

**Agenda Item No.: 5.25**  
**Area Plan: San Jacinto Valley**  
**Zoning District: Hemet-San Jacinto**  
**Supervisorial District: Fifth**  
**Project Planner: Amy Aldana**  
**Planning Commission: August 12, 2008**

**General Plan Amendment No. 934**  
**Applicant: Wolfskill-Pedrorena Trust**  
**Engineer/Rep.: David Leonard**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT**  
**STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation and land use designation from "Agriculture" (AG) (10 Ac Min.) and "Open Space: Rural" (OS:RUR) (20 Ac. Min.) to "Community Development: Commercial Retail" (CD:CR) (0.20 – 0.35 Floor Area Ratio) and "Rural Community: Very Low Density Residential" (RC:VLDR) (1 Ac. Min.) for an approximately 89.37-acre property. The project is located northeasterly of Gilman Springs Road, and westerly of Highway 79.

**POTENTIAL ISSUES OF CONCERN:**

Agriculture has long been established in the San Jacinto Valley region and is a major characteristic of the area. This use is recognized with an Agriculture designation encouraging conservation of productive agricultural lands within the County. The proposed site meets the specifications of the General Plan's 2-½ year Agriculture Foundation amendment review because it is recommending a shift from agricultural purposes to non-agricultural uses.

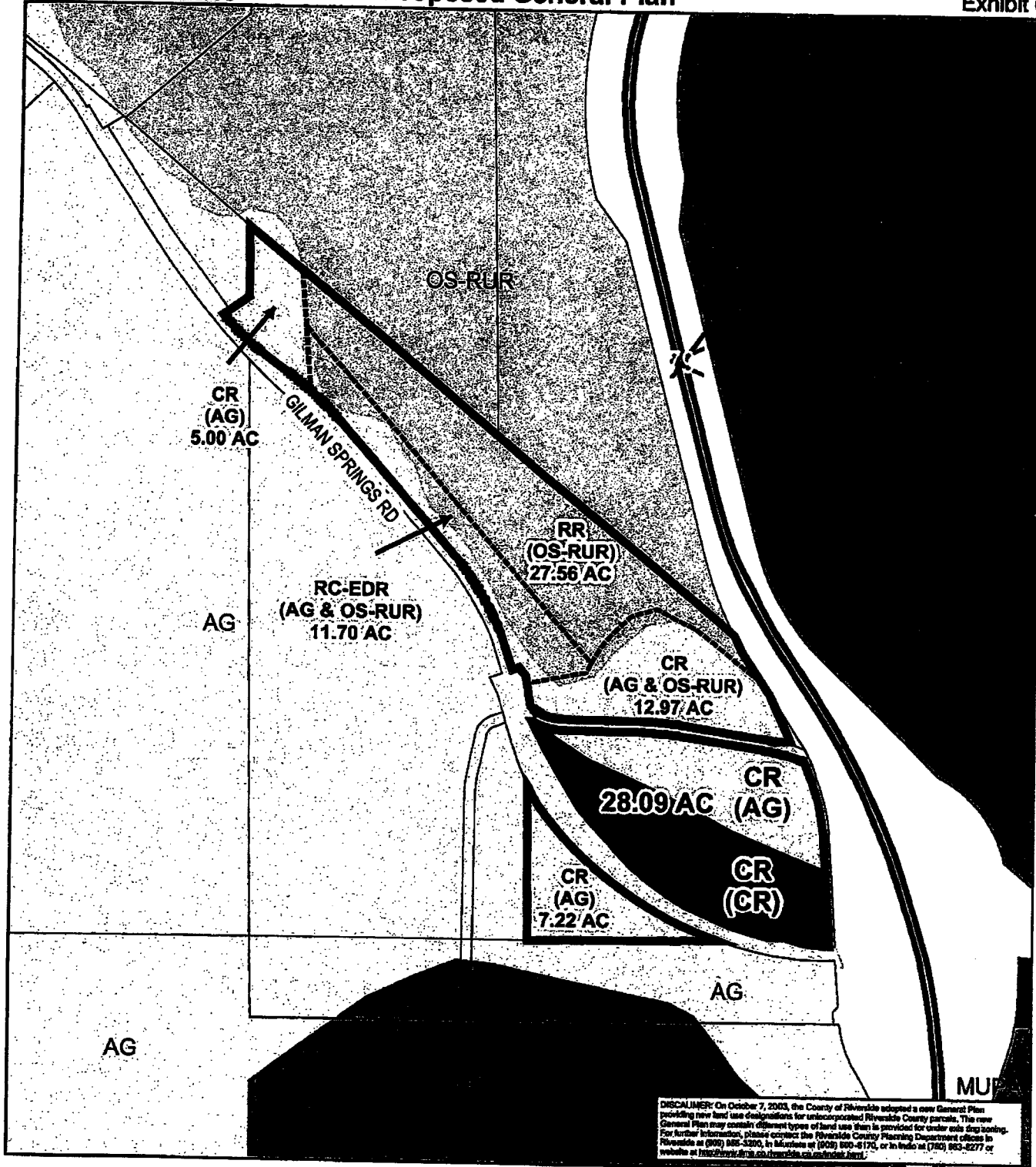
The proposed site, and surrounding parcels, are within numerous MSHCP cell groups supporting vegetation and wildlife native to the area and are at risk from high fire exposures. Preserving natural resources gives meaning to the valley and help define separation between communities. There are no existing commercial uses designated in the area and, therefore, does not support the request for new commercial development. No substantial evidence has been provided to show that new conditions or substances are present to justify the proposed change; therefore, the proposal would be contrary to the existing plan.

Several faults transect the southern parcel of the proposed site, posing a significant threat to life and property and creating an increased potential for seismic hazards and fault rupture. According to the General Plan's Safety Element, the primary technique used to mitigate said hazards is to setback from, and avoid, active faults. If an active fault is present, any structure used for human occupancy shall be setback a minimum of 50' unless otherwise determined by the County Engineering Geologist. Increasing the intensity of the land use at the subject site would create an inconsistency between the land use map/element and the safety element of the General Plan, potentially increasing the possibility of hazardous activities.

**RECOMMENDATIONS:**

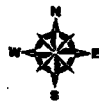
Comment to tentatively decline the adoption of an order initiating proceedings for General Plan Amendment No. 934 from Agriculture and Open Space: Rural to Community Development: Commercial Retail and Rural Community: Very Low Density Residential. The adoption of such an order does not imply that the proposed GPA will be approved.

The project site is currently designated as Assessor's Parcel Number 430-050-019, 430-050-023, and 430-050-024.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: Hemet-San Jacinto  
Township/Range: T4SR1W  
Section : 5



