

Harrison, Tamara

From: Oz Bratene [oz@engencorp.com]
ent: Tuesday, October 06, 2009 5:56 PM
To: Harrison, Tamara
Subject: GPA00988

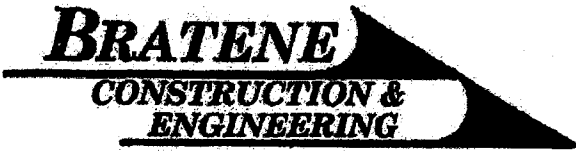
Hi Tamara,

Thanks for your help in getting our case extended last Wednesday. In the morning on that day, I talked to Dan Wagner, Steve Diaz and Todd Letterman of Fire Department. They all told me that they would support our GPA because it would create a secondary access to homes already built that only have one way out. There are 9 lots in that area that only have one access, and all could have a second access if our GPA gets approved and the land is subdivided. If I get a letter from Fire in support of the GPA, will Planning consider changing their report to support the GPA, since this is a real safety issue?

This situation, in fact, qualifies as a "new condition", where we have two owners getting together and be willing to spend the money to create a secondary access for that area. Theirs are the only two parcels in that area large enough to warrant spending money to purchase additional land for use as a secondary access. Without their efforts, there will probably never be a secondary access to those existing parcels, which are all in high fire area.

Please let me know.

Oz Bratene



Civil Engineers - RCE 21873
General Contractors - Lic. 378242

25759 Jefferson Avenue
Murrieta, CA 92562
Phone: (951) 834-9009
Fax: (951) 834-9007

June 15,2010

Ms. Tamara Harrison
Riverside County Planning Department

Re: Criteria Threshold/Secondary Access
GPA 00988

Dear Ms. Harrison:

I'm writing this letter as a result of my discussion with Planning Commissioner John Roth just prior to our Planning Commission Hearing a few months ago. Our discussion was intended to center on the opportunity to provide a secondary access to 10 existing parcels in this same area, which are presently served by only one access. The approval of the subject General Plan Amendment would eventually result in a Tentative Map condition requiring a secondary access, and my clients would then have the incentive and assurance they need to enter into a purchase agreement for property to provide such secondary access. They understand that without such access, their Map would be "dead in the water".

Commissioner Roth then said he could support the GPA if we had already acquired the access, but could not support it without that access already being in place. He felt it was a case of what comes first, "the chicken or the egg". However, this is placing an unrealistically "high threshold" on the GPA, since the need for a secondary access is typically a condition placed at the Tentative Map stage. The GPA should consider compatibility with the surrounding uses. A GPA designation to Rural Residential would give these two parcels the same development opportunities that all the adjacent privately owned parcels have enjoyed.

In addition, this could remove a potential liability for the County, in that the adjacent 4 parcels of Parcel Map 22689 were conditioned as follows: "Prior to the recordation of the final map, the applicant/developer **shall provide alternate or secondary access** as approved by the County Road Department". **No secondary access was ever provided.** The Map was recorded and properties are presently occupied without a secondary emergency access in place. I submit that there will never be such an access unless this GPA is approved.

I hope this will enter into the judgement as to the value and equity of providing this Amendment to the General Plan.

Thank you,

Oz Bratene

Office: (951) 834-9009
Fax: (951) 834-9007
Cell: (951) 201-2542
Email: brateneconst@prodigy.net

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



September 26, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
408. Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 9.0, General Plan Amendment Initiation Proceedings
(September 30, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. In all cases, we commend the staff recommendations for upholding the planning integrity of the General Plan, for following the directives of the Administrative Element, and in respecting public safety and MSHCP imperatives.

Item 9.1. GPA 780 (Elsinore)

Concur with staff recommendation to deny initiation. There are numerous compelling reasons to deny this complex proposal, which responds to no changed circumstances. It would markedly intensify residential uses in an intrinsically unsafe high fire hazard area, whose emergency egress route – Highway 74 – is already severely challenged. The lack of proper secondary access cannot be mitigated, and the proposal is opposite to the recommendation of the Riverside County Fire Hazard Reduction Task Force:

Update the Riverside County General Plan and complete consistency zoning actions to limit residential growth within or adjacent to high fire hazard areas.

As the cogent staff report demonstrates, if land currently designated as Open Space-Conservation Habitat needs redesignation on technical grounds, alternative designations such as Rural Mountainous or Open Space-Rural that are more appropriate are available, and future development could still be consolidated via clustering. Furthermore, the loss of Public/Quasi Public MSHCP lands under the exchange scenario creates General Plan and MSHCP inconsistencies. Finally, such intensification in a relatively remote area is inconsistent with the General Plan Vision of avoiding leapfrog development away from services. Indeed, the General Plan Advisory Committee rejected a Rural Village Overlay for El Cariso for all these reasons

Item 9.2. GPA 1033 (SWAP)

Concur with recommendation in staff report to deny initiation. This proposal to extend the Citrus Vineyard Policy Area to Vail Lake is wholly unsuited for this locale. As pointed out in the thorough staff report, it would introduce a type and intensity of development far in excess of that anticipated by the General Plan's Vail Lake Policy Area and the policies of SWAP. The small farm and commercial development model of Citrus Vineyard has no relevance to the biological, viewshed, and recreational imperatives of Vail Lake. No changed circumstances justify this wholesale change. A massive upzoning to 2-acre lots would introduce large scale residential uses into a high fire hazard area, decimate the biological resources needed for MSCHP assembly, and constitute a leapfrog pattern of development apart from services and infrastructure. Finally, according to the Planning Department, "The proposed amendment also creates an internal inconsistency among the Elements of the General Plan, particularly the Multipurpose Open Space Element and the Safety Element."

Item 9.3. GPA 1000 (SWAP)

Concur with staff recommendation to deny initiation. Conversion of this 379-acre rural location to Community Development/Specific Plan would defy all relevant planning principles. It would urbanize an intact rural area discontinuous from urban infrastructure and services, maximize greenhouse gas emissions, and, contrary to the recommendation of the Fire Hazard Reduction Task Force, place development in a rugged, high fire hazard location. No new circumstance justifies this Foundation change, which would thus conflict with the Administrative Element of the General Plan. According to the staff report, this increase in intensity "would be contrary to the existing character and land use pattern in the area."

Item 9.4. GPA 988 (Elsinore)

Concur with staff recommendation to deny initiation. This proposal responds to no changed circumstances. It would intensify residential uses within a very high fire hazard area, contrary to the recommendation of the Fire Hazard Reduction Task Force. The current designation correctly reflects the viewshed and buffer characteristics of the area, and should not be altered. According to staff, "Increasing the intensity of uses on the site could also potentially create inconsistencies amongst the Land Use element and the Safety element of the General Plan."

Item 9.5. GPA 985 (Elsinore)

Concur with staff recommendation to deny initiation. This constrained site has serious and unresolved flood hazard issues, and the claim to provide needed affordable housing does not stand up to scrutiny, as documented in the staff report. Furthermore, the change would likely interfere with MSCHP assembly and should not proceed unless and until facilitation of a reserve segment can be documented.

Item 9.6. GPA 977 (Mead Valley/Elsinore)

Concur with staff recommendation to deny initiation. This is a massive proposal to redesignate 405 acres of Rural Mountainous and Rural Residential to Rural Community 1-acre lots. Discontiguous from infrastructure and services, and not responding to changed circumstances, the proposal utterly lacks planning merit. Indeed, due to public safety and MSHCP conflicts, staff concluded that:

This amendment would potentially create inconsistency between the Land Use Element and the Safety Element by increasing density in an area with steep slopes, high fire hazard and no nearby fire stations, limited access, and subject to flooding. Increasing the density/intensity of allowable land use on the site, as proposed by this amendment, would also exacerbate potentially conflicts between such uses and the conservation requirements as set forth in the MSHCP, causing inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan.

