

## Hildebrand, John

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**From:** jmb1lab@aol.com  
**Sent:** Sunday, November 01, 2015 11:13 AM  
**To:** Hildebrand, John  
**Subject:** GPA 945

To: County of Riverside Planning Department  
Attn: John Hildebrand

Dear Sir,

This is in regards to GPA No.945 which is coming before you Wednesday, November 4, 2015 for consideration. This amendment will further alter our rural community by changing some A-1 Land Use, Rural Residential - 5 acre parcels on Auld Road to Commercial Development.

As the crow flies, this area is barely one-half mile North of our property and infringes on our privacy with unwanted business traffic on our residential roads. It also attracts undesirables who offend by dumping their household trash and wornout furniture unto our private properties

Our access road (Buena Ventura Road) is the first through road South of this proposal and would become the shortcut means to avoid increased traffic at the intersection of Auld Road and Pourroy Road; just as the school traffic from the housing tract does currently. They drive through here at reckless speeds, making it dangerous to even walk along our roads. They have no regard for those of us who live here. We do not need an increase of this type of invasive, unsafe traffic.

I strongly oppose GPA No.945 and ask that you seriously consider denying this petition.

Respectfully,  
Jeanne Marie Bender, Property owner  
37595 Green Knolls Road  
Winchester, CA 92596

Sent from my LG G Pad 7.0 LTE, an AT&T 4G LTE tablet

## Hildebrand, John

---

**From:** Joe Swall <joeswall@laserelectric.com>  
**Sent:** Wednesday, October 21, 2015 2:57 PM  
**To:** Hildebrand, John  
**Subject:** RE: Land Use CZ07743 GPA00945

John,

Someone approved a bail bonds man (Fausto's Bail Bonds) down the road from this location so now we have criminals, drunks and crake heads coming and going in and out of our neighborhood. I have no faith in the process that you describe.

My vote is still no to any commercial zoning please make all my concerns known to the Planning Commission.

Thank you



**Joe Swall**  
**Senior Estimator/CAD Design**  
**Laser Electric, Inc.**  
**7626 Miramar Rd. #3300**  
**San Diego, CA 92126**  
**(858) 348-8984**  
**(951) 232-8133 (cell)**  
**<http://www.laserelectric.com>**

**State of California & Federal Certified Woman Owned Business (WBE)**  
**CPUC VON #9IS00055**  
**State of California Certified Small Business (SBE) #31600**

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 **Please consider the environment before printing this e-mail.**

**From:** Hildebrand, John [mailto:JHildebr@rctlma.org]  
**Sent:** Wednesday, October 21, 2015 2:35 PM  
**To:** Joe Swall  
**Subject:** RE: Land Use CZ07743 GPA00945

Any future implementing project will need to go through a separate County review process, noticing, and public hearing again. Construction of new buildings requires entitlement approval, which is subject to the same process.

Regards,

**Riverside County Planning Department**  
4080 Lemon Street, 12'th Floor  
Riverside, CA 92501

**John Earle Hildebrand III – Senior Project Associate**  
eMail: [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org)  
Phone: (951) 955-1888

**From:** Joe Swall [<mailto:joeswall@laserelectric.com>]  
**Sent:** Wednesday, October 21, 2015 2:29 PM  
**To:** Hildebrand, John  
**Subject:** RE: Land Use CZ07743 GPA00945

John,

How can you approve this without knowing what would be built on it now or in the future. According to the new zoning classification Ashlee Lewis could build an Escort Service/Bar and Cocktail Lounge under that designation I would say no to the plan. This is a community of families and rural farms with schools and school age children nearby not a commercial area please make note of my concerns to the Planning Commission.

Thank You



**Joe Swall**  
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**Laser Electric, Inc.**  
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**From:** Hildebrand, John [<mailto:JHildebr@rctlma.org>]  
**Sent:** Wednesday, October 21, 2015 1:57 PM

**To:** Joe Swall  
**Subject:** RE: Land Use CZ07743 GPA00945

There are no plans to build anything specific on the site. The project includes just the General Plan Amendment and Change of Zone entitlements, to change the property to commercial. The County's development code describes what is allowed in each zoning district. Please refer to the code for more information, which can be found here:

[http://planning.rctlma.org/Portals/0/zoning/ordnance/Ord 348 clean version.pdf](http://planning.rctlma.org/Portals/0/zoning/ordnance/Ord_348_clean_version.pdf)

Regards,

**Riverside County Planning Department**  
4080 Lemon Street, 12'th Floor  
Riverside, CA 92501

**John Earle Hildebrand III – Senior Project Associate**  
eMail: [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org)  
Phone: (951) 955-1888

**From:** Joe Swall [<mailto:joeswall@laserelectric.com>]  
**Sent:** Wednesday, October 21, 2015 1:43 PM  
**To:** Hildebrand, John  
**Subject:** Land Use CZ07743 GPA00945

John,

I live at 32488 Perigord Road, Winchester CA 92596. What is this General Plan Amendment No. 945 Change of Zone No. 7743? What is planned to be built on this property? What can be built in the future if it is C-1/C-P (General Commercial)?

Thank you



**Joe Swall**  
**Senior Estimator/CAD Design**  
**Laser Electric, Inc.**  
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# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 29, 2015

*VIA ELECTRONIC MAIL*

Planning Commission  
Riverside County  
4080 Lemon St  
Riverside CA 92501

**RE: Items 4.1 – 4.7, Hearing Date: November 4, 2015**

Dear Chair and Members of the Commission:

Endangered Habitats League (EHL) appreciates the opportunity to comment on three items before you. For your reference, EHL served on the advisory committees for all three components of the Riverside County Integrated Project.

**4.1 GPA 896 – *No position***

This GPA would change land in Temescal Wash from OS to CD. Prior to Commission action, MSHCP consistency should be confirmed via adherence to the HANS determination to set aside the southern portion of the site for wildlife connectivity.

**4.2 GPA 917 – *Recommend denial***

This GPA would convert Rural land in Reche Canyon to RC estate lots. It is in an high fire hazard area. There is no planning rationale for putting additional life and property at risk of fire, for adding population remote from most infrastructure and services, in using land inefficiently for large lots, or for adding long distance commuters to the highways. Please note that this GPA was initially recommended for denial of initiation by staff.

**4.3 GPA 945 – *Recommend denial***

The conversion of this 19-acre Rural parcel to Community Development (commercial retail) would “leapfrog” over vacant parcels already so designated. Note that this GPA was initially recommended for denial of initiation by staff.

**4.4 GPA 955 – *Recommend denial***

The initial staff recommendation for denial found no new conditions or circumstances that would justify this large 591-acre Foundation change, thus the General Plan standard is not met. The modification to 2-acre estate lots instead of low density

residential does not change this fact. The current designation – Open Space Rural – is the lowest density in the General Plan and reflects the lack of infrastructure, services, and sewer. The project is simply sprawl. Also, according to the staff report, the area is a “sand source” for the Coachella Valley Fringe-toed Lizard Preserve Dunes.

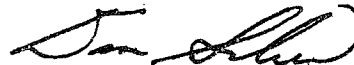
**4.5 GPA 983 – *No position***

**4.6 GPA 1036 – *No position***

**4.7 GPA 1039 – *No position***

Thank you for considering our views.

Yours truly,

A handwritten signature in cursive script, appearing to read "Dan Silver".

Dan Silver  
Executive Director



**VALLEY-WIDE RECREATION  
AND PARK DISTRICT  
GoRecreation.org**

*AWARD WINNING CALIFORNIA PARKS*

**BOARD OF  
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Director

Steve Simpson  
Director

Dean Wetter  
General Manager

November 2, 2015

John Hildebrand  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**RE: GENERAL PLAN AMENDMENT NO. 945 AND CHANGE OF ZONE NO. 7743**

Dear Mr. Hildebrand:

Valley-Wide Recreation and Park District has reviewed the development packet for the above referenced projects and has the following comments:

1. Developer is required to annex into the District.
2. The project is required to annex into the French Valley Community Financing District.
3. Since the proposal will change the land use and zoning designations to commercial, Quimby Fees will be required at the current rate at time of approval.
4. Prior to any tentative map approval, the applicant shall meet with District staff to discuss landscape and basin maintenance.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,

Dean Wetter, General Manager  
Valley-Wide Recreation and Park District



Johnson & Sedlack

ATTORNEYS at LAW

Raymond W. Johnson, Esq. AICP, LEED GA  
Carl T. Sedlack, Esq. Retired  
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Abby@SoCalCEQA.com  
Kim@SoCalCEQA.com  
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Telephone: (951) 506-9925  
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November 10, 2015

John Earle Hildebrand III  
Senior Project Associate  
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4080 Lemon Street 12<sup>th</sup> Floor  
Riverside, CA 92501  
[jhildebr@rctlma.org](mailto:jhildebr@rctlma.org)

Kecia Harper-Ihem  
Clerk of the Board  
4080 Lemon Street, 1st Floor.  
Riverside CA 92501  
951.955.1069  
[cob@rcbos.org](mailto:cob@rcbos.org)

**EMAIL AND US MAIL**

***RE: Written Request for all Public Notices regarding General Plan Amendment No. 945,  
Change of Zone 7743, EA 41773***

Greetings:

Please allow this letter to serve as a written request to receive all notices regarding the Negative Declaration for, and approval of, General Plan Amendment No. 945, Change of Zone 7743, EA 41773.

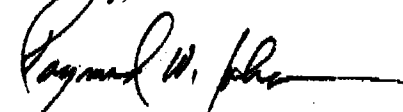
This written request is intended to include all public notices issued pursuant to the County of Riverside ordinances, as well as pursuant to the California Environmental Quality Act ("CEQA"), including notice of any CEQA determination regarding the subject Project. This written request is also intended to include any notices of public hearings regarding the Project.

Please send all notices to the following address:

Johnson & Sedlack  
26785 Camino Seco  
Temecula, CA 92590

Thank you very much for your assistance.

Sincerely,



Raymond W. Johnson  
JOHNSON & SEDLACK

Johnson & Sedlack

ATTORNEYS at LAW

Raymond W. Johnson, Esq., AICP, LEED GA 26785 Camino Seco, Temecula, CA 92590

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Facsimile: (951) 506-9725

November 3, 2015

Planning Commission  
Riverside County Planning Department  
P.O. Box 1409  
4080 Lemon Street  
Riverside, CA 92502

John Earle Hildebrand III  
Senior Project Associate  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
email: jhildebr@rctlma.org  
Phone: (951) 955-1888

VIA E-MAIL and U.S. MAIL

**Re: Agenda Item 4.3- Opposition to General Plan Amendment No. 945 and Change of Zone No. 7743, Adoption of a Negative Declaration**

Greetings:

I hereby submit these comments on behalf concerned area residents and Tualota Estates in opposition to adoption of a Negative Declaration for, and proposed approval of, General Plan Amendment (GPA) No. 945, Change of Zone (CZ) No. 7743.

The Project proposes to amend the site's General Plan Foundation Component from Rural (R) to Community Development (CD); change the site's land use designation from Rural Residential (RR) (5-acre minimum) to Commercial Retail (CR) (0.20-0.35 FAR); and change the Zoning Classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on two parcels totaling 9.49 acres (the "Project"). The Project site is located within the Southwest Area Plan east of Dickson Path, South of Auld Road, West of Maddalena Road, and North of Mazoe Street. The site is within the General Plan's Highway 79 Policy Area.

For the reasons detailed below, the proposed Project fails to comply with the California Environmental Quality Act ("CEQA")(Pub. Res. Code §§ 21000 *et seq.*) and is inconsistent with the County's General Plan<sup>1</sup>.

<sup>1</sup> In order to conserve paper and where available, citations are provided herein in electronic format. Please consider these documents as if they were attached in their entirety. If for whatever reason the citation provided is no longer available, please contact Johnson & Sedlack and I will be happy to provide you with a hard copy of the document.

### I. Improper Piecemeal Environmental Review and Failure to Consider Cumulative Impacts

The California Supreme Court has prohibited the piecemeal evaluation of a Project's environmental impacts. A lead agency may not split a single large project into small pieces to minimize the impacts of the whole action or avoid environmental review of the entire Project. (*Laurel Heights Improvement Assn. v. Regents of Univ. of Cal.* (1988) 47 Cal.376, *Orinda Assn. v. Bd. Of Supervisors* (1986) 182 Cal.App.3d 1145, 1171) The County's consideration of the effects of this Project improperly piecemeals environmental review.

The proposed Project comes on the heels of an earlier, February 13, 2008 submittal requesting the Board of Supervisors adopt an order initiating proceedings to adopt a General Plan Amendment for 18.99 gross acres from Rural: Rural Residential (RUR-RR) to Commercial Retail (CD:CR) for APNs 964-050-006, 964-050-007, 964-050-008, and 964-050-009. At the time, a planned realignment of several roads with an approved Tentative Parcel Map would break up a 20-acre parcel designated CR to the west of the Project site, which 20 acres the project proposed to "replace." However, when the alignment was completed, the existing 20-acre parcel still have three remaining pieces designated CR comprising a total of 13.5 acres: 7 acres, 4 acres, and 2.5 acres. Staff felt that even with any road realignment, an adequate amount of CR would remain in the area; an additional 20 acres to "replace" the lost 6.5 acres of CR would be excessive.

The Planning Director and Planning Commission in 2010 recommended the Board of Supervisors *decline* to initiate the General Plan Amendment<sup>2</sup>. The Board of Supervisors went against this recommendation and adopted an order to initiate GPA 945 to amend the Land Use designation on these ~20 acres (18.99 acres).

On February 14, 2008, another GPA, GPA No. 975, was submitted to amend a site adjacent to this Project from RR to Medium Density Residential. According to the Planning Commission Staff Report, the original submittal included all four parcels of original GPA 945 and totaled 93 acres. (<http://planning.rctlma.org/Portals/0/hearings/pc/2015/rpc072915.pdf> [Item 3.1])

GPA 975 ended up being initiated inclusive of the parcel designated APN 964-050-007, the middle-west lot of original GPA 945. The owner at the time had asked to become part of GPA 945; however, when GPA 975 went to the Board of Supervisors on April 18, 2010, the Board initiated GPA 975 inclusive of that parcel. APN 964-050-007 has since been removed from both the GPA 975 application and the current GPA 945 application. (<http://planning.rctlma.org/Portals/0/hearings/pc/2015/rpc072915.pdf> [Item 3.1]) The Board of Supervisors has not yet held a public hearing on GPA 975.

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<sup>2</sup> The Staff Report for the Project wrongly states GPA 945 was recommended for initiation by County staff, the Planning Director, and Planning Commission. In fact, they each recommended the Board of Supervisors decline to initiate GPA 945.

In October 2014, the Board of Supervisors voted to adopt a Negative Declaration for GPA No. 945D1, CZ No. 7822, and tentatively approve the GPA and CZ pending final adoption of a resolution and ordinance from the board. GPA No. 945D1 parsed out 4.5-acre western-most parcel of original GPA 945 located at the southeast corner of Dickson Path and Auld Road, and approved the request to amend the site's General Plan Foundation Component from Rural (R) to Community Development (CD); change the site's land use designation from Rural Residential (RR) (5-acre minimum) to Commercial Retail (CD: CR) (0.20-0.35 FAR); and change the Zoning Classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial). GPA 945D1 was adopted on June 30, 2015, with the Zone Change agendized for approval November 3, 2015.

This Project proposes to further complete the original 2008 submittals by amending the General Plan and rezoning the 9.49 eastern-most lots of GPA 945. By limiting CEQA review to only these 9.49 acres, the County improperly segments review of the environmental effects of the whole action being proposed. An Environmental Impact Report must be prepared to evaluate the effects of the entire action being proposed.

