

September 26, 2009

*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: 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 potential 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

4/15/09  
8.10

April 13, 2009

*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 8.0, General Plan Amendment Initiation Proceedings  
(April 15, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. While we are encouraged by many rigorous recommendations from staff, we respectfully disagree on others.

Item 6.1, GPA 909 (Mead Valley)

*Disagree with staff recommendation.* This site is part of the Good Hope Rural Village Overlay Study Area, which is being planned as part of the County's GPA 960. It would be *premature* to identify this location in a piecemeal manner for light industrial uses. It should be planned in a *coherent* manner with the rest of the Overlay. Initiation should be denied and the landowner referred to the GPA 960 process.

Item 6.2, GPA 949 (Meadowbrook)

*Disagree with staff recommendation.* This site is part of the Meadowbrook Rural Village Overlay Study Area, which is being planned as part of the County's GPA 960. It would be *premature* to identify this location in a piecemeal manner for intensified use. It should be planned in a *coherent* manner with the rest of the Overlay. Initiation should be denied and the landowner referred to the GPA 960 process.

Item 6.3, GPA 743 (Elsinore)

*Disagree with staff recommendation.* This proposal is piecemeal urbanization that exemplifies the defects of the landowner-initiated GPA process. While EHL generally supports using land already designated as Community Development in a more efficient manner, there is question as to whether this land was properly designated in the first place. No evidence has been submitted to support the finding that in order to meet housing goals, "Special circumstances or conditions have emerged that were



unanticipated in preparing the General Plan.” What *are* the quantified “housing goals” for the unincorporated area? How much housing capacity is present in land *already* designated for urbanization? If additional capacity is needed, is this the best location based upon jobs, services, traffic and proximity to existing infrastructure and development? Until these basic planning questions are answered, this proposal should not be initiated.

Item 6.4, GPA 815 (Temescal Canyon)

*More information needed.* While creations of an employment center along I-15 may well make sense, several questions must first be answered. Why can't these same uses occur under the present designations? As this property is within MSHCP Criteria Cells, what is the effect of the change on reserve assembly? This information should be solicited from the Environmental Programs Dept. As the current designation includes Community Center, what was the original purpose of the Community Center and to what extent will those important planning goals be lost or changed by the Specific Plan?

Item 6.5, GPA 1073 (County-wide)

We support the intent of these revisions to General Plan Policy LU-6.2, to clarify that public facilities may be sited outside of the Public Facilities designator and to protect valuable Open Space lands from such incompatible uses. Proposed for deletion, however, is language that preferentially locates some public facilities in Community Development and Rural Community rather than Rural and Agriculture. For community-serving public facilities (as opposed to those with potential for nuisance), this policy language is appropriate, as it reduces vehicle travel and creates community identity. We thus suggest language to recapture this concept.

Item 8.1, GPA 940 (REMAP)

*Concur with staff recommendation to deny initiation.* As pointed out in the staff report, the need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.2, GPA 952 (REMAP)

*Concur with staff recommendation to deny initiation.* This proposal would create large scale urbanization on 733 acres in an area utterly unsuited to these uses, due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.3. GPA 953 (Rancho California)

*Concur with staff recommendation to deny initiation.* The need for any additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. The property is also affected by MSHCP Criteria Cells and fire hazard.

Item 8.4. GPA 1015 (REMAP)

*Concur with staff recommendation to deny initiation.* The need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.5. GPA 1025 (REMAP)

*Concur with staff recommendation to deny initiation.* This region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.6. GPA 1044 (REMAP)

*Concur with staff recommendation to deny initiation.* The need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.7. GPA 934 (San Jacinto Valley)

*Concur with staff recommendation to deny initiation.* This intact agricultural area is inappropriate for conversion to more intensive residential uses, and as staff points out, no compelling new circumstances justify such change. Surrounding parcels are Agriculture and Open Space. While staff believes that future consideration for redesignation as commercial may be appropriate, no evidence is provided that more commercial land is actually needed. Rather, future needs might be met through the Rural Incidental Commercial Policies under development in GPA 960, intended to provide these services to residents and travelers. In addition, until it is shown that intensified uses will not interfere with MSHCP assembly within the affected Criteria Cells, changes in land use should not move forward.

Item 8.8. GPA 937 (Lake Mathews)

*Concur with staff recommendation to deny initiation.* The proposal is to change the current Rural and Rural Community designations to continuous estate lots in the Rural Community and Community Development categories. Such inefficient development on 733 acres would wastefully consume an inordinate amount of land while producing little and no affordable housing. The site is also constrained by the MSHCP. Annexation into the Cajalco Wood Policy Area, as staff proposes, may provide a better balance of more efficient development and natural open space if consistency with the MSCHP can be established.

Item 8.9. GPA 957 (Anza)

*Concur with staff recommendation to deny initiation.* This proposal for conversion of 258 acres from Rural to Rural Community estate lots lies outside the village core and is therefore inappropriate for increased intensification. Initiation would render the Anza Community Vision and Goals process meaningless. There are no new compelling circumstances, and all open space benefits of the proposal can be achieved or bettered by consolidation of the 64 units allowed under the existing designations. Staff is to be commended for the excellent capacity analysis showing no need for additional large residential lots in this area. In general, Anza is deficient in infrastructure and water, and has limited potential for intensified uses.

Item 8.10. 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 8.11. GPA 621 (Lakeview Nuevo)

*Need more information.* The project site is within MSHCP Criteria Cells along the San Jacinto River, which is a particularly challenging area for preserve assembly. What effect would the proposed change have on the assembly process? If negative, then initiation should not proceed.

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

Sincerely,

Dan Silver, MD  
Executive Director

Electronic cc: Board Members and Board Offices  
George Johnson, TLMA  
Ron Goldman, Planning Dept.  
Carolyn Luna, Environmental Programs Dept.  
Interested parties

**Bob Taghdiri**  
**3112 Bostonian Drive**  
**Los Alamitos, CA 90720**  
**Applicant- GPA 985**

**Grant Becklund**  
**30811 Garbani Road**  
**Winchester, CA 92596**  
**Engineer- GPA985**

**Carlos Lopez**  
**1713 West Gary Street**  
**Santa Ana, CA 92704**

**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. 985 (Foundation and Entitlement/Policy)** – Intent to Adopt a Negative Declaration – Applicant: Steve Galvez – Engineer/Representative: Grant Becklund – First Supervisorial District – Area Plan: Elsinore – Zone District: Lakeland Village – Zone: W1 (Watercourse, Watershed and Conservation Areas) – Policy Area: Lake Elsinore Environs – Location: West of Lucerne Street, north of Grand Avenue, east of Russell Street, and south of Como Street – Project Size: 1.87 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) on one parcel, totaling 1.87 acres – Project Planner: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto: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](mailto:jhildebr@rctlma.org) or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**  
**GPA00985**

I, Stella Spadafora, certify that on  
(Print Name)  
10/28/2015 the attached property owners list  
(Date)

was prepared by County of Riverside / GIS  
(Print Company or Individual's Name)