Assessors  
Bk.Pg. 430-05  
Thomas  
Bros. Pg. 389 E7

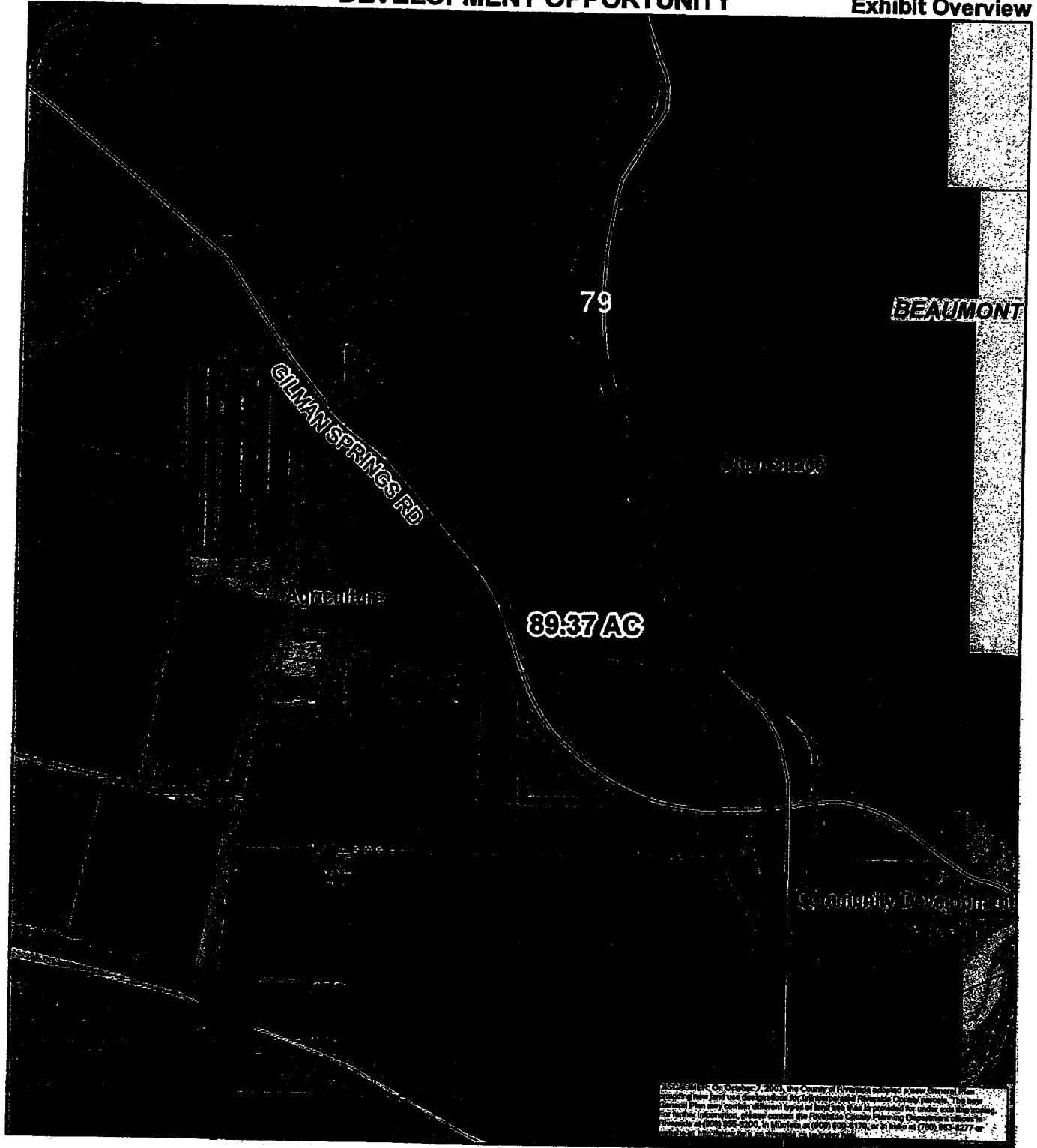


Supervisor Ashley  
District 5  
Date Drawn: 2/26/08

# GPA00934

## DEVELOPMENT OPPORTUNITY

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



District  
Plan: Hemet-San Jacinto  
Township/Range: T4SR1W  
Section: 5

### RIVERSIDE COUNTY PLANNING DEPARTMENT

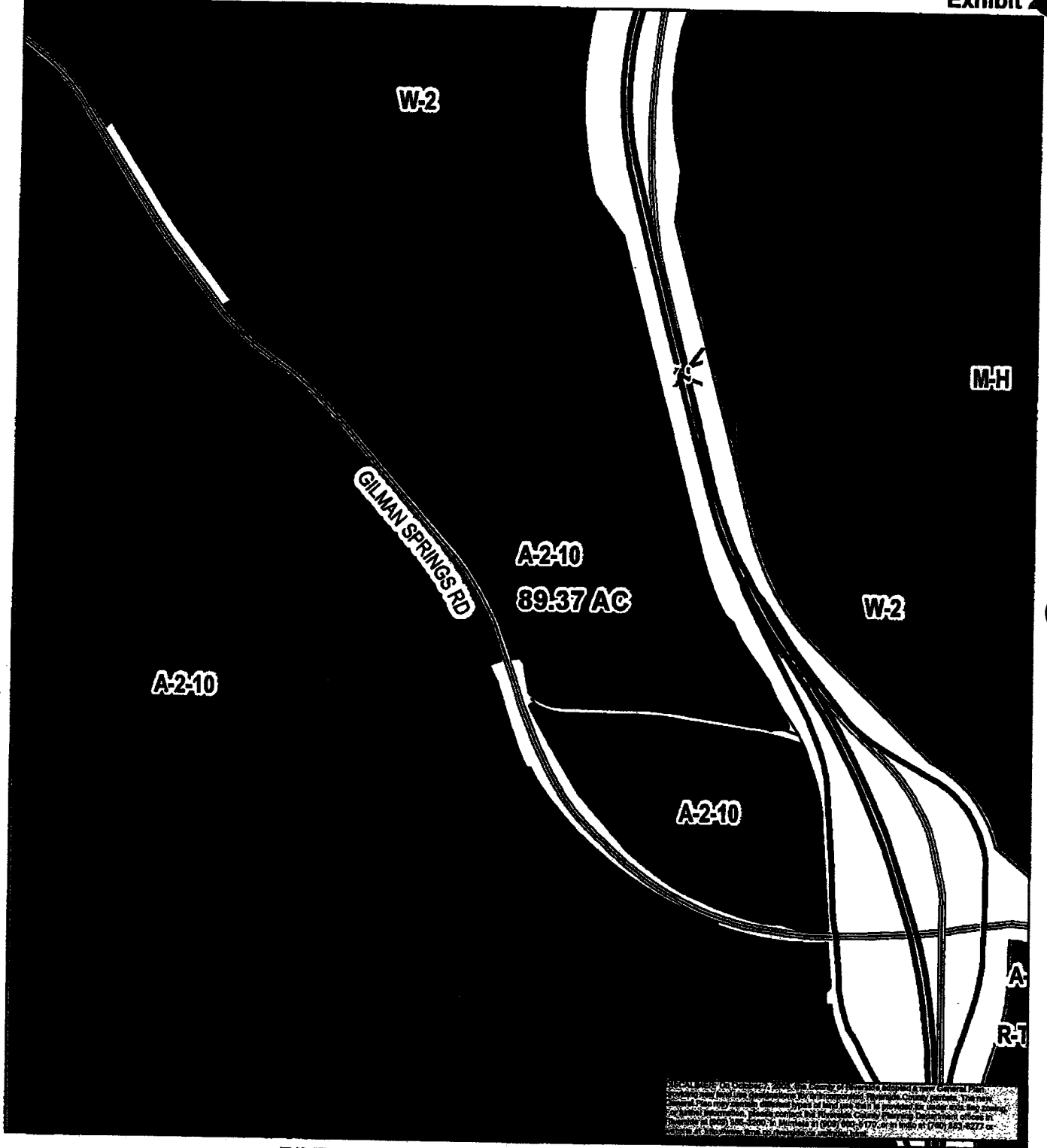


Assessors  
Bk. Pg. 430-05  
Thomas  
Bros. Pg. 389 37

Supervisor Ashley  
District 5  
Date Drawn: 2/26/08

**GPA00934**  
**EXISTING ZONING**

Planner: Amy Aldana  
Date: 3/6/08  
Exhibit 2



THIS MAP IS A COMPUTER GENERATED MAP OF THE PUBLIC RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE MAP IS NOT A SUBSTITUTE FOR A FIELD SURVEY. THE MAP IS PROVIDED AS A SERVICE TO THE PUBLIC AND IS NOT GUARANTEED TO BE 100% ACCURATE. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. FOR MORE INFORMATION, CONTACT THE PLANNING DEPARTMENT AT (951) 251-1000.

Zone  
District: Hemet-San Jacinto  
Township/Range: T4SR1W  
Section : 5

RIVERSIDE COUNTY PLANNING DEPARTMENT



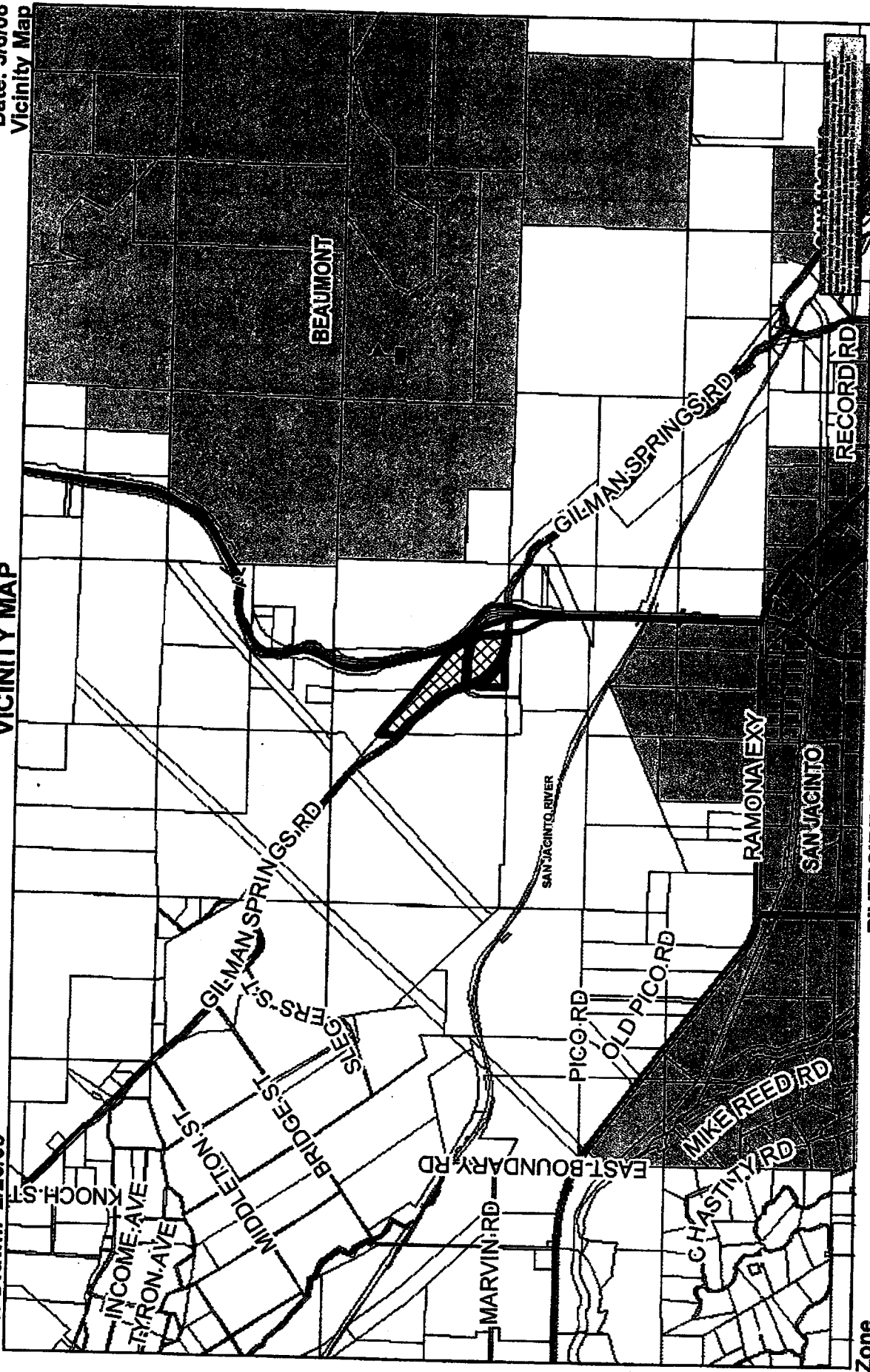
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Bk. Pg. 430-05  
Thomas  
Bros. Pg. 389 E7



Supervisor Ashley  
District 5  
Date Drawn: 2/26/08

# GPA00934 VICINITY MAP

Planner: Amy Aldana  
Date: 3/6/08  
Vicinity Map



Zone  
District: Hemet-San Jacinto  
Township/Range: T4SR1W  
Section : 5

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
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Thomas  
28,800 Bros. Pg. 389 E7