On the other hand, if evaluated separately, the Initial Study/ Negative Declaration fails to consider the cumulative effects of this Project and these neighboring proposed actions. CEQA mandates a lead agency consider a project's cumulative impacts:

"An EIR must be prepared if the cumulative impact may be significant and the project's incremental effect, though individually limited, is cumulative considerable.

'Cumulatively considerable' means that the incremental effects of an individual project are significant when viewed in connection with the effects of past project, the effects of other current projects, and the effects of probably future projects." (CEQA Guidelines § 15064 (h)(1), 15355.)

Considered cumulatively, the environmental effects of GPA 945, GPA 945D1, and GPA 975 may be significant due to a *drastic* increase in proposed land use intensity. Significant cumulative impacts to traffic, land use/planning, air quality, aesthetics/lighting, etc. may occur. Environmental review must consider these cumulative effects in an EIR.

## **II. The Initial Study Improperly Defers needed Environmental Review**

In addition to the overarching failure to consider adjacent cumulative projects, the Initial Study/ Negative Declaration fails to comply with CEQA by omitting evaluation of the ultimate or secondary effects of the land use change. CEQA requires consideration of the indirect and secondary impacts of an amendment to the General Plan or Zoning Ordinance where such impacts are reasonably foreseeable. (Guidelines § 15358(a)(2)) While CEQA does not require speculation, it requires the agency forecast project impacts and use "its best efforts to find out and disclose all that it reasonably can." (Guidelines § 15144) CEQA recognizes the degree of specificity will be less in evaluating amendments to a zoning ordinance or general plan but nevertheless requires agencies consider of the ultimate consequences of such changes to the physical environment. (Guidelines §§ 15146, 15378, *City of Redlands, supra*, 96 Cal.App.4<sup>th</sup> 398.)

CEQA places the burden of environmental investigation on the agency. An “agency should not be allowed to hide behind its own failure to gather relevant data.” (*Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 311, *City of Redlands v. County of San Bernardino* (2002) 96 Cal.App.4<sup>th</sup> 398.)

The Initial Study here fails to evaluate the reasonably foreseeable ultimate consequences of this Project in compliance with CEQA’s overarching information disclosure and environmental protection purposes. The Initial Study instead repeatedly states analysis is deferred until “a development proposal” or other “future implementing project.” The vast majority of the conclusions in the ND are not based on substantial evidence or *any* evaluation.

The Initial Study also repeatedly states, “this is a programmatic level CEQA analysis,” and claims the Project is too speculative to provide a detailed analysis at this time. The reference to this analysis as “programmatic” is misleading and false. CEQA allows the preparation of a “Program” EIR to evaluate a series of related actions in order to consider broad policy issues, ensure cumulative impacts are addressed, and avoid duplication of work, among other things. (Guidelines § 15168) Subsequent projects are then considered in light of the Program EIR. This Project is *not* being evaluated in a Program EIR, but instead proposes adoption of a Negative Declaration (with no mitigation) for a site- specific General Plan Amendment and Zone Change. The deferral of analysis permitted with a Program EIR does not justify deferral here absent the same level of in depth CEQA review and proposed mitigation.

While development-level analysis may presently be impossible, the County can reasonably forecast impacts of the GPA and zone change based on the assumptions made in the General Plan, General Plan EIR, Zoning Ordinance, and other planning documents. For instance, the County could reasonably apply the “probable” FAR of 0.23 and 500 SF/Employee rates of General Plan Appendix E, predicted development area, and ITE trip Generation Rates to forecast traffic, air quality, noise and other ultimate impacts of the Project. In other places, the Initial Study omits even basic disclosure and inquiry, i.e., the location of the nearest fire station, information about the dam inundation area, etc. The Initial Study fails to comply with the law where it kicks the can down the road without *any* effort at analysis or disclosure.

Furthermore, if deferred, there is no guarantee in depth review would *ever* occur. If a future discretionary approval is not needed, a development project at the site may be permitted with no further CEQA review. Also, if impacts are no longer potentially “significant” as a result of the GPA and Zone Change, cursory review with an initial study may be deemed sufficient. In addition, CEQA Guidelines § 15183 provides a type of “exemption” for projects consistent with the general plan or zoning ordinance. Future development at the site may consequently *never* require the CEQA review alluded to in the Initial Study.

The County must properly evaluate the ultimate impacts of these land use changes *now*.

**III. The Initial Study is Inadequate and an EIR must be prepared to evaluate the Potentially Significant Effects of the Project**

The adoption of a Negative Declaration for this Project is improper as there is evidence the Project may result in significant environmental impacts. An EIR is required for any proposed

project that may have a significant effect on the environment. (Public Resources Code § 21100 (a).) A lead agency may prepare a negative declaration for a proposed project in lieu of an EIR only where there is no substantial evidence in light of the whole record that the project may have a significant effect on the environment. (State CEQA Guidelines § 15070 (a))

There is substantial evidence in the record the Project may result in significant impacts to/from, at least, aesthetics, agriculture, air quality, geology, hazards, hydrology/water quality, land use/ planning, noise, and traffic. The Project is also likely to result in significant cumulative impacts not addressed in the Initial Study from the related projects set out above and other proposed projects in this area.

Furthermore, CEQA requires that where feasible mitigation exists which can substantially lessen the environmental impacts of a project, *all feasible mitigation* must be adopted. In this way CEQA goes beyond its informational role to require that projects substantively lessen their negative effects on the environment. It is critical to proper drafting of an EIR that all feasible mitigation measures be required of a project. No mitigation is proposed for this Project's potentially significant effects. Hence, as detailed herein, the Initial Study/ Negative Declaration is inadequate and an EIR must be prepared for this Project.

### *Aesthetics*

The Project has the potential to cause aesthetic impacts from obstructing views and creating and aesthetically offensive site open to public view by permitting development inconsistent with existing development and land use designations in the area.

As stated in the General Plan, "Rural areas comprise one of the most distinctive and attractive segments of the County and are the expressed lifestyle choice for many residents." (General Plan p. LU-52) Accordingly, General Plan Policies include LU 17.3 to, "Ensure that development does not adversely impact the open space and rural character of the surrounding area"; and LU 17.6 to, "Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character."

The Project site is currently vacant land, designated by the General Plan Foundation Component as Rural (R) and with a land use designation Rural Residential. The site is surrounded by single-family residential and vacant land. The Project would change the Site's Foundation Component designation to Community Development and land use designation to Commercial Retail. The Project consequently may result in significant aesthetic impacts through inconsistent development contrary to policies established to maintain the existing attractive and distinctive rural character of the area. The Project instead proposes to diminish this rural area; an act that may be aesthetically offensive and substantially damaging to scenic resources according to these General Plan Policies.

The Project may also have significant aesthetic impacts from obstructing views. The site's land use designation currently permits minimal development onsite through the R:R (5-acre minimum) land use designation and A-1-5 (Light Agriculture, 5-acre minimum). The proposed Project would likely permit substantial additional site building coverage beyond the current planning and zoning, approximately 3.3 acres of the site with a one-story development. Views from the roadway and neighboring residences may thus be obstructed.

Lighting is also an issue. The Project land use designation would create a great deal more lighting than the rural designation from both stationary and vehicle lighting in excess of the current allowed uses. While Ordinance No 655 may reduce light spill over from stationary sources, there is no consideration of potential increases in lighting from vehicle trips to and from commercial retail uses. What is more, even with the requirements of Ordinance No. 655, stationary lighting may still be exceptional at this site due to its rural and residential location.

There is also evidence of cumulative aesthetic impacts. The various proposed projects (GPA 945, GPA 945D1, GPA 975) would significantly alter the landscape, impact scenic views, and increase lighting in this rural/ agricultural area. The Initial Study/ Negative Declaration fails to address these cumulative effects.

### ***Agriculture***

The Project may cause potentially significant impacts to agricultural resources. First, the site is located within 300 feet of agriculturally zoned property, and so may adversely impact adjacent agricultural uses. The Initial Study states that, due to the Community Development (including commercial and residential) designations to the east and north of the site, the Project continues a "logical progression of Community Development within the area." This contention flies in the face of the General Plan's stated goal to preserve rural areas, "define their edges and provide separation between developed areas," and prevent their diminishment from "encroaching urbanization." (General Plan p. LU-52 through -53) The Project proposes additional sprawl and encroachment into a rural and agricultural area in a manner that may cause significant impacts to existing agricultural zoning.

The Project may also involve other changes in the existing environment which could result in conversion of Farmland to non-agricultural use. The County seeks to preserve agriculture to maintain the viability of the agricultural industry, a critical component of the County's economy, and to preserve the resource represented by farmland - its productive soils and its secondary role as an open space amenity. Locally important farmlands are designated based on their importance as an agricultural resource, and include:

- Lands with soils that would be classified as Prime or Statewide Important Farmlands but lack available irrigation water.
- Lands planted in 1980 or 1981 in dry land grain crops such as barley, oats, and wheat.
- Lands producing major crops for Riverside County but that are not listed as Unique Farmland crops. Such crops are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelon.
- Dairylands including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more.
- Lands identified by the County with Agriculture land use designations or contracts.
- Lands planted with jojoba that are under cultivation and are of producing age.

There is also no disclosure of why the designation "Farmland of Local Importance" was applied to the site. There is also no evaluation of the viability of agricultural uses at the site, such as a

LESA evaluation to evaluate soil quality, water availability, etc. Impacts to this Farmland of Local Importance have been inadequately evaluated and disclosed, and may be significant.

The Initial Study also inadequately considers the potentially significant impacts of this encroachment on adjacent or nearby sites. As there are agriculturally zoned properties within 300 feet of this Project, the Project may cause significant impacts from noise, traffic, lighting, growth inducement/ sprawl, and other issues resulting from the change in use at the site. The effects of potential conflicts in use to adjacent agricultural properties may be significant.

Also, cumulative effects of this Project, GPA 945D1, and GPA 975 are not considered with respect to nearby agricultural uses. The effects of this proposed urban sprawl into this rural area have been inadequately addressed.

These potentially significant impacts are not mitigated. The proposed deferral of mitigation until development application review is improper as mitigation is presently available to reduce or avoid adverse agricultural impacts. For instance, mitigation should be adopted requiring a 200-foot setback vegetative buffer (e.g. landscaped area) between any commercial building or parking area developed at the site and adjacent to agriculturally zoned property. Access to the site should be restricted to roadways and turning movements that will prevent impact to nearby agricultural uses. Other mitigation should include purchasing agricultural easements or agricultural land for preservation in the County at a 1:1 ratio.

### *Air Quality*

The Initial Study/ Negative Declaration states the increase in air quality impacts is "too speculative to provide a detailed analysis at this time," and thus concludes impacts will be less than significant. The County could reasonably forecast the impacts of the proposed increased intensity of use based on traffic (ITE Trip Generation Rates); and land use and zoning designations (General Plan EIR). There is no justifiable reason to fail to generally forecast Project air quality impacts.

The Initial Study/ Negative Declaration also omits consideration of whether the Project is inconsistent with SCAQMD's Air Quality Management Plan (AQMP), where the use of this site, and others in the area, were presumed to be RR. The Project is likely to conflict with the AQMP individually and cumulatively.

Cumulative air quality impacts from mobile source emissions are also likely. This Project is located within the Highway 79 Policy Area, established to ensure adequate transportation infrastructure capacity to accommodate added traffic growth. This Project, GPA 945D1, and GPA 975 will increase traffic growth beyond levels considered in the General Plan. Numerous other amendments to the General Plan in the Highway 79 Policy Area are currently being considered as well. (See, GPA 998, GPA 976, GPA 926, etc. <

<http://planning.rctlma.org/Portals/0/hearings/pc/2015/rpc102115.pdf>> [Item 4.3]) Jointly these projects are likely to *significantly* increase traffic on Highway 79 and connecting roadways, thus also substantially increasing air pollutant emissions.



No mitigation has been proposed or adopted for the Project's potentially significant air quality impacts. Mitigation should include measures to reduce construction emissions when development occurs, including adopting dust control measures, setbacks from adjacent residences, construction routes, and use of CARB Tier IV certified equipment. Operational mitigation should include the following terms:

1. Require planting of shade trees in parking lots to provide minimum 50% cover to reduce evaporative emissions from parked vehicles.
2. Require installation of EVSE QuickCharge charging stations onsite with any proposed development.
3. Require paving with concrete or reflective surface with any proposed development.
4. Prohibit gas powered landscape maintenance equipment with any proposed development.
5. Provide preferential parking for carpool/vanpool vehicles and EV with any proposed development.
6. Provide secure, weather protected bike parking with any proposed development.
7. Connect to existing trail systems with any proposed development.
8. All buildings with any proposed development shall be constructed to applicable LEED Gold standards.
9. Buildings with any proposed development shall exceed applicable Title 24 requirements by 20%.
10. Construct transit facilities such as bus turnouts/bus bulbs, benches, shelters, etc. with any proposed development.
11. Require photovoltaic solar or alternative renewable energy sources sufficient to provide 100% of all electrical usage for any proposed development.
12. Require installation of solar water heating systems to generate all hot water requirements with any proposed development.

### ***Biology***

Any evaluation of potential biological impacts is improperly deferred. There is no reason required surveys could not be presently completed.

The Initial Study/ Negative Declaration improperly limits impact evaluation to onsite areas without any consideration of off-site effects. (Guidelines §§ 15064 (d), 15360) Tualalata Creek runs nearby the site. The Project may impact riparian and riverine habitat or wetland by ultimately increasing traffic, noise, runoff, etc. in this area.

Cumulative impacts to biological resources are also potentially significant where the Project and others proposed in the area would propose significantly more intense development in this currently rural area, increasing noise, lighting, traffic, etc. and reducing available open space and habitat area.

### ***Cultural Resources***

Any evaluation of potential impacts to cultural/ archaeological resources is improperly deferred despite Pechanga's request to initiate consultation. The public and decision-makers must be informed of the full scope of this Project's impacts on the environment now, before it is too late to reverse course.

Evaluation of paleontological impacts is also wrongly deferred where the Project is located in an area of high paleontological sensitivity. No information is provided to the public or decision-makers concerning the potential effects of significantly increasing development and disturbance on the site with a CR land use. No mitigation has been adopted for these potentially significant impacts.

### ***Geology/Soils***

The Project is located in an area highly susceptible to ground subsidence, yet no geotechnical study has been prepared to determine whether the site is capable of supporting the proposed increased land use intensity. No mitigation has been adopted for potential geotechnical impacts.

### ***GHGs***

The Initial Study/ Negative Declaration improperly defers evaluation of GHG impacts. As with air quality and traffic impacts, it is possible to forecast the effects of the proposed increased land use intensity with reference to the General Plan EIR, ITE Trip Generation data, and other planning documents. Such impacts are likely significant due to increased vehicle trips and associated mobile source emissions.

Compliance with the County's Climate Action Plan is insufficient mitigation. The CAP was adopted to reduce predicted emission levels based on the General Plan. A more intense land use was not considered.

### ***Hazards***

The site is located in a high fire area. While the Initial Study accurately states, "the project does not propose to add people or structures to the site." The Initial Study again wrongly fails to evaluate the ultimate effects of the GPA. The CR land use designation proposes to substantially increase the use of the site, in terms of both people and structures, compared to the RR designation.

