

PETITION IN SUPPORT OF THE

**LA VENTANA PROJECT, VETERANS PARK AT LA VENTANA,
& THE NEW MENIFEE HIGH SCHOOL**

I sign this petition in support of the La Ventana Community Project, which has contributed two million dollars to the Scotts Road Freeway Expansion and is building a state of the art environmentally conscious community. I support the Veterans Park at La Ventana which will be home to a special needs playground for all children but will focus on special needs. It will also have a memorial for veterans, veteran sports leagues, streets will be named after fallen military heroes, and will be ADA & Disabled Veteran accessible. I support the development of the new high school in Menifee which will allow local students to stay in the area.

NAME PRINTED	ADDRESS	SIGNATURE
Jeremy Ramirez	21406 Greenway Rd	[Signature]
John Lopez	11955 Lippa Ridge rd	[Signature]
Paula Rojas	34237 Aurora Ct	Paula Rojas
Michael Clydes	25911 Trade Winds dr	[Signature]
Angelita Webb	27211 Wakeham dr	Angelita Webb
Cori Gomez	35250 Angel Falls Dr.	[Signature]
Gabriel Gomez	" "	[Signature]
Sharon Turzella	26287 Bayland Rd	Sharon Turzella
Demille Ph. Miller	26750 Murchie Rd #65	[Signature]
Whitney Kennedy	" "	[Signature]
Jose Luciano	23755 La Brea Ln	[Signature]
Victoria Sanchez	33853 Vinca Ln	[Signature]
Carol Lethin	35281 Home Stead Ln	[Signature]
Kelly Maxwell	28802 First Star Ct.	Kelly Maxwell
Kimberlee Solorza	31414 Sherman Rd	[Signature]
Annette Gonzalez	28594 Broadstone Wy	[Signature]
Rhonda Gauthier	21174 Silvio Dr. Menifee CA 92581	Rhonda Gauthier
MARCELO GUSA	21109 Silvio Dr. Menifee CA 92581	[Signature]
Rosa Perez	12422 Severn Ln Perris	[Signature]
[Signature]	1109 Montebello Perris CA	[Signature]

Notice of Opposition to General Plan Amendment NO. 1129

NOTICE OF OPPOSITION TO GPA 1129

As a property owner in the area I hereby request that the pending application mentioned be denied on the following grounds:

The high density homes created as a result of this amendment would dramatically increase traffic fatalities.

The picture below is on Leon road approximately a half mile north of the intersection of Scott/Leon. You can see the speed limit sign is 50 miles per hour and approximately 50 feet beyond this sign in the background is a 35 MPH sign for cars to slow due to all of the rural homes in this area including the one on my street.

We have had a number of traffic fatalities in this stretch of road as cars are NOT slowing down as they enter this rural area heading south on Leon from Temecula. Accidents and traffic fatalities will, without a doubt, continue to increase if this plan is approved and the number of vehicles travelling south on Leon toward Scott dramatically increases.

As a resident of the area for the last 43 years I have personally seen surrounding communities in this area destroyed from not ensuring rural areas are made a priority in the community. PLEASE do not Menifee become another one of these communities.

If at possible please include my comments in the public record.

Brian Bovee

951.746.7085





RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP TM#36785
 MINOR CHANGE
 VESTING MAP
 REVISED MAP
 REVERSION TO ACREAGE
 EXPIRED RECORDABLE MAP
 PARCEL MAP
 AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR36785

DATE SUBMITTED: 11-24-14

APPLICATION INFORMATION

Applicant's Name: Joseph Rivani / Global Investment Pool, LLC

E-Mail: jrivani@gidllco.com

Mailing Address: 3470 Wilshire Blvd., Suite 1020

Los Angeles California 90010
City State ZIP

Daytime Phone No: (213) 365-0005 Fax No: (213) 365-0405

Engineer/Representative's Name: Jeff Anderson / ACE (Anderson Consulting Engineers, Inc.) E-Mail: jeff@ace-civil.com

Mailing Address: 12526 High Bluff Drive, Suite 300

San Diego California 92130
City State ZIP

Daytime Phone No: (858) 947-7093 Fax No: (858) 947-3595

Property Owner's Name: See Attachment A E-Mail: _____

Mailing Address: _____

Street

City State ZIP

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

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Joseph Rivani (Global Investment Pool, LLC)

PRINTED NAME OF APPLICANT

JOSEPH RIVANI
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

JVRL 220, LLC

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

JV DEVELOPMENT

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 466-210-029, 466-210-030, 466-210-031, 466-210-032, 466-210-033, 466-210-034, 466-210-035, 466-210-036, & 466-210-038

Section: 18 Township: 6S Range: 2W

Approximate Gross Acreage: 170.8 gross acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

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Joseph Rivani (Global Investment Pool, LLC)

PRINTED NAME OF APPLICANT

Joseph Rivani
SIGNATURE OF APPLICANT

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JVRL 220, LLC

PRINTED NAME OF PROPERTY OWNER(S)

John C. [Signature]
SIGNATURE OF PROPERTY OWNER(S)

JV DEVELOPMENT

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 466-210-029, 466-210-030, 466-210-031, 466-210-032, 466-210-033, 466-210-034, 466-210-035, 466-210-036, & 466-210-038

Section: 18 Township: 6S Range: 2W

Approximate Gross Acreage: 170.8 gross acres



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA01129 DATE SUBMITTED: 11-7-13

I. GENERAL INFORMATION

APPLICATION INFORMATION

Global Investment & Development, LLC
Applicant's Name: Joseph Rivani E-Mail: jrivani@gidllco.com

Mailing Address: 3470 Wilshire Blvd, Suite 1020
Los Angeles California 90010
Street City State ZIP

Daytime Phone No: (213) 369-9600 Fax No: (213) 365-0405

Engineer/Representative's Name: Jeff Anderson - ACE E-Mail: jeff@ace-civil.com
(Anderson Consulting Engineers, Inc.)

Mailing Address: 12526 High Bluff Drive, Suite 300
San Diego California 92130
Street City State ZIP

Daytime Phone No: (858) 947-7093 Fax No: (858) 947-3595

Property Owner's Name: See Attachment A E-Mail: _____

Mailing Address: _____
Street City State ZIP

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

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(951) 955-3200 • Fax (951) 955-1811

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Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

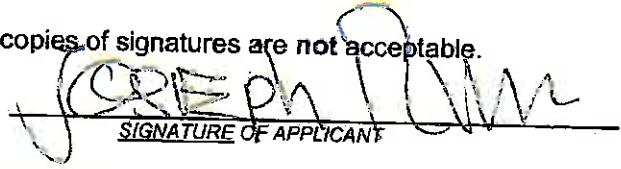
The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional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

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Global Investment & Development, LLC

Joseph Rivani

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

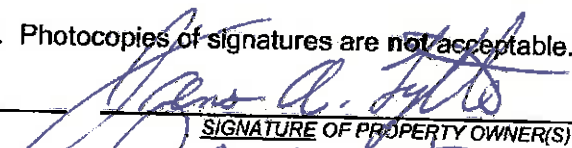
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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JVRL 220, LLC

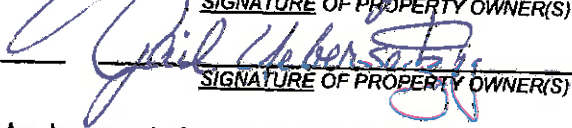
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Uebersetzig Trust

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

466-210-029, 466-210-030, 466-210-031, 466-210-032

Assessor's Parcel Number(s): 466-210-033, 466-210-034, 466-210-035, 466-210-036

466-210-038

Section: 18

Township: 6S

Range: 2W

Approximate Gross Acreage: 170.8 gross acres

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Wickerd Road, South of Garbani Road, East of El Centro Lane, West of Leon Road.

Thomas Brothers map, edition year, page number, and coordinates: Riverside, 869, A6, A7, B6, B7

Existing Zoning Classification(s): R-A-5

Existing Land Use Designation(s): RC-EDR

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

The proposed is to modify the land use designation from RC-EDR to MDR and OS-R. The MDR designation is consistent with similar areas near the project and will be compatible with the adjacent future High School. The OS-R designation is to accommodate the proposed community park/joint use with the school athletic facilities. MDR 155.2 and OS-R 15.6 gross acres.

Related cases filed in conjunction with this request:

N/A

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

Case Nos. (See Attachment B)

E.A. Nos. (if known) 38129, 41774, & 42398 E.I.R. Nos. (if applicable): N/A

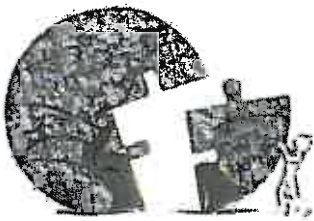
Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company	SCE	<input checked="" type="checkbox"/>
Gas Company	The Gas Co.	<input checked="" type="checkbox"/>
Telephone Company	AT&T	<input checked="" type="checkbox"/>
Water Company/District	EMWD	<input checked="" type="checkbox"/>
Sewer District	EMWD	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) aprox. 2,500 feet



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ 07856

DATE SUBMITTED: 11-24-14

APPLICATION INFORMATION

JOSEPH RIVANI

Applicant's Name: Global Investment Pool, LLC

E-Mail: jrivani@gidlco.com

Mailing Address: 3470 Wilshire Blvd, Suite 1020

Los Angeles

Street
CA

90010

City

State

ZIP

Daytime Phone No: (213) 365-0005

Fax No: (213) 365-0405

JEFF ANDERSON,

Engineer/Representative's Name: Anderson Consulting Engineers

E-Mail: jeff@ace-civil.com

Mailing Address: 12526 High Bluff Drive, Suite 300

San Diego

Street
CA

92130

City

State

ZIP

Daytime Phone No: (858) 925-7918

Fax No: (858) 947-3595

Property Owner's Name: see Attachment A

E-Mail: _____

Mailing Address: _____

Street

City

State

ZIP

Daytime Phone No: (_____) _____

Fax No: (_____) _____

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P.O. Box 1409, Riverside, California 92502-1409
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APPLICATION FOR CHANGE OF ZONE

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Joseph Rivani (Global Investment Pool, LLC)
PRINTED NAME OF APPLICANT

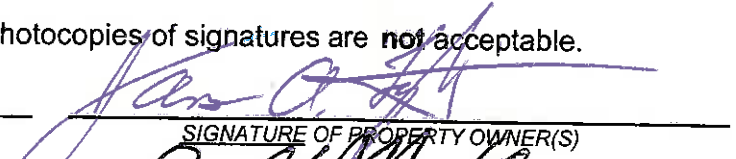

SIGNATURE OF APPLICANT

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

JVRL 220, LLC
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

JV Development
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 466-210-029, 466-210-030, 466-210-031, 466-210-032, 466-210-033, 466-210-034, 466-210-035, 466-210-036 and 466-210-039

Section: 18 Township: 6S Range: 2W

Approximate Gross Acreage: 170.8 gross acres

General location (nearby or cross streets): North of Wickerd Road, South of Garbani Road, East of El Centro, West of Brandon Lane.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: Riverside P.869, A6, A&, B6 & B7

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

1. R-A-S to R4 ON 170.8 GROSS ACRES

Related cases filed in conjunction with this request:

GPA1129

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and JVRL-220, LLC, a California Limited Liability Company and Global Investment Pool, LLC, a Delaware Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER's indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, JVRL-220, LLC, a California Limited Liability Company has a legal interest in the certain real property described as APN 466-210-029, 466-210-030, 466-210-031, 466-210-032, 466-210-033, 466-210-034, 466-210-035, 466-210-036 and 466-210-038 ("PROPERTY");