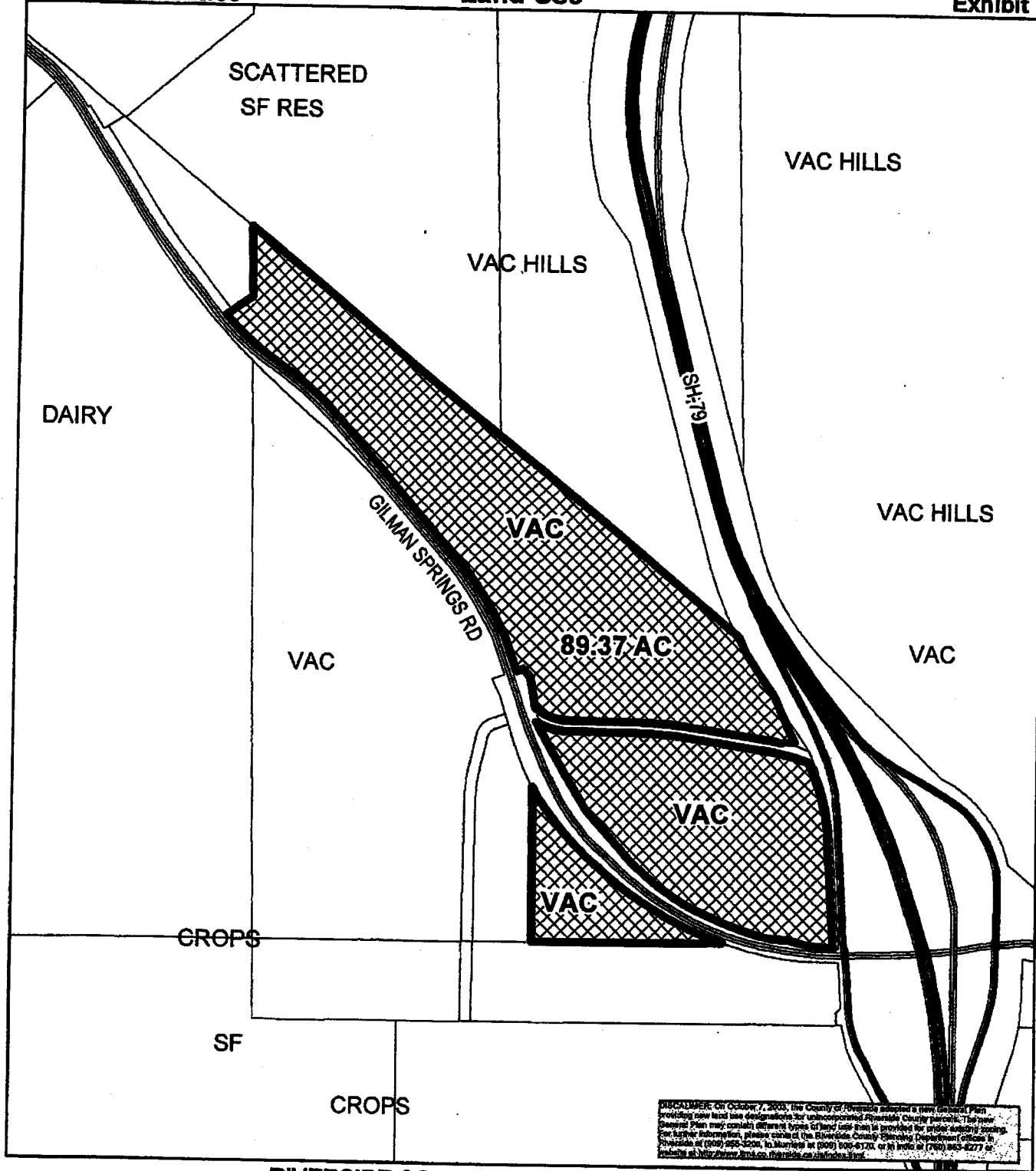


Supervisor Ashley  
District 5  
Date Drawn: 2/26/08

# GPA00934

Land Use

Planner: Amy Aldana  
Date: 3/6/08  
Exhibit 1



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 906-6170, or in Northridge (714) 953-6277 or visit us at <http://www.land.co.riv.ca.us/landuse3.htm>.

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: Hemet-San Jacinto  
Township/Range: T4SR1W  
Section : 5



Assessors  
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Thomas  
Bros. Pg. 389 E7

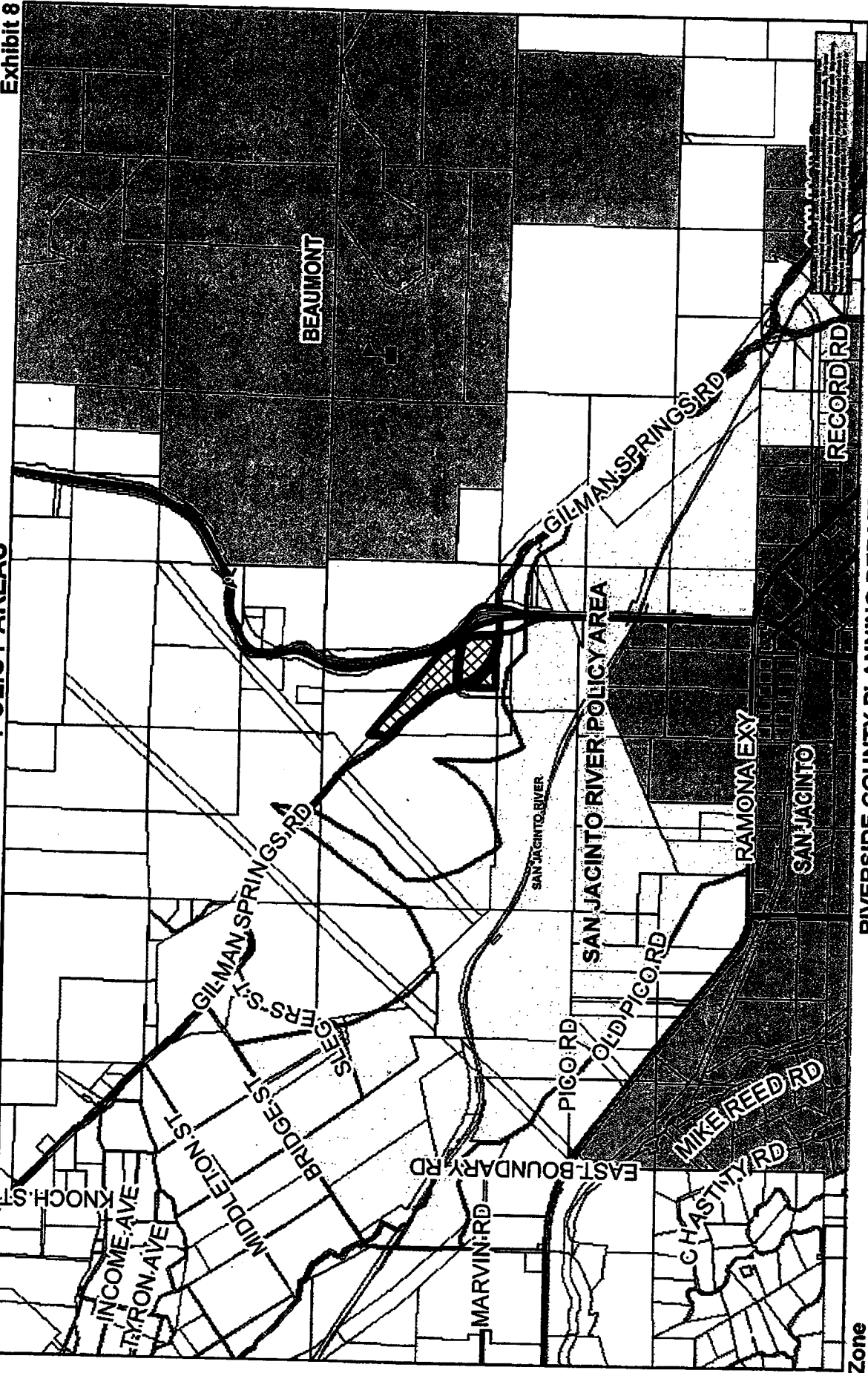
Supervisor Ashley  
District 5

Date Drawn: 2/26/08

GPA00934

POLICY AREAS

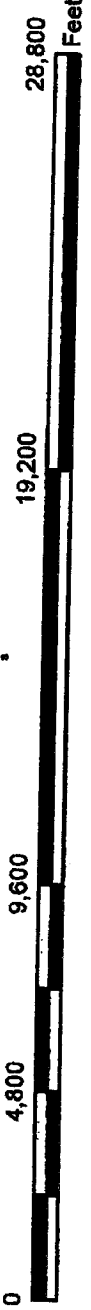
Planner: Amy Aldana  
Date: 3/6/08  
Exhibit 8

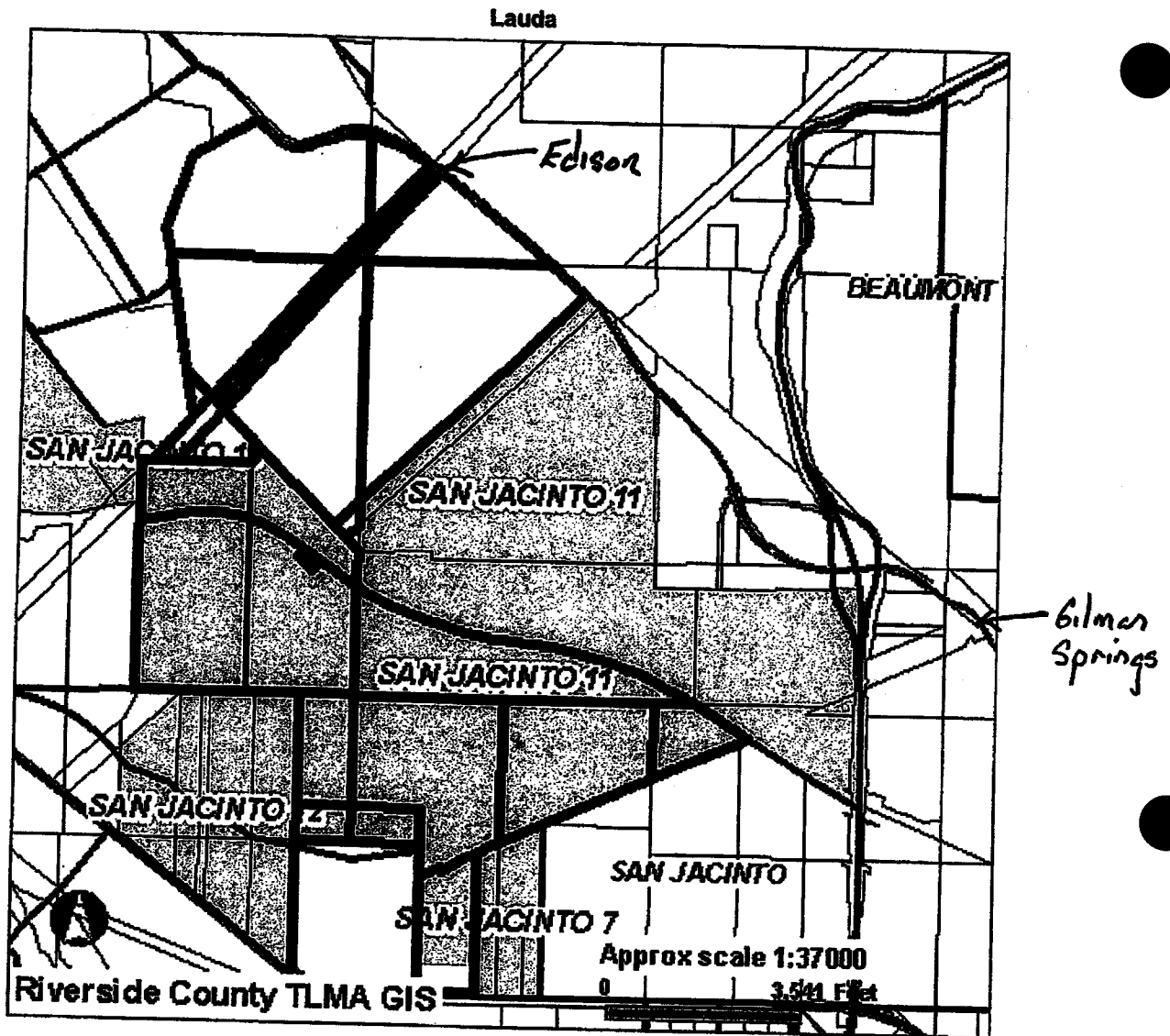


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: Hemet-San Jacinto  
Township/Range: T4SR1W  
Section : 5

Assessors  
Bk. Pg. 430-05  
Thomas  
28,800 Bros. Pg. 389 E7





**Selected parcel(s):**  
 423-240-010 423-240-025 423-240-026 425-080-015 425-080-016 425-080-018 425-080-019  
 425-080-032 425-080-033 425-080-035 425-080-036 425-080-038 425-090-022 425-090-023  
 425-200-019 425-200-020 430-050-010 430-060-020 430-080-004 430-080-010 430-080-011  
 430-110-009

