 44" W	33.50'
L13	N 11° 58' 28" W	33.50'

NZ	DATE	INITIAL	DESCRIPTION	APP' V/D	REFERENCES	SCALE 1" = 80'	DATED
					PMB 148/19-89	TRAVIS BCS	2/3/07
					PMB 179/10-89	TRAVIS BCS	2/3/07
					APPROVALS	RECORDING DATA	
						DATE	
					ENGINEERING	DATE OF WAY	

EASTERN MUNICIPAL WATER DISTRICT  
SHERMAN AVENUE  
SHERMAN AVENUE  
SHERMAN AVENUE

EASTERN MUNICIPAL WATER DISTRICT  
SHERMAN AVENUE  
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SHERMAN AVENUE

EASTERN MUNICIPAL WATER DISTRICT  
SHERMAN AVENUE  
SHERMAN AVENUE  
SHERMAN AVENUE

Recording Requested By  
First American Title Company  
**RECORDING REQUESTED BY**  
First American Title Company

**AND WHEN RECORDED MAIL TO:**  
Ronald L. Watts and Gerre E. Watts  
P.O. Box 4075  
Crestline, CA 92325

DOC # 2004-0216534

03/26/2004 08:00A Fee:23.00

Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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## GRANT DEED

23

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SP

A.P.N.: 473-420-016-9

T.R.A. No.080-048

File No.: RRI-1324731 (cs)

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0.00; CITY TRANSFER TAX \$2.50; 82.50  
[ x ] computed on the consideration or full value of property conveyed, OR  
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
[ x ] unincorporated area; [ ] City of, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GOCO Inc., a California Corporation as to an undivided one-half interest, and BBR & M Investments CO., Inc. a California Corporation as to an undivided one-half interest.

hereby GRANTS to Ronald L. Watts and Gerre E. Watts, husband and wife as joint tenants  
the following described property in the unincorporated area of, County of Riverside, State of California:

Legal description is attached hereto and made a part hereof as Exhibit "A"

Dated: 02/19/2004

GOCO Inc., a California Corporation as to an  
undivided one-half interest

BBR & M Investments CO., Inc. a California  
Corporation as to an undivided one-half  
interest.

By: Edward J. Braggins, Pres.

By: Ronald L. Watts

Mail Tax Statements To: SAME AS ABOVE

Date: 02/19/2004

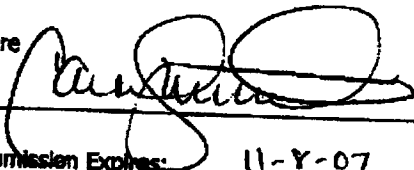
STATE OF CaliforniaCOUNTY OF Riverside}  
} ss.  
}On 2/19/04

me, ~~Edward J. Goepfert & Albert Beck~~ before  
appeared Edward J. Goepfert & Albert Beck Carol Smith personally  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the  
entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*This area for official  
notarial seal*

Signature

My Commission Expires 11-8-07

**EXHIBIT "A"**

**Parcel 1, as shown by Parcel Map 23331, on file in Book 179 Pages 88 and 89, of Parcel Maps, Records of Riverside County, California.**

**Excepting therefrom:**

**Perpetual non-exclusive easement for ingress, egress, utilities and incidental purposes appurtenant to and for the benefit of Parcel 1, as it now exists or maybe in the future subdivided, of Parcel Map 21619 on file in Book 145 of Parcel Maps, pages 19 and 20, Records of Riverside County, California, in Section 26, Township 2 South, Range 3 West, San Bernardino Meridian, more particularly described as follows:**

**The easterly 45 feet, as measured at right angles, of Parcel 1 of Parcel Map 23331 on file in Book 179 of Parcel Maps, pages 88 and 89, Records of Riverside County, California, in Section 26, Township 2 South, Range 3 West, San Bernardino Meridian. The westerly line of said 45 feet is lengthened or shortened as needed to terminate in the north and south line of said Parcel 1.**

RECORDING REQUESTED BY  
First American Title Company

AND WHEN RECORDED MAIL TO:  
Kenneth G. Engi and Debra N. Engi  
10680 Harry Keith Drive  
Moreno Valley, CA 92555

DOC # 2004-0277391

04/18/2004 08:00h Fee:33.00  
Page 1 of 3 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside

Gary L. Green  
Assessor, County Clerk & Recorder

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GRANT DEED

33

A.P.N.: 473-420-013-6

T.R.A. No.080-048

File No.: RRI-1300599 (cs)

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$99.00; CITY TRANSFER TAX \$9.00;

- [ X ] computed on the consideration or full value of property conveyed, OR  
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
[ X ] unincorporated area; (~~in~~) City of Moreno Valley, and.

FOR A VALLIABLE CONSIDERATION, receipt of which is hereby acknowledged, GOCO Inc., a California Corporation as to an undivided one-half interest and BBR & M Investments Co., Inc., a California Corporation as to an undivided one-half interest

hereby GRANTS to: Kenneth Engi and Debra Engi, Husband and Wife as Joint Tenants

the following described property in the ~~City of Moreno Valley~~, County of Riverside, State of California:

Legal Description attached hereto and made a part hereof as Exhibit "A".

Dated: 02/19/2004

B.B.R. & M. Investment Co., Inc.

GOCO, Inc.

R. Albert Beck, President  
By: R. Albert Beck

Edward J. Goepfing, Pres.  
By: Edward J. Goepfing

Mail Tax Statements To: SAME AS ABOVE



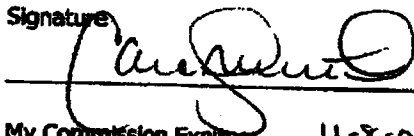
STATE OF California }  
COUNTY OF Riverside } ss.  
}

On 2-19-04  
me, Carol Smith before  
appeared R. Albert Beck & Edward J. Goepfinger personally  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the  
entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*This area for official  
notarial seal*

Signature

My Commission Expires 11-8-07

**Exhibit "A"**

**Parcel 4, as shown by Parcel Map 21619, On file in Book 145, Pages 19 and 20,  
of Parcel Maps, Records of Riverside County, California**

**Excepting Therefrom:**

Perpetual non-exclusive easement for ingress, egress, utilities and incidental purposes appurtenant to and for the benefit of Parcel 1, as it now exists or maybe in the future subdivided, of Parcel Map 21619 on file in Book 145 of Parcel Maps, pages 19 and 20, Records of Riverside County, California, in Section 26, Township 2 South, Range 3 West, San Bernardino Meridian, described as follows:

The easterly and northeasterly 50 feet, as measured at right angles, of Parcel 4, of Parcel Map 23331 on file in Book 179 of Parcel Maps, pages 88 and 89, Records of Riverside County, California, in Section 26, Township 2 South, Range 3 West, San Bernardino Meridian. The westerly and northwesterly line of said 50 feet is lengthened or shortened as needed to terminate in the north and south line of said Parcel 4.