Distance Buffered: 600 Feet

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: Stella Spadafora

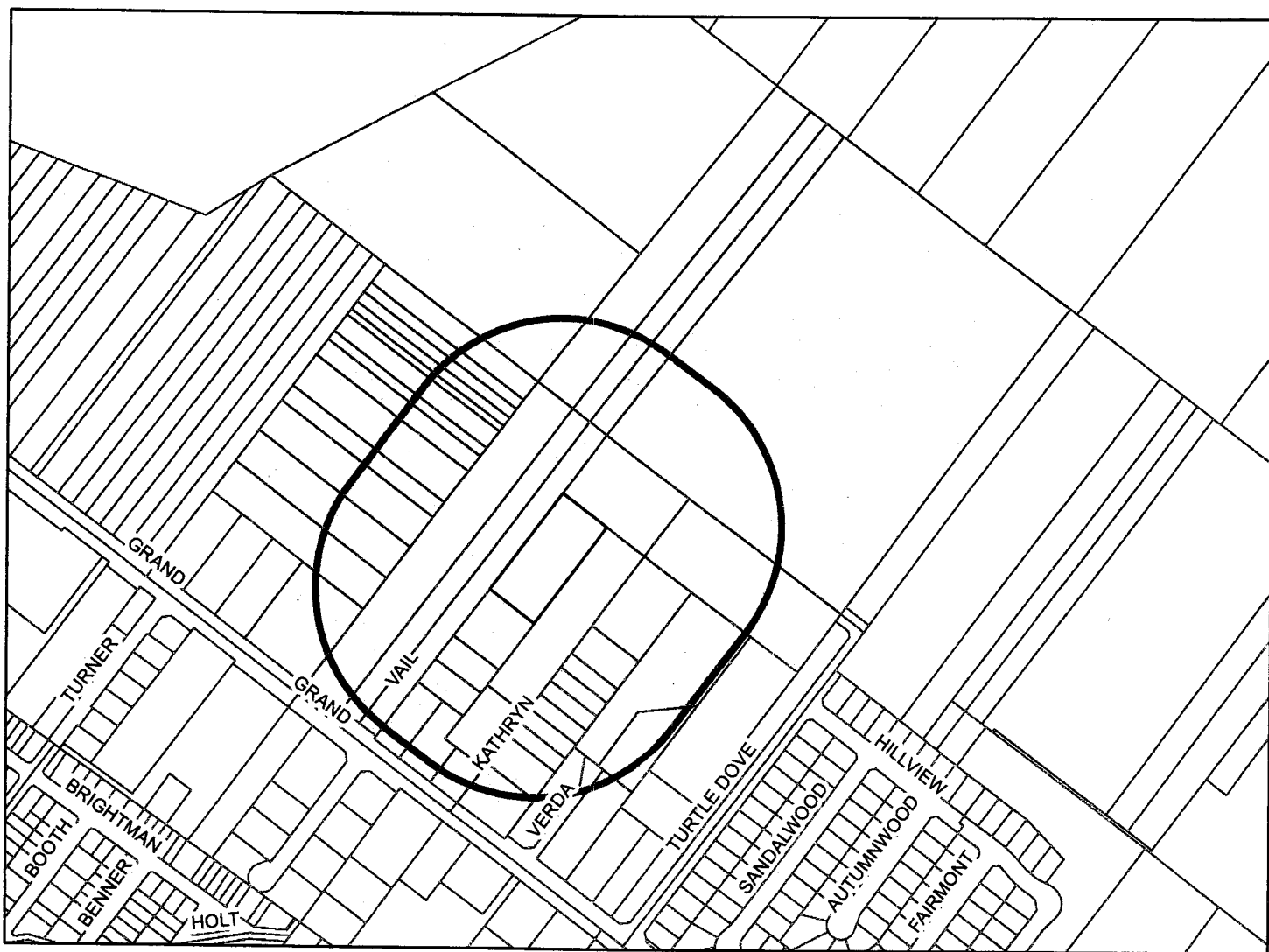
TITLE/REGISTRATION: GIS Analyst

ADDRESS: 3450 14th St. 5<sup>th</sup> Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

**GPA00985**  
**(600 Feet Radius)**



**Selected Parcels**

371-160-009	371-130-017	371-130-008	371-070-001	371-130-009	371-130-013	371-130-015	371-130-016	371-150-008	371-150-015
371-150-014	371-160-026	371-130-012	371-150-006	371-150-007	371-150-001	371-150-002	371-130-011	371-160-016	371-160-015
371-130-004	371-090-003	371-090-004	371-150-009	371-150-010	371-150-016	371-160-007	371-130-007	371-150-004	371-130-014
371-160-018	371-160-010	371-160-027	371-150-011	371-160-017	371-160-014	371-090-001	371-090-002	371-150-012	371-160-029
371-160-012	371-160-013	371-130-006	371-130-005	371-160-004	371-130-010	371-160-030			



400 200 0 400 Feet

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ASMT: 371130004, APN: 371130004  
JEFFREY MCELRATH  
20995 ALAMEDO DEL NORTE  
WILDOMAR CA 92595

ASMT: 371130011, APN: 371130011  
JACQUELINE R TRUST, ETAL  
6587 E CAMINO VISTA  
ANAHEIM CA 92807

ASMT: 371130005, APN: 371130005  
SONJA CRILLY, ETAL  
717 N JANSS  
ANAHEIM CA 92805

ASMT: 371130012, APN: 371130012  
DAVID COOK  
8605 SANTA MONICA 16929  
WEST HOLLYWOOD CA 90069

ASMT: 371130006, APN: 371130006  
RYAN REMP  
41927 BLACK MOUNTAIN TR  
MURRIETA CA 92562

ASMT: 371130014, APN: 371130014  
JOHN EFFERTZ, ETAL  
5480 PASEO DEL LAGO A  
LAGUNA WOODS CA 92637

ASMT: 371130007, APN: 371130007  
KRISTA ALFORD, ETAL  
30261 SPRAY DR  
CANYON LAKE CA 92587

ASMT: 371130016, APN: 371130016  
ANUCHIT RUKSOMBOONDE  
11609 ENCANTO LN  
COLTON CA 92324

ASMT: 371130008, APN: 371130008  
ALFRED BISHCOFF  
2823 SUNSET BL  
LOS ANGELES CA 90026

ASMT: 371130017, APN: 371130017  
ALFRED BISCHOFF  
2823 SUNSET BLV  
LOS ANGELES CA 90026

ASMT: 371130009, APN: 371130009  
ANUCHIT RUKSOMBOONDE  
1850 W SYCAMORE ST  
SAN BERNARDINO CA 92407

ASMT: 371150002, APN: 371150002  
RICHARD LEDDY, ETAL  
C/O WILLIAM LEDDY  
23033 JUNIPER AVE  
TORRANCE CA 90505

ASMT: 371130010, APN: 371130010  
NICHOLE ANAYA, ETAL  
1519 SUNRISE DR  
VISTA CA 92084

ASMT: 371150004, APN: 371150004  
TERRY CHENG, ETAL  
725 RIDGECREST ST  
MONTEREY PARK CA 91754

ASMT: 371150007, APN: 371150007  
DEBRA TONE  
18290 GRAND AVE  
LAKE ELSINORE CA 92530

ASMT: 371160007, APN: 371160007  
HUSHMAN TAGHDIRI, ETAL  
C/O STEVE GALVEZ  
45621 CORTE ROYALE  
TEMECULA CA 92592

ASMT: 371150008, APN: 371150008  
KURT LIVINGSTON, ETAL  
2430 OUR COUNTRY RD  
ESCONDIDO CA 92029

ASMT: 371160009, APN: 371160009  
VERONICA GUTIERREZ, ETAL  
32950 KATHRYN WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371150011, APN: 371150011  
DOROTHY DANDURAND, ETAL  
1465 LA RIATA DR  
LA HABRA HEIGHTS CA 90631

