



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 AM

FEBRUARY 21, 2018

**Planning
Commissioners
2018**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake

3rd District
Ruthanne Taylor-
Berger
Chairman

4th District
Bill Sanchez
Vice-Chairman

5th District
Eric Kroencke

**Assistant TLMA
Director**
Charissa Leach,
P.E.

Legal Counsel
Michelle Clack
Deputy
County Counsel

AGENDA

REGULAR MEETING

RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER

First Floor Board Chambers

4080 Lemon Street, Riverside, CA 92501

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER:

SALUTE TO THE FLAG – ROLL CALL

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

1.1 PLOT PLAN NO. 25987 – RECEIVE and FILE – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Community Development: Medium Density Residential (CD-MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Drive, southerly of North Circle Drive, easterly of Village Center Drive, and westerly of River Drive – 3.18 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Village Tourist Residential (R-3A) – **REQUEST:** Plot Plan No. 25987 proposes to install a 70-foot-high disguised wireless communication facility designed as a pine tree (monopine) with 12 antennas, 15 RRUs, one (1) 4-foot-diameter microwave dish, three (3) RAYCAPS, one (1) GPS antenna, and one (1) DC generator on a concrete pad with outdoor equipment cabinets enclosed inside a 568 sq. ft. lease area surrounded by a 6-foot-high block wall. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

1.2 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30908 – Applicant: ERP Holding Co., Inc., c/o Cydney White – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of Spring Street, westerly of Mount Vernon Avenue, and northerly of Palmyrita Avenue – 105.15 Acres – Zoning: Specific Plan (S-P) No. 330, Planning Area: 1 – Approved Project Description: Subdivision of 105.15 acres into 437 residential lots, with a minimum lot size of 5,000 sq. ft., 11 open space lots, and two (2) park sites – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30908, extending the expiration date to December 21, 2020. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.3 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30909 – Applicant: ERP Holding Co., Inc., c/o Cydney White – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Pigeon Pass Road, southerly of E. Center Street, easterly of Mount Vernon Avenue, and westerly of Riverside Avenue – 78.8 Acres – Zoning: Specific Plan (Specific Plan No. 330, Planning Area 3) – Approved Project Description: Subdivision of 78.8 gross acres into 213 residential lots, with a 4,000 sq. ft. minimum lot size, 10 open space lots, one (1) 33.45 acre park, and one (1) 1.38 acre reservoir – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30909, extending the expiration date to December 21, 2020. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

- 2.0** GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request).
NONE
- 3.0** PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 3.1** **SURFACE MINING PERMIT NO. 152, REVISION NO. 2 – Intent to Consider an Addendum to a Mitigated Negative Declaration** – EA42940 – Applicant: Hanson Aggregates, LLC – Second Supervisorial District – El Cerrito Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral (OS-MIN) – Location: Northerly of Cajalco Road, southerly of Highway 91, easterly of Interstate 15, and westerly of Eagle Canyon Road – 128 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (M-R-A) – **REQUEST:** This Amended Surface Mining Permit proposes to set the hours of operation of mining activities greater than 300 feet inside the property boundary to 24 hours per day, 7 days a week, and the hours of operation of mining activities less than 300 feet inside the property boundary to between the hours of 6:00 a.m. and 10:00 p.m., 7 days a week. In addition, it proposes to permit transporting operations 24 hours a day, 7 days a week, with the exception of along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road, which shall be limited to the hours of 6:00 a.m. and sunset (of the same day), Monday through Friday. Continued from October 4, 2017 and December 6, 2017. Project Planner: Dan Walsh at (951) 955-6187 or email at dwalsh@rivco.org.
- 4.0** PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 4.1** **GENERAL PLAN AMENDMENT NO. 1202/CHANGE OF ZONE NO. 7885/TENTATIVE TRACT MAP NO. 37254 – Intent to Adopt a Negative Declaration** – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG-AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and westerly of Camino Del Vino – 51.5 Acres – Zoning: Citrus/Vineyard (C/V-10) – **REQUEST: General Plan Amendment No. 1202** proposes to amend the General Plan Policy Area from the Temecula Valley Wine Country Policy Area – Winery District to the Temecula Valley Wine Country Policy Area – Residential District. **Change of Zone No. 7885** proposes to amend the zoning classification for the subject property from Citrus/Vineyard, 10-acre lot minimum lot size (C/V-10) to Wine Country – Residential (WC-R) – **Tentative Tract Map No. 37254**, a Schedule “D” Subdivision proposes to subdivide approximately 51.5 acres into eight (8) single-family residential lots. The lots range in size from 6 to 8.5 gross acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- 4.2** **CHANGE OF ZONE NO. 7939 – No New Environmental Documents Required** – EA42880 – Silverhawk Self Storage, LLC – Third Supervisorial District – Southwest Area Plan: Rancho California Zoning Area – Town Center: Commercial (TC-C) – Zoning: Specific Plan No. 213, Planning Area 9 (Winchester Properties, Silverhawk) Location: Northerly of Calistoga Drive and Commerce Court – 4.36 Gross Acres – **REQUEST:** The Change of Zone No. 7939 proposes to define the boundary of Planning Area No. 9 within the Winchester Properties Specific Plan No. 213 of Ordinance No. 348. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowie@rivco.org.
- 5.0** WORKSHOPS:
NONE
- 6.0** ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0** DIRECTOR'S REPORT
- 8.0** COMMISSIONERS' COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
RECEIVE & FILE REPORT**

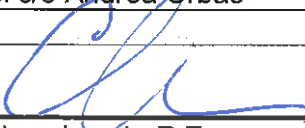
Agenda Item No.:

1.1

Choose an item. February 21, 2018

PROPOSED PROJECT

Case Number(s):	PLOT PLAN NO. 25987	Applicant(s):	
Area Plan:	REMAP	Applicant(s):	Verizon Wireless c/o Cortel
Zoning Area/District:	Idyllwild District	Representative(s):	
Supervisory District:	Third District	Representative(s):	Cortel c/o Andrea Urbas
Project Planner:	Tim Wheeler		


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 25987 proposes to install a 70-foot-high disguised wireless communication facility designed as a pine tree (monopine) with twelve (12) antennas, fifteen (15) RRUs, one (1) 4-foot-diameter microwave dish, three (3) RAYCAPS, one (1) GPS antenna, and one (1) DC generator on a concrete pad with outdoor equipment cabinets enclosed inside a 568 sq. foot lease area surrounded by a 6-foot-high block wall.

The project site is located north of South Circle Drive, south of North Circle Drive, east of Village Center Drive, and west of River Drive within the unincorporated area of Riverside County at 54300 Village Center Drive, the location of the Idyllwild Inn.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on December 18, 2017.

The Planning Department recommended APPROVAL; and, THE PLANNING DIRECTOR:

ADOPTED a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42870 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED PLOT PLAN NO. 25987, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT LOCATION MAP

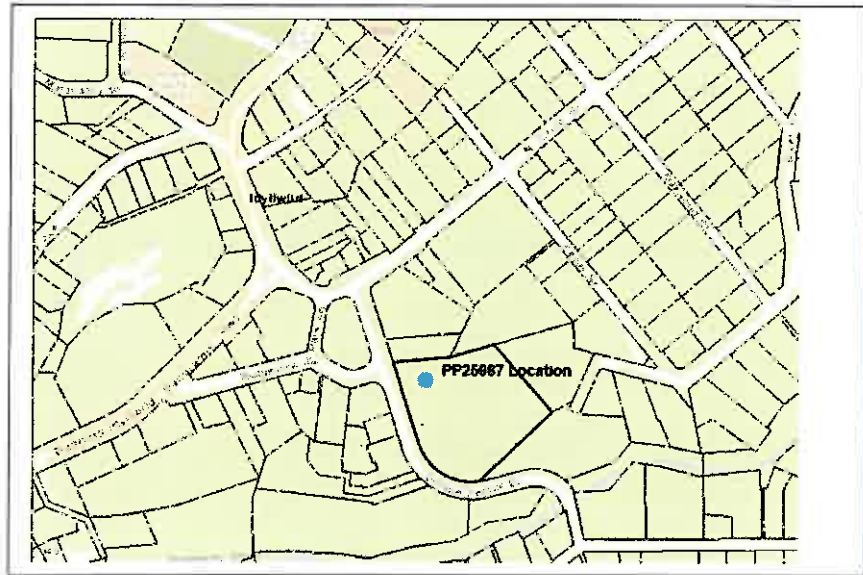


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed project of a disguised wireless communication facility was created as Plot Plan No. 25987 on March 17, 2016. Originally the project proposed a 60 foot tall monopine, but where it was located on the adjacent parcel for the Idyllwild Inn the zoning was a residential zone classification of Village Tourist Residential (R-3A), which only allows a maximum height of 50 feet. After discussions with the representatives for the project and their need of at least a 60 foot tall monopine; the project planner suggested to relocate the wireless facility to the other parcel associated with the Idyllwild Inn. This parcel has two (2) different zoning classifications of Scenic Highway Commercial (C-P-S) and (R-3A). With placing the site within the C-P-S zone (a non-residential classification), the maximum height of 70 feet can be achieved. The representatives revised the plans to reflect this new location.

The revised location meets all the development standards for a disguised wireless communication facility. Additionally, the project planner consulted with the Idyllwild Historic Preservation District, as the project is within their area, and they had no comments on the proposed project. Their email approval is included within the staff report package.

At the Director's Hearing, the Verizon Representative want to make sure that the concrete masonry unit (CMU) enclosure referred to in Environmental Health's Noise Study condition was known and will be a 6 foot high CMU wall as reflected on the proposed plans. Staff has added to the Advisory Notification Document that the CMU enclosure on site for the subject project is a 6 foot high CMU wall surrounding the lease area for the wireless facility.

Staff received an email correspondence in opposition to the wireless facility and read it into the record. A copy of the email is included with the Staff Report package.

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

3.1 PLOT PLAN NO. 25987 – Intent to Adopt a Negative Declaration – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Community Development: Medium Density Residential (CD-MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Drive, southerly of North Circle Drive, easterly of Village Center Drive, and westerly of River Drive – 3.18 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Village Tourist Residential (R-3A) – **REQUEST:** Plot Plan No. 25987 proposes to install a 70-foot-high disguised wireless communication facility designed as a pine tree (monopine) with 12 antennas, 15 RRUs, one (1) 4-foot-diameter microwave dish, three (3) RAYCAPS, one (1) GPS antenna, and one (1) DC generator on a concrete pad with outdoor equipment cabinets enclosed inside a 568 sq. ft. lease area surrounded by a 6-foot-high block wall. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Staff Report Recommendation:
ADOPT a Negative Declaration for Environmental Assessment No. 42870; and

APPROVE Plot Plan No. 25987.

Staff's Recommendation:
ADOPTION of a Negative Declaration for Environmental Assessment No. 42870; and

APPROVAL of Plot Plan No. 25987.

Planning Director's Actions:
ADOPTED a Negative Declaration for Environmental Assessment No. 42870; and
APPROVED Plot Plan No. 25987, subject to the conditions of approval as modified at hearing.

3.2 TENTATIVE PARCEL MAP NO. 37172 – Exempt from the California Environmental Quality Act (CEQA), Section 15061 – Applicant: Robert Nicorici – Engineer/ Representative: Gomez Daneying & Mapping Inc. – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Betty Road, southerly of Mountain Avenue, easterly of Highway 74, and westerly of Sophie Street – 2.23 Gross Acres – Zoning: Rural Residential (R-R) **REQUEST:** The Parcel Map proposes a Schedule "H" Subdivision to create two (2) parcels. The parcels will be a minimum of 1.1 gross acres. **EXCEPTION** to Ordinance No. 460 is also proposed to allow lot depths of lots 1 and 2 to exceed four (4) times the lot width. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowie@rivco.org.

Staff Report Recommendation:
FIND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVE an Exception to Section 3.8.C of Ordinance No. 460; and

APPROVE Tentative Parcel Map No. 37172.

Staff's Recommendation:
FINDING the project exempt from the California Environmental Quality Act (CEQA); and

APPROVAL of an Exception to Section 3.8.C of Ordinance No. 460; and

APPROVAL of Tentative Parcel Map No. 37172.

Planning Director's Actions:
FOUND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVED an Exception to Section 3.8.C of Ordinance No. 460; and

APPROVED Tentative Parcel Map No. 37172, subject to the conditions of approval as modified at hearing.

4.0 PUBLIC COMMENTS:

NONE

Wheeler, Timothy

From: rileyk.ellis@gmail.com
Sent: Wednesday, December 13, 2017 11:32 AM
To: Wheeler, Timothy
Subject: Re: Plot Plan 25987 Idyllwild. A vote against.

Thank you!!

> On Dec 13, 2017, at 11:23 AM, Wheeler, Timothy <TWHEELER@RIVCO.ORG> wrote:

>

> Thank you for your email Riley Ellis. I will include this email in the report package for this project and let it be known of your opposition to the proposed cell tower.

>

> Thank you

>

> Tim Wheeler - Project Planner

> 951-955-6060

>

> -----Original Message-----

> From: Riley Ellis [mailto:rileyk.ellis@gmail.com]

> Sent: Wednesday, December 13, 2017 11:02 AM

> To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

> Subject: Plot Plan 25987 Idyllwild. A vote against.

>

> Dear Mr. Wheeler,

> I have owned a home in Idyllwild for over 20 years and am very much against the proposed installation being considered for Plot Plan No. 25987. I live within the circled area on the map and believe very strongly that the proposed structures will negatively effect the bucolic nature of the area and the view from my porch in particular.

>

> I am unable to attend the meeting on Dec 18th but would like my opposition to be considered. Will this email suffice for that purpose? Or would it be better if I wrote a separate letter to a different address?

>

> There are many other places to put an ugly cell phone tower (you know as well as I do that those "monopines" do little to mask the eyesores) and a generator that will surely be loud and intrusive. I also worry about what it will do with regard to our access to Strawberry Creek. Please can we encourage Verizon to build their facility elsewhere? Doing so in the middle of a residential area just doesn't seem fair to those who will be negatively effected.

>

> Thanks very much for considering my plea to stop the proposed installation.

> Very truly yours,

> Riley Ellis

> 54435 South Circle Dr. Idyllwild, Ca 92549

> 818-370-0514

>

>

> Confidentiality Disclaimer

>

> This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

> If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

>

> County of Riverside California

<<https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.countyofriverside.us%2F&data=02%7C01%7CTWHEELER%40rivco.org%7C724b757a15f54870279a08d5426041db%7Cd7f03410e0a84159b30054980ef605d0%7C1%7C0%7C636487903549014550&sdata=Z78TUEJ%2BonyPS%2FWSgllGzz07yleNem6T3Uiu3lgkmyM%3D&reserved=0>>



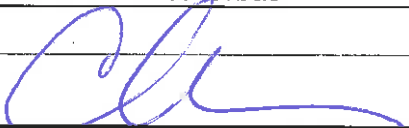
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

3.1

Director's Hearing: December 18, 2017

PROPOSED PROJECT

Case Number(s):	PLOT PLAN NO. 25987	Applicant(s):	Verizon Wireless c/o Cortel
Select Environ. Type	NEGATIVE DECLARATION	Representative(s):	Cortel c/o Andrea Urbas
Area Plan:	REMAP	 Charissa Leach, P.E. Assistant TLMA Director	
Zoning Area/District:	Idyllwild District		
Supervisory District:	Third District		
Project Planner:	Tim Wheeler		
Project APN(s):	565-061-036		

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 25987 proposes to install a 70-foot-high disguised wireless communication facility designed as a pine tree (monopine) with twelve (12) antennas, fifteen (15) RRUs, one (1) 4-foot-diameter microwave dish, three (3) RAYCAPS, one (1) GPS antenna, and one (1) DC generator on a concrete pad with outdoor equipment cabinets enclosed inside a 568 sq. foot lease area surrounded by a 6-foot-high block wall.

The project site is located north of South Circle Drive, south of North Circle Drive, east of Village Center Drive, and west of River Drive within the unincorporated area of Riverside County at 54300 Village Center Drive, the location of the Idyllwild Inn.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42870**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 25987, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development

Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) and Community Development: Medium Density Residential (CD: MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Village Tourist Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail: (CD: CR)
East:	Community Development: Medium Density Residential (CD: MDR)
South:	Commercial Retail: (CD: CR); Community Development: Medium Density Residential (CD: MDR)
West:	Commercial Retail: (CD: CR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S) and Village Tourist Residential (R-3A)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S)
East:	Village Tourist Residential (R-3A)
South:	Scenic Highway Commercial (C-P-S); Village Tourist Residential (R-3A)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	The Idyllwild Inn is a twelve (12) individual cabin resort in Idyllwild for guests to rent.
Surrounding Uses	
North:	Commercial Shopping Center
South:	Residential parcels
East:	Cabins for inn; Residential parcels
West:	Commercial Shopping Center

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3.18 Acres	N/A
Proposed Building Area/Project Area (SQFT):	Cell Site Project Area is 568 sq. ft.	N/A
Building/Tower Height (FT):	Disguised Monopine Height is 70 feet	70 feet Maximum

Item	Value	Min./Max. Development Standard
------	-------	--------------------------------

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA #36
Recreation and Parks District:	Yes – Idyllwild #36, Lighting, Park & Recreation
Special Flood Hazard Zone:	No – Considered free from ordinary storm flood hazard
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High Fire Hazard Classification
Mount Palomar Observatory Lighting Zone:	Yes – Zone B, approx. 28.10 miles from observatory
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

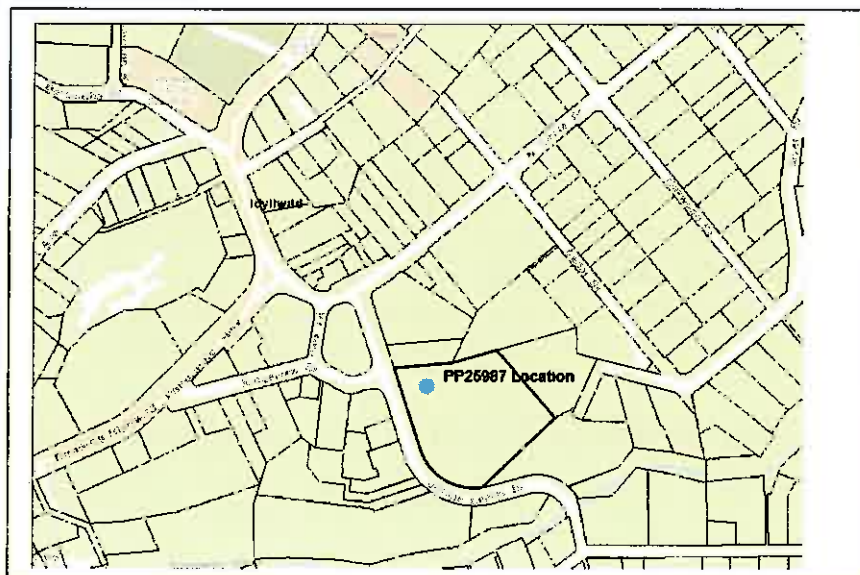


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed project of a disguised wireless communication facility was created as Plot Plan No. 25987 on March 17, 2016. Originally the project proposed a 60 foot tall monopine, but where it was located on the adjacent parcel for the Idyllwild Inn the zoning was a residential zone classification of Village Tourist Residential (R-3A), which only allows a maximum height of 50 feet. After discussions with the representatives for the project and their need of at least a 60 foot tall monopine; the project planner suggested to relocate the wireless facility to the other parcel associated with the Idyllwild Inn. This parcel has two (2) different zoning classifications of Scenic Highway Commercial (C-P-S) and (R-3A). With placing the site within the C-P-S zone (a non-residential classification), the maximum height of 70 feet can be achieved. The representatives revised the plans to reflect this new location.

The revised location meets all the development standards for a disguised wireless communication facility. Additionally, the project planner consulted with the Idyllwild Historic Preservation District, as the project is within their area, and they had no comments on the proposed project. Their email approval is included within the staff report package.

ENVIRONMENTAL REVIEW & ENVIRONMENTAL FINDINGS

An Initial Study (IS), which resulted in the conclusion that the project will not have a significant effect on the environment and the preparation of a Negative Declaration (ND), has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

No comment letters in response to the circulated IS and ND were submitted.

FINDINGS & CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made.

1. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set forth in Section 19.404, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:
 - i. The facility is designed and sited so that it is minimally visually intrusive because the proposed use is a disguised wireless communication facility that has been designed to be a pine tree

(monopine) to assist in blending into the surrounding area on which the subject parcel is located and the facility matches the neutral earth tone colors with the surrounding areas landscape design.

- ii. The supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view because the disguised wireless communication facility is a neutral earth tone decorative block wall of 6-foot-high and meets the Countywide Standard Design Guidelines.
- iii. Pursuant to Section 19.409 of Ordinance No. 348, the application has met the processing requirements set forth in Article XIXg for wireless communication facilities, including a fully executed copy of the lease agreement entered into by the underlying property owner.
- iv. Pursuant to Section 19.404 A of Ordinance No. 348, disguised wireless communication facilities may be located in the C-P-S zone and the Village Tourist Residential (R-3A) zone, which are the zoning classifications for the parcel. The project site is located within the parcel's area zoned as C-P-S.
- v. Pursuant to Section 19.410 of Ordinance No. 348, the application has met the development standards for disguised wireless communication facilities as follows:
 - a. Disturbance to the natural landscape shall be minimized. This project meets the development standard because the disguised wireless communication facility is located among the clustered existing trees near the front of the Idyllwild Inn, which is also within the parcel.
 - b. All wireless communication facilities shall be enclosed with a screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director and shall conform to the Countywide Design Standards and Guidelines. This project meets the development standard because the disguised wireless communication facility is a neutral earth tone decorative block wall of 6-foot-high and meets the Countywide Standard Design Guidelines.
 - c. Disguised wireless communication facilities in non-residential zone classifications shall not exceed seventy (70) feet. This project meets the development standard because the project site is located within the parcel's area zoned C-P-S, the C-P-S zone classification is classified as a non-residential zone classification, and the proposed disguised monopine is 70 feet in height, which is permissible for a non-residential zoning classification.
 - d. All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. This project meets the development standard because the facility will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
 - e. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. This project meets the development standard because the proposed wireless

communication facility is already located within existing trees on the subject property so no new landscaping is necessary.

- f. Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. This project meets the development standard because the disguised wireless communication facility will have one (1) service light, shielded and directed down into the lease area. This shielded service light will be on a timer switch for use by maintenance technicians who will periodically service the facility, when needed.
- g. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the disguised wireless communication facility plans include a standard condition of approval to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (Condition of Approval 10. Planning-Noise Reduction.17). The nearest habitable dwelling is approximately 540 feet away.
- h. Temporary parking for service vehicles may be permitted but only on-site and paving for the parking shall be required, where appropriate. This project meets the development standard because the disguised wireless communication facility provides space for on-site, temporary parking within the non-exclusive access easement from the road right of way to the project site enclosure location.
- i. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project meets the development standard because the disguised wireless communication facility provides an all-weather surface for access through a non-exclusive easement from the road right of way.
- j. No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets the development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground and minimize disturbance of existence vegetation and wildlife habitats during construction.
- k. Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline. This project meets the development standard because the disguised wireless communication facility is not designed as a roof-mounted facility.
- l. Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. This project meets the development standard because the disguised wireless communication facility is not proposed within a ridgeline. The proposed design for this wireless facility has been set

to be as minimally intrusive as possible and the concealed monopine is sited to blend into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.

- m. Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings at a distance equal to two hundred (200) percent of the facility height or shall be setback from residential property lines a distance equal to one hundred (100) percent of the facility height, whichever is greater. This project meets the development standard because the disguised wireless communication facility is located adjacent to the residential zone R-3A on the same parcel and the disguised wireless communication facility is set back 143 from the nearest existing cabin, which is more than two hundred (200) percent of the facility height of 70 feet.
 - n. Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets the development standard because the disguised wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area
 - o. Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. This project meets the development standard because the wireless facility's tower and equipment have been designed and painted to match in color and look with the surrounding pine trees and earth-tone colors.
- vi. Pursuant to Section 18.30 of Ordinance No. 348, the disguised wireless communication facility application has met the requirements for approval as follows:
- a. This project meets the requirements for consistency with the General Plan Land Use Elements of Area Plans, Foundational Components, and Land Use Designations by its location within the Riverside Extended Mountain Area Plan (REMAP); in a Foundational Component of Community Development that is designated as Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac). The project is located in the Commercial Retail section of the subject parcel. All other applicable land use policies have been made.
 - b. Based on the above, the public health, safety, and general welfare are protected through the project design.
 - c. Based on the above, the project is compatible with the present and future logical development of the area.
2. This project site is not located within a Criteria Cell group for the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP).
3. This project is not within a city sphere of influence.

4. The project site is located within a CAL FIRE State Responsibility Area with a very high fire hazard severity.
 - i. Fire protection or suppression services will be available for the project through Idyllwild Fire District. Idyllwild Fire Station No. 621 is approx. 1,250 feet away from the project site.
 - ii. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access; a 12 foot wide all weather access non-exclusive easement will be established. A 704 placard will be on the outside of the enclosed lease area with visible information noted.

5. In compliance with Assembly Bill 52 (AB52), notices were mailed to six requesting tribes on March 30, 2016. There was no response from the Cahuilla Band of Indians, the Pechanga Band of Luiseno Indians, the Colorado River Indian Tribes or the Soboba Band of Luiseno Indians. This project was discussed with the Morongo Band of Indians but formal consultation was never requested. Consultation was requested by the Agua Caliente Band of Cahuilla Indians. In a letter dated April 13, 2016 the Tribe requested that a cultural resources inventory be conducted and that they be provided with the record search results and copies of all reports and site records associated with the Project. This project was discussed during a meeting on May 25, 2016. On January 18, 2017 a letter was received from the Tribe requesting that a condition of approval dictating the procedures to be followed in the event human remains are discovered during grading be included. The revised conditions of approval were provided to the Tribe on the same day. On June 08, 2017 a letter concluding AB52 consultation was received from the Tribe. No Tribal Cultural resources were identified by any Tribe. The project will cause no adverse change in the significance of a Tribal Cultural Resource because there are none present within the project area.

PUBLIC HEARING NOTIFICATION AND OUTREACH

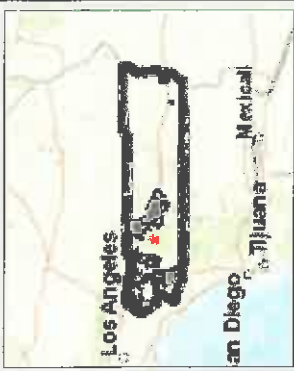
Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication or phone calls from the public indicating support or opposition to the proposed project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. The appeal shall be made within 10 days of the notice of decision appearing on the Planning Commission agenda.

PLOT PLAN NO. 25987

Vicinity Map



Legend

- Parcels
- City Areas
- World Street Map

Notes

IMPORTANT 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.




0 376 752 Feet

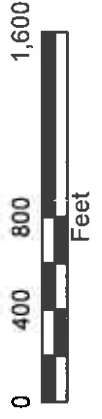
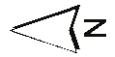
REPORT PRINTED ON... 10/25/2017 3:05:10 PM

© Riverside County GIS

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25987
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 04/06/2016
 Vicinity Map



Author: Vinnie Nguyen

Zoning Dist: Idyllwild

DISCLAIMER: On October 7, 2016, the County of Riverside adopted a new General Plan (amending 2015) and the 4 quadrants for unincorporated Riverside County portions. This new General Plan may contain different types of land use than was provided in the previous General Plan. For more information, please contact the County Planning Department office at Riverside at (951)955-2000 (Riverside County) or at Palm Desert at (760)946-1427 (Palm Desert). Contact or Website: <http://planning.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25987

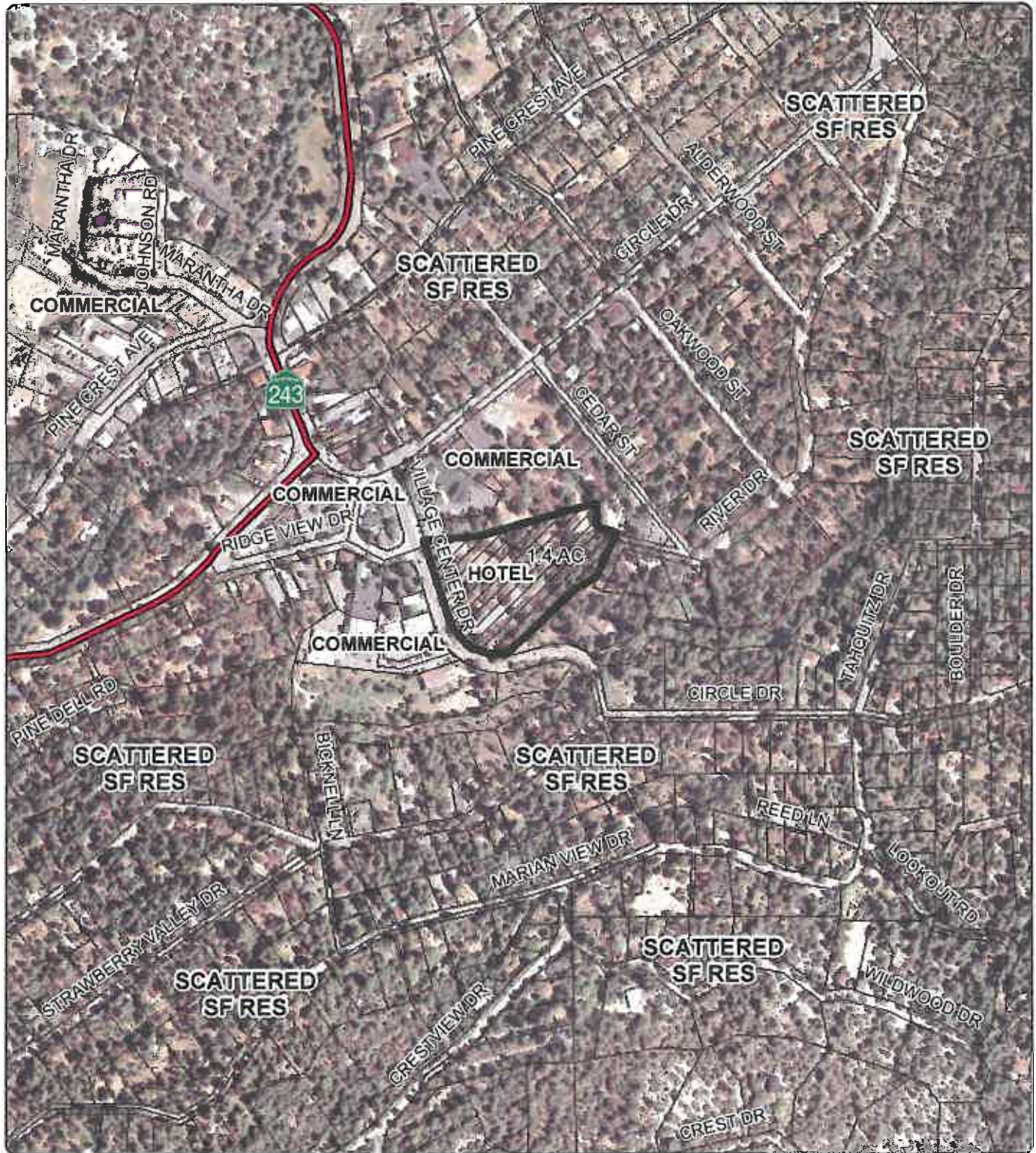
LAND USE

Supervisor: Washington

District 3

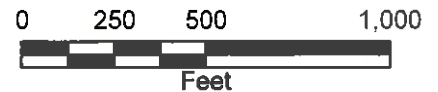
Date Drawn: 04/06/2016

Exhibit 1



Zoning Dist: Idyllwild

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

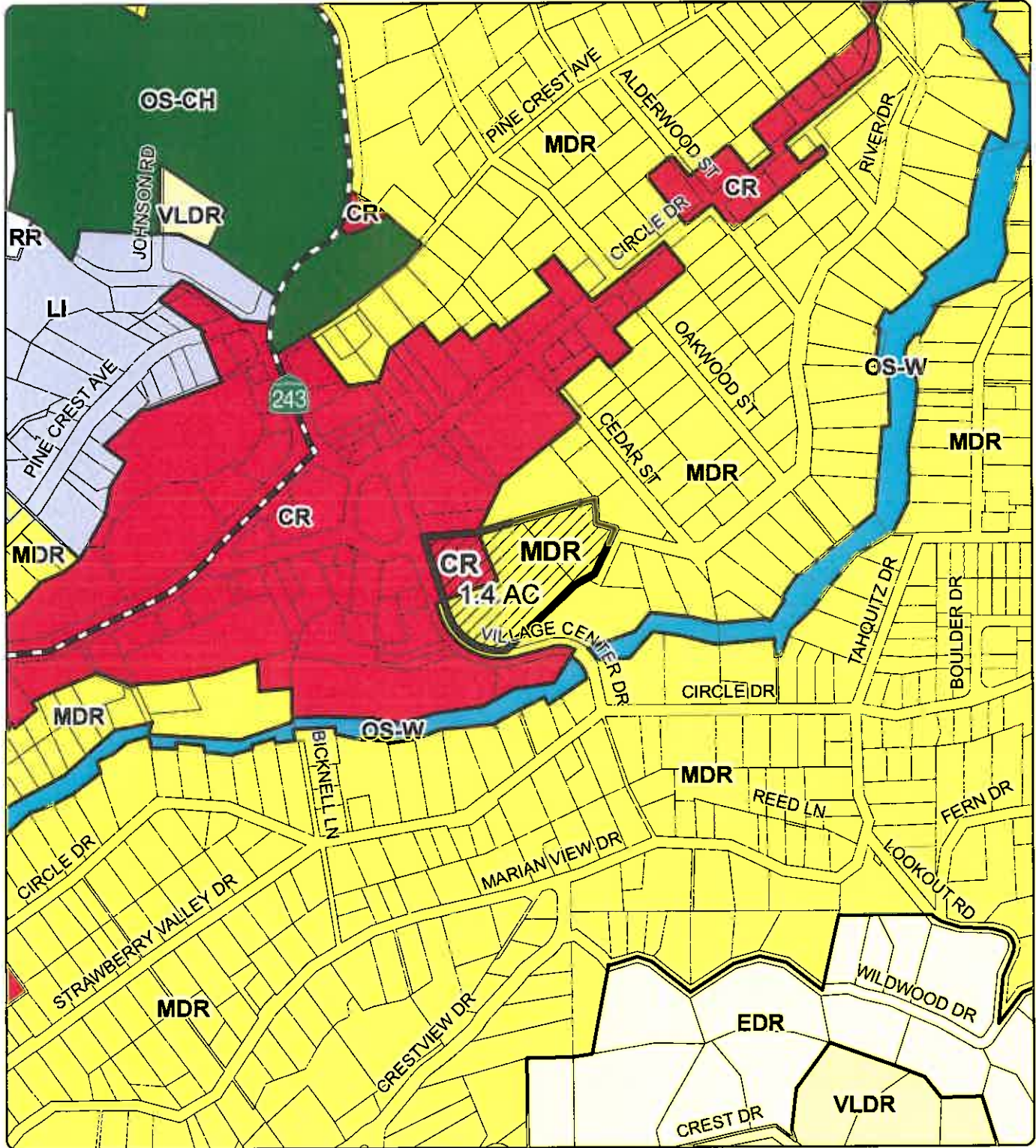
PP25987

Date Drawn: 04/06/2016

Supervisor: Washington
District 3

EXISTING GENERAL PLAN

Exhibit 5



Zoning Dist: Idyllwild

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfina.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25987

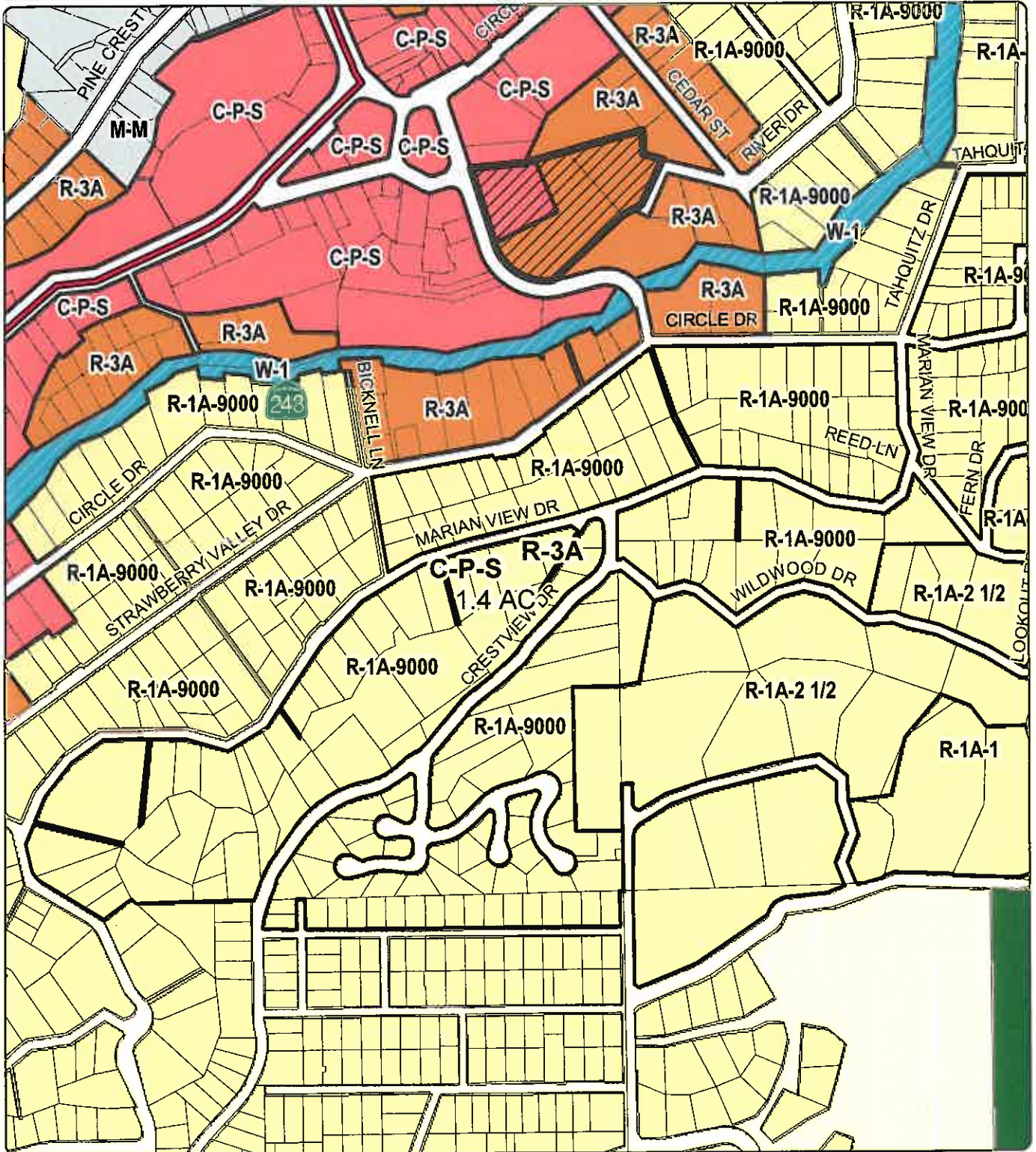
Date Drawn: 04/06/2016

Supervisor: Washington

District 3

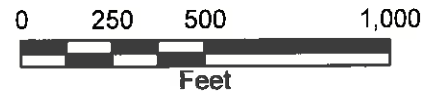
EXISTING ZONING

Exhibit 2



Zoning Dist: Idyllwild

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)363-8277 (Eastern County) or Website <http://planning.rcplma.org>



VZT BICKNELL

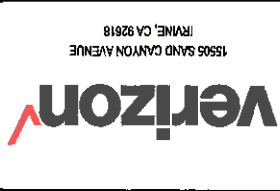
MCE
 MTX 44 / BSC 15
 54300 VILLAGE CENTER RD.
 IDYLLWILD, CA 92549
 PP25987

OVERALL HEIGHT: 70' 7"

REV	DATE	DESCRIPTION	BY
0	02/01/16	100% ZONING	JS
1	02/01/16	CITY COMMENTS	BN
2	02/01/16	SITE RELOCATION	JS
3	02/01/16	100% ZONING	JS



PROPRIETARY INFORMATION
 VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618



15505 SAND CANYON AVENUE
 IRVINE, CA 92618

VZT BICKNELL
 54300 VILLAGE CENTER RD.
 IDYLLWILD, CA 92549

SHEET TITLE
T-1
 TITLE SHEET

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	3
U-1	TOPOGRAPHIC SURVEY	3
U-2	TOPOGRAPHIC SURVEY	3
A-0	ZONING PLAN	2
A-1	EMERGED SITE PLAN	2
A-2	EQUIPMENT & ANTENNA LAYOUT	2
A-3	SOUTHWEST & SOUTHWEST ELEVATIONS	2
A-4	SOUTHWEST & NORTHEAST ELEVATIONS	2
A-5	NORTHEAST & NORTHEAST ELEVATIONS	2

TO OBTAIN LOCATION OF UTILITIES
 UNDERGROUND (MARKED RED OR
 YELLOW) OR ABOVEGROUND (CALL
 811) CALL
 TOLL FREE: 1-800-277-0000 OR
 951-261-5877
 CALIFORNIA STATE
 WORKERS COMPENSATION
 INSURANCE
 Know what's below,
 Call before you dig.