Item 9.7. GPA 924 (Mead Valley)

Concur with staff recommendation to deny initiation.

Item 9.8. GPA 958 (Mead Valley)

Concur with recommendation in staff report to deny initiation. The proposed change from Rural to Rural Community does not respond to new circumstances and would create a "spot zone."

Item 9.9. GPA 1084 (Jurupa)

Concur with staff recommendation to initiate.

Thank you for considering our views, and we look forward to working with you as the Five-Year Update proceeds.

Sincerely,



Dan Silver, MD
Executive Director

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

Carolyn Luna, EPD
Interested parties

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

CC 004707

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA00988 DATE SUBMITTED: _____

I. GENERAL INFORMATION

EA41818 *CFG05165*

APPLICATION INFORMATION

Applicant's Name: Oz BRATENE E-Mail: brateneconst@PRODIGY.NET

Mailing Address: 25759 JEFFERSON AVENUE
MURRIETA CA 92562
City State ZIP

Daytime Phone No: (951) 834-9009 Fax No: (951) 834-9007

Engineer/Representative's Name: SAME E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: SEE ATTACHED PAGE E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

82.90

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Oz BRATENE [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

EDUARDO L. URZIGA [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
KURT W. RIETSCH [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 901-180-001 & 901-180-003
Section: 8 Township: T. 7 S. Range: R. 4 W.
Approximate Gross Acreage: 25.8 Ac. & 57.1 Ac. (82.9 Ac. TOTAL)
General location (nearby or cross streets): North of SAINT GALEN WAY, South of CLEVELAND NAT'L FOREST East of CALLE DE COMPANERO West of CALLE DE LOBO

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2006, Pg. 926, F-3&4

Existing Zoning Classification(s): RR - 20 Ac. MIN.

Existing Land Use Designation(s): OPEN SPACE - RURAL

Proposal (describe the details of the proposed general plan amendment):

THE REQUEST IS TO CHANGE THE GENERAL PLAN DESIGNATION FROM "OPEN SPACE/RURAL (20 AC. MIN.)" TO "RURAL/RURAL RESIDENTIAL (5 AC. MIN.)"

Related cases filed in conjunction with this request:

NONE

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company	<u>SO. CALIF. EDISON CO.</u>	<input checked="" type="checkbox"/>
Gas Company	<u>NONE</u>	<input checked="" type="checkbox"/>
Telephone Company	<u>VERIZON</u>	<input checked="" type="checkbox"/>
Water Company/District	<u>ELSINORE MUNICIPAL WATER DISTRICT</u>	<input checked="" type="checkbox"/>
Sewer District	<u>NONE</u>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes No WELLS ONLY.

If "No," how far away are the nearest available water line(s)? (No of feet/miles) 2500 FEET, BUT DIFFERENT WATER DISTRICT.

Is sewer service available at the site? Yes No SEPTIC ONLY

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 8 MILES

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River Santa Margarita River San Jacinto River Colorado River
 SAN JUAN

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *[Signature]* Date 2/13/08
Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

ELSINORE AREA LAND USE PLAN

EXISTING DESIGNATION(S): OPEN SPACE - RURAL (RUR)

PROPOSED DESIGNATION(S): RURAL - RURAL RESIDENTIAL (RR)

JUSTIFICATION FOR AMENDMENT – Parcels 901-180-001 & 901-180-003

These properties represent significant investments by owners under an understanding that residential development could be pursued with possibly 5-acre minimum homesites, as we understand was the case prior to the current General Plan Designation.

The following reasons are listed as arguments in favor of amending the General Plan Designation to restore the opportunity to prove that 5-acre minimum lot size development is feasible in a responsible manner:

1. Properties immediately adjacent to the south are currently designated as Rural-RR (5-acre minimum), and properties immediately to the east are currently zoned R-A-5 (5-acre minimum).
2. The 5-acre minimum designation is consistent with the entire La Cresta area, which is the community to which these properties are really connected, even though that area is across the Area Boundary in the Southwest Area Land Use Plan.
3. Access is available to both parcels via Calle De Companero and Saint Gallen Way, and both property owners are eager to develop a joint circulating road system to satisfy typical Fire Department concerns. Owner Rietsch also owns the adjacent parcel (APN 901-180-004) which is at the current northern terminus of Calle De Companero, and he will dedicate right-of-way through that property to access the subject parcels.
4. The terrain of the subject parcels is essentially the same as the terrain of the adjacent parcel, APN 901-180-004, which is currently designated RUR-RR (5-acre minimum). In addition, this terrain is very similar, arguably gentler, than the terrain of the recently developed La Cresta Highlands, which is allowed to process subdivisions to 5-acre home-sites.
5. The property owners are currently negotiating a possible additional access to Calle De Lobo.
6. Electric and phone facilities are currently available in Calle De Companero and Saint Gallen Way, and can easily be extended to the subject parcels.
7. Water is only available by means of wells since these parcels are part of an isolated group of properties lying outside the Rancho California Water District, but adequate aquifers have been located, and drilled wells presently service the water needs of several residents on the adjacent parcels to the south. RCWD does have a hydrant at the current northern end of Calle De Companero.
8. Additional home-sites will result in additional tax revenues for the County, and will provide additional opportunities for more families to enjoy the enviable lifestyle unique to the La Cresta area.
9. These parcels are a natural extension of the 5-acre designations of the adjacent properties and deserve the opportunity to demonstrate that responsible development can support much more than the current restriction of one (1) home-site per 20 acres. The checks and balances of the subdivision process can easily prevent irresponsible development and will force any owner to meet the same stringent requirements as enforced in the entire adjacent La Cresta area. No special treatment is requested, just the equal opportunity to show how these properties can be developed in compliance with County regulations and guidelines.

January 28, 2008

HISTORY OF WRIGHT PROPERTY

Mr. Michael Harrod, Principle Planner

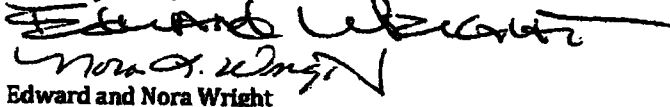
County of Riverside -Transportation and Land Management Agency

Planning Department

RE: Wright Family Trust Property 57.12 acres PN# 901180003-6

- Changes from OS-RUR to RR.
- We have owned the property for 34 years.
- BLM survey in 1980's and change of property lines - Development on hold until BLM survey accepted between 1985 and 1986.
- Secondary access a problematic concern. The county no longer is accepting Flag lots or Emergency access.
- 1990's Our attempt to develop our property failed due to financial difficulties with our developing partner and the engineering firm.
- Zoning changes over the years from Agricultural; Rural Residence and now Open Space-Rural (RUR) * Unfortunately I was uninformed of the change to OS-RUR designation in 2003.
- 2004 began working with a land consultant on a Tentative Map No. 22689
- 2007 New property owner Kurt W. Rietsch of adjacent 25 acres to the East PN. 901 180 001 had discussions of a joint partnership on the development of both parcels and allowing for secondary access requirements.
- 2008 Oz Bratene of Bratene Eng. will coordinate working with property owners by developing both parcels and working on viable access alternatives.
- Our property lines intersect with 9 neighbors now with the RR designation, including 5 in La Cresta.
- Our desire all along has been to develop our property, however due to many changing circumstances over the years the project was delayed. Please strongly consider our request for the right to develop our property in the near future.