WHEREAS, Global Investment Pool, LLC, a Delaware Limited Liability Company is acquiring the PROPERTY from JVRL-220, LLC, a California Limited Liability Company and the parties have entered into a Purchase and Sale Agreement and Joint Escrow Instructions recorded on June 13, 2014 as Instrument No. 2014-0218113; and

WHEREAS, on November 24, 2014, PROPERTY OWNER filed an application for General Plan Amendment No. 1129, Tract Map No. 36785 and Change of Zone No. 7856 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. *Indemnification.* PROPERTY OWNER, at their own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. *Defense Cooperation.* PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. *Representation and Payment for Legal Services Rendered.* COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. *Payment for COUNTY's LITIGATION Costs.* Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning

Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY and PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. *Return of Deposit.* COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. *Notices.* For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
JVRL-220, LLC
Attn: Ronald Hartley
41391 Kalmia St., Ste. 200
Murrieta, CA 92562

With a copy to:
Global Investment & Development, LLC
Attn: Joseph Rivani
2470 Wilshire Blvd., Ste. 1020
Los Angeles, CA 90010

7. *Default and Termination.* This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, constraining or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to

any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Steven Wells
Riverside County Planning Director

Dated: 5-26-16

[Signatures follow on next page]

FORM APPROVES COUNTY COUNSEL
By:  5/23/16
MICHELLE CLARK DATE

PROPERTY OWNER:

JVRL-220, LLC, a California Limited Liability Company and
Global Investment Pool, LLC, a Delaware Limited Liability Company

By: JVRL-220, LLC, a California Limited Liability Company

By: Ronald J. Hartley and James Allen Lytle
Its Managers

By: 
Ronald J. Hartley
Manager

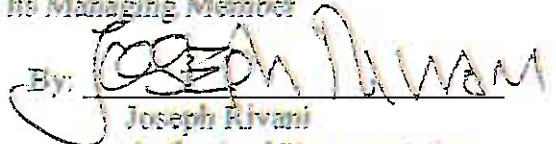
Dated: 5-4-16

By: 
James Allen Lytle
Manager

Dated: 4/25/2016

By: Global Investment Pool, LLC, a Delaware Limited Liability Company

By: Global Investment & Development, LLC, a California Limited
Liability Company
Its Managing Member

By: 
Joseph Rivani
Authorized Representative

Dated: 4-21-2016.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA) SS
)
COUNTY OF RIVERSIDE)

On APRIL 25, 2016, before me, CINDY R SMITH,
Notary Public, personally appeared JAMES ALEX LITTLE,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
(is) are subscribed to the within instrument and acknowledged to me that (is) she/they
executed the same in (his) her/their authorized capacity(ies) and that by (his) her/their
signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s)
acted, executed the instrument.

I hereby certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Cindy R Smith



This area for official notarial seal

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA) SS

COUNTY OF RIVERSIDE)

On MAY 4, 2016, before me, CINDY R. SMITH
Notary Public, personally appeared RONALD J. HARTLEY,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
(s) are subscribed to the within instrument and acknowledged to me that (s) he/she/they
executed the same in (his/her/their) authorized capacity(ies) and that by (his/her/their)
signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s)
acted, executed the instrument.

I hereby certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Cindy R. Smith



This area for official notarial seal

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA) SS
COUNTY OF Los Angeles)

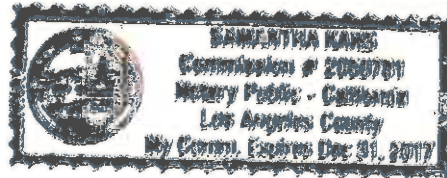
On APR 21, 2016, before me, SAMANTHA KANG, Notary Public, Notary Public, personally appeared JOSEPH RIUANI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies) and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I hereby certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Samantha Kang



This area for official notarial seal



NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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. 1129, CHANGE OF ZONE NO. 7856, TENTATIVE TRACT MAP NO. 36785, ENVIRONMENTAL IMPACT REPORT NO. 542 – Notice to Certify an Environmental Impact Report – Applicant: Joseph Rivani – Engineer/Representative: Jeff Anderson – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan – the Estate Density and Rural Residential East of Interstate 215 Policy Area – Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road, westerly of Brandon Lane – 170.8 Gross Acres – Zoning: Residential Agricultural-5 Acre Minimum (R-A-5) – **REQUEST:** The General Plan Amendment proposes an Extraordinary Foundation Level Amendment to amend the Riverside County General Plan Land Use Element from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 DU/AC) and Open Space: Recreation (OS:R) and modify the General Plan to remove the Estate Density and Rural Residential East of Interstate 215 Policy Area from the project site. The Change of Zone proposes to change the existing zoning from Residential Agricultural-5 Acre Minimum (R-A-5) to Planned Residential (R-4). The Tentative Tract Map No. 36785 proposes a Schedule “A” subdivision subdividing 170.8 gross acres into 511 residential lots with a 5,500 sq. ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space, and the Environmental Impact Report to review and analyze the environmental impacts of the project.

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter.
DATE OF HEARING: **JUNE 1, 2016**
PLACE OF HEARING: **RIVERSIDE COUNTY ADMINISTRATIVE CENTER**
1ST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92051

For further information regarding this project, please contact project planner, Brett Dawson at (951) 955-0972 or e-mail bdawson@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-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 542, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 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 this project is challenged in court, the issues may be limited to those 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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/13/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers GPA01129 For

Company or Individual's Name Planning Department

Distance buffered 800'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

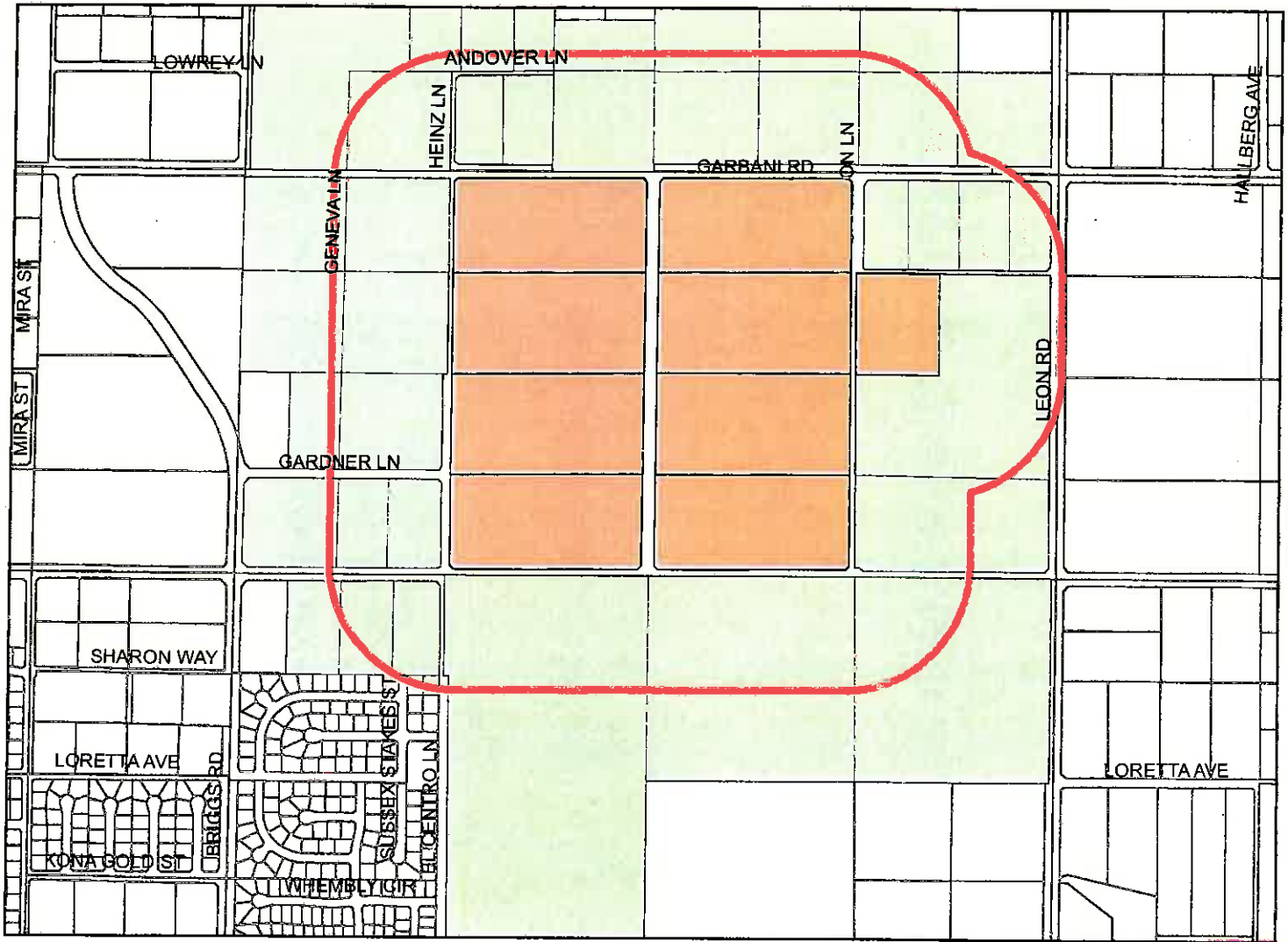
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*Checked
By Brent Davidson
4/13/16*

TR36785A2 (800 feet buffer)



Selected Parcels

466-382-001	466-130-036	466-130-037	466-130-038	466-130-039	466-210-019	466-220-003	466-382-006	466-220-020	466-130-025
466-130-027	466-210-022	466-210-011	466-220-029	466-220-022	466-130-009	466-220-021	466-210-012	466-210-029	466-210-030
466-210-031	466-210-032	466-210-033	466-210-034	466-210-035	466-210-036	466-210-038	466-381-017	466-220-027	466-130-011
466-130-033	466-130-046	466-130-051	466-130-045	466-210-037	466-210-040	466-210-027	466-210-026	466-130-047	466-130-052
466-210-014	466-210-020	466-210-023	466-210-024	466-130-031	466-210-028	466-210-013	466-210-021	466-130-028	



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.

Applicant:

Joseph Rivani
3470 Wilshire Blvd, Suite 1020
Los Angeles, CA 90010

Air Quality Management – South Coast
21865 Copley Drive
Diamond Bar, CA 91765

Applicant:

Joseph Rivani
3470 Wilshire Blvd, Suite 1020
Los Angeles, CA 90010

Menifee Union School District
30205 Menifee Rd
Menifee, CA 92584

Engineer:

Jeff Anderson
12526 High Bluff Dr, Suite 300
San Diego, CA 92130

Perris Union School District
155 E 4th Street
Perris, CA 92570

Engineer:

Jeff Anderson
12526 High Bluff Dr, Suite 300
San Diego, CA 92130

Southern California Edison Company
P.O. Box 800
Rosemead, CA 91770

Owner:

Larry J Uebersetzig
31568 Railroad Canyon Road
Canyon Lake, CA 92587

Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Owner:

Larry J Uebersetzig
31568 Railroad Canyon Road
Canyon Lake, CA 92587

Regional Water Quality Control Board – Santa Ana
3737 Main Street, Suite 500
Riverside, CA 92501-3348

Regional Water Quality Control Board – San Diego
2375 Northside Dr #100
San Diego, CA 92108

ASMT: 466130009, APN: 466130009
JMB LEGACY PROP
30490 BRIGGS RD
MENIFEE CA 92584

ASMT: 466130039, APN: 466130039
NORTHERN TRUST, ETAL
C/O THOMAS M MENDELSON
355 S GRAND AVE STE 2600
LOS ANGELES CA 90071