**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

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

**GENERAL PLAN AMENDMENT NO. 917 (Foundation and Entitlement/Policy)** – Intent to Adopt a Negative Declaration – Applicant: Sean Court Estates, LLC. – Engineer/Representative: Vit Liskutin – Fifth Supervisorial District – Area Plan: Reche Canyon/Badlands – Zone District: Edgemont-Sunnymead – Zone: Residential Agricultural (R-A-1) (1-acre minimum) – Location: North of Walther Avenue, east of Keith Drive, and west of Sean Court – Project Size: 8.48 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend Land Use Designation from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) on one parcel, totaling 8.48 acres.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter  
**NOVEMBER 4, 2015**  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Hildebrand, at 951-955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If you challenge this project 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 delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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

# **NOTICE OF PUBLIC HEARING SCHEDULING REQUEST FORM**

DATE SUBMITTED: 10-01-2015

TO: Planning Commission Secretary

FROM: John Hildebrand

(Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rctlma.org

SCHEDULE FOR: Planning Commission on 11/04/2015

20-Day Advertisement: Advertisement Adopt Negative Declaration

GENERAL PLAN AMENDMENT NO. 917 (Foundation and Entitlement/Policy) – Intent to adopt a Negative Declaration – APPLICANT: Sean Court Estates, LLC – ENGINEER/REPRESENTATIVE: Vit Liskutin – SUPERVISORIAL DISTRICT: Fifth – AREA PLAN: Reche Canyon/Badlands – ZONE DISTRICT: Edgemont-Sunnymead – ZONE: Residential Agricultural (R-A-1) (1-acre minimum) – LOCATION: North of Walther Avenue, east of Keith Drive, and west of Sean Court – PROJECT SIZE: 8.48 acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend Land Use Designation from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) on one parcel, totaling 8.48 acres – APN: 473-420-010.

## **STAFF RECOMMENDATION:**

- ☐ APPROVAL (CONSENT CALENDAR)
- ☒ APPROVAL
- ☐ APPROVAL WITHOUT DISCUSSION
- ☐ CONTINUE WITH DISCUSSION TO \_\_\_\_\_
- ☐ CONTINUE WITHOUT DISCUSSION TO \_\_\_\_\_
- ☐ CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- ☐ DENIAL
- ☐ SCOPING SESSION
- ☐ INITIATION OF THE GENERAL PLAN AMENDMENT
- ☐ DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- ☐ \_\_\_\_\_

☒ Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative (Confirmed to be less than 6 months old from date of preparation to hearing date)

☒ Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$8,799.43, as of 10/01/2015.

CFG Case # 05088 - Fee Balance: \$ 2,210.00

Estimated amount of time needed for Public Hearing: 10 Minutes (Min 5 minutes)

Controversial: YES ☐ NO ☒

Provide a very brief explanation of controversy (1 short sentence)

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/7/2015.

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

APN (s) or case numbers GPA00917 For

Company or Individual's Name Planning Department.

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

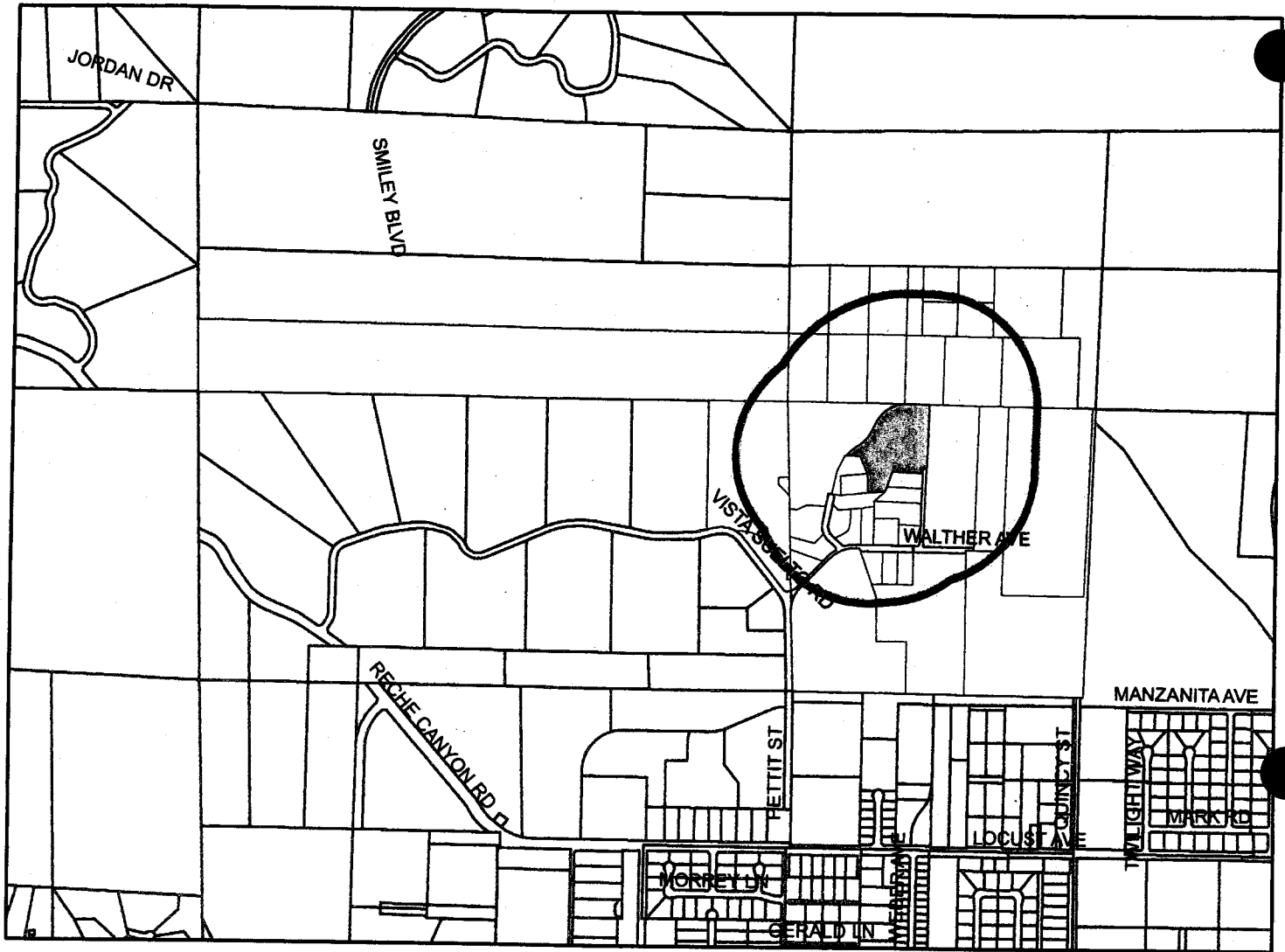
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**GPA00917 (1000 feet buffer)**