ASMT: 371160010, APN: 371160010  
MARY HOENIG, ETAL  
28510 RED GUM  
LAKE ELSINORE CA 92530

ASMT: 371150012, APN: 371150012  
RMT PROP  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

ASMT: 371160012, APN: 371160012  
RUBY CARSON  
32910 KATHRYN WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371150014, APN: 371150014  
CAROL HILLARY  
18330 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 371160014, APN: 371160014  
DARLA GREER, ETAL  
32890 KATHRYN WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371150015, APN: 371150015  
BARRY LEFROY  
32295 MISSION TR NO 8  
LAKE ELSINORE CA 92530

ASMT: 371160015, APN: 371160015  
JAMES DOUGLAS  
P O BOX 1110  
LAKE ELSINORE CA 92531

ASMT: 371160004, APN: 371160004  
SIERRA NEVADA WEST INC  
32880 KATHRYN WAY  
LAKE ELSINORE CA 92530

ASMT: 371160016, APN: 371160016  
GILBERTO FRANCO  
32940 KATHRYN WAY  
LAKE ELSINORE, CA. 92530



ASMT: 371160017, APN: 371160017  
ROSALIND RIGGINS, ETAL  
32930 KATHRYN WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371160018, APN: 371160018  
ANTHONY REYES, ETAL  
32920 KATHRYN WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371160026, APN: 371160026  
DANIEL RODRIGUEZ  
4195 HAVENRIDGE  
CORONA CA 92883

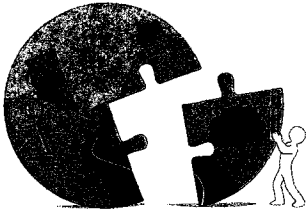
ASMT: 371160027, APN: 371160027  
MICHAEL HEIER  
3966 ZION CT  
CHINO CA 91710

ASMT: 371160029, APN: 371160029  
LYNETTE CANTARINI, ETAL  
18400 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 371160030, APN: 371160030  
VINCENT GRAVES  
695 W RACQUET CLUB RD  
PALM SPRINGS CA 92262







# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve 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. 985  
*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)*

Bob Taghdiri  
*Project Applicant*

3112 Bostonian Drive, Los Alamitos, CA 90720  
*Address*

West of Lucerne Street, north of Grand Avenue, East of Russell Street, and South of Como Street. APN: 371-150-009  
*Project Location*

Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) on one parcel, totaling 1.87 acres  
*Project Description*

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

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

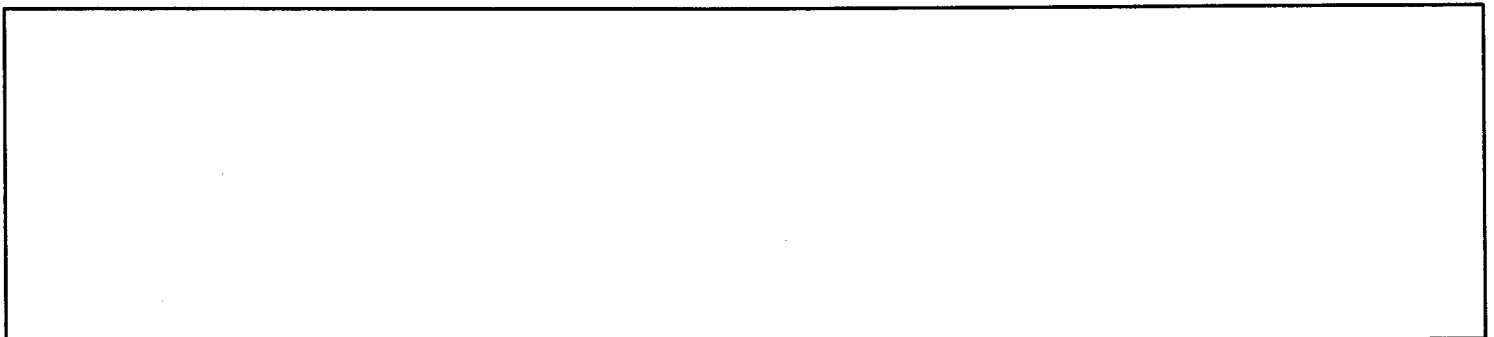
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

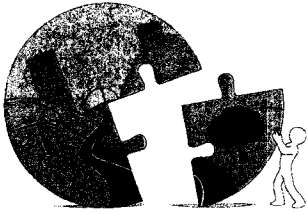
*John Hildebrand*  
*Signature*

John Hildebrand  
*Title*

11/02/2015  
*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. 985

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: November 2, 2015

Applicant/Project Sponsor: Bob Taghdiri 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 Hildebrand at (951) 955-1888.

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

Please charge deposit fee case#: ZEA41815 ZCFG05162 .

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* T0800887

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: TAGHDIRI BOB \$64.00  
paid by: CASH  
CA FISH & GAME FEE FOR EA41815  
paid towards: CFG05162 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Feb 14, 2008 13:50  
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!

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SPECIALIZED DEPARTMENT RECEIPT  
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(951) 694-5242

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

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

Received from: TAGHDIRI BOB \$2,210.00  
paid by: CK 1049  
CA FISH & GAME FEE FOR EA41815  
paid towards: CFG05162 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Oct 29, 2015 07:44  
MGARDNER posting date Oct 29, 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](mailto:legals@pe.com)  
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: GPA 985

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 985

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](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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**From:** Gil, Cecilia <CCGIL@rcbos.org>  
**Sent:** Wednesday, February 24, 2016 8:54 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: GPA 973 and CZ 7855

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 1<sup>st</sup> 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 Bob Taghdiri – Grant Becklund, on **General Plan Amendment No. 985**, which proposes to amend the foundation component from Open Space (OS) to Community Development (CD), and to amend the land use from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) on one parcel, totaling 1.87 acres (“the project”). The project is located west of Lucerne Street, north of Grand Avenue, east of Russell Street, and south of Como Street, 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. 41815**.

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 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 985

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@asrclkrec.com>  
**Sent:** Wednesday, February 24, 2016 8:57 AM  
**To:** Gil, Cecilia; Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: GPA 985

received

**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Wednesday, February 24, 2016 8:55 AM  
**To:** Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: GPA 985

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 985

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**  
**GPA00985**

I, Stella Spadafora, certify that on  
(Print Name)  
10/28/2015 the attached property owners list  
(Date)  
was prepared by County of Riverside / GIS  
(Print Company or Individual's Name)

Distance Buffered: 600 Feet.