Sincerely Yours,


Edward and Nora Wright

The Wright Family Trust

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

GENERAL PLAN AMENDMENT NO. 988 (Foundation and Entitlement/Policy) – Intent to Adopt a Negative Declaration – Applicant: Oz Bratene – Engineer/Representative: Oz Bratene – First Supervisorial District – Area Plan: Elsinore – Zone Area: Cleveland – Zone: R-R (Rural Residential) – Location: Southwest of the City of Wildomar, west of Calle de Lobo, north of Saint Gallen way, and south of the Cleveland National Forest – Project Size: 25.7 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (R) to Rural Residential (RR) (5-Acre Minimum), on one parcel, totaling 25.7 acres – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
DECEMBER 2, 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 or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/9/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers GPA00988 For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

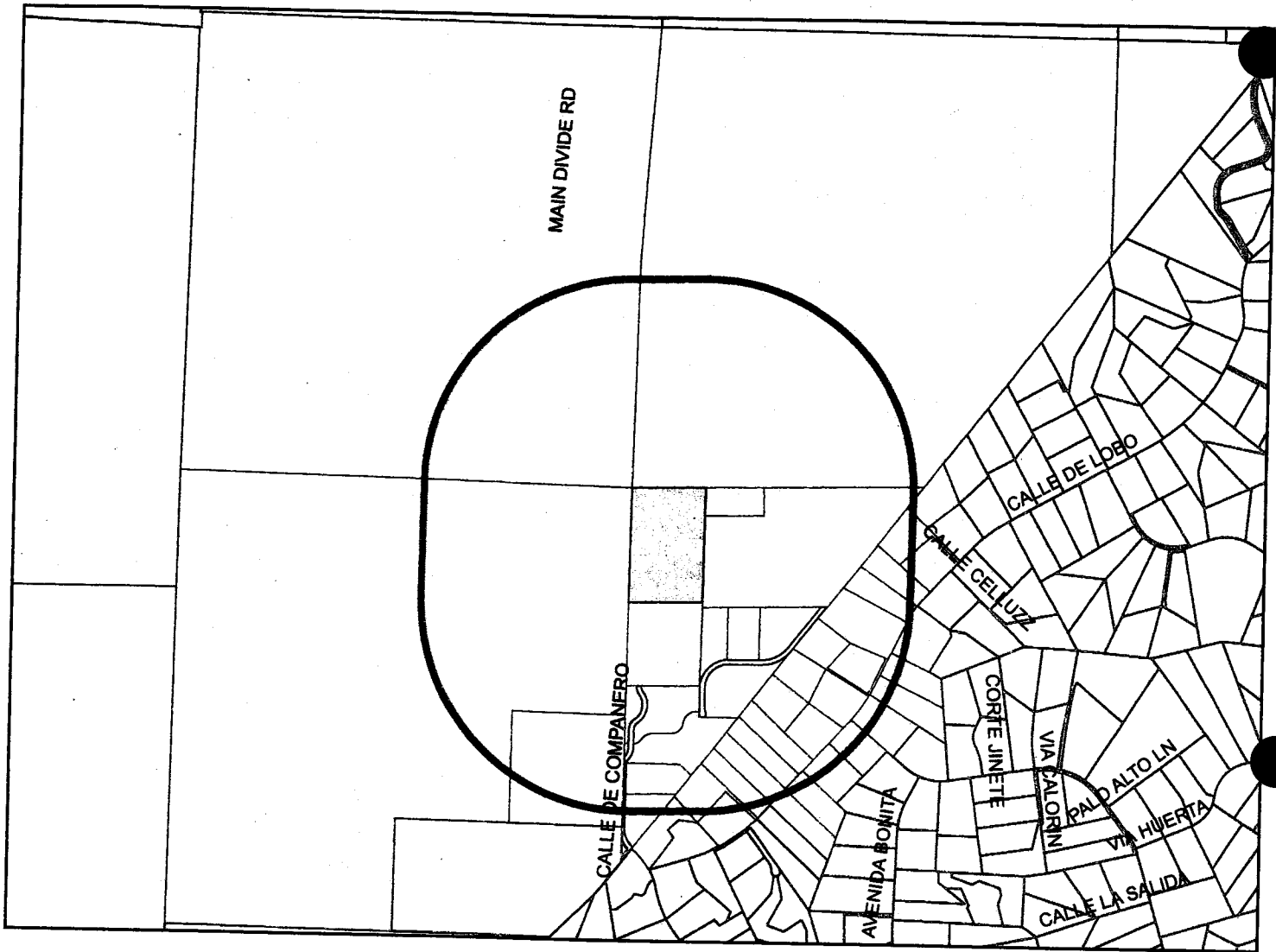
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

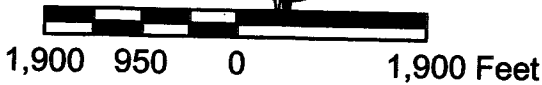
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

GPA00988 (2400 feet buffer)



Selected Parcels

929-100-011	929-090-020	928-050-002	928-060-002	928-060-019	901-180-014	928-060-009	901-180-015	929-100-005	901-180-013
928-050-017	928-060-003	901-180-003	929-100-012	928-060-006	928-060-007	929-100-002	928-060-004	928-060-016	901-110-006
929-100-003	929-100-009	928-050-004	901-180-001	901-180-004	928-050-003	929-100-010	928-060-018	901-180-002	901-180-008
901-180-009	928-060-008	901-180-016	929-100-006	901-180-010	929-100-001	928-060-010	928-050-005	901-180-011	929-100-004
901-110-001	901-110-002	901-110-004	928-040-003	901-180-006	901-180-007				



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: 901110006, APN: 901110006
VICKIE MOSER, ETAL
37565 CALLE DE COMPANERO
MURRIETA, CA. 92562

ASMT: 901180011, APN: 901180011
ROBIN SPENCER, ETAL
37570 CALLE DE COMPANERO
MURRIETA, CA. 92562

ASMT: 901180002, APN: 901180002
MARIAN ALEXANDER
6182 SADDLE TREE LN
YORBA LINDA CA 92686

ASMT: 901180013, APN: 901180013
DAVIDA PEARSON
19170 SAINT GALLEN WAY
MURRIETA, CA. 92562

ASMT: 901180003, APN: 901180003
NORA WRIGHT, ETAL
307 LEE ANN LN
ENCINITAS CA 92024

ASMT: 901180014, APN: 901180014
SHEILA DOMBRADY, ETAL
19200 SAINT GALLEN WAY
MURRIETA, CA. 92562

ASMT: 901180004, APN: 901180004
JUDY RIETSCH, ETAL
16836 MARINA BAY DR
HUNTINGTON BEACH CA 92649

ASMT: 901180015, APN: 901180015
KAREN LAWRENCE, ETAL
P O BOX 797
MURRIETA CA 92654

ASMT: 901180007, APN: 901180007
SHALA TAYLOR, ETAL
309 PASEO DE CRISTOBAL
SAN CLEMENTE CA 92672

ASMT: 928040003, APN: 928040003
SUSAN SCHUTZ MEZIN, ETAL
19690 CORTE PALO VIEJO
MURRIETA CA 92562

ASMT: 901180009, APN: 901180009
MARJORIE BOUGHTON
12917 CAMINITO BESO
SAN DIEGO CA 92130

ASMT: 928050002, APN: 928050002
SUSAN DAVIS, ETAL
37961 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 901180010, APN: 901180010
CYNTHIA CARRICK, ETAL
37550 CALLE DE COMPANERO
MURRIETA, CA. 92562

