

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

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

**SPEAKER'S NAME:** Brandon Boston

**Address:** 31255 Meadow blossom RD  
(only if follow-up mail response requested)

**City:** Novato **Zip:** 94967

**Phone #:** 909 398-9153

**Date:** 12/5/17 **Agenda #** VILLAGES OF LAKEVIEW

**PLEASE STATE YOUR POSITION BELOW:**

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

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

*wish not to speak*

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

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

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

## **BOARD RULES**

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3:33

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Request to Speak**

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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Ray Osborne

**Address:** 3891 14th Street  
(only if follow-up mail response requested)

**City:** Riverside **Zip:** 92501

**Phone #:** 951/639-0628

**Date:** 12/5/17 **Agenda #** 19.1

**PLEASE STATE YOUR POSITION BELOW:**

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

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

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the appeal below:

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

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

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3:35

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Request to Speak**

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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Bob Feenstra

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

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

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

**Date:** \_\_\_\_\_ **Agenda #** 19.1

**PLEASE STATE YOUR POSITION BELOW:**

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the appeal below:

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

2

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3:36

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Request to Speak**

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**SPEAKER'S NAME:** Eric Nelson

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

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

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

**Date:** 12/5/17 **Agenda #** 19.1

**PLEASE STATE YOUR POSITION BELOW:**

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

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the appeal below:

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** ~~Donor~~ ~~...~~

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RIVERSIDE COUNTY BOARD OF SUPERVISORS  
Request to Speak

3:2)

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

Date: 12-5-17 Agenda #: 19.1

SPEAKER'S NAME: Margaret Hannum  
(Print Name)

Address: 30900 Yucca Ave  
(Only required if follow-up mail response is requested)

City: Novato Zip: 92567

Phone #: 951 928-4966 Email: Mhannum1943@yahoo.com

- I AM:
- The Applicant
  - A Neighbor
  - Applicant's Representative
  - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:  
(Maximum 2 Yields per Speaker)

Margaret Hannum  
(Name)

- Position on Agenda Item:
- In Favor
  - Neutral
  - Opposed

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**\*PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**

3:23

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**SPEAKER'S NAME:** \_\_\_\_\_

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

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

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

**Date:** \_\_\_\_\_ **Agenda #** \_\_\_\_\_

**PLEASE STATE YOUR POSITION BELOW:**

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\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

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

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**SPEAKER'S NAME:** Tad Shackford

**Address:** P.O. Box 1176  
(only if follow-up mail response requested)

**City:** Nuevo **Zip:** 92567

**Phone #:** 951-203-7060

**Date:** 12-5-2017 **Agenda #** 19.1

**PLEASE STATE YOUR POSITION BELOW:**

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

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

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DLO 114  
E. Ball

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

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**Date:** \_\_\_\_\_ **Agenda #** \_\_\_\_\_

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DID NOT SPEAK

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

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

**SPEAKER'S NAME:** LOUIS SOTO

**Address:** 20271 Hansen  
(only if follow-up mail response requested)

**City:** NUENO **Zip:** 92567

**Phone #:** 909-214-7384

**Date:** 12/5/17 **Agenda #** \_\_\_\_\_

**PLEASE STATE YOUR POSITION BELOW:**

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

\_\_\_\_\_ **Support**     **Oppose**    \_\_\_\_\_ **Neutral**

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

\_\_\_\_\_ **Support**     **Oppose**    \_\_\_\_\_ **Neutral**

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

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Did NOT speak

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

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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Donna Soto

**Address:** 20271 Hancen  
(only if follow-up mail response requested)

**City:** Moreno **Zip:** 92567

**Phone #:** 909 214 7384

**Date:** 12/15/17 **Agenda #** \_\_\_\_\_

**PLEASE STATE YOUR POSITION BELOW:**

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

\_\_\_\_\_ **Support**       **Oppose**      \_\_\_\_\_ **Neutral**

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

\_\_\_\_\_ **Support**       **Oppose**      \_\_\_\_\_ **Neutral**

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

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*Did not speak*

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

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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Joseph Soto

**Address:** 20271 Hansen ave  
(only if follow-up mail response requested)

**City:** Novato CA **Zip:** 92567

**Phone #:** 951-928-3484

**Date:** 12/5/17 **Agenda #** \_\_\_\_\_

**PLEASE STATE YOUR POSITION BELOW:**

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

\_\_\_\_\_ **Support**       **Oppose**      \_\_\_\_\_ **Neutral**

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

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RIVERSIDE COUNTY BOARD OF SUPERVISORS  
Request to Speak

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

Date: 12-05-'17 Agenda #: 19.1

SPEAKER'S NAME: Daniel Paul Burrell  
(Print Name)

Address: 30983 Orange Ave.  
(Only required if follow-up mail response is requested)

City: Nuevo Zip: 92567

Phone #: (909) 363-5472 Email: <sup>PFR</sup> ~~dburrell@valverde.edu~~  
dburrell@valverde.edu

- I AM:
- The Applicant
  - A Neighbor
  - Applicant's Representative
  - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak
- I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:  
(Maximum 2 Yields per Speaker)

Gary S. Meredith  
(Name)

- Position on Agenda Item:
- In Favor
  - Neutral
  - Opposed

## BOARD RULES

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4 mins.