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: Stella Spadafora

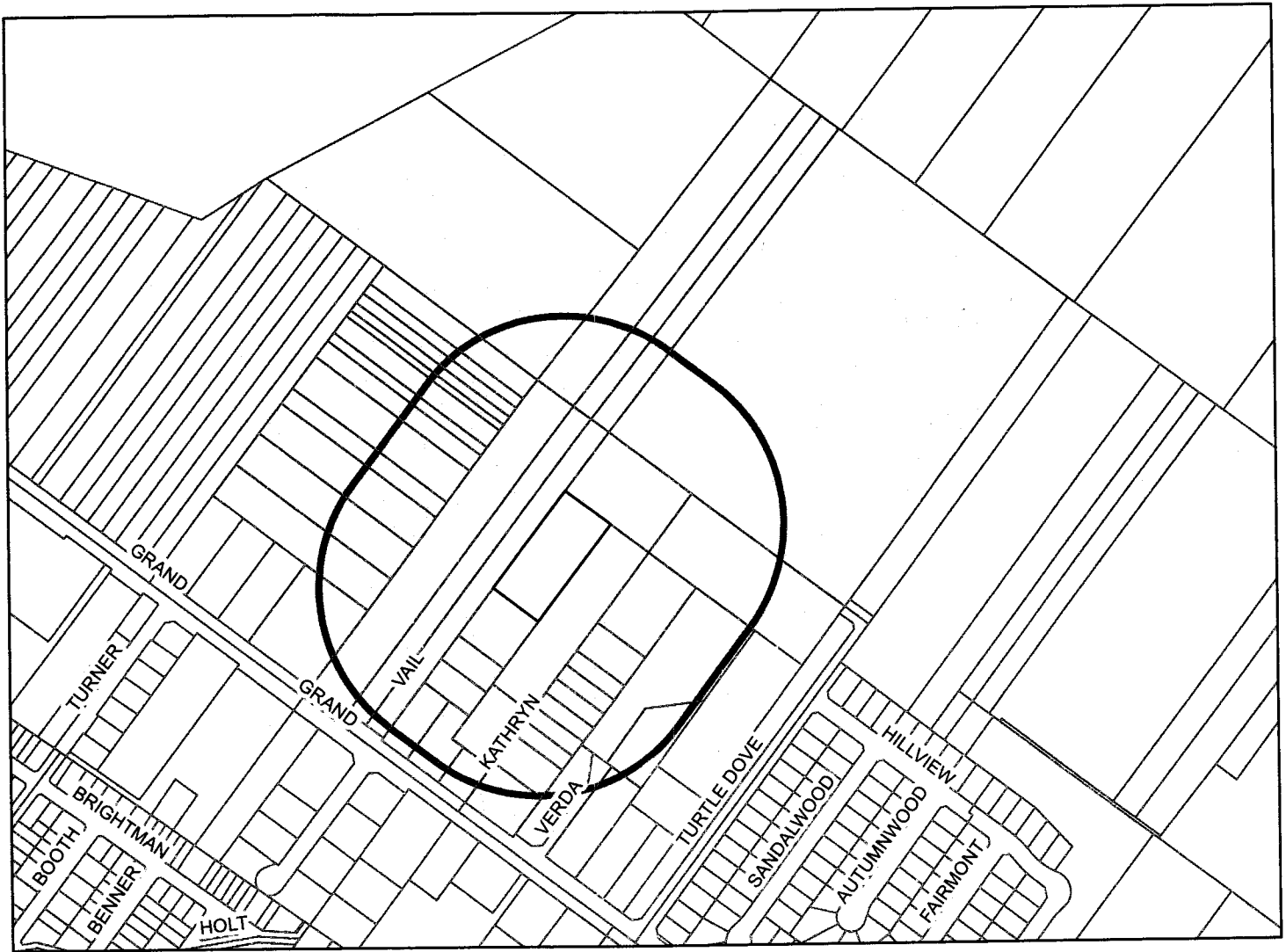
TITLE/REGISTRATION: GIS Analyst

ADDRESS: 3450 14th St. 5<sup>th</sup> Floor

Riverside, CA 92501

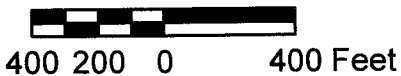
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

**GPA00985**  
**(600 Feet Radius)**



**Selected Parcels**

371-160-009	371-130-017	371-130-008	371-070-001	371-130-009	371-130-013	371-130-015	371-130-016	371-150-008	371-150-015
371-150-014	371-160-026	371-130-012	371-150-006	371-150-007	371-150-001	371-150-002	371-130-011	371-160-016	371-160-015
371-130-004	371-090-003	371-090-004	371-150-009	371-150-010	371-150-016	371-160-007	371-130-007	371-150-004	371-130-014
371-160-018	371-160-010	371-160-027	371-150-011	371-160-017	371-160-014	371-090-001	371-090-002	371-150-012	371-160-029
371-160-012	371-160-013	371-130-006	371-130-005	371-160-004	371-130-010	371-160-030			



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: 371130004, APN: 371130004  
JEFFREY MCELRATH  
20995 ALAMEDO DEL NORTE  
WILDOMAR CA 92595

ASMT: 371130011, APN: 371130011  
JACQUELINE R TRUST, ETAL  
6587 E CAMINO VISTA  
ANAHEIM CA 92807

ASMT: 371130005, APN: 371130005  
SONJA CRILLY, ETAL  
717 N JANSS  
ANAHEIM CA 92805

ASMT: 371130012, APN: 371130012  
DAVID COOK  
8605 SANTA MONICA 16929  
WEST HOLLYWOOD CA 90069

ASMT: 371130006, APN: 371130006  
RYAN REMP  
41927 BLACK MOUNTAIN TR  
MURRIETA CA 92562

ASMT: 371130014, APN: 371130014  
JOHN EFFERTZ, ETAL  
5480 PASEO DEL LAGO A  
LAGUNA WOODS CA 92637

ASMT: 371130007, APN: 371130007  
KRISTA ALFORD, ETAL  
30261 SPRAY DR  
CANYON LAKE CA 92587

ASMT: 371130016, APN: 371130016  
ANUCHIT RUKSOMBOONDE  
11609 ENCANTO LN  
COLTON CA 92324

ASMT: 371130008, APN: 371130008  
ALFRED BISHCOFF  
2823 SUNSET BL  
LOS ANGELES CA 90026

ASMT: 371130017, APN: 371130017  
ALFRED BISCHOFF  
2823 SUNSET BLV  
LOS ANGELES CA 90026

ASMT: 371130009, APN: 371130009  
ANUCHIT RUKSOMBOONDE  
1850 W SYCAMORE ST  
SAN BERNARDINO CA 92407

ASMT: 371150002, APN: 371150002  
RICHARD LEDDY, ETAL  
C/O WILLIAM LEDDY  
23033 JUNIPER AVE  
TORRANCE CA 90505

ASMT: 371130010, APN: 371130010  
NICHOLE ANAYA, ETAL  
1519 SUNRISE DR  
VISTA CA 92084

ASMT: 371150004, APN: 371150004  
TERRY CHENG, ETAL  
725 RIDGECREST ST  
MONTEREY PARK CA 91754

GPA 985 (34)