ASMT: 928050003, APN: 928050003
GEORGETTE RICHMOND, ETAL
215 S JUANITA ST NO A
REDONDO BEACH CA 90277



ASMT: 928050004, APN: 928050004
MARTHA VAN ZANTEN, ETAL
37950 CALLE DE LOBO RD
MURRIETA, CA. 92562

ASMT: 928050005, APN: 928050005
LESLEY MORICO, ETAL
26567 CHAMOMILE ST
MURRIETA CA 92562

ASMT: 928050017, APN: 928050017
DP HOLDING
32033 SEA RIDGE CIR
RCH PALOS VERDES CA 90275

ASMT: 928060002, APN: 928060002
CAROLE WYATT
10162 US HWY 77
MARIETTA OK 73448

ASMT: 928060003, APN: 928060003
SHELLEY WOLD, ETAL
38176 CALLE DE LOBO RD
MURRIETA, CA. 92562

ASMT: 928060004, APN: 928060004
HENGMAO INV CA
3615 WALNUT AVE
CHINO CA 91710

ASMT: 928060006, APN: 928060006
ERNEST CRISMON
38195 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 928060008, APN: 928060008
PHILIP EWELL, ETAL
19495 LOBO DE PRADERA
MURRIETA, CA. 92562

ASMT: 928060009, APN: 928060009
LETICIA TRONCOSO, ETAL
38233 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 928060010, APN: 928060010
LISA ALVARDO, ETAL
38151 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 928060018, APN: 928060018
JOSE PEREZ, ETAL
C/O JOSE JESUS PEREZ
9005 SORBONNE WAY
BUENA PARK CA 90620

ASMT: 928060019, APN: 928060019
GWENDALYN GOLDING, ETAL
38055 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 929090020, APN: 929090020
ASHLEY COLLINS
38550 CALLE DE COMPANERO
MURRIETA, CA. 92562

ASMT: 929100001, APN: 929100001
TAMMY HILDRETH, ETAL
38573 CALLE DE LOBO
MURRIETA, CA. 92562



ASMT: 929100002, APN: 929100002
PATRICIA BRUESCH, ETAL
25817 WASHINGTON AVE
MURRIETA CA 92562

ASMT: 929100012, APN: 929100012
CHARLES BACHMANN, ETAL
38510 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 929100003, APN: 929100003
JAYMA ENGLE
38525 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 929100005, APN: 929100005
JOAN PATTERSON, ETAL
8037 THOROUGHbred ST
ALTA LOMA CA 91701

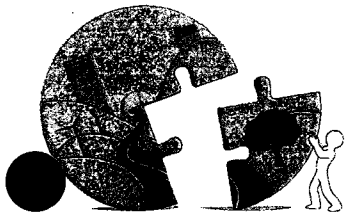
ASMT: 929100006, APN: 929100006
JUDY CLARK, ETAL
2801 BAYSHORE DR
NEWPORT BEACH CA 92663

ASMT: 929100009, APN: 929100009
SHIRLEY SOOTER, ETAL
38355 AVENIDA BONITA
MURRIETA CA 92562

ASMT: 929100010, APN: 929100010
LIESELOTTE EVANS
38340 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 929100011, APN: 929100011
EULA ANYIWO, ETAL
38500 CALLE DE LOBO
MURRIETA, CA. 92562





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

NEGATIVE DECLARATION

Project/Case Number: General Plan No. 988

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 Earle Hildebrand Title: Project Planner Date: November 2, 2015

Applicant/Project Sponsor: Oz Bratene Date Submitted: February 14, 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:

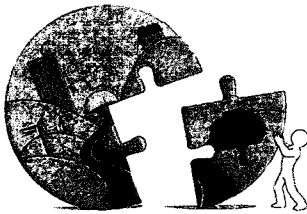
Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

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

Revised: 10/02/15
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA41818 ZCFG05165

FOR COUNTY CLERK'S USE ONLY



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.

GPA00988

Project Title/Case Numbers

John Hildebrand

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Oz Bratene

Project Applicant

25759 Jefferson Avenue Murrieta Ca, 92562

Address

Southwest of the City of Wildomar, west of Calle de Lobo, north of Saint Gallen way, and south of the Cleveland National Forest (APN: 901-180-001)

Project Location

This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space: Rural (OS-RUR) to Rural: Rural Residential (RUR-RR)

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. 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 made pursuant to the provisions of CEQA.

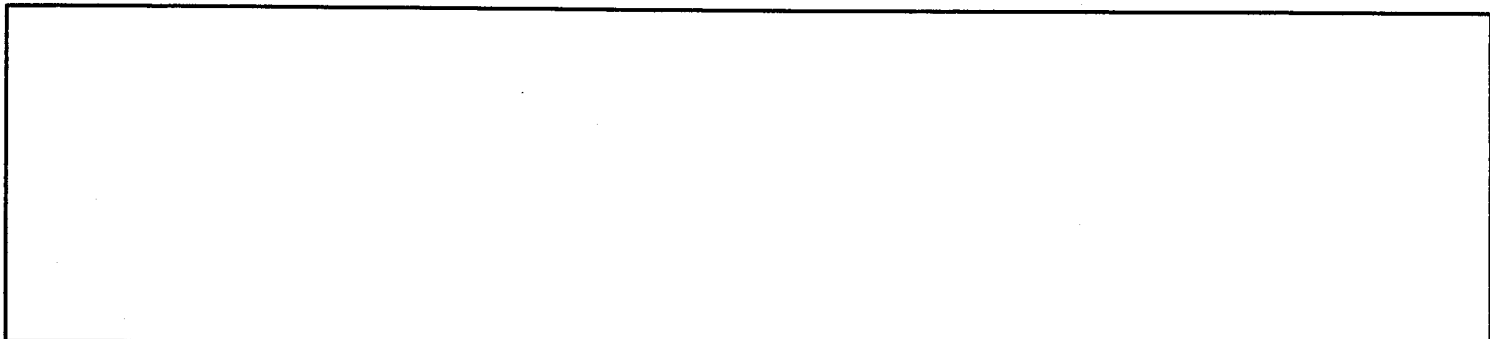
This is to certify that the earlier EA, with any comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

John Hildebrand
Signature

Project Planner
Title

11-02-2015
Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * T0800890

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: NORA WRIGHT \$64.00
paid by: CK 104
CA FISH & GAME FEE FOR EA 41818
paid towards: CFG05165 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 14, 2008 14:25
SBROSTRO posting date Feb 14, 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

O* REPRINTED * R1510800

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: NORA WRIGHT
paid by: CK 003404
CA FISH & GAME FEE FOR EA 41818
paid towards: CFG05165 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

\$2,210.00

By _____ Sep 28, 2015 10:46
GLKING posting date Sep 25, 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

February 24, 2016

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

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

RE: NOTICE OF PUBLIC HEARING: GPA 988

To Whom It May Concern:

Attached is a copy for publication in your newspaper for one (1) time on Saturday,
February 27, 2016.

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Wednesday, February 24, 2016 9:08 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 988

Received for publication on Feb. 27. Proof with cost to follow.

Thank You.

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

Please Note: 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****

The Press-Enterprise PE.COM / UNIDOS

A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Wednesday, February 24, 2016 8:57 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: GPA 988

Good morning!