RIVERSIDE COUNTY BOARD OF SUPERVISORS

Request to Speak

3:09

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

Date: 12-5-2017 Agenda #: \_\_\_\_\_

SPEAKER'S NAME: Tom Trakes (Print Name)

Address: \_\_\_\_\_ (Only required if follow-up mail response is requested)

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

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

I AM:

- The Applicant, A Neighbor (checked), Applicant's Representative, Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak (checked), I DO NOT wish to speak, I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker: (Maximum 2 Yields per Speaker)

Tom Trakes (Name)

Position on Agenda Item:

- In Favor, Neutral, Opposed (checked)

## BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

Request to Speak

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Date: 12-5-17 Agenda #: A. 1

SPEAKER'S NAME: JASON Anne H  
(Print Name)

Address: 32571 CAMPO DR  
(Only required if follow-up mail response is requested)

City: Temecula Zip: 92592

Phone #: 914 497-1989 Email: Ja-down@ymail.com

I AM:

- The Applicant
- A Neighbor
- Applicant's Representative
- Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak  I DO NOT wish to speak
- I wish to speak with a Media Presentation

YIELD my 3 minutes to the following speaker:  
(Maximum 2 Yields per Speaker)

Tom Tracks  
(Name)

Position on Agenda Item:

- In Favor
- Neutral
- Opposed

## BOARD RULES

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3:14

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

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**SPEAKER'S NAME:** Clinton Stoterburgh

**Address:** 2240 Wybena Ln  
(only if follow-up mail response requested)

**City:** Moreno **Zip:** 92557

**Phone #:** 951-927-2589

**Date:** 12-5-2017 **Agenda #** 19.1

**PLEASE STATE YOUR POSITION BELOW:**

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

       **Support**        ✓   **Oppose**             **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
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       **Support**             **Oppose**             **Neutral**

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

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3:15

RIVERSIDE COUNTY BOARD OF SUPERVISORS  
Request to Speak

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Date: 12/5/17 Agenda #: 19.1

SPEAKER'S NAME: Loyce Schwartz  
(Print Name)

Address: P O Box 1327  
(Only required if follow-up mail response is requested)

City: Nuevo Zip: 92567

Phone #: 951-47344416 Email: herd18cats@gmail.com

- I AM:
- The Applicant
  - A Neighbor
  - Applicant's Representative
  - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak  I DO NOT wish to speak
- I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:  
(Maximum 2 Yields per Speaker)

\_\_\_\_\_  
(Name)

- Position on Agenda Item:
- In Favor
  - Neutral
  - Opposed

## BOARD RULES

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RIVERSIDE COUNTY BOARD OF SUPERVISORS

Request to Speak

3:17

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Date: 12-5-17 Agenda #: 19.1

SPEAKER'S NAME: Candy Hamlet  
(Print Name)

Address: 20630 Havenhurst Dr  
(Only required if follow-up/mail response is requested)

City: Newo Zip: 92567

Phone #: 951 928 2336 Email: chamlet62@verizon.net

I AM:

The Applicant

A Neighbor

Applicant's Representative

Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

I wish to speak  I DO NOT wish to speak

I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:  
(Maximum 2 Yields per Speaker)

\_\_\_\_\_  
(Name)

Position on Agenda Item:

In Favor

Neutral

Opposed

## BOARD RULES

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

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

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office, 24 hours in advance of the Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. The Chairman adheres to a strict three (3) minutes per speaker. **Note: *If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

### **Group/Organized Presentations:**

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

### **Addressing the Board & Acknowledgement by Chairman:**

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

**\*PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**

RIVERSIDE COUNTY BOARD OF SUPERVISORS  
Request to Speak

~~3:19~~  
3:19

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

Date: 12/5/17 Agenda #: 19.1

SPEAKER'S NAME: John HAMLET  
(Print Name)

Address: 20630 HAVENHURST DR.  
(Only required if follow-up mail response is requested)

City: RIVERSIDE Zip: 92567

Phone #: 951-928-2336 Email: \_\_\_\_\_

- I AM:
- The Applicant
  - A Neighbor
  - Applicant's Representative
  - Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak  I DO NOT wish to speak
- I wish to speak with a Media Presentation
- I YIELD my 3 minutes to the following speaker:  
(Maximum 2 Yields per Speaker)