ASMT: 466130011, APN: 466130011
KENDRA VANLIEW, ETAL
C/O WARREN DWIGHT VAN LIEW
31580 CORTE ROSARIO
TEMECULA CA 92592

ASMT: 466130045, APN: 466130045
MARILEE HILL
30300 GARBANI RD
MENIFEE, CA. 92584

ASMT: 466130025, APN: 466130025
JERE MILLER, ETAL
30464 STEIN WAY
HEMET CA 92543

ASMT: 466130046, APN: 466130046
JON CHRISTENSEN, ETAL
14797 SUNRISE HILL
RIVERSIDE CA 92508

ASMT: 466130027, APN: 466130027
GRETCHEN HERNDON, ETAL
DONALD HERNDON
30940 GARBANI RD
WINCHESTER, CA. 92596

ASMT: 466130047, APN: 466130047
CYNTHIA CARROLL, ETAL
31760 BRIGGS RD
MENIFEE, CA. 92584

ASMT: 466130028, APN: 466130028
RODNEY BOND, ETAL
C/O RODNEY L BOND
1769 OAK ST
LAKE OSWEGO OR 97034

ASMT: 466130051, APN: 466130051
LUIS RAMIREZ, ETAL
31780 BRIGGS RD
MENIFEE, CA. 92584

ASMT: 466130031, APN: 466130031
SHARON GAMBILL
P O BOX 2288
SUN CITY CA 92586

ASMT: 466130052, APN: 466130052
MARILYN SCALES, ETAL
C/O MARILYN SCALES
31800 BRIGGS RD
MENIFEE, CA. 92584

ASMT: 466130033, APN: 466130033
ANGELA SCHNEIDER, ETAL
3525 ROSE AVE
LONG BEACH CA 90807

ASMT: 466210011, APN: 466210011
RICARDO HERNANDEZ, ETAL
C/O RICARDO HERNANDEZ
1001 FLINTROCK RD
DIAMOND BAR CA 91765



ASMT: 466210012, APN: 466210012
JUANA HERNANDEZ, ETAL
2621 W LA HABRA
LA HABRA CA 90631

ASMT: 466210024, APN: 466210024
TODD WINKLER, ETAL
10746 FRANCIS PL NO 327
LOS ANGELES CA 90034

ASMT: 466210013, APN: 466210013
VICKI ROMBERGER
32100 GENEVA LN
MENIFEE, CA. 92584

ASMT: 466210026, APN: 466210026
RICHARD BATES
30076 GARDNER LN
MENIFEE, CA. 92584

ASMT: 466210014, APN: 466210014
PATRICIA ROBINSON, ETAL
C/O SHIRLEY A FARRINGTON
14465 BUSH ST
RIVERSIDE CA 92508

ASMT: 466210027, APN: 466210027
PHILIP SHANE
30220 GARDNER LN
MENIFEE CA 92584

ASMT: 466210019, APN: 466210019
MARTHA MONGE, ETAL
30145 GARDNER LN
MENIFEE, CA. 92584

ASMT: 466210028, APN: 466210028
SHARON SHEPARD
1041 N CALIFORNIA AVE
LA PUENTE CA 91744

ASMT: 466210020, APN: 466210020
ARLINE WYSCARVER, ETAL
30155 GARDNER LN
SUN CITY CA 92584

ASMT: 466210036, APN: 466210036
JVRL 220
C/O AMBER MANAGEMENT
29826 HAUN RD NO 305
MENIFEE CA 92584

ASMT: 466210021, APN: 466210021
PAMELA RICHARDS, ETAL
30735 GARBONI RD
WINCHESTER CA 92596

ASMT: 466210038, APN: 466210038
JVRL 220
C/O JIM LYTLER
41391 KALMIA ST STE 200
MURRIETA CA 92562

ASMT: 466210022, APN: 466210022
MARSHA BECKLUND, ETAL
30811 GARBANI RD
WINCHESTER, CA. 92596

ASMT: 466210040, APN: 466210040
PERRIS VALLEY SCHOOLS CAPITAL FAC COR
C/O BUSINESS SERVICES
155 E 4TH ST
PERRIS CA 92570



ASMT: 466220003, APN: 466220003
CALVARY CHAPEL OF MENIFEE
29220 SCOTT RD
MENIFEE CA 92584

ASMT: 466382001, APN: 466382001
ANDREW MORALES
200 RUTHERFORD WAY
JACKSONVILLE NC 28540

ASMT: 466220020, APN: 466220020
FELICIA BENDER, ETAL
18267 MARBRISE ABANITA
MURRIETA CA 92562

ASMT: 466382006, APN: 466382006
KENDRA DORSEY, ETAL
32655 EL CENTRO LN
MENIFEE, CA. 92584

ASMT: 466220021, APN: 466220021
DONG KIM, ETAL
32043 CAMINO RABAGO
TEMECULA CA 92592

ASMT: 466220022, APN: 466220022
MARK JACKSON, ETAL
32575 EL CENTRO LN
MENIFEE, CA. 92584

ASMT: 466220027, APN: 466220027
KGK RIVERSIDE PROP
C/O KATHERINE NEUMANN
2309 WEYBRIDGE LN
LOS ANGELES CA 90077

ASMT: 466220029, APN: 466220029
GENE BYONGJIN, ETAL
C/O HYUN JAEIHM
1 HEATH WAY
S BARRINGTON IL 60010

ASMT: 466381017, APN: 466381017
DEBORAH MCNEELEY, ETAL
30240 CHEVELEY PARK ST
MENIFEE, CA. 92584



SOUTHERN CALIFORNIA GAS COMPANY
CENTRAL CORRESPONDENCE
PO BOX 3150
SAN DIMAS CA 91773

SOUTH COAST AIR QUALITY
MANAGEMENT DISTRICT
ENVIRONMENTAL REVIEW
21865 EAST COPLEY DRIVE
DIAMOND BAR CA 91765-4182

TIME WARNER CABLE
ENVIRONMENTAL REVIEW
41-725 COOK STREET
PALM DESERT CA 92211

US ARMY CORPS OF ENGINEERS
LOS ANGELES DISTRICT
REGULATORY BRANCH
915 WILSHIRE BLVD 11TH FLOOR
LOS ANGELES CA 90017

US FISH & WILDLIFE SERVICE
ENVIRONMENTAL REVIEW
777 E TAHQUITZ CANYON WAY
SUITE 208
PALM SPRINGS CA 92262

VALLEY-WIDE RECREATION AND PARK
DISTRICT
ENVIRONMENTAL REVIEW
PO BOX 907
SAN JACINTO CA 92581

WESTERN RIVERSIDE COUNCIL
OF GOVERNMENTS
ENVIRONMENTAL REVIEW
4080 LEMON STREET 3RD FLOOR
(MS 1032)
RIVERSIDE CA 92501-3609

MARSHA & GRANT BECKLAND
30811 GARBANI ROAD
WINCHESTER CA 92596

RICK CROY
32065 HEATHER LANE
MENIFEE CA 92584

CARLOS CUEVAS
29722 MERJANIAN ROAD
MENIFEE CA 92584

TREVOR DAVIES
29801 MAXINE LANE
MENIFEE CA 92584

RANDALL & CINDY DENNIS
31830 BRIGGS ROAD
MENIFEE CA 92584

GEORGIA & WADE DENNY
29730 KEMPE CIRCLE
MENIFEE CA 92584

CONNIE DEPHILLIPS
32211 HEATHER LANE
MENIFEE CA 92584

LISA & COLE FREDERICK
30100 MAXINE LANE
MENIFEE CA 92584

MARTIN GALVEZ
PHILIP GALVEZ
29891 MAXINE LANE
MENIFEE CA 92584

GABRIEL & HILDA HERNANDEZ
31784 BRIGGS STREET
MENIFEE CA 92584

JORGE & JUANA HERNANDEZ
32090 GENEVA DRIVE
MENIFEE CA 92584

RICARDO & HILDA HERNANDEZ
32061 GENEVA LANE
MENIFEE CA 92584

GRETCHEN & DONALD HERNDON
30940 GARBANI ROAD
WINCHESTER CA 92596

PAUL JACOBS
32370 CORTE ZAMORA
TEMECULA CA 92592

HENRY & WENDY JANSSENS
29837 MAXINE LANE
MENIFEE CA 92584

JR & CATHERINE KING
29615 GARLAND LANE
MENIFEE CA 92584

JEFFREY & TERRY MASSIE
29735 KEMPE CIRCLE
MENIFEE CA 92584

JAMES MCCORMICK
32555 DAVIS ROAD
WINCHESTER, CA 92596

AUSTREBERTO & MARTA MONGE
30145 GARDNER LANE
MENIFEE CA 92584

BRIAN & LYNN PENNY
32085 LINDENBERGER ROAD
MENIFEE CA 92584

LUIS & MARIA RAMIREZ
31780 BRIGGS ROAD
MENIFEE CA 92584

WADE & PAMELA RICHARDS
30735 GARBANI ROAD
WINCHESTER CA 92596

FRANK & JANET ROMBERGER
29620 GARLAND LANE
MENIFEE CA 92584

5/10/2016 10:12:39 AM

3rd Supervisor District
Chuck Washington, Supervisor
Board of Supervisors
Riverside County
Mail Stop 1003

Planning Commission Riverside County
c/o Mary Stark, Planning Commission
Secretary
Mail Stop 1070

Menifee Union School District
30205 Menifee Rd.
Menifee CA 92562

Perris Union High School District
ATTN: Emmanuelle Reynolds
155 E. 4th St.
Perris CA 92570-2124

Santa Ana Regional Water Quality
Control Board
3737 Main Street, Suite 500
Riverside, CA 92501-3348

San Diego Regional Water Quality
Control Board
2375 Northside Drive, Suite 100
San Diego, CA 92108-2700

SCAQMD HEADQUARTERS
21865 Copley Drive
Diamond Bar, CA 91765

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Verizon Engineering
9 South 4th St.
Redlands CA 92373

ATTN: Bob Jones
Time Warner Cable
VP Engineering
41-725 Cook St.
Palm Desert CA 92211-5100

UEBERSETZIG LARRY J
31568 RAILROAD CYN RD 130
CANYON LAKE CA 92587

UEBERSETZIG LARRY J
31568 RAILROAD CYN RD 130
CANYON LAKE CA 92587

RIVANI JOSEPH
3470 WILSHIRE BLVD STE 1020
LOS ANGELES CA 90010

RIVANI JOSEPH
3470 WILSHIRE BLVD STE 1020
LOS ANGELES CA 90010

ANDERSON JEFF
12526 HIGH BLUFF DR STE 300
SAN DIEGO CA 92130

ANDERSON JEFF
12526 HIGH BLUFF DR STE 300
SAN DIEGO CA 92130

OFFICE OF PLANING AND RESEARCH
STATE CLEARINGHOUSE
1400 TENTH STREET
SACRAMENTO CA 95814

(15 COPIES)