Notice of Public Hearing for publication on Saturday, Feb. 27, 2016. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
(951) 955-8464
MS# 1010

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 8, 2016, at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Oz Bratene, on **General Plan Amendment No. 988**, which proposes to amend the foundation component from Open Space (OS) to Rural (RUR), and to amend the land use from Rural (RUR) (20-Acre Minimum) to Rural Residential (RR) (5-Acre Minimum), on one parcel, totaling 25.7-acres ("the project"). The project is located southwest of the City of Wildomar, west of Calle Amigo, and south of the Cleveland National Forest in the Elsinore Area Plan, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41818**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL jhildebr@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 the 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: February 24, 2016

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

CERTIFICATE OF POSTING

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 24, 2016, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 988

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

Board Agenda Date: March 8, 2016 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: February 24, 2016
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@srclkrec.com>
Sent: Wednesday, February 24, 2016 8:57 AM
To: Gil, Cecilia; Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie
Subject: RE: FOR POSTING: GPA 98%

received

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Wednesday, February 24, 2016 8:57 AM
To: Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: GPA 98

Good morning! 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 February 24, 2016, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 988

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

Board Agenda Date: March 8, 2016 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: February 24, 2016
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/9/2015,

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

APN (s) or case numbers GPA00988 For

Company or Individual's Name Planning Department,

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

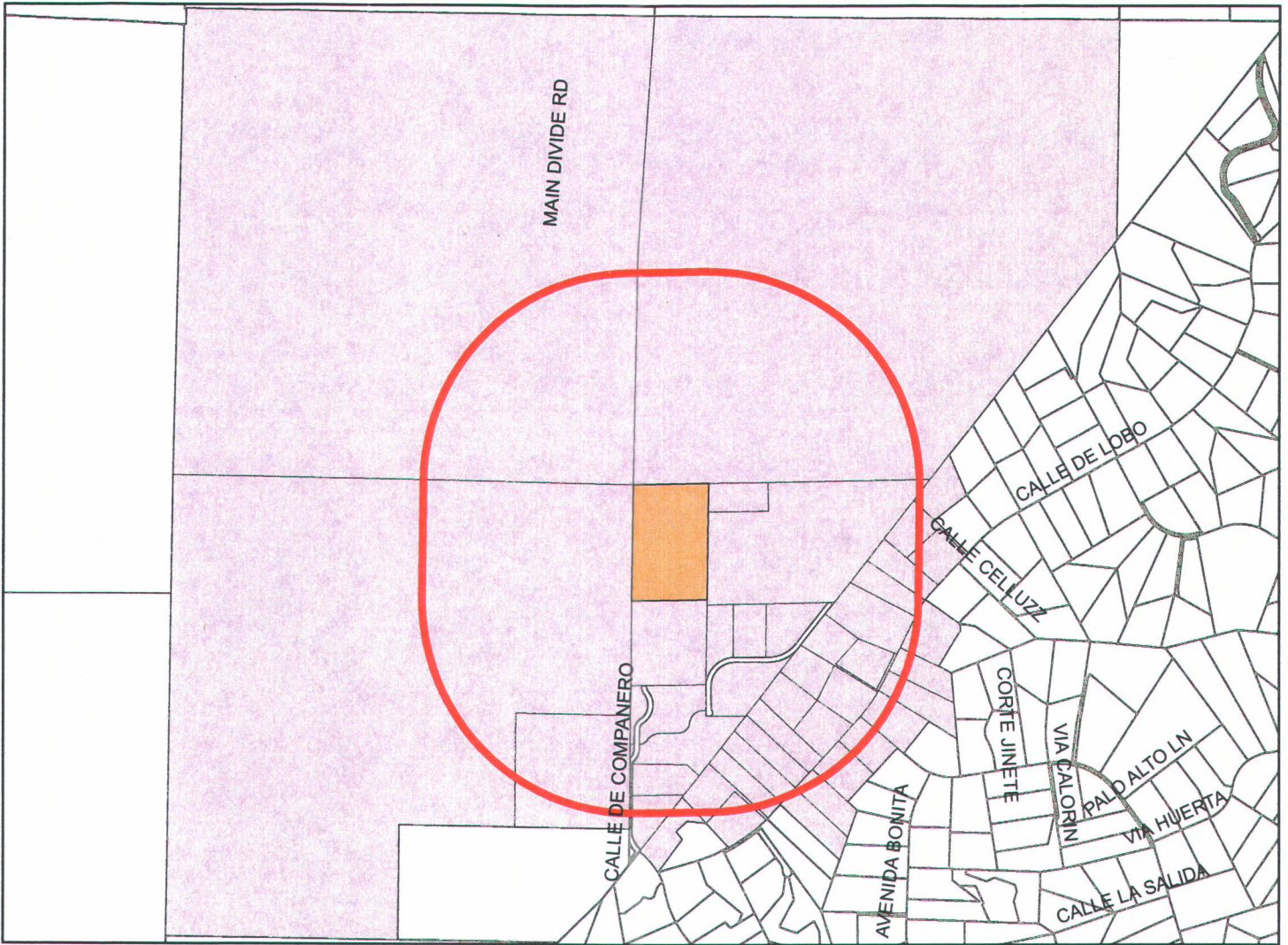
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

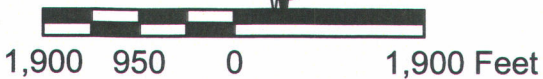
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

GPA00988 (2400 feet buffer)



Selected Parcels

929-100-011	929-090-020	928-050-002	928-060-002	928-060-019	901-180-014	928-060-009	901-180-015	929-100-005	901-180-013
928-050-017	928-060-003	901-180-003	929-100-012	928-060-006	928-060-007	929-100-002	928-060-004	928-060-016	901-110-006
929-100-003	929-100-009	928-050-004	901-180-001	901-180-004	928-050-003	929-100-010	928-060-018	901-180-002	901-180-008
901-180-009	928-060-008	901-180-016	929-100-006	901-180-010	929-100-001	928-060-010	928-050-005	901-180-011	929-100-004
901-110-001	901-110-002	901-110-004	928-040-003	901-180-006	901-180-007				



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: 901110006, APN: 901110006
VICKIE MOSER, ETAL
37565 CALLE DE COMPANERO
MURRIETA, CA. 92562

ASMT: 901180011, APN: 901180011
ROBIN SPENCER, ETAL
37570 CALLE DE COMPANERO
MURRIETA, CA. 92562

ASMT: 901180002, APN: 901180002
MARIAN ALEXANDER
6182 SADDLE TREE LN
YORBA LINDA CA 92686

ASMT: 901180013, APN: 901180013
DAVIDA PEARSON
19170 SAINT GALLEN WAY
MURRIETA, CA. 92562

ASMT: 901180003, APN: 901180003
NORA WRIGHT, ETAL
307 LEE ANN LN
ENCINITAS CA 92024

ASMT: 901180014, APN: 901180014
SHEILA DOMBRADY, ETAL
19200 SAINT GALLEN WAY
MURRIETA, CA. 92562

ASMT: 901180004, APN: 901180004
JUDY RIETSCH, ETAL
16836 MARINA BAY DR
HUNTINGTON BEACH CA 92649

ASMT: 901180015, APN: 901180015
KAREN LAWRENCE, ETAL
P O BOX 797
MURRIETA CA 92654

ASMT: 901180007, APN: 901180007
SHALA TAYLOR, ETAL
309 PASEO DE CRISTOBAL
SAN CLEMENTE CA 92672

ASMT: 928040003, APN: 928040003
SUSAN SCHUTZ MEZIN, ETAL
19690 CORTE PALO VIEJO
MURRIETA CA 92562

ASMT: 901180009, APN: 901180009
MARJORIE BOUGHTON
12917 CAMINITO BESO
SAN DIEGO CA 92130

ASMT: 928050002, APN: 928050002
SUSAN DAVIS, ETAL
37961 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 901180010, APN: 901180010
CYNTHIA CARRICK, ETAL
37550 CALLE DE COMPANERO
MURRIETA, CA. 92562