John Hamlet  
(Name)

- Position on Agenda Item:
- In Favor
  - Neutral
  - Opposed

## BOARD RULES

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**\*PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**



# CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION  
135 NORTH D STREET, PERRIS, CA 92570-2200  
TEL.: (951) 943-5003 FAX: (951) 943-8379

December 5, 2017

Riverside County Planning Department  
Attention: Russell Brady  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

**SUBJECT:** Comments on Notice to Certify the Environmental Impact Report (DEIR) for Villages of Lakeview Project


Dear Mr. Brady:

The City appreciates the on-going dialogue with County staff to address impacts to City roads and infrastructure as a result of the proposed Villages of Lakeview project located two miles east of Perris' City limits. We hope that the conversation have been productive and will lead to a mutually agreeable solution. To provide resolution to this matter, the City of Perris is respectively requesting the County and City enter into an agreement in the form of a Development Agreement (DA) or MOU solely focusing on the future upgrade and improvements to the Nuevo Road interchange at the I-215 Freeway with the project approval. The specific language requested in the form of a DA or MOU is identified below.

- The County and City shall enter into an agreement in the form of a Development Agreement or MOU to discuss the terms and conditions of project related impacts and its fair share mitigation obligation. The agreement between the City and County is solely on the future upgrade and improvements to the Nuevo Road interchange at I-215. The project's fair contribution and all appropriate transportation fees shall be utilized by the County to initiate the project and to prepare all pertinent environmental documents for the interchange. The County will be the lead agency in development of these documents and future widening and upgrade to the interchange.

The City of Perris is requesting that this comment be addressed prior to approving the project. Please include the City on any future mailings regarding this project. If you have any questions or concerns, please do not hesitate to contact me at (951) 943-5003, extension 257.

Sincerely,

  
Kenneth Phung  
Planning Manager

Cc: Richard Belmudez, City Manager  
Darren Madkin, Assistant City Manager  
Clara Miramontes, Assistant City Manager  
Grace Williams, Director of Economic Development and Planning  
Eric Dunn, City Attorney  
Habib Motlagh, City Engineer

12/5/17 19.1

Hello my name is Steven Rapata, I have been a resident and a long standing Member of the Lakeview and Nuevo Community 49 years to be exact.

I have asked repeatedly how the current existing residents will benefit from This project, No one I mean No one has or can answer this simple question

Our Community has brought you over 1,000 signed petitions against this project, And did you know over 500 of these petitions were signed in Lakeview that is over 50% of all Lakeview residents.

Our Community has brought you over 500 individually written letters against this project.

There are no MAC members here today or any other day for that matter that have ever showed up in support of this, there has been at least one that is clearly against it.

PLEASE VOTE NO and do the right thing, I understand it's hard to be that standup guy All the time but Please be that guy today VOTE NO.

Thank You,  
Steven Rapata

**QUESTIONS I want Answered from the SUPERVISORS to The Public TODAY**

1. Have you ever received any Political Contributions from Lewis Homes and or Randolph Lewis or any of his business, YES or NO.
2. Do You or any of your Family Members and or Any of your LLC's, Corporation's or other business stand to profit either directly or indirectly from this project.

The Citizens of Lakeview and Nuevo are clearly Against this with over 1,000 signed petitions Against this project and over 500 individually written letters Against this project.

**Thank You, Steven Rapata.**  
**Ac6dx@hotmail.com**

Dec. 5, 2017

I'm not saying

Louis Group does not have good product Just not for us. Did you know we have two small markets 2 hair beauty shops, barber shop, several small places to eat, 2 real a state offices, tire shop, gas station, several churches and more? If you need more we are only 15-20 min. to bigger shopping, we like it this way.

Home owners who live in Lakeview/Nuevo do so for the rural life style. When those of us bought there we did so because we were told the lots had been slated to be ½ acre or more. The homes that have been built in the 20 plus years I have lived there are custom homes on ½ acre or more. Not jammed together and all alike. When you own this much land you have your own park or playground for your children or grand children to play in. The county or other home owners don't have to pay for up keep of the grounds.

Horse trails can be down the streets. Love to see sheep beening herded down the street. You may not understand the way we want to live. But we moved from places where you live to have a rural way of living. How would you like it if someone came to where you live and put in a auto shop or animal rescue.

The Louis Group knew this area was slated for ½ are more when they purchased the land, they don't plan to live there And if the mayor of San Jacinto thinks the building of this magnitude is such a good idea then build it in San Jacinto. You are suppose to be our repersentative not some outside group.