PROJECT SUMMARY

APPLICANT/LESSEE: VERIZON WIRELESS
 ASSESSOR'S PARCEL NUMBER: APO945801000A00000000

15505 SAND CANYON AVENUE
 IDYLLWILD, CA 92549
 OFFICE: (949) 286-2000

APPLICANT'S REPRESENTATIVE
 CONTACT: ANDREA URBAS
 TELEPHONE: (949) 286-9925

PROPERTY OWNER:
 OWNER: IDYLLWILD INC.
 ADDRESS: 5430 VILLAGE CENTER RD.
 IDYLLWILD, CA 92549
 CONTACT: JOHN & EMILY WHITE
 TELEPHONE: (951) 694-2500

PROPERTY INFORMATION:
 SITE NAME: VZT BICKNELL
 SITE ADDRESS: 5430 VILLAGE CENTER RD
 JURISDICTION: COUNTY OF RIVERSIDE

CONSTRUCTION INFORMATION:
 OCCUPANCY: 10/2016
 TYPE OF CONSTRUCTION: N/A
 CURRENT ZONING: C-14
 ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN/FUNCTIONAL.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24" X 36")
 CONTRACTOR SHALL VERIFY ALL PLANS AND CONDITIONS AND CORRECT ANY DISCREPANCIES BEFORE
 SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE
 PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

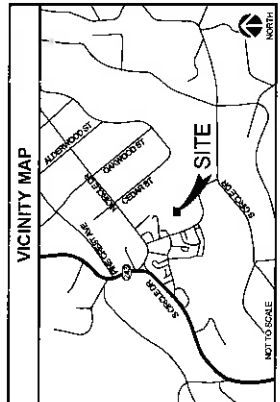
CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE
 CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING
 JURISDICTION: CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA
 REGULATIONS, NOT WITHIN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT
 CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:
 • 2014 CALIFORNIA ADMINISTRATIVE CODE • CITY & COUNTY ORDINANCES
 • 2014 CALIFORNIA ELECTRICAL CODE

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY.
 IT WILL CONSIST OF THE FOLLOWING:

- (1) NEW VERIZON WIRELESS 80 FT. LEASE AREA
- (2) NEW VERIZON WIRELESS 10' X 10' CONCRETE PAD
- (3) NEW VERIZON WIRELESS 2' TALL GALV. PANEL
- (4) NEW VERIZON WIRELESS 2' TALL ANTENNAS
- (5) NEW VERIZON WIRELESS 2' TALL ANTENNAS
- (6) NEW VERIZON WIRELESS 2' TALL ANTENNAS
- (7) NEW VERIZON WIRELESS 2' TALL ANTENNAS
- (8) NEW VERIZON WIRELESS 2' TALL ANTENNAS
- (9) NEW VERIZON WIRELESS 2' TALL ANTENNAS
- (10) NEW VERIZON WIRELESS 2' TALL ANTENNAS
- (11) NEW VERIZON WIRELESS 2' TALL ANTENNAS
- (12) NEW VERIZON WIRELESS 2' TALL ANTENNAS
- (13) NEW VERIZON WIRELESS 2' TALL ANTENNAS
- (14) NEW VERIZON WIRELESS 2' TALL ANTENNAS
- (15) NEW VERIZON WIRELESS 2' TALL ANTENNAS
- (16) NEW VERIZON WIRELESS 2' TALL ANTENNAS
- (17) NEW VERIZON WIRELESS 2' TALL ANTENNAS
- (18) NEW VERIZON WIRELESS 2' TALL ANTENNAS
- (19) NEW VERIZON WIRELESS 2' TALL ANTENNAS
- (20) NEW VERIZON WIRELESS 2' TALL ANTENNAS



DRIVING DIRECTIONS

FROM: 15505 SAND CANYON AVENUE TO: 54300 VILLAGE CENTER RD

- GET ON SR 78 FROM SANBORN ROAD
- TURN RIGHT ON SR 78 FROM SANBORN ROAD
- TURN LEFT ON SR 78 FROM SANBORN ROAD
- TURN RIGHT ON SR 78 FROM SANBORN ROAD
- TURN LEFT ON SR 78 FROM SANBORN ROAD
- TURN RIGHT ON SR 78 FROM SANBORN ROAD
- TURN LEFT ON SR 78 FROM SANBORN ROAD
- TURN RIGHT ON SR 78 FROM SANBORN ROAD
- TURN LEFT ON SR 78 FROM SANBORN ROAD
- TURN RIGHT ON SR 78 FROM SANBORN ROAD

PROJECT TEAM

SITE ACQUISITION
 CONTACT: AMARILINDA MO
 TELEPHONE: (951) 774-6666

ARCHITECT
 SIC WIRELESS, LLC
 1171 BUNKER ST, STE 205
 SAN DIEGO, CA 92106
 CONTACT: AMARILINDA MO
 TELEPHONE: (951) 774-6666

SURVEYOR
 CALIFORNIA SURVEYING, INC
 1171 BUNKER ST, STE 205
 SAN DIEGO, CA 92106
 CONTACT: AMARILINDA MO
 TELEPHONE: (951) 774-6666

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE	SIGNATURE	DATE
REG-REG		
ARE-REG		
ARE-COORDINATOR		
UTILITY PROVIDER		
RF		
REC		
CIE		
EE		
TRANSPORT		

REV	DATE	DESCRIPTION	BY
0	05/19	100% CONFORM	AK
1	07/19	CITY COMMENTS	AK
2	07/17	SITE REVISIONS	AK
3	07/17	100% CONFORM	AK



ISSUE STATUS

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED HEREIN IS PROPRIETARY AND CONFIDENTIAL TO VERIZON WIRELESS. IT IS NOT TO BE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF VERIZON WIRELESS. ANY REPRODUCTION OR TRANSMISSION OF THIS INFORMATION IS STRICTLY PROHIBITED.

VZT BICKNELL
 54300 VILLAGE CENTER RD.
 IDYLLWILD, CA 92549

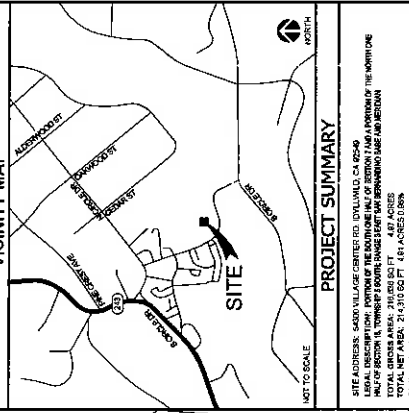
ZONING PLAN
A-0

PROJECT TITLE:
ZONING PLAN

NOTES:

1. NO SUBSURFACE SEPTIC SERVICE DISPOSAL IS INTENDED FOR THIS PROJECT.
2. ALL UTILITY RECORDS FOR THIS PROJECT SHALL BE OBTAINED FROM THE CITY OF IRVINE.
3. ALL UTILITY CABLES SHALL BE PLACED IN PLACE AND ALL UTILITY CABLES SHALL BE PROTECTED BY A 12" CONCRETE COVER.
4. ALL UTILITY CABLES SHALL BE PLACED IN PLACE AND ALL UTILITY CABLES SHALL BE PROTECTED BY A 12" CONCRETE COVER.

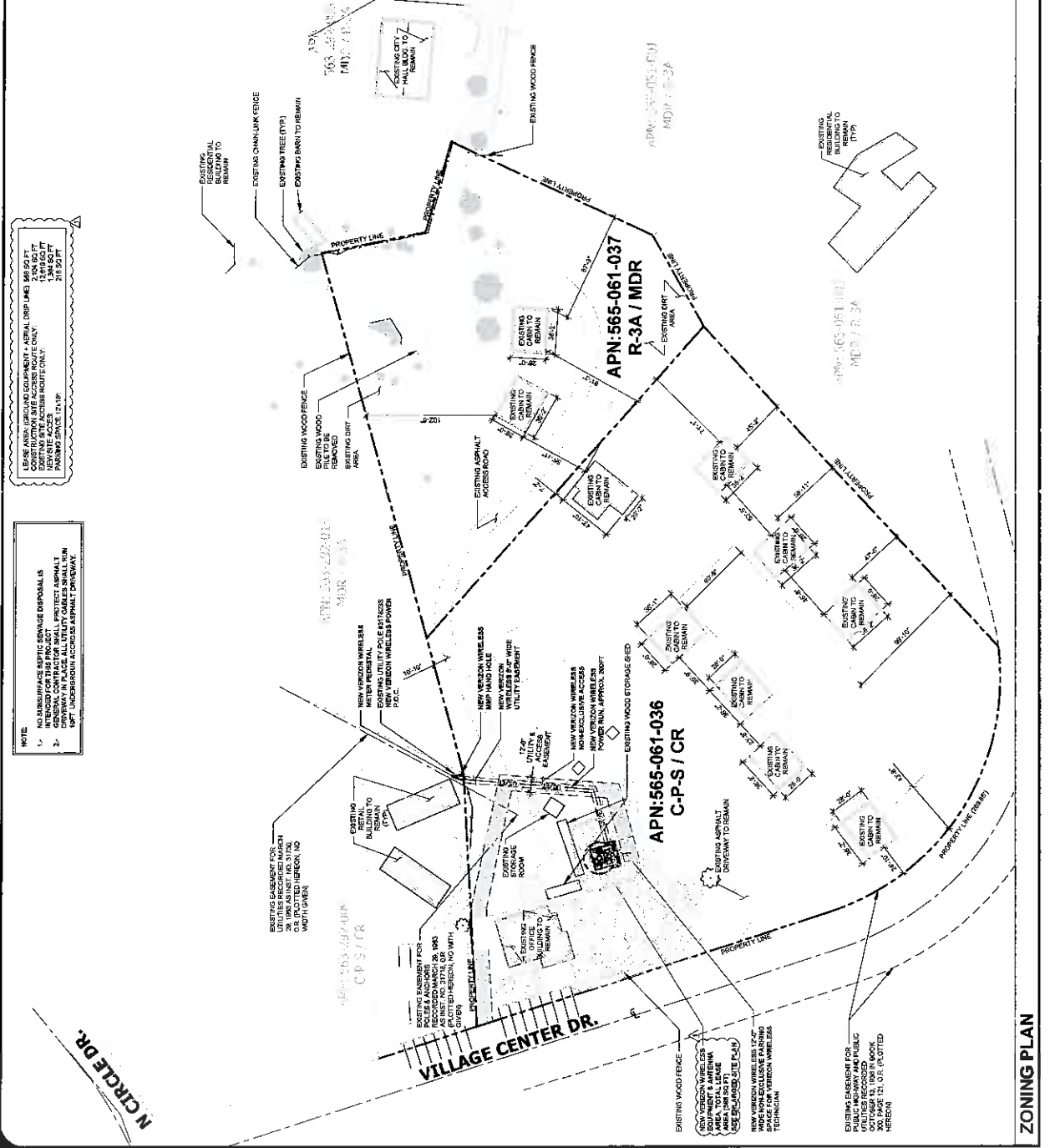
LEAVE AREA (INCLUDING EQUIPMENT - AERIAL LINES) 469 SQ FT
EXISTING WOOD 2,104 SQ FT
NEW SITE ACCESS 1,304 SQ FT
EXISTING ASPHALT DRIVEWAY 215 SQ FT



PROJECT SUMMARY

SITE ADDRESS: 5400 VILLAGE CENTER RD, IDYLLWILD, CA 92549
TOTAL GROSS AREA: 21,000 SQ FT
NET GROSS AREA: 19,696 SQ FT
TOTAL NUMBER OF ANTENNAS: 10
ANTENNA HEIGHT: 10 FT
ANTENNA TYPE: 7 FT BETA SECTOR + 20' GAINNA SECTOR + 30' MICROWAVE ANTENNA + 1 TD

COMMUNITY SERVICES DISTRICT: IDYLLWILD
OCCUPANCY CLASSIFICATION: COMMUNICATIONS
TYPE OF CONSTRUCTION: NEW
NUMBER OF STORES: 10
THROUGH BUILDINGS: 10
APPLICABLE ZONING: A-0
OWNER: IDYLLWILD WIRELESS, LLC
CONTACT: JESSIE WHITE, PH: (951) 582-2522
ARCHITECT: BICKNELL ARCHITECTS, LLC
CONTACT: JESSIE WHITE, PH: (951) 582-2522
DATE: 05/19/2019



SCALE: 1" = 50'-0" (Horizontal)
 1" = 20'-0" (Vertical)

ZONING PLAN
1

VERIZON WIRELESS
 15305 SAND CANYON AVENUE
 IRVINE, CA 92618
 TEL: 949.409.9000
 WWW.VERIZONWIRELESS.COM

REV	DATE	DESCRIPTION	BY
0	07/01/18	100% DRAWING	JL
1	10/10/18	CITY COMMENTS	RL
2	11/01/18	RTI RELOCATION	JL
3	01/01/19	100% DRAWING	JL



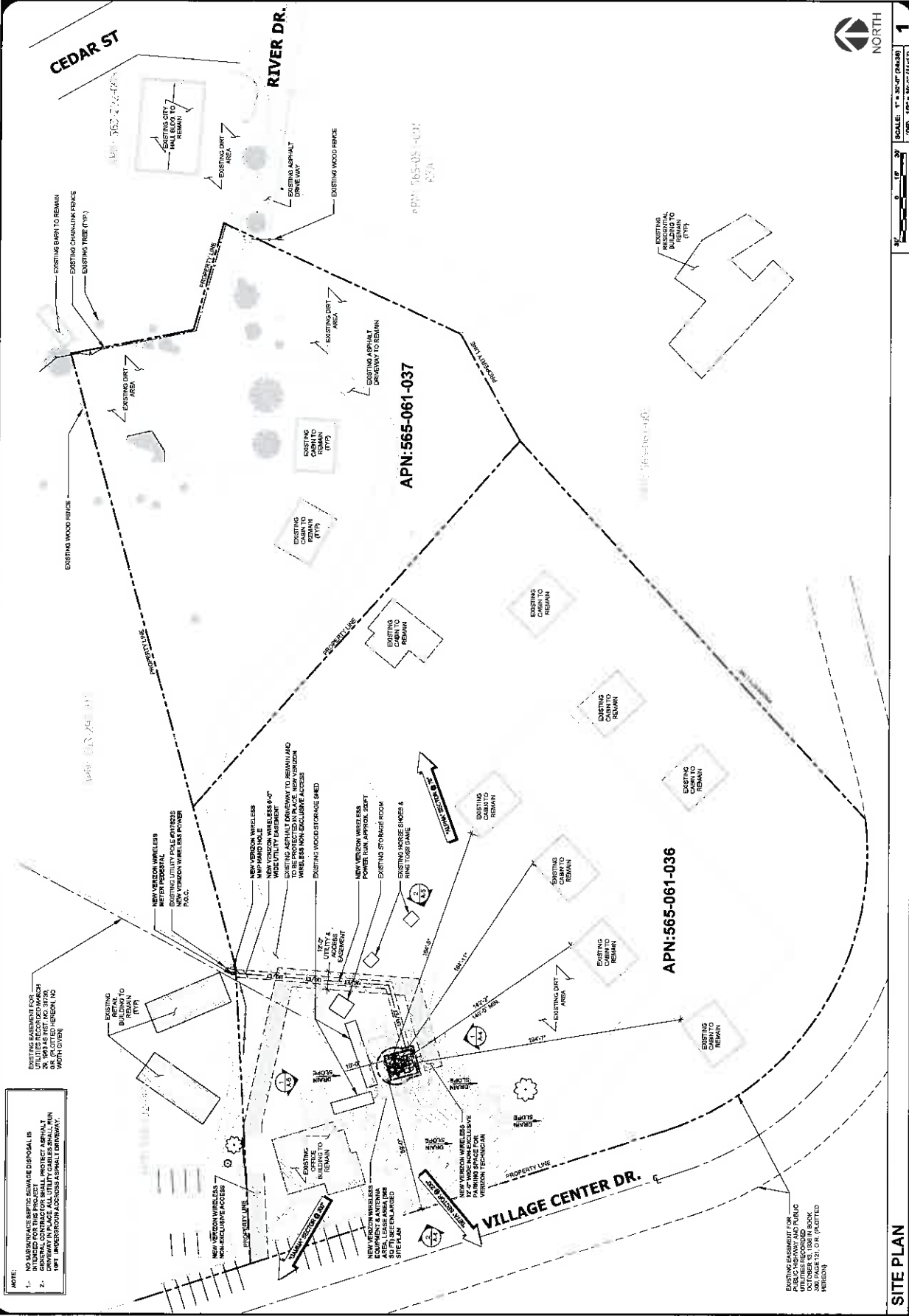
PROPRIETARY INFORMATION
 ANY INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
 UNLESS INDICATED OTHERWISE



15505 SAND CANYON AVENUE
 IRVINE, CA 92618

VZT BICKNELL
 54300 VILLAGE CENTER RD.
 IDYLLWILD, CA 92549

SHEET TITLE:
 SITE PLAN



NOTE:
 1. NO SURFACE-BERTH SEWAGE DISPOSAL IS ALLOWED IN THIS AREA.
 2. ALL UTILITIES SHALL BE PROTECTED AND SHALL REMAIN IN PLACE. ALL UTILITIES SHALL BE PROTECTED AND SHALL REMAIN IN PLACE. ALL UTILITIES SHALL BE PROTECTED AND SHALL REMAIN IN PLACE.



SITE PLAN

ISSUE	DATE	DESCRIPTION
0	10/01/18	100% CONSTRUCTION
1	10/10/18	CITY COMMENTS
2	10/15/18	100% CONSTRUCTION
3	10/20/18	100% CONSTRUCTION
4	10/25/18	100% CONSTRUCTION
5	10/30/18	100% CONSTRUCTION
6	11/05/18	100% CONSTRUCTION
7	11/10/18	100% CONSTRUCTION
8	11/15/18	100% CONSTRUCTION
9	11/20/18	100% CONSTRUCTION
10	11/25/18	100% CONSTRUCTION
11	12/01/18	100% CONSTRUCTION
12	12/05/18	100% CONSTRUCTION
13	12/10/18	100% CONSTRUCTION
14	12/15/18	100% CONSTRUCTION
15	12/20/18	100% CONSTRUCTION
16	12/25/18	100% CONSTRUCTION
17	01/01/19	100% CONSTRUCTION
18	01/05/19	100% CONSTRUCTION
19	01/10/19	100% CONSTRUCTION
20	01/15/19	100% CONSTRUCTION
21	01/20/19	100% CONSTRUCTION
22	01/25/19	100% CONSTRUCTION
23	02/01/19	100% CONSTRUCTION
24	02/05/19	100% CONSTRUCTION
25	02/10/19	100% CONSTRUCTION
26	02/15/19	100% CONSTRUCTION
27	02/20/19	100% CONSTRUCTION
28	02/25/19	100% CONSTRUCTION
29	03/01/19	100% CONSTRUCTION
30	03/05/19	100% CONSTRUCTION
31	03/10/19	100% CONSTRUCTION
32	03/15/19	100% CONSTRUCTION
33	03/20/19	100% CONSTRUCTION
34	03/25/19	100% CONSTRUCTION
35	04/01/19	100% CONSTRUCTION
36	04/05/19	100% CONSTRUCTION
37	04/10/19	100% CONSTRUCTION
38	04/15/19	100% CONSTRUCTION
39	04/20/19	100% CONSTRUCTION
40	04/25/19	100% CONSTRUCTION
41	05/01/19	100% CONSTRUCTION
42	05/05/19	100% CONSTRUCTION
43	05/10/19	100% CONSTRUCTION
44	05/15/19	100% CONSTRUCTION
45	05/20/19	100% CONSTRUCTION
46	05/25/19	100% CONSTRUCTION
47	06/01/19	100% CONSTRUCTION
48	06/05/19	100% CONSTRUCTION
49	06/10/19	100% CONSTRUCTION
50	06/15/19	100% CONSTRUCTION
51	06/20/19	100% CONSTRUCTION
52	06/25/19	100% CONSTRUCTION
53	07/01/19	100% CONSTRUCTION
54	07/05/19	100% CONSTRUCTION
55	07/10/19	100% CONSTRUCTION
56	07/15/19	100% CONSTRUCTION
57	07/20/19	100% CONSTRUCTION
58	07/25/19	100% CONSTRUCTION
59	08/01/19	100% CONSTRUCTION
60	08/05/19	100% CONSTRUCTION
61	08/10/19	100% CONSTRUCTION
62	08/15/19	100% CONSTRUCTION
63	08/20/19	100% CONSTRUCTION
64	08/25/19	100% CONSTRUCTION
65	09/01/19	100% CONSTRUCTION
66	09/05/19	100% CONSTRUCTION
67	09/10/19	100% CONSTRUCTION
68	09/15/19	100% CONSTRUCTION
69	09/20/19	100% CONSTRUCTION
70	09/25/19	100% CONSTRUCTION
71	10/01/19	100% CONSTRUCTION
72	10/05/19	100% CONSTRUCTION
73	10/10/19	100% CONSTRUCTION
74	10/15/19	100% CONSTRUCTION
75	10/20/19	100% CONSTRUCTION
76	10/25/19	100% CONSTRUCTION
77	11/01/19	100% CONSTRUCTION
78	11/05/19	100% CONSTRUCTION
79	11/10/19	100% CONSTRUCTION
80	11/15/19	100% CONSTRUCTION
81	11/20/19	100% CONSTRUCTION
82	11/25/19	100% CONSTRUCTION
83	12/01/19	100% CONSTRUCTION
84	12/05/19	100% CONSTRUCTION
85	12/10/19	100% CONSTRUCTION
86	12/15/19	100% CONSTRUCTION
87	12/20/19	100% CONSTRUCTION
88	12/25/19	100% CONSTRUCTION
89	01/01/20	100% CONSTRUCTION
90	01/05/20	100% CONSTRUCTION
91	01/10/20	100% CONSTRUCTION
92	01/15/20	100% CONSTRUCTION
93	01/20/20	100% CONSTRUCTION
94	01/25/20	100% CONSTRUCTION
95	02/01/20	100% CONSTRUCTION
96	02/05/20	100% CONSTRUCTION
97	02/10/20	100% CONSTRUCTION
98	02/15/20	100% CONSTRUCTION
99	02/20/20	100% CONSTRUCTION
100	02/25/20	100% CONSTRUCTION



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF VERIZON WIRELESS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

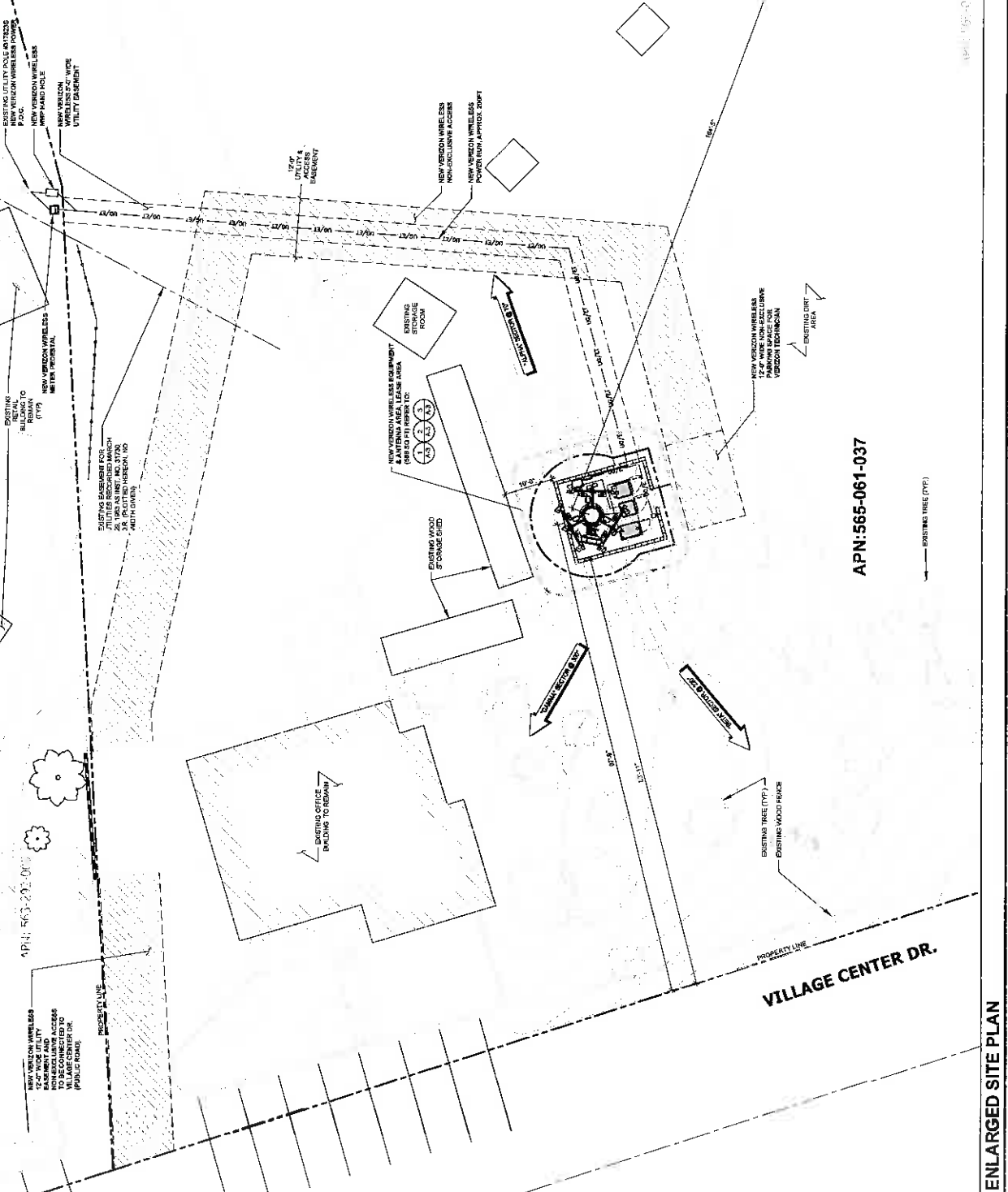
Verizon
 1555 SAND CANYON AVENUE
 IRVINE, CA 92618

VZT BICKNELL
 54300 VILLAGE CENTER RD.
 IDYLLWILD, CA 92549

SHEET TITLE:
ENLARGED SITE PLAN

A-2

NOTE:
 1. NO CLEARANCE NOTICING SERVICE DISPOSAL IS REQUIRED FOR THIS PROJECT.
 2. ALL UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE VERIFIED BY UTILITY LOCATING SERVICE PRIOR TO CONSTRUCTION.
 3. ALL UTILITIES SHALL BE PROTECTED BY 18" UTILITY CASING AND SHALL BE COVERED BY 18" UTILITY CASING.



SCALE: 1" = 50'-0" GRADE
 (CON) 1/8" = 50'-0" (1:4125)

DATE: 05-06-19

1

APN: 565-061-037

EXISTING TREE (TYP)

EXISTING WOOD PILE

EXISTING TREE (TYP)

EXISTING WOOD PILE

EXISTING TREE (TYP)

EXISTING WOOD PILE

EXISTING TREE (TYP)

EXISTING WOOD PILE

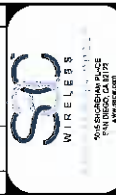
EXISTING TREE (TYP)

EXISTING WOOD PILE

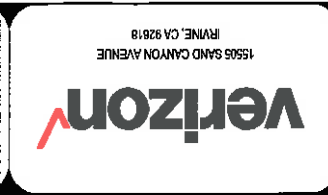
EXISTING TREE (TYP)

EXISTING WOOD PILE

REV	DATE	DESCRIPTION	BY
0	08/08	WORK ZONING	JS
1	08/08	CITY COMMENTS	RH
2	08/17	RELOCATION	JS
3	08/17	WORK ZONING	JS



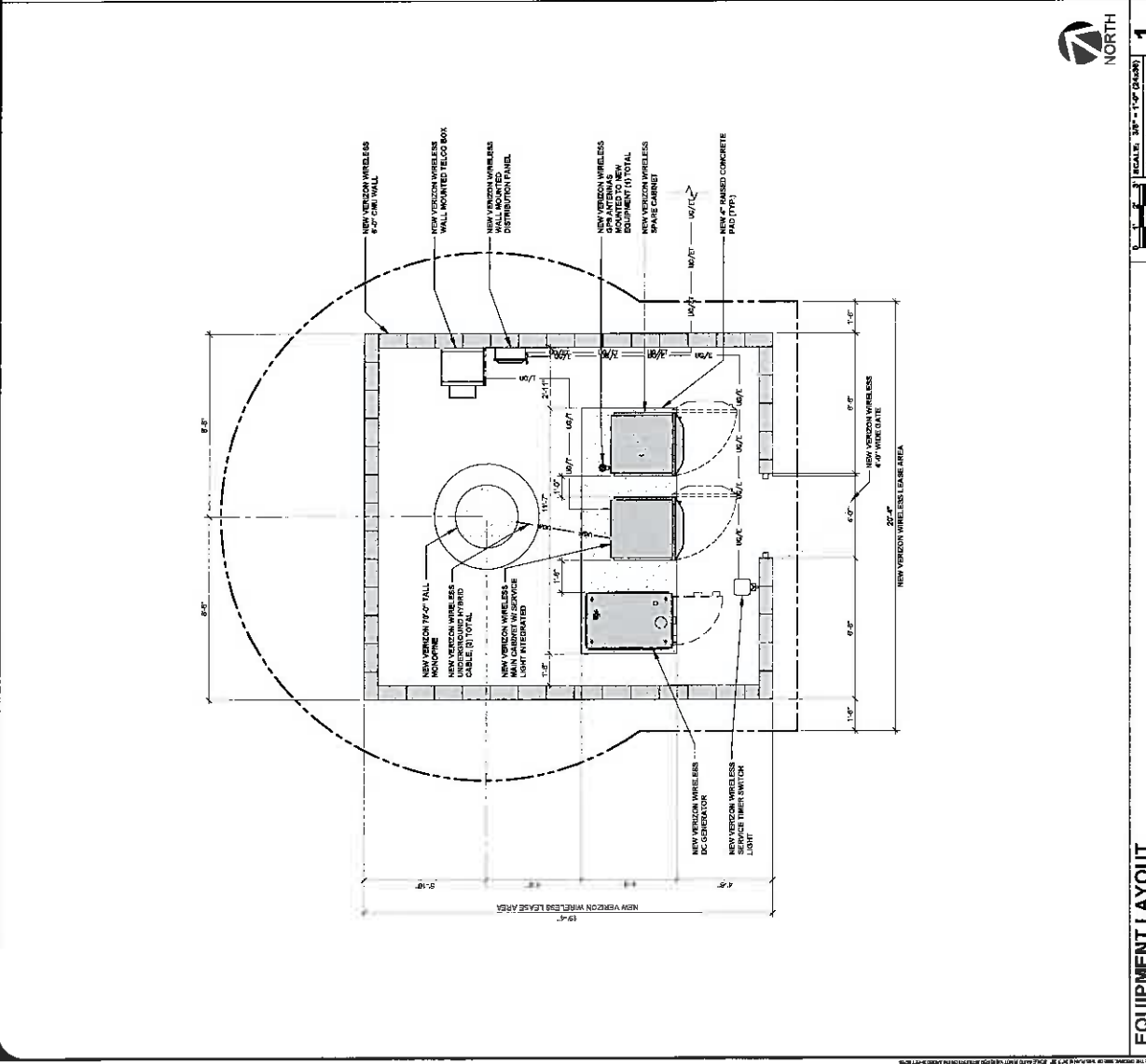
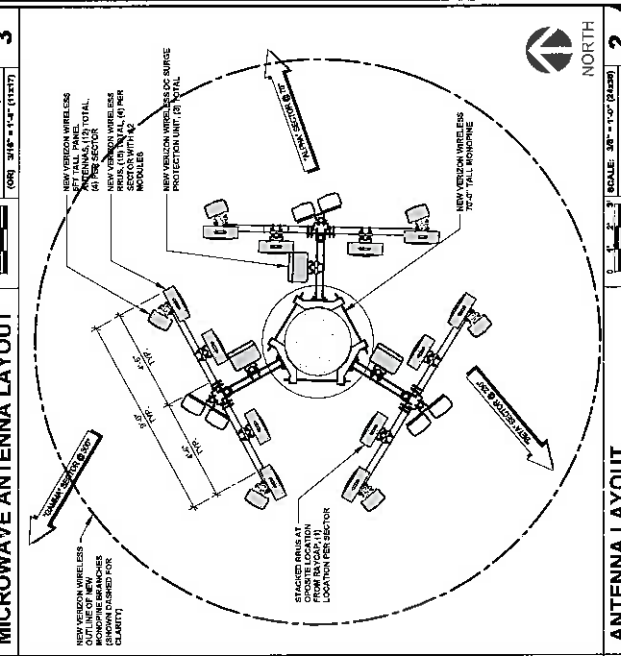
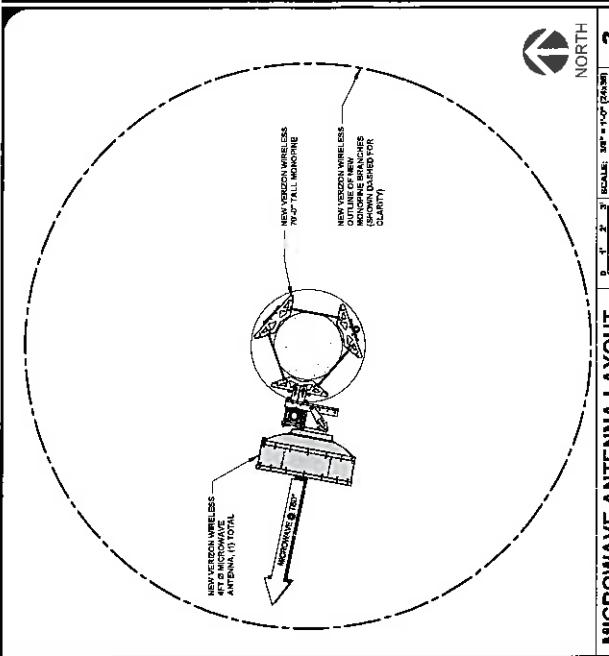
PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED
 HEREIN IS PROPRIETARY AND CONFIDENTIAL TO
 VERIZON WIRELESS. ANY USE OR DISCLOSURE OF THIS INFORMATION TO
 ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF
 VERIZON WIRELESS IS STRICTLY PROHIBITED.