**AGRICULTURE PRESERVE**

- SELECTED PARCEL
- PARCELS
- GILMAN SPRINGS RD
- AGRICULTURE PRESERVE
- NOT COUNTY MAINTAINED STREETS
- COUNTY MAINTAINED STREETS
- CITY BOUNDARY

**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

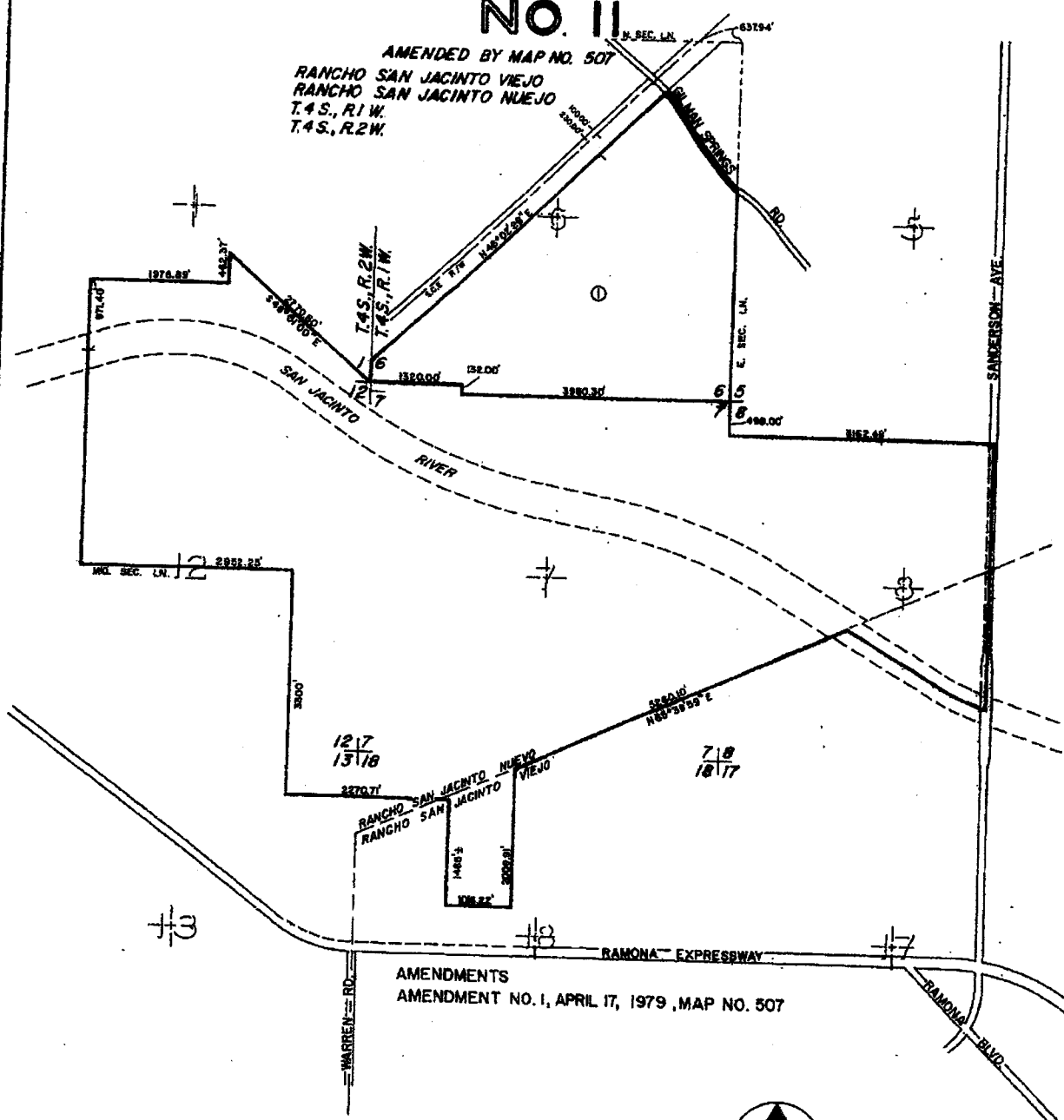
**OWNER NAME / ADDRESS REPORT APN(s):**

<u>423-240-010-2</u>	<u>423-240-025-6</u>	<u>423-240-026-7</u>	<u>425-080-015-7</u>
<u>425-080-016-8</u>	<u>425-080-018-0</u>	<u>425-080-019-1</u>	<u>425-080-032-2</u>
<u>425-080-033-3</u>	<u>425-080-035-5</u>	<u>425-080-036-6</u>	<u>425-080-038-8</u>
<u>425-080-022-4</u>	<u>425-090-023-5</u>	<u>425-200-019-1</u>	<u>425-200-020-1</u>
<u>430-050-010-7</u>	<u>430-060-020-7</u>	<u>430-080-004-5</u>	<u>430-080-010-0</u>
<u>430-080-011-1</u>	<u>430-110-009-2</u>		

# MAP NO. 400 SAN JACINTO AGRICULTURAL PRESERVE

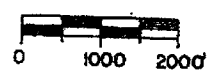
## NO. II

AMENDED BY MAP NO. 507  
RANCHO SAN JACINTO VIEJO  
RANCHO SAN JACINTO NUEVO  
T.4S., R.1W.  
T.4S., R.2W.



AMENDMENTS  
AMENDMENT NO. I, APRIL 17, 1979, MAP NO. 507

ADOPTED ON FEBRUARY 15, 1977  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.



# GENERAL PLAN AMENDMENTS

THOSE PORTIONS OF LOT 2 OF THE PARTITION OF THE RANCHO SAN JACINTO NUEVO, AS SET APART TO MRS. HELEN PEDRIENA DE WOLFSKILL, IN THE DECREE OF PARTITION DATED MAY 22, 1891 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SAN DIEGO, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 174, PAGE 387 OF DEEDS, RECORDES OF SAN DIEGO COUNTY, CALIFORNIA, LYING WITHIN THE PROJECTED LINES OF SECTION 5 AND 6, TOWNSHIP 4 SOUTH, RANGE 9 WEST, S.B.M.M. JANUARY 2008

## LEGAL DESCRIPTION

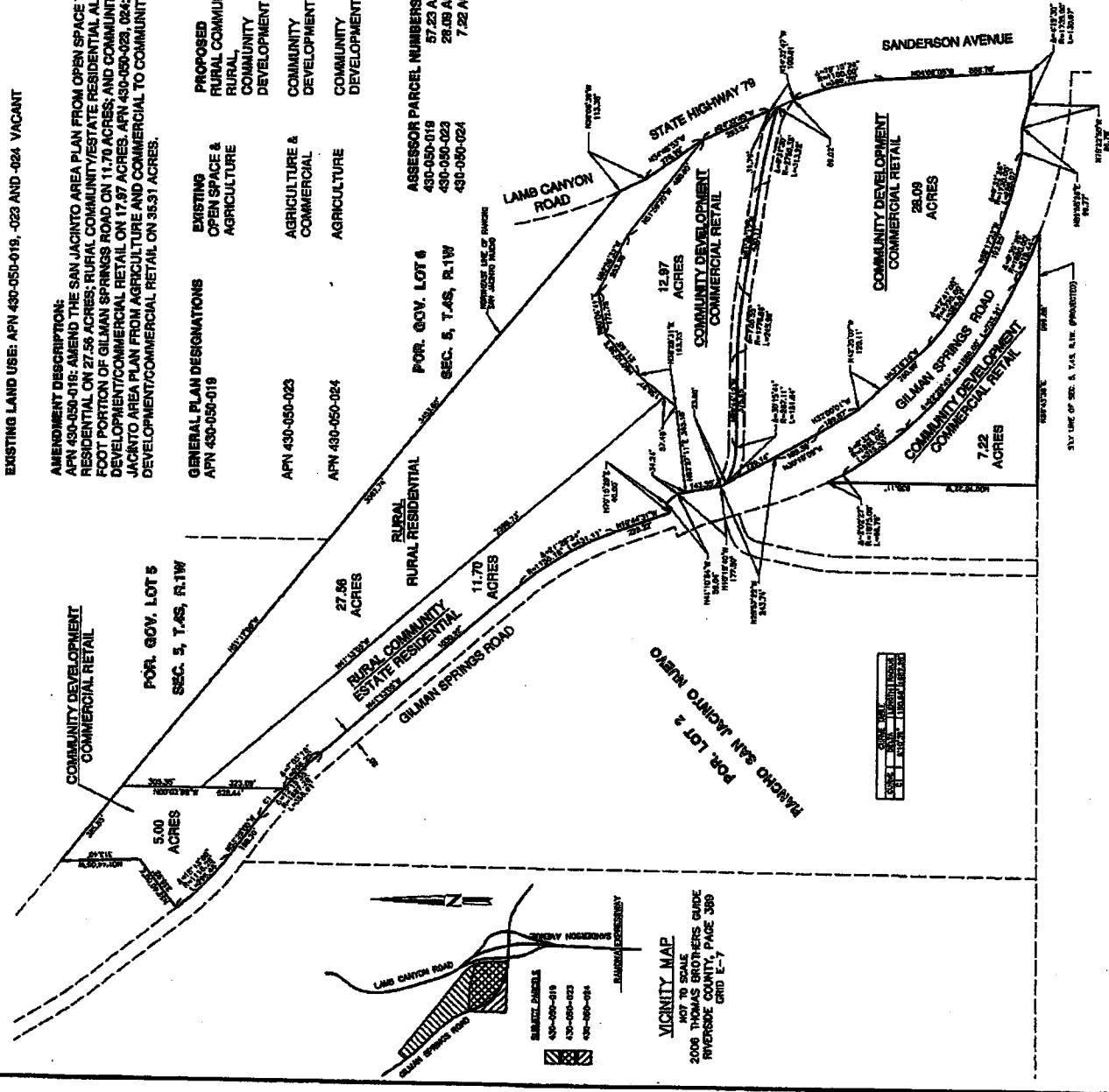
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EXISTING LAND USE: APN 430-050-019, -023 AND -024 VACANT

**AMENDMENT DESCRIPTION:**  
 APN 430-050-019: AMEND THE SAN JACINTO AREA PLAN FROM OPEN SPACE TO RURAL/RURAL RESIDENTIAL ON 27.56 ACRES; RURAL COMMUNITY/ESTATE RESIDENTIAL ALONG THE FRONT FOOT PORTION OF GILMAN SPRINGS ROAD ON 11.70 ACRES; AND COMMUNITY DEVELOPMENT/COMMERCIAL RETAIL ON 17.97 ACRES. APN 430-050-023, 024: AMEND THE SAN JACINTO AREA PLAN FROM AGRICULTURE AND COMMERCIAL TO COMMUNITY DEVELOPMENT/COMMERCIAL RETAIL ON 85.31 ACRES.