Thank You Margaret Hannum

12/5/17 19.1



**Friends of the Northern San Jacinto Valley**

P.O. Box 4266

Idyllwild CA 92549

[www.northfriends.org](http://www.northfriends.org)

[snash22@earthlink.net](mailto:snash22@earthlink.net)

909-228-6710

December 5, 2017

Riverside County Board of Supervisors  
County Administrative Center  
4080 Lemon Street Riverside, CA 92501

Re: Tuesday, December 5, 2017. Agenda Item # (19) 1.5863: Public Hearing on the Villages of Lakeview Project including General Plan Amendment Nos. 720 and 721, Specific Plan Amendment No 342, Change of Zone No 7055, Development Agreement No. 73, Ordinance No. 664.60 and Environmental Impact Report No. 471... Specific Plan No. 342, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential units and up to 70.5 acres of commercial uses to be constructed within (8) Specific Plan Villages on a total of 2,883 acres.

Board of Supervisors:

The Friends of the Northern San Jacinto Valley, President Susan Nash and Conservation Chair Tom Paulek offer the following objections to exhaust our administrative remedies and preserve our standing to contest in court the above project. We also object to the other noticed projects and staff recommendations, including but not limited to:

- ✓ The billboard on the project site stating; "SP 342, EIR, 471, GPA 720, CZ 7055 DA 73. The Specific Plan and related cases proposes a maximum of 8,725 residential dwelling units and up to 129.1 acres of commercial uses on a total of 2,883 acres.

Form 11 Submittal to the Board dated December 5, 2017 recommending:

- ✓ Deny specific plan no. 342 as proposed by applicant-- [This is apparently the 618 page Specific Plan first made available to the public in September 2016 along with the Draft EIR 471 (SCH2006071095) and secondly made

available to the public in 2017 significantly revised and along with the Final EIR 471 (SCH2006071095)], based on the findings incorporated in the attached staff report. [are these “findings” found pages 1-8 of the Form 11; or the “findings” found at un-numbered (14 pgs.) Memo to the Board, dated December 1, 2017 and listed as exhibit “p. L”]

- ✓ Tentatively certify environmental impact report no. 471 (SCH2006071095) [this is the EIR listed as “other” with the State Clearinghouse on August 8, 2017)
- ✓ Tentatively approve general plan amendment no. 720, consistent with alternative 7, amending the General Plan Land Use designation for the subject property as reflected in the Specific Land Use Plan. [Is this the 315 page Specific Plan Alternative 7 first made available for public review in July 2017, after the FEIR 471 (SCH2006071095?)
- ✓ Tentatively approve General Plan amendment no. 471 consistent with Alternative 7, amending the General Plan Circulation Element Figures 7 and 8 and other related tables as shown in Exhibits B.2.6B and B.8.18B of the Specific Plan. [Is this the 315-page Specific Plan Alternative 7 first made available for public review in July 2017, after the FEIR 471 (SCH2006071095?)
- ✓ Tentatively approve Alternative 7 as Specific Plan No. 342. [Is this the 315-page Specific Plan Alternative 7 first made available for public review in July 2017, after the FEIR 471 (SCH2006071095?)
- ✓ Tentatively approve change of zone no. 7055 [Is this the 315 page Specific Plan Alternative 7 first made available for public review in July 2017, after the FEIR 471 (SCH2006071095?)
- ✓ Tentatively approve development agreement no. 73 [Is this the 315 page Specific Plan Alternative 7 first made available for public review in July 2017, after the FEIR 471 (SCH2006071095?)
- ✓ Introduce, waive further reading of and adopt on successive weeks ordinance no. 664.60 Development Agreement no. 73. [Is this the 315 page Specific Plan Alternative 7 first made available for public review in July 2017, after the FEIR 471 (SCH2006071095?)

## IMPROPER PUBLIC NOTICE

Because of the contradictions and numerous unknowns in all of the above proposed actions before the Board today, the public has not been properly noticed of the Board's actions. This matter must be continued for legally adequate notice to the public.

## NO EIR FOR THE 315-PAGE VILLAGES OF LAKEVIEW SPECIFIC PLAN, ALTERNATIVE 7, JULY 2017.

The July 2017 Final EIR states in part (pg. 1.0.3) that after the Superior Court County of Riverside ordered the County of Riverside to set aside the project's approvals and EIR, the proposed conceptual land use plan was completely reconsidered resulting the development of a modified conceptual land use plan and a new EIR Alternative 7. Section 5, Environmental Impact Analysis, includes the corrected analysis for the proposed project. Section 7, Alternatives, includes analogous analysis for the Alternative 7 plan. "

Although the County alleges the 2015 SP 342 Alt. 7 was available at one time online, it is completely unknown how the 2015 version differs from the July 2017 318-page SP 342 Alt. 7 presented to the Board for approval today. It is unknown how many versions of SP 342 Alt. 7 there are and on which version the 2017 FEIR is based.