The Initial Study also identifies potentially significant hazards to emergency access, stating, "The project will result in higher development intensity of the site than was proposed in the General Plan...[which] may result in an overburden of streets previously identified as evacuation routes for other projects." The Initial Study fails to actually cite what those routes are or in any way evaluate or disclose the potential effects to those routes. Given the site's location in a high fire hazard area and dam inundation area (discussed below), the potential to overburden evacuation routes is significant. Cumulative impacts to emergency access are also likely significant for the same reason, and undisclosed in the Initial Study. No mitigation is adopted to ensure that adequate emergency access will be provided with future development proposals.

### ***Hydrology/Water Quality***

As discussed above, the site is located near Tualota Creek. No information is provided about the creek, drainage patterns, runoff, etc. The Project's proximity to the Creek evidences potential for impacts from increasing potential site coverage and land use intensity.

No information is provided concerning groundwater at the site, yet the Initial Study finds a less than significant impact would occur despite planning for greater intensity of development at the site. This conclusion is unsupported by any fact or evidence.

In addition, the Staff Report states the site *is* located within a Flood Zone and Dam Inundation Area, contrary to the statement of the Initial Study p.2. Initial Study p. 22 acknowledges, “the northwest corner of the project site is located in an area of flooding sensitivity” but fails to provide further information. Page 24 states “Dam Inundation Area” with *no further information* about the potential flooding hazards at the site or potential impacts of increasing development intensity and attracting people to this flood prone site.

The site is evidently located in the Dam Inundation Area of Lake Skinner. According to the County’s General Plan EIR No. 521 (February 2015) the dam has a rating of “H” signifying a “High” hazard potential. “A dam is considered a ‘high’ hazard potential if it stores more than 1,000 acre-feet of water, is higher than 150 feet tall and has the potential for downstream property damage and/or causing downstream evacuation. These are dams where failure or misoperation would likely cause loss of human life.” The impact of the GPA and CZ must be considered in light of the potential for attracting persons to an area of potential dam inundation.

Consideration must also be given to flooding impacts to surrounding sites if a more intense use is permitted at the Project site. Would a CR structure at the Project site impede or redirect flood flows to adjacent sites in the event of a flood?

### ***Land Use/Planning***

The Project is likely to result in significant impacts to land use and planning, individually and cumulatively.

In recommending rejection of the original 2008 submittal for a GPA and CZ to commercial for an 18.99 site, County Planning expressed the opinion the addition of so much commercial would be excessive for the area in light of the remaining 13.5 acres of commercially designated land remaining with any proposed road realignment. This is especially true given the General Plan anticipates commercial development will occur on only about 40% of land designated CR, so more than enough CR land (8 acres/ 20 acres) would remain *even with* the proposed road realignment. (General Plan p. LU-63)

If the road is not realigned pursuant to the applicable tract map, the County will end up with ~35 acres of CR land in an area planned for ultimate development of just 8 acres. This is a substantial alteration of the planned land use in the area.

The Initial Study states significant impacts will not occur because the General Plan intended urban uses in French Valley. This is misleading. The Riverside County General Plan’s Southwest Area Plan seeks to focus urban development in City/urban centers in order to continue to preserve the rural and agricultural character of the area. (See, SWAP p. 15 [“Land Use Concept”]) “By concentrating development patterns in this manner, future growth will be accommodated and the unique rural and agricultural lifestyle found elsewhere in the Southwest planning area will be maintained.” In French Valley, urban development is to occur through a number of Specific Plans.

Here, the Project site is not part of a Specific Plan. The Project site is presently designated by the General Plan Foundation Component as Rural, a designation that is deemed by the General Plan to be one of "Riverside County's most important land uses in terms of historic character and lifestyle choice." (General Plan p. LU-52) The General Plan states:

"Rural areas comprise one of the most distinctive and attractive segments of the County and are the expressed lifestyle choice for many residents. Rural uses include a range of choices, from agricultural, to equestrian, to estate, to remote cabins and resorts. Like agricultural uses, rural uses define the unique character of many communities in Riverside County and help to define their edges and provide separation between developed areas. Rural areas are also valuable in providing important wildlife habitat and habitat linkages. Many visitors are drawn to this County to enjoy the rural atmosphere. The importance of the rural character to Riverside County is reflected in the following RCIP Vision statements:

*'The extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle and its sustainability is reinforced by the strong open space and urban development commitments provide for elsewhere in the RCIP.'*

*'Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded life style. Rural residents accept the fact that they must travel some distance for more complete services and facilities.'*

"Due to increasing growth pressures, there is danger that the character of some rural areas may be diminished by encroaching urbanization. There is a delicate balance between accommodating future growth and preserving this rural lifestyle. In some instances, allowing limited growth is desirable and appropriate while in others, there is a need to maintain the character of an area...."

"The Rural General Plan Foundation Component is intended to identify and preserve areas where the rural lifestyle is the desired use, including areas of remote cabins, residential estates, limited agriculture, equestrian, and animal keeping uses. In the future, the challenge will focus on preserving the character of established rural areas while accommodating future growth, preventing the encroachment of more intense urban uses, and ensuring compatibility between rural and urban uses." [emphasis added] (General Plan p. LU-52 through -53)

To this end, the General Plan adopts the following policies for rural designations:

- LU 17.1 Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)
- LU 17.2 Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)

- LU 17.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)
- LU 17.4 Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. While lot sizes may vary, the overall project density must not exceed that of the underlying land use designation unless associated with an incentive program.
- LU 17.5 Encourage parcel consolidation. (AI 29)
- LU 17.6 Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)

The Project site presently, in keeping with this intent, is designated Rural Residential (RR) 5 ac min., which use permits single-family residences with a minimum lot size of 5 acres, limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses. Existing uses on surrounding land is single-family residential, vacant, or single-family residential as part of a Specific Plan.

The Project would diminish this rural area by approving encroaching urbanization. The Project would amend the site's General Plan Foundation Element designation to Community Development and the General Plan Designation to CR, a designation inappropriate to the area. "The Community Development General Plan Foundation Component depicts areas where urban and suburban development are appropriate." (General Plan LU-58) "It is the expressed goal of the General Plan to focus future growth into those areas designated for Community Development and in a pattern that is adaptive to transit and reduces sprawl." [emphasis added](General Plan p. LU-58)

The following policies apply to commercially designated properties within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

LU 23.1 Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. (AI 2, 6)

LU 23.2 Once 40% of the area designated Commercial Retail within any Area Plan is built out, commercial retail development applications that are proposed within that Area Plan will only be considered for approval based on demonstrated market need, as well as a demonstrated ability to accommodate the traffic impacts the development will generate. (AI 1)

LU 23.3 Site buildings along sidewalks, pedestrian areas, and bicycle routes and include amenities that encourage pedestrian activity. (AI 3)

LU 23.5 Concentrate commercial uses near transportation facilities and high density residential areas and require the incorporation of facilities to promote the use of public transit, such as bus turnouts. (AI 3)

LU 23.6 Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)

LU 23.7 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

Project Design LU 23.9 Require that commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

The Project would, contrary to these goals, increase sprawl into an area the General Plan intended for rural uses. The Project fails to satisfy the General Plan policies for development of Rural and Community Development areas. The Project proposes additional CR away from adequate infrastructure, including adequate circulation facilities (as discussed in the transportation section re: Highway 79 Policy Area, below); and away from population centers. The Project would be inconsistent with existing open space and rural uses.

The Project also fails to comply with the rural goals of clustering development to allow more rural and open space uses. The Project and other cumulative projects would simply expand urban and suburban uses into the designated rural areas. The Project and cumulative projects fail to promote the County's goal to protect the distinctive rural areas of the County.

The Project is also incompatible with surrounding zoning. The Initial Study states, "Aside from the Light Agriculture zone to the east and south of the site, the amendment proposal is consistent with the more intense surrounding zoning designations with the Specific Plan (SP) zone to the north and General Commercial (C-1/C-P) to the west. There will be no impacts." This claim is absurd based on the facts presented. Essentially the Project is inconsistent with half the surrounding zoning (east & south) and consistent with half (north & west). The no impact finding is unsupported by fact.

Next, the Project is incompatible with existing land uses, which include single-family residences to the north; and scattered residences plus vacant land to the south, east, and west. This is definitely not the "high density" area the General Plan intended for Community Development and CR use.

The Initial Study fails to consider growth-inducing impacts of this Project and proposed cumulative projects. Indirect or secondary effects of a project "may include growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate, and related effects on air and water and other natural systems, including ecosystems." (Section 15358)(a)(2)). These cumulative projects expand urban and suburban development into an area planned for rural use, inducing further sprawl and changes in the pattern of land use in the area.

The Project also has the potential to impact a land use within Temecula's sphere of influence. The Initial Study states Temecula raised no comments or concerns about the Project. This is false. In a letter dated May 19, 2014, the City of Temecula requested a traffic impact analysis. No such analysis has been prepared. The Project thus may have impacts beyond County

jurisdiction also not evaluated, disclosed, or mitigated. An EIR must be prepared to evaluate the land use/planning impacts of this Project.

The Land Use/ Planning portion of the Initial Study in places cites the 18.99-acre original project. (Initial Study p. 24-26[Finding 27(a), 28(e)]) The scope of the Project being evaluated should be clarified.

### ***Mineral Resources***

The Initial Study states that Project would have no impact to mineral resources because, among other things, “[t]here are no proposed or known quarries or mines on the project site.” This conflicts with the finding in the Initial Study, p. 11, that no impacts to cultural resources would occur because, “the project site has been previously disturbed through mining operations for the past 40 years.”

### ***Noise***

The Initial Study improperly defers evaluation of Project noise impacts. There is no information concerning existing noise levels, but these levels are likely low due to rural uses and the site’s location outside the 55 CNEL or greater noise contour for French Valley Airport. Increased noise levels with the change in land use designation can be forecast using average noise generation for a CR project this size and its likely traffic generation. (See, General Plan 2013 Appendix I

[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2013/4%20Technical%20appendices/App I Noise Data Adopted Final.pdf](http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/4%20Technical%20appendices/App_I_Noise_Data_Adopted_Final.pdf)) The Project is likely to result in a potentially substantial increase in ambient noise above existing noise levels in this rural area. The Project may also exceed County standards.

Cumulative noise impacts are also likely to be significant with at least this Project, GPA 945D1, and GPA 975. Increases in traffic noise and stationary noise to adjacent persons, property, biological resources, and the rural area in general are likely substantial with this cumulative increase in development intensity.

No mitigation has been adopted to reduce these significant impacts. Such mitigation should include:

- 1) Any development shall install noise barriers sufficient to reduce noise to 65dB or below at adjacent properties, consisting of
- 2) Berms and landscaping shall be installed to reduce noise impacts to adjacent properties.
- 3) Traffic calming measures consistent with rural uses shall be considered to reduce the effects of traffic noise.
- 4) Construction noise shall be minimized through use of temporary noise barriers 12-feet tall with an STC rating of 25 dB or greater.
- 5) Where technically feasible, utilize only electrical construction equipment
- 6) During construction, the developer shall require that all contractors turn off all construction equipment and delivery vehicles when not in use and prohibit idling in excess of 3 minutes.

- 7) Require the use of rubberized asphalt for construction of all roadways and parking areas.
- 8) Maintain quality pavement conditions that are free of bumps, pot holes, pavement cracks, differential settlement in bridge approaches or individual pavement slabs, etc.
- 9) Require resurfacing of roads.
- 10) Ban heavy trucks near vibration sensitive uses.
- 11) The construction contractor shall locate equipment staging in areas at least 50 ft from noise-sensitive receivers nearest the Project site during all Project construction.

### ***Public Services***

Despite the site's location in a high fire hazard area, no information is actually provided concerning the ability of the Riverside County Fire Department to maintain acceptable service ratios or response times to the site should it be developed with more intense, CR use. Cumulative impacts of adjacent proposed projects are likewise not considered. Given this interface area, these issues must be considered. Potentially significant impacts to fire services may result.

Impacts to other public services such as sheriff services are likewise inadequately evaluated.

### ***Traffic/Circulation***

The Project is located within the Highway 79 Policy Area the purpose of which is to address transportation infrastructure capacity within the policy area and ensure all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth.

The Initial Study states regarding the GPA and CZ's impact on the Policy Area:

"This Policy intends to limit the existing build-out of the current Land Use Designation, due to potential infrastructure limitations. The proposed increase to the project site's density is in conflict with the policy. Mitigation, which shall be adhered to during time of any implementing project, is proposed below. This mitigation will assure that the goals of the Policy are met at the implementation stage of development. ... With the proposed mitigation, the impacts are less than significant." (Initial Study p. 34)

No mitigation is proposed or adopted. The Initial Study instead states impacts would simply be less than significant. This is incorrect.

As discussed above, cumulative impacts in the Highway 79 Policy Area are also likely given the many proposed GPAs in the area. These impacts are unconsidered and undisclosed.

No traffic analysis has been prepared to evaluate impacts to local roads and intersections despite the fact that impacts to traffic are regularly forecast based on proposed use. (*See, ITE Trip Generation Manual*) There is no consideration of whether these local roads and intersections can handle additional CR traffic from this Project and/or cumulative projects.



Furthermore, according to the Staff Report, "In a letter dated May 19, 2014 the City of Temecula requested a traffic impact analysis, and specified intersections that they would like to have analyzed." As the site is within Temecula's sphere of influence, this request should be resolved by preparation of traffic analysis. The proposed Project and cumulative projects may impact not only the County's planning but Temecula's as well.

Also, as discussed above, there may be impacts to emergency access, as acknowledged in the Initial Study's hazard analysis, but ignored in the traffic analysis (Threshold question 43(h)).

#### *Utility/ Service Systems*

The evaluation of impacts to utilities and service systems improperly defers needed analysis.

Given the State's unprecedented drought and water restrictions adopted by the Governor, even relatively small increases in water demand may have significant impacts. The increased land use intensity may significantly increase water demands.

Furthermore, cumulative impacts to water supply, sewer, and other utilities may occur with the other proposed GPAs in the Project area. While one project may have an insignificant impact, cumulatively the effect on services may be significant and require expansion of facilities either on- or off- the Project site.

#### **IV. The County cannot make Findings needed for the General Plan Amendment**

The County must make eight findings to justify the General Plan Amendment. The facts do not support these findings being made.

First, as discussed above, the Project does conflict with General Plan and its vision to retain rural spaces while developing within urban areas. Second, with respect to the road realignment and as discussed above, *ample* developable CR land still exists should the realignment occur. The General Plan presumes only 40% of CR land will be put to CR use, and the realignment would leave more than enough land for this to occur. It is also important to note the realignment is proposed as part of a TPM and may, in fact, never occur.

Third, the proposed plan *does* present a conflict with the Rural and Community Development principles of the General Plan, as discussed above, by promoting urban sprawl without adequate circulation infrastructure and without retaining this unique rural environment.

Fourth, as discussed above, the Project would be detrimental to various General Plan policies. There is also no support for the proposed finding the Project promotes either Policy LU 23.1 or LU3.1(c). Policy LU 23.1 seeks to, "Accommodate development of commercial uses in areas appropriately designated by the General Plan and the plan land use maps." This Project would develop commercial uses in areas designated rural.

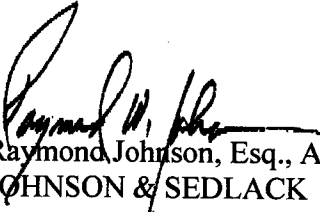
Policy LU 3.1(c) seeks to “Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.” This Policy applies to County programs, no individual projects. In any case, the proposed supporting claim that the “project will result in a nearly seamless continuation of commercial property on the southside of Auld Road” overlooks the seam—i.e. the middle parcel which no longer a part of this project or GPA 975. This proposed finding also overlooks the fact that no CR has yet been developed. The Project does not continue the actual, existing land uses of single-family residential and vacant land.