ASMT: 371150007, APN: 371150007  
DEBRA TONE  
18290 GRAND AVE  
LAKE ELSINORE CA 92530

ASMT: 371160007, APN: 371160007  
HUSHMAN TAGHDIRI, ETAL  
C/O STEVE GALVEZ  
45621 CORTE ROYALE  
TEMECULA CA 92592

ASMT: 371150008, APN: 371150008  
KURT LIVINGSTON, ETAL  
2430 OUR COUNTRY RD  
ESCONDIDO CA 92029

ASMT: 371160009, APN: 371160009  
VERONICA GUTIERREZ, ETAL  
32950 KATHRYN WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371150011, APN: 371150011  
DOROTHY DANDURAND, ETAL  
1465 LA RIATA DR  
LA HABRA HEIGHTS CA 90631

ASMT: 371160010, APN: 371160010  
MARY HOENIG, ETAL  
28510 RED GUM  
LAKE ELSINORE CA 92530

ASMT: 371150012, APN: 371150012  
RMT PROP  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

ASMT: 371160012, APN: 371160012  
RUBY CARSON  
32910 KATHRYN WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371150014, APN: 371150014  
CAROL HILLARY  
18330 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 371160014, APN: 371160014  
DARLA GREER, ETAL  
32890 KATHYRN WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371150015, APN: 371150015  
BARRY LEFROY  
32295 MISSION TR NO 8  
LAKE ELSINORE CA 92530

ASMT: 371160015, APN: 371160015  
JAMES DOUGLAS  
P O BOX 1110  
LAKE ELSINORE CA 92531

ASMT: 371160004, APN: 371160004  
SIERRA NEVADA WEST INC  
32880 KATHRYN WAY  
LAKE ELSINORE CA 92530

ASMT: 371160016, APN: 371160016  
GILBERTO FRANCO  
32940 KATHRYN WAY  
LAKE ELSINORE, CA. 92530



ASMT: 371160017, APN: 371160017  
ROSALIND RIGGINS, ETAL  
32930 KATHRYN WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371160018, APN: 371160018  
ANTHONY REYES, ETAL  
32920 KATHRYN WAY  
LAKE ELSINORE, CA. 92530

ASMT: 371160026, APN: 371160026  
DANIEL RODRIGUEZ  
4195 HAVENRIDGE  
CORONA CA 92883

ASMT: 371160027, APN: 371160027  
MICHAEL HEIER  
3966 ZION CT  
CHINO CA 91710

ASMT: 371160029, APN: 371160029  
LYNETTE CANTARINI, ETAL  
18400 GRAND AVE  
LAKE ELSINORE, CA. 92530

ASMT: 371160030, APN: 371160030  
VINCENT GRAVES  
695 W RACQUET CLUB RD  
PALM SPRINGS CA 92262

## 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](mailto:dsilverla@me.com)  
[www.ehleague.org](http://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,

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

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:

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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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**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,

A handwritten signature in black ink, appearing to read "Dan Silver". The signature is fluid and cursive, with a large initial "D" and "S".

Dan Silver  
Executive Director



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*Planning  
16-4 of 03/08/16  
GPA 985*

Placed by: Cecilia Gil

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COUNTY OF RIVERSIDE  
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RIVERSIDE, CA 92502

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# THE PRESS-ENTERPRISE

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Publication(s): The Press-Enterprise

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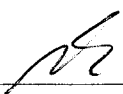
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, 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

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

Ad Number: 0010140249-01

P.O. Number:

## Ad Copy:

### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT IN THE 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 Bob Taghdiri - Grant Becklund, on **General Plan Amendment No. 985**, which proposes to amend the foundation component from Open Space (OS) to Community Development (CD), and to amend the land use from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) on one parcel, totaling 1.87 acres ("the project"). The project is located west of Lucerne Street, north of Grand Avenue, east of Russell Street, and south of Como Street, 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. 41815**.

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

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

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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