VZT BICKNELL
 54300 VILLAGE CENTER RD.
 IDYLLWILD, CA 92549

SHEET TITLE:
**EQUIPMENT &
 ANTENNA LAYOUT**

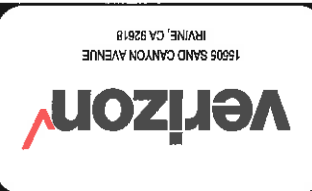
A-3



REV	DATE	DESCRIPTION	BY
0	02/01/18	100% DOWNS	AK
1	02/01/18	CITY COMMENTS	AK
2	02/01/18	SITE RELOCATION	AK
3	02/01/18	100% DOWNS	AK



PROPRIETARY INFORMATION
 THIS DOCUMENT IS THE PROPERTY OF
 WIRELESS COMMUNICATIONS
 AND IS NOT TO BE REPRODUCED OR
 TRANSMITTED IN ANY FORM OR BY
 ANY MEANS, ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING, RECORDING,
 OR BY ANY INFORMATION STORAGE AND
 RETRIEVAL SYSTEM, WITHOUT THE
 WRITTEN PERMISSION OF WIRELESS
 COMMUNICATIONS.

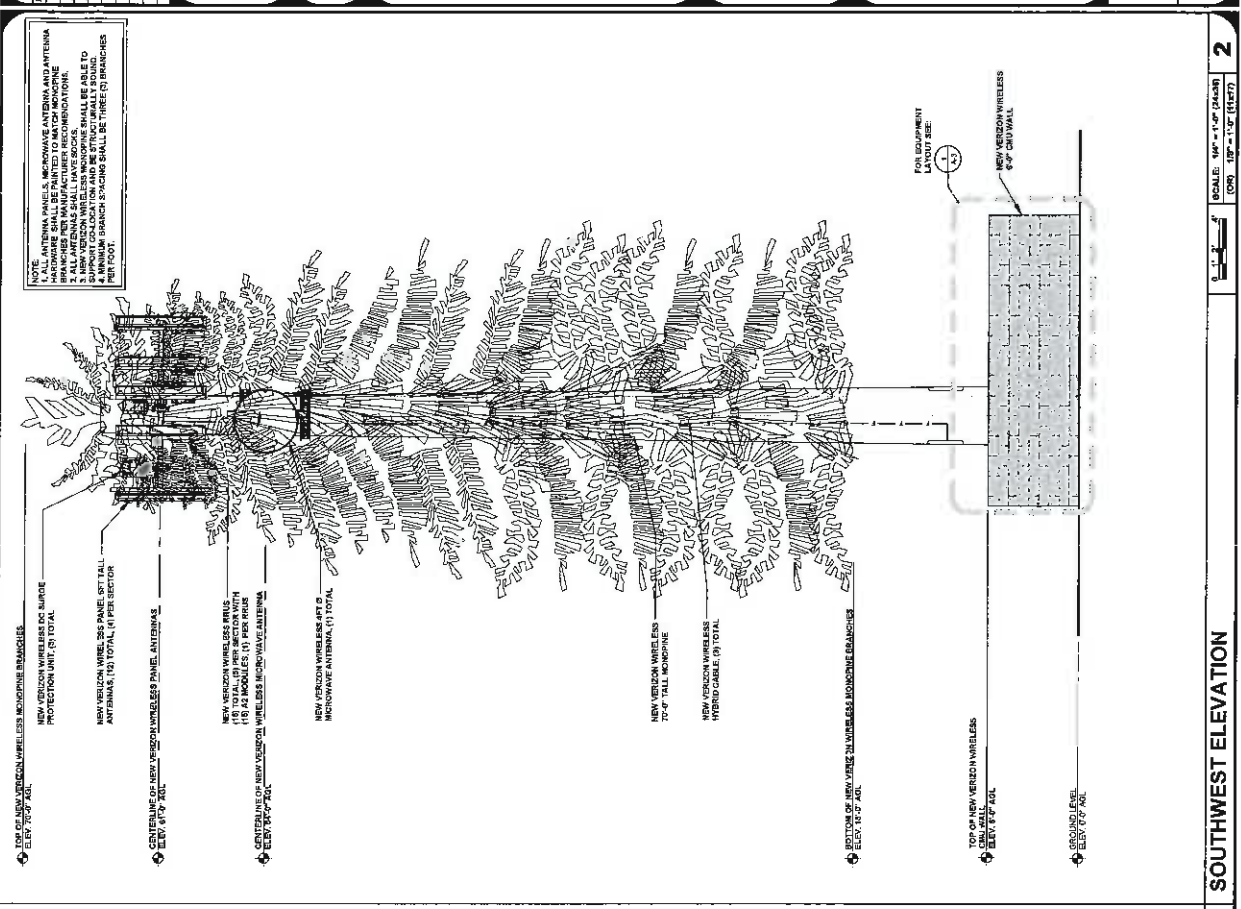


15095 SAND CANYON AVENUE
 IRVINE, CA 92618

VZT BICKNELL
 54300 VILLAGE CENTER RD.
 IDYLLWILD, CA 92549

SHEET TITLE:
 SOUTHWEST &
 SOUTHEAST
 ELEVATIONS

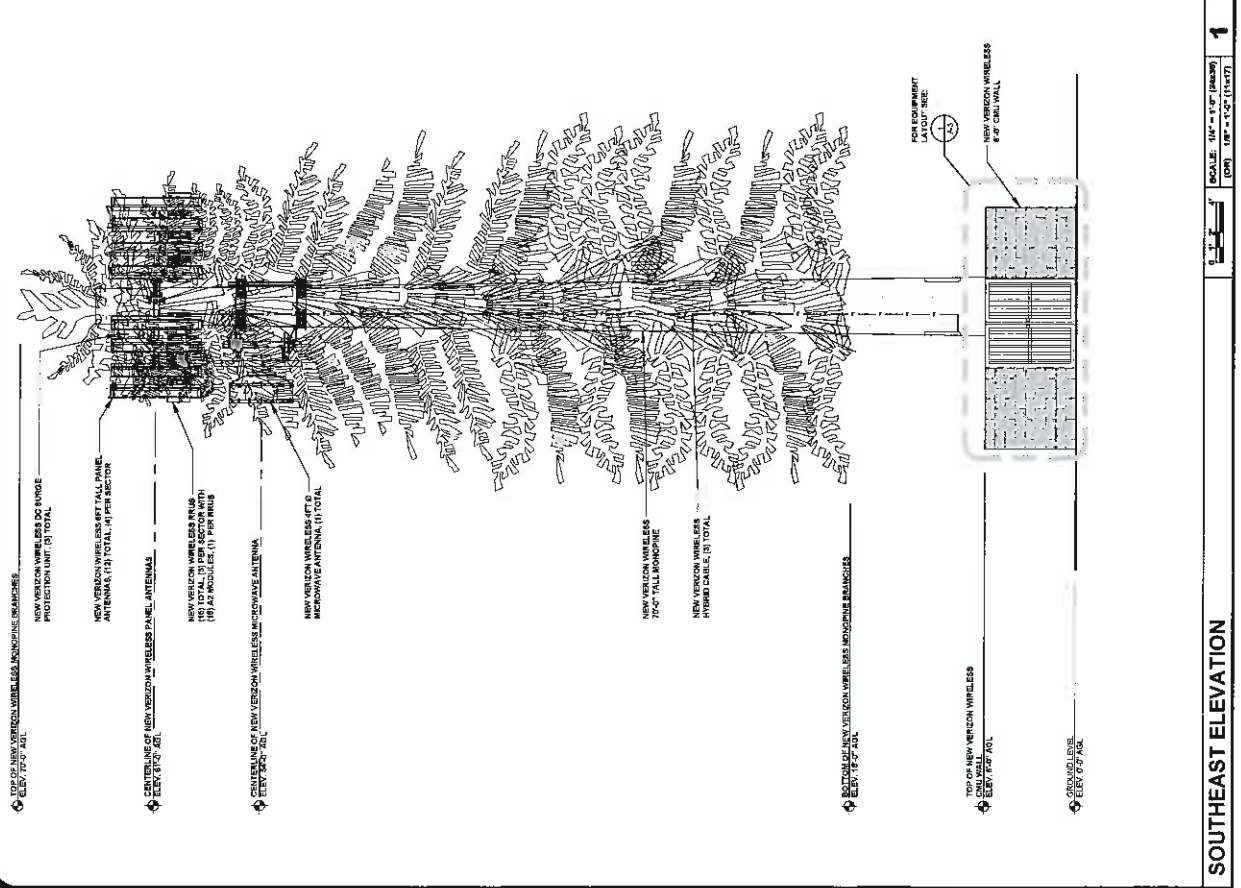
A-4



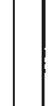
SCALE: 1/4" = 1'-0" (HORIZ)
 (CON) 1/8" = 1'-0" (VERT)



2



SCALE: 1/4" = 1'-0" (HORIZ)
 (CON) 1/8" = 1'-0" (VERT)



1

SOUTHWEST ELEVATION

REV	DATE	DESCRIPTION	BY
0	02/16	100% DRAWING	JA
1	10/24/16	CITY COMMENTS	JA
2	11/17	BITE REVISION	JA
3	01/13/17	100% DRAWING	JA

SD
WIRELESS

4-11 ARDENHURST
SAN FRANCISCO, CA 94127
415-755-3388

PROPRIETARY INFORMATION
THIS DRAWING IS THE PROPERTY OF VERIZON WIRELESS. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF VERIZON WIRELESS. © 2017 VERIZON WIRELESS. ALL RIGHTS RESERVED.

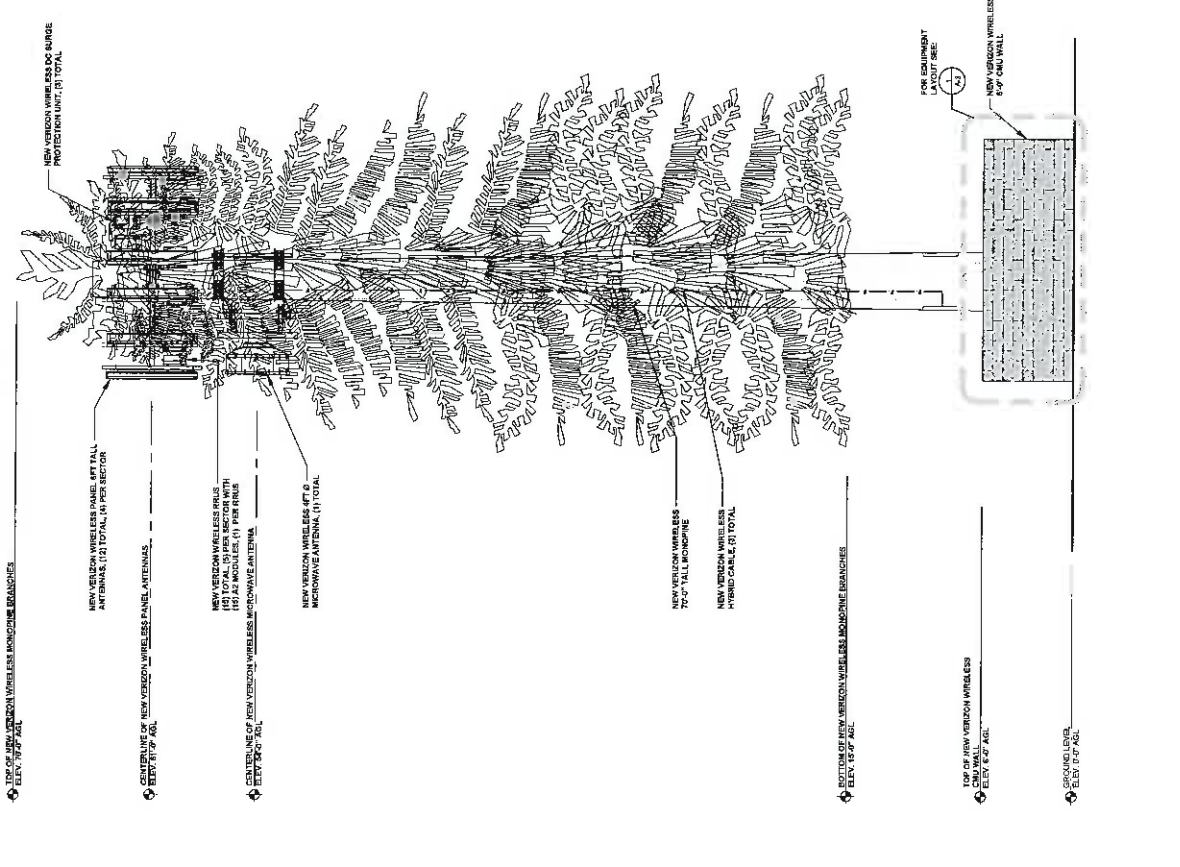
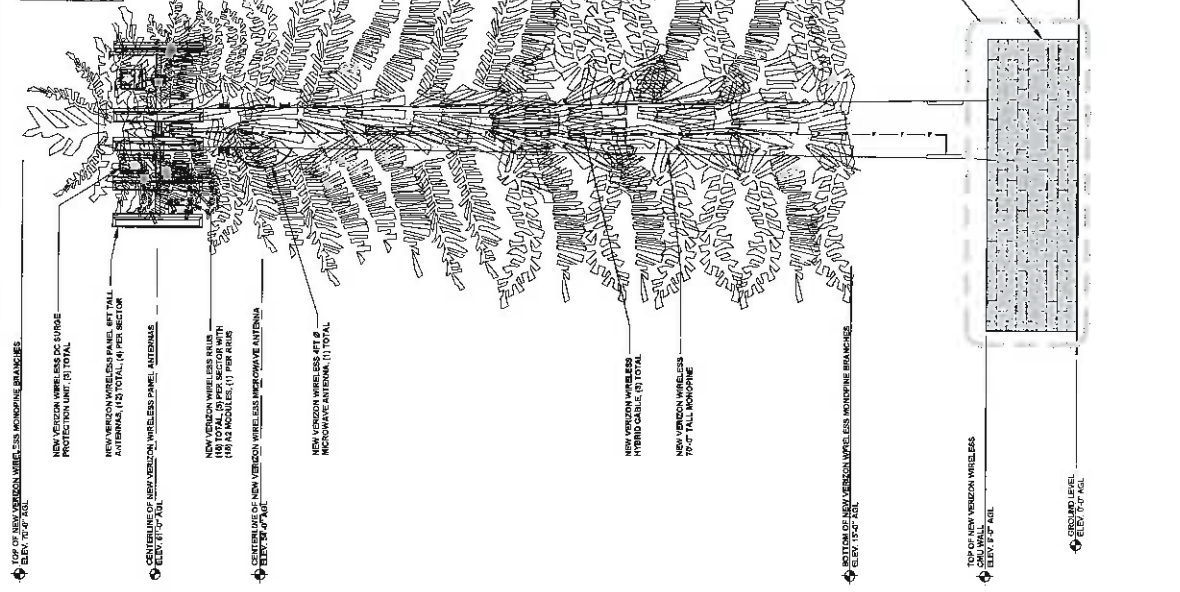
Verizon
15505 SAND CANYON AVENUE
IRVINE, CA 92618

VZT BICKNELL
IDYLLWILD, CA 92549

SHEET TITLE:
NORTHWEST &
NORTHEAST
ELEVATIONS

A-5

NOTE:
1. ALL WIRELESS ANTENNAS SHALL BE PAINTED TO MATCH MONUMENTS.
2. ALL WIRELESS ANTENNAS SHALL BE PAINTED TO MATCH MONUMENTS.
3. NEW VERIZON WIRELESS MONUMENT SHALL BE ABLE TO SUPPORT ALL VERIZON WIRELESS ANTENNAS.
4. MINIMUM BRANCH SPACING SHALL BE THREE (3) FEET ON ALL SIDES.



BICKNELL

54300 VILLAGE CENTER RD. - IDYLLWILD, CA 92549

LOCATION



PROPOSED



EXISTING



Verizon Wireless
2785 Mitchell Drive Bldg #9
Walnut Creek, CA 94598

WEST LOOKING EAST

J5 Infrastructure Partners
2030 Main Street, Suite 200
Irvine, CA 92614



SHEET CONTENT:

PHOTOSIMULATION
VIEW WEST ELEVATION LOOKING EAST

Sheet No.

1

BICKNELL

54300 VILLAGE CENTER RD. - IDYLLWILD, CA 92549

LOCATION



EXISTING



PROPOSED



Verizon Wireless
2785 Mitchell Drive Bldg #9
Walnut Creek, CA 94598



JS Infrastructure Partners
2030 Main Street, Suite 200
Irvine, CA 92614

NORTHEAST LOOKING SOUTHWEST

SHEET CONTENT:

PHOTOSIMULATION
VIEW NORTHEAST ELEVATION
LOOKING SOUTHWEST

Sheet No.

2

BICKNELL

54300 VILLAGE CENTER RD. - IDYLLWILD, CA 92549

LOCATION



PROPOSED



EXISTING



Verizon Wireless
2785 Mitchell Drive Bldg #9
Walnut Creek, CA 94598

EAST LOOKING WEST

J5 Infrastructure Partners
2030 Main Street, Suite 200
Irvine, CA 92614



SHEET CONTENT:

PHOTOSIMULATION
VIEW EAST ELEVATION LOOKING WEST

Sheet No.

3

BICKNELL

54300 VILLAGE CENTER RD. - IDYLLWILD, CA 92549

LOCATION



PROPOSED



EXISTING



Verizon Wireless
2785 Mitchell Drive Bldg #9
Walnut Creek, CA 94598

SOUTHEAST LOOKING NORTHWEST

J5 INFRASTRUCTURE
AZ - CA - CO - ID - NM - NV - TX - UT

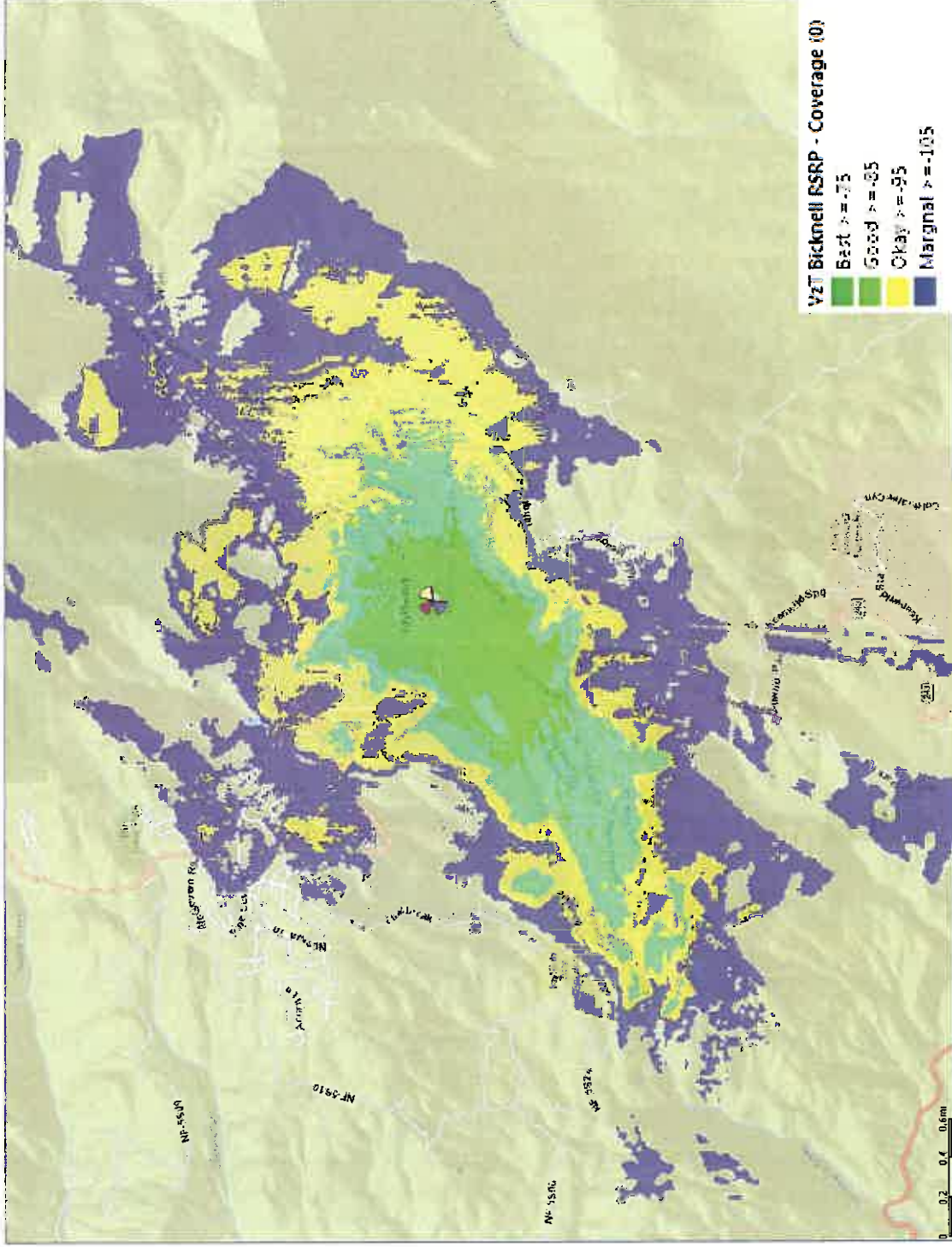
J5 Infrastructure Partners
2030 Main Street, Suite 200
Irvine, CA 92614

SHEET CONTENT:
PHOTOSIMULATION
VIEW SOUTHEAST ELEVATION LOOKING
NORTHWEST

Sheet No.

4

VzT Bicknell at 45' Rad Center



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

*Charissa Leach,
Assistant TLMA Director*

NEGATIVE DECLARATION

Project/Case Number: PP25987 / EA42870

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: November 21, 2017

Applicant/Project Sponsor: Verizon Wireless c/o Cortel Date Submitted: March 17, 2016

ADOPTED BY: Planning Director

Person Verifying Adoption: Tim Wheeler Date: December 18, 2017

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA42870 ZCFG06243 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42870
Project Case Type (s) and Number(s): Plot Plan No. 25987
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler
Telephone Number: 951-955-6060
Applicant's Name: Verizon Wireless c/o Corel
Applicant's Address: 15505 Sand Canyon Avenue, Irvine, CA 92618

I. PROJECT INFORMATION

- A. Project Description:** Plot Plan No. 25987 proposes to install a 70-foot-high disguised wireless communication facility designed as a pine tree (monopine) with twelve (12) antennas, fifteen (15) RRUs, one (1) 4-foot-diameter microwave dish, three (3) RAYCAPS, one (1) GPS antenna, and one (1) DC generator on a concrete pad with outdoor equipment cabinets enclosed inside a 568 sq. foot lease area surrounded by a 6-foot-high block wall.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 568 sq. ft. lease area.
- D. Assessor's Parcel No(s):** 565-061-036

Street References: North of South Circle Dr., South of North Circle Dr., East of Village Center Dr., and West of River Dr.

- E. Section, Township & Range Description or reference/attach a Legal Description:**
Township 5 South Range 3 East Section 18 and Section 7
- F. Brief description of the existing environmental setting of the project site and its surroundings:** The site currently contains an inn. The site is surrounded by scattered single-family residential on the south and west and by commercial uses on the west and north.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) and Community Development: Medium Density Residential (CD: MDR) (2 to 5 du/ac). The project is located within the Commercial Retail section of the subject parcel. All other land use designations and other applicable land use policies within the General Plan.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, this is an unmanned wireless communication facility that requires occasional maintenance personnel to access the site. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within a fault zone or within any other special hazard zone (including dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Riverside Extended Mountain Area Plan (REMAP)

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) and Community Development: Medium Density Residential (CD: MDR). The project is located within the (CD: CR) section of the parcel.

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Village Tourist Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Riverside Extended Mountain Area Plan (REMAP)

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Community Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD: MDR)

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** Village Tourist Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. **Existing Zoning:** Scenic Highway Commercial (C-P-S) and Village Tourist Residential (R-3A).
The project is located within the (C-P-S) section of the parcel.

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Village Tourist Residential (R-3A) to the east and south;
Scenic Highway Commercial (C-P-S) to the north and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. **An ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and

will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Tim Wheeler

Printed Name

September 25, 2017

Date

For Charissa Leach, Asst. TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-8 “Scenic Highways”

Findings of Fact:

a) According to REMAP Area Plan Figure 8, *REMAP Area Plan Scenic Highways*, the nearest State Designated Scenic Highway is Highway 243 located approx. 750 feet to the west of the Project site. However, because the proposed Project would be disguised as a pine and located towards to center of the subject property, there would not be a substantial effect upon a scenic highway corridor, and no impact would occur.

b) Under current conditions, the Project site contains an inn and forest cover. There are no natural open spaces on the Project site. Accordingly, the Project site would not disturb any scenic resources.

With respect to the visual character of the surrounding area, the proposed Project would be disguised as a pine to blend in with existing trees on the project site. Accordingly, the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Furthermore, the Project has been reviewed by the Idyllwild Historical District and approved by them dated July 20, 2017. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 28.10 miles northeast of the Mt. Palomar Observatory, and is therefore subject to the provisions of Ordinance No. 655. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. The project incorporated the lighting requirements of the Riverside County Ordinance No. 655 into the proposed project design with shielding and directing the light directly into the lease area only. This will reduce the impact to a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communications facility will provide a service light to be used at the time of servicing the facility and on a timer. However, it will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels as the lighting is shielded and directed into the project lease area. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) According to "Map My County," the project site has not been mapped by the California Resources Agency. However, no portion of the Project site or immediately surrounding areas contains any sort of farmland. Accordingly, the Project would not result in the conversion of Farmland to a non-agricultural use, and no impact would occur.

b-c) According to "Map My County," there are no lands on the Project site or in the off-site improvement areas that are located within an agricultural preserve. As such, the Project would have no impacts to any Riverside County Agricultural Preserves.

Additionally, according to mapping information available from the CDC, the Project site is not subject to a Williamson Act Contract and is not located near a property subject to a Williamson Act Contract. No impact would occur.

The Project site is zoned Village Tourist Residential (R-3A). According to "Map My County," zoning designations surrounding the Project site are designated Village Tourist Residential (R-3A) and Scenic Highway Commercial (C-P-S). There are no agriculturally zoned properties within 300-feet of the Project site. Therefore, there would be no impact.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). The indicators are discussed below:

- *Consistency Criterion No. 1: The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if localized significance thresholds (LST's) were exceeded. However, the Project's construction- and operational-source emissions with standard regulatory requirements would not exceed applicable LST's, and a less-than-significant impact would occur. Accordingly, the proposed Project would be consistent with the first criterion.

- *Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

The 2012 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes a wireless communication facility on a property currently designated by Riverside County as Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR). Because the proposed Project is simply an unmanned wireless telecommunication facility and would only require occasional routine maintenance, there would be an operational traffic trip generation rate that is less than that of the development of uses permitted by the CD-MDR land use generation. Thus, development of the project would not exceed the growth projections in the County of Riverside's General Plan and thus considered to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. Because the proposed Project is simply an unmanned wireless telecommunication facility, there would be no change in any density ratio. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

b-c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

Table 1 SCAQMD Regional Thresholds

MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)		
Pollutant	Construction	Operational
No _x	100 lbs/day	100 lbs/day
VOC	75 lbs/day	75 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

(AQMD)

It should be noted that all projects within the SCAB, including the proposed Project, would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the basin. This includes the following requirements pursuant to SCAQMD Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase. Therefore, there would be a less than significant impact.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Idyllwild School located at 26700 CA-243, Idyllwild, CA 92549 at approximately .58 miles southwest of the Project site.

Based on the analysis presented above, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, commercial, and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site is on a built-up parcel in an urbanized area. The proposal will disturb approximately 568 square foot lease area for the construction of the tower and associated equipment. Based on periodical disturbance, the site is not anticipated to have biological impacts. Therefore, project will have less than significant impact.

b-c) The proposal will disturb approximately 568 square foot lease area for the construction of the tower and associated equipment. Based on previous construction, the site is not anticipated to have habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Helix 2017; PDA05010r1 "Phase I Cultural resources Assessment Verizon Wireless Candidate 'Bicknell', Idyllwild, Riverside County California". Project Application Materials.

Findings of Fact:

a-b) The project location is located on the property of the Idyllwild Inn property, which has been found to be potentially eligible as a historic district under Riverside County Historic Landmark, California Register of Historic Resources, and National Register of Historic Places under Criterion A/1: Event as a part of the pattern of social and economic development of Riverside County and Idyllwild between 1915-1965 that characterizes Idyllwild as a mountain resort community. It is also considered to be potentially eligible as a historic district under Criterion C/3: Architecture as a good example of Craftsman architecture adapted to the local Riverside County and Idyllwild rural vernacular building traditions. Additionally, the Idyllwild Inn, is considered to be potentially eligible for listing as a historic district on the Riverside County Historic Landmarks listings, the California Register of Historical Resources, and the National Register of Historic Places. The property is considered to be a historic resource for the purposes of CEQA.

The results of HELIX's assessment indicate that installation of the new 70-foot tall monopine antenna structure and associated equipment should not negatively affect the historic property. Since the historic property has numerous pine trees, the monopine would not be incompatible with the existing landscape. In addition, it would appear similar in mass, scale and appearance to the adjacent pines and its location would not block the view of another listed historic property. It does not appear that the installation of the monopine within the historic property would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association, which are characteristics that qualify the property for eligibility for listing. Impacts have been reduced to a level below significant with the implementation of project design considerations which avoid the Idyllwild Inn buildings. Therefore, the proposed project will have a less than significant impact these resources. Moreover, because the significant historic resources are completely protected and will not be modified, the project will not contribute to a potentially significant cumulative impact on historical resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
outside of formal cemeteries?				
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Helix 2017; PDA05010r1 "Phase I Cultural resources Assessment Verizon Wireless Candidate 'Bicknell', Idyllwild, Riverside County California". Project Application Materials.

Findings of Fact:

a) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist Sarah Williams on June 13, 2017, it has been determined that the project site does not contain any archaeological resources. The results of the survey are provided in an archaeological survey report entitled, *Phase I Cultural resources Assessment Verizon Wireless Candidate 'Bicknell', Idyllwild, Riverside County California*, dated June 26, 2017. Therefore, there will be no impacts in this regard.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. There will be no impacts in this regard.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

TRIBAL CULTURAL RESOURCES Would the project

10. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices were mailed to six requesting tribes on March 30, 2016. There was no response from the Cahuilla Band of Indians, the Pechanga Band of Luiseno Indians, the Colorado River Indian Tribes or the Soboba Band of Luiseno Indians. This project was discussed with the Morongo Band of Indians but formal consultation was never requested. Consultation was requested by the Agua Caliente Band of Cahuilla Indians. In a letter dated April 13, 2016 the Tribe requested that a cultural resources inventory be conducted and that they be provided with the record search results and copies of all reports and site records associated with the Project. This project was discussed during a meeting on May 25, 2016. On January 18, 2017 a letter was received from the Tribe requesting that a condition of approval dictating the procedures to be followed in the event human remains are discovered during grading be included. The revised conditions of approval were provided to the Tribe on the same day. On June 08, 2017 a letter concluding AB52 consultation was received from the Tribe. No Tribal Cultural resources were identified by any Tribe. The project will cause no adverse change in the significance of a Tribal Cultural Resource because there are none present within the project area. Therefore, there will be no impact in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. The nearest fault is 2.82 miles southwest of the project site. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur.

Additionally, through mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures proposed to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions. Thus, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having no potential for liquefaction. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

According to “Map My County,” the Project site is not located in a fault zone or near an identified fault-line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”

Findings of Fact:

Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Furthermore, and as shown on County of Riverside General Plan, REMAP Area Plan Figure 16, *Slope Instability*, the Project site is not located in an area mapped with existing landslides, or an area of high, moderate, or low susceptibility to seismically induced landslides and rockfalls. Accordingly, the proposed Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. Thus, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map”

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. According to "Map My County," the Project site is not susceptible to subsidence. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The Project site is more than 60 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. Additionally, Figure 12, *REMAP Area Plan Flood Hazards* illustrates that a portion of Project site is located within a 100-Year Flood Zone. However, the lease area itself is not located within the 100-Year Flood Zone. Due to the relatively flat topography of the proposed lease area, there is no potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-b) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require minimal grading of the site to accommodate the proposed development. Due to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

the limited scale of the proposed Project, the site's existing topographic conditions would be maintained. Therefore, impacts would be less than significant and no mitigation would be required.

c) Under existing conditions, the Project site comprises of built-up land. Due to the limited scale of the proposed Project, however, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) Construction activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. However, due to the project's limited scale, and with incorporation of Best Management Practices (BMP's) potential impacts resulting from erosion are expected to be less than significant.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2016 California Building Code (CBC). Therefore, there would be no risk to life or property. No impact would occur. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The proposed Project is located on disturbed, built-up land. Due to existing conditions and the limited scale of the proposed Project, any potential impact related to erosion is expected to be less than significant. Additionally, the proposed Project is not located in the vicinity of a stream or lake and will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or bed of a lake.

b) Due to the limited scope of the proposed Project, an increase in water erosion either on site or off-site is not expected. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

The Project site is considered to have a "low" susceptibility to wind erosion (Riverside County, 2003, Figure S-8). Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds. Following construction, wind erosion would be non-existent, as the disturbed areas would be covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

21. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?				