ASMT: 928050003, APN: 928050003
GEORGETTE RICHMOND, ETAL
215 S JUANITA ST NO A
REDONDO BEACH CA 90277

GPA 988

36

ASMT: 928050004, APN: 928050004
MARTHA VAN ZANTEN, ETAL
37950 CALLE DE LOBO RD
MURRIETA, CA. 92562

ASMT: 928060008, APN: 928060008
PHILIP EWELL, ETAL
19495 LOBO DE PRADERA
MURRIETA, CA. 92562

ASMT: 928050005, APN: 928050005
LESLEY MORICO, ETAL
26567 CHAMOMILE ST
MURRIETA CA 92562

ASMT: 928060009, APN: 928060009
LETICIA TRONCOSO, ETAL
38233 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 928050017, APN: 928050017
DP HOLDING
32033 SEA RIDGE CIR
RCH PALOS VERDES CA 90275

ASMT: 928060010, APN: 928060010
LISA ALVARDO, ETAL
38151 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 928060002, APN: 928060002
CAROLE WYATT
10162 US HWY 77
MARIETTA OK 73448

ASMT: 928060018, APN: 928060018
JOSE PEREZ, ETAL
C/O JOSE JESUS PEREZ
9005 SORBONNE WAY
BUENA PARK CA 90620

ASMT: 928060003, APN: 928060003
SHELLEY WOLD, ETAL
38176 CALLE DE LOBO RD
MURRIETA, CA. 92562

ASMT: 928060019, APN: 928060019
GWENDALYN GOLDING, ETAL
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TAMMY HILDRETH, ETAL
38573 CALLE DE LOBO
MURRIETA, CA. 92562



ASMT: 929100002, APN: 929100002
PATRICIA BRUESCH, ETAL
25817 WASHINGTON AVE
MURRIETA CA 92562

ASMT: 929100012, APN: 929100012
CHARLES BACHMANN, ETAL
38510 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 929100003, APN: 929100003
JAYMA ENGLE
38525 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 929100005, APN: 929100005
JOAN PATTERSON, ETAL
8037 THOROUGHbred ST
ALTA LOMA CA 91701

ASMT: 929100006, APN: 929100006
JUDY CLARK, ETAL
2801 BAYSHORE DR
NEWPORT BEACH CA 92663

ASMT: 929100009, APN: 929100009
SHIRLEY SOOTER, ETAL
38355 AVENIDA BONITA
MURRIETA CA 92562

ASMT: 929100010, APN: 929100010
LIESELOTTE EVANS
38340 CALLE DE LOBO
MURRIETA, CA. 92562

ASMT: 929100011, APN: 929100011
EULA ANYIWO, ETAL
38500 CALLE DE LOBO
MURRIETA, CA. 92562



Aparicio, Ashley

From: Dan Silver <dsilverla@me.com>
Sent: Sunday, March 06, 2016 10:28 AM
To: Benoit, John; Jeffries, Kevin; Ashley, Marion; District3; Tavaglione, John; COB
Cc: Johnson, George; Perez, Juan; Weiss, Steven; Clack, Shellie; Balderrama, Olivia; Field, John; Magee, Robert; Mike Gialdini; Hernandez, Steven
Subject: Items 16-1, 2, 4, and 6, Hearing Date: March 8, 2016 - CORRECTED
Attachments: EHL-BoS-Items16-1,2,4,6-3.8.16-Corrected.pdf

March 6, 2016

The Hon John Benoit, Chair
Riverside County Board of Supervisors
4080 Lemon St
Riverside CA 92501

RE: Items 16-1, 2, 4, and 6, Hearing Date: March 8, 2016 - Corrected

Dear Chairman Benoit and Members of the Board:

Please find corrected written testimony for your consideration, which now includes our recommendations on each item.

With best wishes,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



March 5, 2016

VIA ELECTRONIC MAIL

The Hon. John Benoit, Chair
Riverside County Board of Supervisors
4080 Lemon St
Riverside CA 92501

RE: Items 16-1, 2, 4, and 6, Hearing Date: March 8, 2016 - CORRECTED

Dear Chairperson Benoit and Members of the Board:

Endangered Habitats League (EHL) appreciates the opportunity to provide written testimony on items before you. For your reference, EHL served on the advisory committees for all three components of the Riverside County Integrated Project. As you consider these items we urge discipline against *ad hoc* amendments to the General Plan that lack a compelling planning rationale. *We particularly note that staff originally recommended against initiation of three of these GPAs, reflected their lack of merit from planning and public interest perspectives.*

Item 16-1, GPA 1037 (Lake Mathews) - Oppose

This proposal would convert 38 acres of intact Rural land to estate lots. We disagree that new conditions or circumstances compel such a land use change. If every Rural property on the border of Rural-Rural Community converts to Rural Community on the basis of adjacency, then that is a prescription for the progressive elimination of all Rural.

Item 16-2, GPA 988 (Elsinore) - Oppose

This proposal creates a *public safety risk* by intensifying uses at the urban-wildland interface from OS-R to RR, a four-fold density increase. Such residential uses within a remote and very high fire hazard area are contrary to the recommendations of the Fire Hazard Reduction Task Force. The current designation also correctly reflects the viewshed and buffer characteristics of the area, and should not be altered. As part of its recommendation for *denial* of initiation, according to staff, "Increasing the intensity of uses on the site could also potentially create inconsistencies amongst the Land Use element and the Safety element of the General Plan."

Are memories of life-threatening wildfires so short?

Item 16-4, GPA 985 (Elsinore) - *Oppose*

This constrained site has serious flood hazard issues, and the claim to provide needed affordable housing does not stand up to scrutiny, as documented in the staff report. We note a previous staff recommendation for *denial* of initiation. Furthermore, the change could interfere with MSCHP assembly and should not proceed unless and until facilitation of a reserve segment can be documented.

Item 16-6, GPA 934 (San Jacinto Valley) - *Oppose*

In its report to the Planning Commission on April 15, 2009, staff strongly recommended for *denial* of initiation. This intact agricultural and rural area was deemed inappropriate for conversion to more intensive residential uses, and no compelling new circumstances were found to justify such change. Surrounding parcels are Agriculture and Open Space. In the April 15, 2009 report, no evidence was provided that more commercial land is actually needed, or that the Rural Incidental Commercial Policies in GPA 960 would not suffice.

Thank you again for considering our views.

Yours truly,



Dan Silver
Executive Director

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



March 5, 2016

VIA ELECTRONIC MAIL

The Hon. John Benoit, Chair
Riverside County Board of Supervisors
4080 Lemon St
Riverside CA 92501

RE: Items 16-1, 2, 4, and 6, Hearing Date: March 8, 2016 - CORRECTED

Dear Chairperson Benoit and Members of the Board:

Endangered Habitats League (EHL) appreciates the opportunity to provide written testimony on items before you. For your reference, EHL served on the advisory committees for all three components of the Riverside County Integrated Project. As you consider these items we urge discipline against *ad hoc* amendments to the General Plan that lack a compelling planning rationale. *We particularly note that staff originally recommended against initiation of three of these GPAs, reflected their lack of merit from planning and public interest perspectives.*

Item 16-1, GPA 1037 (Lake Mathews) - Oppose

This proposal would convert 38 acres of intact Rural land to estate lots. We disagree that new conditions or circumstances compel such a land use change. If every Rural property on the border of Rural-Rural Community converts to Rural Community on the basis of adjacency, then that is a prescription for the progressive elimination of all Rural.