CALIFORNIA DEPT OF FISH & WILDLIFE
INLAND DESERT REGION (6)
3602 INLAND EMPIRE BLVD SUITE C-220
ONTARIO CA 91764

CALTRANS DISTRICT 8
ENVIRONMENTAL REVIEW
464 WEST 4TH STREET 6TH FL (MS 726)
SAN BERNARDINO CA 92401-1400

EASTERN MUNICIPAL WATER DISTRICT
ATTN ELIZABETH LOVSTED
PO BOX 8300
PERRIS CA 92570

ENDANGERED HABITATS LEAGUE
ATTN DAN SILVER
8424 SANTA MONICA BLVD
SUITE A-592
LOS ANGELES CA 90069-4267

THERESA RETTINGHOUSE
PARALEGAL
LOZEAU DRURY LLP
410 12TH STREET SUITE 250
OAKLAND CA 94607

CITY OF MENIFEE
PLANNING DEPARTMENT
29714 HAUN ROAD
MENIFEE CA 92586

CITY OF MENIFEE
LISA GORDON
PLANNING MANAGER
COMMUNITY DEVELOPMENT DEPT
29714 HAUN ROAD
MENIFEE CA 92586

MENIFEE UNION SCHOOL DISTRICT
ENVIRONMENTAL REVIEWER
30205 MENIFEE ROAD
MENIFEE CA 92584

METROPOLITAN WATER DISTRICT OF
SOUTHERN CALIFORNIA
KATHY KUNYSZ
PO BOX 54153
LOS ANGELES CA 90054-0153

MORONGO BAND OF MISSION INDIANS
ATTN ENVIRONMENTAL SERVICES
12700 PUMARRA ROAD
BANNING CA 92220

CITY OF MURRIETA
PLANNING DEPARTMENT
ONE TOWN SQUARE
MURRIETA CA 92562

PECHANGA BAND OF LUISEÑO INDIANS
OFFICE OF GENERAL COUNSEL
ANNA HOOVER
PO BOX 2183
TEMECULA CA 92593

PERRIS UNION HIGH SCHOOL DISTRICT
HECTOR GONZALES
FACILITIES PROJECT MANAGER
155 EAST 4TH STREET
PERRIS CA 92570

PERRIS UNION HIGH SCHOOL DISTRICT
JONATHAN GREENBERG EdD
SUPERINTENDENT
155 EAST 4TH STREET
PERRIS CA 92570

REGIONAL CONSERVATION AUTHORITY
WESTERN RIVERSIDE COUNTY
ENVIRONMENTAL REVIEW
3403 10TH STREET SUITE 320
RIVERSIDE CA 92501

REGIONAL WATER QUALITY CONTROL
BOARD - SAN DIEGO REGION (9)
ENVIRONMENTAL REVIEW
2375 NORTHSIDE DRIVE SUITE 100
SAN DIEGO CA 92108-2700

STEVEN HINDE REHS CIH
COUNTY OF RIVERSIDE
DEPT OF ENVIRONMENTAL HEALTH
OFFICE OF INDUSTRIAL HYGIENE
3880 LEMON STREET SUITE 200
RIVERSIDE CA 92501

RIVERSIDE COUNTY FIRE DEPT
ADMINISTRATIVE HEADQUARTERS
ENVIRONMENTAL REVIEW
210 WEST SAN JACINTO AVENUE
PERRIS CA 92570

RIVERSIDE COUNTY FLOOD CONTROL &
WATER CONSERVATION DISTRICT
JASON UHLEY
1995 MARKET STREET
RIVERSIDE CA 92501

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN-SPACE DISTRICT
4600 CRESTMORE ROAD
JURUPA VALLEY CA 92509

RIVERSIDE COUNTY SHERIFF'S DEPT
ADMINISTRATION
ENVIRONMENTAL REVIEW
4095 LEMON STREET
RIVERSIDE CA 92501

RIVERSIDE COUNTY TRANSPORTATION
COMMISSION
PO BOX 12008
RIVERSIDE CA 92502
(4080 LEMON STREET 3RD FLOOR
RIVERSIDE CA 92501)

RIVERSIDE COUNTY
TRANSPORTATION DEPARTMENT
ENVIRONMENTAL REVIEW
4080 LEMON STREET 3RD FLOOR
RIVERSIDE CA 92501

RIVERSIDE COUNTY WASTE
MANAGEMENT DEPARTMENT
ENVIRONMENTAL REVIEW
14310 FREDERICK STREET
MORENO VALLEY CA 92553

RIVERSIDE TRANSIT AGENCY
ATTN PLANNING
PO BOX 59968
RIVERSIDE CA 92517-1968

SOBOBA BAND OF LUISEÑO INDIANS
ATTN JOSEPH ONTIVEROS, DIRECTOR
PO BOX 487
SAN JACINTO CA 92581

SOUTHERN CALIFORNIA ASSOCIATION
OF GOVERNMENTS
ATTN PLANNING & PROGRAMS
818 WEST 7TH STREET 12TH FLOOR
LOS ANGELES CA 90017-3407

SOUTHERN CALIFORNIA EDISON
JEREMY GOLDMANN
24487 PRELIPP ROAD
WILDOMAR CA 92595

KAREN CADAVONA
THIRD PARTY ENVIRONMENTAL REVIEW
SOUTHERN CALIFORNIA EDISON
2244 WALNUT GROVE AVENUE
G01 QUAD 4C
ROSEMEAD CA 91770

VICKI ROMBERGER
32100 GENEVA LANE
MENIFEE CA 92584

EDUARDO & MARIA SANCHEZ
29935 MAXINE LANE
MENIFEE CA 92584

MARILYN & RICHARD SCALES
31800 BRIGGS ROAD
MENIFEE CA 92584

JENNINGS SELL
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WINCHESTER CA 92596

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GLEN & PATRICIA SORUM
32335 LINDENBERGER ROAD
MENIFEE CA 92584

CAROLYN TWYMAN
28918 CAPANO BAY COURT
MENIFEE CA 92584

LYNN WAHLERT
BRENDA WAHLERT
30020 GARDNER LANE
MENIFEE CA 92584

ARLINE & RONALD WYSCARVER
30155 GARDNER LANE
MENIFEE CA 92584

BRETT DAWSON
RIVERSIDE COUNTY PLANNING
4080 LEMON STREET 12TH FLOOR
RIVERSIDE CA 92501

MURRIETA PUBLIC LIBRARY
EIGHT TOWN SQUARE
MURRIETA CA 92562

SUN CITY LIBRARY
26982 CHERRY HILLS
MENIFEE CA 92586

JOSEPH RIVANI
GLOBAL INVESTMENT & DEVELOP LLC
3470 WILSHIRE BLVD SUITE 1020
LOS ANGELES CA 90010

MATTHEW VAHEDI
GLOBAL INVESTMENT & DEVELOP LLC
3470 WILSHIRE BLVD SUITE 1020
LOS ANGELES CA 90010

PAM GOMEZ-FRANCISCO
GLOBAL INVESTMENT & DEVELOP LLC
3470 WILSHIRE BLVD SUITE 1020
LOS ANGELES CA 90010

JEFF ANDERSON
ANDERSON CONSULTING ENGINEERS
12526 HIGH BLUFF DRIVE SUITE 300
SAN DIEGO CA 92130

MIKE NAGGAR
MIKE NAGGAR & ASSOCIATES INC
445 SOUTH "D" STREET
PERRIS CA 92570

SAMUEL ALHADEFF
LEWIS BRISBOIS BISGAARD & SMITH LLP
28765 SINGLE OAK DRIVE SUITE 140
TEMECULA CA 92590

MICHELLE OUELLETTE
BEST BEST & KRIEGER LLP
3390 UNIVERSITY AVENUE
5TH FLOOR
RIVERSIDE CA 92501

CHARITY SCHILLER
BEST BEST & KRIEGER LLP
3390 UNIVERSITY AVENUE
5TH FLOOR
RIVERSIDE CA 92501

PAMELA WRIGHT
2833 NICHOLS BLVD
LONGVIEW WA 98632

MATTHEW FAGAN
MATTHEW FAGAN CONSULTING SVCS
42011 AVENIDA VISTA LADERA
TEMECULA CA 92591

Rich Carroll
31760 Briggs
Menifee CA 92584

MURRIETA PUBLIC LIBRARY
EIGHT TOWN SQUARE
MURRIETA CA 92562

SUN CITY LIBRARY
26982 CHERRY HILLS
MENIFEE CA 92586

EASTERN MUNICIPAL WATER DISTRICT
ATTN ELIZABETH LOVSTED
PO BOX 8300
PERRIS CA 92570

OFFICE OF PLANING AND RESEARCH
STATE CLEARINGHOUSE
1400 TENTH STREET
SACRAMENTO CA 95814

CALIFORNIA DEPT OF FISH & WILDLIFE
INLAND DESERT REGION (6)
3602 INLAND EMPIRE BLVD SUITE C-220
ONTARIO CA 91764

CALTRANS DISTRICT 8
ENVIRONMENTAL REVIEW
464 WEST 4TH STREET 6TH FL (MS 726)
SAN BERNARDINO CA 92401-1400

ENDANGERED HABITATS LEAGUE
ATTN DAN SILVER
8424 SANTA MONICA BLVD
SUITE A-592
LOS ANGELES CA 90069-4267

CITY OF MENIFEE
PLANNING DEPARTMENT
29714 HAUN ROAD
MENIFEE CA 92586

MENIFEE UNION SCHOOL DISTRICT
ENVIRONMENTAL REVIEWER
30205 MENIFEE ROAD
MENIFEE CA 92584

METROPOLITAN WATER DISTRICT OF
SOUTHERN CALIFORNIA
KATHY KUNYSZ
PO BOX 54153
LOS ANGELES CA 90054-0153

MORONGO BAND OF MISSION INDIANS
ATTN ENVIRONMENTAL SERVICES
12700 PUMARRA ROAD
BANNING CA 92220

CITY OF MURRIETA
PLANNING DEPARTMENT
ONE TOWN SQUARE
MURRIETA CA 92562

PECHANGA BAND OF LUISEÑO INDIANS
OFFICE OF GENERAL COUNSEL
ANNA HOOVER
PO BOX 2183
TEMECULA CA 92593

PERRIS UNION HIGH SCHOOL DISTRICT
HECTOR GONZALES
FACILITIES PROJECT MANAGER
155 EAST 4TH STREET
PERRIS CA 92570-2124

REGIONAL CONSERVATION AUTHORITY
WESTERN RIVERSIDE COUNTY
ENVIRONMENTAL REVIEW
3403 10TH STREET SUITE 320
RIVERSIDE CA 92501

REGIONAL WATER QUALITY CONTROL
BOARD - SAN DIEGO REGION (9)
ENVIRONMENTAL REVIEW
9174 SKY PARK COURT, SUITE 100
SAN DIEGO CA 92123-4340

RIVERSIDE COUNTY FIRE DEPT
ADMINISTRATIVE HEADQUARTERS
ENVIRONMENTAL REVIEW
210 WEST SAN JACINTO AVENUE
PERRIS CA 92570

RIVERSIDE COUNTY FLOOD CONTROL &
WATER CONSERVATION DISTRICT
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MANAGEMENT DEPARTMENT
ENVIRONMENTAL REVIEW
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MORENO VALLEY CA 92553

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RIVERSIDE CA 92517-1968

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SOUTHERN CALIFORNIA EDISON
JEREMY GOLDMAND
24487 PRELIPP ROAD
WILDOMAR CA 92595

SOUTHERN CALIFORNIA GAS COMPANY
CENTRAL CORRESPONDENCE
PO BOX 3150
SAN DIMAS CA 91773

SOUTH COAST AIR QUALITY
MANAGEMENT DISTRICT
ENVIRONMENTAL REVIEW
21865 EAST COPLEY DRIVE
DIAMOND BAR CA 91765-4182

TIME WARNER CABLE
ENVIRONMENTAL REVIEW
41-725 COOK STREET
PALM DESERT CA 92211

US ARMY CORPS OF ENGINEERS
LOS ANGELES DISTRICT
REGULATORY BRANCH
915 WILSHIRE BLVD 11TH FLOOR
LOS ANGELES CA 90017

US FISH & WILDLIFE SERVICE
ENVIRONMENTAL REVIEW
777 E TAHQUITZ CANYON WAY
SUITE 208
PALM SPRINGS CA 92262

VALLEY-WIDE RECREATION AND PARK
DISTRICT
ENVIRONMENTAL REVIEW
PO BOX 907
SAN JACINTO CA 92581

WESTERN RIVERSIDE COUNCIL
OF GOVERNMENTS
ENVIRONMENTAL REVIEW
4080 LEMON STREET 3RD FLOOR
(MS 1032)
RIVERSIDE CA 92501-3609