GENERAL PLAN DESIGNATIONS APN 430-050-019	EXISTING OPEN SPACE & AGRICULTURE	PROPOSED RURAL COMMUNITY, RURAL COMMUNITY DEVELOPMENT	ACRES
APN 430-050-023	AGRICULTURE & COMMERCIAL	COMMUNITY DEVELOPMENT	28.09
APN 430-050-024	AGRICULTURE	COMMUNITY DEVELOPMENT	7.22

ASSESSOR PARCEL NUMBERS AND ACREAGE:	ACRES
FOR GOV. LOT 6 430-050-019	57.23 ACRES
430-050-023	28.09 ACRES
430-050-024	7.22 ACRES



CONCELA APRESA  
 WOLFSKILL PEDRIENA TRUST  
 670 CONCHA MARIACHI  
 823 DE AVILA STREET  
 LA HABRA, CA 91011

RESERVATIONS  
 SAO TARRANT ASSOCIATES  
 1223 UNIVERSITY AVE., STE. 2  
 RIVERSIDE, CA 92507  
 PH. 951-782-6666

REGISTERED  
 TARRANT INC.  
 THREE RIVERSWORLD CIRCLE  
 THUNDERBOLT, CA 92380  
 PH. 951-344-4300

NO.	DATE	BY	REVISIONS

**VICINITY MAP**  
 NOT TO SCALE  
 2008 THOMAS BROTHERS GUIDE  
 RIVERSIDE COUNTY, PAGE 369  
 GRID E-7

4/15/09

Item 8.7

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

**Buchanan Ingersoll & Rooney LLP**  
Attorneys & Government Relations Professionals

S. Douglas Kerner  
619 685 1980  
douglas.kerner@bipc.com

707 Broadway, Suite 800  
San Diego, CA 92101  
T 619 239 8700  
F 619 702 3898  
www.buchananingersoll.com

August 11, 2008

*Sent via E-mail*

Riverside County Planning Commission  
Riverside County Administration Center  
4080 Lemon Street  
Riverside, CA 92502

Re: Agenda Item No. 5.25 (August 12, 2008); GPA No. 934; Applicant, Wolfskill-Pedrorena Trust

Dear Members of the Planning Commission:

On behalf of the applicant, the Wolfskill-Pedrorena Trust, we respectfully request that the Planning Commission continue this item to a date certain, ideally at least one month out.

The reason for the continuance is that the applicant would like additional time to investigate the validity of newly presented seismic information.

**Fault Zone**

Before submitting its GPA application, the applicant relied on existing seismic maps that showed one seismic fault zone with two trace lines affecting the southern portion of the property. With the required 50-foot setback, there would remain outside the fault zone ample area for certain commercial uses. Since any use of the site would require a subsequent Plot Plan review and CEQA Initial Study, supported by a geotechnical report, specific recommendations on design would be considered at that time. In addition, commercial uses under the proposed GPA would preclude habitable residential structures from locating near the fault zone. Therefore, future development would be designed to mitigate seismic hazards, while avoiding potential residential uses in proximity to a fault zone.

It was not until last Friday, August 8, 2008, when the Staff Report and PowerPoint presentation were made available on the County Planning Department's website, that the applicant became aware that a new fault zone map was being overlaid on the applicant's property. This new map shows a substantially increased fault zone affecting the property.

Because the applicant just became aware of this new information, it would like some additional time to investigate the validity of the new fault zone information and its potential impact on future development.

**Other Issues: Agriculture and MSHCP**

The Planning Department's Staff Report also raised two other issues regarding agriculture and the MSHCP, both of which can be addressed. The first issue concerns the

August 11, 2008

Page - 2 -

preservation of agricultural uses in the area of the property. However, the subject property is located at the intersection of Highway 79 and Gilman Springs Road, which is not a suitable location for agricultural uses. In fact, the property has been continuously owned by the same family for over 150 years and it *never* has been used for agricultural purposes. The property is not suitable for agriculture because of:

- The property's location at a freeway interchange with heavy traffic volume.
- Its confinement by highways that fracture farming operations on large acreage.
- Rising water costs and the absence of alternate water sources at lower costs.
- Alkaline soil conditions.

Thus, future development as proposed by GPA 934 would occur on lands not suitable for agricultural uses, and which have never been used for such purposes.

The second issue concerns the applicability of the MSHCP. Approximately 85% of the property lies within Cells 2076 and 2172 of Cell Group L. Cell Group L extends approximately one-half mile north of the property. According to the MSHCP, "[c]onservation within this Cell Group will range from 40%-50% of the Cell Group focusing on the northern portion of the Cell Group." The targeted conservation area of the Cell Group coincides with the hilly terrain in the area, north of the subject property. Accordingly, future development as proposed by GPA 934 will not conflict with the objectives of the MSHCP as stated in the conservation plan. Of course, any future development project would be required to go through the HANS process to assess the precise application of the MSHCP to the site.

The Wolfskill-Pedrorena Trust is very sensitive to the environmental nature of the area and in fact last year sold over 1,100 acres to the RCA for open space. The location of the subject site at an intersection, however, is a very different piece of property because of the heavy traffic from Highway 79 and Gilman Springs Road, which is much less desirable for conservation purposes.

### Conclusion

As a result of the new seismic information that was just recently made known, the Wolfskill-Pedrorena Trust respectfully requests the Planning Commission continue this item to a date certain, for at least one month. This will allow additional time to investigate the validity of this newly presented information.

Thank you for your time and consideration of this request.

Sincerely,

  
S. Douglas Kerner

SDK/lmw

cc: Ms. Conchita Marusich  
Mr. David M. Leonard  
Samuel C. Alhadeff, Esq.



## *Policy Areas*

**A** Policy Area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. Policy Area locations and boundaries are shown on Figure 4, Policy Areas, and are described in detail below.

### **POLICY AREAS**

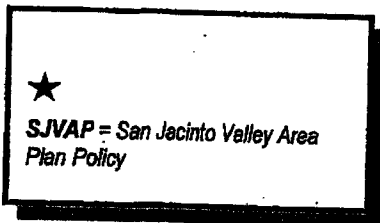
Six Policy Areas have been designated within the San Jacinto Valley Area Plan. They are important locales that have special significance to the residents of this part of the County. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the San Jacinto Valley than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

#### **Florida Avenue Corridor**

The commercial uses along Florida Avenue in East Hemet and Valle Vista have been individually developed and exhibit no common theme.

##### **Policies:**

- SJVAP 1.1** Improve the quality and functionality of commercial development along Florida Avenue by establishing design guidelines to address such factors as setbacks, building facades, landscaping, signage and shared access.



#### **Diamond Valley Lake Policy Area**

Diamond Valley Lake (DVL) is a recently built, approximately 800,000 acre foot capacity reservoir owned and operated by the Metropolitan Water District (MWD), which provides domestic water supplies to much of Southern California. Diamond Valley Lake is strategically located, with ample adjacent land, to also provide for a wide variety of recreational opportunities for the residents of Riverside County and Southern California, and beyond. Potential recreational opportunities include, but are not limited to, fishing, boating, camping, golfing, picnicking, bicycling, horseback riding, and hiking. In support of recreational facilities, other tourist-oriented facilities including hotels, restaurants, and commercial services are anticipated to be developed in the future. The County of Riverside will continue to cooperate with MWD and Diamond Valley Lake's other neighboring jurisdiction, the City of Hemet, to encourage development of the lake's recreational opportunities and supporting commercial services.



It is envisioned that Diamond Valley Lake's recreational and tourist-oriented facilities will be developed pursuant to one or more specific plans contained within the policy area. The Harvest Valley/Winchester, Southwest, and San Jacinto Valley Area Plans illustrate MWD's concept, at the time of the adoption of the Riverside County General Plan, for the potential future development of the DVL lands. Following are the policies for development in the Diamond Valley Lake Policy Area (DVLPA):

**Policies:**

**SJVAP 2.1** Continue cooperating with the Metropolitan Water District and the City of Hemet to encourage the development of a comprehensive program for recreational and support commercial facilities at Diamond Valley Lake.

**SJVAP 2.2** All development shall occur through specific plans. Any specific plans adopted in the Diamond Valley Lake Policy Area shall be classified as Community Development Specific Plans.

**SJVAP 2.3** The Diamond Valley Lake Policy Area, in its entirety, is included in the Highway 74 Policy Area (Circulation Element Policy C 2.6).

**SJVAP 2.4** Provided that total development intensity for the entire Diamond Valley Lake Policy Area is not increased beyond the level of development intensity established for this area at the time of the adoption of the General Plan, no general plan amendments shall be required to be filed and approved in order to authorize changes in mapped general plan designations, provided that any such changes are approved through specific plan applications (specific plans, specific plan amendments, substantial conformances, as appropriate). The approved specific plan applications will constitute the General Plan Element mapped land use designations for the areas so affected. In the event that total development intensity for the entire DVLPA would be exceeded due to any development proposal within the area, the application must be accompanied by, and approved through, a general plan amendment (GPA) application. No such GPA shall be subject to the General Plan Certainty System's five-year amendment cycle.

**San Jacinto River**

This riparian corridor is an important feature of this Area Plan. The River's significant 100-year floodplain, the seismic zones within this sector, and the adjacent steep slopes of the San Jacinto Mountains are important features to acknowledge.


**Policies:**



**SJVAP 3.1** Protect the multipurpose open space attributes of the San Jacinto River Corridor through adherence to policies in the



Flood and Inundation Hazards section of the Safety Element, the Floodplain and Riparian Area Management and Environmentally Sensitive Lands sections of the Multipurpose Open Space Element, and the Open Space, Habitat and Natural Resource Preservation section of the General Plan Land Use Element.

- SJVAP 3.2 Require development adjacent to the River to be set back from the top of bluffs or slopes, where applicable, an appropriate distance as determined by the County Geologist in order to protect the natural and recreational values of the River and to avoid public responsibility for property damage from soil erosion or future floods.
-  SJVAP 3.3 Minimize the disruption of sensitive vegetation and species, as called out in the Floodplain and Riparian Area Management and Environmentally Sensitive Lands sections of the General Plan Multipurpose Open Space Element.
- SJVAP 3.4 Preserve areas subject to erosive flooding in a natural state.
- SJVAP 3.5 Require private development along the River to provide for riding, hiking and biking trails and for connections to the Countywide system of trails.
- SJVAP 3.6 Require the placement and design of roadways to be compatible with the natural character of the River corridor.
- SJVAP 3.7 Discourage the addition of local road crossings. If any additional crossing is allowed, careful consideration shall be given to location, design and landscaping to take advantage of the scenic character of the River and to avoid destruction of its natural values.
- SJVAP 3.8 Discourage utility lines within the River corridor. If approved, lines shall be placed underground where feasible and shall be located in a manner to harmonize with the natural environment and amenity of the River.
- SJVAP 3.9 Allow existing agricultural uses within the policy area to continue by right. Transition into conservation uses will only occur by acquisition of property from willing owners.

### **Highway 79 Policy Area**

The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. Applicable policies are also located in the Circulation Element of the General Plan.

**Policies:**





**SJVAP 4.1** Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area. The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.