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

a) According to "Map My County," the project site has been mapped as having a low potential for paleontological resources. Additionally, the proposed Project will be located on a site which is already disturbed and built-up. Therefore, the proposed Project would have a less than significant impact due to the existing conditions on the Project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Project application materials

Findings of Fact:

a) The Project proposes the installation of a 70-foot tall unmanned wireless telecommunication within a 568 square foot lease area. The installation of the telecommunication facility will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

23. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
accident conditions involving the release of hazardous materials into the environment?				
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. There will be no impact.

b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. Therefore, the project will have a less than significant impact.

c-d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. There will be no impact.

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. The closest airport is Palm Springs International Airport which is located approximately 13 miles east of the project site.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

According to County of Riverside General Plan, REMAP Area Plan, Figure 11, *REMAP Plan Wildfire Susceptibility*, the Project site is located within a "Very High Fire Area." With adherence to Riverside County Ordinance No. 787 and California Building Code Guidelines, which contain provisions for prevention and fire hazards, the proposed Project would have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

26. Water Quality Impacts

a) Substantially alter the existing drainage pattern of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) Due to the limited scope of the proposed Project, an unmanned wireless telecommunication facility, there will not be a substantial alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered to be less than significant.

b) Due to the character and limited scope of the proposed Project, it is not anticipated that implementation of the proposed Project will violate any water quality standards or waste discharge requirements. Therefore, there would be a less than significant impact.

c) The proposed Project is simply an unmanned wireless telecommunication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

e) A portion of the Project site is located within a 100 year flood zone, however no housing is being proposed. Therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. There would be no impact.

f) A portion of the Project site is located within a 100 year flood zone. However, the proposed lease area is not within the 100-Year Flood Zone. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows. There would be no impact.

g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) Due to the limited scope of the proposed Project and existing development on the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the Project will have less than significant impact.

b) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the Project will have less than significant impact.

c) As indicated in the Riverside County General Plan REMAP Area Plan Figure 10, *Flood Hazards*, the Project site is not located in a dam inundation zone or flood prone area. The Project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the Project will have less than significant impact.

d) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not cause changes in the amount of surface water in any water body. Therefore, the Project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

28. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) Under existing conditions, the Project site is built-up with an inn. With implementation of the proposed Project, only the 568 square-foot lease area would be disturbed. According to Table LU 4 of the General Plan, the proposed wireless telecommunication facility would be in compliance with both current land use designations of Community Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD: MDR). The project is located within the (CD: CR) section of the subject parcel. Although the proposed Project will not result in a substantial alteration of the present or planned land use of the area, all potential environmental impacts associated with the Project are evaluated throughout this environmental assessment. Therefore, there would be a less than significant impact.

b) The proposed Project site is in unincorporated Riverside County and not located within a city sphere of influence. There are no components of the Project with a potential to adversely affect land use within any other adjacent cities or counties such that significant environmental impacts would result. Therefore, the proposed Project would not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries, and no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

29. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) Under existing conditions, the Project site is zoned both Scenic Highway Commercial (C-P-S) and Village Tourist Residential (R-3A), which allows for various commercial and residential uses, including wireless communication facilities. The project is located within the (C-P-S) section of the subject parcel. Because the proposed Project is a disguised telecommunications tower, it may be considered to be of a lower intensity than the existing inn on the Project site. Accordingly, impacts would be less than significant and no mitigation is required.

b) The Project site is entirely surrounded by properties zoned Scenic Highway Commercial (C-P-S) and Village Tourist Residential (R-3A). The Project proposed is a wireless communication facility. The use is fully compatible with C-P-S and R-3A zoning designations that abut the site. Therefore, the proposed Project would be consistent with existing surrounding zoning, and impacts would be less than significant requiring no mitigation.

c) Surrounding land uses include a shopping center to the north and west; with vacation rentals and scattered residential dwellings to the east and south. The wireless communication facility would be fully compatible with the existing commercial and residential uses near the Project site and would not conflict with the subject site's existing surrounding land uses.

The County of Riverside General Plan identifies future planned land uses within the project vicinity. Riverside County General Plan land uses include: Community Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre). These land uses are reflective of the existing land uses that surround the Project site. As noted in the analysis presented above, the Project would be compatible with, or otherwise would not conflict with, these existing or planned land uses. Thus, the Project would not conflict with any proposed land uses in the surrounding area. There would be no impact.

d) The Project site is designated by the Riverside County General Plan for Community Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD: MDR),

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

with the project's location within the Commercial Retail section of the subject parcel. The proposed wireless communication facility would be fully consistent with the property's General Plan land use designation. There would be no impact.

e) There are residential communities to the east and south of the Project site. However, there are no components of the proposed Project that would obstruct access to the communities. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

30. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General Plan Figure OS-6, *Mineral Resources Area*, the Project site is within an unstudied area. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project is not likely to result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Thus, there would be a less than significant impact.

c-d) The Project site is not located near any area known to have mineral resources deposits. Lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, no impact would occur and no mitigation is required.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

31. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

There are no railroads in the vicinity of the Project site. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Highway Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials
Findings of Fact:

The nearest highway is Highway 243, which is the Banning-Idyllwild Panoramic Highway located 722 feet (0.14 miles) to the west of the Project site. Additionally, State Route Highway 74 is 14,432 feet (2.81 miles) further to the west of the Project site. However, the proposed Project is simply a wireless communication facility, which would not be affected by highway noise or pose an impact to either Panoramic Highway 243 or State Route Highway 74. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact:

No additional noise sources have been identified that would expose the Project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

35. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. Additionally, the ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network, including Panoramic Highway 243 and possibly State Route Highway 74. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant.

b) The Project's only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the wireless communication facility would not result in the generation of any significant temporary or periodic noise increases. The occasional facility maintenance would not result in a significant noise increase.

All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The nearest habitable dwelling is approximately 540 feet away. Therefore, the project will have a less than significant impact.

c-d) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities would be localized and intermittent. Construction activities that are expected to occur within the Project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response. Therefore, project construction vibration-related impacts would be less than significant.

The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

36. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a & c) Under existing conditions, there are no existing homes on-site, nor is the site occupied by any residents. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The Project simply proposes an unmanned wireless communication and would not result in an affordable housing demand. Therefore, there would be no impact.

d) According to Riverside County's "Map My County," the Project site is not located within or adjacent to any County Redevelopment Project Area. Therefore, there would be no impact.

e) The Project simply proposes an unmanned wireless communication facility. Implementation of the proposed Project would not result in the construction of housing or in a population increase. Accordingly, there would be no impact.

f) The proposed Project would develop the site with an unmanned wireless communication facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

37. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by Idyllwild Fire Station No. 621 located approximately .24 miles northwest of the Project site at 54160 Maranatha Dr. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

unmanned wireless communication facility, implementation of the proposed Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department provides community policing to the Project area via the Hemet Station located approximately 10.38 miles west of the Project site at 43950 Acacia Avenue Suite B, Hemet, CA 92544. The proposed Project's demand on sheriff protection services would be little to nonexistent because the proposed Project is simply an unmanned wireless communication facility. Therefore, implementation of the proposed Project would not result in the need for new or physically altered sheriff stations. There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Schools

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact:

The Project simply proposes an unmanned wireless communication facility. The closest school is the Idyllwild School approximately 0.60 miles away. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Libraries

Source: Riverside County General Plan

Findings of Fact:

The Project simply proposes an unmanned wireless communication facility. The closest library is the Idyllwild Branch Library approximately 562 feet away. No housing, which could potentially increase the demand for library services, is being proposed. Therefore, there would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan

Findings of Fact:

The Project simply proposes an unmanned wireless communication facility. The closest health services facility is the Hemet Valley Medical Center approximately 14.59 miles away. No housing, which could increase the demand for health services, is being proposed.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

42. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The Project simply proposes an unmanned wireless communication facility and does not involve the construction or expansion of recreational facilities. Therefore, there would be no impact.

b) The Project simply proposes an unmanned wireless communication facility. No use of existing neighborhood or regional parks or other recreational facilities is being proposed. Any fees for the CSA would be paid accordingly by the applicant. Therefore, there would be a less than significant impact.

c) According to “Map My County,” the Project site is located within the Idyllwild #36 County Service Area (CSA #36), which provides funding for parks and recreation and lighting. Therefore, there would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

According to the REMAP Area Plan Figure 8, *Trails and Bikeway System*, there are no regional trails planned in the immediate vicinity of the Project site. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

44. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

f) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

i) Conflict with adopted policies, plans or programs

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility. Any traffic resulting from the proposed Project would be due to regular maintenance. Therefore, there would be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there would be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Any impact would be less than significant.

c-d) The proposed Project is simply an unmanned wireless communication facility and does not propose and design issues that would cause a change in air traffic patterns or alter waterborne, rail, or air traffic. Therefore, there would be no impact.

e-f) The proposed Project is simply an unmanned wireless communication facility and does not propose any change in street design. Therefore, there would be no impact.

g) The proposed Project may cause an effect upon circulation during the Project's construction. However, there would be a less than significant impact due to the scale of the proposed Project.

h) The proposed Project is simply an unmanned wireless communication facility on a 568 square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there would be no impact.

i) The proposed Project is simply an unmanned wireless communication facility. Therefore, the proposed Project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

45. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The proposed Project is simply an unmanned wireless communication facility and does not create a need for or impact a bike trail in the vicinity of the project. Therefore, there would be no significant impact.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility. Therefore, the proposed Project would not require or result in the construction of new water treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility and would not require any connection to sewer lines. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility and would not require solid waste services. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Utilities	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project implementation materials

Findings of Fact:

a-g) Implementation of the proposed Project would require the construction of electrical and communication facilities. Electrical service would be provided by Southern California Edison and communication systems would be provided by Verizon. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment. Therefore, there would be a less than significant impact.

The Project does not propose any construction of natural gas systems, street lighting, storm water drainage, public facilities, or other governmental services.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Monitoring: No monitoring is required.

50. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Project implementation materials

Findings of Fact:

The proposed Project is an unmanned wireless communication facility. This use would increase consumption of energy for operation of facility equipment.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Implementation of the proposed Project is not expected to result in conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Staff review, project application

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002)
102 Cal.App.4th 656.

Revised: 11/21/2017 6:11 PM

PLOT PLAN: TRANSMITTED Case #: PP25987

Parcel: 565-061-037

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

Plot Plan No. 25987 proposes to install a 70-foot-high disguised wireless communication facility designed as a pine tree (monopine) with twelve (12) antennas, fifteen (15) RRUs, one (1) 4-foot-diameter microwave dish, three (3) RAYCAPS, one (1) GPS antenna, and one (1) DC generator on a concrete pad with outdoor equipment cabinets enclosed inside a 568 sq. foot lease area surrounded by a 6-foot-high block wall.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25987 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25987, Exhibit A, dated December 18, 2017.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 2 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 3 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILDING PERMITS RECOMMND

The applicant shall obtain all required building permits from the Building Department prior to any construction on the property. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment that does not have all required building permits as required by State Law.

10.BS PLNCK. 2 B&S - SUBMITTAL REQUIREMENTS RECOMMND

PERMIT ISSUANCE:
Per section 105.1 (2016 California Building Code, CBC):

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

10. GENERAL CONDITIONS

10.BS PLNCK. 2 B&S - SUBMITTAL REQUIREMENTS (cont.) RECOMMND

Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

William Peppas
Senior Building Inspector
Riverside County Building & Safety
(951) 955-1440

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE-NO WASTEWATER PLUMBING RECOMMND

The project comprises structures without wastewater plumbing. If wastewater plumbing fixtures are proposed in the future, the applicant shall contact the Department of Environmental Health for the requirements.

10.E HEALTH. 2 USE - EMERGENCY GENERATOR RECOMMND

For any proposed use of emergency generators, the following shall apply:

a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).

b) A concrete berm shall be installed around all diesel

PLOT PLAN: TRANSMITTED Case #: PP25987

Parcel: 565-061-037

10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - EMERGENCY GENERATOR (cont.)

RECOMMND

backup generators, especially those designed with single-walled tanks.

- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

10.E HEALTH. 3 USE - NOISE STUDY

RECOMMND

Noise Consultant: Helix Environmental Planning
7578 El Cajon Blvd.
San Diego CA 91942

Noise Study: "Noise Impact Analysis, Verizon Wireless Telecommunication Facility, "Bicknell" Idyllwild, CA 92549," April 19, 2017.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study,

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - NOISE STUDY (cont.)

RECOMMND

PP25987 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated May 17, 2017 c/o Steven Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 1 USE#03-ADDRESS AT CELL TOWER

RECOMMND

The site address shall be clearly posted at the job site entrance. This will enable incoming emergency equipment and the inspectors to locate the job-site from the assigned street location. Numbers shall be a minimum of 12 inches in height and visible from Cedar Street.

10.FIRE. 2 USE#25-KNOX FOR GATE

RECOMMND

KNOX BOX or KNOX PADLOCK will be required for Fire Access. Application for KNOX will be available with our Fire Marshal's signature to order for customers at 77933 Las Montanas Rd.Ste.201 Palm Desert, CA 92211 (760)863-8886.

10.FIRE. 3 USE-FIRE ACCESS

RECOMMND

Plans need to show Fire Access from Cedar Road to cell tower site and needs to be a minimum of 12 feet wide or greater. If Cedar Street to cell site exceeds 150 feet in length, Fire Department will require a turnaound or hammerhead for our engine to turn around.

10.FIRE. 4 USE* -PLACARD

RECOMMND

Placard- Need 704 placard on the outside of the wall, visible from the street.

10.FIRE. 5 USE* -FIRE EXTINGUISHER

RECOMMND

Extinguishers (Light Hazard)- Install a portable fire extinguisher, with a minimum rating of 4A-40BC, for every 3,000 sq. ft. and/or 75 feet of travel distance. Fire extinguishers shall be mounted no higher than 5 ft. above finished floor, as measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

10. GENERAL CONDITIONS

10.FIRE. 5 USE* -FIRE EXTINGUISHER (cont.) RECOMMND

Must have current CSEFM service tags affixed; or within one year of from the date of month and year of manufacture. (NOTE: If only a year of manufacture is indicated, maintenance shall be due January 1st of the year following.)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Bluebeam Session ID: 748-712-059
Plot Plan (PP) 25987 is a proposal to construct a wireless communication facility on a lease area inside 1.40-acre parcel in the Idyllwild Area. The site is located southerly of North Circle Drive between Village Center Drive and Cedar Street.

The site is located on the north bank of Strawberry Creek and receives runoff from a tributary offsite drainage area of approximately 10 acres to the northeast. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND

accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

The monopole/antenna array located within the property shall not exceed a height of 70 feet.

10.PLANNING. 6 USE - CO-LOCATION RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved unmanned wireless telecommunication facility generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10.PLANNING. 11 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The equipment cabinet color shall be in earthtones, which will blend with the surrounding setting.

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

10. GENERAL CONDITIONS

10.PLANNING. 11 USE - EQUIPMENT/BLDG COLOR CT (cont.) RECOMMND

For monopines, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green and socked in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 15 USE - BRNCH HGT CNT ANT SOCK RECOMMND

The branches for the monopine shall start 15 feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas shall have "socks".

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

10. GENERAL CONDITIONS

10.PLANNING. 16 USE - MAINTAIN SOCKS/BRANCHES RECOMMND

The proposed monopine shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

10.PLANNING. 18 MAP - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines 15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) 5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - i) A County Official is contacted.
 - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
 - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.

- (1)The MLD identified fails to make a recommendation; or
- (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 18 MAP - GEO02511 ACCEPTED RECOMMND

County Geologic Report GEO No. 2511, submitted for the project (PP25987/APN 565-061-037), was prepared by Terradyne LAX, Inc. The report is titled; "Geotechnical Investigation Report, VZT BICKNELL, 60-ft Cell Tower at 54300 Village Center Drive, Idyllwild, California," dated August 15, 2016. In addition, Terradyne LAX, Inc. has also submitted the following document:

"Geotechnical Investigation Report, VZT BICKNELL, 70-ft Cell Tower at 54300 Village Center Drive, Idyllwild, California," dated May 18, 2017.

This document is herein incorporated as a part of GEO02511. GEO02511 concluded:

- 1. There are no known active or inactive faults or fissures that traverse the subject property.
- 2. The potential for surface fault rupture at the property is considered low.
- 3. The potential for liquefaction to affect the subject site during a large earthquake is low.
- 4. The near surface alluvial fan deposits at the site are relatively unconsolidated.
- 5. The potential impact due to collapsible soils, if they exist onsite, is considered less than significant.
- 6. The site is not considered susceptible to seismically induced landslide and there is no potential impact for the site
- 7. The possibility of the tsunamis or seiches to impact the site is considered nil.

GEO02511 recommended:

- 1. All tree roots should be properly removed at the time of grading. All debris and perishable material should be removed from the site.
- 2. The surficial dry soil be excavated to the contact with

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - GEO02511 ACCEPTED (cont.)

RECOMMND

firm underlying alluvium deposit and replaced as properly compacted fill. A minimum over-excavation of 30 inches is recommended for the equipment pad with the acceptable soil parameters given for the remaining in-situ alluvium deposit of 85% relative compaction.

3.The bottom of the excavation should be scarified 6 inch, moisture conditioned and recompacted to 90 percent of the maximum dry density with moisture content (2) percentage points above optimum.

4.The monopole should be supported on a minimum 15-foot deep drilled straight shaft pier.

GEO02511 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO02511 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 19 MAP - UNANTICIPATED RESOURCES

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

b)At the meeting, the significance of the discoveries shall

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - UNANTICIPATED RESOURCES (cont) RECOMMND

be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 20 MAP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has

PLOT PLAN: TRANSMITTED Case #: PP25987

Parcel: 565-061-037

10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - LOW PALEO (cont.)

RECOMMND

dropped below an acceptable level

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 21 USE - PDA05010R1 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No.5010 submitted for this project (PP25987) was prepared by Helix Environmental and is entitled: "Cultural Resource Record Search and Site Visit Results for Cellco Partnership Controlled Affiliates doing business as Verizon Wireless Candidate 'VZT Bicknell II', 54300 Village Center Road, Idyllwild, Riverside County California" dated April 27, 2016. This report was not

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

10. GENERAL CONDITIONS

10.PLANNING. 21 USE - PDA05010R1 ACCEPTED (cont.)

RECOMMND

accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on September 22, 2016.

Revised County Archaeological Report (PDA) No. 5010r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 26, 2017. This report was accepted by the County Archaeologist on August 18, 2017.

PDA05010r1 concludes: the Idyllwild Inn property has been evaluated and found to be potentially eligible as a historic district under Riverside County Historic Landmark, California Register of Historic Resources, and National Register of Historic Places Criterion A/1: Event as a part of the pattern of social and economic development of Riverside County and Idyllwild between 1915-1965 that characterizes Idyllwild as a mountain resort community. The Idyllwild Inn was one of the main landmark developments of the Idyllwild community over the twentieth century and has served as a social center and primarily location for the overall pattern of development of the community. It provided not only tourist accommodations which brought more economic development to the community and county but it also functioned as the local store with goods and services for residents and visitors for many years until the development of the larger commercial business enterprises that served the residents of Idyllwild. In addition, the Idyllwild Inn is considered to be potentially eligible as a historic district under the County of Riverside Historic Landmark listings, the California Register of Historical Resources, and the National Register of Historic Places Criterion C/3: Architecture as a good example of Craftsman architecture adapted to the local Riverside County and Idyllwild rural vernacular building traditions.

The subject property, the Idyllwild Inn, is considered to be potentially eligible for listing as a historic district on the Riverside County Historic Landmarks listings, the California Register of Historical Resources, and the National Register of Historic Places.

The property is considered to be an historic PDA05010r1 recommends: a finding of no adverse effect for direct and visual effects, and does not recommend additional mitigative efforts prior to project implementation.

These documents are herein incorporated as a part of the record for project.

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10. TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10. TRANS. 2 USE - COUNTY WEBSITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Website: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10. TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

WASTE DEPARTMENT

10. WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

11/21/17
19:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 16

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

The lifespan of a wireless telecommunication facility shall be consisten with the County of Riverside's Ordinance 348.

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MBTA SURVEY (cont.)

RECOMMND

survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.
- b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.
- c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.
- d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - GRADING PLANS (cont.)

RECOMMND

tolerant, low water using and erosion controlling.

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION

RECOMMND

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

EPD DEPARTMENT

80.EPD. 1 EPD - MBTA REPORT

RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80. PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A.

80. PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80. PLANNING. 3 USE - RVW BLDNG PLNS/SOCKS/BRN RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

TRANS DEPARTMENT

80. TRANS. 5 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

80. TRANS. 6 USE - UTILITY PLAN CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 2 USE - HAZMAT CONTACT/REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 4 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25987 has been calculated to be 568 square-feet.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 5 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25987 is calculated to

PLOT PLAN: TRANSMITTED Case #: PP25987

Parcel: 565-061-037

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ORD 810 O S FEE (2) (cont.) RECOMMND

be 568 square-feet. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (additional antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 7 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25987 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

11/21/17
19:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 23

PLOT PLAN:TRANSMITTED Case #: PP25987

Parcel: 565-061-037

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 2 USE-UTILITY-INSTALL CELL TOWER. RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**LAND DEVELOPMENT COMMITTEE (LDC)
FOURTH CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: March 13, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Board of Supervisors - Supervisor: Washington

Planning Commissioner: Taylor-Berger

PLOT PLAN NO. 25987 SUBMITTAL No. 4 – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) and Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 3.18 Acres - Zoning: Scenic Highway Commercial (C-P-S) and Village Tourist Residential (R-3A) - **REQUEST:** The proposal to install a 70 foot high wireless communication facility disguised as a pine tree with twelve (12) six foot antennas, fifteen (15) Remote Radio Units, one (1) four foot diameter microwave dish, three (3) RAYCAPS, one (1) Global Positioning Satellite antenna, three (3) outdoor equipment cabinets on concrete pad, and one (1) DC generator located inside a 568 sq. ft. lease area surrounded by a 6 foot high masonry block wall. – APN: 565-061-036. Note: this reflects a new location on the subject property for this wireless facility due to height requirements wanted for the tower. **BBID: 748-712-059 UPROJ: PP25987**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC comment on April 6, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

**LAND DEVELOPMENT COMMITTEE (LDC)
THIRD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: October 25, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
P.D. Environmental Programs Division

P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Information Technology

PLOT PLAN NO. 25987 AMENDED NO. 2 – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development - Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres - Zoning: Village Tourist Residential (R3-A) - **REQUEST:** The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats. – APN: 565-061-037. **BBID: 748-712-059. UPROJ CASE: PP25987**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC comment on November 3, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

**LAND DEVELOPMENT COMMITTEE (LDC)
SECOND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: August 4, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Information Technology

PLOT PLAN NO. 25987 AMENDED NO. 1 – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development – Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres – Zoning: Village Tourist Residential (R3-A) – **REQUEST:** The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats – APN: 565-061-037 **BBID# 748-712-059 UPROJ CASE: PP25987.**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC comment on August 11, 2016.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by accessing the Bluebeam Studio Session at the following link. <https://studio.bluebeam.com/join.html?ID=514-201-411>. You will need Bluebeam software installed on your computer in order to access the Bluebeam Studio Session. If you do not have Bluebeam installed on your computer, you can download a free version at <http://www.bluebeam.com/us/products/free-viewer/>. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: March 23, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Department
Riv. Co. Landscape
Riv. Co. Geology Section
Riv. Co. Archaeology Section
Palm Desert Fire Department

Regional Parks & Open Space
Idyllwild Fire Department
Building & Safety-Grading
Building & Safety-Plan Check
Hemet Unified School District
Riv. Co. Information Technology

Riv. Co. Waste Resources Management
Biology
Southern California Edison Co.
Southern California Gas Co.
3rd District Supervisor
3rd District Planning Commissioner

PLOT PLAN NO. 25987 – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development - Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres - Zoning: Village Tourist Residential (R3-A) - **REQUEST:** The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats. – APN: 565-061-037.

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled as an **LDC comment item on April 7, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Tim Wheeler, (951) 955-6060, Interim Urban/Regional Planner II**

, or e-mail at TWheeler@rctlma.org/MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

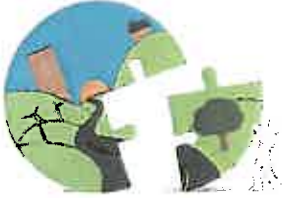
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

June 7, 2017

Pages 3 (including this cover)

Terradyne LAX, Inc.
Fax: 949-231-1700
Attn: A. Wahab Noori

RE: Conditions of Approval
County Geologic Report No. 2511
"Geotechnical Investigation Report, VZT BICKNELL, 60-ft Cell Tower at 54300
Village Center Drive, Idyllwild, California," dated August 15, 2016.

Please see the attached conditions of approval pertaining to the subject report.

Please call me at (951) 955-6187 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director

Daniel P. Walsh, CEG No. 2413
Associate Engineering Geologist, TLMA-Planning

Attachments: Conditions of Approval

cc: Planner: Tim Wheeler, Riverside Office (twheeler@rivco.org)
Applicant: VZW c/o Cortel, Attn: Andrea Urbas (andrea.urbas@cortel-llc.com)

File: GEO02511, PP25987

B:\Geology\CGR\GEO02500-2699\geo2511_COA.doc

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

March 30, 2016

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25987)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25987 – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development - Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres - Zoning: Village Tourist Residential (R3-A) –

REQUEST: The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats. – APN: 565-061-037.

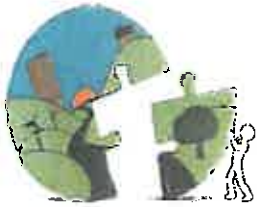
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner twheeler@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 30, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25987)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25987 – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development - Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres - Zoning: Village Tourist Residential (R3-A) –

REQUEST: The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats. – APN: 565-061-037.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner twheeler@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Wetss, AICP
Planning Director

March 30, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25987)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25987 – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development - Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres - Zoning: Village Tourist Residential (R3-A) –

REQUEST: The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats. – APN: 565-061-037.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner twheeler@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 30, 2016

Morongo Cultural Heritage Program
Attn: Ray Haute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25987)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25987 – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development - Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres - Zoning: Village Tourist Residential (R3-A) –

REQUEST: The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats. – APN: 565-061-037.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner twheeler@rctlma.org
Attachment: Project Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

March 30, 2016

Agua Caliente Band of Cahuilla Indians
Pattie Garcia-Plotkin, THPO
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25987)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25987 – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development - Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres - Zoning: Village Tourist Residential (R3-A) –

REQUEST: The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats. – APN: 565-061-037.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner twheeler@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 30, 2016

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25987)

Dear Mr. Heredia:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to htthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25987 – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas - Third Supervisorial District - Idyllwild Zoning District - REMAP Area Plan: Community Development - Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr. – 1.40 Acres - Zoning: Village Tourist Residential (R3-A) –

REQUEST: The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats. – APN: 565-061-037.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson". The signature is fluid and cursive.

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner twheeler@rctlma.org
Attachment: Project Vicinity Map

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



59089

April 13, 2016

[VIA EMAIL TO:Hthomson@rctlma.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: Plot Plan No. 25987 - EA42870 (VZT Bicknell Cell Tower)

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Plot Plan No. 25987 - EA42870 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). For this reason, the ACBCI THPO requests the following:

- *A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.
- *A copy of the records search with associated survey reports and site records from the information center.
- *Copies of any cultural resource documentation (report and site records) generated in connection with this project.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6981. You may also email me at vharvey@aguacaliente.net.

Cordially,

Victoria Harvey
Archaeological Monitoring Coordinator
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

Cultural Resources Records Search Request Instructions

A records search conducted by the Eastern Information Center (EIC) of the California Historical Resources Information System (CHRIS) is required for the CEQA review of your project. Records searches conducted by the EIC are billed using the standard CHRIS fee structure established by the California Historical Resources Commission. A \$150.00 deposit is required to initiate the records search, with any balance due within thirty (30) calendar days of receipt of billing. The final fee will not exceed \$500.00 without applicant approval. Records search results will be submitted directly to the Riverside County Planning Department Archaeologist.

You will need to submit the following to the EIC for the records search.

1. A 1:1 facsimile (not enlarged or reduced) of the relevant portion of the applicable United States Geological Survey (USGS) 7.5-min series topographic quadrangle map on which are clearly delineated: (a) the project area boundary (including any proposed offsite improvements); and (b) a 1-mile radius border around the project area. Remember to identify the name of the subject USGS map on the facsimile submitted.
2. CHRIS Data Request Form (attached).
3. Deposit of \$150.00. Make check payable to UC Regents.

Send requests to:

Dr. M.C. Hall, Coordinator
Eastern Information Center
Department of Anthropology
University of California Riverside
Riverside, CA 92521-0418

Wheeler, Timothy

From: Baird, Yun
Sent: Thursday, July 20, 2017 8:56 AM
To: Wheeler, Timothy; Baird, Yun
Cc: McDonough, Patrick; Brown, Kyla
Subject: RE: Proposed wireless tower (at Idyllwild Inn) - Photo Sims

Hi Tim,
No comments, looks fine.
Thanks for the opportunity to review.

Thank you,
Yun Baird
951.955.6515

From: Wheeler, Timothy
Sent: Monday, July 17, 2017 11:32 AM
To: Baird, Yun <YBaird@RIVCO.ORG>
Subject: Proposed wireless tower (at Idyllwild Inn) - Photo Sims
Importance: High

Yun,

Please review the photo sims of the proposed cell tower. Please let me know of any comments you may have, if any.

Thanks

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

[How are we doing? Click the Link and tell us](#)

County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

April 7, 2016

Attention: Planning

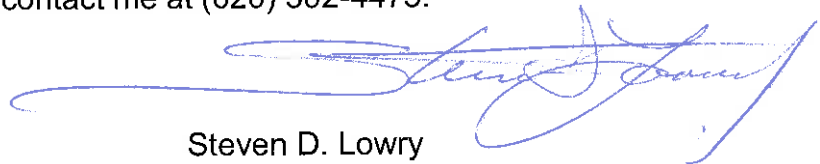
Subject: Plot Plan No. 25987

Please be advised that the division of the property shown on Plot Plan No. 25987 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (626) 302-4473.



Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CR03738

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: Wireless Telecommunications Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Verizon Wireless c/o Cortel E-Mail: andrea.urbas@cortel-llc.com

Mailing Address: 1554 Barton Road, #355

Redlands, CA 92373
City State ZIP

Daytime Phone No: (909) 528.6925 Fax No: () _____

Engineer/Representative's Name: Andrea Urbas E-Mail: andrea.urbas@cortel-llc.com

Mailing Address: 1554 Barton Road, #355

Redlands, CA 92373
City State ZIP

Daytime Phone No: (909) 528.6925 Fax No: () _____

Property Owner's Name: Idyllwild Inn (Josh & Emily White) E-Mail: _____

Mailing Address: 54300 Village Center Rd

Idyllwild, CA 92549
City State ZIP

Daytime Phone No: (951) 659.2552 Fax No: () _____

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) 863-7555

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references 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.

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

ANDREA URBAS
PRINTED NAME OF APPLICANT

[Signature]
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.

X Josh White
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

X Emily White
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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.

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 565-061-037 + 565-061-036

Section: _____ Township: _____ Range: _____

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 342.25 SF lease area

General location (nearby or cross streets): North of South Circle Drive, South of North Circle Drive, East of VILLAGE CENTER DR West of Cedar Street.

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

Installation of 60' monopine at rear lot of lodge, with 12 panel antennas, 12 RRUs, 2 GPS, 1 MW, 4 raycaps, 1 cabinet, 1 back-up generator, 6' chainlink enclosue with slats.

Related cases filed in conjunction with this application:

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):


Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1)  Date 1/18/15

Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 11/18/15

Owner/Authorized Agent (2) _____ Date _____

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Idyllwild Inn, Inc., a California Corporation and Los Angeles SMSA Limited Partnership, a California Limited Partnership (collectively the "PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, Idyllwild Inn, Inc. has a legal interest in the certain real property described as APN 565-061-036 and 565-061-037 ("PROPERTY"); and,

WHEREAS, Los Angeles SMSA Limited Partnership, a California Limited Partnership has a leasehold interest in the PROPERTY; and,

WHEREAS, on February 11, 2016, PROPERTY OWNER filed an application for Plot Plan No. 25987 ("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 its 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, 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:
Idyllwild Inn, Inc.
Attn: Josh & Emily White
54300 Village Center Road
Idyllwild, CA 92549

With a copy to:
Verizon Wireless
Attn: Andrea Urbas
15505 Sand Canyon Ave.
Building D1
Irvine, CA 92618

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, construing 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.

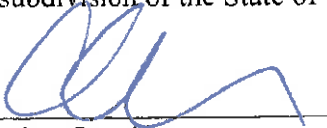
18. ***Joint and Several Liability.*** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

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.

[Remainder of Page Intentionally Blank. Signatures on Following Page.]

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: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 10/31/17

PROPERTY OWNER:
Idyllwild Inn, Inc., a California Corporation

By: _____
Joshua B. White
President

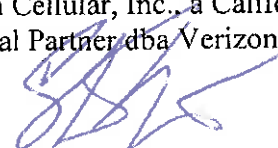
Dated: _____

By: _____
Emily M. White
Secretary

Dated: _____

Los Angeles SMSA Limited Partnership, a California Limited Partnership

By: AirTouch Cellular, Inc., a California Corporation
Its General Partner dba Verizon Wireless

By: 
Steven Lamb
Director – Network Field Engineering

Dated: 10/9/17

FORM APPROVED COUNTY COUNSEL
BY: 
MICHELLE CLACK
DATE 10/26/17

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: _____
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: _____

PROPERTY OWNER:
Idyllwild Inn, Inc., a California Corporation

By: Joshua B. White
Joshua B. White
President

Dated: 10/4/17

By: Emily M. White
Emily M. White
Secretary

Dated: 10/4/17

Los Angeles SMSA Limited Partnership, a California Limited Partnership

By: AirTouch Cellular, Inc., a California Corporation
Its General Partner dba Verizon Wireless

By: _____
Steven Lamb
Director – Network Field Engineering

Dated: _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

PLOT PLAN NO. 25987 – Intent to Adopt a Negative Declaration – EA42870 – Applicant: Verizon Wireless c/o Cortel – **Engineer/Representative:** Andrea Urbas – **Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan:** Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – **Community Development: Medium Density Residential (CD-MDR) (2-5 dwelling units per acre) – Location:** Northerly of South Circle Drive, southerly of North Circle Drive, easterly of Village Center Drive, and westerly of River Drive – **3.18 Acres – Zoning:** Scenic Highway Commercial (C-P-S) – **Village Tourist Residential (R-3A) – REQUEST:** Plot Plan No. 25987 proposes to install a 70-foot-high disguised wireless communication facility designed as a pine tree (monopine) with 12 antennas, 15 RRUs, one (1) 4-foot-diameter microwave dish, three (3) RAYCAPS, one (1) GPS antenna, and one (1) DC generator on a concrete pad with outdoor equipment cabinets enclosed inside a 568 sq. ft. lease area surrounded by a 6-foot-high block wall.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **DECEMBER 18, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director 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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 02, 2017,

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

APN (s) or case numbers PP25987 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS

PP25987 (600 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 376 752 Feet

IMPORTANT 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.