Item 16-2, GPA 988 (Elsinore) - Oppose

This proposal creates a *public safety risk* by intensifying uses at the urban-wildland interface from OS-R to RR, a four-fold density increase. Such residential uses within a remote and very high fire hazard area are contrary to the recommendations of the Fire Hazard Reduction Task Force. The current designation also correctly reflects the viewshed and buffer characteristics of the area, and should not be altered. As part of its recommendation for *denial* of initiation, according to staff, "Increasing the intensity of uses on the site could also potentially create inconsistencies amongst the Land Use element and the Safety element of the General Plan."

Are memories of life-threatening wildfires so short?

Item 16-4, GPA 985 (Elsinore) - *Oppose*

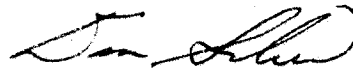
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Thank you again for considering our views.

Yours truly,

A handwritten signature in black ink, appearing to read "Dan Silver", written in a cursive style.

Dan Silver
Executive Director

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

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Invoice text: GPA 988

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*Planning
16-2 of 03/08/16
GPA 988*

Placed by: Cecilia Gil

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Publication(s): The Press-Enterprise

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Ad Desc.: GPA 988

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

02/27/2016

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

Date: Feb 27, 2016

At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 8, 2016, at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Oz Bratene, on **General Plan Amendment No. 988**, which proposes to amend the foundation component from Open Space (OS) to Rural (RUR), and to amend the land use from Rural (RUR) (20-Acre Minimum) to Rural Residential (RR) (5-Acre Minimum), on one parcel, totaling 25.7-acres ("the project"). The project is located southwest of the City of Wildomar, west of Calle Amigo, and south of the Cleveland National Forest in the Elsinore Area Plan, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41818**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL jhildebr@rctmla.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 the 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: February 24, 2016

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

2/27

CORRECTED NOTICE

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Dated: February 29, 2016

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

16-2 of 03/08/16

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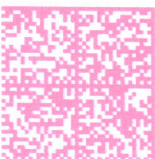
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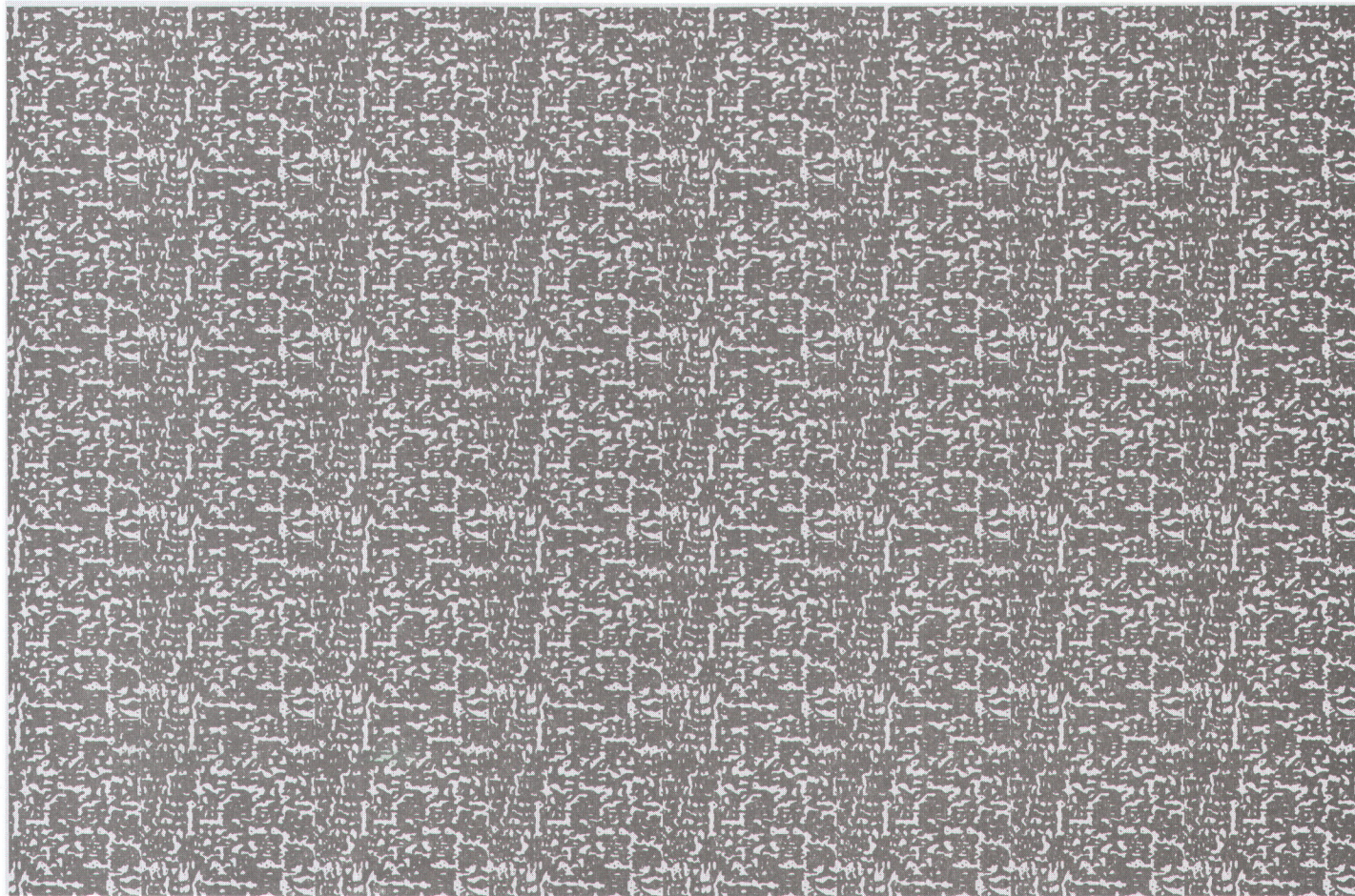