**Selected Parcels**

473-420-005	473-110-005	473-110-025	473-420-017	473-110-002	473-420-018	473-420-004	473-420-011	473-420-012	473-420-008
473-420-022	473-120-023	473-420-001	473-420-007	473-420-019	473-100-034	473-420-014	473-100-037	473-420-015	473-110-012
473-110-015	473-420-013	473-110-021	473-420-003	473-120-059	473-110-011	473-420-002	473-110-006	473-420-021	473-420-020
473-110-008	473-110-014	473-420-006	473-420-016	473-120-002	473-120-027	473-420-010	473-110-016	473-120-031	473-110-013
473-090-006	473-110-024	473-110-004	473-110-003						



1,500 750 0 1,500 Feet

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ASMT: 473090006, APN: 473090006  
WARRIOR ATV GOLF  
C/O WARRIOR CUSTOM GOLF INC  
15 MASON  
IRVINE CA 92618

ASMT: 473100034, APN: 473100034  
TERESA LIBERIO, ETAL  
1107 E LINCOLN AVE NO 103  
ORANGE CA 92865

ASMT: 473100037, APN: 473100037  
IRMA VASQUEZ, ETAL  
27930 VISTA SUELTO RD  
MORENO VALLEY, CA. 92555

ASMT: 473110002, APN: 473110002  
COLLEEN BORDAGES  
P O BOX 3327  
MISSION VIEJO CA 92690

ASMT: 473110003, APN: 473110003  
ZELDA ZUNIGA  
P O BOX 35  
MENDOCINO CA 95460

ASMT: 473110004, APN: 473110004  
WILLIAM BLOOM  
28946 BONIFACE DR  
MALIBU CA 90265

ASMT: 473110005, APN: 473110005  
BERTINA PEREZ  
1359 W PHILLIPS BLVD  
POMONA CA 91766

ASMT: 473110006, APN: 473110006  
MICHAEL NIETO  
25363 MARGARET AVE  
MORENO VALLEY CA 92551

ASMT: 473110008, APN: 473110008  
THALIA BERUMEN, ETAL  
P O BOX 728  
MORENO VALLEY CA 92556

ASMT: 473110011, APN: 473110011  
MANUEL RUIZ  
9717 PRIMROSE  
RIVERSIDE CA 92503

ASMT: 473110013, APN: 473110013  
WALTER HARRIS  
6030 BEDFORD AVE  
LOS ANGELES CA 90056

ASMT: 473110014, APN: 473110014  
DIANA ZINCK, ETAL  
10286 CHERRY CROFT AVE  
YUCAIPA CA 92399

ASMT: 473110015, APN: 473110015  
KAREN KNOCHÉ  
1917 LANAI DR  
COSTA MESA CA 92627

ASMT: 473110016, APN: 473110016  
ANDREA DAUL, ETAL  
8938 OAKRIDGE CT  
RIVERSIDE CA 92508

ASMT: 473110021, APN: 473110021  
ELLEN MAESTAS, ETAL  
253 JAMES RD  
AMERICAN CANYON CA 94503

ASMT: 473420004, APN: 473420004  
BARBARA WALTHER, ETAL  
28025 WALTHER AVE  
MORENO VALLEY, CA. 92555

ASMT: 473110024, APN: 473110024  
WESTERN RIVERSIDE COUNTY REG CON AUT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 473420005, APN: 473420005  
GUADALUPE GARCIA, ETAL  
28180 WALTHER ST  
MORENO VALLEY, CA. 92555

ASMT: 473110025, APN: 473110025  
BERTINA PEREZ  
2430 LOVEJOY ST  
POMONA CA 91767

ASMT: 473420006, APN: 473420006  
KIM QUINN, ETAL  
28190 WALTHER AVE  
MORENO VALLEY, CA. 92555

ASMT: 473120023, APN: 473120023  
KENNETH COOK, ETAL  
1186 CENTER ST  
RIVERSIDE CA 92507

ASMT: 473420007, APN: 473420007  
KRISTINE SMITH, ETAL  
28212 WALTHER AVE  
MORENO VALLEY CA 92555

ASMT: 473120027, APN: 473120027  
ROSALYNE HALL  
45935 VIA ESPERANZA  
TEMECULA CA 92590

ASMT: 473420010, APN: 473420010  
SEAN COURT ESTATES  
1030 TALCEY TER  
RIVERSIDE CA 92506

ASMT: 473120031, APN: 473120031  
VISTA LINDA  
C/O ALEX PANELLI  
1765 EMORY ST  
SAN JOSE CA 95126

ASMT: 473420012, APN: 473420012  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

ASMT: 473420003, APN: 473420003  
TERESA MONTES, ETAL  
28225 WALTHER AVE  
MORENO VALLEY, CA. 92555

ASMT: 473420013, APN: 473420013  
KENNETH ENGI  
10680 HARRY KEITH DR  
MORENO VALLEY, CA. 92555





ASMT: 473420014, APN: 473420014  
MATTHEW KOUNDAKJIAN, ETAL  
C/O MATTHEW N KOUNDAKTIAN  
10700 HARRY KEITH DR  
MORENO VALLEY, CA. 92555