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16-4 of 03/08/16



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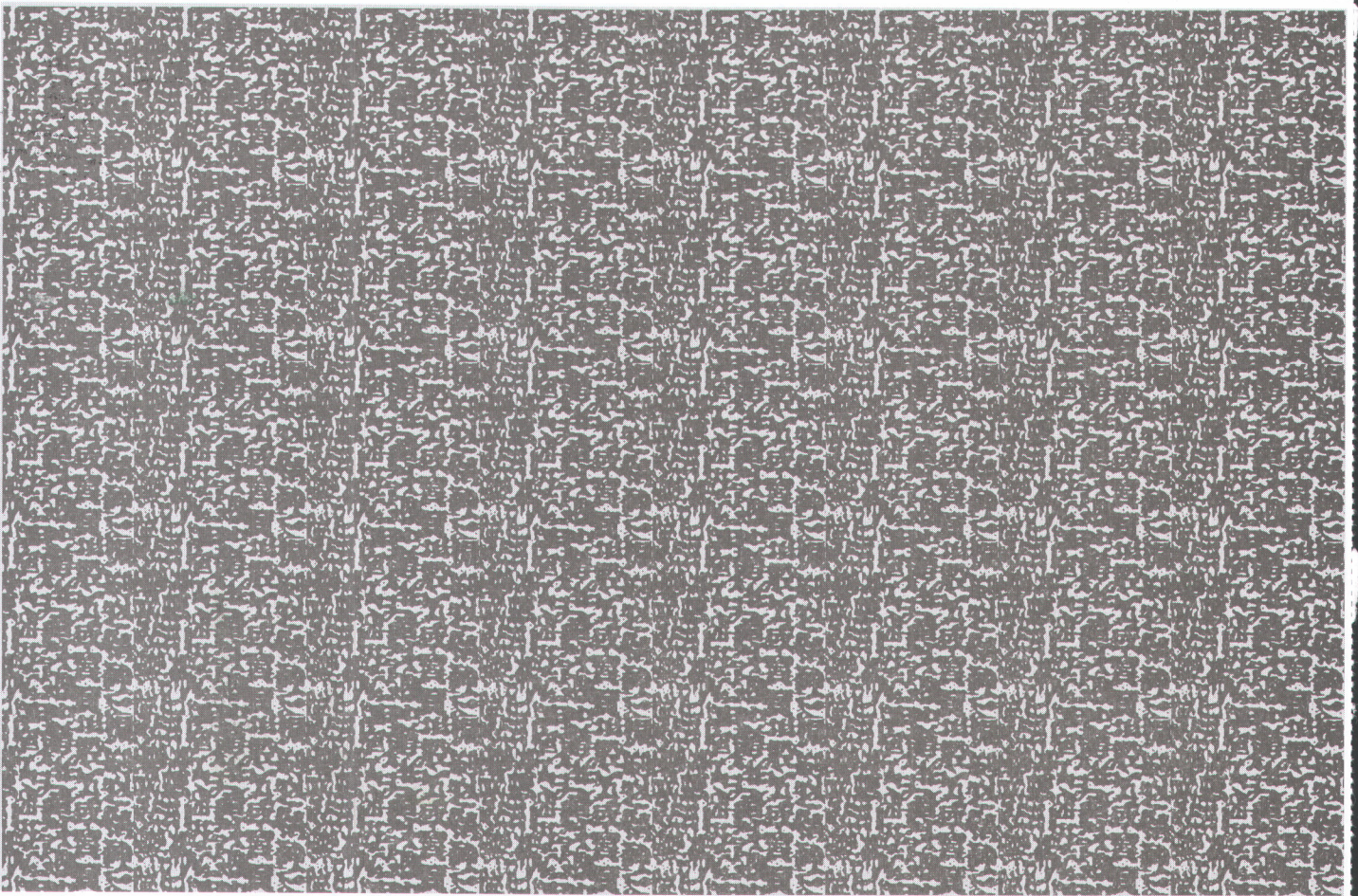
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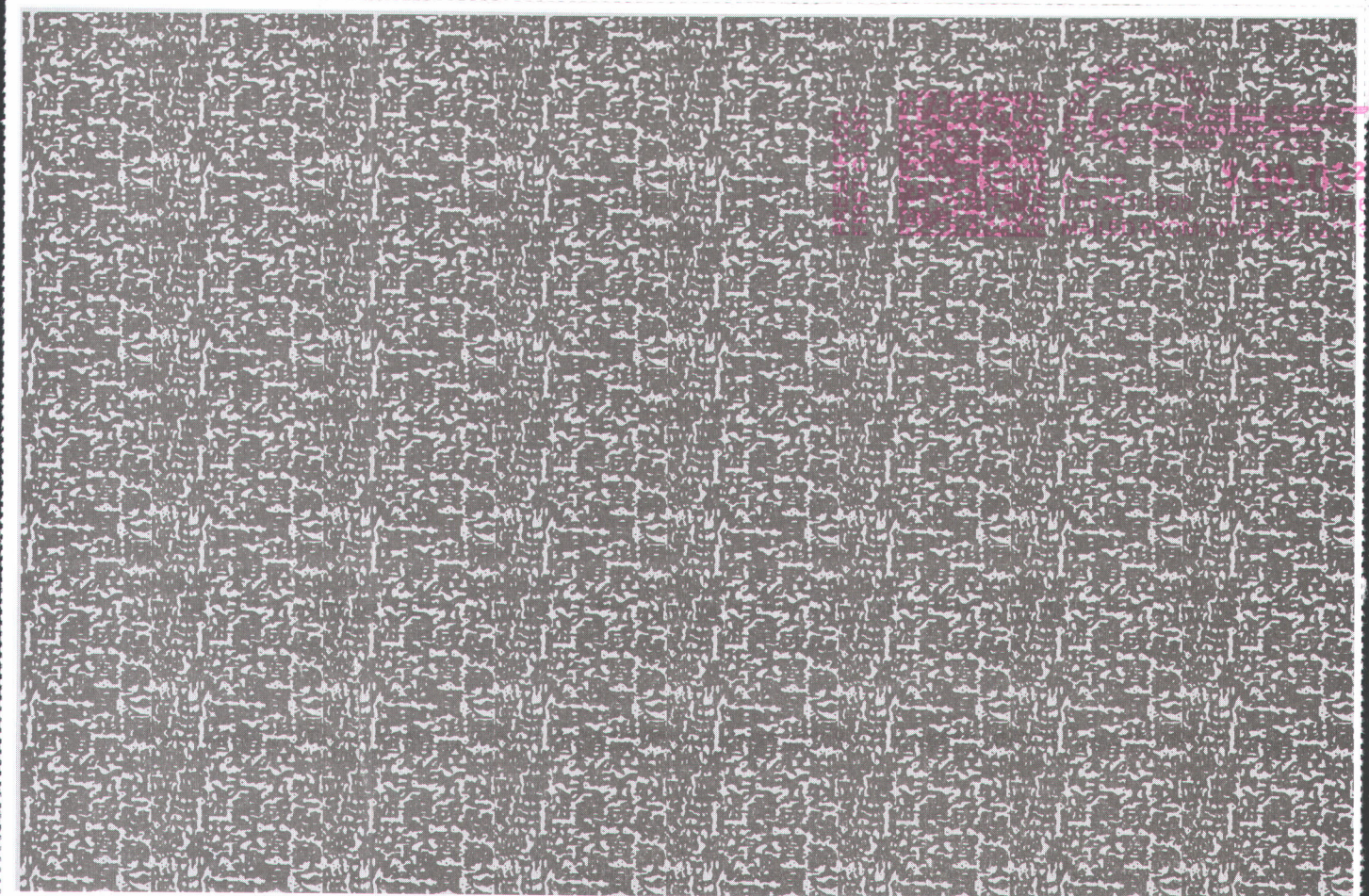
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: February 24, 2016

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

16-4 of 03/08/16





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

**PUBLIC HEARING NOTICE**  
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ASMT: 371130017, APN: 371130017  
ALFRED BISCHOFF  
2823 SUNSET BLV  
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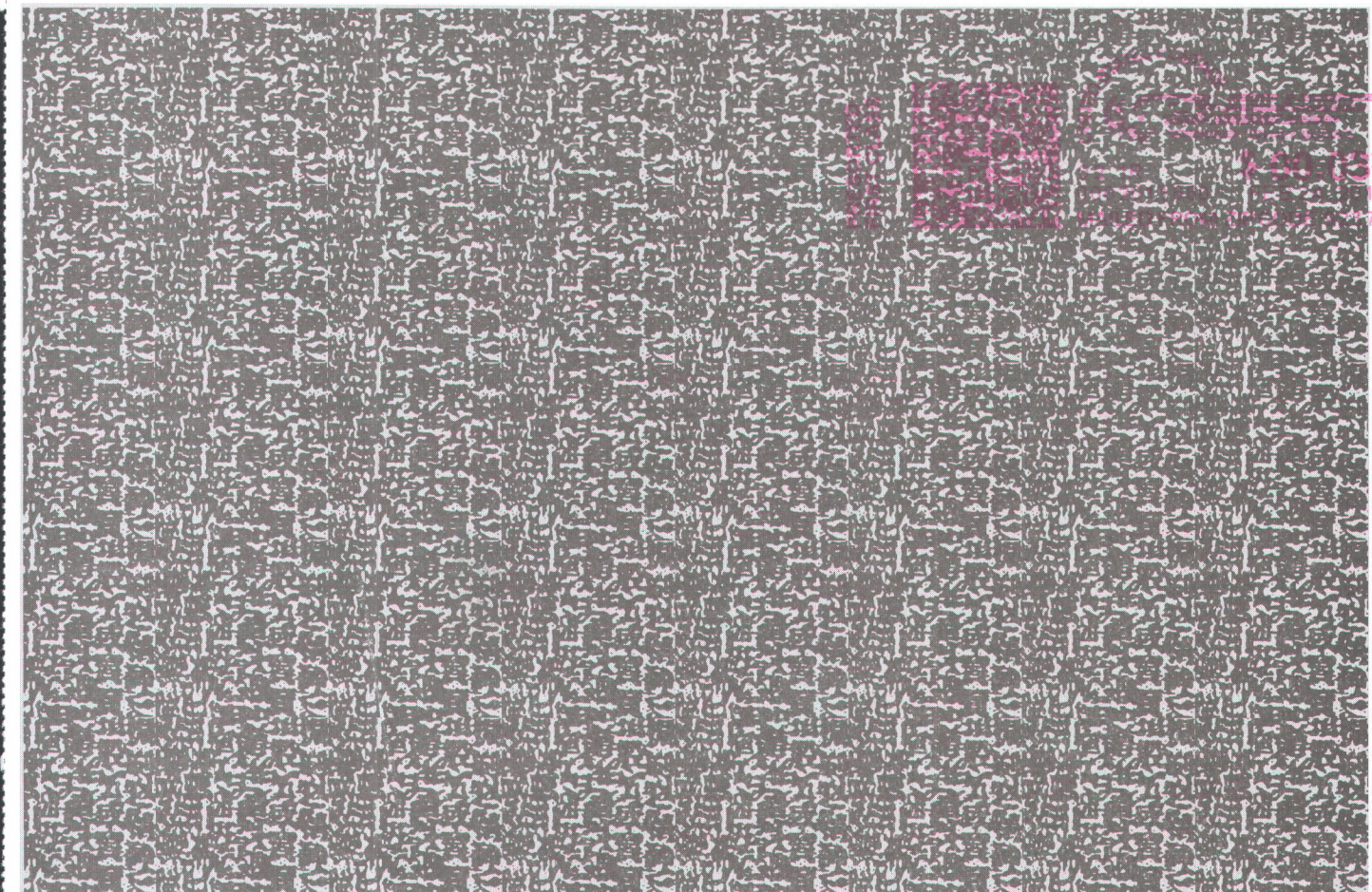
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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
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**CORRECTED NOTICE**