#### **IV. Conclusion**

In sum, the required findings for a General Plan amendment cannot be made. Also, adoption of a Negative Declaration for this Project is not permitted where the Project may have significant environmental effects that have not been evaluated, disclosed, or mitigated. For these reasons, I respectfully ask the Planning Commission to recommend denial of this Project. At a minimum, an EIR must first be prepared.

Thank you for your consideration of these comments.

Sincerely,

  
Raymond Johnson, Esq., AICP, LEED GA  
JOHNSON & SEDLACK

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

**City Planning:**

Current Planning

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

General Plan

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

Environmental Analysis

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

**Representation:**

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

**Education:**

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

**Professional Associations:**

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

**Johnson & Sedlack, Attorneys at Law**  
26785 Camino Seco  
Temecula, CA 92590  
(951) 506-9925

12/97- Present

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

**Planning-Environmental Solutions**  
26785 Camino Seco  
Temecula, CA 92590  
(909) 506-9825

8/94- Present

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

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

6/91-8/94

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

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

6/91-6/92

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

**San Bernardino County Planning Department**

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

6/90-6/91

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

**Broadmoor Associates/Johnson Consulting**

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

2/86-6/90

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

**Shepherd Realty Co.**

Lee's Summit, MO

6/84-2-86

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

**Contemporary Concepts Inc.**

Lee's Summit, MO  
Owner

9/78-5/84

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

**Environmental Design Association**

Lee's Summit, Mo.  
Project Coordinator

6/77-9/78

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

**City of Lee's Summit, MO**

220 SW Main  
Lee's Summit, MO 64063  
Community Development Director

4/75-6/77

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

**Howard Needles Tammen & Bergendoff**

9200 Ward Parkway  
Kansas City, MO 64114  
(816) 333-4800  
Economist/Planner

5/73-4/75

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

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

*Scan*

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

George A. Johnson · Agency Director

**Planning Department**

Ron Goldman · Planning Director

**DATE:** May 5, 2010

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT:** GPA00945

(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 <small>(Receive &amp; File; EOT)</small> | <input type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small>      |
| <input type="checkbox"/> Labels provided If Set For Hearing                                      | <input type="checkbox"/> Publish in Newspaper:   |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day  | <b>**SELECT Advertisement**</b>  |
| <input type="checkbox"/> Place on Consent Calendar   | <input type="checkbox"/> <b>**SELECT CEQA Determination**</b>  |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small>  | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day              |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
|  | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                           |

**Designate Newspaper used by Planning Department for Notice of Hearing: NONE - GPIP**

**Please schedule on the May 25, 2010 BOS Agenda**

*Bus sent 5/13/10.*

*Ron*  
*5-11-10*



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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
May 13, 2010

**SUBJECT: GENERAL PLAN AMENDMENT NO. 945** -- Foundation-Regular - Applicant: Leonard Bustin -- Engineer/Representative: Michael Schweitzer. - Third Supervisorial District -- Rancho California Zoning Area -- Southwest Area Plan: Policy Area(s) -- Highway 79 Policy Area; Rural: Rural Residential (RUR-RR) (5 acre minimum lot size)-- Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road -- 18.99 Gross Acres -- Zoning: Light Agriculture- 5 acre minimum lot size (A-1-5)  
**REQUEST:** This General Plan Amendment proposes to change the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 acre minimum lot size) to Commercial Retail (CD: CR) (0.20-0.35 FAR) - APNs: 964-050-006, 964-050-007, 964-050-008 and 964-050-009

**RECOMMENDED MOTION:** The Planning Director recommends that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for the above referenced general plan amendment. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**BACKGROUND:** The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the

Ron Goldman  
Planning Director

Initials:  
RG: *RG*

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICER

DATE  
Tina Grande  
Departmental Concurrence

Dep't Re  
Per Exec. Ofc.:  
 Policy  
 Consent  
 Policy  
 Consent

Prev. Agn. Ref. | District: Third | Agenda Number:

The Honorable Board of Supervisors  
Re: General Plan Amendment No. 945  
Page 2 of 2

report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

**PLANNING COMMISSION  
MINUTE ORDER FEBRUARY 3, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. **AGENDA ITEM 7.1: GENERAL PLAN AMENDMENT NO. 945** - Foundation / Regular - Applicant: Leonard Bustin - Engineer/Representative: Michael Schweitzer. - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Policy Area(s) - Highway 79 Policy Area; Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size)- Location: Northerly of Mazoe Street, southerly of Auld Road, easterly of Dickson Path and westerly of Maddalena Road - 18.99 Gross Acres - Zoning: Light Agriculture- 5 Acre Minimum Lot Size (A-1-5)

II. **PROJECT DESCRIPTION**

This General Plan Amendment proposes to change the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) to Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Tamara Harrison, Ph: (951) 955-9721 or E-mail [tharriso@rctlma.org](mailto:tharriso@rctlma.org)

The following did not wish to speak but want to be recorded in favor of the subject proposal:

Scott Seidman, Applicant, 43696 Ortena St., Temecula, CA 92592

Leonard Bustin, Applicant

No one spoke in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**  
NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, recommended to the Board of Supervisors;

**TO DECLINE TO INITIATE the GENERAL PLAN AMENDMENT**

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

**Agenda Item No.: 7.1**  
**Area Plan: Southwest Area**  
**Zoning District: Rancho California**  
**Supervisorial District: Third**  
**Project Planner: Tamara Harrison**  
**Planning Commission: February 3, 2010**

**General Plan Amendment No. 945**  
**Applicant: Leonard Bustin**  
**Engineer/Representative: Michael Schweitzer**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **RECOMMENDATIONS:**

The Planning Director recommended that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for GPA00945 from Rural: Rural Residential to Community Development: Commercial Retail and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board tentatively decline to adopt an order initiating proceedings for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

### **PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:**

The following comment(s) were provided by the Planning Commission to the Planning Director:

**Commissioner John Roth: No Comments**

**Commissioner John Snell: No Comments**

**Commissioner John Petty:** Commissioner Petty disagreed with staff's recommendation to decline to initiate proceedings for General Plan Amendment No. 945. Mr. Petty commented that the re-alignment of Butterfield Stage Road presents a new circumstance for the area that would justify reconsidering the current General Plan designation. Commissioner Petty also commented that he would have liked for staff to present an alternative designation as opposed to recommending to tentatively decline to adopt an order initiating proceedings for the case. Finally, Mr. Petty stated that the applicant should be allowed to move forward with the proposal to Commercial Retail.

**Commissioner Jim Porras: No Comments**

**Commissioner Jan Zuppardo: No Comments**

**Agenda Item No.: 7.1**  
**Area Plan: Southwest**  
**Zoning Area: Rancho California**  
**Supervisorial District: Third**  
**Project Planner: Tamara Harrison**  
**Planning Commission: February 3, 2010**

**General Plan Amendment No. 945**  
**Applicant: Leonard Bustin**  
**Engineer/Representative: Michael Schweitzer**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation Component of the subject site from "Rural" (RUR) to "Community Development" (CD) and to amend the General Plan Land Use designation of the subject site from "Rural Residential" (RR) (5 acre minimum lot size) to "Commercial Retail" (CR) for an approximately 18.99 acre site. The project is located southerly of Auld Road, northerly of Mazoe Street, easterly of Dickson Path and westerly of Maddalena Road.

### **POTENTIAL ISSUES OF CONCERN:**

The subject site is located in the "French Valley" community within the "Southwest" area plan and is also located within the City of Temecula's Sphere of Influence. The Rural Residential designation can be found to the south and to the east of the subject site. The Commercial Retail designation can be found to the west of the site directly across Dickson Path. Medium Density Residential can be found directly north of the site across Auld Road. The City of Temecula's General Plan has given the subject site an anticipated land use designation of Rural (RR) (0-0.2 du/ac max).

A 20 acre parcel to the west of the subject site across Dickson Path at the southeast corner of Pourroy Road and Auld Road is currently designated as Commercial Retail (CR) and remains vacant. The planned realignment of a number of General Plan Circulation Element roads will break up the existing 20 acre piece of CR and the applicant is seeking to replace the full 20 acres of CR at the subject site (the existing Commercial Retail parcel does not share the same owner as the parcels in question). Staff recognizes that the anticipated road alignment will alter the existing CR in the area; however, there will be an adequate amount of CR that will remain once the re-alignment is complete and an additional 20 acres of Commercial Retail would be excessive for the area. Once the road alignment is complete, the existing 20 acres of CR will be broken down into 3 pieces (see attached exhibit titled "Circulation Element Roads"). One of the parcels will be approximately 7 acres, one will be approximately 4 acres and the third parcel will be approximately 2 ½ acres.

The subject site falls within the General Plan's Highway 79 Policy Area and would be required to comply with the policy area and its requirements before any approvals can be made. A workshop was held at the regular Planning Commission meeting on September 30, 2009 in order to discuss the Highway 79 Policy area and the regular Foundation General Plan Amendments that fall within the policy area. As a result of the workshop, the Planning Commission recommended that those Foundation General Plan Amendments within the policy area be brought forward on a case by case basis in order to determine the appropriateness of each proposal and that the Highway 79 policies be reviewed during the General Plan update for potential amendments.

County mapping has identified the subject site as being located within the boundaries of the County Multi-Species Habitat Conservation Plan (MSHCP). Although the site is not specifically listed within a Cell Group under MSHCP, the site will be required to conform to additional plan wide requirements of

the MSHCP such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable.

County mapping has also identified the site as being located within Compatibility Zone E of the French Valley Airport and will require review by the County's Airport Land Use Commission.

**RECOMMENDATION:**

The Planning Director's recommendation is to **tentatively decline** to adopt an order initiating proceedings for General Plan Amendment No. 945 from Rural: Rural Residential to Community Development: Commercial Retail. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

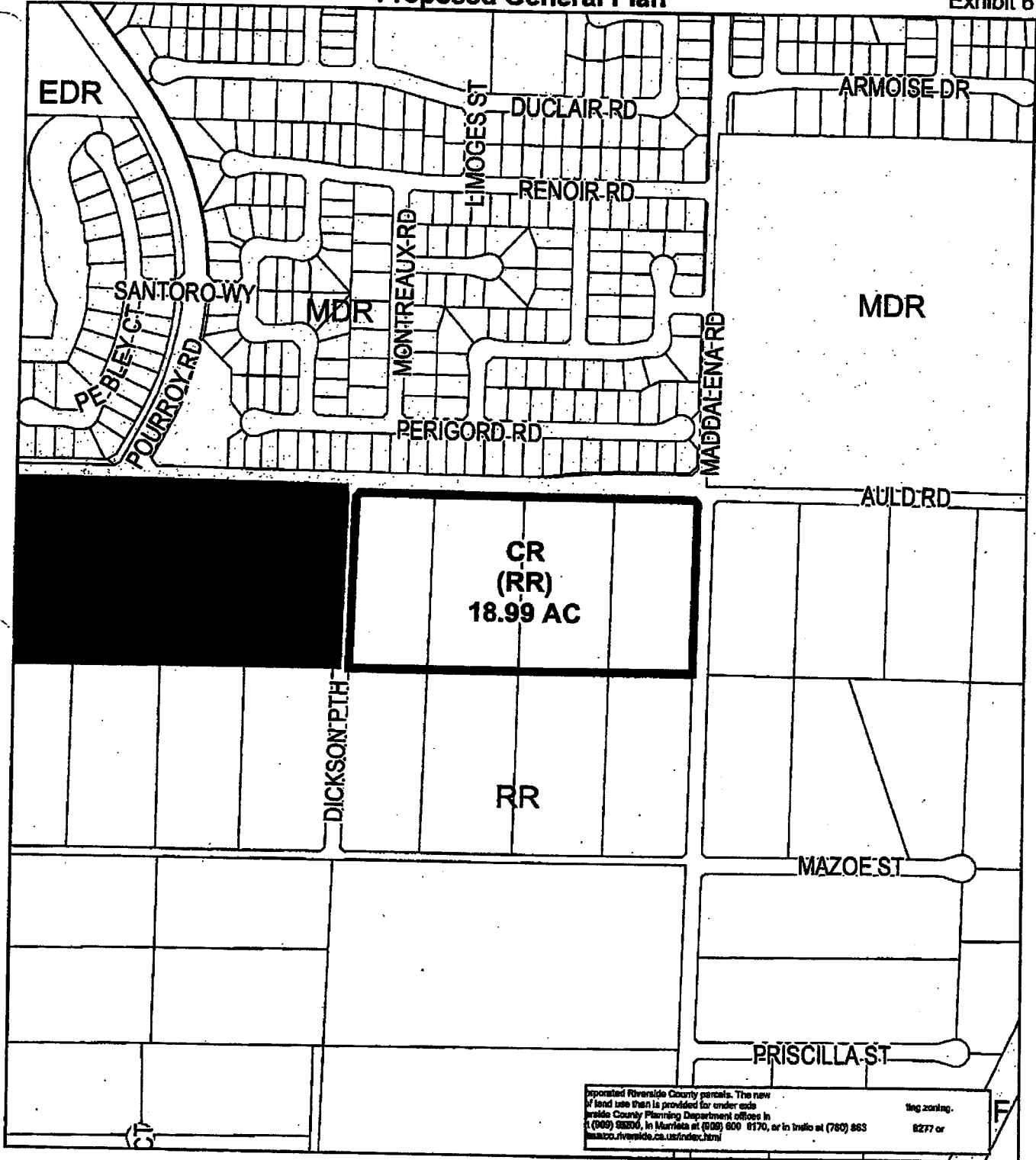
1. This project was filed with the Planning Department on February 13, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$5351.33.
3. The project site is currently designated as Assessor's Parcel Numbers 964-050-006, 964-050-007, 964-050-008 and 964-050-009.

Supervisor Stone  
District 3  
Date: 3/27/08

# GPA00945

Planner: Amy Aldana  
Date: 3/13/08  
Exhibit 6

## Proposed General Plan



Reprinted Riverside County parcels. The new  
of land use than is provided for under existing zoning.  
Riverside County Planning Department offices in  
(951) 933000, in Murrieta at (951) 800 8170, or in Ingle at (760) 863 8277 or  
[www.co.riverside.ca.us/index.html](http://www.co.riverside.ca.us/index.html)

### RIVERSIDE COUNTY PLANNING DEPARTMENT

Area  
Plan: Rancho California  
Township/Range: T7SR2W  
Section: 9



Assessors  
Bk. Pg. 964-05  
Thomas  
Bros. Pg. 929 E2

Supervisor Stone  
District 3

GPA00945

Planner: Amy Aldana

Date: 3/13/08

Date Drawn: 3/27/08

EXISTING ZONING

Exhibit 2



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) 935-3200, in Murrieta at (951) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.ltrpa.co.riverside.ca.us/index.html>.