REPORT PRINTED ON... 11/2/2017 8:45:09 AM

© Riverside County RCIT

563300024
GEORGIA A SUMMERTON
STERLING TRUST CO IRA
P O BOX 786
IDYLLWILD CA 92549

563300027
TENACITY
P O BOX 243
IDYLLWILD CA 92549

563300046
TENACITY
P O BOX 243
IDYLLWILD CA 92549

563292003
TENCITY
P O BOX 243
IDYLLWILD CA 92549

563300026
TENACITY
P O BOX 243
IDYLLWILD CA 92549

563283019
ROGER A HULL
NANCY A HULL
25812 VIA DEL REY
SAN JUAN CAPO CA 92675

563283020
PHIL THOMPSON
CYNTHIA P THOMPSON
P O BOX 1130
IDYLLWILD CA 92549

565062003
DELOBO ENTERPRISES INC
P O BOX 2423
IDYLLWILD CA 92549

565062017
WILLIAM D WAGSTAFF
P O BOX 69
IDYLLWILD CA 92549

565062015
TENACITY
P O BOX 243
IDYLLWILD CA 92549

565101008
ROBERT A DYSON
4025 CAMINO DEL RIO S 318
SAN DIEGO CA 92108

565051001
LAWRENCE E DUBOIS
KRISTEN N DUBOIS
2674 STEEPLECHASE WAY
NORCO CA 92860

565102013
ELOISE CASKEY KENNEDY
1433 E FRANZEN AVE
SANTA ANA CA 92701

565101039
G CARSON STRUTHERS
DONNA J STRUTHERS
12770 EASTRIDGE CT
SAN DIEGO CA 92131

565062001
SUBURBAN PROPANE
240 RTE 10 WEST
WHIPPANY NJ 7981

565102015
JAMES L DANIELS
P O BOX 3239
IDYLLWILD CA 92549

565101015
RALPH C HOETGER
JOLENE B HOETGER
P O BOX 564
IDYLLWILD CA 92549

565102014
WILLIAM D WEAVER
KANDLE L WEAVER
28431 E WORCHESTER RD
SUN CITY CA 92586

565101006
FRANZ HUBER
P O BOX 1299
IDYLLWILD CA 92549

565051004
SILVER PINES LODGE
C/O C/O CHRIS SINGER
P O BOX 1171
IDYLLWILD CA 92549

565062010
KENNETH JAY DAHLEEN
CHERYL MYRLENE DAHLEEN
P O BOX 1542
IDYLLWILD CA 92549

565051003
SILVER PINES LODGE
C/O C/O CHRIS SINGER
P O BOX 1171
IDYLLWILD CA 92549

565061003
LEIF L ROGERS
9735 WILSHIRE BL PENTHSE
BEVERLY HILLS CA 90212

565062023
LINEAR LEGACY
C/O NO 170 110
11700 W CHARLESTON BLV
LAS VEGAS NV 89135

565062022
LINEAR LEGACY
C/O NO 170 110
11700 W CHARLESTON BLV
LAS VEGAS NV 89135

565051007
PATRICIA A LITFIN
509 CLARK DR
SAN MATEO CA 94402

565102029
RILEY KATHRYN ELLIS
5712 PENFIELD AVE
WOODLAND HILLS CA 91367

565051019
ROGER C DUTTON
MYRA F DUTTON
P O BOX 1460
IDYLLWILD CA 92549

565062008
SHILOH CHRISTIAN MINISTRIES
P O BOX 1675
IDYLLWILD CA 92549

565101007
SHEILA M ZACKER
P O BOX 1824
IDYLLWILD CA 92549

565062020
ZIEMKOWSKI ENTERPRISES
C/O C/O JAME A ZIEMKOWSKI
PO BOX 326
IDYLLWILD CA 92549

565062026
VILLAGE CENTER ENTERPRISES
P O BOX 928590
SAN DIEGO CA 92192

565101040
JOHN J SIMPSON
LON M MERCER
P O BOX 3384
IDYLLWILD CA 92549

565111028
JACK R KILGORE
GAIL A KILGORE
42785 CERRITOS DR
BERMUDA DUNES CA 92203

565102012
PAMELA F JANOPOULOS
PO BOX 3018
IDYLLWILD CA 92549

565101017
DAVID MARSH
CHELSEA MARSH
2517 ROYAL CREST DR
ESCONDIDO CA 92025

565062019
COUNTY OF RIVERSIDE
C/O C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

563313006
PAUL WHITAKER
P O BOX 1746
IDYLLWILD CA 92549

563300035
LAJUANA CROSS
45500 STONEBROOK CT
LA QUINTA CA 92253

563283013
R H ERLANDSON
KATHLEEN A SMITH ERLANDSON
P O BOX 3112
IDYLLWILD CA 92549

563300032
JAY WILLIAM JOHNSON
P O BOX 322
IDYLLWILD CA 92549

563283014
BRET P MCCAUGHIN STRONG
P O BOX 4423
IDYLLWILD CA 92549

563283016
WILLIAM GARRETT GLASHEEN
ROBERTA N GLASHEEN
PO BOX 3684
IDYLLWILD CA 92549

563283018
CHRIS SINGER
P O BOX 1171
IDYLLWILD CA 92549

563282010
MILDRED R FOLEY
C/O C/O JIM FOLEY
8048 PASEO ARRAYAN
CARLSBAD CA 92009

563292004
CHAD R ADAMSON
11100 SE PETROVITSKY RD AP
RENTON WA 98055

563282009
CARLISLE EUGENIA VOLK
BRUCE W CAMPBELL
C/O C/O BRUCE CAMPBELL
1224 W MICHELTORENA ST
SANTA BARBARA CA 93101

563300033
TENACITY
P O BOX 243
IDYLLWILD CA 92549

563300034
TENACITY
P O BOX 243
IDYLLWILD CA 92549

563300036
IDYLLWILD ALL YEAR RESORT
BOX 147
IDYLLWILD CA 92549

563292014
REIMERS MARY ANN TRUST
C/O C/O MARY ANN REIMERS
3634 S BARRINGTON AVE
LOS ANGELES CA 90066

563283027
FIRST CHURCH OF CHRIST SCIENTIST
P O BOX 455
IDYLLWILD CA 92549

563283015
DONNA BARUCZA
P O BOX 3733
IDYLLWILD CA 92549

563292012
TENACITY
P O BOX 243
IDYLLWILD CA 92549

563300031
TENACITY
P O BOX 243
IDYLLWILD CA 92549

563283017
CHRIS SINGER
P O BOX 1171
IDYLLWILD CA 92549

563300029
CHARLES A KRETSINGER
GEORGE J KRETSINGER
JACQUELINE L KRETSINGER

P O BOX 911
IDYLLWILD CA 92549

563291001
JOANS BAR & RESTAURANT
164 N STANLEY DR
BEVERLY HILLS CA 90211

563292006
JAY WILLIAM JOHNSON
P O BOX 322
IDYLLWILD CA 92549

565061037
IDYLLWILD INN INC
C/O C/O JOSHUA B WHITE
P O BOX 515
IDYLLWILD CA 92549

563292011
GERALD J VANZANTEN
JANIS VANZANTEN
P O BOX 2332
IDYLLWILD CA 92549

563292015
TENACITY
P O BOX 243
IDYLLWILD CA 92549

565061036
IDYLLWILD INN INC
C/O C/O JOSHUA B WHITE
P O BOX 515
IDYLLWILD CA 92549

563313007
VILLAGE CENTER PARTNERS
3118 SYLVAN AVE
OAKLAND CA 92549

J5 Infrastructure
Attn: Andrea Urbas
1554 Barton Rd. #355
Redlands, CA 92373

Idyllwild Inn Inc
P O Box 515
Idyllwild, CA 92549



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach,
Assistant TLMA 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.

PP25987
Project Title/Case Numbers

Tim Wheeler (951) 955-6060
County Contact Person Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Verizon Wireless c/o Cortel 1554 Barton Rd #355, Redlands CA 92373
Project Applicant Address

Northerly of South Circle Dr., Southerly of North Circle Dr., Easterly of Village Center Dr., and Westerly of River Dr.
Project Location

The proposal to install a 60 foot high wireless communication facility disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) microwave dish, two (2) RAYCAPS, two (2) GPS antennas, outdoor equipment cabinets on concrete pad, one (1) DC generator, inside a 288 sq. ft. lease area surrounded by a 6 foot high chain-link fence w/ slats.
Project Description

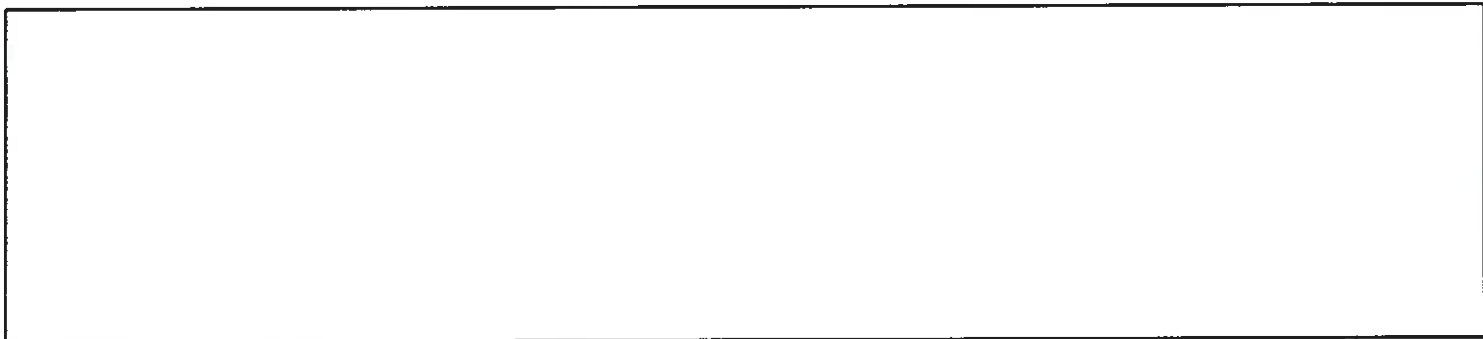
This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not required for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with 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
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R1601599

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: VERIZON WIRELESS C/O CORTEL \$50.00
paid by: CK 3483
EA42870
paid towards: CFG06243 CALIF FISH & GAME - NEG DECL
at parcel: 54300 VILLAGE CENTER RD IDYL
appl type: CFG1

By _____ Feb 11, 2016 16:58
MGARDNER posting date Feb 11, 2016

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

* REPRINTED * R1705971

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: VERIZON WIRELESS C/O CORTEL \$2,216.25
paid by: CK 2842
paid towards: CFG06243 CALIF FISH & GAME - NEG DECL
EA42870
at parcel #: 54300 VILLAGE CENTER RD IDYL
appl type: CFG1

By _____ May 04, 2017 15:35
MGARDNER posting date May 04, 2017

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,216.25

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

Additional info at www.rctlma.org



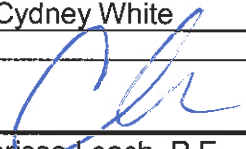
COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.2

Planning Commission Hearing: February 21, 2018

PROPOSED PROJECT

Case Number(s): TR30908E4	Applicant(s): ERP Holding Co., Inc.
Area Plan: Highgrove	c/o Cydney White
Zoning Area/District: University District	
Supervisory District: Second District	
Project Planner: Ash Syed	 Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 105.15 acres into 437 residential lots, with a minimum lot size of 5,000 sf, 11 open space lots, and 2 park sites.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30908** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 21, 2020, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 30908 was originally approved at Planning Commission on October 20, 2004. It proceeded to the Board of Supervisors along with Specific Plan No. 330, Agricultural Preserve Case No. 867, and Change of Zone No. 6702 where these applications were approved on December 21, 2004.

The First Extension of Time for Tentative Tract Map No. 30908 was received October 26, 2007, ahead of the expiration date, December 21, 2007. It was approved at Planning Commission on January 23, 2008.

The Second Extension of Time for Tentative Tract Map No. 30908 was received November 23, 2015, ahead of the expiration date, December 21, 2015. It was approved at Planning Commission on September 21, 2016.

The Third Extension of Time for Tentative Tract Map No. 30908 was received December 20, 2016, ahead of the expiration date, December 21, 2016. It was approved at Planning Commission on August 16, 2017.

The Fourth Extension of Time for Tentative Tract Map No. 30908 was received December 13, 2017, ahead of the expiration date, December 21, 2017. The applicant and the County negotiated conditions of approval and reached consensus on January 23, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant January 23, 2018, indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. Prior to September 12, 2017, a maximum of 5, 1-year extensions may have been approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number years a map may be extended is 6 years. The first, second and third extensions of time each extended the expiration date by 1 year. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this fourth extension of time will push the final expiration date of the tentative tract map another 3 years to December 21, 2020.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act (“CEQA”), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

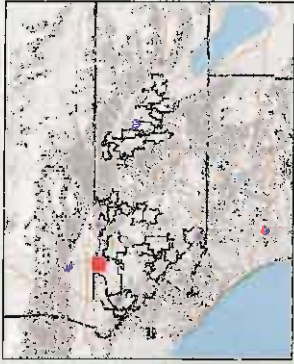
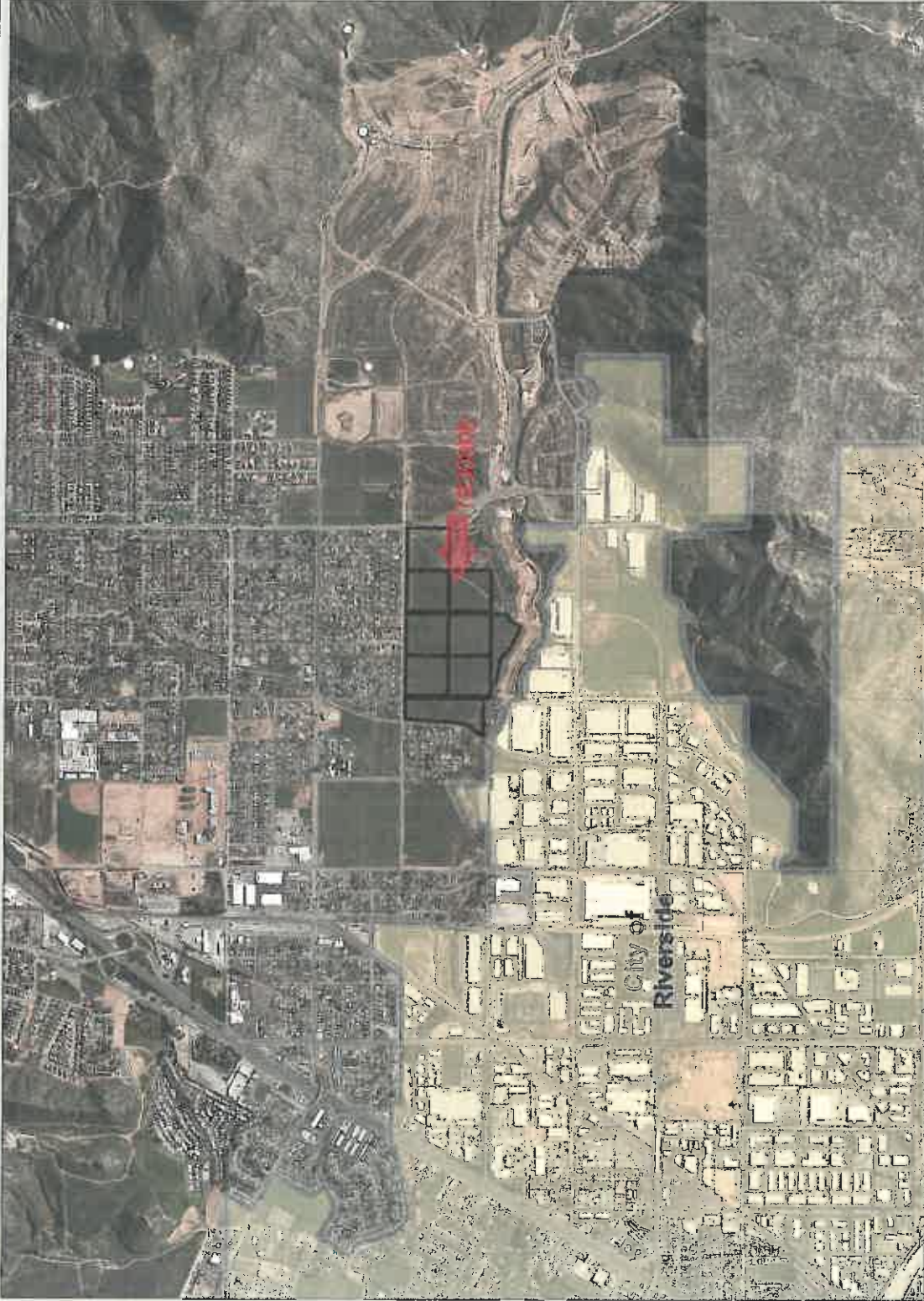
In order for the County to approve a proposed project, the following findings are required to be made:



Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

4th EOT for TR30908

Vicinity Map



- Legend**
-  City Boundaries
 -  Cities

Notes

IMPORTANT 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.



0 2,881

5,762 Feet



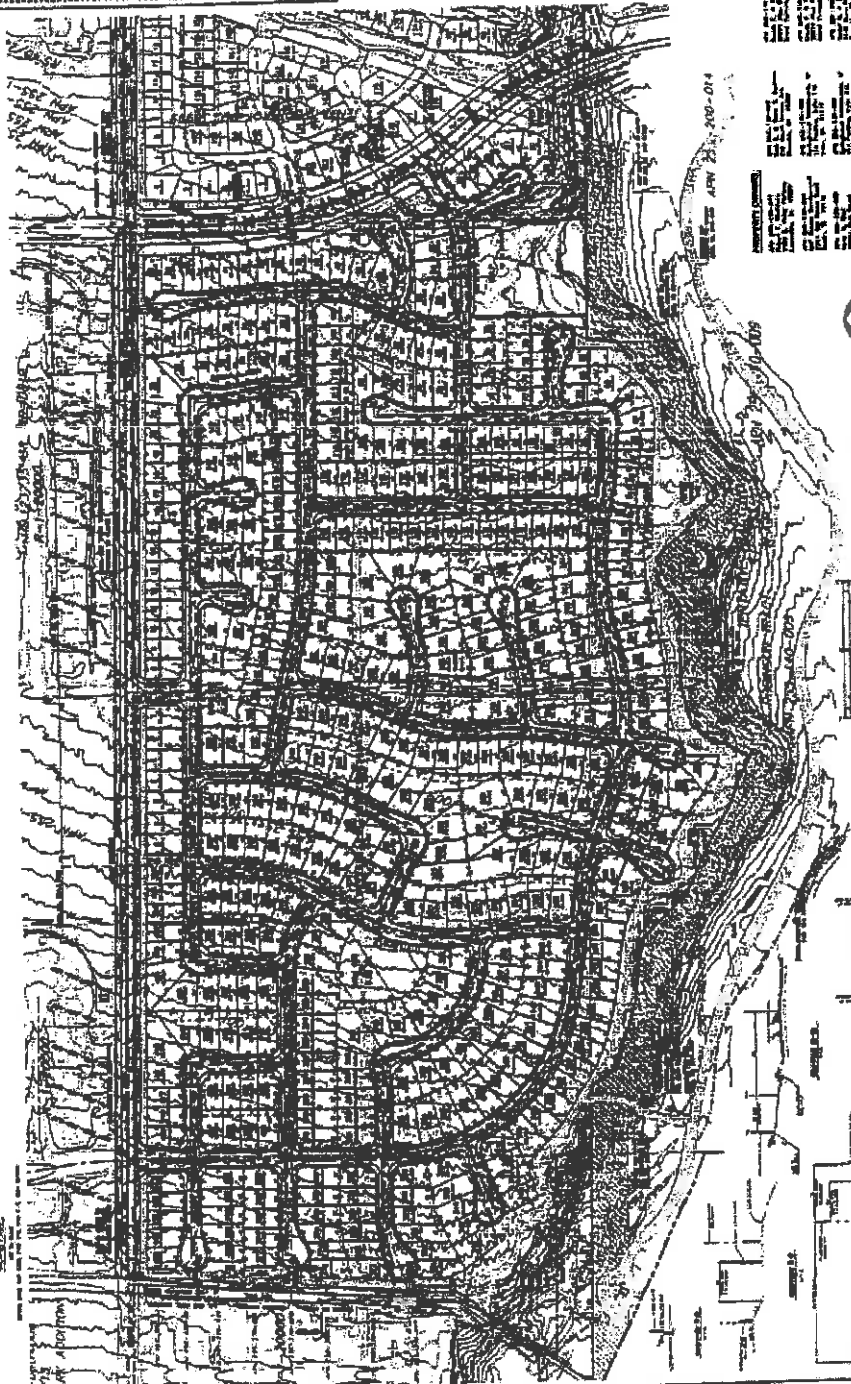
REPORT PRINTED ON... 1/12/2018 9:55:12 AM

© Riverside County RCIT GIS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP No. 30908
EXHIBIT 'T'

BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER
 AND A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 8, SOUTH
 HALF OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

Block	Area	Acres	Remarks
1	0.12	0.12	
2	0.12	0.12	
3	0.12	0.12	
4	0.12	0.12	
5	0.12	0.12	
6	0.12	0.12	
7	0.12	0.12	
8	0.12	0.12	
9	0.12	0.12	
10	0.12	0.12	
11	0.12	0.12	
12	0.12	0.12	
13	0.12	0.12	
14	0.12	0.12	
15	0.12	0.12	
16	0.12	0.12	
17	0.12	0.12	
18	0.12	0.12	
19	0.12	0.12	
20	0.12	0.12	
21	0.12	0.12	
22	0.12	0.12	
23	0.12	0.12	
24	0.12	0.12	
25	0.12	0.12	
26	0.12	0.12	
27	0.12	0.12	
28	0.12	0.12	
29	0.12	0.12	
30	0.12	0.12	
31	0.12	0.12	
32	0.12	0.12	
33	0.12	0.12	
34	0.12	0.12	
35	0.12	0.12	
36	0.12	0.12	
37	0.12	0.12	
38	0.12	0.12	
39	0.12	0.12	
40	0.12	0.12	
41	0.12	0.12	
42	0.12	0.12	
43	0.12	0.12	
44	0.12	0.12	
45	0.12	0.12	
46	0.12	0.12	
47	0.12	0.12	
48	0.12	0.12	
49	0.12	0.12	
50	0.12	0.12	
51	0.12	0.12	
52	0.12	0.12	
53	0.12	0.12	
54	0.12	0.12	
55	0.12	0.12	
56	0.12	0.12	
57	0.12	0.12	
58	0.12	0.12	
59	0.12	0.12	
60	0.12	0.12	
61	0.12	0.12	
62	0.12	0.12	
63	0.12	0.12	
64	0.12	0.12	
65	0.12	0.12	
66	0.12	0.12	
67	0.12	0.12	
68	0.12	0.12	
69	0.12	0.12	
70	0.12	0.12	
71	0.12	0.12	
72	0.12	0.12	
73	0.12	0.12	
74	0.12	0.12	
75	0.12	0.12	
76	0.12	0.12	
77	0.12	0.12	
78	0.12	0.12	
79	0.12	0.12	
80	0.12	0.12	
81	0.12	0.12	
82	0.12	0.12	
83	0.12	0.12	
84	0.12	0.12	
85	0.12	0.12	
86	0.12	0.12	
87	0.12	0.12	
88	0.12	0.12	
89	0.12	0.12	
90	0.12	0.12	
91	0.12	0.12	
92	0.12	0.12	
93	0.12	0.12	
94	0.12	0.12	
95	0.12	0.12	
96	0.12	0.12	
97	0.12	0.12	
98	0.12	0.12	
99	0.12	0.12	
100	0.12	0.12	



PREPARED BY:
 J. W. ...
 ...
 ...

EXPLANATION:
 ...
 ...
 ...

COUNTY OF RIVERSIDE

REGISTERED

APR 23 2008 014

APR 23 2008 005

APR 23 2008 014

APR 23 2008 005

Extension of Time Environmental Determination

Project Case Number: TR30908
Original EIR Number: EIR 448
Extension of Time No.: Fourth
Original Approval Date: December 21, 2004
Project Location: South of Spring Street, West of Mt. Vernon Avenue, and North of Palmyrita Avenue.

Project Description: Subdivision of 105.15 acres into 437 residential lots, with a minimum lot size of 5,000 sf, 11 open space lots, and 2 park sites.

On December 21, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 

Ash Syed, Planner

Date: January 29, 2018

Charissa Leach, P.E.

Assistant TLMA Director



Equity Residential
Two North Riverside Plaza
Suite 400
Chicago, IL 60606

312-928-1301
cwhite@eqr.com
EquityApartments.com

Mr. Ash Syed
Environmental Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

January 23, 2018

Re: Fourth Extension of Time Request for Tentative Tract map No. 30908

Dear Mr. Syed,

This letter is in response to your email dated Friday, January 12, 2018 regarding the fourth extension of time request for Tentative Tract Map No. 30908.

ERP Holding Co. Inc, the Extension of Time Applicant, accepts the seven (7) new conditions of approval referenced below.

1. 50 E. Health #1. Accepted.
2. 50 Trans #1. Accepted.
3. 60 BS Grade #1. Accepted.
4. 60 Trans #1. Accepted.
5. 80 Trans #1. Accepted.
6. 90 BS Grade #1. Accepted.
7. 90 Trans #1. Accepted.

Thank you,

A handwritten signature in black ink that reads "Cydney White".

Cydney White
Senior Vice President
Equity Residential

Plan: TR30908E04

Parcel: 255140001

50. Prior To Map Recordation

E Health

050 - E Health. 1 Gen - Custom Not Satisfied

REQ E HEALTH DOCUMENTS

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 Gen - Custom Not Satisfied

FINAL ACCESS AND MAINT

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 Gen - Custom Not Satisfied

REQ BMP SWPPP WQMP

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Transportation

060 - Transportation. 1 Gen - Custom Not Satisfied

FINAL WQMP FOR GRADING

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 Gen - Custom Not Satisfied

WQMP AND MAINTENANCE

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The

Plan: TR30908E04

Parcel: 255140001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 Gen - Custom (cont.) Not Satisfied

project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 Gen - Custom Not Satisfied

WQMP REQUIRED

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 Gen - Custom Not Satisfied

WQMP COMP AND BNS REG

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**


Agenda Item No.:

1.3

Planning Commission Hearing: February 21, 2018

PROPOSED PROJECT

Case Number(s):	TR30909E4	Applicant(s):	ERP Holding Co., Inc.
Area Plan:	Highgrove		c/o Cydney White
Zoning Area/District:	University District		
Supervisory District:	Second District		
Project Planner:	Ash Syed		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 78.8 gross acres into 213 residential lots, with a 4,000 sf minimum lot size, 10 open space lots, one 33.45 acre park, and one 1.38 acre reservoir.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30909** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 21, 2020, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 30909 was originally approved at Planning Commission on October 20, 2004. It proceeded to the Board of Supervisors along with Specific Plan No. 330, Agricultural Preserve Case No. 867, and Change of Zone No. 6702 where these applications were approved on December 21, 2004.

The First Extension of Time for Tentative Tract Map No. 30909 was received October 26, 2007, ahead of the expiration date, December 21, 2007. It was approved at Planning Commission on January 23, 2008.

The Second Extension of Time for Tentative Tract Map No. 30909 was received November 23, 2015, ahead of the expiration date, December 21, 2015. It was approved at Planning Commission on September 21, 2016.

The Third Extension of Time for Tentative Tract Map No. 30909 was received December 20, 2016, ahead of the expiration date, December 21, 2016. It was approved at Planning Commission on August 16, 2017.

The Fourth Extension of Time for Tentative Tract Map No. 3090 was received December 13, 2017, ahead of the expiration date, December 21, 2017. The applicant and the County negotiated conditions of approval and reached consensus on January 23, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant January 23, 2018, indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. Prior to September 12, 2017, a maximum of 5, 1-year extensions may have been approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number years a map may be extended is 6 years. The first, second and third extensions of time each extended the expiration date by 1 year. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this fourth extension of time will push the final expiration date of the tentative tract map another 3 years to December 21, 2020.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

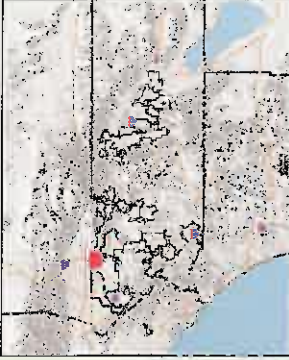
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

4th EOT for TR30909

Vicinity Map



Legend

Notes

IMPORTANT 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.

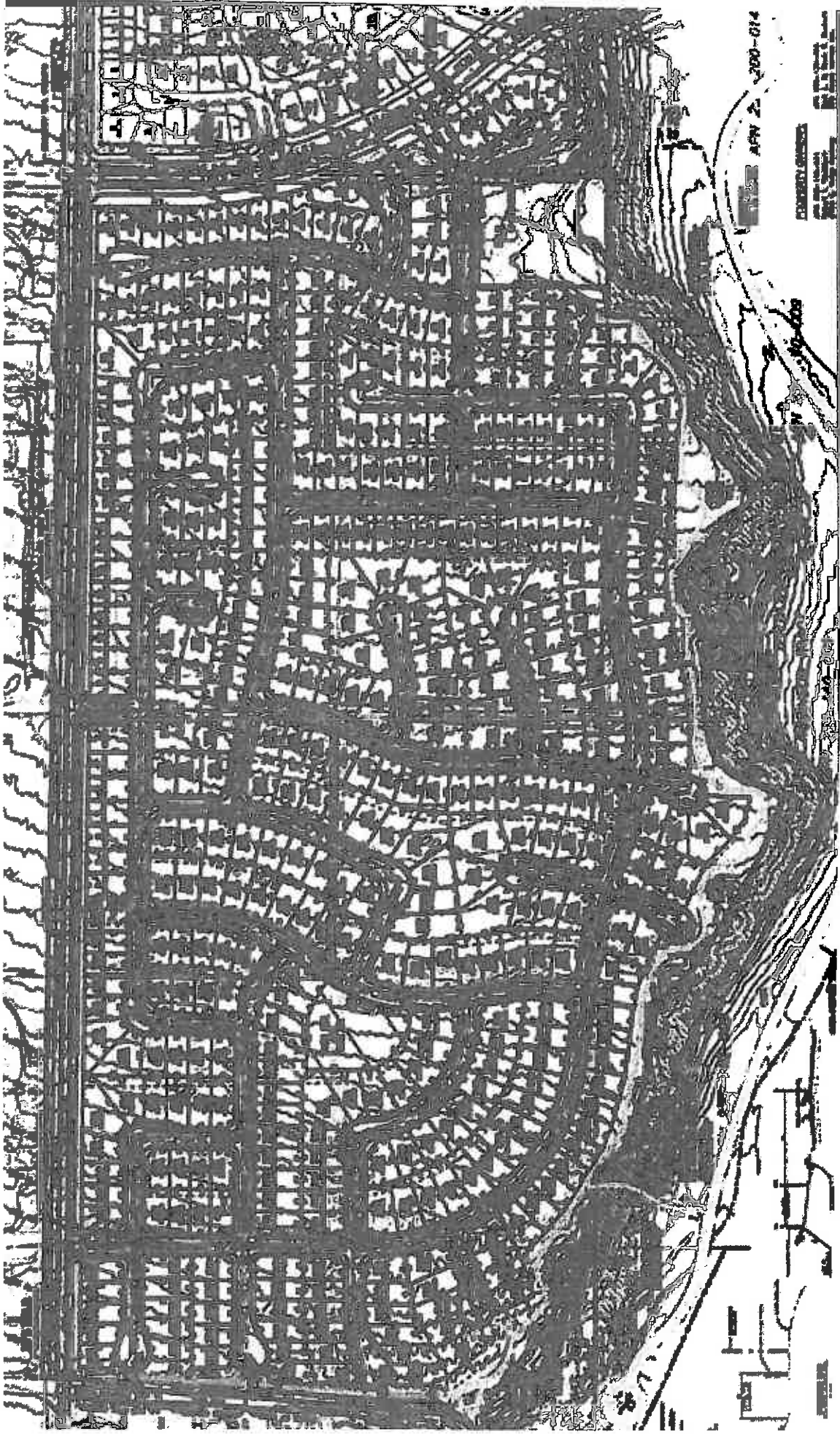
0 2,766 5,533 Feet



REPORT PRINTED ON... 1/12/2018 2:23:03 PM

© Riverside County RCIT GIS





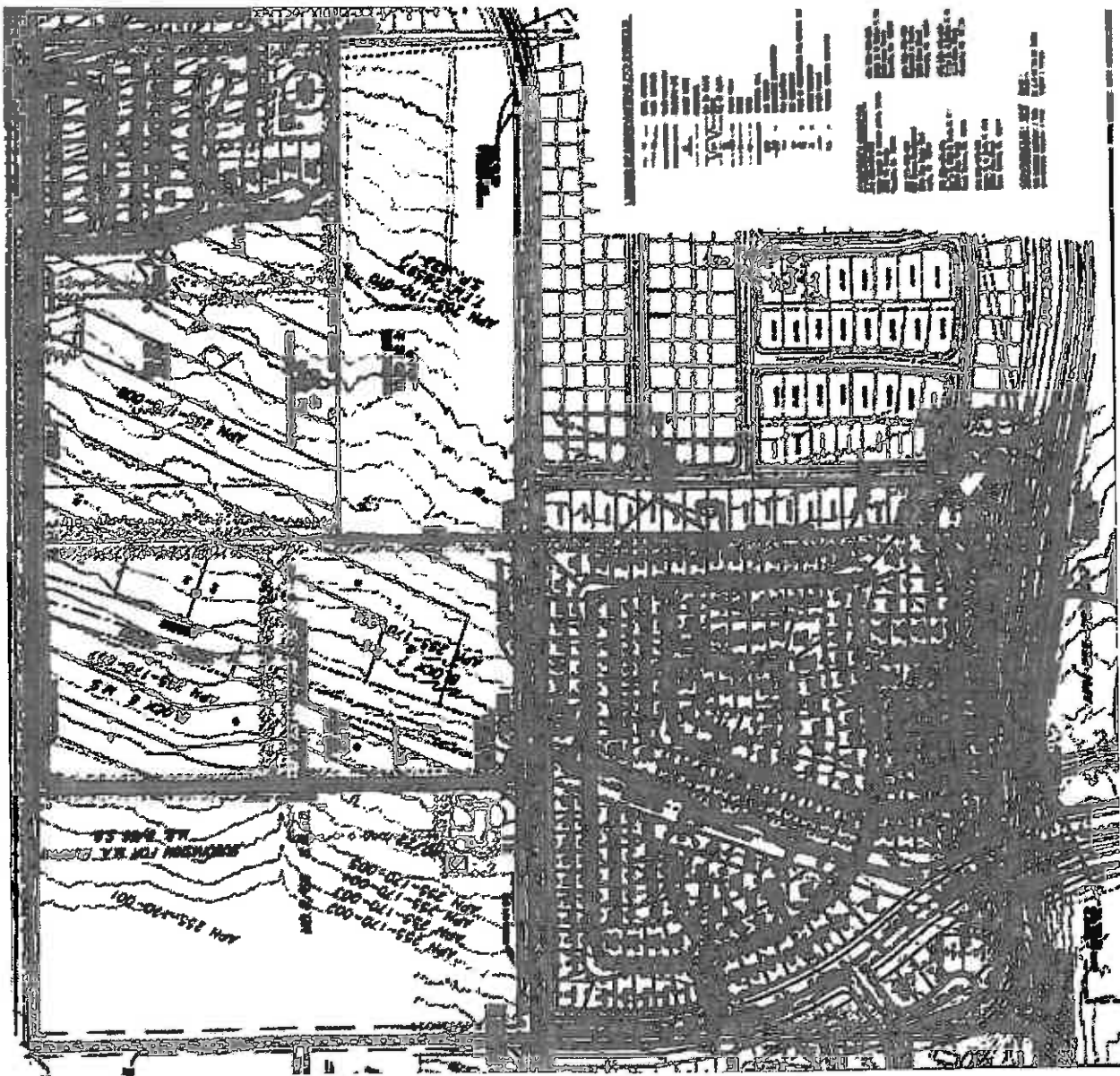
APR 2 2000-014

CONCRETE WORK
PART 5
CONCRETE

10-10-00

10-10-00

10-10-00



CENTRE STREET

TRACT 30909
PA-3
25.11 AC
70.11 U.

SP 323

LEGEND

- PA-1
- PA-2
- PA-3

SP 323

TRACT 30908
PA-2
25.11 AC
70.11 U.

ROBERT STREET

TRACT 30908
PA-1
25.11 AC
70.11 U.

SP 323

SPRINGGLEN AVENUE



SPECIFIC LAND USE PLAN	
SPRINGGLEN ESTATES	SHEET NO. SP323-1-AR 5/20/10

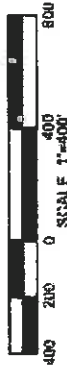
THIS PLAN, SPECIFICATIONS, CONDITIONS AND NOTES SHALL BE READ IN CONJUNCTION WITH THE GENERAL CONDITIONS OF THE CONTRACT.