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16-4 of 03/08/16



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ASMT: 371130011, APN: 371130011  
JACQUELINE R TRUST, ETAL  
6587 E CAMINO VISTA  
ANAHEIM CA 92807

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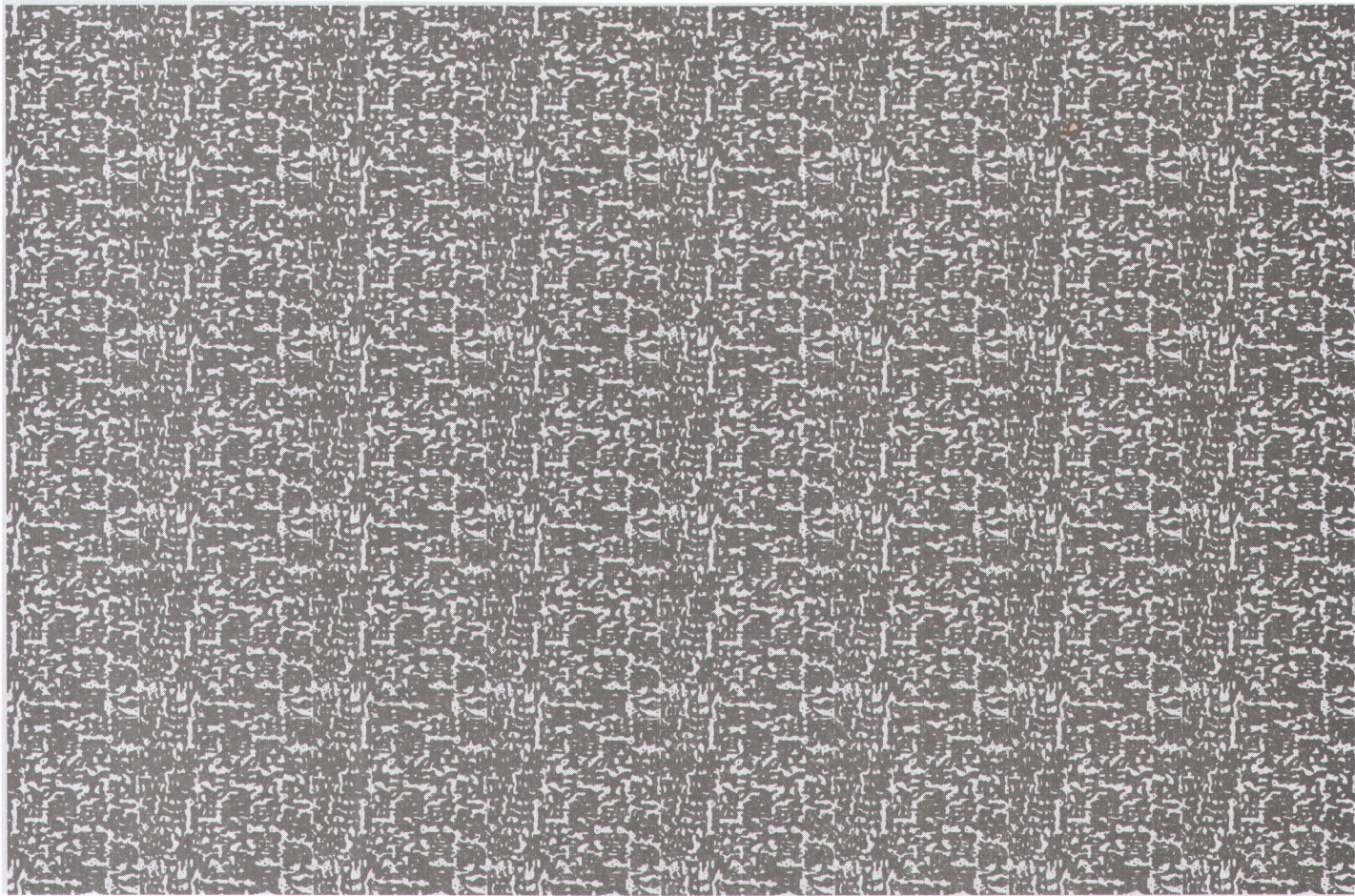
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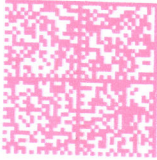
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ASMT: 371130008, APN: 371130008  
ALFRED BISHCOFF  
2823 SUNSET BL  
LOS ANGELES CA 90026