Zone  
Area: Rancho California  
Township/Range: T7SR2W  
Section : 9

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 964-05  
Thomas  
Bros. Pg. 929 E2





Supervisor Stone  
 District 3  
 Date Drawn: 3/27/08

**GPA00945**

Planner: Amy Aldana  
 Date: 3/13/08  
 Exhibit Overview

**DEVELOPMENT OPPORTUNITY**



Area  
 Plan: Rancho California  
 Township/Range: T7SR2W  
 Section: 9

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

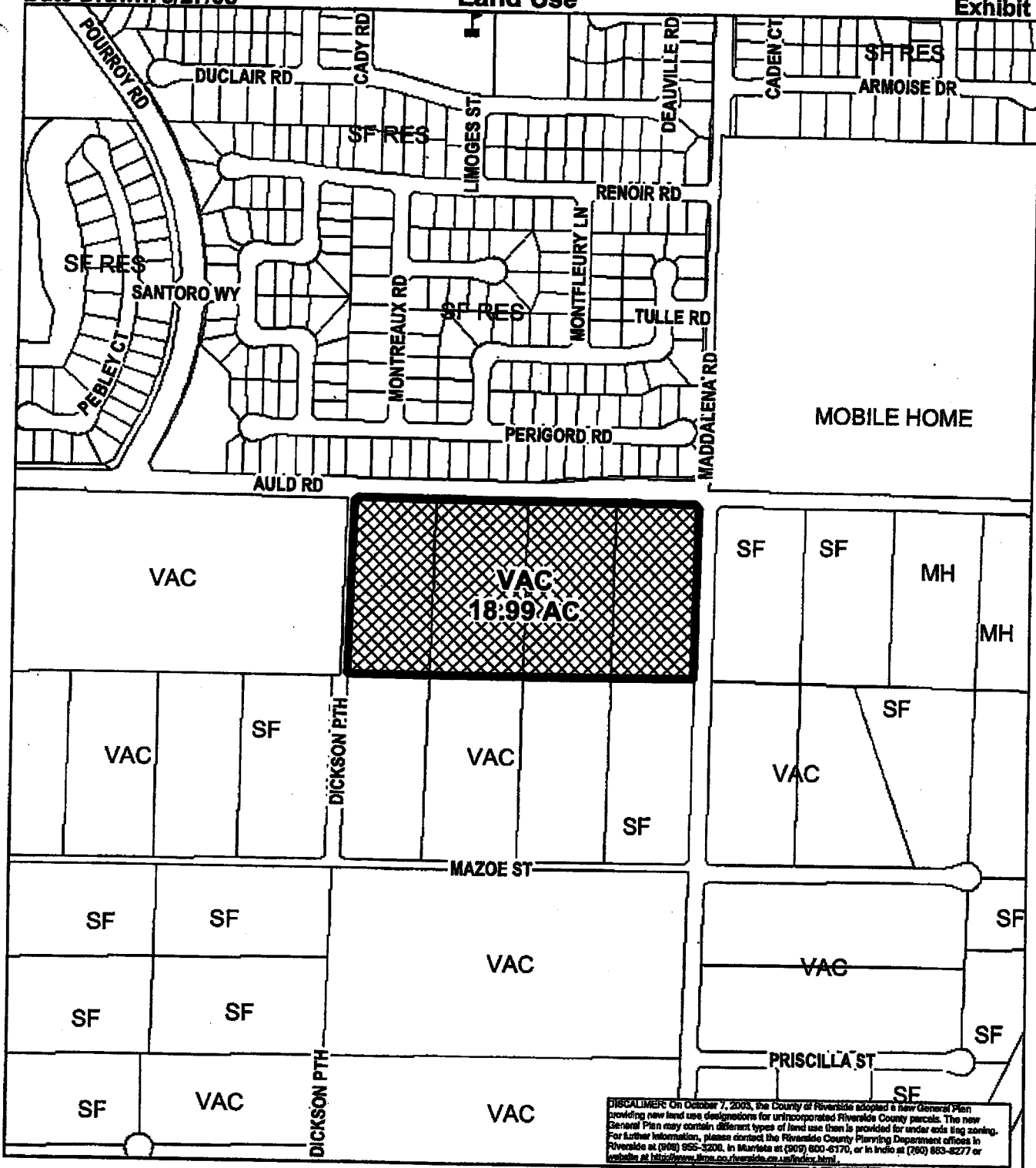


Assessors  
 Bk. Pg. 964-05  
 Thomas  
 Bros. Pg. 929 E2

Supervisor Stone  
 District 3  
 Date Drawn: 3/27/08

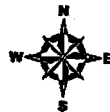
**GPA00945**  
 Land Use

Planner: Amy Aldana  
 Date: 3/13/08  
 Exhibit 1



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 Area: Rancho California  
 Township/Range: T7SR2W  
 Section: 9



Assessors  
 Bk. Pg. 964-05  
 Thomas  
 Bros. Pg. 929 E2



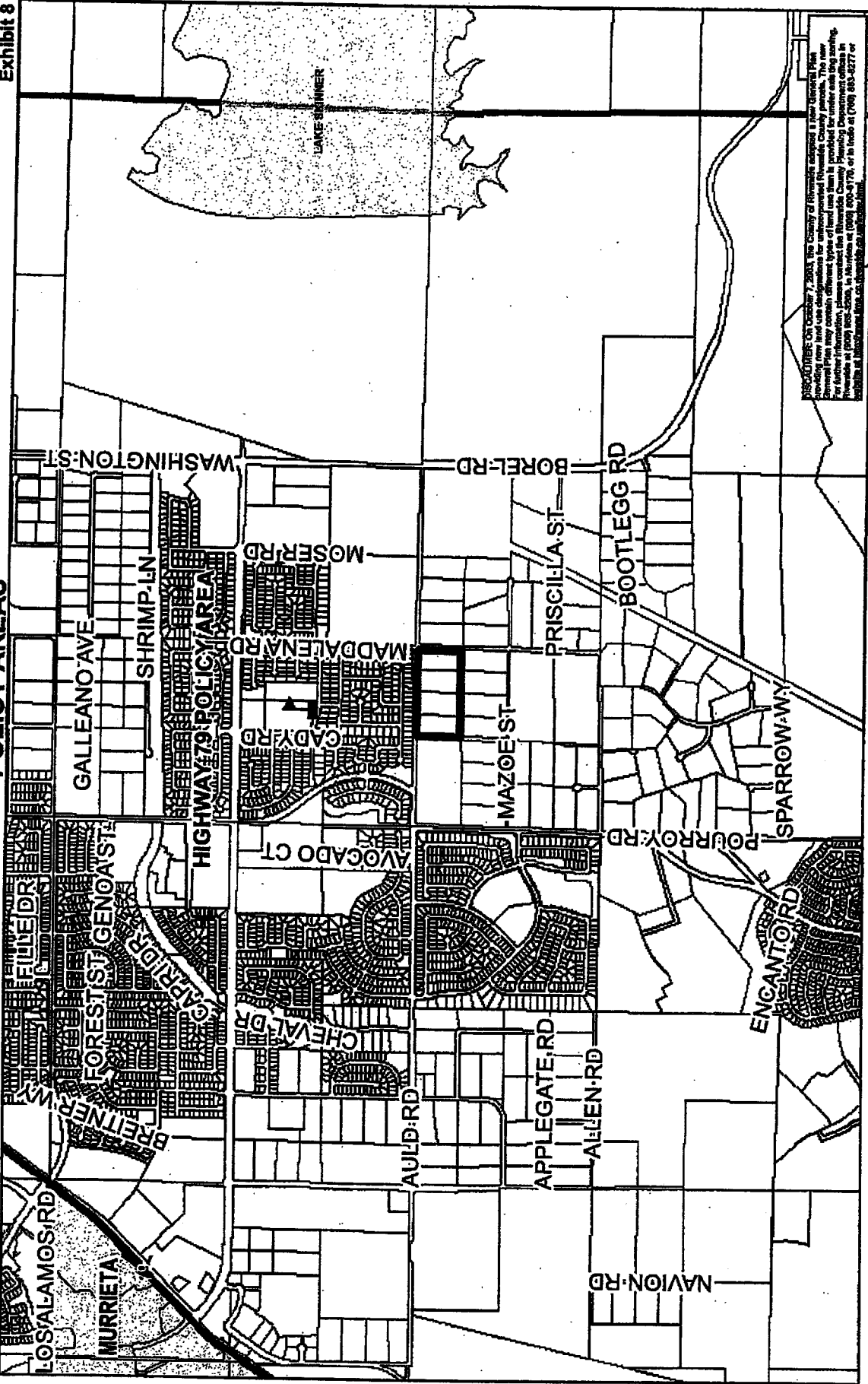
Supervisor Stone  
District 3

Date Drawn: 3/27/08

GPA00945

POLICY AREAS

Planner: Amy Aldana  
Date: 3/13/08  
Exhibit 8



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. General Plan maps and maps for unincorporated Riverside County parcels. The user assumes all responsibility for any errors or omissions. For further information, please contact the Riverside County Assessor's Office at (951) 955-3300, or in trade at (760) 853-8277 or by email at [assessor@rivco.net](mailto:assessor@rivco.net).

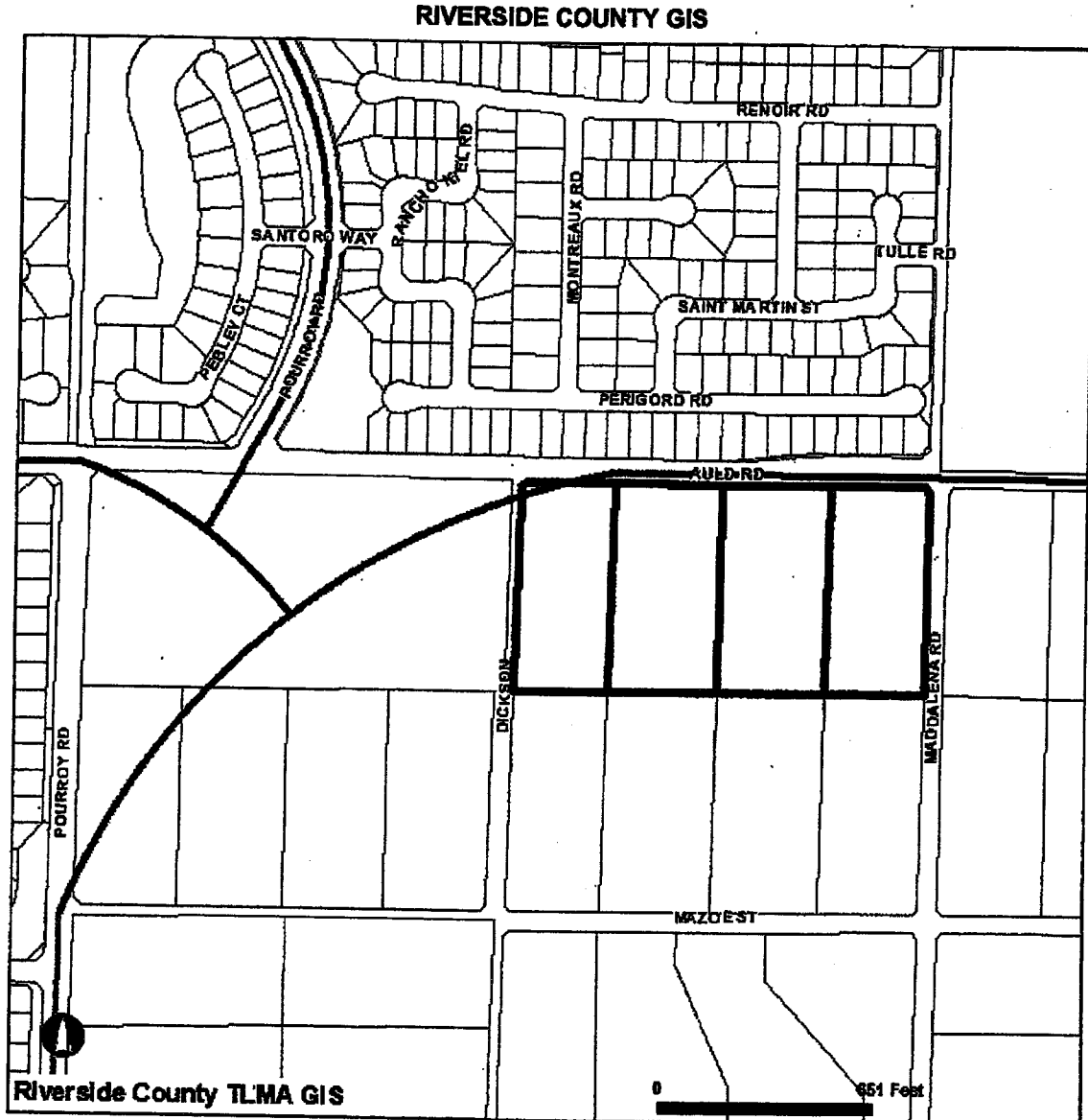
Zone Rancho California  
Area: Township/Range: T7SR2W  
Section: 9

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors Bk. Pg. 964-05  
Thomas Bros. Pg. 929 E2







Selected parcel(s):  
 964-050-006 964-050-007 964-050-008 964-050-009

**CIRCULATION ELEMENT ROADS**

- |                                  |                           |          |                     |
|----------------------------------|---------------------------|----------|---------------------|
| SELECTED PARCEL                  | INTERSTATES               | HIGHWAYS | ARTERIAL (128' ROW) |
| SECONDARY (100' ROW)             | URBAN ARTERIAL (152' ROW) | CITY     | PARCELS             |
| CIRCULATION ELEMENT RIGHT-OF-WAY |                           |          |                     |

**\*IMPORTANT\***

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

REPORT PRINTED ON...Mon Jan 11 15:19:23 2010



LAND USE

### Figure LU-3 Land Use Policy Map

Adopted April 12, 2005

Map Prepared February 28, 2005

#### CITY OF TEMECULA GENERAL PLAN

##### RESIDENTIAL

- Hilside (0-0.1 Du/Ac Max)
- Rural (0-0.2 Du/Ac Max)
- Very Low (0.2-0.4 Du/Ac Max)
- Low (0.5-2 Du/Ac Max)
- Low Medium (3-6 Du/Ac Max)
- Medium (7-12 Du/Ac Max)
- High (13-20 Du/Ac Max)

##### COMMERCIAL / OFFICE

- Neighborhood Commercial
- Community Commercial
- Highway Tourist Commercial
- Service Commercial
- Professional Office

##### INDUSTRIAL

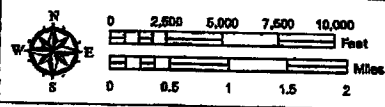
- Industrial Park

##### PUBLIC USES & OPEN SPACE

- Public Institutional Facilities
- Vineyards/Agricultural
- Open Space
- Tribal Trust Lands
- Recreation Commercial Overlay