MARSHA & GRANT BECKLAND
30811 GARBANI ROAD
WINCHESTER CA 92596

RICK CROY
32065 HEATHER LANE
MENIFEE CA 92584

CARLOS CUEVAS
29722 MERJANIAN ROAD
MENIFEE CA 92584

TREVOR DAVIES
29801 MAXINE LANE
MENIFEE CA 92584

RANDALL & CINDY DENNIS
31830 BRIGGS ROAD
MENIFEE CA 92584

GEORGIA & WADE DENNY
29730 KEMPE CIRCLE
MENIFEE CA 92584

CONNIE DEPHILLIPS
32211 HEATHER LANE
MENIFEE CA 92584

LISA & COLE FREDERICK
30100 MAXINE LANE
MENIFEE CA 92584

MARTIN GALVEZ
PHILIP GALVEZ
29891 MAXINE LANE
MENIFEE CA 92584

GABRIEL & HILDA HERNANDEZ
31784 BRIGGS STREET
MENIFEE CA 92584

JORGE & JUANA HERNANDEZ
32090 GENEVA DRIVE
MENIFEE CA 92584

RICARDO & HILDA HERNANDEZ
32061 GENEVA LANE
MENIFEE CA 92584

GRETCHEN & DONALD HERNDON
30940 GARBANI ROAD
WINCHESTER CA 92596

PAUL JACOBS
32370 CORTE ZAMORA
TEMECULA CA 92592

HENRY & WENDY JANSSENS
29837 MAXINE LANE
MENIFEE CA 92584

JR & CATHERINE KING
29615 GARLAND LANE
MENIFEE CA 92584

JEFFREY & TERRY MASSIE
29735 KEMPE CIRCLE
MENIFEE CA 92584

JAMES MCCORMICK
32555 DAVIS ROAD
WINCHESTER, CA 92596

AUSTREBERTO & MARTA MONGE
30145 GARDNER LANE
MENIFEE CA 92584

BRIAN & LYNN PENNY
32085 LINDENBERGER ROAD
MENIFEE CA 92584

LUIS & MARIA RAMIREZ
31780 BRIGGS ROAD
MENIFEE CA 92584

WADE & PAMELA RICHARDS
30735 GARBANI ROAD
WINCHESTER CA 92596

FRANK & JANET ROMBERGER
29620 GARLAND LANE
MENIFEE CA 92584

VICKI ROMBERGER
32100 GENEVA LANE
MENIFEE CA 92584

EDUARDO & MARIA SANCHEZ
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MENIFEE CA 92584

MARILYN & RICHARD SCALES
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MENIFEE CA 92584

JOSEPH RIVANI
GLOBAL INVESTMENT & DEVELOP LLC
3470 WILSHIRE BLVD SUITE 1020
LOS ANGELES CA 90010

MATTHEW VAHEDI
GLOBAL INVESTMENT & DEVELOP LLC
3470 WILSHIRE BLVD SUITE 1020
LOS ANGELES CA 90010

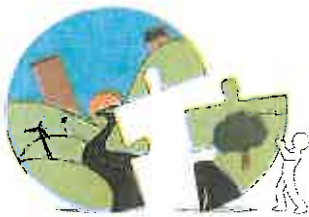
JEFF ANDERSON
ANDERSON CONSULTING ENGINEERS
12526 HIGH BLUFF DRIVE SUITE 300
SAN DIEGO CA 92130

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MIKE NAGGAR & ASSOCIATES INC
445 SOUTH "D" STREET
PERRIS CA 92570

SAMUEL ALHADEFF
LEWIS BRISBOIS BISGAARD & SMITH LLP
ONE RIDGEGATE DRIVE SUITE 245
TEMECULA CA 92590

MATTHEW FAGAN
MATTHEW FAGAN CONSULTING SVCS
42011 AVENIDA VISTA LADERA
TEMECULA CA 92591

PAUL RULL, ASSOCIATE PLANNER
RIVERSIDE COUNTY PLANNING
4080 LEMON STREET 12TH FLOOR
RIVERSIDE CA 92501



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.

GPA01129, CZ07856, TR36785, EIR00542.
Project Title/Case Numbers

Brett Dawson
County Contact Person

(951) 955-0972
Phone Number

2014081022, County EIR No. 542
State Clearinghouse Number (if submitted to the State Clearinghouse)

Joseph Rivani
Project Applicant

3470 Wilshire Blvd, STE 1020
Address

Northerly of Wickard Road, easterly of Heinz Lane, southerly of Garbani Road, westerly of Brandon Lane
Project Location

The General Plan Amendment proposes an Extraordinary Foundation Level Amendment to amend the Riverside County General Plan Land Use Element from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) and Open Space: Recreation (OS:R) and modify the General Plan to remove the Estate Density and Rural Residential Policy Area which encompasses the project site. The Change of Zone proposes to change the existing zoning from Residential Agricultural-5 Acre Minimum (R-A-5) to Planned Residential (R-4). The Tentative Tract Map No. 36785 is a Schedule "A" subdivision subdividing 170.8 gross acres into 514 residential lots with a 5,500 sq.ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space, and an Environmental Impact Report to review and analyze the environmental impacts of the project.
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 have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,070.00+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

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

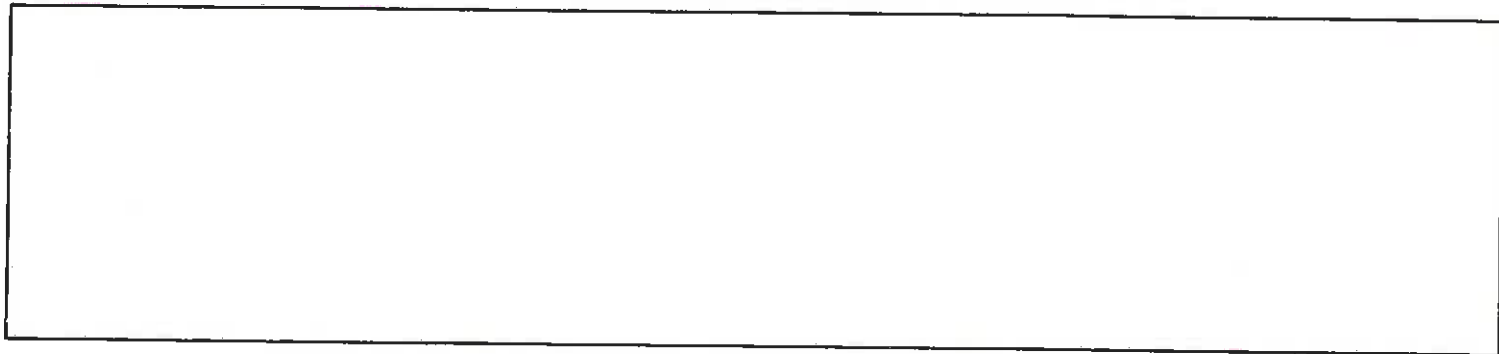
Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE A* REPRINTED * R1310796
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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: RIVANI JOSEPH \$50.00
paid by: CK 11379
EA42643
paid towards: CFG06022 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Nov 07, 2013 15:57
MGARDNER posting date Nov 07, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1601527

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: RIVANI JOSEPH \$3,070.00
paid by: CK 5353
EA42643
paid towards: CFG06022 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 10, 2016 15:29
MGARDNER posting date Feb 10, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$3,070.00

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

AFFIDAVIT OF POSTING

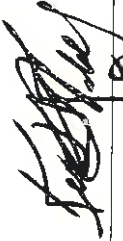


GPA-1129

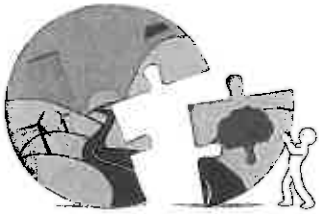
This certifies that Signs By Tomorrow posted Riverside County Public Hearing sign(s) on May 17th, 2016 at the following locations:

1. Garbani Road & Brandon Lane
2. Garbani Road & La Ventana Road
3. Garbani Road & El Centro Lane
4. Wickard Road & El Centro
5. Garnder Lane & El Centro



By: 

Keith Randall



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: June 1, 2016
TO: Riverside County Planning Commission
FROM: Planning Staff
RE: **Additional Information for Planning Commission Agenda Item 4.4: General Plan Amendment No. 1129, Change of Zone No. 7856, Tract Map No. 36785, Environmental Impact Report No. 542**

Attached to this memo are five (5) letters/emails that were received after distributing the Staff Report Package.

I have also included Several Petitions/Letters we received from Grant Becklund.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Dawson, Brett

From: Dan Silver <dsilverla@me.com>
Sent: Monday, May 30, 2016 11:07 AM
To: Stark, Mary
Cc: Johnson, George; Perez, Juan; Weiss, Steven; Clack, Shellie; North, Tiffany; Balderrama, Olivia; Field, John; Magee, Robert; Mike Gialdini; Hernandez, Steven
Subject: Planning Commission Items 4.4 (June 1, 2016) - GPA 1129
Attachments: EHL-GPA1129.pdf; ATT00003.htm

VIA ELECTRONIC MAIL FOR DISTRIBUTION PRIOR TO THE HEARING

May 30, 2016

Planning Commission
Riverside County
ATTN: Mary Stark
4080 Lemon St
Riverside CA 2501

RE: DEIR for LA VENTANA RANCH PROJECT (GPA NO. 1129, CZ 07856 AND TR 36785) (State Clearinghouse No. 2014081022, County EIR No. 542) - OPPOSITION

Honorable Chair and Members of the Planning Commission:

Endangered Habitats League (EHL) urges you to deny certification of the DEIR for this proposed general plan amendment. Your Commission should not allow a particular developer to effectively *purchase* an Extraordinary Foundation Amendment.

We reiterate our previous comments that this project does not qualify for an Extraordinary Foundation Level Amendment to the General Plan, and is therefore *inconsistent* with the General Plan's Administrative Element. The original staff analysis for GPA initiation prepared for the Planning Commission meeting of February 19, 2014 (incorporated by reference) documents the failure to make the necessary Findings. The analysis and conclusions in the DEIR should be revised accordingly.

Since the time of the original staff analysis, a number of factors have been cited to support an Extraordinary Foundation Level Amendment. EHL is concerned that relying on these factors would set such a low bar for determining "extraordinary" that the integrity of the Certainty System would be compromised. New conditions cited relate to a school facility, a sewer line, and recreation. These are put forth as compelling new events or circumstances, yet they instead characterize a broad array of new development proposals. To classify these non-unique circumstances as extraordinary sets a bad precedent.

But in addition to consideration of new circumstances, one of several very specific findings needs to be made. This project cannot make any of them. Specifically, an offer has been made for a special MSHCP assessment. However, an Extraordinary Finding for an out-of-cycle GPA on MSHCP grounds was intended to consist of a land use change necessary to secure an on-site preserve segment, which could not otherwise be feasibly obtained. A modest increase in the standard MSHCP fee does not provide anything truly "necessary" to implement the MSHCP, as the General Plan requires. Similarly, an additional fee for highway improvements is not "necessary" to implement CETAP (and would here be credited against other required transportation

fees!). These fees would set a precedent for misuse of Administrative Element provisions and allow *any* development to *buy its way* into an Extraordinary out-of-cycle amendment. To the contrary, the purpose of these provisions was to capture truly extraordinary events, such as the opportunity for an employment generating manufacturing facility.

The rules should not be bent for this out-of-cycle application, but rather an in-cycle amendment pursued — as with everyone else.

As background, I also enclose prior correspondence to the Board of Supervisors opposing initiation of the GPA.

Please do not certify the DEIR for this project.