ASMT: 473420015, APN: 473420015  
BERTHA LAGUNAS, ETAL  
10740 HARRY KEITH DR  
MORENO VALLEY, CA. 92555

ASMT: 473420016, APN: 473420016  
GERRE WATTS, ETAL  
P O BOX 6127  
MORENO VALLEY CA 92554

ASMT: 473420017, APN: 473420017  
FRANCISCO MARQUEZ, ETAL  
28240 WALTHER AVE  
MORENO VALLEY, CA. 92555

ASMT: 473420018, APN: 473420018  
DELPHINUS  
1191 MAGNOLIA AVE STE 393  
CORONA CA 92879

ASMT: 473420019, APN: 473420019  
BETH GORSLINE, ETAL  
10695 SEAN CT  
MORENO VALLEY, CA. 92555

ASMT: 473420020, APN: 473420020  
ANTONIA TOLES, ETAL  
15499 ADOBE WAY  
MORENO VALLEY CA 92551

ASMT: 473420021, APN: 473420021  
MILLENNIUM TRUST CO  
2001 SPRING ROAD NO 700  
OAK BROOK IL 60523

ASMT: 473420022, APN: 473420022  
EVANGELINA NAVARRO  
4506 MAINE AVE  
BALDWIN PARK CA 91706



**GPA00917 – Applicant**  
Sean Court Estates, LLC  
1030 Talcey Terrace  
Riverside, CA 92506

**GPA00917 – Owner**  
Sean Court Estates, LLC  
1030 Talcey Terrace  
Riverside, CA 92506

**GPA00917 – Representative**  
Liskutin Law Firm  
c/o Vit Liskutin  
7095 Indiana Avenue, Suite 110  
Riverside, CA 92506

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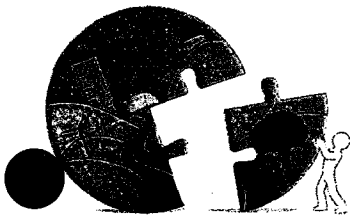
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP  
Planning Director

TO: ☐ Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department  
☒ 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

General Plan Amendment No. 917

Project Title/Case Numbers

John Hildebrand - Project Planner

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Sean Court Estates, LLC c/o Vit Liskutin

Project Applicant

7095 Indiana Avenue, Suite 110, Riverside, CA 92506

Address

North of Walther Avenue, east of Keith Drive, and west of Sean Court. APN: 473-420-010

Project Location


Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend Land Use Designation from Rural Residential (RR) (5-acre minimum) to Very Low Density Residential (VLDR) (1-acre minimum) on one parcel, totaling 8.48 acres

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An NEGATIVE DECLARATION was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings WERE NOT made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

  
Signature

Project Planner

Title

07/30/2015

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0801154

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: SEAN COURT ESTATES LLC \$64.00  
paid by: CK 1024  
paid towards: CFG05088 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME FOR EA41739  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Feb 01, 2008 15:46  
MBRASWEL posting date Feb 01, 2008

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

R1512013

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: SEAN COURT ESTATES LLC \$2,210.00  
paid by: CK 1080  
paid towards: CFG05088 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME FOR EA41739  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Oct 28, 2015 16:47  
MGARDNER posting date Oct 28, 2015

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/7/2015.

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

APN (s) or case numbers GPA00917 For

Company or Individual's Name Planning Department.

Distance buffered 1000'.

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

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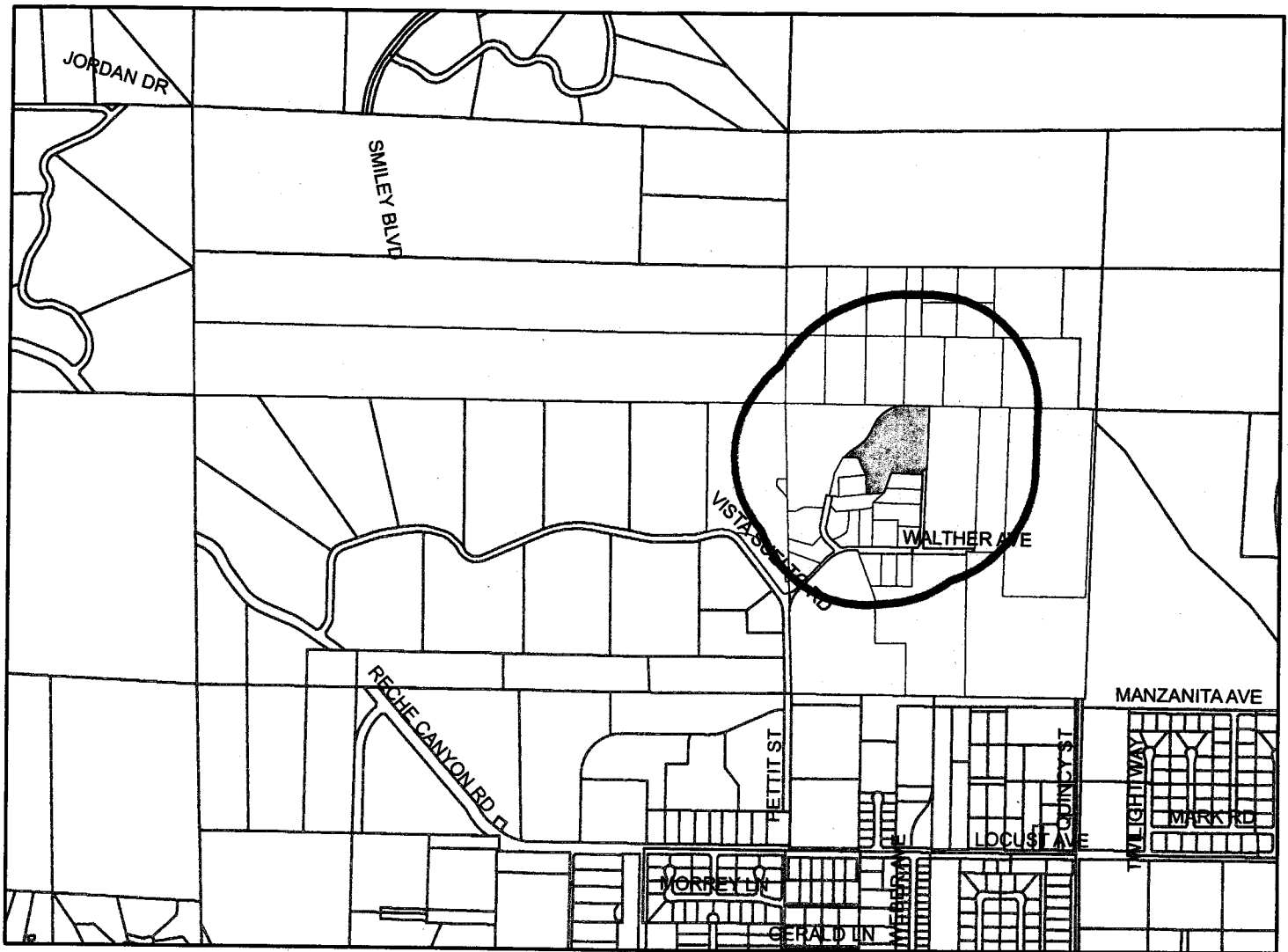
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

## GPA00917 (1000 feet buffer)



### **Selected Parcels**

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473-110-008	473-110-014	473-420-006	473-420-016	473-120-002	473-120-027	473-420-010	473-110-016	473-120-031	473-110-013
473-090-006	473-110-024	473-110-004	473-110-003						



1,500 750 0 1,500 Feet

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10286 CHERRY CROFT AVE  
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COSTA MESA CA 92627

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POMONA CA 91766

ASMT: 473110016, APN: 473110016  
ANDREA DAUL, ETAL  
8938 OAKRIDGE CT  
RIVERSIDE CA 92508



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

December 31, 2015

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

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

RE: NOTICE OF PUBLIC HEARING: GPA 917

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, January 6, 2016.**

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:** Wednesday, December 30, 2015 2:52 PM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: GPA 917  
**Attachments:** 0010124407.pdf

Good afternoon,

Thank you for your email. A proof for your review is attached.