**SJVAP 4.2** Establish a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

### Hemet Ryan Airport Influence Area

The Hemet Ryan Airport is an active airport located in the City of Hemet. The boundary of the Hemet Ryan Airport Influence Area is shown in Figure 4, Policy Areas. There are a number of safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 5, Hemet Ryan Airport Influence Policy Area. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for Hemet Ryan Airport. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

#### Policies:



**SJVAP 5.1** To provide for the orderly development of Hemet Ryan Airport and the surrounding area, comply with the Airport Land Use Compatibility Plan for Hemet Ryan Airport as fully set forth in Appendix L and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

### Agriculture/Potential Development Special Study Area

**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. 934, (Foundation and Entitlement/Policy)** – Intent to Adopt a Negative Declaration – Applicant: Wolfskill-Pedrorena Trust – Engineer/Representative: Greg Lowther - Fifth Supervisorial District – Area Plan: San Jacinto Valley – Zone District: Hemet - San Jacinto – Zone: Heavy Agriculture (A-2-10) (10-Acre Minimum) – Location: North of San Jacinto River, east of Davis Road, south of Bridge Street, and west of State Highway 79 – Project Size: 89.3 Acres – **REQUEST:** Proposal to amend portions of the project site's General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) and Agriculture (AG) to Conservation (C) (35.45-Acres) and Commercial Retail (CR) on four parcels, totaling 89.3 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**  
**GPA00934**

I, Stella Spadafora, certify that on  
(Print Name)  
11/10/2015 the attached property owners list  
(Date)  
was prepared by County of Riverside / GIS  
(Print Company or Individual's Name)  
Distance Buffered: 2400 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 500 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

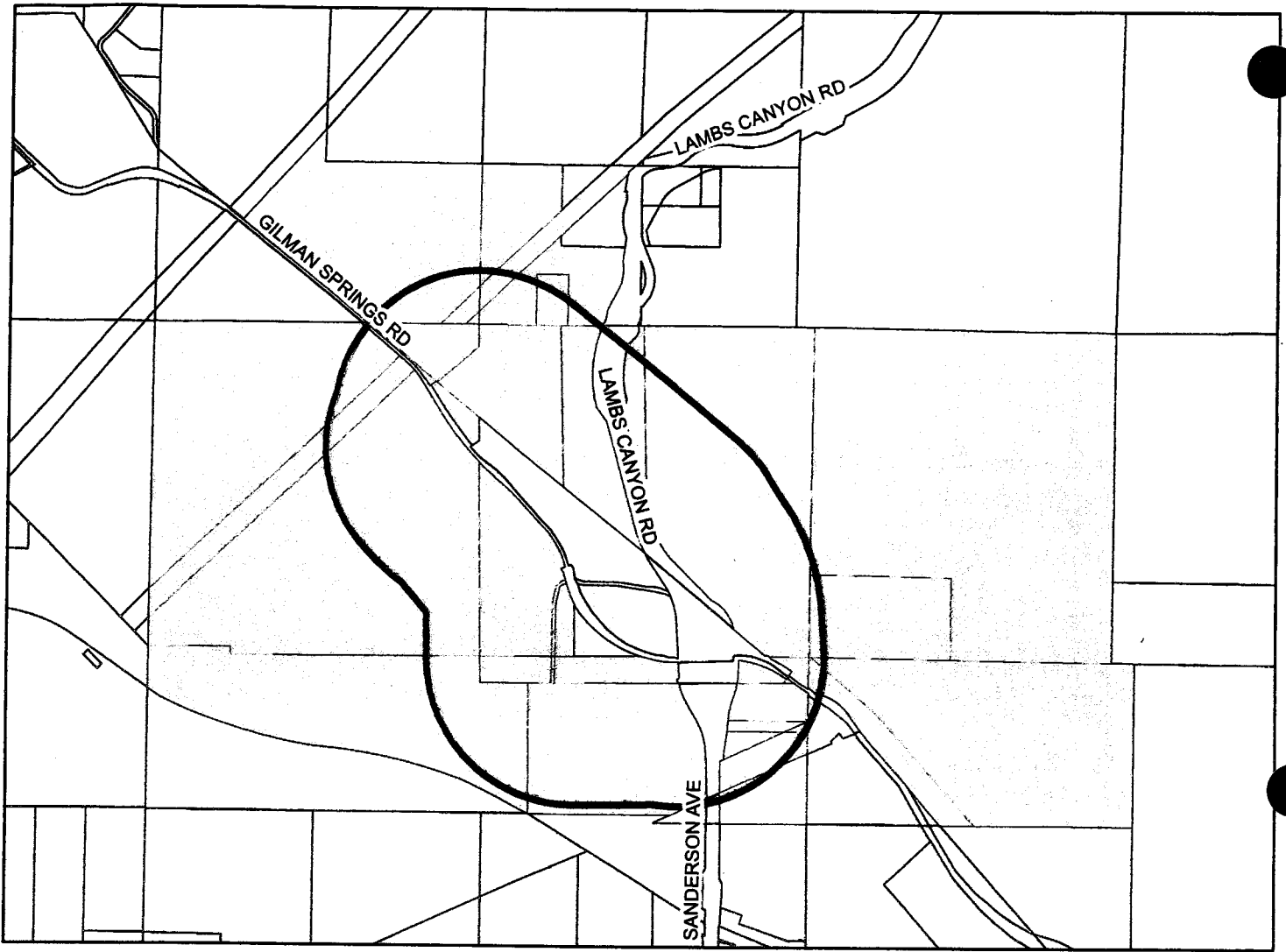
TITLE/REGISTRATION: GIS Analyst

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

Riverside, CA 92501

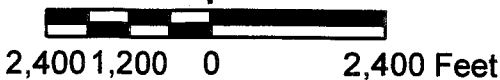
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

**GPA00934**  
**(2400 Feet Radius)**



**Selected Parcels**

430-040-021	430-040-023	430-070-012	430-070-013	430-070-019	430-070-020	430-070-018	430-070-017	430-140-009	430-040-009
430-040-016	430-040-017	430-040-018	430-040-020	430-040-001	430-050-032	430-050-010	430-040-002	430-050-003	430-040-019
430-050-014	430-050-017	430-050-018	430-050-030	430-050-031	430-060-019	430-060-023	430-060-024	430-060-025	430-070-011
430-140-007	421-200-038	421-210-015	430-070-014	421-200-030	421-200-031	421-210-012	421-210-025	421-210-026	430-050-019
430-050-023	430-050-024	430-050-033	430-060-026						



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: 421210015, APN: 421210015  
SOUTHERN CALIFORNIA EDISON CO  
SOUTHERN CALIFORNIA EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770

ASMT: 430040023, APN: 430040023  
BUILDING MANAGEMENT SERVICES  
19625 GILMAN SPRINGS RD  
SAN JACINTO CA 92583

ASMT: 421210025, APN: 421210025  
WESTERN RIVERSIDE CO REG CONSERV AUT  
C/O DEPT OF FACILITIES MGMT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 430050010, APN: 430050010  
LAUDA FAMILY LTD PARTNERSHIP  
C/O BERTRAND LAUDA  
35750 RAMONA EXY  
SAN JACINTO CA 92582

ASMT: 430040002, APN: 430040002  
REG BAPTIST CONF OF SO CALIF  
18080 GILMAN SPRINGS RD  
MORENO VALLEY, CA. 92555

ASMT: 430050032, APN: 430050032  
RUEY TSAI, ETAL  
C/O SEN FANG WEN  
1346 MONTEZUMA WAY  
WEST COVINA CA 91791

ASMT: 430040018, APN: 430040018  
GAME WILDLIFE CONSERV, ETAL  
C/O STATE OF CALIF  
1807 13TH ST STE 103  
SACRAMENTO CA 95814

ASMT: 430050033, APN: 430050033  
WILLIAM DRISCOLL  
C/O CONCHITA MARUSICH  
3507 NEWARK DR  
NAPA CA 94558

ASMT: 430040019, APN: 430040019  
REGULAR BAPTIST CONFERENCE OF SOUTHE  
18080 GILLMAN SPRINGS RCH  
MORENO VALLEY CA 92555

ASMT: 430060025, APN: 430060025  
SCOTT AG PROP  
42131 SAN JOSE DR  
SAN JACINTO CA 92583

ASMT: 430040020, APN: 430040020  
JAMES MCKINLEY, ETAL  
C/O MC WELCO PRODUCTS  
6730 SANTA FE AVE  
HESPERIA CA 92345

ASMT: 430060026, APN: 430060026  
WILLIAM DRISCOLL  
C/O DONA REUSCH  
1440 N KIRBY ST  
HEMET CA 92545

ASMT: 430040021, APN: 430040021  
BUILDING MANAGEMENT SERVICES INC  
19625 HWY 79  
GILMAN HOT SPRINGS CA 92583

ASMT: 430070014, APN: 430070014  
SOUTHERN CALIFORNIA EDISON CO  
2131 WALNUT GROVE 2ND FL  
ROSEMEAD CA 91770

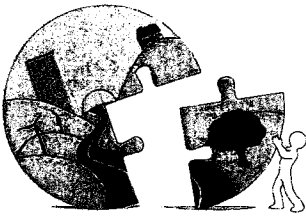
ASMT: 430070018, APN: 430070018  
CO OF RIVERSIDE  
P O BOX 1605  
RIVERSIDE CA 92502

ASMT: 430070019, APN: 430070019  
BUILDING MANAGEMENT SERVICES  
19625 HIGHWAY 79  
GILMAN HOT SPRINGS CA 92583

ASMT: 430140007, APN: 430140007  
SCOTT AG PROP  
18051 GILMAN SPRINGS RD  
MORENO VALLEY CA 92555

ASMT: 430140009, APN: 430140009  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP  
Planning Director

## NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 934

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 5, 2015

Applicant/Project Sponsor: Wolfskill-Pedrorena Trust Date Submitted: February 8, 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

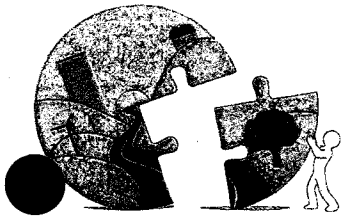
For additional information, please contact John Hildebrand at (951) 955-1888.

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

Please charge deposit fee case#: ZEA41761 ZCFG05110

**FOR COUNTY CLERK'S USE ONLY**





# 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. 934  
*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)*

Wolfskill-Pedrorena Trust  
*Project Applicant*

3507 Newark Drive, Napa, CA 94558  
*Address*

North of San Jacinto River, east of Davis Road, south of Bridge Street, and west of State Highway 79. APNs: 430-050-019, 430-050-023, 430-050-024, and 430-050-033  
*Project Location*

Proposal to amend a portion of the project site's General Plan Foundation Component from Agriculture (AG) and Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (R) and Agriculture (A) to Conservation (C) and Commercial Retail (CR) on four parcels, totaling 89.3 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.