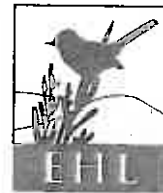
With best regards,
Dan

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

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

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



April 24, 2014

VIA ELECTRONIC MAIL

The Hon. Jeff Stone, Chair
Board of Supervisors
County of Riverside
4080 Lemon St., 5th Floor
Riverside, CA 92501

**RE: Item 15-1 (April 29, 2014): General Plan Amendment 1129 –
OPPOSE INITIATION**

Dear Chairperson Stone and Commission Members:

The Endangered Habitats League (EHL) opposes this proposed GPA initiation and concurs with Staff's conclusions regarding its multi-level and irreconcilable inconsistency with the General Plan. We now find that various maneuvers have been brought into play in order to "fit a square peg into a round hole." We urge you to deny initiation on the grounds originally identified by Staff.

This proposal would convert 171 acres currently designated as Rural Community to Community Development. An Extraordinary Foundation Level Amendment is required as this request of "out of cycle." Staff's exhaustive analysis demonstrates that the project *cannot* qualify for such an out-of-cycle Foundation change and is otherwise inconsistent with General Plan policies and the Riverside County Vision. There is little that EHL can add, and we commend this work. Indeed, this is exactly the type of project that does *not* meet the tests for an Extraordinary Amendment.

Since the Planning Commission hearing, the following have occurred:

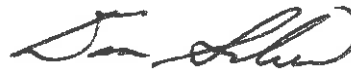
- A vague offer has been made for a special MSHCP assessment. In EHL's view, an Extraordinary Finding for an out-of-cycle GPA on MSHCP grounds was intended to consist of a land use change necessary to secure an on-site preserve segment. If a GPA can simply throw money at the MSHCP, it would set a very bad precedent for ongoing use of this provision.
- A similar financial inducement has been made for interchange funding.
- There are continued and highly contested arguments whether the bad planning of a school district should be the "tail wagging the dog" of County land use. The school district needs to solve its own self-created problems.

- It has been suggested that the County amend its General Plan to change or remove altogether a policy that protects rural areas. Such an action should *only* be considered as part of a comprehensive General Plan Update and *not* driven by the convenience of a single applicant who does not wish to wait—as others are—for the next regular GPA cycle.
- A special needs park continues to be offered yet this is irrelevant to the criteria for Extraordinary Findings. In any case, General Plan changes should be dictated by basic land use and planning considerations, not by the provision of a particular facility.

In conclusion, if monetary offers from, and benefits to, an individual applicant are allowed to drive Extraordinary Findings and major General Plan changes, then we are very off course. Please protect the integrity of the General Plan's Foundation system, its commitment to communities, and its guidance of new development toward existing infrastructure and services. Please deny initiation of this proposed GPA.

Thank you for considering our views.

Yours truly,

A handwritten signature in black ink, appearing to read "Dan Silver".

Dan Silver, MD
Executive Director



Scott A. Mann
Mayor

Greg August
Mayor Pro Tem

Matthew Liesemeyer
Councilmember

Lesia Sobek
Councilmember

John V. Denver
Councilmember

May 27, 2016

Brett Dawson
Riverside County Planning Department
PO Box 149
Riverside, CA 92501

Re: La Ventana Ranch – General Plan Amendment (GPA No. 1129) and Change of Zone (CZ No. 07856)

Dear Mr. Dawson,

On December 14, 2015, the City of Menifee submitted comments to your draft EIR and has now completed its review of your responses to those comments.

Because the City of Menifee has no jurisdictional boundary with the proposed development and no sphere of influence outside its City limits east of Briggs Road, the City understands that comments made in support of or opposition to this project are under no technical obligation to be remedied. However, the City is under an obligation to its residents, particularly in this rural boundary area, to insure that traffic circulation issues are met with solutions and to mitigate them as much as possible. The situation is exacerbated by the type of road conditions that currently exist within the City limits of this area in that with increased cut through traffic (in general and specifically related to this new development) the City's street/road conditions in this area will deteriorate at a faster rate than currently anticipated.

The Public Works Department has completed the review of the project's Traffic Engineer's response to the City of Menifee comments dated December 14, 2015 and has the following comments in a Memo attached to this letter.

The Memo focuses on the project's payment to the County for a fee to mitigate traffic conditions. The City simply wants to insure that those funds go to mitigate traffic situations inside, through or around the City of Menifee so that its residents are not impacted by the development.

Finally, the City of Menifee is concerned with any and all impacts on its Fire and Police Services responding outside the City's boundaries and to this area and would like to see a plan from the County on how public safety services are planned for this area.

Kind regards,


Robert Johnson
City Manager
City of Menifee

Cc: City of Menifee City Council
Jeffrey Melching, City Attorney

29714 Haun Road
Menifee, CA 92586
Phone 951.672.6777
Fax 951.69.3843
www.cityofmenifee.us



CITY OF MENIFEE
MEMO

DATE: May 26, 2016
TO: Yolanda Macalalad
FROM: Nick Minicilli, Contract Traffic Engineer
SUBJECT: La Ventana Ranch – General Plan Amendment (GPA No. 1129)
Change of Zone (CZ No. 07856)

Public Works Engineering has completed the review of the Traffic Engineer's response to City of Menifee comments dated December 14, 2015 and have the following comments below:

(Note: numbers correspond to the Traffic Engineer's response numbers)

9-21: Considering the City needs more time to review the EIR, a meeting as suggested by the County should be had in order to fully vet this comment.

9-22: The City is ok with the County's response.

9-23: The City is ok with the County's response.

9-24: The City is generally ok with the County's response. More clarification is needed for the \$2 million in funds support. Below are two conditions from the County's website that refer to the additional contribution of \$2,000 per unit for transportation improvements. Based on the number of DUs proposed (514), the contribution would be approximately \$1 million.

20.TRANS.001 is listed first as a COA, stating that the project is required to contribute \$2,000 per unit within one year of project approval or prior to recordation of the tract map, whichever comes first.

60.TRANS.003 is listed farther down, and states essentially the same thing, except that the project would be required to contribute \$2,000 per unit prior to issuance of a grading permit.

**20.TRANS
001
PRIOR TO A
CERTAIN DATE**

**MAP -
TRANSPORTATION
BENEFIT**

**Status:
RECOMMND**

**Conditions:
Informational**

Within one (1) year of project approval or prior to recordation of the tract map, whichever comes first, the applicant shall provide evidence to the Planning

Department that a contribution has been made to the Transportation Department in the amount of \$2,000 per unit. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the one (1) year period shall begin after the litigation is resolved.

60.TRANS

003

PRIOR TO
GRADING PRMT
ISSUANCE

MAP - TRANSPORTATION BENEFIT

Status:
RECOMMND

Conditions:
Informational

Prior to issuance of a grading permit, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Transportation Department in the amount of \$2,000 per unit. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

Is 60.TRANS.003 a repeat of 20.TRANS.001, or are they actually 2 separate conditions that require the contribution of \$2,000 per unit at two different times during the development process?

Another issue with these condition is that the contribution is going to the County's Transportation Department, which doesn't guarantee that the funds would be used for improvements within the City of Menifee. If funding for the Scott Road/I-215 interchange is the City's biggest concern regarding this project, then the City should request that the COA or TIA be revised to state that the additional \$2 million contribution would be made specifically toward funding for the Scott Road/I-215 interchange.

9-25: The City is ok with the County's response.

9-26: The City will need more time to determine if they are ok with the County's response in regards to horizon year fair share payments.

Dawson, Brett

From: Brenda Wahlert <bjwahlert@yahoo.com>
Sent: Friday, May 27, 2016 3:15 PM
To: Stark, Mary; Dawson, Brett
Subject: GPA 1129

Brett Dawson,

We are opposed to GPA 1129 due to the number of homes and the amount of traffic it will add to our rural area. The land where this project is slated to go is currently zoned to be 2 1/2 acre parcels, not 5 plus homes per acre like this project is projecting. Scott Road cannot handle the current traffic let alone that created by 500 more homes. We want to keep our rural lifestyle and this project will destroy it. We would like our comments in opposition to be included in the public record as well as given to each of the members of the Planning Commission.

We ask that our concerns and those of ours neighbors be given appropriate consideration.

Sincerely,
Lynn and Brenda Wahlert
30020 Gardner Lane
Menifee, CA 92584

Dawson, Brett

From: tgiedroyce <tgiedroyce@earthlink.net>
Sent: Friday, May 27, 2016 1:55 PM
To: Dawson, Brett
Subject: comments on GPA 1129

I am writing to enter my comments on GPA 1129 into the record.

GPA 1129 is unacceptable for the following reasons:

1. It conflicts with Riverside County's general plan for the area.
2. it conflicts with the City of Menifee's general plan for its eastern edge.
3. It violates Highway 79 policy for the area.
4. It would overload local roads with traffic causing safety and noise issues.
5. It would interfere with the rural environment and lifestyle area residents and taxpayers moved there for and have a right to expect.

For all the above reasons I do not support and object to GPA 1129.

Sincerely,
Thomas Giedroyce

Rick Croy

From: cihnen@aol.com
Sent: Tuesday, April 29, 2014 9:30 AM
To: Rick Croy
Subject: Fw: OPPOSITION TO GPA 1129

Sorry I cldnt be there but I sent both messages, see this
Sent via BlackBerry by AT&T

From: "Straite, Matt" <MSTRAITE@rcplma.org>
Date: Tue, 29 Apr 2014 13:36:39 +0000
To: 'cihnen' <cihnen@aol.com>
Subject: RE: OPPOSITION TO GPA 1129

Thank you for the comment. We will pass this on to the Board today and add it to the record.

Matt Straite
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-8631



From: cihnen [mailto:cihnen@aol.com]
Sent: Monday, April 28, 2014 12:57 PM
To: Straite, Matt
Subject: OPPOSITION TO GPA 1129

I am writing because I cannot attend the meeting this morning but feel it is imperative to give this information. I am against putting high density housing in this rural area in Menifee, as it was stated in the General Plan. Please respect this plan that was put in place many years ago. Please respect what our General Plan call for.

Thank you

Carolyn Twyman
28918 Capano Bay Ct.
Menifee, CA
92584

Dawson, Brett

From: Grant Becklund <grantbecklund@gmail.com>
Sent: Tuesday, May 31, 2016 4:07 PM
To: Dawson, Brett; Stark, Mary
Subject: Planning Commission Meeting 6/1/2016 on GPA 1129 Email One:
Attachments: Petitions - 11 Signatures on 4-18-2014.pdf; Petitions - 39 Signatures on 2-17-2014.pdf; Petitions - 62 Signatures on 4-23-2014.pdf; Petitions - 109 Signatures on 6-18-2014.pdf

Brett/Mary,

Please provide copies of this email and the attached documents to each of the Planning Commissions for tomorrow's meeting.

I will be sending second email with the balance of the files due to the size of the files.

Riverside County Planning Commissioners

4080 Lemon Street, 14thFloor

Riverside, CA 92501

RE: General Plan Amendment No. 1129

Dear Commissioners,

The residents in the "Estate Density Residential and Rural Residential Area East of Interstate 215" respectfully request that this General Plan Amendment be denied as it does not comply with the goals and policies of the General Plan for this area.

"Riverside County, like a quilt, is a composite of differing lifestyles connected together through common strands. The County's General Plan is designed to ensure that the quilt retains its core identity by guiding future growth that respects the diversity of the region, shapes and configures development in relation to the land it occupies and ensures that its various parts relate to its whole."
- Riverside County Planning Department website

This project is located within the "Estate Density Residential and Rural Residential Area East of the 215" Policy Area. The Policy Area includes Policy SCMVAP 6.1, which states that "residential development in this area [i.e., the Policy Area] shall retain its existing estate density and rural character." It further requires **that until the strong support for the preservation of the rural character of this area changes significantly, growth and development should be focused elsewhere.** This Policy Area was recently reaffirmed by the approval of GPA 960 by the Board of Supervisors which has continued this support for rural areas.