TNC



LEGEND

- 1 COMMUNITY PARK
- 2 POCKET PARK
- 3 COMMUNITY TRAIL
- 5 AQUEDUCT EASEMENT
- 6 ENHANCED STREETSCAPE
- 7 PROJECT ENTRY
- 8 LANDSCAPED SLOPES
- 9 RESIDENTIAL STREET TREES
- 10 100' FUEL MODIFICATION ZONE
- 11 RHWV PRESSURE ZONE 1 WATER RESERVOIR



MASTER LANDSCAPE AND OPEN SPACE PLAN	
SPRINGBROOK ESTATES	EXHIBIT NO. V-8 SPECIFIC PLAN No. 330

TKC
 The Keith Company
 1100 S. Center Street, Suite 100
 Phoenix, AZ 85004
 PH: 602.425.4444

Extension of Time Environmental Determination

Project Case Number: TR30909

Original EIR Number: EIR 448

Extension of Time No.: Fourth

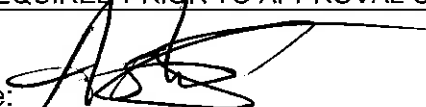
Original Approval Date: December 21, 2004

Project Location: North of Pigeon Pass Road, South of E. Center Street, East of Mt. Vernon Avenue, and West of Riverside Avenue.

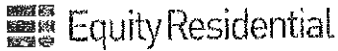
Project Description: Subdivision of 78.8 gross acres into 213 residential lots, with a 4,000 sf minimum lot size, 10 open space lots, one 33.45 acre park, and one 1.38 acre reservoir.

On December 21, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
Ash Syed, Planner

Date: January 29, 2018
Charissa Leach, P.E. Assistant TLMA Director



Equity Residential
Two North Riverside Plaza
Suite 400
Chicago, IL 60606

312-928-1301
cwhite@eqr.com
EquityApartments.com

Mr. Ash Syed
Environmental Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

January 23, 2018

Re: Fourth Extension of Time Request for Tentative Tract map No. 30909

Dear Mr. Syed,

This letter is in response to your email dated Friday, January 12, 2018 regarding the fourth extension of time request for Tentative Tract Map No. 30909.

ERP Holding Co. Inc, the Extension of Time Applicant, accepts the seven (7) new conditions of approval referenced below.

1. 50 E. Health #1. Accepted.
2. 50 Trans #1. Accepted.
3. 60 BS Grade #1. Accepted.
4. 60 Trans #1. Accepted.
5. 80 Trans #1. Accepted.
6. 90 BS Grade #1. Accepted.
7. 90 Trans #1. Accepted.

Thank you,

A handwritten signature in black ink that reads "Cydney White".

Cydney White
Senior Vice President
Equity Residential

Plan: TR30909E04

Parcel: 255170019

50. Prior To Map Recordation

E Health

050 - E Health. 1 Gen - Custom Not Satisfied

REQ E HEALTH DOCUMENTS

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 Gen - Custom Not Satisfied

FINAL ACCESS AND MAINT

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 Gen - Custom Not Satisfied

REQ BMP SWPPP WQMP

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit. If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 Gen - Custom Not Satisfied

FINAL WQMP FOR GRADING

Plan: TR30909E04

Parcel: 255170019

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 Gen - Custom (cont.) Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 Gen - Custom Not Satisfied

WQMP AND MAINTENANCE

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 Gen - Custom Not Satisfied

WQMP REQUIRED

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 Gen - Custom Not Satisfied

WQMP COMP AND BNS REG

Plan: TR30909E04

Parcel: 255170019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1

Gen - Custom (cont.)

Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



Charissa Leach
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

3.1

MEMORANDUM

Date: February 21, 2018

To: Chairperson for Planning Commission Hearing dated February 21, 2018

From: David L. Jones, Chief Engineering Geologist

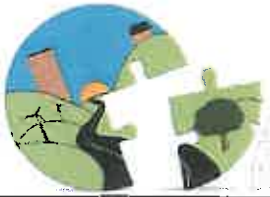
RE: SMP00152R2 (Revision No. 2 of Surface Mining Permit No. 152)

This memo is to inform you of the Applicant's request to continue the referenced mining permit revision from today's hearing to a date certain of April 18, 2018. The applicant finally secured a meeting with the Temescal Valley group on April 11, 2018 and want that meeting to take place prior to the Planning Commission hearing.

There are no proposed changes to the project description or to any of the related information provided in the project's staff report.

Sincerely,

David L. Jones
Chief Engineering Geologist
TLMA – Planning



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

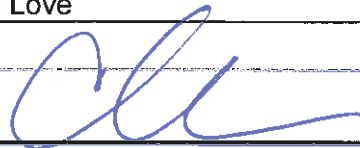
Agenda Item No.

4.1

Planning Commission Hearing: February 21, 2018

PROPOSED PROJECT

Case Number(s):	GPA1202, CZ7885, and TR37254	Applicant: Koll Custom Homes, Inc
EA No.:	42839	c/o Greg Koll
Area Plan:	Southwest	Engineer: Love Engineering -
Zoning Area/District:	Rancho California Area	Tom Love
Supervisory District:	Third District	
Project Planner:	Deborah Bradford	
Project APN(s):	927-450-002	



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

GENERAL PLAN AMENDMENT NO. 1202 (Foundation Amendment) –The applicant is proposing to amend the boundaries of the Wine Country – Winery District and the Wine Country – Residential District within the Temecula Valley Wine Country Policy Area by removing the subject property consisting of 51.54 gross acres from the Wine Country – Winery District and placing it within the Wine Country – Residential District. General Plan Amendment No. 1202 (GPA No. 1202) will amend Figure 4B of the Southwest Area Plan to show the revised boundaries of these two Wine Country Districts.

CHANGE OF ZONE NO. 7885 – The applicant proposes to amend the zoning classification for the subject property from Citrus/Vineyard, 10-acre minimum lot size (C/V Zone -10) to Wine Country – Residential (WC-R Zone).

TENTATIVE TRACT MAP NO. 37254 – The applicant is proposing a Schedule D subdivision to divide a 51.54 gross acre lot into 8 single-family residential lots. The lots range in size from 6 to 8.5 gross acres.

The Project site is located north of Los Nogales Road, south of Monte de Oro Road, west of Camino Del Vino, and east of Anza Road within the Southwest Area Plan. The site is comprised of 51.54 gross acres.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2018-001 recommending adoption of General Plan Amendment No. 1202 as shown on revised Figure 4B to the Board of Supervisors; and,

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42839, based on the findings incorporated in the initial study, included herein, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1202, modifying the boundary of the Wine Country – Winery District and the Wine Country – Residential District within the Temecula Valley Wine Country Policy Area as shown on the revised Figure 4B of the Southwest Area Plan, attached hereto, based on the findings and conclusions incorporated in the staff report, pending adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7885 amending the zoning classification for the subject property from Citrus/Vineyard, 10-acre minimum lot size (C/V Zone-10) to Wine Country – Residential (WC-R Zone) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, pending adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 37254, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report, and subject to the Board of Supervisors’ subsequent adoption of the resolution for GPA No. 1202 and the subsequent adoption of the zoning ordinance for Change of Zone No. 7885.

PROJECT DATA	
Land Use and Zoning:	
Existing Foundation General Plan Land Use:	Agricultural (AG)
Proposed Foundation General Plan Land Use:	N/A
Existing General Plan Land Use:	Agricultural (AG)
Proposed General Plan Land Use:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area
Surrounding General Plan Land Uses	
North:	Agricultural (AG)
East:	Agricultural (AG)
South:	Agricultural (AG)
West:	Agricultural (AG)
Existing Zoning Classification:	Citrus/Vineyard, 10-acre minimum lot size (C/V Zone-10)
Proposed Zoning Classification:	Wine Country – Residential, 5-acre minimum lot size (WC-R Zone)
Surrounding Zoning Classifications	
North:	Wine Country – Winery (WC-W Zone) and Citrus/Vineyard (C/V Zone)
East:	Citrus/Vineyard (C/V 10 Zone) and (C/V-20 Zone)

South:	Residential Agricultural, 5-acre minimum lot size (R-A-5 Zone)
West:	Citrus/Vineyard (C/V Zone)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant land
South:	Vacant land and scattered residential development
East:	Vacant land and scattered residential development
West:	Vacant land and scattered residential development

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Standard</i>
Project Site (Acres):	51.54 gross acres	
Proposed Minimum Lot Size:	6 acres gross	5 acre minimum
Total Proposed Number of Lots:	8 lots	10 lots
Map Schedule:	D	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Within the Wine Country #149 County Service Area.
Recreation and Parks District:	No
Special Flood Hazard Zone:	Located in Special Flood Hazard Area.
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	Yes - Within the Rancho California Agricultural Preserve #11.
Liquefaction Area:	Yes - Located within Moderate Liquefaction Area
Fault Zone:	No
High Fire Zone:	Yes- Located in High/Moderate Fire Hazard Area and is in an SRA
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map for GPA1202, CZ7885 and TR37254

PROJECT BACKGROUND AND ANALYSIS

Background:

General Plan Initiation Proceedings (GPIP)

An application was submitted on July 5, 2016 during the 2016 General Plan Review Cycle application period. The Riverside County Board of Supervisors adopted the order initiating proceedings for General Plan Amendment No. 1202 on January 31, 2017. The GPIP report package is included with this report.

Temecula Valley Wine Country Policy Area.

The project site is located within the Southwest Area Plan's Temecula Valley Wine Country Policy Area, which was created by the adoption of the Wine Country Community Plan (Plan) in 2014. The Plan's objectives included preserving and enhancing the area's viticulture potential, rural lifestyle and equestrian activities as well as coordinating growth to avoid future land use conflicts.

Agricultural Preserve No. 1056 (Diminishment/Cancellation)/Agricultural Preserve Notice NO. 173 (NONR)
Agricultural Preserve (AG) No. 1056 proposes to delete (diminish) 51.54 gross acres from Rancho California Agricultural Preserve No. 11 and cancel the land conservation contract executed for Rancho

California No. 11, Amendment #3, Map No. 389. The applicant also filed an application for a notice of nonrenewal (NONR) for the above mentioned land conservation contract. These cases were reviewed by the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) on January 17, 2018, and CAPTAC found the request acceptable and recommended that the Board of Supervisors approve AG No. 1056.

AG No. 1056 does not require a recommendation from the Planning Commission (PC) prior to receiving tentative approval by the Board of Supervisors (Board); however, GPA No. 1202, CZ No. 7885, and TR No. 37254 do require a PC recommendation. After receiving a recommendation from the PC, GPA No. 1202, CZ No. 7885, and TR No. 37254 will be joined by AG No. 1056 at a public hearing before the Board requesting tentative approval of all cases. However, final adoption of the GPA and CZ and recordation of the TR cannot occur until the diminishment is finalized and the land conservation contract is cancelled.

SB 18 Tribal Consultation

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On March 6, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Noticed tribes have 90 days in which to request consultation regarding the proposed project. No consultation requests were received by June 4, 2017 the end of the 90 day noticing period.

AB 52 Tribal Consultation

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on February 22, 2017. The Pala Band of Mission Indians requested consultation. Exhibits were provided to them on April 21, 2017. Pala concluded their consultation and stated they had no concerns. The six other noticed tribes did not request consultation. Condition of approval 60. PLANNING 24 requires that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS:

Environmental Assessment No. 42839, attached hereto, did not identify any potentially significant impacts. Therefore, the proposed project will not have a significant effect on the environment and a Negative Declaration was prepared for the proposed project and made available for the public's review from January 31, 2018 to February 20, 2018.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

General Plan Foundation Amendment Foundation Component Findings:

SWAP 1.1, requires that boundary changes to the Temecula Valley Wine Country Policy Area be subject to the Foundation Component Amendment Process unless the amendment was County Initiated. Because the amendment was initiated by the applicant the following findings as provided in Ordinance No. 348 are required:

1. The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

a. **New Circumstance** – The Wine Country Community Plan’s objectives include preserving and enhancing the area’s viticulture potential, rural lifestyle and equestrian activities as well as coordinating growth to avoid future land use conflicts. In regards to the new circumstance component, the project site is located west of Camino Del Vino which was designated as a General Plan Circulation Element Secondary Highway in 2003. A secondary highway has a minimum right-of-way width of 100 feet and 4 lanes and are intended to serve through traffic along longer routes between major traffic generating areas. In 2014 as part of the Wine Country Community Plan, Camino Del Vino was reduced to a Collector Road with a minimum right-of-way width of 74 feet with 2 lanes. Collector Streets are intended to serve intensive residential land use, multiple-family dwellings, or to convey traffic through an area to roads of equal or similar classification or higher. The change in road classification from Secondary Highway to Collector Road would not be able to handle traffic impacts associated with commercial wineries or other more intense uses that are encouraged in the Winery District. Therefore, the applicant is requesting the subject property be removed from the Winery District of the Temecula Valley Wine Country Policy Area and be placed in the Residential District of the Temecula Valley Wine Country Policy Area to allow residential development compatible with Camino Del Vino designated as a Collector Road.

Riverside County Vision - As provided in the General Plan, in summary, the vision for Riverside County is the following: “Riverside County is a family of special communities in a remarkable environmental setting.” The Temecula Valley Wine Country Policy Area was developed to ensure the long term viability of the wine industry while protecting the community’s equestrian rural lifestyle. The three districts that have been established for this policy area have additional policies within each district to provide for complimentary uses distinct to the delineated areas. These policies protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land use conflicts in the future. The boundary change from the Winery District, who’s primary purpose is for the promotion and the establishment of commercial activities to the Residential District, who’s primary purpose is to encourage permanent estate lots and to balance tourist related activities, is more compatible with the established residential neighborhood to the south. In addition, Los Nogales is a designed as a local street and would not be able to adequately serve a more intensive use other than residential.

b. **Internal Consistency** - Staff has reviewed this proposed amendment, in conjunction with each of the nine (9) Riverside County General Plan elements, including Land Use, Circulation, Multipurpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this amendment is internally consistent with applicable General Plan Elements because, the Amendment is focused on shifting the policy area boundaries which does not directly relate to other elements and policies of the General Plan.

2. The Riverside County Board of Supervisors adopted the order initiating proceedings for General Plan Amendment No. 1202 on January 31, 2017.

Change of Zone Findings:

2. Change of Zone No. 7885 is a proposal to change the project site's Zoning Classification from Citrus/Vineyard 10-acre lot minimum (C/V-10 Zone) to Wine Country – Residential (WC-R Zone) and is consistent with the General Plan for the following reasons:

The project site is zoned Citrus/Vineyard 10-acre lot minimum and is within the Temecula Valley Wine Country Policy Area with the underlying land use designation of Agricultural. The change from CV-10 to WC-R still encourages agricultural uses. Additionally, the Wine Country Zones were established to implement the Temecula Valley Wine Country Policy Area. The purpose of the Wine Country Zones as stated in Ordinance No. 348 is to encourage agricultural cultivation, vineyards and wineries to preserve the wine-making atmosphere, and to protect the area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. The proposed zoning will allow for 5 acre lots sizes which is compatible with the surrounding development pattern in the project vicinity. In addition, the applicant is proposing to provide approximately 50% of the project area planted in vineyards, ensuring that the agricultural nature of the area is preserved and protected. The change of zone will be consistent with the General Plan by the preservation of the Temecula Valley Wine Country Policy Area's unique characteristics.

Tentative Tract Map Findings:

3. Tentative Tract Map No. 37254 is a proposal to subdivide 51.54 gross acres into 8 lots, and complies with Ordinance No. 460 based on the following:
 - a. The design of the tentative tract map is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative tract map will comply with the General Plan by providing a variety of housing type in single-family residential community, promoting the unique characteristics of the Temecula Valley Wine Country Policy Area and by incorporating portions of the project site as open space or planting for agricultural/vineyard uses. The project site is not located within a Specific Plan.
 - b. The site is physically suitable for the proposed residential development and density because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Agricultural land use designations within the Temecula Valley Wine Country Policy Area.
 - c. The Environmental Assessment prepared for the project analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the attached Environmental Assessment the design of the tentative tract map is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.

- d. The design of the tentative tract map incorporates the extension and realignment of Los Nogales Road which enters the project site at Lot 4 and extends through to Lot 8 and connects with Camino Del Vino. This roadway will not only provide access to Lots 4-8 but will also allow access to the properties located to the south of the project site. The realignment of this road ensures the protection of the riparian areas and will be outside of the limits of the 100 year floodplain. The design of the subdivision and the realignment of Los Nogales will not substantially alter access previously utilized by the surrounding properties or the public at large.
 - e. The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility.
4. Additionally, the proposed Tentative Tract Map No. 37254 is consistent with the minimum improvements as outlined in Section 10.8 (Schedule "D" Subdivision) of Ordinance No. 460 based on the following:
- a. Streets – Condition of Approval 50. TRANS. 1, states that Camino Del Vino and Los Nogales are designated as a Local Street and shall be improved with 24 feet of class 3, aggregate base on a 40 foot graded section within a 66 foot, full-width dedicated right-of-way. With this condition of approval the requirements of Ordinance No. 460 10.8 A. 1, as it pertains to streets and street improvements have been met.
 - b. Domestic Water – Based on a letter from the Rancho California Water District (RCWD) dated March 9, 2017, the Project site is located within the service boundaries of the RCWD. Water service to the subject property currently exists under Account No. 3060625, Location No. 2034412. Water service to individual lots will required the extension of water facilities within dedicated public and/or private right-of-ways. Advisory Notification Document (AND) 15. E. HEALTH 2, states that it is the responsibility of the developer to ensure that all requirements to obtain potable water services are met with the RCWD as well as all other applicable agencies. In addition, because RCWD is regulated by the State, compliance with the criteria of California Administrative Code Title 22, Chapter 16 is required; therefore, with this condition and the requirements of the RCWD the requirements of Ordinance No. 460 10.8 A.2, as it pertains to domestic water will be met.
 - c. Fire Protection – AND 15. FIRE. 1, requires the fire flow at 20 PSI, AND 15. FIRE.3, requires that the placement of fire hydrants shall not be located more than 600 feet in any direction from the exterior portion of any wall. Condition of Approval 50. FIRE. 2 requires that the developer submit water system plans, showing the hydrant type, location, spacing and fire flow. With the conditions of approvals the requirements of Ordinance No. 460 10. 8. B., as it pertains to fire protection has been met.
 - d. Sewage Disposal – The Project site is located within the Eastern Municipal Water District's sewer service area. Presently, sanitary sewer service is not available to the project site. Therefore, the applicant is proposing an on-site sewage disposal system. Advisory Notification Document, 15. E. HEALTH. 3, requires that the land divider provide a percolation report, groundwater detection boring to be provided at the location of the Onsite Wastewater Treatment Septic System (OWTS) and be designed in accordance with the current Local Agency Management Program (LAMP)

requirements. Compliance with Environmental Health's standards and conditions of approval, the requirements of Ordinance No. 460.8.C, as it pertains to sewage disposal will be met.

5. This land division is located within a CAL FIRE state responsibility area, in a high/moderate fire hazard severity zone.
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing blue dot reflectors within streets, fire hydrant spacing requirements, and standards relating to driveways, turnarounds, gates, fire sprinkler systems, secondary access, and vegetation management requirements.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Camino Del Vino and Los Nogales Road. Adequate accessibility to the Project site will be available for all emergency service vehicles.
6. The existing Zoning Classification for the subject site is Citrus/Vineyard, 10-acre lot minimum (C/V-10 Zone). The proposed Zoning Classification for the subject site is Wine Country – Residential, 5-acre lot minimum (WC-R Zone). The proposed project is consistent with the required lot area dimensions and standards as set forth in the Development Standards of the WC-R zoning classification. All lots will be a minimum of five (5) gross acres and all lots exceed the minimum average width of 200 feet. Ultimate development of the site will result in the construction of 8 single-family residences. Compliance with these standards as they relate to setbacks, site layouts, and height, will be addressed during the development stage of the 8 single-family residences. The proposed project will conform to the development standards of the WC-R Zoning Classification and all other applicable provisions of Ordinance No. 348.
7. The project site is located in or partially within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
8. Based on the above, the proposed GPA No. 1202, Change of Zone No. 7885 and Tentative Tract Map No. 37254 would not be detrimental to the health, safety or general welfare of the community and complies with the General Plan and all applicable ordinances.

9. Based on the above, the proposed GPA No. 1202, Change of Zone No. 7885 and Tentative Tract Map No. 37254 are compatible with surrounding land uses, as the surrounding land uses consist of residential development, on large lots with limited agricultural uses and vineyards .

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 800 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication or phone calls in opposition to the proposed project.

RESOLUTION 2018-001
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1202

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on February 21, 2018, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

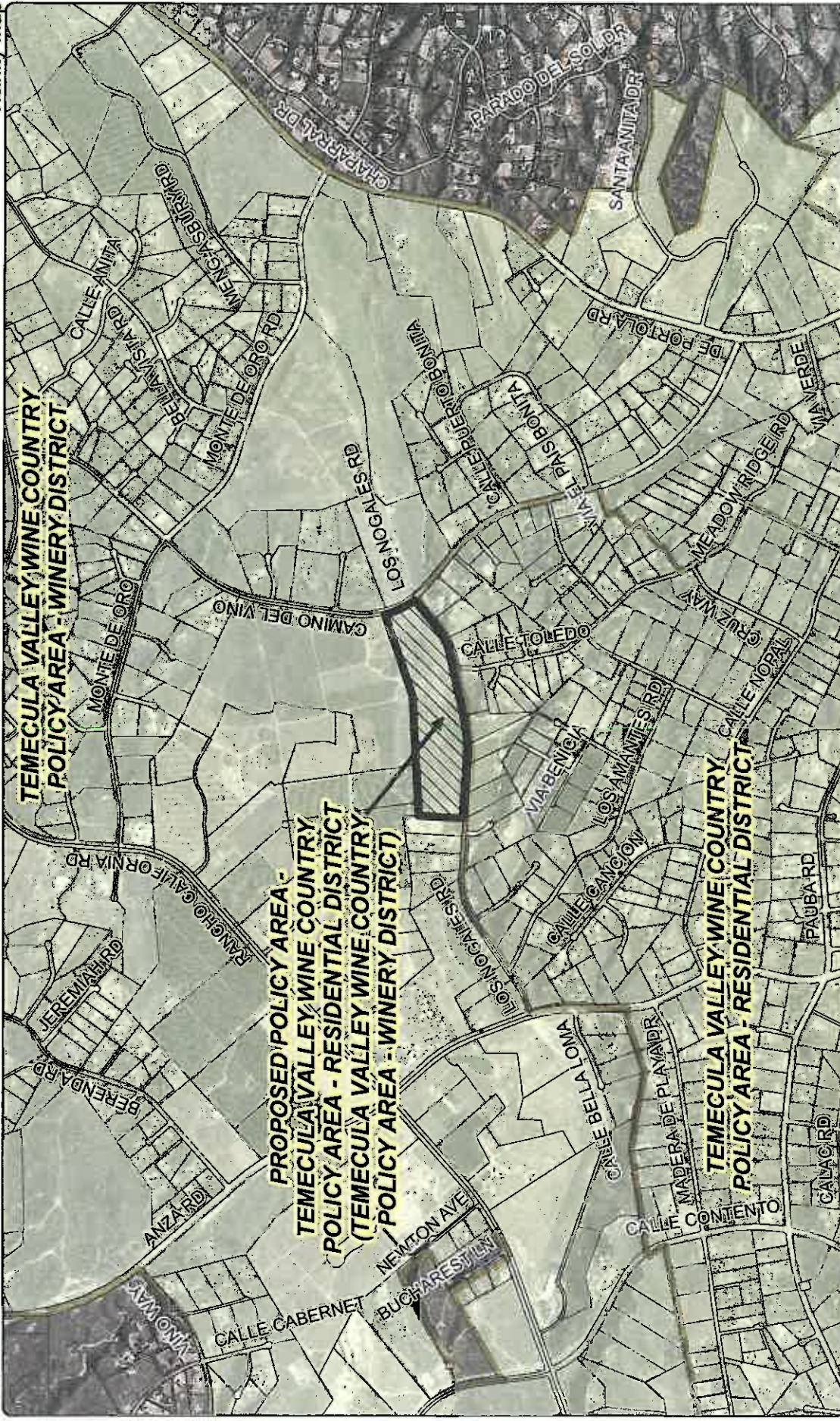
BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on February 21, 2018 that it has reviewed and considered the environmental document prepared or relied on and recommends the following, based on the findings and conclusions in the staff report and incorporated herein by reference:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42839**; and
APPROVAL of **GENERAL PLAN AMENDMENT NO. 1202**.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07885 GPA01202 TR37254
VICINITY/POLICY AREAS

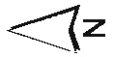
Supervisor: Washington
 District 3

Date Drawn: 09/08/2017
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. Any and all use designations for unincorporated Riverside County parcels, including those for which an application for a zoning change has been submitted, shall remain in effect until the County Board of Supervisors, Planning Department office in Riverside at (951)255-3800 (Riverside County) or in Palm Desert at (760)863-3877 (Palm Springs) or in the County of San Bernardino at (909)386-3800 (San Bernardino) has adopted a new General Plan.

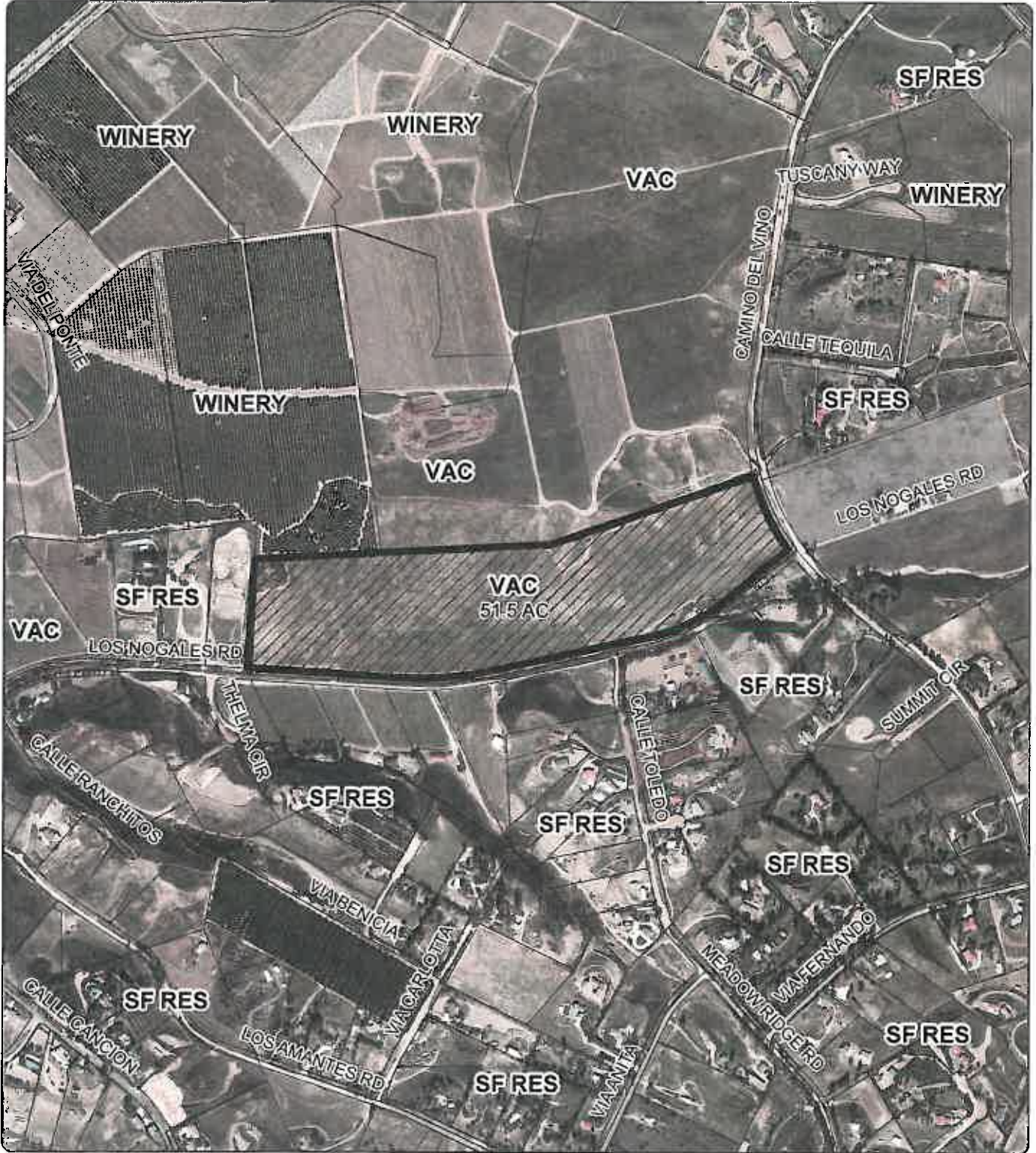
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07885 GPA01202 TR37254

Supervisor: Washington
District 3

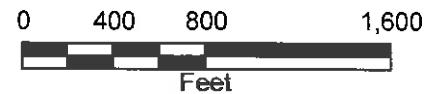
Date Drawn: 09/08/2017
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdna.org>

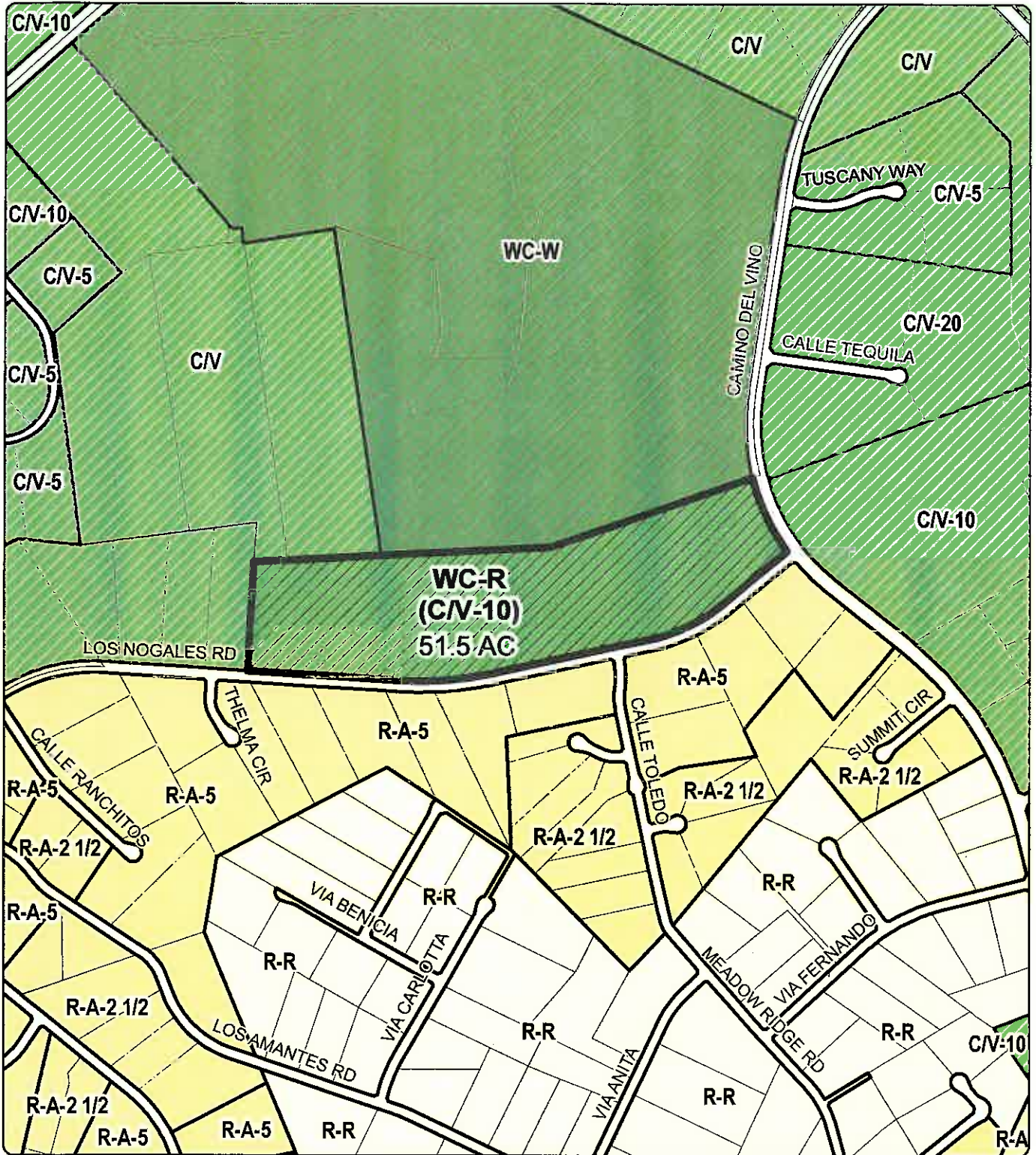
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07885 GPA01202 TR37254

Supervisor: Washington
District 3

Date Drawn: 09/08/2017
Exhibit 3

PROPOSED ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

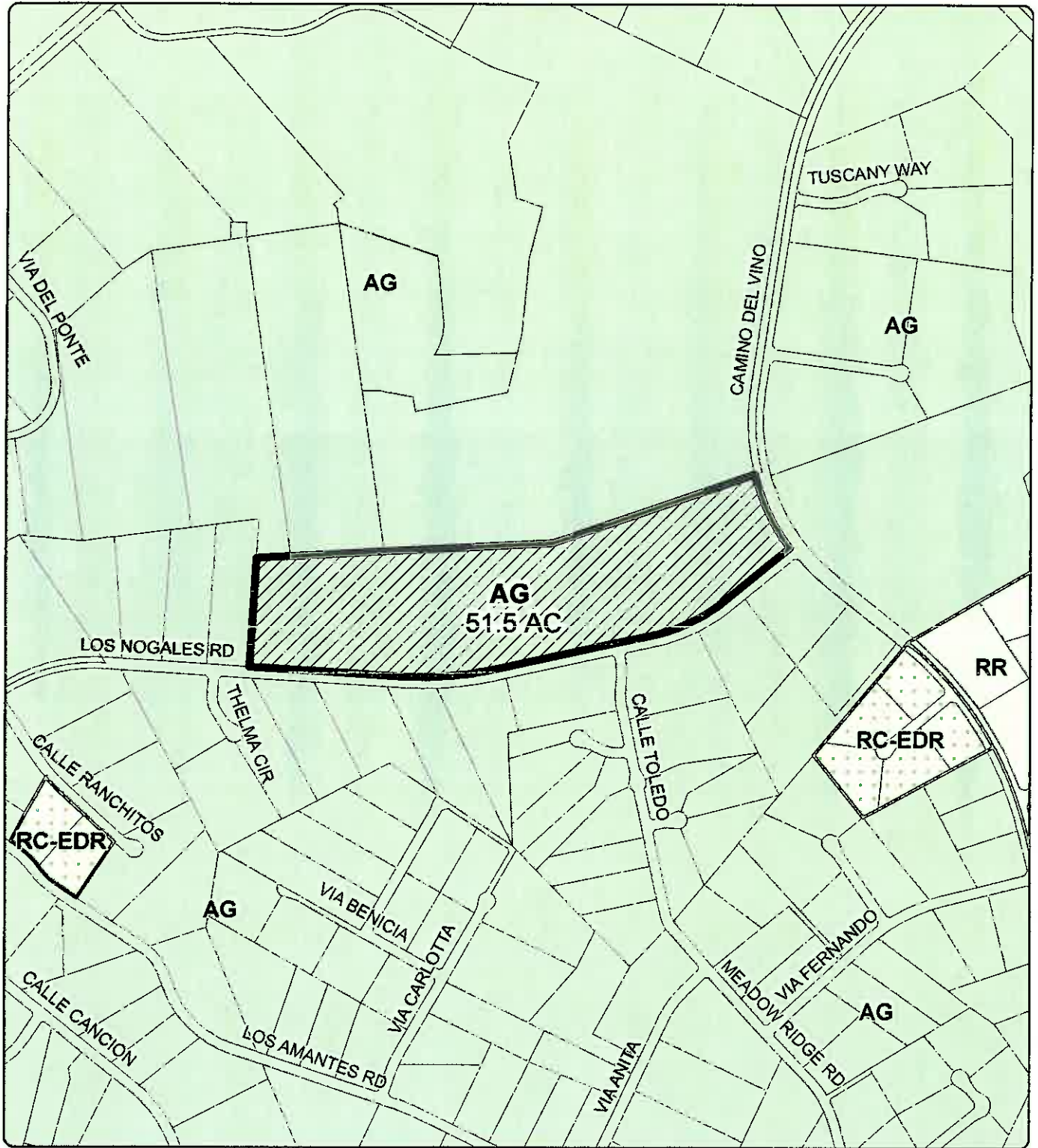
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07885 GPA01202 TR37254

Supervisor: Washington
District 3

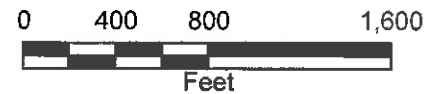
Date Drawn: 09/08/2017
Exhibit 5

EXISTING GENERAL PLAN

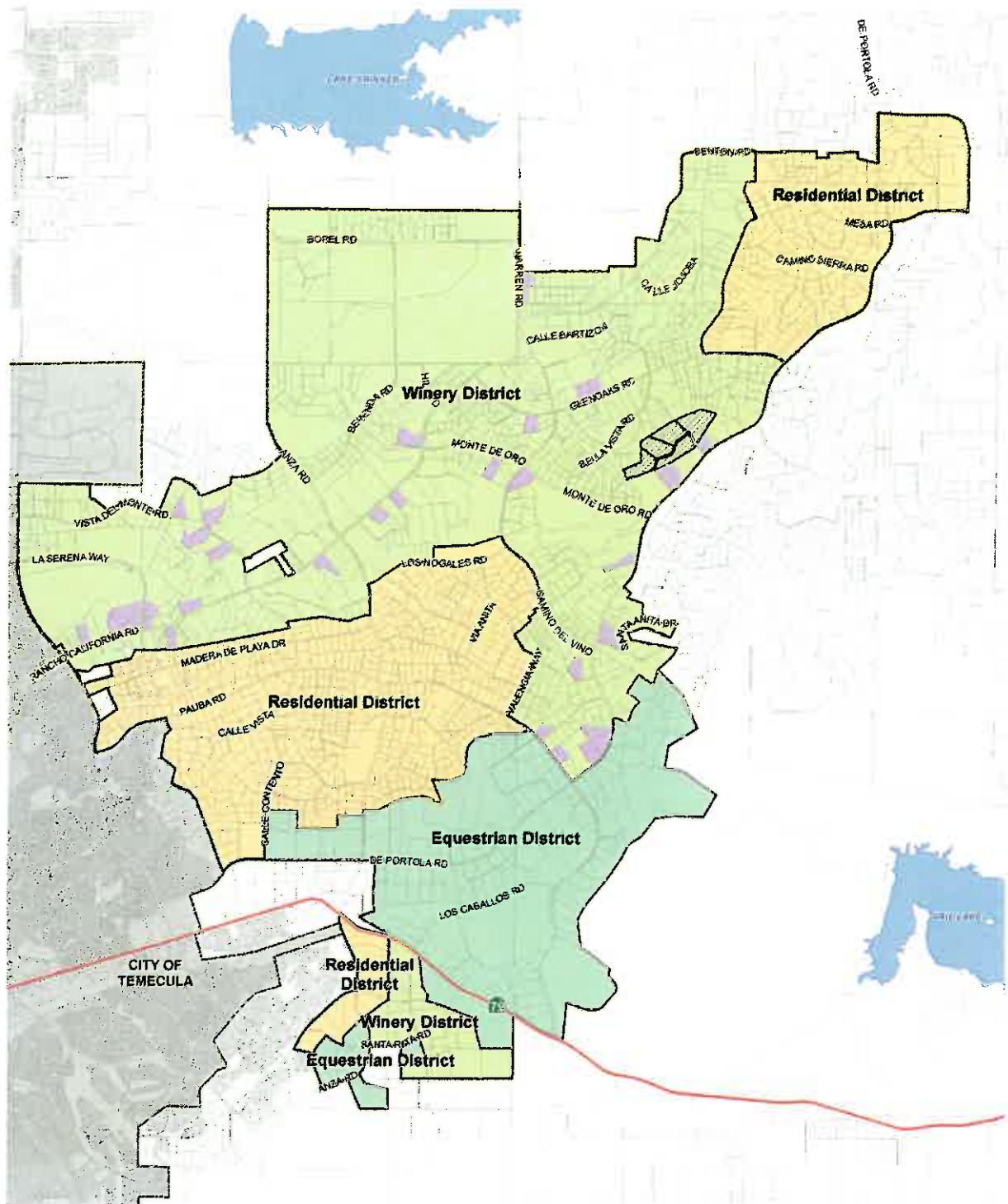


Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rclins.org>



Date Source: Riverside County 2011

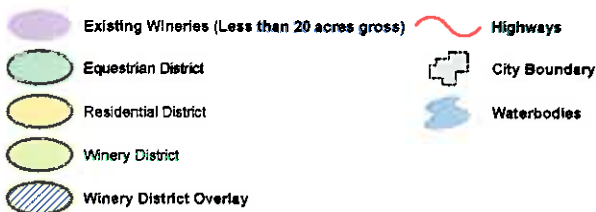
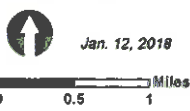


Figure 4B



Disclaimer: 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 or attached, 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 the product with respect to accuracy and precision shall be the sole responsibility of the user.