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02 1M FEB 29 2016  
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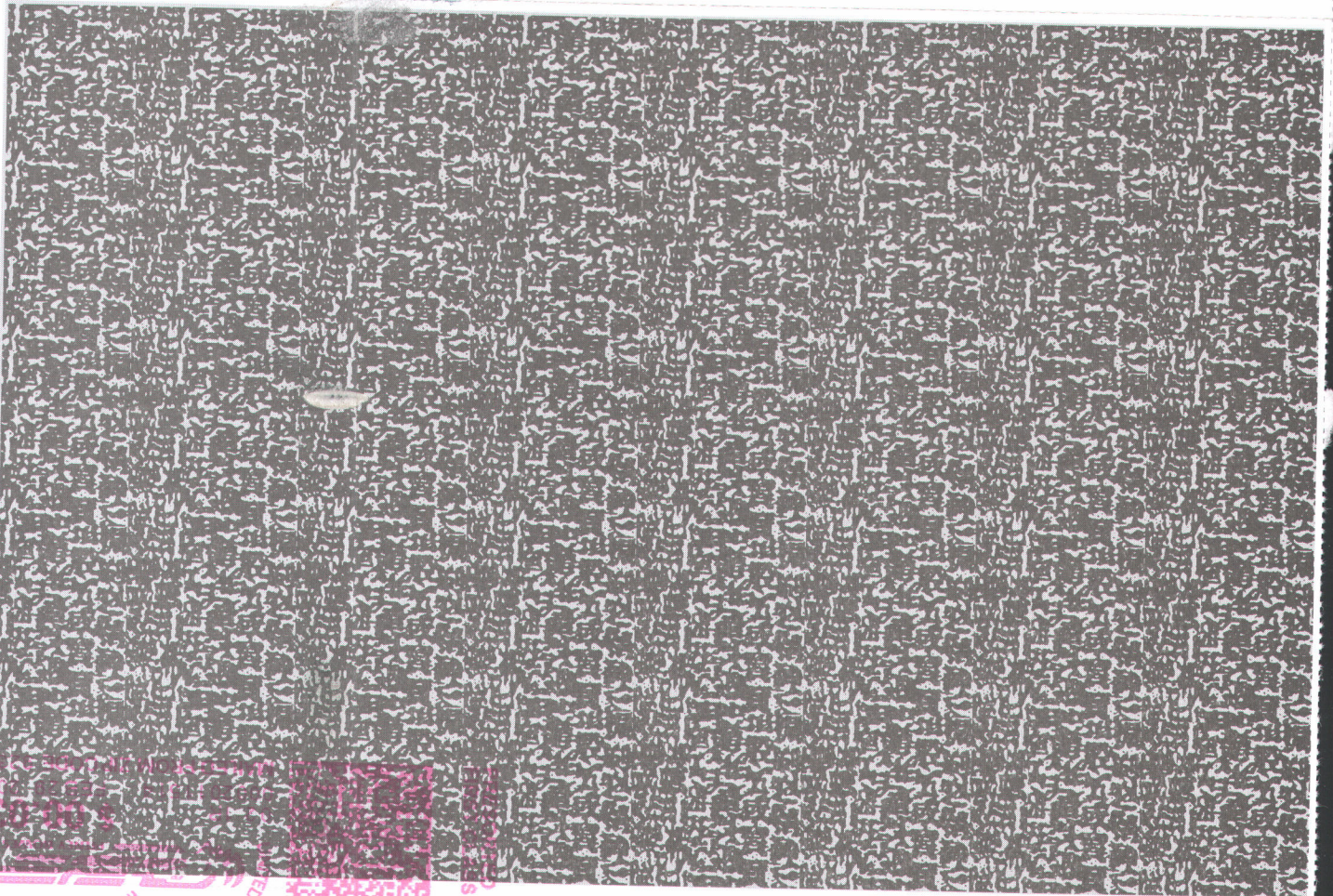


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If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at,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

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 29, 2016

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

16-4 of 03/08/15



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9002662125 CO

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CLERK / BOARD OF SUPERVISORS

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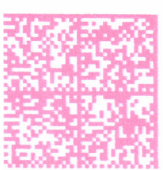
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2823 SUNSET BLV  
LOS ANGELES CA 90026

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

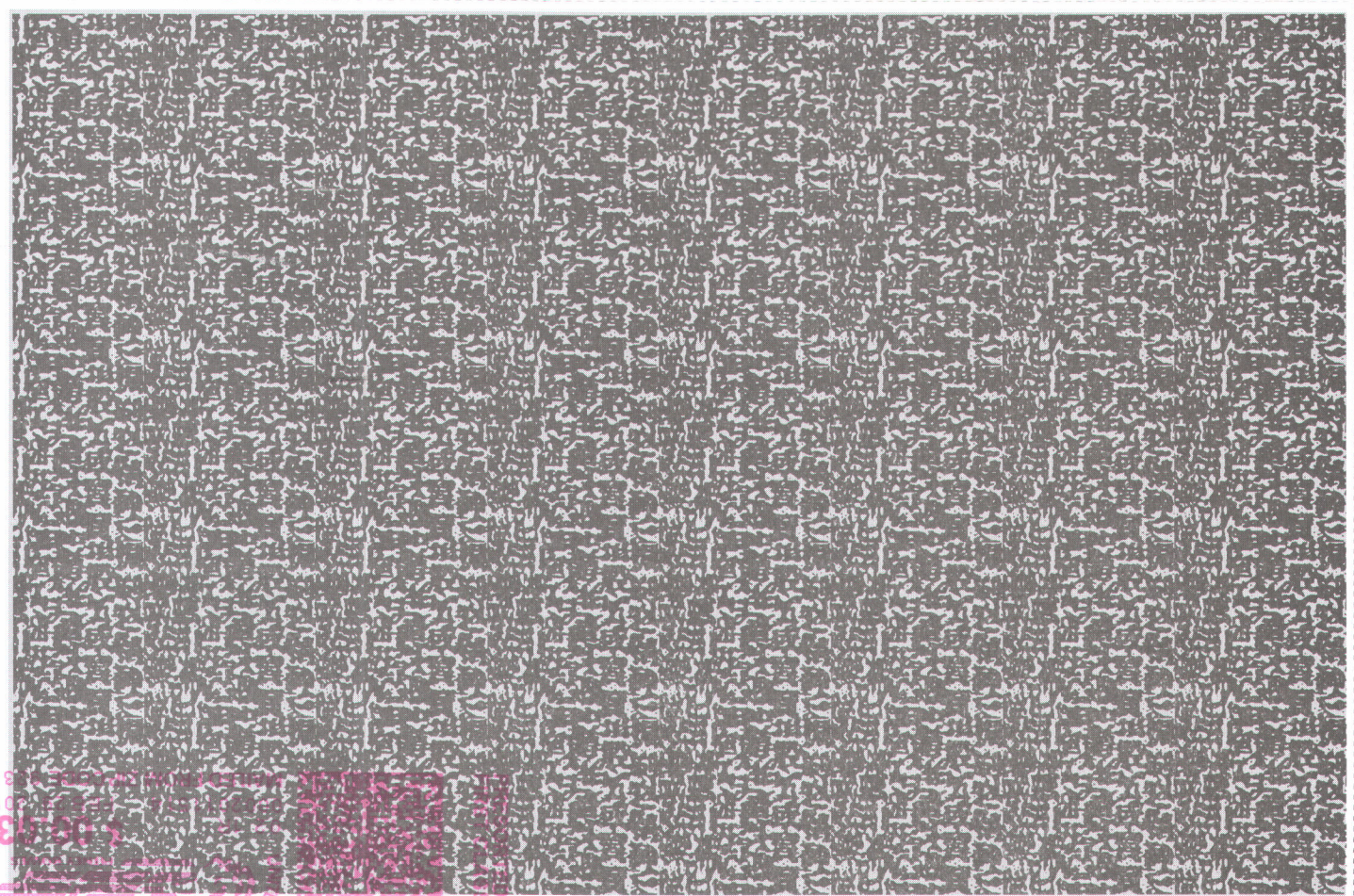
Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147



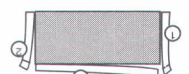
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Riverside County Board of Supervisors  
Request to Speak

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: Steve Galver

Address: 45621 Corte Royal  
(only if follow-up mail response requested)

City: Temecula Zip: 91792

Phone #: 951-297-8120

Date: 3/18/16 Agenda # 16.4

PLEASE STATE YOUR POSITION BELOW:

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

Support       Oppose       Neutral

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

Support       Oppose       Neutral

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



## BOARD RULES

### Requests to Address Board on "Agenda" Items:

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

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

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

### Power Point Presentations/Printed Material:

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

### Individual Speaker Limits:

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

### Group/Organized Presentations:

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

### Addressing the Board & Acknowledgement by Chairman:

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



**Riverside County Board of Supervisors  
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:** \_\_\_\_\_  
(only if follow-up mail response requested)

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

**Phone #:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Agenda #** 16-4

**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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