Please be informed that in this area there is virtually **No Support** for any land use change and the overwhelming consensus of the Area-Wide Property Owners is to remain rural. I have attached 426 signatures on various documents that have been prepared over the last two years in opposition to any application to change the land use by removing rural designations and replacing them with urbanized high density land use:

39 in opposition to any change on 2/17/2014

11 in opposition to any change on 4/18/2014

62 in opposition to any change on 4/23/2014

109 in opposition to any change on 6/18/2014

61 in opposition to any change on 11/24/2015

57 in opposition to any change on 1/21/2016

18 in opposition to any change on 1/31/2016

69 in opposition to any change on 2/8/2016

=====

Total 426 in opposition to any change

Please confirm receipt of email and documents.

Thanks

Grant Becklund
30811 Garbani Road
Winchester, CA 92596

(951) 288-0601

Dawson, Brett

From: Marcie Stimmel <pintoranch7@gmail.com>
Sent: Thursday, June 23, 2016 4:52 PM
To: Dawson, Brett
Subject: High density planning

Please leave our rural areas alone, already enough has been done ...,try to go on Scott road at 4:00 PM...Thank you for consideration and listening to rural neighbors...Marcie Stimmel

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

The homeowners moved to this community to enjoy a rural lifestyle and relied on the fact that the County's General Plan supported and encouraged the keeping of animals and intensive equestrian uses. A recent decision of the Board of Supervisors has put all of this in jeopardy. The Board has allowed a General Plan Amendment application to proceed which proposes 800+/- small urban lots with an aquatic center on 170 acres in the middle of this rural area over the objections of virtually all of the surrounding residents. The home owners living within a 1/2 mile of this project, who have enjoyed this rural area for over a collective 1,100 years, submitted a petition to the Board requesting denial of this project to protect our way of life and property values. The Board's decision to ignore the desires of local residents over the wishes of an out of town developer who lives 100 miles from the site on property that has been owned for less than 6 months is very troubling. There is no support from any of the residents adjacent to this project for the creation of a highly urbanized area in this rural community.

This proposed annexation covers 3 square miles and contains 282 lots with an average lot size of 6 acres. This proposed GPA would construct, on less than 2 percent of the 3 square miles, potentially 800 homes quadrupling the 282 lots that exist today. The proposed GPA creates a highly urbanized housing project that does not allow horses and discourages intensive animal keeping. There are 1000's of small lot subdivision home sites similar to this proposal within 2 miles of this site. The proposal to add more small lots in the last remaining rural area of this community is unwarranted. What reasonable plan places a highly urban use in the middle of a rural area?

Therefore we would request that the City of Menifee consider initiating an annexation of the 3 square miles to protect and preserve this area from urban encroachment, enlarge and enhance the rural areas designated on the City's General Plan and retain the rural natural of this community.

Thank you for your consideration and respectfully submitted,

Richard J. Burlingame
Richard J. Burlingame

Date: 6-18-14

Date: _____

We have lived at 34119 KAUFER FLAT CV for 5+ years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

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Therefore we would request that the City of Menifee consider initiating an annexation of the 3 square miles to protect and preserve this area from urban encroachment, enlarge and enhance the rural areas designated on the City's General Plan and retain the rural natural of this community.

Thank you for your consideration and respectfully submitted,

Lynn Penny Date: 6-18-14
32085 Zimbardo Rd Date: 6-18-14
We have lived at Menifee for 25 years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

The homeowners moved to this community to enjoy a rural lifestyle and relied on the fact that the County's General Plan supported and encouraged the keeping of animals and intensive equestrian uses. A recent decision of the Board of Supervisors has put all of this in jeopardy. The Board has allowed a General Plan Amendment application to proceed which proposes 800+/- small urban lots with an aquatic center on 170 acres in the middle of this rural area over the objections of virtually all of the surrounding residents. The home owners living within a 1/2 mile of this project, who have enjoyed this rural area for over a collective 1,100 years, submitted a petition to the Board requesting denial of this project to protect our way of life and property values. The Board's decision to ignore the desires of local residents over the wishes of an out of town developer who lives 100 miles from the site on property that has been owned for less than 6 months is very troubling. There is no support from any of the residents adjacent to this project for the creation of a highly urbanized area in this rural community.

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Thank you for your consideration and respectfully submitted,

JEFF SIESSING
Jeff Siessing

Date: 7-1-14

Date: 7-1-14

We have lived at 2830 GARLAND CN for 20 years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

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Therefore we would request that the City of Menifee consider initiating an annexation of the 3 square miles to protect and preserve this area from urban encroachment, enlarge and enhance the rural areas designated on the City's General Plan and retain the rural natural of this community.

Thank you for your consideration and respectfully submitted,

Debra L. Slone

Date: 6-19-14

Date: _____

We have lived at 32855 E/ CENTRO LN for 5 years.
MENIFEE, CA 92584

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

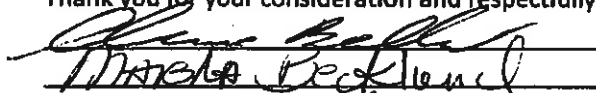
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Thank you for your consideration and respectfully submitted,



Maria Beck

Date: 6/18/14
Date: 6/18/14

We have lived at 30811 GARIBAY ROAD for 26 years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

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Thank you for your consideration and respectfully submitted,

Donald Krumm

Date: 6-16-14

Gretchen Herndon

Date: 6/16/14

We have lived at 30940 Garbani Road for 40 years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

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Thank you for your consideration and respectfully submitted,

Wade Richard Date: 6/17/14
Bonita Richard Date: 6/17/14

We have lived at 204 for — years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,


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Thank you for your consideration and respectfully submitted,



Date: 6-17-14

Date: _____

We have lived at 30210 Garbani Rd for 2 years.

~~Men~~ Winchester, CA
92546

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

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We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

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Therefore we would request that the City of Menifee consider initiating an annexation of the 3 square miles to protect and preserve this area from urban encroachment, enlarge and enhance the rural areas designated on the City's General Plan and retain the rural natural of this community.

Thank you for your consideration and respectfully submitted,

Arline Wiskaver

Date: 6/13/14

Donald W. Wiskaver

Date: 6/13/14

We have lived at 30155 Sandra Lane for 28 years.

Menifee 92584

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

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Therefore we would request that the City of Menifee consider initiating an annexation of the 3 square miles to protect and preserve this area from urban encroachment, enlarge and enhance the rural areas designated on the City's General Plan and retain the rural natural of this community.

Thank you for your consideration and respectfully submitted,

Red Pham
Alona Sparr

Date: 6-13-14

Date: 6-13-14

We have lived at 30220 GARDNER for 20 years.
LANE, MENIFEE
92584

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

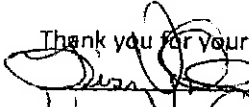
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Therefore we would request that the City of Menifee consider initiating an annexation of 3 miles to protect and preserve this area from urban encroachment, enlarge and designate on the City's General Plan and retain the rural natural of this commu.

Thank you for your consideration and respectfully submitted,



Lisa Van Oostendorp

Date: _____
Date: 6/15/14

We have lived at _____ in Menifee for 23 years.

(4)

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

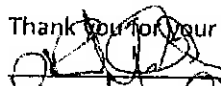
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Therefore we would request that the City of Menifee consider initiating an annexation of the 3 square miles to protect and preserve this area from urban encroachment, enlarge and enhance the rural areas designated on the City's General Plan and retain the rural natural of this community.

Thank you for your consideration and respectfully submitted,



Nancy Van Oosterhout
We have lived at Menifee

Date: _____
Date: 6/12/14
for 23 years

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

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Thank you for your consideration and respectfully submitted,

1) Suzanne Y. Hobson Date: June 16-14
2) NORMAN A KYLA Date: _____
We have lived at 32670 Susan for 8 years.
STAKES
3) [Signature]

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

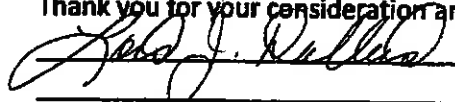
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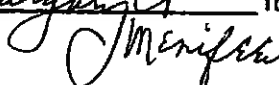
Thank you for your consideration and respectfully submitted,



Date: 6-13-14

Date: _____

We have lived at 29275 Calypso Ct for 15 years.


Menifee

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

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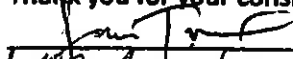
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Therefore we would request that the City of Menifee consider initiating an annexation of the 3 square miles to protect and preserve this area from urban encroachment, enlarge and enhance the rural areas designated on the City's General Plan and retain the rural natural of this community.

Thank you for your consideration and respectfully submitted,



Melinda M. Irons

Date:

6/12/14

Date:

6/13/2014

We have lived at 32695 El Centro Ln. for 7 years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

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Thank you for your consideration and respectfully submitted,



Date: 6.16.14

Date: _____

We have lived at 32690 Sussex Stake St for 2 years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

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Thank you for your consideration and respectfully submitted,

Bryan Walker
Subrina Nichols

Date: 6-16-14

Date: 6/16/14

We have lived at 30194 Loretta Ave for 7 years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

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1) Thank you for your consideration and respectfully submitted,

[Signature]

Date: June 16-14
Date: _____

We have lived at 32647 for 6 years.

COMET CHASE
MENIFEE

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

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Thank you for your consideration and respectfully submitted,

1) Arturo Mata Date: 6-16-14
2) Juan G. Gierrez Date: _____
We have lived at 30061 Cheveley Park St for 8 years.
3) Arturo
4) Brenda

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

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Thank you for your consideration and respectfully submitted,

Sarah Jensen Date: 6/16/14
Jessica Jensen Date: 6/16/14
We have lived at 30051 Canyon Parkway for 15 years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

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Thank you for your consideration and respectfully submitted,

1. ~~[Signature]~~ 6 years

Date: June 16-14

2. ~~[Signature]~~ 6 years

Date: " "

We have lived at 30101 Cheveley for _____ years.

3. ~~[Signature]~~ Menifee 6 years

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

The homeowners moved to this community to enjoy a rural lifestyle and relied on the fact that the County's General Plan supported and encouraged the keeping of animals and intensive equestrian uses. A recent decision of the Board of Supervisors has put all of this in jeopardy. The Board has allowed a General Plan Amendment application to proceed which proposes 800+/- small urban lots with an aquatic center on 170 acres in the middle of this rural area over the objections of virtually all of the surrounding residents. The home owners living within a 1/2 mile of this project, who have enjoyed this rural area for over a collective 1,100 years, submitted a petition to the Board requesting denial of this project to protect our way of life and property values. The Board's decision to ignore the desires of local residents over the wishes of an out of town developer who lives 100 miles from the site on property that has been owned for less than 6 months is very troubling. There is no support from any of the residents adjacent to this project for the creation of a highly urbanized area in this rural community.

This proposed annexation covers 3 square miles and contains 282 lots with an average lot size of 6 acres. This proposed GPA would construct, on less than 2 percent of the 3 square miles, potentially 800 homes quadrupling the 282 lots that exist today. The proposed GPA creates a highly urbanized housing project that does not allow horses and discourages intensive animal keeping. There are 1000's of small lot subdivision home sites similar to this proposal within 2 miles of this site. The proposal to add more small lots in the last remaining rural area of this community is unwarranted. What reasonable plan places a highly urban use in the middle of a rural area?

Therefore we would request that the City of Menifee consider initiating an annexation of the 3 square miles to protect and preserve this area from urban encroachment, enlarge and enhance the rural areas designated on the City's General Plan and retain the rural natural of this community.

Thank you for your consideration and respectfully submitted,

1) [Signature] Date: 6-16-14
 2) [Signature] Date: 6-16-14
 We have lived at 30101 Chevelley for 9 years.
Park Street
 3) [Signature] 06-16-14
 4) [Signature] 6-16-2014

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

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Therefore we would request that the City of Menifee consider initiating an annexation of the 3 square miles to protect and preserve this area from urban encroachment, enlarge and enhance the rural areas designated on the City's General Plan and retain the rural natural of this community.