Nick Eller

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto: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\*\***

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

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

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**From:** Gil, Cecilia <CCGIL@rcbos.org>  
**Sent:** Wednesday, December 30, 2015 2:39 PM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: GPA 917

One more for Wednesday, January 6, 2016. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT IN THE FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 26, 2016 at 9:00 A.M.** or as soon as possible thereafter, to consider the application submitted by Sean Court Estates, LLC – Vit Liskutin, on **General Plan Amendment No. 917**, which proposes to amend the foundation component from Rural (R) to Rural Community (RC) and to amend the land use from Rural Residential (RR) (5-Acre Minimum) to Very Low Density Residential (VLDR) (1-Acre Minimum) on one parcel, totaling 8.48-acres ("the project"). The project is located north of Walther Avenue, east of Harry Keith Drive, and west of Sean Court in the Reche Canyon/Badlands Area, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41739**.

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, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).

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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: December 31, 2015

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 December 31, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

GPA 917

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:** January 26, 2016 @ 9:00 A.M.

SIGNATURE: Cecilia Gil      DATE: December 31, 2015  
Cecilia Gil

## **Gil, Cecilia**

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Wednesday, December 30, 2015 4:33 PM  
**To:** Gil, Cecilia; Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: GPA 983 ZC 7875

received

**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Wednesday, December 30, 2015 2:39 PM  
**To:** Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: GPA 983 ZC 7875

Good afternoon!

Might as well send this one now since it's ready. FOR POSTING. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant  
Clerk of the Board of Supervisors  
(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  
not a party to the within action or proceeding; that on December 31, 2015, I mailed a  
copy of the following document:

## **NOTICE OF PUBLIC HEARING**

GPA 917

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:** January 26, 2016 @ 9:00 A.M.

SIGNATURE: Cecilia Gil DATE: December 31, 2015  
Cecilia Gil

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/7/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers GPA00917 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

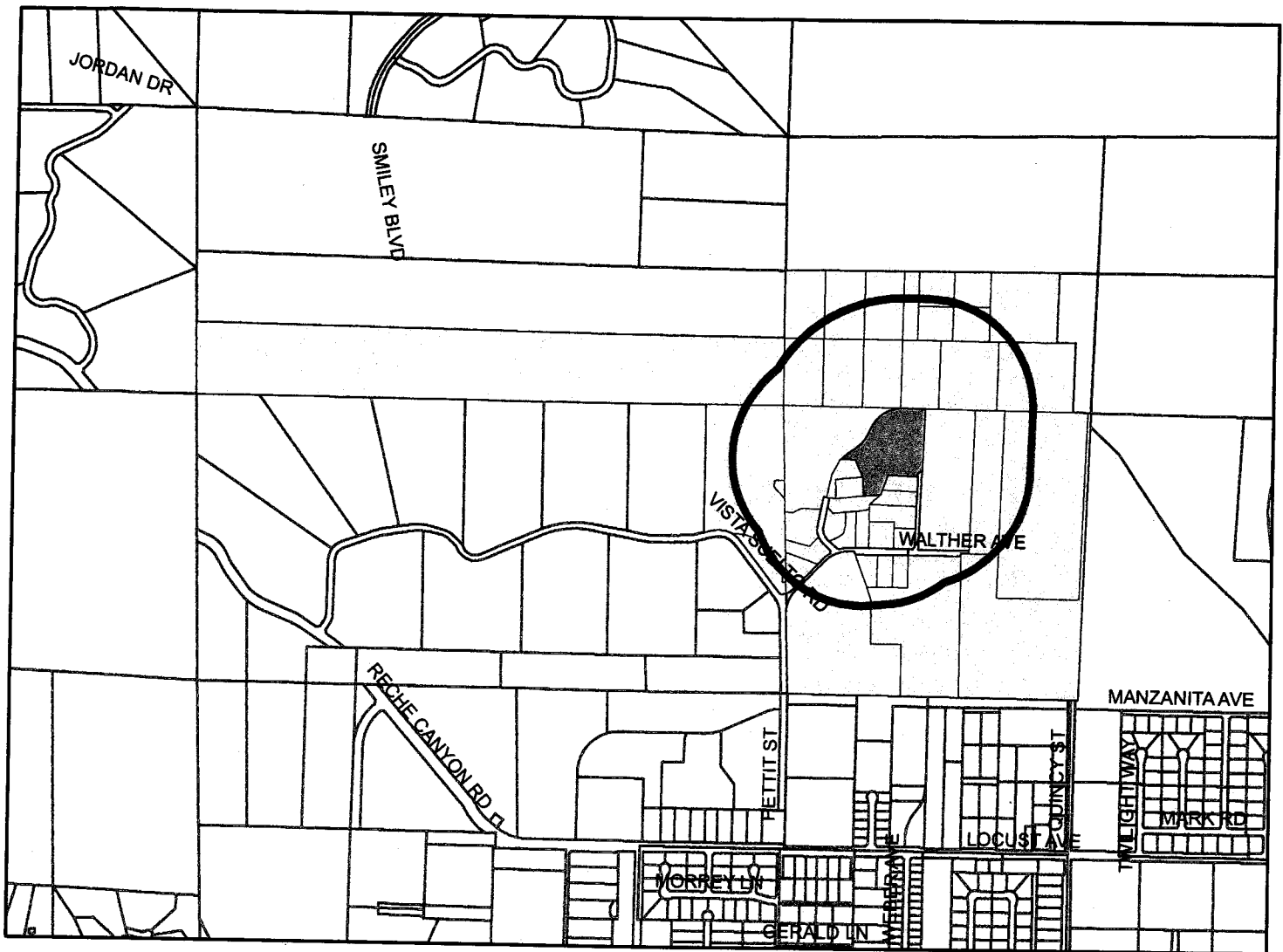
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