GPA No. 1202
**PROPOSED TEMECULA VALLEY
 WINE COUNTRY POLICY AREA
 WITH DISTRICTS**

File: \\s:\GIS\Projects\GIS\Projects\GPA_1202\Map\County_Policy_Area_Map_2018.mxd



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1202, Change of Zone No. 7885 and Tentative Tract Map No. 37254

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Deborah Bradford Title: Project Planner Date: September 28, 2017

Applicant/Project Sponsor: Koll Custom Homes Inc. c/o Greg Koll Date Submitted: January 31, 2017

Person Verifying Adoption: _____ Date: _____

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Deborah Bradford at (951) 955-6646.

Revised: 09/28/17
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc
Please charge deposit fee case # ZEA42839 ZCFG6261

FOR COUNTY CLERK'S USE ONLY

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42839
Project Case Type (s) and Number(s): GPA No. 1202, CZ No. 7885, TR 37254, and AG Preserve Case No. 1056
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Deborah Bradford
Telephone Number: (951) 955-6646
Applicant's Name: Koll Custom Home Inc. Attention: Greg Koll
Applicant's Address: P.O. Box 1658 Temecula CA. 92593

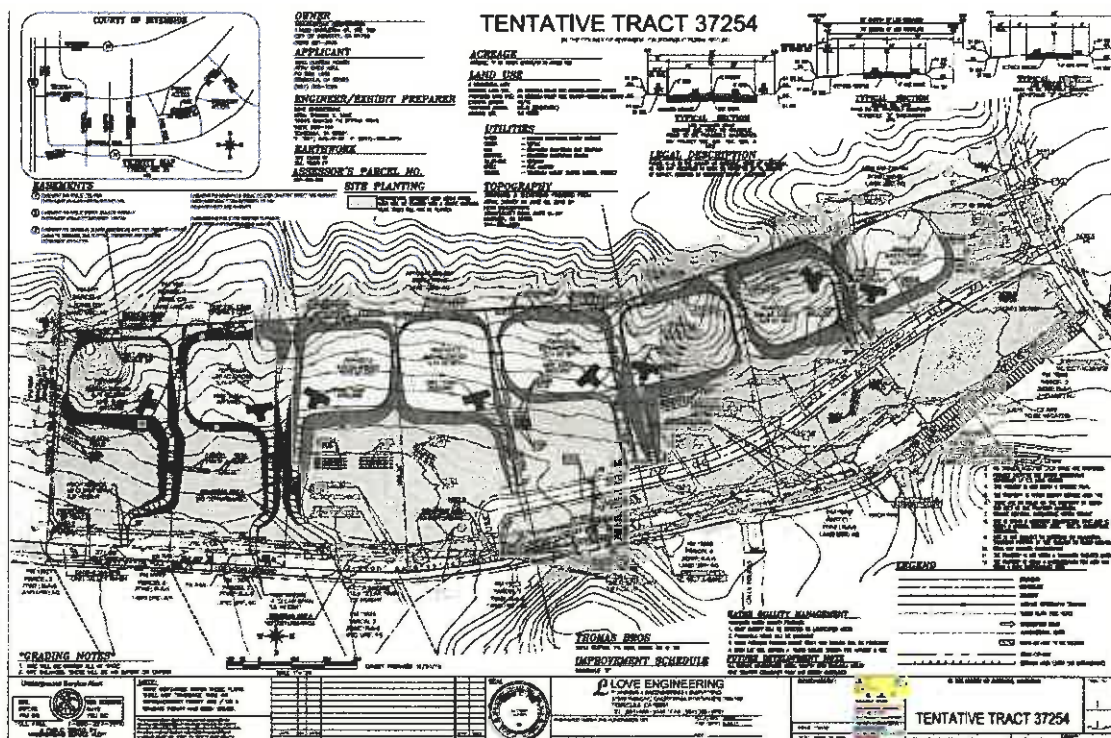
I. PROJECT INFORMATION

Project Description:

GENERAL PLAN AMENDMENT NO. 1202 (Foundation Amendment) –The applicant is proposing to amend the boundaries of the Wine Country – Winery District and the Wine Country – Residential District within the Temecula Valley Wine Country Policy Area by removing the subject property consisting of 51.54 gross acres from the Wine Country – Winery District and placing it within the Wine Country – Residential District. General Plan Amendment No. 1202 (GPA No. 1202) will amend Figure 4B of the Southwest Area Plan to show the revised boundaries of these two Wine Country Districts.

CHANGE OF ZONE NO. 7885 – The applicant proposes to amend the zoning classification for the subject property from Citrus/Vineyard, 10-acre minimum lot size (CV-10) to Wine Country – Residential (WC-R).

TENTATIVE TRACT MAP NO. 37254 – The applicant is proposing a Schedule D subdivision to divide a 51.54 gross acre lot into 8 single-family residential lots. The lots range in size from 6 to 8.5 gross acres.



AGRICULTURAL PRESERVE NO. 1056 (DIMINISHMENT/CANCELLATION)/AGRICULTURAL PRESERVE NOTICE NO. 173 - The applicant proposes to delete (diminish) 48.52 acres from Rancho California Agricultural Preserve No. 11 and cancel the land conservation contract executed for Rancho California No. 11, Amendment #3, Map No. 389. The applicant also filed an application for a notice of nonrenewal for the abovementioned land conservation contract.

A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area: 51.54 gross acres

Residential Acres: 51.5 gross acres	Lots: 8	Units:	Projected No. of Residents: 25
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:

Other:

C. Assessor's Parcel No(s): 927-450-002

Street References: The Project site is located is located north of Los Nogales Road, south of Monte de Ono Road, west of Camino Del Vino, and east of Anza Road.

D. Section, Township & Range Description or reference/attach a Legal Description: Section: 25, Township: 7S, Range: 2W

E. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is comprised of approximately 51.54 gross acres which consists primarily of grape vines and moderate amounts of annual weeds and grasses. Topography of the site is relatively moderate with the terrain being generally gently sloping and steepening to the north and ranges in elevations from 1,386 – 1,480 feet above mean sea level (amsl). The Project site is surrounded by vacant land, scattered residential development, agricultural land and vineyards.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site is located within the Southwest Area Plan and within the Temecula Valley Wine Country Policy Area – Winery District. The applicant is proposing a General Plan Amendment to change the Policy Area to the Residential District. As provided in the General Plan, in summary, the vision for Riverside County is the following: "Riverside County is a family of special communities in a remarkable environmental setting." The Temecula Valley Wine Country Policy Area was developed to ensure the long term viability of the wine industry while protecting the community's equestrian rural lifestyle, and promote and preserve the distinctive character of this unique area within the Southwestern Area Plan. By amending the policy area from the winery district to the residential district the subject property will not conflict with this vision or the purpose of the Policy Area because the subject property is consistent with the usage and the zoning of the surrounding properties will ensure that by amending the policy area to residential the preservation of the community's unique character will continue.

2. **Circulation:** The Project has adequate circulation facilities and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP), but is not within a Criteria Cell. An incised channel of Long Valley Wash is located on the project site. The Long Valley Wash is located with the southern portion of the site and construction of the bridges crossing the wash must comply with the "Guidelines for Construction of Wildlife Crossings" set forth in Section 7.5.2 of the MSHCP Volume 1. The streambed and its associated Riparian Forest and Scrub habitats meet the definition of MSHCP Riparian/Riverine Areas. Long Valley Wash and its associated Riparian Forest and Riparian scrub habitats will remain on the site in their existing conditions and will be 100% avoided. Conditions of approval will be required to ensure consistency with all applicable Multipurpose Open Space policies.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** Ultimate development of the Project site will result in 8 single family residences. Residential uses are considered sensitive uses and as stated in the Noise Element requires a "serene environment". The Project site is located in an area with land use designations that allow for residential uses and is not located in an area that allows for the development of high noise producing uses such as airports or heavy manufacturing uses. The proposed Project will comply with all applicable Noise Element policies and specifically Policy N 1.3 and N 1.4.
6. **Housing:** The proposed Project is for residential development on land that is currently vacant; therefore, implementation of the Project does not entail the displacement of existing housing nor does it create a need for new housing; thus, the Project will not conflict with General Plan Housing Element policies.
7. **Air Quality:** The proposed Project includes site preparation and construction-related activities. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
8. **Healthy Communities:** Ten foot wide community trails will be included within the project design and located along the southern portion of Los Nogales Road and along the western edge of Camino Del Vino. The location of the trails within the subdivision will encourage pedestrian activity which is consistent with the policies of the Healthy Communities Element.

B. General Plan Area Plan(s): Southwest

C. Foundation Component(s): Agricultural

D. Land Use Designation(s): Agricultural

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Temecula Valley Wine Country Policy Area – Winery District

G. Adjacent and Surrounding:

- 1. **Area Plan(s):** Southwest
- 2. **Foundation Component(s):** Agricultural
- 3. **Land Use Designation(s):** Agricultural
- 4. **Overlay(s), if any:** N/A
- 5. **Policy Area(s), if any:** Temecula Valley Wine Country Policy Area – Winery District and Temecula Valley Wine Country Policy Area – Residential District.

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** N/A
- 2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Citrus/Vineyard, 10-acre lot minimum (C/V-10)

J. Proposed Zoning, if any: Wine Country – Residential, 5-acre lot minimum (WC-R)

K. Adjacent and Surrounding Zoning: Residential Agricultural, 5-acre lot minimum (R-A-5), Citrus/Vineyard. 10-acre lot minimum, Wine-Country - Winery

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Deborah Bradford

Signature

1/30/18

Date

Deborah Bradford

Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The project site is located approximately seven (7) miles east of Highway 15, a County Eligible Scenic Highway. Due to the distance of the Project site from Highway 15 negligible visual impacts will occur along this corridor. Therefore, less than significant impacts will occur.

b) The proposed Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Short-term impacts to the aesthetics of the site will be impacted during construction. Once construction is completed, the 51.54 gross acre site will be developed with eight (8) single-family residences with approximately 26 acres of vineyard planting. Development of this site from a vacant lot to a developed site with homes and vineyards will result in an aesthetically pleasing development, compatible with the unique quality of the Temecula Valley Wine Country Policy Area. Therefore, a less than significant impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The Project site is located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory. Riverside County Ordinance No. 655, 'Regulating Light Pollution' restricts the use of certain light fixtures which may have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of Riverside County Ordinance No. 655 (COA 50. PLANNING 1) into the proposed Project, impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. While ultimate development will increase the number and distribution of light sources in the vicinity of the project, impacts related to this issue will be less than significant level, due to adherence to County's lighting standards. The project would not create substantial light and glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The project site is in immediate proximity of other existing and planned similar uses. Therefore, less than significant impacts will occur in regards to new lighting sources affecting day or nighttime views and the exposure of unacceptable light levels to adjacent properties.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The Project site is comprised of Other Lands, Prime Farmland, and Unique Farmland. The General Plan Amendment, Change of Zone, and Tentative Tract Map will not result in the conversion of agricultural land uses to non-agricultural uses. The Project site is located within the Temecula Valley Wine Country Policy Area and SWAP Policy No.1.6 encourages agricultural operations, equestrian activities and vineyard planting within this area. The applicant will be providing approximately 26 acres of the project site to be planted with vineyards ensuring that the agricultural and vineyard character of the area remains. Less than significant impacts will occur due to project implementation.

b) The project site is currently within the Temecula Valley Wine Country Policy Area – Winery District and zoned Citrus/Vineyards with a 10 acre minimum lot size (C/V-10); however, the project site is proposed to be added to the Temecula Valley Wine Country Policy Area – Residential District and rezoned to Wine Country – Residential, which is not considered an agricultural zone, pursuant to Section 21.3 of Riverside County Ordinance No. 348. Therefore, the project will not conflict with agricultural zoning or uses.

However, the project site is currently located within Rancho California Agricultural Preserve No. 11 (Map No. 853B), having being added to this preserve on September 23, 1976 with the adoption of Map No. 389, and a Land Conservation Contract was executed for the project site and took effect as of January 1, 1977, according to recorded instrument number 122118.

Therefore, the project applicant has also filed (1) an application for a Notice of Nonrenewal within an Agricultural Preserve, (2) an application to diminish the size of Rancho California Agricultural Preserve No. 11 by 51.54 gross acres (being the project site), and (3) a petition to cancel the land conservation contract for the portion of the agricultural preserve being diminished. If the portion of the agricultural preserve is diminished and the land conservation contract cancelled, as described above, less than significant impacts will occur because the lands associated to the project will no longer be subject to a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Williamson Act contract or an agricultural preserve as previously stated, with the removal of the project site from the agricultural preserve, impacts would be less than significant.

c) The applicant is proposing a change of zone from Citrus/Vineyard (C/V) to Wine Country-Residential (WC-R). Ordinance No. 625 defines land zoned for primarily agricultural purposes as A-1, A-P, A-2, A-D, and C/V. Properties directly north, east, and west of the project site are zoned Citrus/Vineyard. Uses permitted in this zoning classification allows for single-family development, and agricultural uses such as, vineyards, groves, field crops and processing and packaging of agricultural or horticultural products. The proposed change of zone to WC-R will not result in an incompatibility with agriculturally zoned property in that the permitted uses are primarily the same as C/V uses. Ultimate development of the site will not result in the development of non-agricultural uses within 300-feet of agriculturally zoned property. Therefore, less than significant impacts will occur in regards to this issue area.

d) The proposed General Plan Amendment, Change of Zone, and Tentative Tract Map will not result in a conversion of Farmland to a non-agricultural use. Agricultural production is an important component of these entitlements in that approximately 50% of the project site will be developed with vineyards. No impacts will occur due to implementation of the Project.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 “Parks, Forests and Recreation Areas,” GIS database and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code Section 51104(g)). Therefore, the proposed Project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. The project will have no impact.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed Project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest; therefore, no impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-c) The Project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of South Coast Air Quality Management District (SCAQMD). Ultimate development of the site will result in the construction of eight (8) single-family residences. Short terms impacts to air quality standards may occur during construction activities; however with the incorporation of condition of approval 10. BS GRADE. 8 all necessary measures to control dust will be implemented by the developer during grading and a PM₁₀ Plan may be required. Operation of the Project would result in a less than significant impact that would not conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation; or, result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). The Project would result in residential development consistent with the area's existing development pattern.

d-e) Sensitive receptors are people within the population who are particularly susceptible to health effects due to exposure to an air contaminant. CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding uses within the project vicinity include residential uses. The residential uses are considered sensitive receptors; however due to the nature of the proposed Project, it is not anticipated to generate substantial point source emissions. In addition, there are no substantial point source polluters within a one mile radius of the Project exposing the future residents of the project site to these pollutants. The proposed Project would result in a less than significant impacts in regards to these issue areas.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed residential development does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003); MSHCP Consistency Analysis prepared by Principe and Associates dated May 17, 2017 (PDB06519); Nesting Season Survey for Burrowing Owl prepared by Principe and Associates dated April 25, 2017 (PDB06518)

Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan within the Southwest Area Plan. The project site is not located within an MSHCP Criteria Cell; therefore, the project is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy process (HANS) or Joint Project Review (JPR). Although the project site is not located within a Criteria Cell, consistency with Section 6.0 of the MSHCP must still be demonstrated. A brief consistency analysis is provided herein.

Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)

An incised channel of Long Valley Wash is located on the project site. The streambed and its associated Riparian Forest and Scrub habitats meet the definition of MSHCP Riparian/Riverine Areas.

Long Valley Wash and its associated Riparian Forest and Riparian scrub habitats will remain on the site in their existing conditions and will be 100% avoided. According to the MSHCP Consistency Analysis prepared by Principe and Associates, the project will not result in impacts to Riparian/Riverine Areas. The County of Riverside has conditioned the project prior to building permit issuance to ensure that the design of the four proposed bridges will not impact the MSHCP Riparian/Riverine habitat within Long Valley Wash. Construction of the bridges must follow the "Guidelines for Construction of Wildlife Crossings", set forth in Section 7.5.2 of the MSHCP Volume 1. The County of Riverside has also conditioned the project prior to grading permit issuance to ensure that all MSHCP Riparian/Riverine Habitat is mapped and labeled on the grading plans.

Other kinds of aquatic features that could provide suitable habitat for endangered and threatened species of fairy shrimp are not present on the site (i.e., vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions such as tire ruts, etc.). The project will be consistent with Section 6.1.2 of the MSHCP with adherence to Riverside County conditions of approval.

Section 6.1.3 (Protection of Narrow Endemic Plant Species)

According to the MSHCP Consistency Analysis prepared by Principe and Associates, the project site is not located with a Narrow Endemic Plant Species Survey Area. The project is consistent with Section 6.1.3 of the MSHCP.

Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

According to the MSHCP Consistency Analysis prepared by Principe and Associates, the project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the Urban/Wildlands Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

Section 6.3.2 (Additional Survey Needs and Procedures)

The project site is located within the required habitat assessment survey area for burrowing owl. According to the Nesting Season Survey for Burrowing Owl report prepared by Principe and Associates, suitable habitat was observed on the project site; therefore, four focused surveys were conducted during breeding season. The surveys were conducted on March 30, April 6, April 13, and April 20, 2017. No burrowing owls or burrowing owl sign were observed during any of the surveys. The project has been conditioned prior to grading permit issuance by the County of Riverside for a 30-day burrowing owl pre-construction survey. The project site will be consistent with Section 6.3.2 of the MSHCP with adherence to Riverside County conditions of approval.

The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less than significant with adherence to Riverside County conditions of approval.

b-c) According to the MSHCP Consistency Analysis prepared by Principe and Associates, based on a review of pertinent biological literature, threatened, endangered, candidate, sensitive or special status plant or wildlife species have not been recorded on the site. Long Valley Wash and its associated Riparian Forest and Scrub habitats will be 100% avoided by the project. No MSHCP sensitive soil types are located on the project site that could support rare plant species. No clay soils are located on the project site that could support vernal pool habitat. No burrowing owls or burrowing owl sign was observed during the focused surveys. A 30-day pre-construction burrowing owl survey will be conducted prior to grading permit issuance. A pre-construction nesting bird survey will also be conducted if grading is planned to occur during the nesting bird season. No impacts to threatened, endangered, candidate, sensitive or special status plant or wildlife species will occur.

d) Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The project has been conditioned prior to grading permit issuance by the County of Riverside for a pre-construction nesting bird survey. The project site is not located within or adjacent to a wildlife nursery site. The Long Valley Wash is located with the southern portion of the site and construction of the bridges crossing the wash must comply with the "Guidelines for Construction of Wildlife Crossings" set forth in Section 7.5.2 of the MSHCP Volume 1. Impacts will be less than significant with adherence to Riverside County conditions of approval.

e) An incised channel of Long Valley Wash is located on the project site. According to the MSHCP Consistency Analysis prepared by Principe and Associates, the streambed and its associated Riparian Forest and Scrub habitats will be 100% avoided by the project. The project will not result in impacts to Riparian Habitat. As mentioned herein, the County of Riverside has conditioned the project prior to building permit issuance to ensure that the design of the four proposed bridges will not impact the MSHCP Riparian/Riverine habitat within Long Valley Wash. Construction of the bridges must follow the "Guidelines for Construction of Wildlife Crossings", set forth in Section 7.5.2 of the MSHCP Volume 1. The County of Riverside has also conditioned the project prior to grading permit issuance to ensure that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

all MSHCP Riparian/Riverine Habitat is mapped and labeled on the grading plans. According to the MSHCP Consistency Analysis prepared by Principe and Associates, the two patches of Riverside and sage scrub growing on the site totaling 1.24 acres in size have long been reduced to remnants. The patches of sage scrub do not possess high quality functions and values to be considered to be sensitive biological resources at this site. Impacts will be less than significant with adherence to Riverside County conditions of approval.

f) According to the MSHCP Consistency Analysis prepared by Principe and Associates, Long Valley Wash does not qualify as a federally protected wetland because it does not meet the three criteria of a wetland as defined in Section 404 of the Clean Water Act (hydrophytic vegetation, hydric soils and hydrology). Other kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands are not present on the site (i.e., rivers, open waters, swamps, marshes, bogs, fens, etc.). No impacts will occur.

g) No oak trees are located on the project site. The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

CULTURAL RESOURCES	Would the project			
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials; PDA04967r1 Hogan 2016; "Phase II Resources Testing and Evaluation Site 33-015916 (CA-RIV-8271) Within Tentative Tract Map 36975 Rancho California area of Riverside County, California". PDA04343 Hogan, Tang 2007; "Historical/Archaeological Resources Survey Report Assessor's Parcel No. 927-450-002 Rabrenovich Vineyard".

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a County approved archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by a County approved archaeologist, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

such, no change in the significance of historical resources would occur with the implementation of the proposed Project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required

9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials; PDA04967r1 Hogan 2016; "Phase II Resources Testing and Evaluation Site 33-015916 (CA-RIV-8271) Within Tentative Tract Map 36975 Rancho California area of Riverside County, California". PDA04343 Hogan, Tang 2007; "Historical/Archaeological Resources Survey Report Assessor's Parcel No. 927-450-002 Rabrenovich Vineyard".

Findings of Fact:

- a) The project site has been surveyed by a County approved archaeologist in April and May 2007 and it has been determined that there is one archaeological resource present. This resource includes CA-RIV-008271 which consists of three manos, four mano fragments, one flake, one metate fragment, two hammerstones and one possible stone ball. This site consists of an artifact scatter that has been collected and therefore is no longer present on the subject property. Therefore, impacts are considered less than significant.
- b) An archaeological technical study entitled, "Phase II Resources Testing and Evaluation Site 33-015916 (CA-RIV-8271) Within Tentative Tract Map 36975 Rancho California area of Riverside County, California, prepared by Michael Hogan, dated May 25, 2106, evaluated the significance of the archaeological resources based on subsurface testing, analysis of recovered artifacts, and other investigations and has determined that the archaeological resource(s) are not significant pursuant to the State of California Environmental Quality Act (CEQA) Guidelines, Section 15064.5. Moreover, if the resources are not considered significant archaeological resources pursuant to CEQA Section 15064.5 loss of these resources cannot contribute to a potentially significant cumulative impact. Therefore, less than significant impacts will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

- c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.
- d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a-b) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed Project. This site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone. The nearest active fault anticipated to produce the highest ground accelerations, maximum magnitude of 7.7, is the Elsinore fault located approximately six (6) miles from the subject site. However, the closest fault anticipated to produce the highest ground motions is the San Felipe Fault which is closer to the subject site approximately 0.2 miles but has a lower magnitude of 6.3. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, less than significant impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

11. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact: Based on the information obtained from 'Map My County', the project site is located in an area with moderate potential for liquefaction. The Preliminary Geotechnical Report states that there are three factors that determine whether a site is likely to be subject to liquefaction, seismic shaking, type and consistency of earth materials, and groundwater level. The report states that the proposed structures will be supported by compacted fill over competent Pauba Formation bedrock, with groundwater at a depth of 50 feet. Incorporation of conditions of approval and compliance with the CBC the potential for earthquake induced liquefaction beneath the structures is considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Southwest Area Plan Figure 12 "Seismic Hazards" and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed Project. As stated in the Preliminary Geotechnical Report, intensity of ground shaking at the site may be higher or lower based on complex variables such as, depth and consistency of earth materials, topography, geologic structure, direction of fault rupture, seismic wave reflection, refraction, and attenuation rates. Ultimate development of the project site will result in the construction of eight single family residences. Compliance with the Geotechnical Report's recommendations in regards to the building design and the California Building Code (CBC) earthquake standards will ensure that impacts related to seismic ground shaking will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

13. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: Southwest Area Plan Figure 13 "Steep Slope", and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) Secondary effects of seismic shaking considered as potential hazards include several types of ground failure, which includes landslides. The Preliminary Geotechnical Report stated that the secondary effect of a landslide due to seismic activity is unlikely given the topography of the site, subsurface exploration and laboratory testing. Therefore, impacts are considered to be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

14. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) Based on Map My County the project site is susceptible to subsidence. The Preliminary Geotechnical Report stated that subsidence from scarification and re-compaction will be negligible. In addition compliance with conditions of approval 10.BS GRADE 003, 004, 004, and 006 will ensure any impacts in regards to subsidence will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

15. Other Geologic Hazards

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) The project site is not located in an area subject to seiche, mudflow, or volcanic hazard. A seiche is the wave action created within an enclosed basin of water, because there are no enclosed bodies of water adjacent to or up gradient of the site the likelihood of seismically induced flooding is considered nonexistent. There are no active volcanos in the vicinity of the project site and no steep hillsides subject to mudflow existing in the project vicinity. No impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

16. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a-b) The proposed Project will not significantly change the existing topography on the subject site. The grading will primarily follow the natural terrain and not alter any significant elevated topographic features located on the site. The project has no cut or fill slopes that would exceed 2:1. Impacts will be less than significant.

c) Future development for the project area will include on-site septic. All grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. In addition, condition of approval 10. E HEALTH 2 states that if the applicant wants to obtain clearance for their system prior to issuance of building permits, the applicant provide to building and safety a site plan and floor plans, a soils percolation report and plot plan, and groundwater detection boring provided at the location of the onsite wastewater treatment/septic lots. Impacts in regards to this issue area will be less than significant.

Mitigation: No Mitigation Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Monitoring: No Monitoring Required.

17. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) The development of the site would result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Condition of approval 10. BS GRADE. 7 requires that graded but undeveloped land shall provide, in addition to erosion control planting any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31. Condition of approval 60. BS GRADE. 14 requires that the applicant obtain a Best Management Practices (BMP) Permit for the monitoring of the erosion and sediment control BMP's for the site. Impacts will be less than significant in regards to soil erosion and loss of topsoil with the incorporation of the conditions of approval as discussed.

b) The Preliminary Geotechnical Report laboratory test results for the subject site determined that the earth materials onsite exhibit a Very Low Expansion potential; therefore, the design of slab on ground foundations is exempt from the procedures required in the CBC for expansive soils. Impacts will be less than significant.

c) The proposed Project includes the subdivision of a 51.54 gross acre site into eight (8) single-family residential lots. However, future development for the Project area will include on-site septic. To ensure that the Project site has soils that are adequate to support a septic system this Map was conditioned by the Environmental Health Department (AND 10. E. HEALTH 3) to require the applicant to provide, a soils percolation report and plot plan and groundwater detection borings at the location of the onsite wastewater treatment/septic lots. In addition, all grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) Implementation of the proposed Project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the Project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The Project site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). In addition because the Project site is located in an area susceptible to moderate wind erosion a condition of approval has been applied to this Project requiring that the developer take all necessary measures to control dust during construction. (AND.15 BS GRADE. 5.) With such compliance the Project will not result in an increase in wind erosion and blowsand, either on or off site. The Project will have less than significant impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GREENHOUSE GAS EMISSIONS Would the project

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Riverside County Climate Action Plan

Findings of Fact:

a-b) The proposed Project includes the subdivision of 51.54 gross acres into eight (8) residential lots as well as a General Plan Amendment and Change of Zone. These entitlements will result in consistency with the General Plan and Zoning Ordinance.

Approval of the tentative tract map does not expressly authorize the construction of any buildings; however, future construction of eight (8) single-family residences is likely to occur. The type of residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis based on the thresholds established by the Riverside County Climate Action Plan (CAP). More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of residential development proposed by this project would not exceed 8 single-family residences and thus their contribution to GHG emissions is below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Impacts are considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

21. Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed Project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the Project will result in the construction of eight (8) residential lots; the Project will not introduce activities that will cause substantial hazard to the public. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as mentioned in section 22a, the Project does not engage in activities with risk of upset. Impacts will be less than significant.

c) Because the proposed Project is located in a very high fire hazard area and the Project therefore includes adequate access for emergency response vehicles and personnel. Conditions of approval related to emergency access and egress, road widths, location of entry gates, turnarounds and surfacing materials of roadways will ensure that the proposed Project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, less than significant impacts will occur.

d) The proposed Project is not located within one quarter mile of an existing or proposed school. The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

e) The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No Mitigation Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Monitoring: No Monitoring Required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Southwest Area Plan Figure 5. "French Valley Airport Influence Area", Riverside County General Plan Safety Element, Figure S-20, "Airport Locations". GIS database and Google Earth.