Thank you for your consideration and respectfully submitted,



Date: 6/16/14

Date: 6.16.14

We have lived at 30221 Chevelley Park St for 2 years.

Menifee CA 92584

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

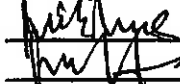
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Therefore we would request that the City of Menifee consider initiating an annexation of the 3 square miles to protect and preserve this area from urban encroachment, enlarge and enhance the rural areas designated on the City's General Plan and retain the rural natural of this community.

Thank you for your consideration and respectfully submitted,



Date: 6-16-14

Date: 6-16-14

We have lived at 7018 Chevelley Park St for 9 years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

The homeowners moved to this community to enjoy a rural lifestyle and relied on the fact that the County's General Plan supported and encouraged the keeping of animals and intensive equestrian uses. A recent decision of the Board of Supervisors has put all of this in jeopardy. The Board has allowed a General Plan Amendment application to proceed which proposes 800+/- small urban lots with an aquatic center on 170 acres in the middle of this rural area over the objections of virtually all of the surrounding residents. The home owners living within a 1/2 mile of this project, who have enjoyed this rural area for over a collective 1,100 years, submitted a petition to the Board requesting denial of this project to protect our way of life and property values. The Board's decision to ignore the desires of local residents over the wishes of an out of town developer who lives 100 miles from the site on property that has been owned for less than 6 months is very troubling. There is no support from any of the residents adjacent to this project for the creation of a highly urbanized area in this rural community.

This proposed annexation covers 3 square miles and contains 282 lots with an average lot size of 6 acres. This proposed GPA would construct, on less than 2 percent of the 3 square miles, potentially 800+ lots; quadrupling the 282 lots that exist today. The proposed GPA creates a high density residential use that does not allow horses and discourages intensive animal keeping. The proposed GPA also allows subdivision home sites similar to this proposal within 2 miles of this site. The proposed GPA is a threat to the rural character of the last remaining rural area of this community is unwarranted. Why would we want highly urban use in the middle of a rural area?

36

Therefore we would request that the City of Menifee consider initiating an annexation of the 3 square miles to protect and preserve this area from urban encroachment, enlarge and enhance the rural areas designated on the City's General Plan and retain the rural natural of this community.

Thank you for your consideration and respectfully submitted,

[Signature]
[Signature]

Date: 6/12/14
Date: 6/12/14

We have lived at 3784 Briggs Rd for 8 years.
Menifee, CA 92584

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

The homeowners moved to this community to enjoy a rural lifestyle and relied on the fact that the County's General Plan supported and encouraged the keeping of animals and intensive equestrian uses. A recent decision of the Board of Supervisors has put all of this in jeopardy. The Board has allowed a General Plan Amendment application to proceed which proposes 800+/- small urban lots with an aquatic center on 170 acres in the middle of this rural area over the objections of virtually all of the surrounding residents. The home owners living within a 1/2 mile of this project, who have enjoyed this rural area for over a collective 1,100 years, submitted a petition to the Board requesting denial of this project to protect our way of life and property values. The Board's decision to ignore the desires of local residents over the wishes of an out of town developer who lives 100 miles from the site on property that has been owned for less than 6 months is very troubling. There is no support from any of the residents adjacent to this project for the creation of a highly urbanized area in this rural community.

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Therefore we would request that the City of Menifee consider initiating an annexation of the 3 square miles to protect and preserve this area from urban encroachment, enlarge and enhance the rural areas designated on the City's General Plan and retain the rural natural of this community.

Thank you for your consideration and respectfully submitted,

Erin C. Perry

Date: 6/16/14

Date: _____

We have lived at 27103 EDR Road for 24 years.
Menifee.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

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Therefore we would request that the City of Menifee consider initiating an annexation of the 3 square miles to protect and preserve this area from urban encroachment, enlarge and enhance the rural areas designated on the City's General Plan and retain the rural natural of this community.

Thank you for your consideration and respectfully submitted,

Virginia L. DeYoung

Date: 6-16-2014

Date: _____

We have lived at 29903 Garbani Rd for 24 years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

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Thank you for your consideration and respectfully submitted,

Luci Ramsey

Date: _____
Date: 6/18/14

We have lived at _____ for _____ years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

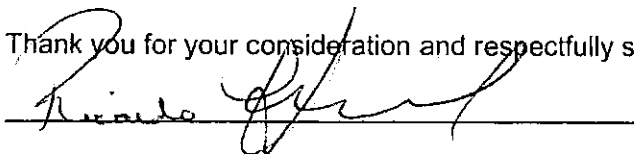
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Thank you for your consideration and respectfully submitted,



Date: 6/15/14

Date: _____

We have lived at 32001 Geneva Ln for 11 years.
Menifee CA 92584

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

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Thank you for your consideration and respectfully submitted,



Date: 6-15-14

Date: _____

We have lived at 32100 Honora Ln for 14 years.
Menifee, Ca 92584

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

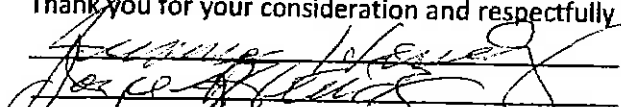
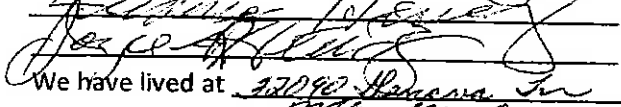
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Thank you for your consideration and respectfully submitted,


Date: 6-15-14

Date: 6-15-14
We have lived at 52092 Haun Rd for 9 years.
Menifee, CA

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

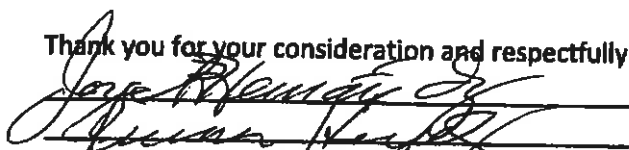
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Thank you for your consideration and respectfully submitted,



We have lived at 32080 Bonanza Ln for 9 years.
Menifee ca

Date: 6-15-14

Date: 6-15-14

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

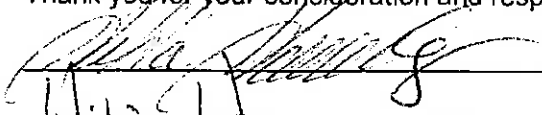
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Thank you for your consideration and respectfully submitted,



Hilba Hernandez

Date: 6/15/14

Date: _____

We have lived at 32061 Gremelton Ln for 11 years.
Menifee CA 92584

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

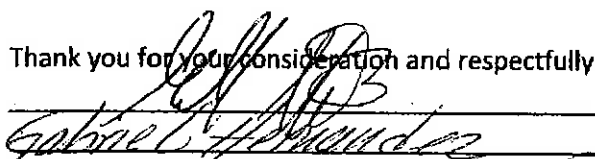
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Thank you for your consideration and respectfully submitted,



Gabriel Hernandez

Date: 6-15-14
Date: 6-15-14

We have lived at 31780 Briggs Rd for 13 years.
Menifee Ca, 92584

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,


We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

The homeowners moved to this community to enjoy a rural lifestyle and relied on the fact that the County's General Plan supported and encouraged the keeping of animals and intensive equestrian uses. A recent decision of the Board of Supervisors has put all of this in jeopardy. The Board has allowed a General Plan Amendment application to proceed which proposes 800+/- small urban lots with an aquatic center on 170 acres in the middle of this rural area over the objections of virtually all of the surrounding residents. The home owners living within a ½ mile of this project, who have enjoyed this rural area for over a collective 1,100 years, submitted a petition to the Board requesting denial of this project to protect our way of life and property values. The Board's decision to ignore the desires of local residents over the wishes of an out of town developer who lives 100 miles from the site on property that has been owned for less than 6 months is very troubling. There is no support from any of the residents adjacent to this project for the creation of a highly urbanized area in this rural community.

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Therefore we would request that the City of Menifee consider initiating an annexation of the 3 square miles to protect and preserve this area from urban encroachment, enlarge and enhance the rural areas designated on the City's General Plan and retain the rural natural of this community.

Thank you for your consideration and respectfully submitted,



Date: 6/18/14

Date: 6/18/14

We have lived at 29105 GARLAND LN for 25 years.

MENIFE

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

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Thank you for your consideration and respectfully submitted,

Paul Matthias
Debbie Bach

Date: 6/15/14
Date: 6/15/14

We have lived at 29533 MERJANIAN RD for 9 years.
MENIFEE CA 92584

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

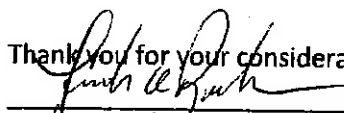
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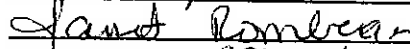
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Thank you for your consideration and respectfully submitted,



Date: 5-14-14



Date: 6-13-14

We have lived at 29620 Garbnd LN for 15 years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

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Thank you for your consideration and respectfully submitted,

Jim Stevens

Date: 6/13/14

[Signature]

Date: 6/13/14

We have lived at 32255 Lindenburger Rd for 2 1/2 years.
Menifee

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

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Thank you for your consideration and respectfully submitted,

Glen C. Sorum

Date: 06-13-2014

Patricia Ann Sorum

Date: 06-13-2014

We have lived at 32335 LINDENBERGER RD. for 20 years.

MENIFEE, CA.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

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Thank you for your consideration and respectfully submitted,

Richard Lueb

Date: 6-13-14

Marilyn Seales

Date: 6-13-14

We have lived at 31300 Briggs Rd for 38 years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

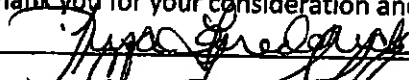
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Thank you for your consideration and respectfully submitted,





Date: 6-15-14

Date: 6-15-14

We have lived at 30100 Maxine W. for 15 years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

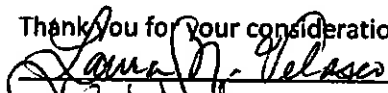
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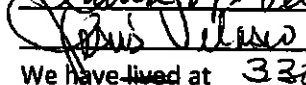
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Thank you for your consideration and respectfully submitted,



Date: 6-17-14


Date: 6-17-14
We have lived at 33080 Leon Rd for 23 years.
owner Wendover, CA
92596

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

We would respectfully request that the City of Menifee consider annexing the properties contained in the three square mile area bounded by Scott Road on the South, Briggs Road on the West, Leon Road on the East and Old Newport Road on the North.

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Thank you for your consideration and respectfully submitted,

Debbie M. Walters

Date: 6/14/14

Date: _____

We have lived at _____ for 24 years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

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Thank you for your consideration and respectfully submitted,

Randy Dennis Date: 6/15/14

Rosemarie Dennis Date: 6/15/14

We have lived at 31930 Briggs Rd for 14 years.

+ 31780 Briggs Rd for 11 yrs

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

Dear Council Members,

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Thank you for your consideration and respectfully submitted,

Sharon Gambill Date: 6/15/14

Date: _____

We have lived at 31820 Briggs for 16 years.

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

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Thank you for your consideration and respectfully submitted,

V. Osorio

Date: 17 June 2014

Date: _____

We have lived at 31822 Briggs Rd for 17 years.
Menifee, CA 92584

18 June 2014

City of Menifee
29714 Haun Road
Menifee, CA 92586

RE: Initiation of Annexation of Rural Properties East of Briggs Road into the City of Menifee

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Thank you for your consideration and respectfully submitted,





Date: 6-18-14

Date: _____

We have lived at 34119 KILMER FLAT CT for 5+ years.