2015-08-14 11:51

*checked by  
matt S.  
8/7/15*



**GPA00917 (1000 feet buffer)**



**Selected Parcels**

473-420-005	473-110-005	473-110-025	473-420-017	473-110-002	473-420-018	473-420-004	473-420-011	473-420-012	473-420-008
473-420-022	473-120-023	473-420-001	473-420-007	473-420-019	473-100-034	473-420-014	473-100-037	473-420-015	473-110-012
473-110-015	473-420-013	473-110-021	473-420-003	473-120-059	473-110-011	473-420-002	473-110-006	473-420-021	473-420-020
473-110-008	473-110-014	473-420-006	473-420-016	473-120-002	473-120-027	473-420-010	473-110-016	473-120-031	473-110-013
473-090-006	473-110-024	473-110-004	473-110-003						



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.

1-800-GO-AVERY  
1-800-GO-AVERY

**GPA00917 – Applicant**  
Sean Court Estates, LLC  
1030 Talcey Terrace  
Riverside, CA 92506

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**AKER** 53680®  


révélez la nature et le rôle de l'opinion publique.

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Read Paper  
[REDACTED]  
[REDACTED]  
Send along line to  
expose pop up tube  
[REDACTED]

5160 AVERY

**GPA00917 – Representative**  
Liskutin Law Firm  
c/o Vit Liskutin  
7095 Indiana Avenue, Suite 110  
Riverside, CA 92506

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39 GPA 91

ASMT: 473090006, APN: 473090006  
WARRIOR ATV GOLF  
C/O WARRIOR CUSTOM GOLF INC  
15 MASON  
IRVINE CA 92618

ASMT: 473110006, APN: 473110006  
MICHAEL NIETO  
25363 MARGARET AVE  
MORENO VALLEY CA 92551

ASMT: 473100034, APN: 473100034  
TERESA LIBERIO, ETAL  
1107 E LINCOLN AVE NO 103  
ORANGE CA 92865

ASMT: 473110008, APN: 473110008  
THALIA BERUMEN, ETAL  
P O BOX 728  
MORENO VALLEY CA 92556

ASMT: 473100037, APN: 473100037  
IRMA VASQUEZ, ETAL  
27930 VISTA SUELTO RD  
MORENO VALLEY, CA. 92555

ASMT: 473110011, APN: 473110011  
MANUEL RUIZ  
9717 PRIMROSE  
RIVERSIDE CA 92503

ASMT: 473110002, APN: 473110002  
COLLEEN BORDAGES  
P O BOX 3327  
MISSION VIEJO CA 92690

ASMT: 473110013, APN: 473110013  
WALTER HARRIS  
6030 BEDFORD AVE  
LOS ANGELES CA 90056

ASMT: 473110003, APN: 473110003  
ZELDA ZUNIGA  
P O BOX 35  
MENDOCINO CA 95460

ASMT: 473110014, APN: 473110014  
DIANA ZINCK, ETAL  
10286 CHERRY CROFT AVE  
YUCAIPA CA 92399

ASMT: 473110004, APN: 473110004  
WILLIAM BLOOM  
28946 BONIFACE DR  
MALIBU CA 90265

ASMT: 473110015, APN: 473110015  
KAREN KNOCH  
1917 LANAI DR  
COSTA MESA CA 92627

ASMT: 473110005, APN: 473110005  
BERTINA PEREZ  
1359 W-PHILLIPS BLVD  
POMONA CA 91766

ASMT: 473110016, APN: 473110016  
ANDREA DAUL, ETAL  
8938 OAKRIDGE CT  
RIVERSIDE CA 92508

ASMT: 473110021, APN: 473110021  
ELLEN MAESTAS, ETAL  
253 JAMES RD  
AMERICAN CANYON CA 94503

ASMT: 473110024, APN: 473110024  
WESTERN RIVERSIDE COUNTY REG CON AUT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 473110025, APN: 473110025  
BERTINA PEREZ  
2430 LOVEJOY ST  
POMONA CA 91767

ASMT: 473120023, APN: 473120023  
KENNETH COOK, ETAL  
1186 CENTER ST  
RIVERSIDE CA 92507

ASMT: 473120027, APN: 473120027  
ROSALYNE HALL  
45935 VIA ESPERANZA  
TEMECULA CA 92590

ASMT: 473120031, APN: 473120031  
VISTA LINDA  
C/O ALEX PANELLI  
1765 EMORY ST  
SAN JOSE CA 95126

ASMT: 473420003, APN: 473420003  
TERESA MONTES, ETAL  
28225 WALTHER AVE  
MORENO VALLEY, CA. 92555

ASMT: 473420004, APN: 473420004  
BARBARA WALTHER, ETAL  
28025 WALTHER AVE  
MORENO VALLEY, CA. 92555

ASMT: 473420005, APN: 473420005  
GUADALUPE GARCIA, ETAL  
28180 WALTHER ST  
MORENO VALLEY, CA. 92555

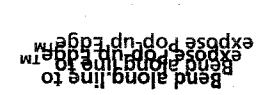
ASMT: 473420006, APN: 473420006  
KIM QUINN, ETAL  
28190 WALTHER AVE  
MORENO VALLEY, CA. 92555

ASMT: 473420007, APN: 473420007  
KRISTINE SMITH, ETAL  
28212 WALTHER AVE  
MORENO VALLEY CA 92555

ASMT: 473420010, APN: 473420010  
SEAN COURT ESTATES  
1030 TALCEY TER  
RIVERSIDE CA 92506

ASMT: 473420012, APN: 473420012  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

ASMT: 473420013, APN: 473420013  
KENNETH ENGI  
10680 HARRY KEITH DR  
MORENO VALLEY, CA. 92555



ASMT: 473420014, APN: 473420014  
MATTHEW KOUNDAKJIAN, ETAL  
C/O MATTHEW N KOUNDAKTIAN  
10700 HARRY KEITH DR  
MORENO VALLEY, CA. 92555