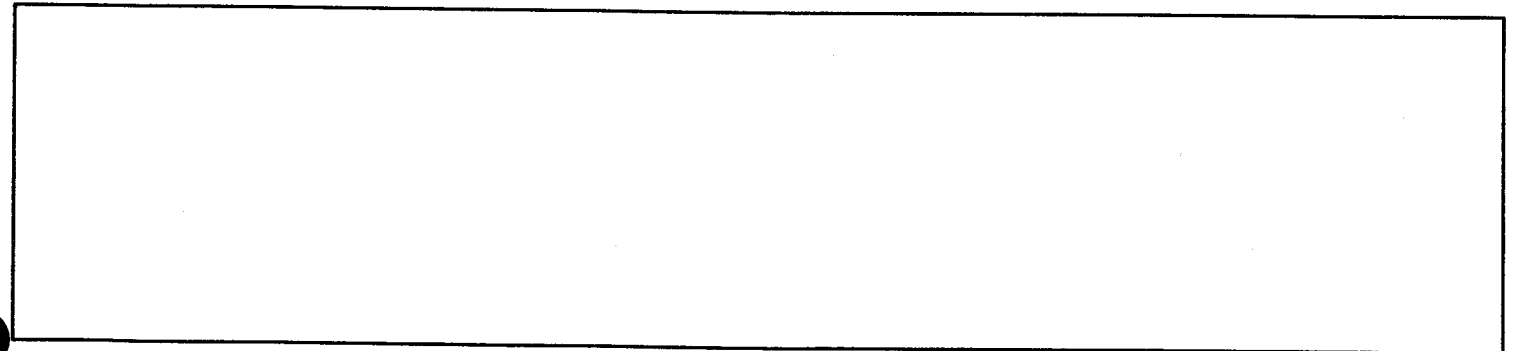
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

John Hildebrand  
*Signature*

Project Planner  
*Title*

11/05/2015  
*Date*

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R0801395

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: WILLIAM P DRISCOLL ESQ TTEE \$64.00  
paid by: CK 185 & 2868  
CALIFORNIA FISH AND GAME FOR EA41761  
paid towards: CFG05110 CALIF FISH & GAME - NEG DECL  
at parcel: 18850 GILMAN SPRINGS RD SANJ  
appl type: CFG1

By \_\_\_\_\_ Feb 08, 2008 14:33  
MGARDNER posting date Feb 08, 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 \* R1509389

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: WILLIAM P DRISCOLL ESQ TTEE \$2,210.00  
paid by: CK 5021  
CALIFORNIA FISH AND GAME FOR EA41761  
paid towards: CFG05110 CALIF FISH & GAME - NEG DECL  
at parcel: 18850 GILMAN SPRINGS RD SANJ  
appl type: CFG1

By \_\_\_\_\_ Aug 19, 2015 09:25  
MGARDNER posting date Aug 19, 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 934

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 8:45 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: GPA 934

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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**The Press-Enterprise** PE.COM / UNIDOS

A Freedom News Group Company

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**From:** Gil, Cecilia <CCGIL@rcbos.org>  
**Sent:** Wednesday, February 24, 2016 8:27 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 FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 8, 2016, at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Wolfskill-Pedrorena Trust – Greg Lowther, on **General Plan Amendment No. 934**, which proposes to amend the foundation component from Agriculture (AG) and Open Space (OS) to Community Development (CD), and to amend the land use from Rural (R) and Agriculture (A) to Conservation (C) and Commercial Retail (CR) (0.20-0.35 FAR) on four parcels, totaling 89.3 acres (“the project”). The project is located north of San Jacinto River, east of Davis Road, south of Bridge Street, and west of State Highway 79 in the San Jacinto Valley Area Plan, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41761**.

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 934

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 8:52 AM  
**To:** Gil, Cecilia; Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: ~~GPA 934~~

received

**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Wednesday, February 24, 2016 8:28 AM  
**To:** Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: GPA 973 ZC 7855

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 934

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**  
**GPA00934**

I, Stella Spadafora, certify that on  
(Print Name)  
11/10/2015 the attached property owners list  
(Date)  
was prepared by County of Riverside / GIS  
(Print Company or Individual's Name)  
Distance Buffered: 2400 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 500 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

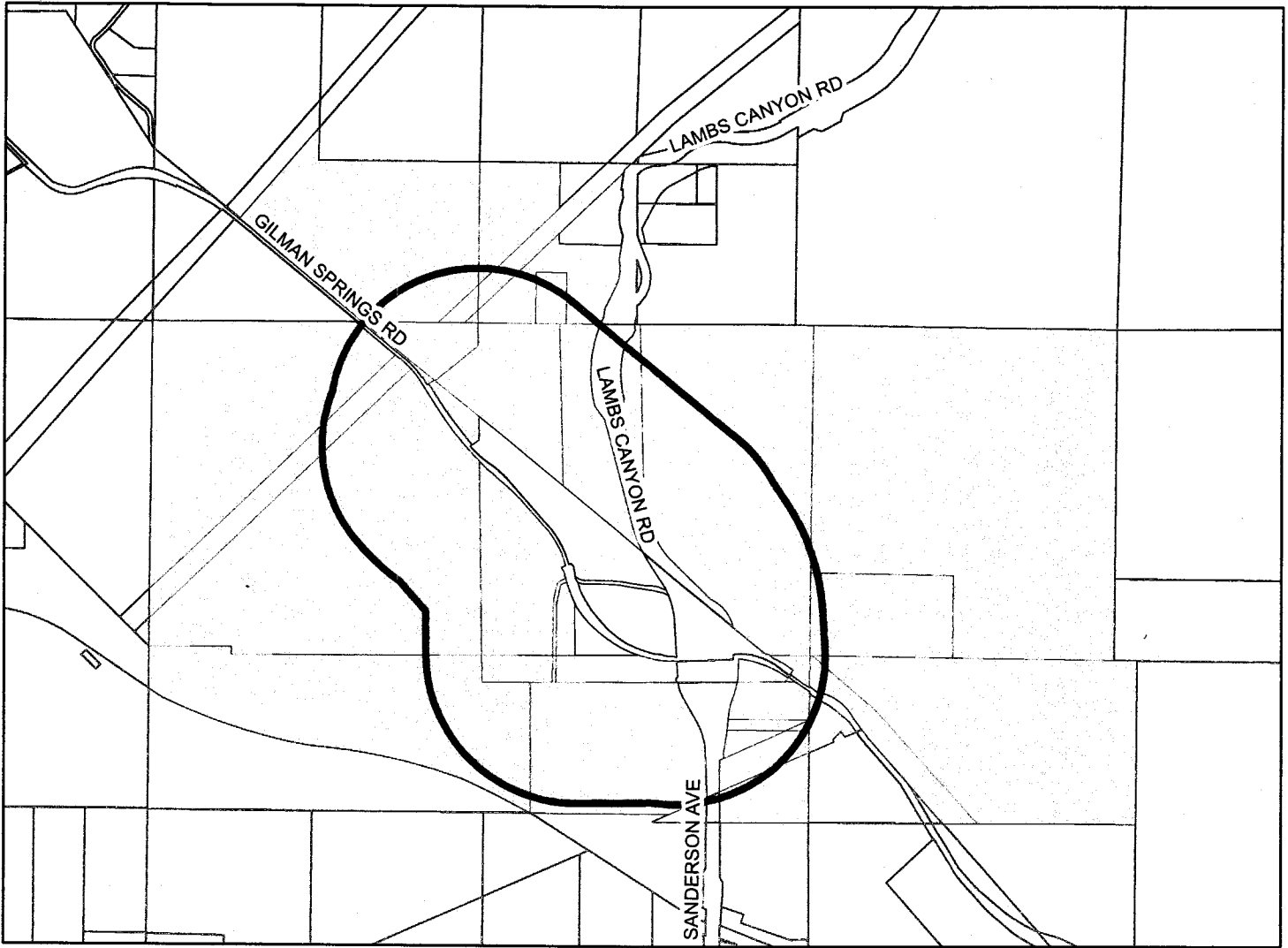
TITLE/REGISTRATION: GIS Analyst

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

Riverside, CA 92501

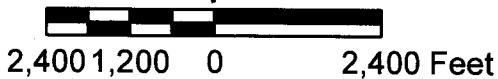
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

**GPA00934**  
**(2400 Feet Radius)**



**Selected Parcels**

430-040-021	430-040-023	430-070-012	430-070-013	430-070-019	430-070-020	430-070-018	430-070-017	430-140-009	430-040-009
430-040-016	430-040-017	430-040-018	430-040-020	430-040-001	430-050-032	430-050-010	430-040-002	430-050-003	430-040-019
430-050-014	430-050-017	430-050-018	430-050-030	430-050-031	430-060-019	430-060-023	430-060-024	430-060-025	430-070-011
430-140-007	421-200-038	421-210-015	430-070-014	421-200-030	421-200-031	421-210-012	421-210-025	421-210-026	430-050-019
430-050-023	430-050-024	430-050-033	430-060-026						



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: 421210015, APN: 421210015  
SOUTHERN CALIFORNIA EDISON CO  
SOUTHERN CALIFORNIA EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770

ASMT: 430040023, APN: 430040023  
BUILDING MANAGEMENT SERVICES  
19625 GILMAN SPRINGS RD  
SAN JACINTO CA 92583

ASMT: 421210025, APN: 421210025  
WESTERN RIVERSIDE CO REG CONSERV AUT  
C/O DEPT OF FACILITIES MGMT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 430050010, APN: 430050010  
LAUDA FAMILY LTD PARTNERSHIP  
C/O BERTRAND LAUDA  
35750 RAMONA EXY  
SAN JACINTO CA 92582

ASMT: 430040002, APN: 430040002  
REG BAPTIST CONF OF SO CALIF  
18080 GILMAN SPRINGS RD  
MORENO VALLEY, CA. 92555

ASMT: 430050032, APN: 430050032  
RUEY TSAI, ETAL  
C/O SEN FANG WEN  
1346 MONTEZUMA WAY  
WEST COVINA CA 91791

ASMT: 430040018, APN: 430040018  
GAME WILDLIFE CONSERV, ETAL  
C/O STATE OF CALIF  
1807 13TH ST STE 103  
SACRAMENTO CA 95814

ASMT: 430050033, APN: 430050033  
WILLIAM DRISCOLL  
C/O CONCHITA MARUSICH  
3507 NEWARK DR  
NAPA CA 94558

ASMT: 430040019, APN: 430040019  
REGULAR BAPTIST CONFERENCE OF SOUTH  
18080 GILLMAN SPRINGS RCH  
MORENO VALLEY CA 92555

ASMT: 430060025, APN: 430060025  
SCOTT AG PROP  
42131 SAN JOSE DR  
SAN JACINTO CA 92583

ASMT: 430040020, APN: 430040020  
JAMES MCKINLEY, ETAL  
C/O MC WELCO PRODUCTS  
6730 SANTA FE AVE  
HESPERIA CA 92345

ASMT: 430060026, APN: 430060026  
WILLIAM DRISCOLL  
C/O DONA REUSCH  
1440 N KIRBY ST  
HEMET CA 92545

ASMT: 430040021, APN: 430040021  
BUILDING MANAGEMENT SERVICES INC  
19625 HWY 79  
GILMAN HOT SPRINGS CA 92583

ASMT: 430070014, APN: 430070014  
SOUTHERN CALIFORNIA EDISON CO  
2131 WALNUT GROVE 2ND FL  
ROSEMEAD CA 91770

GPA 934

18



ASMT: 430070018, APN: 430070018  
CO OF RIVERSIDE  
P O BOX 1605  
RIVERSIDE CA 92502

ASMT: 430070019, APN: 430070019  
BUILDING MANAGEMENT SERVICES  
19625 HIGHWAY 79  
GILMAN HOT SPRINGS CA 92583

ASMT: 430140007, APN: 430140007  
SCOTT AG PROP  
18051 GILMAN SPRINGS RD  
MORENO VALLEY CA 92555

ASMT: 430140009, APN: 430140009  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