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Dated: February 24, 2016

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

16.2 of 03/08/16

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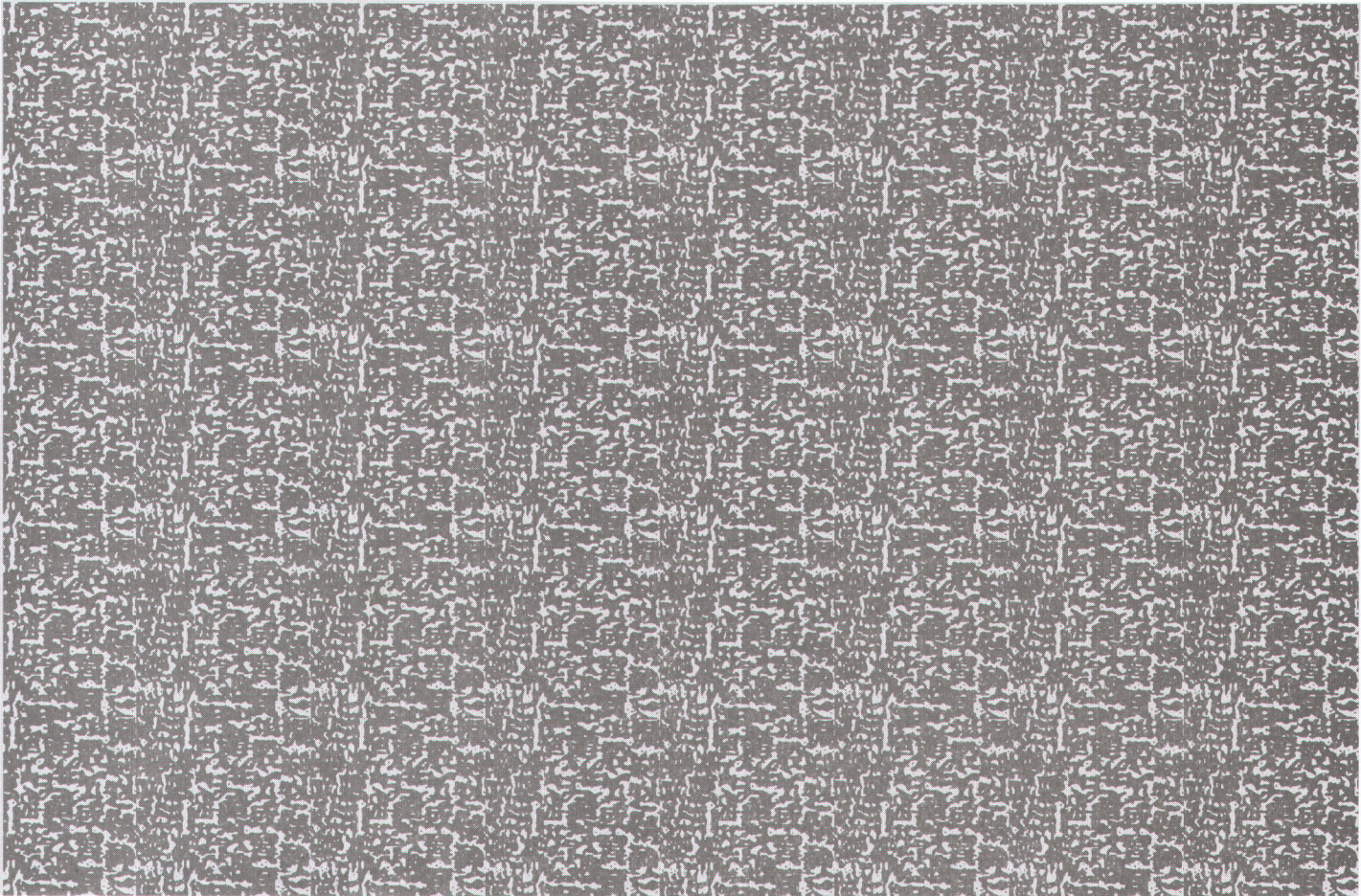
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Dated: February 24, 2016

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

16-2 of 03/08/16

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16836 MARINA BAY DR
HUNTINGTON BEACH CA 92649

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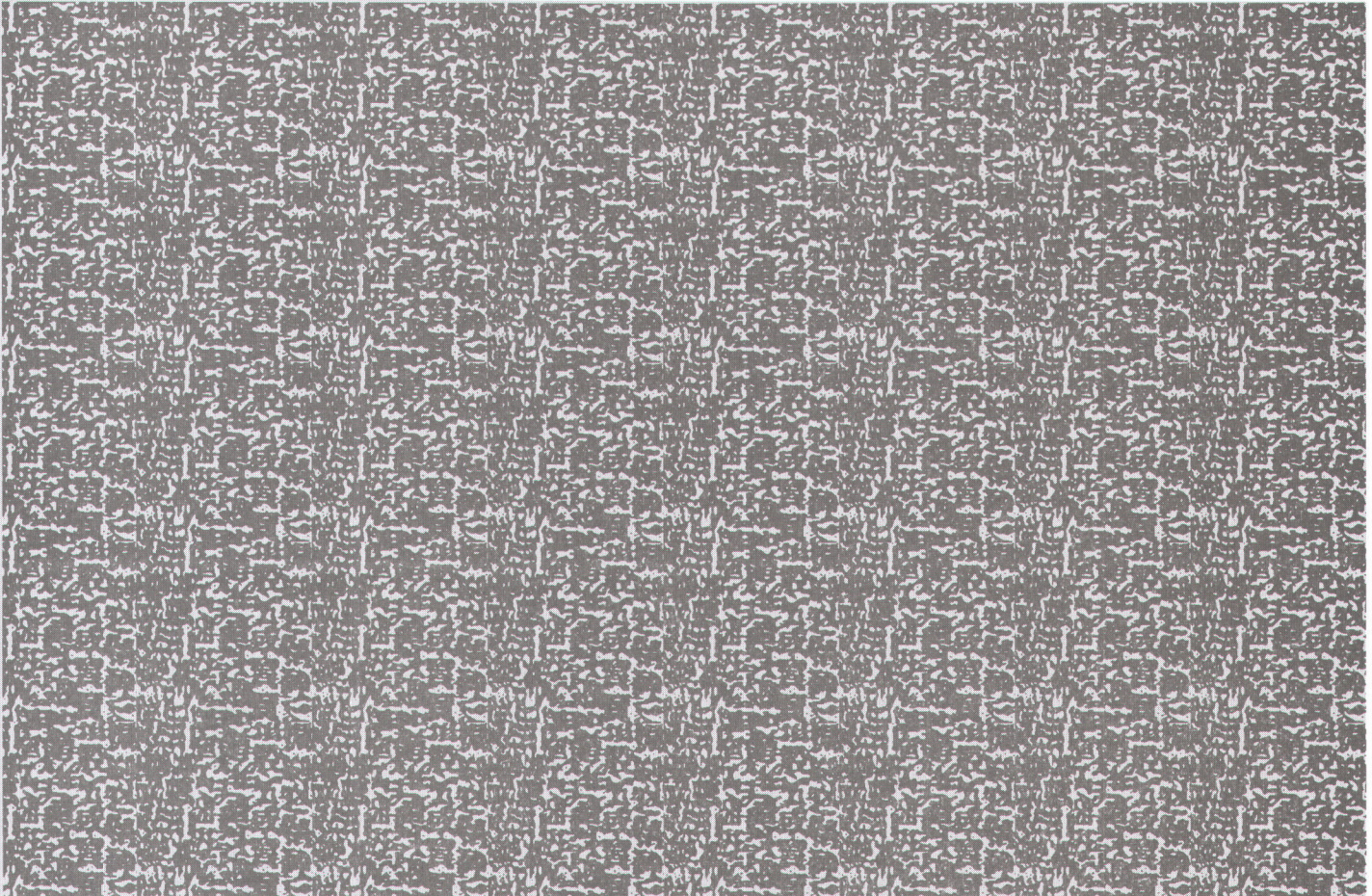
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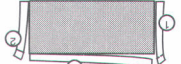
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Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME: OZ BRATENE

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

City: _____ Zip: _____

Phone #: _____

Date: MARCH 8, 2016 Agenda # 16-2

PLEASE STATE YOUR POSITION BELOW:

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

X Support _____ Oppose _____ Neutral

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

_____ Support _____ Oppose _____ Neutral

NO NEED TO SPEAK. HERE
I give my 3 minutes to: _____

TO ANSWER ANY QUESTIONS.

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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

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

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

SPEAKER'S NAME: Ms Miller

Address: www.globalharmonynetwork.org

(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 16-2

PLEASE STATE YOUR POSITION BELOW:

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

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

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

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

I give my 3 minutes to: _____

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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