ASMT: 473420021, APN: 473420021  
MILLENNIUM TRUST CO  
2001 SPRING ROAD NO 700  
OAK BROOK IL 60523

ASMT: 473420015, APN: 473420015  
BERTHA LAGUNAS, ETAL  
10740 HARRY KEITH DR  
MORENO VALLEY, CA. 92555

ASMT: 473420022, APN: 473420022  
EVANGELINA NAVARRO  
4506 MAINE AVE  
BALDWIN PARK CA 91706

ASMT: 473420016, APN: 473420016  
GERRE WATTS, ETAL  
P O BOX 6127  
MORENO VALLEY CA 92554

ASMT: 473420017, APN: 473420017  
FRANCISCO MARQUEZ, ETAL  
28240 WALTHER AVE  
MORENO VALLEY, CA. 92555

ASMT: 473420018, APN: 473420018  
DELPHINUS  
1191 MAGNOLIA AVE STE 393  
CORONA CA 92879

ASMT: 473420019, APN: 473420019  
BETH GORSLINE, ETAL  
10695 SEAN CT  
MORENO VALLEY, CA. 92555

ASMT: 473420020, APN: 473420020  
ANTONIA TOLES, ETAL  
15499 ADOBE WAY  
MORENO VALLEY CA 92551

Sean Court Estates, LLC  
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Riverside, CA 92506

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Liskutin Law Firm  
c/o Vit Liskutin  
7095 Indiana Avenue, Suite 110  
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7095 Indiana Avenue, Suite 110  
Riverside, CA 92506

• FOR BILLING INQUIRIES:  
CALL (951) 368-9710  
EMAIL [billinginquiry@pe.com](mailto:billinginquiry@pe.com)

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	AMOUNT
1/6/16	0010124407	GPA 917	PE Riverside	2 x 74 Li	214.60

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2016 JAN 21 PM 2:29

Planning  
16-3 of 81/26/16  
GPA 917

Placed by: Cecilia Gil

<b>Legal Advertising Invoice</b>	<b>BALANCE DUE</b> 214.60
----------------------------------	------------------------------

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	01/06/2016	1100141323	1100141323	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

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NEWS GROUP  
**THE PRESS-ENTERPRISE**  
  
**Legal Advertising Invoice**

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
01/06/2016	1100141323	1100141323
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
214.60	0010124407	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  
1825 Chicago Ave, Suite 100  
Riverside, CA 92507

# 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 917

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

01/06/2016

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

Date: Jan 06, 2016

At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0010124407-01

P.O. Number: GPA 917

### Ad Copy:

#### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT IN THE FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 26, 2016 at 9:00 A.M.** or as soon as possible thereafter, to consider the application submitted by Sean Court Estates, LLC - Vit Liskutin, on **General Plan Amendment No. 917**, which proposes to amend the foundation component from Rural (R) to Rural Community (RC) and to amend the land use from Rural Residential (RR) (5-Acre Minimum) to Very Low Density Residential (VLDR) (1-Acre Minimum) on one parcel, totaling 8.48-acres ("the project"). The project is located north of Walther Avenue, east of Harry Keith Drive, and west of Sean Court in the Reche Canyon/Badlands Area, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41739**.

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 JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL [jhildebr@rctima.org](mailto:jhildebr@rctima.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: December 31, 2015      Kecia      Harper-Ihem,  
Clerk of the Board  
By: Cecilia Gil, Board Assistant

1/6/2016



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT IN THE FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

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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: December 31, 2015

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

16-3 of 01/26/16



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28228 WALTER AVE  
MORENO VALLEY CA 92555-5295  
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GERRE WATTS, ETAL  
P O BOX 6127  
MORENO VALLEY CA 92554

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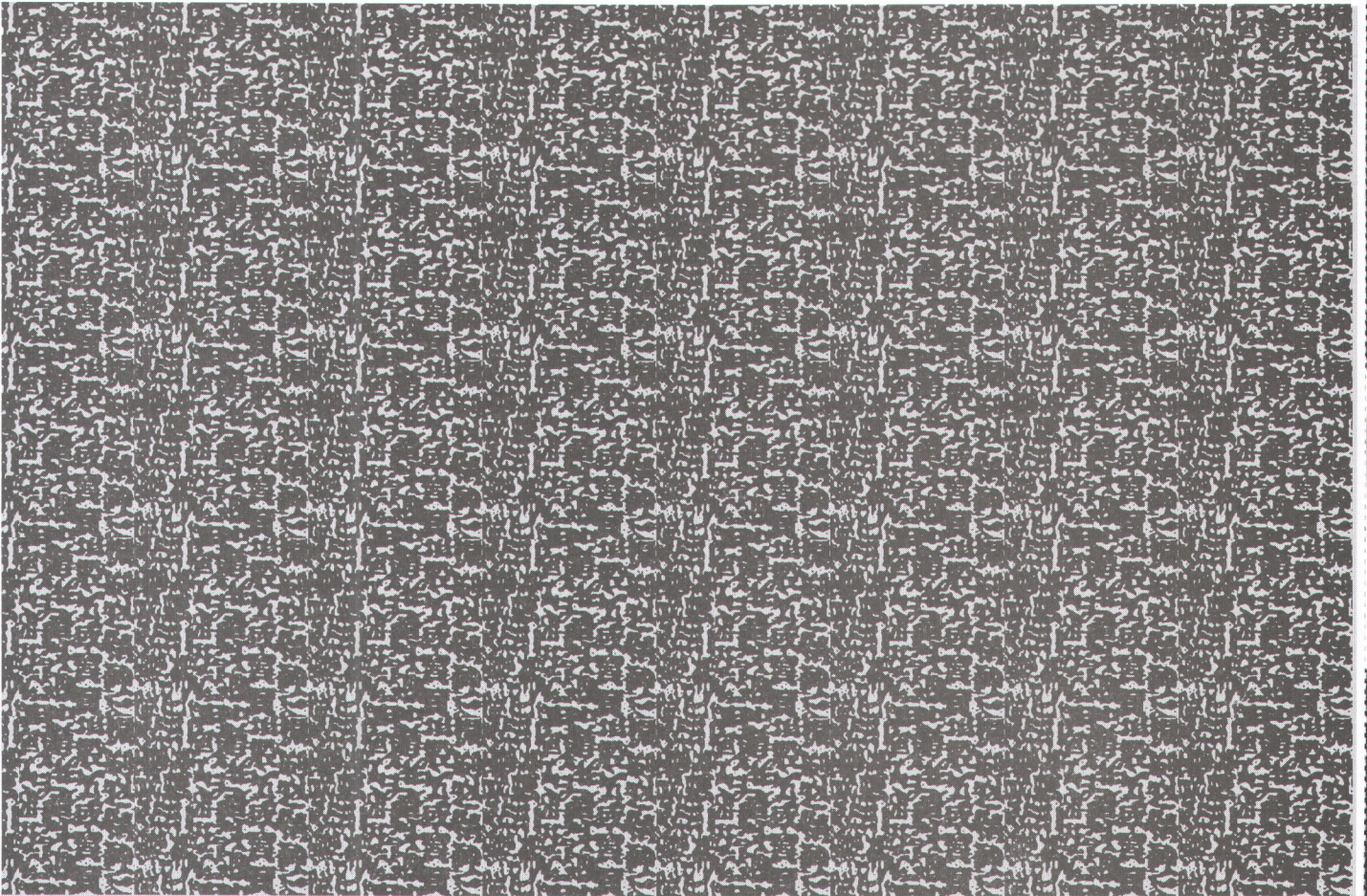
Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT IN THE FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 26, 2016 at 9:00 A.M.** or as soon as possible thereafter, to consider the application submitted by Sean Court Estates, LLC – Vit Liskutin, on **General Plan Amendment No. 917**, which proposes to amend the foundation component from Rural (R) to Rural Community (RC) and to amend the land use from Rural Residential (RR) (5-Acre Minimum) to Very Low Density Residential (VLDR) (1-Acre Minimum) on one parcel, totaling 8.48-acres ("the project"). The project is located north of Walther Avenue, east of Harry Keith Drive, and west of Sean Court in the Reche Canyon/Badlands Area, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41739**.