The 2017 FEIR states it can be used both for the 618-page 2017 SP 342 and for the 318-page SP 342 Alt. 7. However, the project description and many other parts of the FEIR do not describe the 318-page 2017 SP 342 Alt. 7. The only reference to the non-existent 318 page 2017 SP 342 Alt. 7 plan is found in Section 5, Environmental Impact Analysis which includes the corrected analysis for the proposed project and Section 7, Alternatives which includes analogous analysis for the Alternative 7 plan.

On page 14 of section A of the 318 page 2017 SP 342 Alt. 7 it states, “ The Specific Plan document includes the required items in the County of Riverside’s Form and Content for Specific Plan and Environmental Impact Reports (EIR). The EIR evaluated the potential environmental effects of the Project and is bound under separate cover and analyzed as Alternative 7. “

None of the pages of the 318 page 2017 SP 342 Alt. 7 indicate it is even a page from a specific plan, let alone which one (2010, 2016, 2017, 2015 Alt. 7, 2017Alt. 7). The page only states “Villages of Lakeview”. This is a problem as many of the mitigation measures, general plan, zoning, development agreements etc. etc. pages do not indicate they are from the 318 page 2017 SP 342 Alt. 7 document. One can only determine that by printing up the entire document(s) and permanently binding them together with a cover sheet. Even then, it is difficult to prove what document they are from in a court of law.

There is no indication that the 318 page 2017 Specific Plan 342 existed for public review at the time the 2017 FEIR was prepared and released to the public, or whether the 2015 version was modified to conform to the EIR and re-issued as the 2017 version.

If the Board denies approval for the 618 page 2017 SP 342, it means all those sections of the 2017 FEIR are also voided. The 2017 FEIR cannot be a complete FEIR for the 318-page 2017 SP 342 Alt. 7 standing alone on those sections specifically referring to Alternative 7 and therefore is incomplete on its face.

The Board must deny approval/certification of all the recommended motions before the Board, including but not limited to, the 618 page SP 342, the 315 page 2017 SP 342 Alt. 7, general plan amendment no. 720 and 721, change of zone no. 7055, Development Agreement no. 73 and Ordinance no. 664.60 (Development agreement 73) FEIR 471 (SCH2006071095)

The Friends request that all of the above comments be responded to and that we be notified of any future actions or documents related to the Villages of Lakeview project in a timely manner.



Susan Nash

President



Tom Paulek

Conservation Chair



agenda item  
9.1

Dec. 5, 2017



# PUBLIC HEARING NOTICE

**PROJECT NO:** SP 342, EIR 471, GPA 720, GPA 721, CZ 7055, DA 73  
**PROPOSAL:** The Specific Plan and related cases propose a maximum of 8,725 residential dwelling units and up to 129.1 acres of commercial uses on a total of 2,883 acres.

**DATE/TIME:** December 5, 2017 @ 1:30pm  
**LOCATION:** 4080 Lemon Street, 1st Floor, Riverside, CA 92502  
**CONTACT:** Russell Brady  
**PHONE:** (951) 955-3025  
**EMAIL:** RBrady@rivco.org



<http://planning.rctlma.org/PublicHearings.aspx>

## 19. 1:30 P.M. Planning Public Hearing

1. 5863 : TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on the Villages of Lakeview Project including General Plan Amendment Nos. 720 and 721, Specific Plan No. 342, Change of Zone No. 7055, Development Agreement No. 73, Ordinance No. 664.60 and Environmental Impact Report No. 471 - Intent to Certify an Environmental Impact Report - Applicant: Nuevo Development Corp. - Representative: Albert A. Webb Associates - Fifth Supervisorial District - Hemet-San Jacinto Zoning District - Lakeview Zoning District - Lakeview/Nuevo Area Plan - Specific Plan No. 342, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential dwelling units and up to 70.5 acres of commercial uses to be constructed within eight (8) Specific Plan Villages on a total of 2,883 acres. General Plan Amendment No. 720 includes a General Plan Technical Amendment, Entitlement/Policy Amendment, a Foundation Component Amendment - Extraordinary, and an Agriculture Foundation Component to modify the land use designations of the project area to match those proposed in the Specific Plan land use plan. General Plan Amendment No. 721 proposes modifications to the Circulation Element of the General Plan. The Change of Zone proposes to change the existing zoning on the site to Specific Plan and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. The associated Development Agreement No. 73, and associated Ordinance No. 664.60, proposes an agreement between the County of Riverside and the developer of the Specific Plan for development of the Villages of Lakeview. The Development Agreement has a term of 30 years and will grant the developer vesting rights to develop the project in accordance with the terms of the agreement. EIR No. 471 studies the impacts of the project. [Applicant Fees 100%]