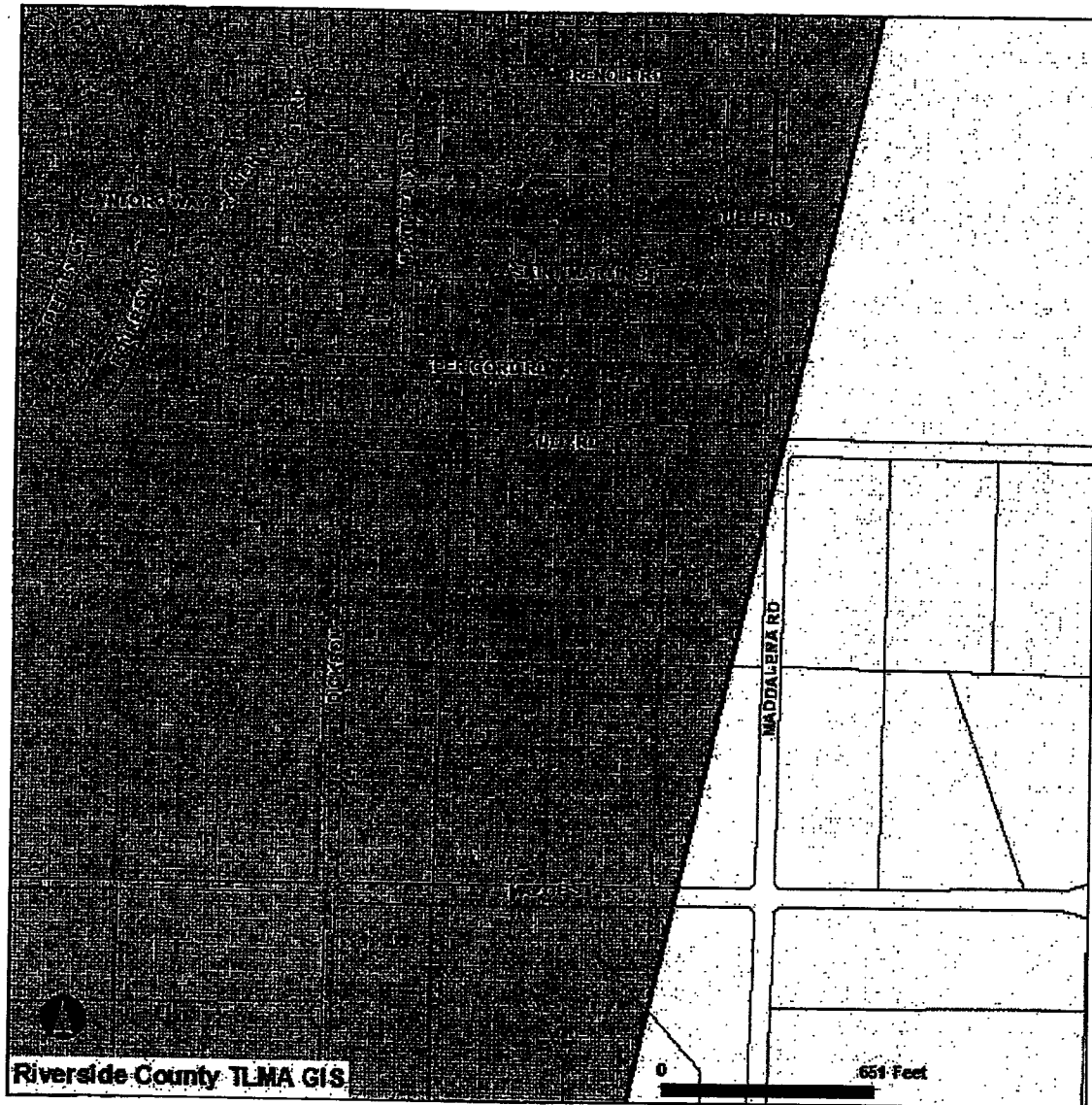
Map Number	Map Name	Map Date
001	City of Temecula General Plan	2005
002	City of Temecula Sphere of Influence	2005
003	City of Temecula Planning Area	2005
004	City of Temecula Land Use Policy Map	2005
005	City of Temecula Transportation Plan	2005
006	City of Temecula Parks and Recreation Plan	2005
007	City of Temecula Cultural Resources Study	2005
008	City of Temecula Historical Resources Study	2005
009	City of Temecula Environmental Impact Statement	2005
010	City of Temecula Comprehensive Zoning Ordinance	2005
011	City of Temecula Comprehensive Ordinance	2005
012	City of Temecula Comprehensive Ordinance	2005
013	City of Temecula Comprehensive Ordinance	2005
014	City of Temecula Comprehensive Ordinance	2005
015	City of Temecula Comprehensive Ordinance	2005
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048	City of Temecula Comprehensive Ordinance	2005
049	City of Temecula Comprehensive Ordinance	2005
050	City of Temecula Comprehensive Ordinance	2005

Legend:  
 - Temecula City Boundary  
 - Sphere of Influence Boundary  
 - Planning Area  
 Source: Temecula GIS and CottonBridges Associates





RIVERSIDE COUNTY GIS



AIRPORTS

INTERSTATES

HIGHWAYS

PARCELS

AIRPORT INFLUENCE AREAS

COMPATIBILITY ZONE E

**\*IMPORTANT\***

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

REPORT PRINTED ON...Tue Jan 19 11:19:37 2010



**Applicant:** Leonard Bustin on behalf of Congregation Havurim  
41935 Calle Cabrillo  
Temecula, CA 92592  
(951) 695-4988  
Feb. 6, 2008

**To:** Riverside County Planning Commission

**Re:** APN 964-050-006, 007, 008, and 009

**Request:** We request you amend the Southwest Area Plan for these 18.99 acres from Rural Residential A-1-5 to Community Development Foundation, Commercial Retail.

**Location:** Southeast corner of Auld and proposed Butterfield Stage Road intersection. See maps and photos showing site.

This request is to change the use of four parcels owned by three different owners from Rural Residential A-1-5 to Community Development, Commercial Retail. Leonard Bustin is the applicant on behalf of Congregation Havurim, a non-profit organization with a minimal budget that has been forced into a difficult position concerning the many fees in addition to the condemnation of about half of its site due to the Butterfield Stage Road alignment. Access for the parcels will also become sub-standard in the process. See enclosed map.

The owners of the affected sites have agreed to cooperate with one another to find a solution to the negative effects of the new road. The plan calls for a commercial site large enough to be practical for a shopping center. In addition to the higher use, access is to be improved by a private reciprocal easement. We shall prepare the easement language and record upon approval of our plan. See draft sketch enclosed.

**Summary:** A contiguous 20 acre commercial retail site was cut into three dislocated parcels and we are filling the void for a small regional shopping center. We believe our request is reasonable and makes common sense. We were forced into our predicament and our application cures many problems caused by the alignment.

We request you amend the Southwest Area Plan for the above 18.99 acres from Rural Residential A-1-5 to Community Development Foundation, Commercial Retail.

January 27, 2010

*VIA ELECTRONIC MAIL AND FACSIMILE*

Riverside County Planning Commission  
ATTN: Mike Harrod  
County of Riverside  
4080 Lemon St., 9<sup>th</sup> Floor  
Riverside, CA 92501

**RE: Items 6.0 and 7.0, General Plan Amendment Initiation Proceedings  
(February 3, 2010)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. In contrast to several of the staff recommendations, we urge the Commission to uphold the integrity of the current General Plan and to respect the MSHCP.

Item 6.1. GPA 958 (Mead Valley)

*Disagree with recommendation for initiation.* For convoluted reasons, staff has reversed its previous recommendation to deny encroachment of higher density into a Rural area. Specifically, staff states that because infrastructure from a previous subdivision has induced *unplanned* growth, that unplanned growth should move forward. Although only 5 acres, this is simply a reversion to the "service-based" growth that characterized the County prior to the 2003 Integrated Project.

Item 6.2. GPA 970 (Eastvale)

*Disagree with recommendation for initiation.* Even with the staff-proposed modification, it is unclear why development should be allowed in a flood-prone area. We are also not convinced that MSHCP and recreational purposes would be advanced by development along the Santa Ana River.

Item 6.3. GPA 1008 (Temescal Canyon)

*Disagree with recommendation for initiation.* New industrial uses are being proposed for a mining site in Temescal Wash, an important habitat area included in the MSHCP. Much of the site (totaling 328 acres) is now designated Open Space-Rural. It would seem obvious that the *only* new uses the County should consider would be those consistent with the County's adopted MSHCP. *However, this proposal is overtly acknowledged to be inconsistent with the approved MSHCP.*

Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the central portions of the Cell Group. The site, much of it disturbed, is located within this central portion of the Cell Group.

According to the staff report, a "Criteria Refinement" or "Plan Amendment" would be required to alter the MSCHP to fit the applicant's proposal. Such changes to the MSHCP are typically politically rather than biologically driven, and are fraught with problems. We are extremely skeptical that alterations to the MSHCP would be beneficial or even acceptable, due to habitat depletion and lack of options. If initiated, the stage would be set for serious conflicts between the project and the MSHCP, the conservation community, and the state and federal wildlife agencies. Why would the Planning Dept purposely set up the Environmental Programs Dept for such a scenario? Isn't this bad faith with the adopted MSHCP? *This proposal's conflict with the MSHCP creates internal inconsistencies between elements of the General Plan, as the MSHCP is part of the General Plan.* This request should be denied, along with a strong policy statement that GPAs should be consistent rather than in conflict with the MSHCP.

Item 6.4. GPA 973 (Winchester)

*No position.*

Item 6.5. GPA 975 (French Valley)

*Concur with recommendation to deny initiation.* The conversion of this 151-acre Rural area to Community Development (urban residential and commercial retail) would be incompatible with surrounding uses, create flood hazards, and "leapfrog" over vacant parcels already so designated.

Item 7.1. GPA 945 (French Valley)

*Concur with recommendation to deny initiation.* The conversion of this 89-acre Rural land to Community Development (commercial retail) would "leapfrog" over vacant parcels already so designated.

Item 7.2. GPA 925 (French Valley)

*Disagree with recommendation for initiation.* This 231-acre proposal is part of a complex of parcels that now form an intact Rural community separator. It lies within the Sphere of Influence of the City of Murrieta. Urban conversion is being recommended *despite the complete absence of an absorption study showing that any additional urban land is actually needed.* MSHCP cells are also involved, and these issues are unresolved. Staff's recommendation indicates a substantial failure of the landowner-initiated GPA process to stabilize land uses and direct urban growth to municipalities and an orderly process of annexation. Rather, initiation of this proposal would show that piecemeal, applicant-driven GPAs continue to determine land use in the unincorporated area. Staff's proposal to require a specific plan for this and associated GPAs 926, 974, 976 and 998 does not cure the underlying planning failure. Specific plans are a prime historic engine of sprawl in the unincorporated area.

Item 7.3. GPA 976 (Winchester)

*Disagree with recommendation for initiation.* This 272-acre proposal is part of an intact Rural area that serves as a community separator. Urban conversion is being recommended *despite the complete absence of an absorption study showing that any additional urban land is actually needed.* Staff's recommendation indicates a substantial failure of the landowner-initiated GPA process to stabilize land uses and direct urban growth to municipalities and an orderly process of annexation. Rather, initiation of this proposal would show that piecemeal, applicant-driven GPAs continue to determine land use in the unincorporated area. Staff's proposal to require a specific plan for this and nearby GPAs does not cure the underlying planning failure. Specific plans are a prime historic engine of sprawl in the unincorporated area.

Item 7.4. GPA 928 (French Valley)

*Concur with recommendation to deny initiation.* The proposal, within Murrieta's Sphere of Influence, to convert 33-acres of Rural to Community Development medium density residential has no demonstrable need and would represent a failure of orderly development. It would conflict with airport compatibility criteria. Finally, MSHCP issues are unresolved. According to staff, "Due to the amount of conservation and sensitive lands in the area, the proposal may present inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan."

Item 7.5. GPA 978 (Rancho California)

*Concur with recommendation to deny initiation.* There are no changed circumstances to justify a change from the Rural designator for this 46-acre site. Such a change would also pose inconsistencies with the MSHCP. According to staff, "Due to the amount of conservation and sensitive lands in the area, the proposal may present inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan." There is also inconsistency with airport standards.

Item 7.6. GPA 1085 (Reche Canyon)

*Concur with recommendation to deny initiation.* According to staff, "The site's characteristics are highly consistent with the existing Rural Mountainous designation given the steep slopes, lack of existing water and sewer, fire danger and limited access." Development intensity on this 319-acre site should not be increased in hazard zones, and to do so "would again create an internal inconsistency between the Land Use Map/Element and the Safety Element of the General Plan." Multiple MSHCP issues are also involved. No new circumstances justify a change.

Thank you for considering our views.

Sincerely,

Dan Silver, MD  
Executive Director

Electronic cc: Board Offices  
George Johnson, TLMA  
Ron Goldman, Planning Dept.

Carolyn Luna, EPD  
Charles Landry, RCA  
Interested parties

**Leonard Bustin**  
**41935 Calle Cabrillo**  
**Temecula, CA 92592**  
**GPA945-Applicant**

**Michael Schweltzer**  
**41951 Remington STE#160**  
**Temecula, CA 92590**  
**GPA945-Engineer**

**Havurim Congregation**  
**P.O. Box 891663**  
**Temecula, CA 92589**  
**GPA945-Owner**

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**Leonard Bustin**  
41935 Calle Cabrillo  
Temecula, CA 92592  
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41951 Remington STE#160  
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Temecula, CA 92589  
GPA945-Owner

GPA945-OWNER

GPA945-ENGINEER

GPA945-OWNER

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**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED 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. 945 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7743** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ashlee Lewis – Engineer/Representative: Bill Warner – Third Supervisorial District – Area Plan: Southwest – Zone Area: Rancho California – Zone: Light Agriculture (A-1-5) (5-acre minimum) – Policy Area: Highway 79 – Location: East of Dickson Path, South of Auld Road, West of Maddalena Road, and North of Mazoe Street – Project Size: 9.49 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Commercial Retail (CR) (0.20-0.35 floor area ratio), and change the Zoning Classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on two parcels, totaling 9.49 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 mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated 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: 10/05/2015

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. 945 (Foundation and Entitlement/Policy) and CHANGE of ZONE NO. 7743 – Intent to adopt a Negative Declaration – APPLICANT: Londen Land Companies, LLC c/o Ashlee Lewis – ENGINEER/REPRESENTATIVE: Bill Warner – SUPERVISORIAL DISTRICT: Third – AREA PLAN: Southwest – ZONE AREA: Rancho California – ZONE: Light Agriculture (A-1-5) (5-acre minimum) – POLICY AREA: Highway 79 – LOCATION: East of Dickson Path, South of Auld Road, West of Maddalena Road, and North of Mazoe Street – PROJECT SIZE: 9.49 acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Commercial Retail (CR) (0.20-0.35 floor area ratio), and change the Zoning Classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on two parcels, totaling 9.49 acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) (Legislative) – APNs: 964-050-008 and 964-050-009.

## 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: \$5,299.71, as of 10/04/2015.

CFG Case # CFG05122 - 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 9/30/2015.