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, 12<sup>th</sup> Floor, Riverside, California 92501.

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Dated: December 31, 2015

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

16-3 of 01/26/16



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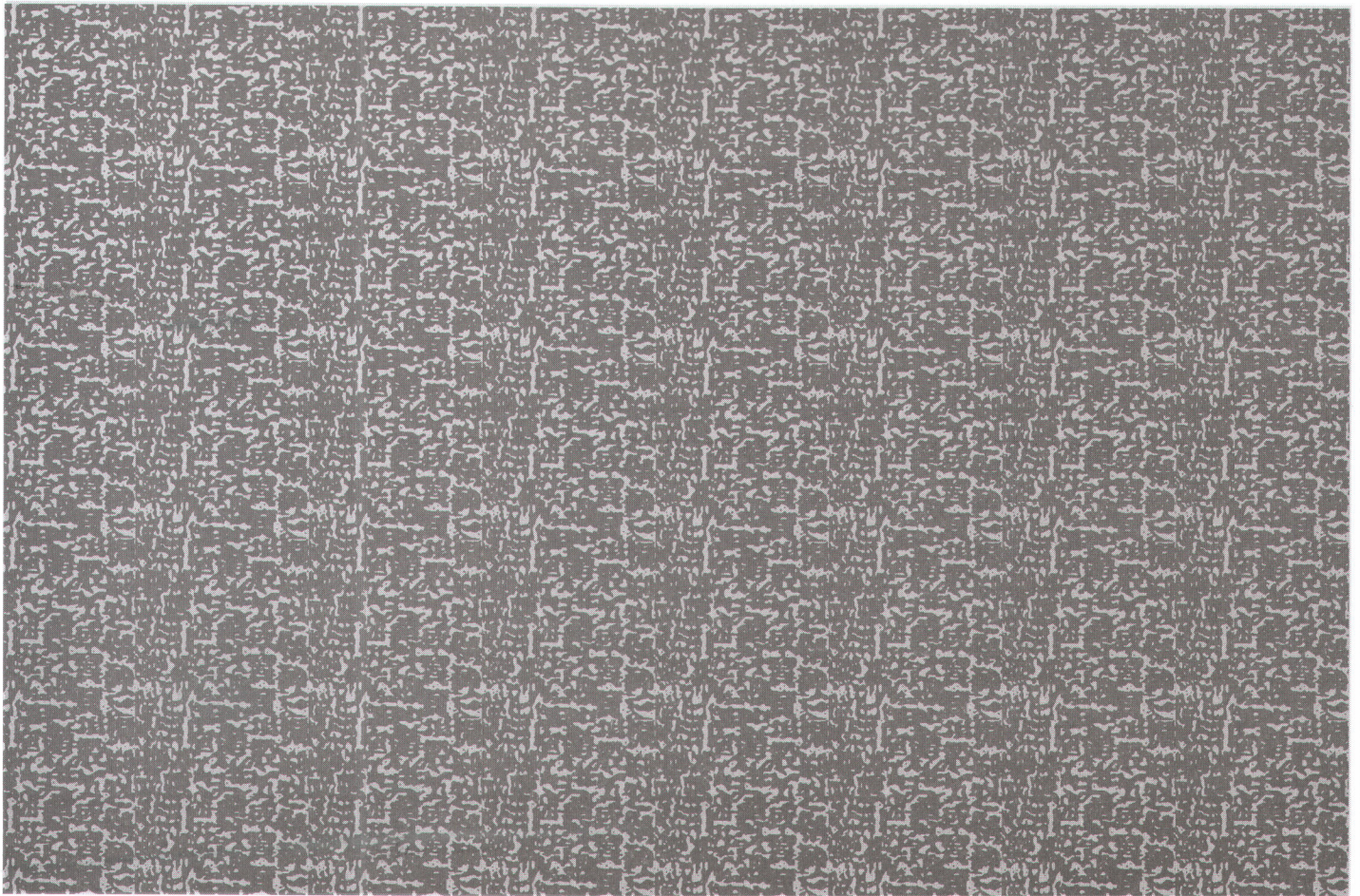
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 BERTINA PEREZ  
 1359 W. PHILLIPS BLVD  
 POMONA CA 91766

**PUBLIC HEARING NOTICE**  
*This may affect your property*

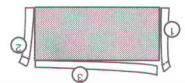
Riverside County Clerk of the Board  
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RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

16-3 of 01/26/16





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

## PUBLIC HEARING NOTICE

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MAILED FROM ZIP CODE 92501  
DEC 31 201  
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ASM: 473420020, APN: 473420020  
ANTONIA TOLES, ETAL  
15499 ADOBE WAY  
MORENO VALLEY CA 92551

NIXIE 918 FE 1260 0001/09/16

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 92502114747

\*1608-01073-09-00



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: John Garbaza

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

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: 818 256 9241

Date: 1/29/14 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: \_\_\_\_\_



## **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  
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to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Vit Liskutin

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** 951-907-0097

**Date:** 1/26 / 2016 **Agenda #** 16-3 / GDA 917

**PLEASE STATE YOUR POSITION BELOW:**

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

☒ **Support** ☐ **Oppose** ☐ **Neutral**

REPRESENTING APPLICANT

**Note:** If you are here for an agenda item that is filed  
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the appeal below:

☐ **Support** ☐ **Oppose** ☐ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_



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