Action Item Form 11

- a. C - Specific Plan No. 342 Applicant Proposed
- b. D - Specific Plan No. 342 Alternative 7 errata
- c. D - Specific Plan No. 342 Alternative 7
- d. E - CZ map and SP Zoning Ordinance
- e. F - Draft EIR
- f. G - FEIR errata
- g. G - FEIR Part 1
- h. G - FEIR Part 2
- i. A - Planning Commission Minutes
- j. J - Indemnification Agreement
- k. K - Fiscal Impact Analysis
- l. H - Ordinance No. 664.60 and Development Agreement\_1
- m. B - Planning Commission Staff Report Package
- n. I - Public Comments and Responses
- o. I-1 - Public Comments and Responses Part 2

**Friends of the Northern San Jacinto Valley**  
**Post Office Box 4036**  
**Idyllwild, California 92549**

December 1, 2017

First District Supervisor, Kevin Jeffries  
Second District Supervisor, John Tavaglione  
Third District Supervisor, Chuck Washington  
Fourth District Supervisor, Manuel Perez  
Fifth District Supervisor, Marion Ashley

[district1@rivco.org](mailto:district1@rivco.org)  
[district2@rivco.org](mailto:district2@rivco.org)  
[district3@rivco.org](mailto:district3@rivco.org)  
[district4@rivco.org](mailto:district4@rivco.org)  
[district5@rivco.org](mailto:district5@rivco.org)

Russell Brady, Riverside County Planning

[Rbrady@rivco.org](mailto:Rbrady@rivco.org)

**Re: Riverside County Board of Supervisors December 5, 2017 – Public Hearing,  
Certification Environmental Impact Report No. 342 – Villages of Lakeview  
Project**

My oral testimony before the Board of Supervisors (BOS) at the November 14, 2017 public hearing on the Villages of Lakeview Project raised my objection to Riverside County's continuing fraudulent implementation of the Multiple Species Habitat Conservation Plan (MSHCP). Below I am providing a written transcription of my oral testimony at the November 14, 2017 public hearing, with relevant citations, in order to fully ensure my exhaustion of administrative remedies on this issue pursuant to Public Resources Code § 21177(a).

***Testimony of Tom Paulek, November 14, 2017 BOS Public Hearing:***

“ Riverside County continues to rely on fraudulent implementation of the Multiple Species Habitat Conservation Plan (MSHCP). It is necessary for the County and other MSHCP jurisdictions to recognize the MSHCP is not merely a land use Planning Document. The MSHCP is a federal and State “Incidental take permit” pursuant to the federal Endangered Species Act and the State Natural Community Conservation Planning Act [NCCP Act] (Fish and Game Code §§ 2800-2835). The NCCP Act provides and the legislature specifically included within the state NCCP Act section 2826 which provides: *Nothing in this chapter [NCCP Act] exempts a project proposed in a natural community planning area from Division 13 of the Public Resources Code [CEQA] or otherwise alters the applicability of that division [CEQA].*”

“The County faulty MSHCP implementation is enabled by its ongoing failures to correctly implement its CEQA duties with regard to endangered wildlife. The County CEQA failure is grounded in its mistaken belief that MSHCP compliance [Joint Projects Review; HANS Review, etc.] constitutes CEQA compliance.”

“CEQA requires the identification of significant impacts to public wildlife resources, analysis of alternatives to avoid or mitigate significant impacts, and

requires the lead agency to make specific "Findings" regarding identified significant impacts to wildlife resources. The Draft EIR for the Villages of Lakeview repeatedly asserts direct, indirect, and cumulative impacts to endangered and special status species will **not be significant with mitigation.**"

"The Draft EIR indicates **twenty-six special-status species** were detected on or immediately adjacent to the Specific Plan Area (See Table 5.4 and Table 5.4 B)."

"The County disregards this substantial evidence that the Project is subject to Mandatory Findings of Significance pursuant CEQA Guideline section 15065(a)(1). As a result, the Draft EIR avoids the necessary analysis of impacts/consideration of alternatives for these twenty-six special-status plants and animals (MSHCP covered species)."

"Instead the public is told the County has performed a Joint Project Review and has conducted a internal HANS Review and the project is thereby in compliance with the MSHCP."

"Such blind faith in County government with respect to the conservation of endangered plants and animals is not sanctioned under CEQA and is not in the public interest."

"This is not CEQA compliance and the Draft EIR failure to comply with CEQA and the NCCP Act section 2826 must be corrected and a revised CEQA document must be subject to public review prior to further consideration of the Villages of Lakeview proposal."