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

APN (s) or case numbers CZ07743/GPA00945 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

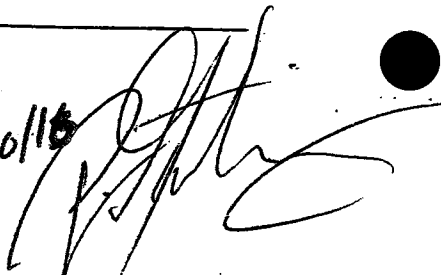
NAME: Vinnie Nguyen

TITLE GIS Analyst

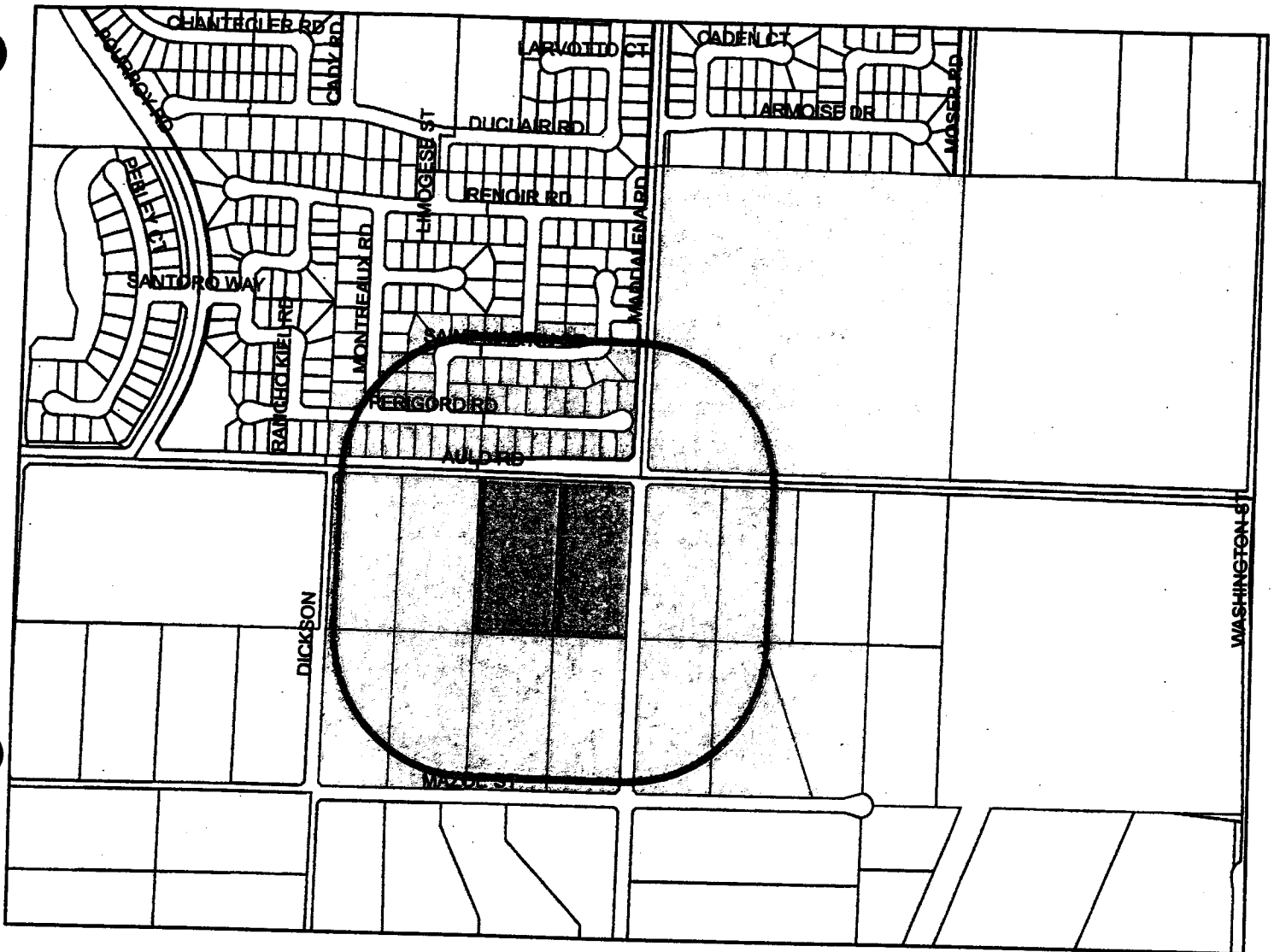
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

Expires 09/30/16  


# CZ07743 / GPA00945 (600 feet buffer)



## Selected Parcels

964-245-002	964-244-002	964-243-001	964-243-007	964-244-004	964-233-005	964-233-019	964-050-011	964-233-011	964-233-001
964-245-004	964-050-020	964-233-002	964-245-003	964-050-014	964-233-018	964-050-018	964-245-005	964-233-020	964-233-008
964-232-009	964-233-017	964-233-006	964-233-003	964-050-019	964-243-002	964-050-013	964-243-008	964-243-009	964-233-004
964-233-012	964-233-010	964-233-013	964-233-016	964-245-010	964-050-008	964-050-009	964-050-012	964-233-022	964-244-001
964-233-015	964-233-009	964-243-004	964-050-006	964-245-006	964-243-005	964-245-001	964-233-021	964-050-010	964-233-007
964-242-001	964-050-007	964-244-003	964-232-008	964-233-023	964-231-008	964-243-003	964-050-015	964-245-008	964-245-007
964-030-006	964-233-014	964-233-024	964-243-006	964-245-009	964-233-025	964-233-027	964-231-007		



525 262.5 0      525 Feet

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

ASMT: 964030006, APN: 964030006  
ROSENTHAL RANCH LLC  
C/O ROBERT L ROSENTHAL  
32660 AULD RD  
WINCHESTER, CA. 92596

ASMT: 964050014, APN: 964050014  
CHERYL TURNBULL, ETAL  
32521 AULD RD  
WINCHESTER, CA. 92596

ASMT: 964050006, APN: 964050006  
KATHY SWANNIE, ETAL  
22 GOLDEN POPPY DR  
COTO DE CAZA CA 92679

ASMT: 964050015, APN: 964050015  
MARY BOLLMAN, ETAL  
32573 AULD RD  
WINCHESTER, CA. 92596

ASMT: 964050007, APN: 964050007  
BRIANNE YHELN, ETAL  
32343 AULD RD  
WINCHESTER, CA. 92596

ASMT: 964050018, APN: 964050018  
ELVIA ZAPATA  
39738 FIRETHORN CT  
MURRIETA CA 92563

ASMT: 964050010, APN: 964050010  
HENDRIKA MONTELEONE, ETAL  
35245 BRIGGS RD  
MURRIETA CA 92563

ASMT: 964050019, APN: 964050019  
LETICIA AVILA, ETAL  
13108 GELDING CT  
CORONA CA 92883

ASMT: 964050011, APN: 964050011  
STEPHEN FAUCHER, ETAL  
P O BOX 218  
LA MESA CA 91944

ASMT: 964050020, APN: 964050020  
SUSAN LEDFORD, ETAL  
32624 MAZOE ST  
WINCHESTER, CA. 92596

ASMT: 964050012, APN: 964050012  
LONDEN LAND CO  
4343 E CAMELBACK STE 400  
PHOENIX AZ 85018

ASMT: 964231007, APN: 964231007  
JANA KOON, ETAL  
32388 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964050013, APN: 964050013  
TONYA PETCHEL, ETAL  
37245 MADDALENA RD  
WINCHESTER CA 92596

ASMT: 964231008, APN: 964231008  
SHIRLEY MARQUETTE, ETAL  
31497 TULETTE LN  
WINCHESTER CA 92596



ASMT: 964232008, APN: 964232008  
VERNA JONES, ETAL  
32458 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233006, APN: 964233006  
AMBROSIO PARRENO, ETAL  
32453 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964232009, APN: 964232009  
TERESA RAMIREZ, ETAL  
36878 MONTFLEURY LN  
WINCHESTER, CA. 92596

ASMT: 964233007, APN: 964233007  
JESSICA PORGES, ETAL  
32467 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233001, APN: 964233001  
DAVID GROSSGLASS  
32383 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233008, APN: 964233008  
EDWARD COLLINS, ETAL  
C/O EDWARD COLLINS  
32481 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233002, APN: 964233002  
VERONICA STEPHENS, ETAL  
32397 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233009, APN: 964233009  
MARIA GRAY  
32495 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233003, APN: 964233003  
MICHELLE MARTIN, ETAL  
32411 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233010, APN: 964233010  
SYLVIA SWALL, ETAL  
32488 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233004, APN: 964233004  
MARIALOURDES CUSTODIO, ETAL  
32425 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233011, APN: 964233011  
DANIEL BRINCAT  
41770 MARGARITA NO 2087  
TEMECULA CA 92591

ASMT: 964233005, APN: 964233005  
JANELLE NELSON, ETAL  
32439 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233012, APN: 964233012  
JOSE RIVAS  
32460 PERIGORD RD  
WINCHESTER, CA. 92596



ASMT: 964233013, APN: 964233013  
LAUREN PREECE, ETAL  
32446 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233020, APN: 964233020  
TERECITA GARCIA, ETAL  
32409 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233014, APN: 964233014  
CONNIE DENT, ETAL  
32432 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233021, APN: 964233021  
NANCY BARTELL, ETAL  
32423 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233015, APN: 964233015  
PATRICIA WAKELING, ETAL  
32418 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233022, APN: 964233022  
M THOMPSON  
32437 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233016, APN: 964233016  
SAMANTHA HOLT, ETAL  
32404 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233023, APN: 964233023  
PATRICIA MORALES, ETAL  
32451 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233017, APN: 964233017  
MICHELE RUSHTON, ETAL  
32390 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233024, APN: 964233024  
TARA MARTINEZ, ETAL  
32465 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233018, APN: 964233018  
DORA SOLIS  
32381 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233025, APN: 964233025  
KATHY MEADOWS, ETAL  
32473 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233019, APN: 964233019  
KIM ABAIR, ETAL  
32395 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233027, APN: 964233027  
VALLEY WIDE RECREATIONAL AND PARK DIS  
C/O SAMUEL W GOEPP  
P O BOX 907  
SAN JACINTO CA 92581

ASMT: 964242001, APN: 964242001  
NELSON CHANDARA  
36923 MONTREAUX RD  
WINCHESTER, CA. 92596

ASMT: 964243007, APN: 964243007  
JILL SMITH, ETAL  
32341 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243001, APN: 964243001  
BEAZER HOLMES HOLDINGS CORP  
1800 E IMPERIAL HWY 200  
BREA CA 92821

ASMT: 964243008, APN: 964243008  
MARY TERRONES, ETAL  
32355 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243002, APN: 964243002  
JOHN NOE  
PMB 311  
16625 DOVE CANYON STE 102  
SAN DIEGO CA 92127

ASMT: 964243009, APN: 964243009  
STEPHANIE BRODIE, ETAL  
32369 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243003, APN: 964243003  
LAURA VANDEWATER, ETAL  
32285 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964244001, APN: 964244001  
MARGARET CANCHOLA, ETAL  
32376 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243004, APN: 964243004  
ROYLENE SLEEGERS, ETAL  
39 BRUEN ST NO 4  
NEWARK NJ 7105

ASMT: 964244002, APN: 964244002  
CHERYL JONES, ETAL  
32348 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243005, APN: 964243005  
MATTHEW LEVASSEUR  
32313 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964244003, APN: 964244003  
ANGELA CARLSEN, ETAL  
32353 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964243006, APN: 964243006  
GINA PIERCE, ETAL  
32327 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964244004, APN: 964244004  
LOIS STRINGER, ETAL  
32367 SAINT MARTIN RD  
WINCHESTER, CA. 92596

ASMT: 964245001, APN: 964245001  
STEPHANIE MCDONALD, ETAL  
32360 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245008, APN: 964245008  
DEBRA RUIZ, ETAL  
36934 MONTREAUX RD  
WINCHESTER, CA. 92596

ASMT: 964245002, APN: 964245002  
RANDI ETHRIDGE, ETAL  
32346 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245009, APN: 964245009  
TERRI COTHARN  
24466 HANSON SPRING DR  
PORTER TX 77365

ASMT: 964245003, APN: 964245003  
COLETTE STEWART, ETAL  
32338 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245010, APN: 964245010  
LAURENT URICH  
36886 MONTREAUX RD  
WINCHESTER, CA. 92596

ASMT: 964245004, APN: 964245004  
DAVID JENKINS  
32332 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245005, APN: 964245005  
CAROL ALISON, ETAL  
32318 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245006, APN: 964245006  
MARTY LAUGHLIN  
32304 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245007, APN: 964245007  
NANCY REISINGER, ETAL  
32290 SAINT MARTIN ST  
WINCHESTER, CA. 92596



**GPA00945 – Applicant**  
Londen Land Companies, LLC  
c/o Ashlee Lewis  
4343 East Camelback Road  
Phoenix, AZ 85018

**GPA00945 – Owner**  
Londen Land Companies, LLC  
c/o Ashlee Lewis  
4343 East Camelback Road  
Phoenix, AZ 85018

**GPA00945 – Representative**  
NV5  
c/o Bill Warner  
42-829 Cook Street, Suite 104  
Palm Desert, CA 92211

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**GPA00945 – Owner**  
Londen Land Companies, LLC  
c/o Ashlee Lewis  
4343 East Camelback Road  
Phoenix, AZ 85018

**GPA00945 – Representative**  
NV5  
c/o Bill Warner  
42-829 Cook Street, Suite 104  
Palm Desert, CA 92211

**GPA00945 – Applicant**  
Londen Land Companies, LLC  
c/o Ashlee Lewis  
4343 East Camelback Road  
Phoenix, AZ 85018

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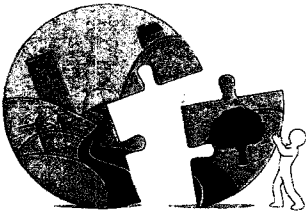
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c/o Ashlee Lewis  
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Phoenix, AZ 85018

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NV5  
c/o Bill Warner  
42-829 Cook Street, Suite 104  
Palm Desert, CA 92211



# 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. 945 & Change of Zone No. 7743

*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)*

Londen Land Companies, LLC c/o Ashlee Lewis

*Project Applicant*

4343 E. Camelback Rd Phoenix, AZ 85018

*Address*

Located in the Southwest Area Plan, south of Auld Avenue, east of Dickson, and west of Maddalena Road

*Project Location*

Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Commercial Retail (CR) (0.20-0.35 floor area ratio), and change the Zoning Classification from A-1-5 (Light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial) on two parcels, totaling 9.49 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 made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A 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.

John Hildebrand  
*Signature*

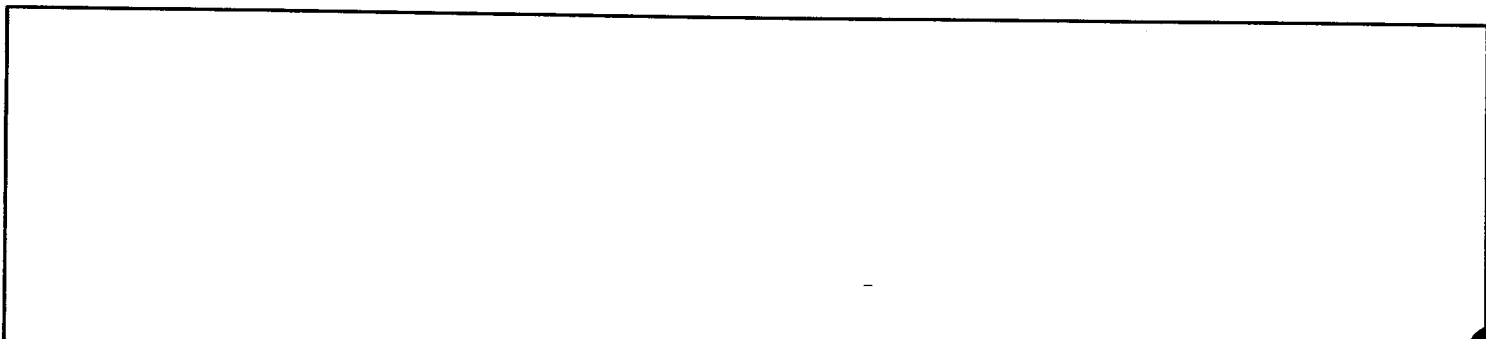
Project Planner

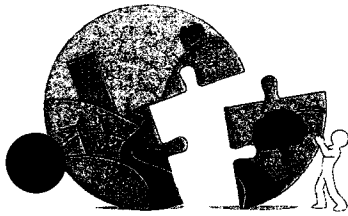
*Title*

09/01/2015

*Date*

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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP  
Planning Director*

## NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 945 & Change of Zone No. 7743

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

**COMPLETED/REVIEWED BY:**

By: John Hildebrand Title: Project Planner Date: October 1, 2015

Applicant/Project Sponsor: Londen Land Companies, LLC c/o Ashlee Lewis

Date Submitted: February 13, 2008

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact John Hildebrand at (951) 955-1888.