## 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 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](mailto:billinginquiry@pe.com)

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	AMOUNT
2/27/16	0010140242		PE Riverside	2 x 80 Li	232.00
Invoice text: GPA 934					
					RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS 2016 MAR - 9 AM 11: 29
					<i>Planning 16-6 of 03/08/16 GPA 934</i>
Placed by: Cecilia Gil					<b>BALANCE DUE</b> 232.00
<b>Legal Advertising Invoice</b>					

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Maria Tinajero 951-368-9225	02/27/2016	1100141323	1100141323	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

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

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
02/27/2016	1100141323	1100141323
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
232.00	0010140242	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

The Press-Enterprise  
Dept LA 24453  
Pasadena, CA 91185-4453

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 8, 2016, at 9:00 A.M.** or as soon as possible thereafter, to consider the application submitted by Wolfskill-Pedrorena Trust – Greg Lowther, on **General Plan Amendment No. 934**, which proposes to amend the foundation component from Agriculture (AG) and Open Space (OS) to Community Development (CD), and to amend the land use from Rural (R) and Agriculture (A) to Conservation (C) and Commercial Retail (CR) (0.20-0.35 FAR) on four parcels, totaling 89.3 acres (“the project”). The project is located north of San Jacinto River, east of Davis Road, south of Bridge Street, and west of State Highway 79 in the San Jacinto Valley Area Plan, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 41761**.

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

16-6 ef 03/08/16



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WILLIAM DRISCOLL  
C/O DONA REUSCH  
1440 N KIRBY ST  
HEMET CA 92545

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

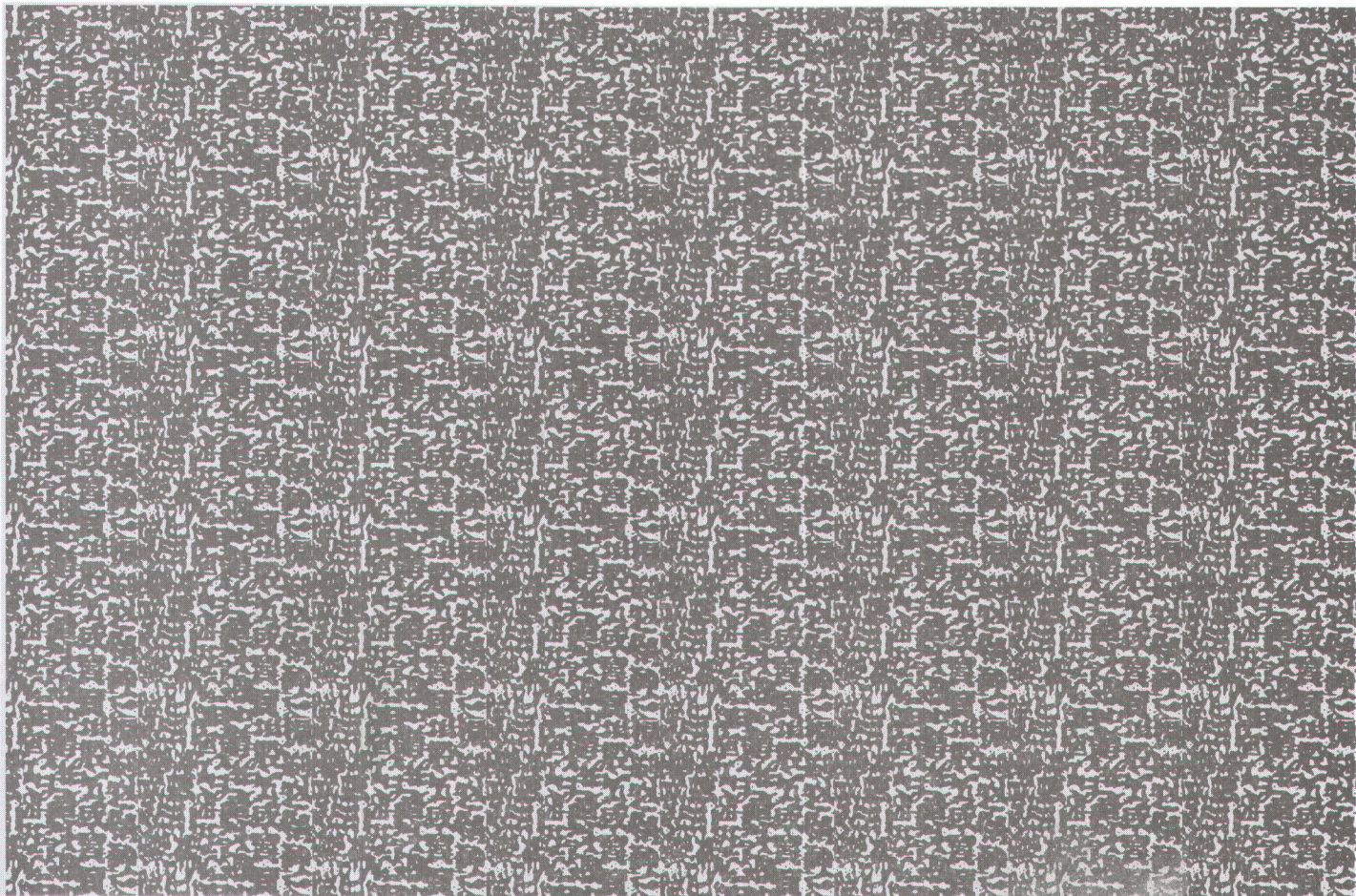
Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147



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





**CORRECTED NOTICE**

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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 29, 2016

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

16-6 of 03/08/16



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2016 MAR -9 AM 11:30

ASMT: 430060026, APN: 430060026  
WILLIAM DRISCOLL  
C/O DONA REUSCH  
1440 N KIRBY ST  
HEMET CA 92545

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

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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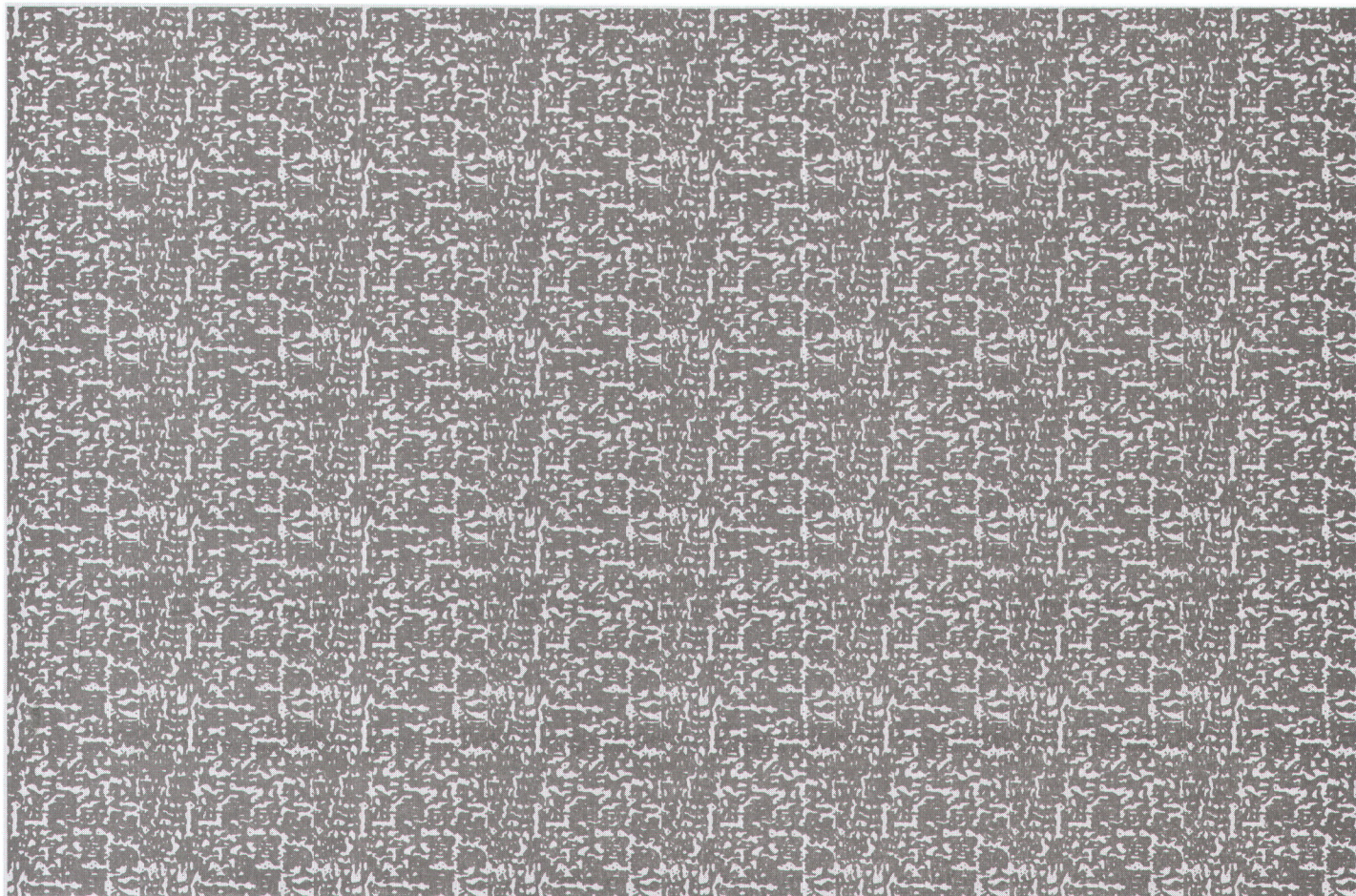
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Riverside County Board of Supervisors  
Request to Speak

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: DAVID LEONARD

Address: 1770 IOWA AVE #100  
(only if follow-up mail response requested)

City: RIVERSIDE Zip: 92507

Phone #: (951) 782-9868

Date: 3/8/2016 Agenda # 16-6

PLEASE STATE YOUR POSITION BELOW:

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

Support  Oppose  Neutral

APPLICANT REP

**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: Joseph Reusch

Address: PO Box 151  
(only if follow-up mail response requested)

City: WINCHESTER zip: 92596

Phone #: 951-551-3354

Date: 3-8 Agenda # 16-6

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

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



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### Power Point Presentations/Printed Material:

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### Individual Speaker Limits:

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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:** Conchita Marinich

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

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

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

**Date:** 3-8-14 **Agenda #** 16-6

**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**

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

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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 #** 16-6

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



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