Because the above issues are subject to County repetition in future CEQA project reviews, please address and respond to the objections raised prior to the certification of the Final EIR for the Villages of Lakeview Project.

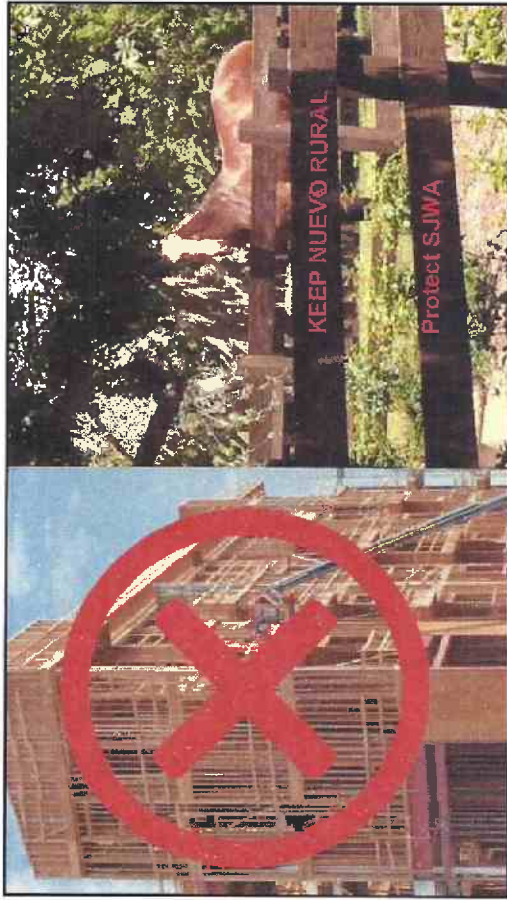
Thank you for your courtesy.



Tom Paulek  
FNSJV, Conservation Chair

Cc. Susan Nash





# Justification given for violating the general plan:

Naraghi Lakes Neighborhood Preservation Association v. City of Modesto 1 Cal. App.5th 9

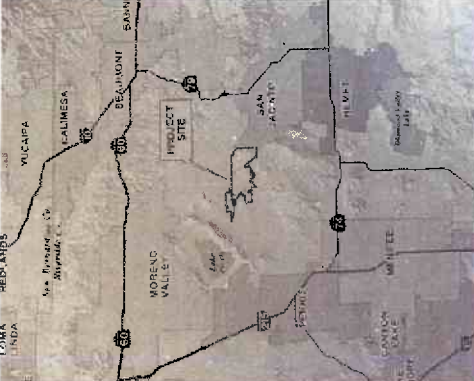
## Naraghi Lakes vs Villages of Lakeview

- 18 acres
- Single 170,000 sf shopping center

Do you believe the project is consistent with all applicable policies of the Lakeview/Nuevo Area Plan?

The Riverside County Planning Commission and the developer think so!

- 2880 acres including Conservation Space
- 3750 High Density residential dwellings on 385 acres
- 2775 Mixed Use Apartments and 555,000 sf Commercial Use on 281 acres
- 1540 Med. High Density residential dwellings on 214 acres
- 680 Medium Density residential dwellings on 40 acres
- 825,000 sf Commercial Office on 70 acres
- Many three story Dwelling Products
- Sewer line down SJ River to Perris
- Potential wastewater treatment plant on Dav's Rd



## Scope of this project MASSIVE MEGA-DENSITY DEVELOPMENT

- 30,000-50,000 population
- 1850 acres, 8725-11,350 dwellings
- Perris 73,000 population
- About 20,000 acres, 16,000 homes/4.5 people per residence
- Lakeview/Nuevo, about 8500 population
- 4300 acres, 2300 homes/3.5 people per residence

## Alternative: HITS Desert Horse Park

Widespread benefit to local businesses totaling millions of dollars with little in the way of services required in comparison to a housing development. Provides much better benefit to the community of Thermal.



## Alternative: Empire Polo Club in Indio

This multi use primarily equestrian facility brings millions of dollars in revenue to Riverside County and promotes international tourism.

Home to Coachella and Stagecoach and Music Festivals.