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA41773 ZCFG05122

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* T0800841

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

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

Received from: LONDEN LAND COMPANIES LLC \$64.00  
paid by: CK 14808  
CA FISH AND GAME FEE FOR EA41773  
paid towards: CFG05122 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Feb 13, 2008 13:13  
SBROSTRO posting date Feb 13, 2008

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

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* R1512227

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

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

Received from: LONDEN LAND COMPANIES LLC \$2,210.00  
paid by: CK 3471  
CA FISH AND GAME FEE FOR EA41773  
paid towards: CFG05122 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Nov 03, 2015 15:36  
MGARDNER posting date Nov 03, 2015

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

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

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



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

January 27, 2016

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

PH : (951) 368-9225  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: NOTICE OF PUBLIC HEARING: GPA 945 and ZC 7743

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, January 30, 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**

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**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Wednesday, January 27, 2016 8:58 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: GPA 945 ZC 7743

Received for publication on Jan. 30. Proof with cost to follow.  
Thank You.

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, January 27, 2016 8:09 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: GPA 945 ZC 7743

Notice of Public Hearing, for publication on Saturday, January 30, 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 AND A CHANGE OF ZONE IN THE THIRD 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 9, 2016, at 9:00 a.m.**, or as soon as possible thereafter, to consider an application submitted by Londen Land Companies, LLC – Bill Warner, on **General Plan Amendment No. 945**, which proposes to amend the foundation component from Rural (R) to Community Development (CD), and to amend the land use from Rural Residential (RR) (5-Acre Minimum) to Commercial Retail (CR) (0.20 – 0.35 FAR); and, **Change of Zone No. 7743**, which proposes to change the zoning from A-1-5 (Light Agriculture, 5-Acre Minimum) to C-1/C-P (General Commercial) on two parcels, totaling 9.49-acres, or such other zones as the Board may find appropriate (“the project”). The project is located east of Dickson Path, South of Auld Road, west of Maddalena Road, and north of Mazoe Street in the Southwest – Rancho California, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors deny 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 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).

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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

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

Dated: January 27, 2016      Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant





**Gil, Cecilia**

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Wednesday, January 27, 2016 8:31 AM  
**To:** Gil, Cecilia; Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: GPA 945 ZC 7743

Received and will be posted

**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Wednesday, January 27, 2016 8:30 AM  
**To:** Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: GPA 945 ZC 7743

Notice of Public Hearing 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 January 27, 2016, I mailed a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

GPA 945 and ZC 7743

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:** February 9, 2016 @ 9:00 AM

SIGNATURE: Cecilia Gil DATE: January 27, 2016  
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/30/2015.

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

APN (s) or case numbers CZ07743/GPA00945 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

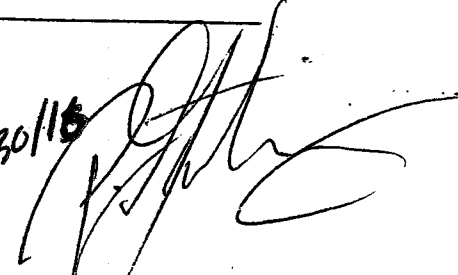
NAME: Vinnie Nguyen

TITLE GIS Analyst

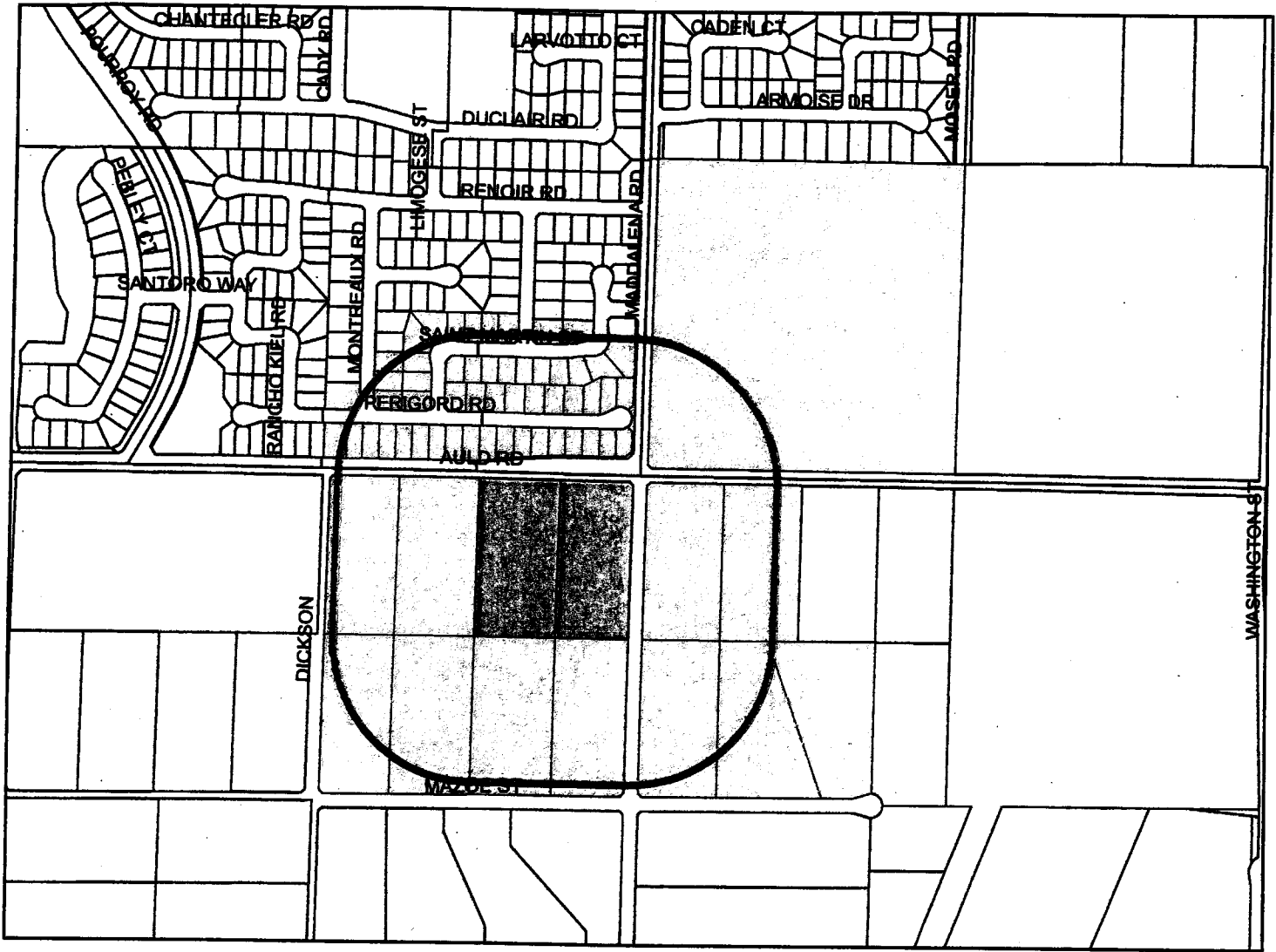
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

Expires 09/30/16 

**CZ07743 / GPA00945 (600 feet buffer)**



**Selected Parcels**

964-245-002	964-244-002	964-243-001	964-243-007	964-244-004	964-233-005	964-233-019	964-050-011	964-233-011	964-233-001
964-245-004	964-050-020	964-233-002	964-245-003	964-050-014	964-233-018	964-050-018	964-245-005	964-233-020	964-233-008
964-232-009	964-233-017	964-233-006	964-233-003	964-050-019	964-243-002	964-050-013	964-243-008	964-243-009	964-233-004
964-233-012	964-233-010	964-233-013	964-233-016	964-245-010	964-050-008	964-050-009	964-050-012	964-233-022	964-244-001
964-233-015	964-233-009	964-243-004	964-050-006	964-245-006	964-243-005	964-245-001	964-233-021	964-050-010	964-233-007
964-242-001	964-050-007	964-244-003	964-232-008	964-233-023	964-231-008	964-243-003	964-050-015	964-245-008	964-245-007
964-030-006	964-233-014	964-233-024	964-243-006	964-245-009	964-233-025	964-233-027	964-231-007		



525 262.5 0

525 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.

Expires  
03/30/16

ASMT: 964030006, APN: 964030006  
ROSENTHAL RANCH LLC  
C/O ROBERT L ROSENTHAL  
32660 AULD RD  
WINCHESTER, CA. 92596

ASMT: 964050014, APN: 964050014  
CHERYL TURNBULL, ETAL  
32521 AULD RD  
WINCHESTER, CA. 92596

ASMT: 964050006, APN: 964050006  
KATHY SWANNIE, ETAL  
22 GOLDEN POPPY DR  
COTO DE CAZA CA 92679

ASMT: 964050015, APN: 964050015  
MARY BOLLMAN, ETAL  
32573 AULD RD  
WINCHESTER, CA. 92596

ASMT: 964050007, APN: 964050007  
BRIANNE YHELN, ETAL  
32343 AULD RD  
WINCHESTER, CA. 92596

ASMT: 964050018, APN: 964050018  
ELVIA ZAPATA  
39738 FIRETHORN CT  
MURRIETA CA 92563

ASMT: 964050010, APN: 964050010  
HENDRIKA MONTELEONE, ETAL  
35245 BRIGGS RD  
MURRIETA CA 92563

ASMT: 964050019, APN: 964050019  
LETICIA AVILA, ETAL  
13108 GELDING CT  
CORONA CA 92883

ASMT: 964050011, APN: 964050011  
STEPHEN FAUCHER, ETAL  
P O BOX 218  
LA MESA CA 91944

ASMT: 964050020, APN: 964050020  
SUSAN LEDFORD, ETAL  
32624 MAZOE ST  
WINCHESTER, CA. 92596

ASMT: 964050012, APN: 964050012  
LONDEN LAND CO  
4343 E CAMELBACK STE 400  
PHOENIX AZ 85018

ASMT: 964231007, APN: 964231007  
JANA KOON, ETAL  
32388 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964050013, APN: 964050013  
TONYA PETCHEL, ETAL  
37245 MADDALENA RD  
WINCHESTER CA 92596

ASMT: 964231008, APN: 964231008  
SHIRLEY MARQUETTE, ETAL  
31497 TULETTE LN  
WINCHESTER CA 92596

GPA 945 ZC 7743 (66)

ASMT: 964232008, APN: 964232008  
VERNA JONES, ETAL  
32458 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233006, APN: 964233006  
AMBROSIO PARRENO, ETAL  
32453 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964232009, APN: 964232009  
TERESA RAMIREZ, ETAL  
36878 MONTFLEURY LN  
WINCHESTER, CA. 92596

ASMT: 964233007, APN: 964233007  
JESSICA PORGES, ETAL  
32467 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233001, APN: 964233001  
DAVID GROSSGLASS  
32383 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233008, APN: 964233008  
EDWARD COLLINS, ETAL  
C/O EDWARD COLLINS  
32481 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233002, APN: 964233002  
VERONICA STEPHENS, ETAL  
32397 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233009, APN: 964233009  
MARIA GRAY  
32495 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233003, APN: 964233003  
MICHELLE MARTIN, ETAL  
32411 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233010, APN: 964233010  
SYLVIA SWALL, ETAL  
32488 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233004, APN: 964233004  
MARIALOURDES CUSTODIO, ETAL  
32425 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233011, APN: 964233011  
DANIEL BRINCAT  
41770 MARGARITA NO 2087  
TEMECULA CA 92591

ASMT: 964233005, APN: 964233005  
JANELLE NELSON, ETAL  
32439 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233012, APN: 964233012  
JOSE RIVAS  
32460 PERIGORD RD  
WINCHESTER, CA. 92596



ASMT: 964233013, APN: 964233013  
LAUREN PREECE, ETAL  
32446 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233020, APN: 964233020  
TERECITA GARCIA, ETAL  
32409 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233014, APN: 964233014  
CONNIE DENT, ETAL  
32432 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233021, APN: 964233021  
NANCY BARTELL, ETAL  
32423 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233015, APN: 964233015  
PATRICIA WAKELING, ETAL  
32418 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233022, APN: 964233022  
M THOMPSON  
32437 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233016, APN: 964233016  
SAMANTHA HOLT, ETAL  
32404 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233023, APN: 964233023  
PATRICIA MORALES, ETAL  
32451 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233017, APN: 964233017  
MICHELE RUSHTON, ETAL  
32390 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964233024, APN: 964233024  
TARA MARTINEZ, ETAL  
32465 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233018, APN: 964233018  
DORA SOLIS  
32381 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233025, APN: 964233025  
KATHY MEADOWS, ETAL  
32473 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233019, APN: 964233019  
KIM ABAIR, ETAL  
32395 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964233027, APN: 964233027  
VALLEY WIDE RECREATIONAL AND PARK DIS  
C/O SAMUEL W GOEPP  
P O BOX 907  
SAN JACINTO CA 92581





ASMT: 964242001, APN: 964242001  
NELSON CHANDARA  
36923 MONTREAUX RD  
WINCHESTER, CA. 92596

ASMT: 964243007, APN: 964243007  
JILL SMITH, ETAL  
32341 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243001, APN: 964243001  
BEAZER HOLMES HOLDINGS CORP  
1800 E IMPERIAL HWY 200  
BREA CA 92821

ASMT: 964243008, APN: 964243008  
MARY TERRONES, ETAL  
32355 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243002, APN: 964243002  
JOHN NOE  
PMB 311  
16625 DOVE CANYON STE 102  
SAN DIEGO CA 92127

ASMT: 964243009, APN: 964243009  
STEPHANIE BRODIE, ETAL  
32369 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243003, APN: 964243003  
LAURA VANDEWATER, ETAL  
32285 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964244001, APN: 964244001  
MARGARET CANCHOLA, ETAL  
32376 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243004, APN: 964243004  
ROYLENE SLEEGERS, ETAL  
39 BRUEN ST NO 4  
NEWARK NJ 7105

ASMT: 964244002, APN: 964244002  
CHERYL JONES, ETAL  
32348 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964243005, APN: 964243005  
MATTHEW LEVASSEUR  
32313 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964244003, APN: 964244003  
ANGELA CARLSEN, ETAL  
32353 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964243006, APN: 964243006  
GINA PIERCE, ETAL  
32327 PERIGORD RD  
WINCHESTER, CA. 92596

ASMT: 964244004, APN: 964244004  
LOIS STRINGER, ETAL  
32367 SAINT MARTIN RD  
WINCHESTER, CA. 92596



ASMT: 964245001, APN: 964245001  
STEPHANIE MCDONALD, ETAL  
32360 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245008, APN: 964245008  
DEBRA RUIZ, ETAL  
36934 MONTREAUX RD  
WINCHESTER, CA. 92596

ASMT: 964245002, APN: 964245002  
RANDI ETHRIDGE, ETAL  
32346 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245009, APN: 964245009  
TERRI COTHARN  
24466 HANSON SPRING DR  
PORTER TX 77365

ASMT: 964245003, APN: 964245003  
COLETTE STEWART, ETAL  
32338 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245010, APN: 964245010  
LAURENT URICH  
36886 MONTREAUX RD  
WINCHESTER, CA. 92596

ASMT: 964245004, APN: 964245004  
DAVID JENKINS  
32332 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245005, APN: 964245005  
CAROL ALISON, ETAL  
32318 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245006, APN: 964245006  
MARTY LAUGHLIN  
32304 SAINT MARTIN ST  
WINCHESTER, CA. 92596

ASMT: 964245007, APN: 964245007  
NANCY REISINGER, ETAL  
32290 SAINT MARTIN ST  
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