## What we support: RURAL LIFESTYLE

Alternative 2, only currently approved development at this time

Agricultural Preserves/Districts

Low Density Housing

Horse/animal keeping focus

Access to trails for hiking and Equestrian use

Rural Character

Establishment of agrihood community

Relationship with S.W.A

Establish ecotourism

Encourage holiday farms

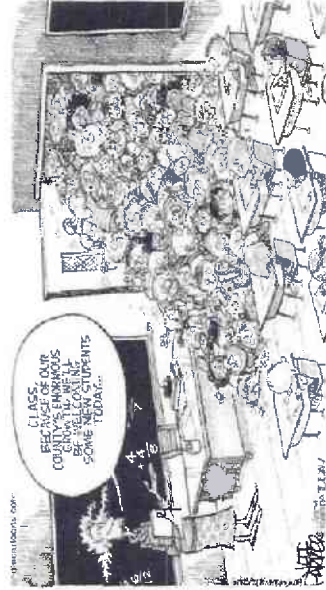
Mostly single story, single family homes

Minimum half acre lot size

Green building, possible alternative methods

**COMMUNITY INPUT FROM THOSE LIVING IN THE COMMUNITY**

## One thing that concerns me as a teacher....



Overcrowding shortchanges students. Children truly are our future. Where will we put all of them before schools are built? Or what if they are not built?

Maxwell, Sue

**From:** Maxwell, Sue  
**Sent:** Tuesday, December 05, 2017 3:43 PM  
**To:** 'Margaret Strachan'  
**Subject:** December 5, 2017 Item 19.1 Public Comment - Villages of Lakeview OPPOSITION - Margaret Strachan

The Clerk of the Board is in receipt of your letter sent via email regarding the Villages of Lakeview project, and has included it in the record for December 5, 2017, Item 19.1.

Sincerely,

*Sue Maxwell*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
Mail Stop #1010  
[smaxwell@rivco.org](mailto:smaxwell@rivco.org)  
<http://rivcocob.org/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

-----Original Message-----

**From:** Margaret Strachan [mailto:mstrachan951@gmail.com]  
**Sent:** Tuesday, December 05, 2017 2:54 PM  
**To:** COB <COB@RIVCO.ORG>  
**Subject:** Villages of Lakeview OPPOSITION

4080 Lemon St  
Riverside, CA

Please note that the extent of community participation documented in Lakeview/Nuevo MAC meeting agendas and notes regarding this project is limited to August 2017, where the notes state the Lewis Rep reminded those present that the project was already approved and only amendments were needed. This could have kept people from commenting further on the project thinking it was a done deal. I received no other agendas/notes indicating any other community meetings from Mr. Busch, Mr. Ashley's aide who provided the MAC info to me.

Regards

Margaret Strachan  
Sent from my iPhone





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EMAIL: legal@pe.com

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Invoice text: GPA 720 & 721, SP 342, CZ 7055

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SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
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Nick Eller 951-368-9229	11/24/2017	5209148	5209148	BOARD OF SUPERVISORS



## THE PRESS-ENTERPRISE

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BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
'PO BOX 1147'  
RIVERSIDE, GA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP  
Riverside Press-Enterprise  
PO BOX 54880  
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# THE PRESS-ENTERPRISE

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Publication(s) The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 720 & 721, SP 342, CZ 7055 /

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

11/24/2017

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

Date: November 24, 2017  
At: Riverside, California

  
Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011043431-01

P.O. Number:

Ad Copy:

## NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENTS, A SPECIFIC PLAN, CHANGE OF ZONE AND DEVELOPMENT AGREEMENT IN THE FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 5, 2017 at 1:30 P.M.** or as soon as possible thereafter, to consider an application submitted by Nuevo Development Corp - Albert A. Webb Associates, on **Specific Plan No. 342**, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential dwelling units and up to 70.7 acres of commercial uses to be constructed within eight (8) Specific Plan Villages on a total of 2,883 acres; **General Plan Amendment No. 720**, which includes a General Plan Technical Amendment, Entitlement/Policy Amendment, a Foundation Component Amendment - Extraordinary, and an Agriculture Foundation Component to modify the land use designations of the project area to match those proposed in the Specific Plan land use plan; **General Plan Amendment No. 721**, which proposes modifications to the Circulation Element of the General Plan; **Change of Zone No. 7055**, which proposes to change the zoning to Specific Plan and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas, or such other zones as the Board may find appropriate; and, **Development Agreement No. 73 and Ordinance No. 664.60**, which proposes an agreement between the County of Riverside and the developer of the Specific Plan for development of the Villages of Lakeview ("the project"). The project is located on either side of Ramona Expressway, generally east of Martin Street, west of Princess Ann Road, south of Marvin Road, and generally north of Brown Avenue, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors deny Specific Plan No. 342 as proposed by the applicant, approve Alternative 7 as Specific Plan No. 342 and approve the other components of the project, and recommended certification of Environmental Impact Report No. 471. Alternative 7 proposes a maximum of 8,725 residential dwelling units and 70.5 acres of commercial uses on a total of 2,883 acres.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92701.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL Rbrady@rivco.org.

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

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

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

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

Dated: November 20, 2017      Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

11/24