Findings of Fact:

a-b) According to Map My County, Google Earth and the General Plan, the project site is not located within an Airport-Influence Area and will not require the review of the Airport Land Use Commission. Therefore, no impact will occur.

c-d) The project site is not located within an airport land use plan or within two mile of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area. The project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area. No impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

23. Hazardous Fire Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a) According to GIS database, the proposed Project is located in a very high fire hazard area and is within a State Responsibility Area (SRA) and therefore has the possibility to expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Compliance with California Code of Regulations title 14 section 1270 et seq. requires that specific standards in terms of; emergency access and egress, signing and building numbers, emergency water standards and fuel modification standards be applied in SRA's. The proposed Project has been reviewed by the Riverside County Fire Department and several conditions of approval have of been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of driveways, gated entries, turning radius and fuel modifications. With these conditions of approval impacts as they relate to this issue area will be less than significant. (AND 15. FIRE. 1, 2, and 3, COA 50. FIRE 1, 2, 3)

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HYDROLOGY AND WATER QUALITY Would the project

24. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Source: Riverside County Flood Control District Flood Hazard Report/Condition and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) The proposed Project includes the subdivision of a 51.54 gross acre site into 8 single-family residential lots. Although Tentative Tract Map, General Plan Amendment, Change of Zone and the diminishment and non-renewal of the agricultural preserve are being considered for approval at this time, single family residences are a use by right in the zone, and ultimate development of the project site will likely be for the construction of 8 single-family residences. Because the natural drainage will be maintained adjacent properties will not be impacted by an increased drainage flow than what is currently existing. Condition of approval 10. TRANS. 4 states that the land divider shall protect downstream properties from damages caused by the alteration of the drainage patterns by construction of adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. Condition of Approval 10. TRANS. 5 requires that the land divider accepts and properly disposes of all off-site drainage flowing onto or through the site. The Map has delineated the southern portion of the project site as Riparian/Riverine and is to be avoided as stated in condition of approval 60. EPD 2. With these standard conditions of approvals impacts in regards to the alteration of the course of a stream or river causes substantial damage to properties on or off-site will be less than significant.

b) As stated above, when grading and building plans are submitted for the future residential development of the site, standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows. Therefore, less than significant impacts would occur.

c) The geotechnical report for the proposed Project stated that groundwater was not observed during subsurface exploration. Data reviewed dating back to 1967 places current groundwater levels at approximately 167 feet below existing ground surface with a historic high groundwater level of 53 feet below groundwater in 2012. Groundwater is not anticipate to be encountered during grading. Ultimate development of the site will require review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of single-family residences will not interfere with any groundwater supply. Therefore, less than significant impacts will occur.

d) As indicated above in 24a. and b., the Condition of Approval 10. TRANS 4 and 5 will ensure that adequate drainage facilities exist or are constructed and that any substantial surface runoff on-site and across property lines will be properly disposed of by the land divider. Therefore, with the incorporation of these conditions of impacts will be less than significant.

e-f) As indicated in the Southwest Area Plan Figure 10 Special Flood Hazards Area, the Project is located in an area with the potential for flood hazards. The Project site is located within the 100-year floodplain limits for Long Valley Wash. The floodplain impacts the southern half portion of the project site and parallels Los Nogales Road. The floodplain for Long Valley Wash must be kept free of all fill, building and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Condition of approval 10. FLOOD RI 1 states that the Map shall be designed to create a buildable site outside of the floodplain for each proposed lot. This condition also requires that driveways and access roads be designed in a manner to not block, divert, or obstruct the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

floodplain flows. In addition, lots 1, 2, and 3 will be providing a bridge that crosses over the floodplain to ensure that access to these lots will not be compromised due to a storm. The proposed building pads are all located outside of the floodplain. Therefore, with incorporation of these conditions of approval and site design. Impact will be less than significant.

g) The proposed Project includes the subdivision of a 51.54 gross acre lot into eight (8), 5-acre single-family residential lots. Ultimate development will be for the construction of 8 single-family residences. Because the development of the Project site will result in the soil disturbance of more than one acre, a SWPPP will be required (AND. 15. BS. GRADE. 11) and the incorporation of BMP's will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. Advisory notification document 15. TRANS. 2 and 3 will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. The proposed Project will not substantially degrade water quality. Therefore, less than significant impacts will occur.

h) Future development of this Project site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, AND 15. TRANS. 2 and 3 which requires the land divider to protect downstream properties from damages caused by the alteration of the drainage patterns by construction of adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. Therefore, impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

25. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a-b) The proposed Project includes the subdivision of a 51.54 gross acre lot into eight (8) single-family residential lots. Future development will ultimately result in the construction of 8 single-family residences. The proposed Project site is located within the 100-year floodplain limits for Long Valley Wash. The floodplain impacts the southern half portion of the project site and parallels Los Nogales Road. The floodplain for Long Valley Wash must be kept free of all fill, building and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The Project will be designed and conditioned to ensure that ultimate development of the Project site will result in less than significant impacts in regards to the alteration of the existing drainage courses and surface run-off and absorption rates. (AND 15. BS GRADING 3, 7, 11, 13, AND 15. FLOOD 1, 2, and 3, AND 15. TRANS 2, 3, and 5).

c) The Project site is located within the 100-year floodplain limits for Long Valley Wash. The floodplain for Long Valley Wash must be kept free of all fill, building and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The proposed building pad locations are located outside of the 100-year flood plain. Conditions of approval and compliance with the CBC will ensure that impacts related to this issue area will be less than significant.

d) The proposed Project will not change the amount of surface water in any water body, because there are no enclosed bodies of water adjacent to the project site. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

LAND USE/PLANNING Would the project

26. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The project site is surrounded to the north, south, east, and west with scattered single family development. The Project site has an existing General Plan Land Use Designation of Agricultural (AG) 10-acre lot minimum and is within the Temecula Valley Wine Country Policy Area- Winery District. The applicant is proposing a General Plan Amendment to modify the Policy Area to Wine Country – Residential District. The proposed Project is consistent with the development pattern of the surrounding area which is comprised of single family residences with agricultural uses. The Project site borders to the south, the Temecula Valley Wine Country Policy Area– Residential District which is comprised of lots with 2 ½ - 5 acre minimum lot sizes. Therefore, ultimate development of the site will not result in a substantial alteration to the present or planned land use in the area. Impacts will be less than significant.

b) The proposed Project is not located within a city sphere of influence or adjacent to a city or county. Therefore, there will be no impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

27. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The Project site is currently zoned Citrus/Vineyard, 10-acre minimum (CV-10). Although the proposed Project is not consistent with this zoning classifications, Change of Zone No. 7885 proposes to change the zoning to Wine Country-Residential, 5-acre lot minimum (WC-R). Upon approval of the zone Change, the proposed Project will be consistent with the new zoning classification and its development standards. Therefore, no impacts will occur.

b-c) Properties to the north are zoned Wine Country-Winery, 10-acre minimum (WC-W) and Citrus/Vineyard, 10-acre minimum (CV-10), to the east Citrus/Vineyard, 10-acre minimum (CV-10) to the south Residential Agricultural, 2 ½ acre lot minimum (R-A-2 ½) and Residential Agricultural, 5 acre lot minimum (R-A-5), and to the west, Citrus/Vineyard, 10-acre minimum (CV-10). In addition, to the north of the subject site, Tentative Tract Map No. 31444 has been approved to subdivide approximately 220 acres into 38 residential lots with a 5-acre minimum lot size and Tentative Tract No. 32819 has been approved to subdivide approximately 84 acres into 12 clustered residential lots with a 1.5 acre minimum lot size, and to the west Tentative Tract Map No. 32949 has been approved to subdivide a 40.4 acre site into 6 residential lots with a 5-acre minimum lot size. The proposed Project's change of zone will be compatible with the density of existing and planned residential development located in the vicinity of the Project site. Impacts will be less than significant.

d) The proposed Project includes the subdivision of a 51.54 gross acre site into 8 single family residential lots, with a minimum lot size of five acres. The current land use designation of Agricultural allows for a 10-acre lot minimum. However, the applicant has gone through with the General Plan Foundation Initiation Process and is moving forward with modifying the Temecula Valley Wine Country Policy Area – Winery District to the Residential District. As proposed the General Plan Amendment to the Residential District will allow for 5-acre minimum lot size. Policies of the Temecula Valley Wine Country Policy Area – Residential District, is to encourage permanent estate lot residential stock in this region to balance the tourism related activities and to encourage tentative approval of residential tract maps provided that the overall project density yield does not exceed one unit per five acres or if

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

clustered development 1-acre lot minimum as long as 75% of the project area is developed with vineyards. Although the Project is not a clustered development the applicant is setting aside approximately 50% of the area with vineyard planting. As proposed, the Project is consistent with this land use designation and applicable policies of the General Plan. No impact will occur.

e) The proposed Project will not disrupt or divide the physical arrangement of an establish community. Therefore, there will be no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MINERAL RESOURCES Would the project

28. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-d) The mineral resource zone (MRZ) mapped for this area is MRZ-3. This classification is an area where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. As the Project site has no history of mineral resource recovery uses and does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, no impacts are anticipated. Furthermore, there are no known existing surface mines or designated mineral resource areas located near the Project site and the Project site is not located in an area of proposed, existing or abandoned quarries or mines. Thus, Project development would not expose people or property in the Project area to these hazards Therefore, no impacts are anticipated

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

29. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-20 "Airport Locations," Riverside County Parcel Report.

Findings of Fact:

a-b). As noted on the Riverside County Parcel Report, the project site is not located within an airport land use plan or within 2 miles of an existing public airport or airstrip. The proposed residential development will not be impacted by excessive noise levels. Therefore, no impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

30. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

The Project site is not located in proximity to a railroad; therefore, there will be no impact in regards to railroad noise.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

31. Highway Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Source: Riverside County's Southwest Area Plan, Figure 7 "Circulation", Project Application Materials and Google Maps

Findings of Fact:

According to Google Maps, the proposed Project site is located approximately 0.5 miles from Anza Road, listed as a "Major" road on Figure 7, "Circulation" in the Southwest Area Plan. Highway 79 is located approximately 3.2 miles from the project site. Given, the proximity of this Highway there will be no impacts in regards to highway noise.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

32. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact:

There are no other known sources of noise in the area that would be considered an impact to the Project site. Therefore, no impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

33. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a-c) The proposed Project includes the subdivision of approximately 51.54 gross acres into eight (8) single-family residential lots. No grading or construction is proposed at this time. However, it is anticipated that in the future eight (8) single family dwelling units will be developed on the site. When this occurs short term grading and construction will temporarily raise the ambient noise levels in the vicinity of the project site. However, operation of the proposed Project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Additionally, grading activities will be regulated by the County Noise Ordinance. Therefore, there will be a less than significant impact.

d) The Project site operations will not generate excessive groundborne vibrations or groundborne noise levels during normal operations. Groundborne vibrations may be generated infrequently by use of heavy construction machinery. No construction activities can occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00p.m. and 7:00 a.m. during the months of October through May. However, this type of noise would be temporary and infrequent. Therefore, impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

The Project site is mapped in the County's General Plan as having a High Potential for paleontological resources. To ensure protection of these resources should any be found, Condition of Approval 60. PLANNING 1 requires that the Paleontologist retained shall prepare a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP is reviewed by the County's Geologist for review and approval prior to the issuance of a Grading Permit. Therefore, impacts related to the discovery of any Paleontological Resources found on site will be less than significant with incorporation of this condition of approval.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The Project site is comprised of vacant land. Thus, the proposed Project will not displace substantial numbers of residents requiring the construction of replacement housing. Therefore, no impacts will occur.

b) The Project will result in the construction of 8 single-family dwelling units. No development is proposed on the site that would result in a need for additional housing or housing affordable to households earning 80% or less of the County's median income. The Project will have no impact

c) The Project includes the subdivision of a 51.54 gross acre site. The Project site is comprised of vacant land with no structures exist on site. Therefore the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The Project will have no impact.

d) The Project is not located within a County Redevelopment Project Area. Therefore, the Project will have no impact.

e-f) The proposed Project will ultimately result in the construction of a total of 8 single-family dwelling units generating a population of approximately 25 persons. The land use designation for the project site is Agriculture, which allows for one single-family dwelling unit per 10 acres, except as otherwise specified by a policy or an overlay. The proposed General Plan Amendment will modify the Temecula Valley Wine Country Policy Area – Winery District to the Residential District, 5-acre lot minimum. This modification in the policy area will not result in a population growth that will be inconsistent with the General Plan. Infrastructure and road improvements will be provided on-site and offsite; however no expansion of existing infrastructure or extension of a roadway is proposed. These improvements are to ensure that existing residences within the vicinity of the site are not impacted and the new residents anticipated on the Project site will be adequately served by infrastructure and roads. These elements will not induce a population growth into the area that is not anticipated. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. The Project shall comply with County Ordinance No. 659 to prevent any potentially significant effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

38. Schools

Source: Temecula Valley Unified School District and GIS database.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

The public schools serving the Project site would be Crowne Hill Elementary school located approximately 4.6 miles from the Project site, Temecula Middle school located approximately 4.3 miles from the Project site and Temecula Valley High School located approximately 6 miles from the Project site. Due to its small size, the Project would not require the development of additional schools. In addition the applicant will be required to pay the school district mitigation fees. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The closest public library is the Temecula Public Library which is located approximately 6 miles southwest of the Project site. This Project is subject to the requirements of County Ordinance No. 659 which establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is an Advisory Notification Document (AND 15. PLANNING 7.) and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The proposed Project will not cause an impact on health services. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Due to the nature of the proposed Project, an 8 lot single-family residential subdivision, ultimate development would result in a projected population of approximately 25 new residents. Therefore, impacts would be considered less than significant.
- b) As previously addressed, the proposed Project does not include the construction of recreational facilities. However, the use of existing neighborhood or regional parks or other recreational facilities will not result in a substantial accelerated physical deterioration of these facilities due to the limited number of new users that is anticipated due to project implementation. Therefore, less than significant impacts will occur.
- c) The Project site is located within the Temecula Valley Wine Country Beautification CSA No. 149. In addition, all residential subdivisions are subject to Quimby fees and COA 50. PLANNING 10 and COA 90. PLANNING 4 ensures payment of these fees. Therefore, less than significant impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County's General Plan, Southwest Area Plan, Figure 8 "Trails and Bikeway System". Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed Project will be required to construct a ten foot (10') wide trail easement along the southern portion of the proposed realigned Los Nogales Road and along the western portion of Camino Del Vino. No impacts to the existing trail system will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The proposed grading activities may require the transport of grading equipment to and from the Project site, and may result in minor related circulation activities, during the short-term. However, the proposed Project which will ultimately result in the construction of eight (8) single-family residential structures, which will not result in an increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program. In addition, Condition of Approval 10. TRANS. 3 states that the 8 residential lot subdivision will not require a Traffic Study. The Transportation Department has stated that to determine whether a project would be subject to a Traffic Study you would consider one trip per dwelling unit during the peak hours of 4:00 p.m. – 6:00 p.m. Typically 100 peak trips would trigger the need for a traffic study. Full build-out of the map

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

with residential housing would result in 8 vehicle trips during the peak hours. Therefore, any impacts would be less than significant.

b) The proposed Project will not result in a substantial increase of traffic due to the small increase in vehicle trips during construction and ultimately operation of the Project site. The Project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Impacts are less than significant.

c-d) Future development of the Project site will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks nor will it alter waterborne, rail or air traffic. No impact will occur.

e) The future development of the proposed Project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. Driveways into the Project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the Project site. The existing roadway providing access to the Project is already designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. Therefore, no impact will occur.

f) Future development of the Project site will not result in the need for new or altered maintenance of roads. No impact will occur.

g) The proposed Project will ultimately allow for the construction of 8 single-family residences. Short-term impacts will occur to the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation to assure that the safety of the traveling public is protected during construction will ensure that less than significant impacts will occur during construction.

h) Compliance with Riverside County Fire Departments development standards in terms of length of driveway, turnaround, slope, gate width and opening, will ensure that adequate emergency access into and out of the Project site is available. In addition, the project is required to have secondary emergency access available due to the Project site being located within a High Fire Hazardous Area. Therefore, less than significant impacts will occur with incorporation of Fire Department's development standards and condition of approval 50. FIRE 6, regarding secondary access.

i) The Project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

44. Bike Trails

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Source: Riverside County General Plan

Findings of Fact:

According to the Southwest Area Plan, Figure 8, "Trails and Bikeway System" a General Plan designated Combination Trail (Regional Trail/Class 1 Bike Path) is shown along Camino Del Vino directly adjacent to the project site. As a part of Tentative Tract No. 37254 the applicant is required to provide a 10 foot wide trail easement along the western portion of Camino Del Vino and along the southern portion of Los Nogales Road within the project's boundary. No impacts will occur in regards to bike trails.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to seven requesting tribes on March 29, 2017.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Rincon deferred to Tribes located in closer proximity to the project. A request to consult dated March 29, 2017 was received from the Pala Band of Mission Indians. Exhibits were provided to the Tribe on March 29, 2017. On April 21, 2017 Pala declined any further consultation regarding the project and indicated that they did not have any concerns. The Soboba Band, the Cahuilla, the Ramona Band, Pechanga Band and the Colorado River Indian Tribes did not request consultation.

A Senate Bill 18 (SB18) consultation list request was sent to the Native American Heritage Commission (NAHC) on February 16, 2017. A response was received on March 03, 2017. In accordance with the recommendations of the NAHC, Planning contacted all 28 Native American consultants listed in the NAHC response letter. These letters were mailed out on March 06, 2017. Responses were received from the Agua Caliente Band of Cahuilla Indians and the Augustine Band of Cahuilla Indians who both deferred to Tribes located closer to the project. No other responses were received and no sacred sites were identified.

There were no Sacred Sites and no Tribal Cultural Resources identified by any of the Tribes because there are none present. Therefore, the Project will have no impact on tribal cultural resources.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) Tentative Tract No. 37254 is for the subdivision of a 51.54 gross acre site into eight (8) residential lots. Ultimate development of the site will likely result in the construction of 8 single-family residences. As stated in a letter from Rancho California Water District (RCWD) on March 9, 2017 the Project site is located within the service boundaries of RCWD and water service exists under Account No. 3060625. Existing water pipelines are located within Los Nogales Road and Camino Del Vino. Water service to individual lots will required the extension of water facilities within dedicated public and/or private rights-of-ways. Less than significant impacts will result in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

47. Sewer

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project will result in the subdivision of 51.54 gross acres into eight (8) single-family residential lots. The Project site is located in an area primarily development with single-family residences on 2.5 – 5 acre lots. The subject property is located in Eastern Municipal Water District sewer service area. Presently sanitary sewer service is not available to the Project site. Therefore, the applicant has indicated that each lot will be served by individual septic systems. The Environmental Health Department has conditioned that prior to issuance of building permits the applicant shall submit a detailed soil percolation report and groundwater detection borings to ensure adequacy of the soil for the onsite septic systems. The onsite wastewater treatment septic (OWLS) shall be designed in accordance with current Local Agency Management Program (LAMP) guidelines and other applicable regulations or standards at the time the development is submitted for review Impacts will be less than significant. . (AND 15. E. HEALTH 3 and COA 80. E. HEALTH 1).

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

48. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b). The Project will be served by Riverside County Waste Management. Adequate capacity exists at all three landfills located in Riverside County. The development will comply with federal, state, and local statutes and regulations related to solid wastes. Condition of approval 80. WASTE 1, requires that the applicant prepare a Waste Recycling Plan (WRP) identifying materials that will be generated during construction and methods and measures taken to recycle, reuse, or reduce the amount of materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

generated. Condition of approval 90. WASTE 1, requires the developer to provide evidence showing that the Project is in compliance with the approved WRP. The proposed Project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. The impact is considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

49. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Materials.

Findings of Fact:

a-g) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Gas, Southern California Edison, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, no offsite utility improvements will be required to support this Project. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

50. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source:

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The Project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MANDATORY FINDINGS OF SIGNIFICANCE

<p>51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. With the incorporation of standard conditions of approval all impacts are less than significant.

<p>52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review, Project Application Materials

Findings of Fact: The Project does not have impacts which are individually limited, but cumulatively considerable. As demonstrated in Sections 1 – 50 of this Environmental Assessment. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with appropriate and conditions of approval. Therefore, no cumulative impacts are anticipated to occur.

<p>53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Staff review, project application

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact: As demonstrated in Sections 1 - 50 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval applied to the proposed Project, will ensure all impacts are less than significant.

EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VI. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 1/23/2018 2:27 PM

Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS_Template.docx



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez
Agency Director*



02/08/18, 3:59 pm

TR37254

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR37254. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S) Tentative Map, dated May 16, 2017 Exhibit A (Site Plan), dated May 16, 2017

Advisory Notification. 2 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
- Clean Water Act
- Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 3 AND - Project Description

This land division is hereby permitted to subdivide a 51.54 gross acre lot into 8 single-family residential lots. The lots range in size from 6 to 8.5 gross acres.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

BS-Grade. 3 0010-BS-Grade-MAP - DR WAY XING NMC

Lots whose access is or will be affected by natural or constructed drainage facilities shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

BS-Grade. 4 0010-BS-Grade-MAP - DRNAGE & TERRACING

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 4 0010-BS-Grade-MAP - DRNAGE & TERRACING (cont.)
Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

BS-Grade. 5 0010-BS-Grade-MAP - DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

BS-Grade. 6 0010-BS-Grade-MAP - EROS CNTRL PROTECT

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

BS-Grade. 7 0010-BS-Grade-MAP - FINISH GRADE

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS-Grade. 8 0010-BS-Grade-MAP - GENERAL INTRODUCTION

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

BS-Grade. 9 0010-BS-Grade-MAP - MANUFACTURED SLOPES

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

BS-Grade. 10 0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have 2% minimum slope. Minimum drainage grades shall be 1% except on portland cement concrete where .35% shall be the minimum.

BS-Grade. 11 0010-BS-Grade-MAP - NPDES INSPECTIONS

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures. Construction activities

ADVISORY NOTIFICATION DOCUMENT**BS-Grade**

BS-Grade. 11 **0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)**
including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS-Grade. 12 **0010-BS-Grade-MAP - OBEY ALL GDG REGS**

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

BS-Grade. 13 **0010-BS-Grade-MAP - SLOPES IN FLOODWAY**

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

E Health

E Health. 1 **0010-E Health-USE - ECP COMMENTS**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4 (cont.)
approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Planning. 6 0010-Planning-MAP - ORD 810 OPN SPACE FEE

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance. The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 7 0010-Planning-MAP - ORD NO. 659 (DIF)

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 8 0010-Planning-MAP - PDA04967 ACCEPTED

County Archaeological Report (PDA) No. 4967 submitted for this project was prepared by Michael Hogan of CRM Tech and is entitled: "Archaeological Testing and Treatment Plan for 33-015916 (CA-RIV-8271) within the Tentative Tract Map Project Area" dated February 01, 2016. This report was received on February 01, 2016 and accepted by the County Archaeologist on February 03, 2016. Phase II testing is required as described elsewhere in this conditions set. This document is herein incorporated as a part of the record for this project.

NOTE: The Archaeological Report was based on Tentative Tract Map No.36975 which has since been withdrawn, but occurs within the same project area as the proposed Tentative Tract No. 37254.

ADVISORY NOTIFICATION DOCUMENT

Planning

- Planning. 9 0010-Planning-MAP - PDA04987R1 ACCEPTED (cont.)
- Planning. 9 0010-Planning-MAP - PDA04987R1 ACCEPTED

County Archaeological Report (PDA) No 4987r1, was prepared by Michael Hogan, of CRM Tech and is entitled: "Phase II Cultural Resources Testing and Evaluation Site 33-015916 (CA-RIV-8271)," dated May 25, 2016. PDA04987r1 concludes: Site 33-015916 does not contribute any new information they can better our understanding of the prehistory or history of the area. The site, therefore, is not eligible for listing in the California Register, and does not qualify as a "historical resource". Based on these findings, CRM Tech recommends:

No further cultural resources investigation is mandated by CEQA for the project area unless development plans undergo such changes as to include areas not covered by this study. If buried cultural materials are encountered during any earth moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

NOTE: The Archeological Report was submitted under the previous Tentative Tract Map No. 36975, which has since, been withdrawn; however, the area studied is comprised of the entire project site of the current Tentative Tract Map No. 37254.

- Planning. 10 0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the WC-R zone.
- b. The front yard setback is 50 feet from the property line.
- c. The side yard setback is 30 feet from the property line.
- d. The the minimum road right of way setback for all buildings and structures located next to Camino Del Vino shall be one hundred feet. This setback refers only to Lot 8.
- e. The rear yard setback is 30 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 200 feet.
- g. The maximum height of any building is 40 feet and 2 habitable stories as measured from a building's above ground finished floor.
- h. The minimum parcel size is 5 gross acres.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

- Planning. 11 0010-Planning-MAP - SUBMIT BUILDING PLANS

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-MAP - SUBMIT BUILDING PLANS (cont.)
plans shall be in conformance with the approved TENTATIVE MAP.

Planning. 12 0010-Planning-MAP - TRAIL MAINTENANCE

The land divider, or the land divider's successor-in- interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

Planning. 13 0010-Planning-MAP - UNANTICIPATED RESOURCET

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning. 14 0010-Planning-MAP - UNEXPLODED ORDNANCES

If unexploded ordinances are identified during earth disturbance activities associated with implementing projects, the Riverside County Fire Department (Hazardous Materials Emergency Response Team) will be notified and all safety and remediation actions contained within the U.S. Department of Defense Ammunition and Explosives Safety Standards (u.s. Department of Defense 2004) will be implemented.

Planning. 15 0010-Planning-MAP- MAP ACT COMPLIANCE

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule D, unless modified by the conditions listed herein.

Planning. 16 0010-Planning-MAP- REQUIRED MINOR PLANS

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS (cont.)
harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of alloff-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2 (cont.)
appropriate easements as approved by the Transportation Department.

Transportation. 4 0010-Transportation-MAP - R-O-W
EXCEEDS/VACATION

If the existing right-of-way along Camino Del Vino (south of new alignment of Los Nogales Road) and Los Nogales Road exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

Transportation. 5 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 6 0010-Transportation-MAP - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP- AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with waste hauler.
- Provide recycling service to tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

F o r m o r e i n f o r m a t i o n , p l e a s e

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP- AB 341 (cont.)
visit:www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Waste Resources. 2 0010-Waste Resources-MAP- HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 3 0010-Waste Resources-MAP- LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility. Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: TR37254

Parcel: 927450002

50. Prior To Map Recordation

Planning

050 - Planning. 13 0050-Planning-MAP- TRAIL MAINTENANCE (cont.) Not Satisfied
maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

050 - Planning. 14 0050-Planning-MAP*- AG PRES (NONR) (1) Not Satisfied
Prior to recordation of a final map, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Rancho California Agricultural Preserve No. 11, Map No. 853b, under Agricultural Preserve Case No. 1056. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "MAP - AG PRES (NONR) (2)."

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD ECS Not Satisfied
Prior to recordation, an Environmental Constraints Sheet (ECS) shall be included with notes placed on the Final Map that requires avoidance of impacts to any blueline, riverine, riparian or jurisdictional features mapped as part of the DBESP mitigation process shall match the final map. The area shown on the ECS as an area to avoid disturbance shall be labeled "Riverine/Riparian Avoidance Area."

Survey

050 - Survey. 1 0050-Survey-MAP - EASEMENT Not Satisfied
Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Survey. 2 0050-Survey-MAP - VACATION Not Satisfied
The applicant, by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Camino Del Vino (south of new alignment of Los Nogales Road) and Los Nogales Road. Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - AGGREGATE/40' GRADED Not Satisfied
Camino Del Vino along project boundary shall be improved with 24 feet of Class 3, Aggregate Base (0.33' thick) on a 40 foot graded section within a 81'-88' (37'-44' project side and 44' on the other side of centerline) full-width dedicated right-of-way as approved by the Director of Transportation.
Note: Trail can be improved within the parkway.

Los Nogales (existing from knuckle to west project boundary) along project boundary is designated LOCAL STREET and shall be improved with 24 feet of Class 3, Aggregate Base (0.33' thick) on a 40 foot graded section within a 66 foot full-width dedicated right-of-way.

Note: A 10' decomposed granite (d.g.) trail shall be improved within the parkway.

050 - Transportation. 2 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance 461.

Plan: TR37254

Parcel: 927450002

50. Prior To Map Recordation

Transportation

050 - Transportation. 3 0050-Transportation-MAP - DEDICATIONS Not Satisfied

Los Nogales Road (from Camino Del Vino to knuckle) along project boundary (privately maintained) is designated COLLECTOR STREET and shall be improved with 44' full-width AC pavement and 6" concrete curb and gutter within the 6 foot full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A", Ordinance 461. (44'/66') (Modified for constructing trail on one side and no sidewalk.)
NOTE: A 10' decomposed granite (d.g.) trail shall be improved within the parkway.

050 - Transportation. 4 0050-Transportation-MAP - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department

Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 5 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 6 0050-Transportation-MAP - SIGNING & STRIPING PLAN Not Satisfied

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

050 - Transportation. 7 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRAINAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County. * *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

Plan: TR37254

Parcel: 927450002

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY (cont.) Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 6 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 7 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov. Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 8 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 9 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 10 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

060 - BS-Grade. 11 0060-BS-Grade-MAP - SLOPE STABIL'Y ANLY Not Satisfied

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

060 - BS-Grade. 12 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION

Plan: TR37254

Parcel: 927450002

60. Prior To Grading Permit Issuance

BS-Grade

- 060 - BS-Grade. 12 0060-BS-Grade-MAP - SWPPP REVIEW (cont.) Not Satisfied
PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.
- 060 - BS-Grade. 13 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Flood

- 060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Tract Map 37254 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted. Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

- 060 - Flood. 2 0060-Flood-MAP ORD 458 SPEC FLOOD HAZARD Not Satisfied

A portion of the proposed project is located in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval for any encroachment or other modification of the 100-year floodplain:

- a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.
- b. An exhibit no larger than 11x17 that shows the limits of the pre-project and post-project Special Flood Hazard Area. Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

- 060 - Flood. 3 0060-Flood-MAP PHASING Not Satisfied

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and include the necessary water quality features to mitigate the impacts of each phase which shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows for each phase shall be required prior to the recordation of the final map.

- 060 - Flood. 4 0060-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

- 060 - Flood. 5 0060-Flood-MAP SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Plan: TR37254

Parcel: 927450002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - NATIVE MONITOR REQ. (cont.) Not Satisfied
This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 6 0060-Planning-MAP - PALEO PRIMP/MONITOR Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE: PRIOR TO ISSUANCE OF GRADING PERMITS:

- 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
- 2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.
- 12.Procedures for reporting of findings.
- 13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 7 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit

Plan: TR37254

Parcel: 927450002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 0060-Planning-MAP - PLANNING DEPT REVIEW (cont.) Not Satisfied
Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

060 - Planning. 8 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied
No grading permits shall be issued until General Plan Amendment No. 1202, Change of Zone No. 7885, and Agricultural Preserve cases have been approved and adopted by the Board of Supervisors and have been made effective.

060 - Planning. 9 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied
The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:
1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

060 - Planning. 10 0060-Planning-MAP- AG PRES (NONR) (2) Not Satisfied
Prior to issuance of a grading permit, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Rancho California Agricultural Preserve No. 11, Map No. 853b under Agricultural Preserve Case No. 1056. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES (NONR) (1)"

060 - Planning. 11 0060-Planning-MAP- AG PRES CANCEL (2) Not Satisfied
Prior to issuance of a grading permit, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 1056, located within Rancho California Agricultural Preserve No.11, and shall have adopted a resolution diminishing the subject property from the boundaries of said agricultural preserve. disestablishing said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES CANCEL (1)"

060 - Planning. 12 0060-Planning-MAP- COMMUNITY TRAIL ESMNT Not Satisfied
The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot numbers 4,5,6,7,and 8, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

060 - Planning. 13 0060-Planning-MAP- SKR FEE CONDITION Not Satisfied
Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 51.54 gross acres in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 14 0060-Planning-MAP- TEM. BOMB SITE 107 Not Satisfied

Plan: TR37254

Parcel: 927450002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 14 0060-Planning-MAP- TEM. BOMB SITE 107 (cont.) Not Satisfied

All implementing projects located within a one-mile radius of the Temecula Bomb Site 107 shall be required to perform an Unexploded Ordnance Survey to verify presence/absence of unexploded ordnances prior to any earth disturbing activities (including preliminary site studies such as geotechnical investigations and biological surveys). Upon completion of this survey, the results will be provided to the Riverside County Planning Departments and Riverside County Fire Department (Hazardous Material's Emergency Response Team), and appropriate pre-construction measures will be incorporated into the Implementing project's grading and development plans, including removal of any identified hazards.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD DBESP Not Satisfied

Prior to issuance of a grading permit, Determination of Biologically Equivalent or Superior Preservation (DBESP) will need to be submitted to, reviewed and approved by EPD and the Wildlife Agencies. All riverine, riparian and jurisdictional features shall be mapped. Once the DBESP is forwarded to the Wildlife Agencies a 60 day review period will start for their review. Please note that if there are significant comments that will delay the project.

060 - Planning-EPD. 2 0060-Planning-EPD Riv/Rip Avoidance Not Satisfied

Prior to issuance of a grading permit, EPD shall verify on grading plans that no disturbance will occur within areas identified and mapped as riverine/riparian. EPD staff shall verify construction of clear span bridges do not disturb riverine/riparian avoidance area identified on the ECS.

060 - Planning-EPD. 3 0060-Planning-EPD Streambed Permits Not Satisfied

Prior to issuance of the grading permit, a CADFW 1600 and USACE 404 permit may be required and proof that consultation and approvals from those entities will need to be provided.

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

060 - Planning-EPD. 5 0060-Planning-EPD-EPD - BRIDGE CONSTRUCTION Not Satisfied

Prior to issuance of building permits, applicant must submit building plans for construction of the four bridges over Long Valley Wash. Construction must follow the "Guidelines for Construction of Wildlife Crossings", set forth in Section 7.5.2 of the MSHCP, Volume 1. EPD must review and approve the bridge crossings.

060 - Planning-EPD. 6 0060-Planning-EPD-EPD - MSHCP RIP/RIV MAPPING Not Satisfied

Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat being depicted on project maps and exhibits shall correspond with the mapped Riparian/Riverine habitat depicted on Exhibit RIPARIAN/RIVERINE AREAS MAP, found within the document titled "Western Riverside county Multiple Species Habitat Conservation Plan consistency Analysis Tentative Tract Map 37254" dated May 17, 2017 completed by Principe and Associates.

Plan: TR37254

Parcel: 927450002

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 7 0060-Planning-EPD-EPD-MBTA NESTING BIRD SURVEY Not Satisfied

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 31) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - ARTIFACT DISPOSITION Not Satisfied

Prior to Grading Permit Final:

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.

1. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.
2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.
3. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

070 - Planning. 2 0070-Planning-MAP - PHASE IV CULTURAL RPT. Not Satisfied

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation

Plan: TR37254

Parcel: 927450002

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 0080-Planning-MAP- ENTRY MONUMENT PLOT PLAN (cont.) Not Satisfied

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 4 0080-Planning-MAP- PARKING SPACES Not Satisfied

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

080 - Planning. 5 0080-Planning-MAP- SCHOOL MITIGATION Not Satisfied

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 6 0080-Planning-MAP- Walls/Fencing Plans Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

G. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP- WASTE RECYCLE PLAN (WRP) Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D

Plan: TR37254

Parcel: 927450002

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP- WASTE RECYCLE PLAN (WRP) (cont.) Not Satisfied
recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES Not Satisfied

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.
 - a. Precise Grade Inspection can include but is not limited to the following:
 1. Installation of slope planting and permanent irrigation on required slopes.
 2. Completion of drainage swales, berms and required drainage away from foundation.
 - b. Inspection of completed onsite drainage facilities
 - c. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 4 0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE Not Satisfied

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D Not Satisfied

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP INSPECTION Not Satisfied

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

Plan: TR37254

Parcel: 927450002

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP REGISTRATION Not Satisfied

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

Planning

090 - Planning. 1 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 2 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 3 0090-Planning-MAP- BLOCK WALL ANTIGRAFFITI Not Satisfied

Proposed perimeter and interior fencing and walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 4 0090-Planning-MAP- QUIMBY FEES (2) Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place and certification shall be obtained from the County of Riverside Economic Development Agency for CSA No. 149.

090 - Planning. 5 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 6 0090-Planning-MAP- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 51.54 gross acres in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP- WASTE REPORTING FORM Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the

02/08/18
16:00

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 18

Plan: TR37254

Parcel: 927450002

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP- WASTE REPORTING FORM (cont.) Not Satisfied
Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409

DATE: February 7, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
Coachella Valley Water District (CVWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.

Telephone: Verizon
Eastern Information Center (UCR)

Board of Supervisors - Supervisor: Taylor Berger
Planning Commissioner: Chuck Washington
Temecula Sphere of Influence
Temecula Valley Unified School District
Eastern Municipal Water District (EMWD)
Western Municipal Water District (WMWD)

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres - Zoning: Citrus/Vineyard (C/V-10)- **REQUEST: Change of Zone No. 7885** proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, **General Plan Amendment No. 01202** proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) **Tentative Tract Map No. 37254** proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975. **BBID: 564-457-265 UPROJ CASE: TR37254**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on February 23, 2017.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Deborah Bradford, Project Planner at (951) 955-6646 or e-mail at dbradfor@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

February 22, 2017

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 24, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR. The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres - Zoning: Citrus/Vineyard (C/V-10)-

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, **General Plan Amendment No. 01202** proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) **Tentative Tract Map No. 37254** proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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) 863-7040

Pg. 2 ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

Email CC: Deborah Bradford, Dbradfor@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 22, 2017

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 24, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR. The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres - Zoning: Citrus/Vineyard (C/V-10)-

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, **General Plan Amendment No. 01202** proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) **Tentative Tract Map No. 37254** proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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) 863-7040

Pg. 2 ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

Email CC: Deborah Bradford, Dbradfor@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

February 22, 2017

Pala Band of Mission Indians
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 24, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR. The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres - Zoning: Citrus/Vineyard (C/V-10)-

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, **General Plan Amendment No. 01202** proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) **Tentative Tract Map No. 37254** proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Pg. 2 ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

Email CC: Deborah Bradford, Dbradfor@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 22, 2017

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 24, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR. The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres - Zoning: Citrus/Vineyard (C/V-10)-

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, **General Plan Amendment No. 01202** proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) **Tentative Tract Map No. 37254** proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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) 863-7040

Pg. 2 ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

Email CC: Deborah Bradford, Dbradfor@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 22, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chairman
56310 Highway 371, Suite B
P.O BOX 391670
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 24, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR. The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres - Zoning: Citrus/Vineyard (C/V-10)-

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, **General Plan Amendment No. 01202** proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) **Tentative Tract Map No. 37254** proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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) 863-7040

Pg. 2 ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

Email CC: Deborah Bradford, Dbradfor@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 22, 2017

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 24, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR. The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres - Zoning: Citrus/Vineyard (C/V-10)-

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, **General Plan Amendment No. 01202** proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) **Tentative Tract Map No. 37254** proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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) 863-7040

Pg. 2 ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

Email CC: Deborah Bradford, Dbradfor@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 22, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 24, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR. The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres - Zoning: Citrus/Vineyard (C/V-10)-

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, **General Plan Amendment No. 01202** proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) **Tentative Tract Map No. 37254** proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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

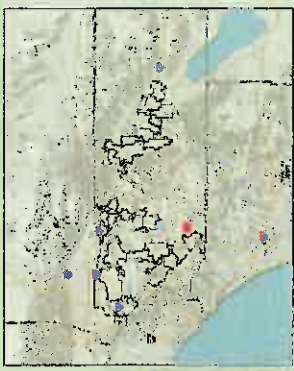
Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Pg. 2 ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

Email CC: Deborah Bradford, Dbradfor@rivco.org

Attachment: Project Vicinity Map and Project Aerial

TR37254



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography/lines
 - waterbodies
 - Lakes
 - Rivers

Notes

IMPORTANT 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.



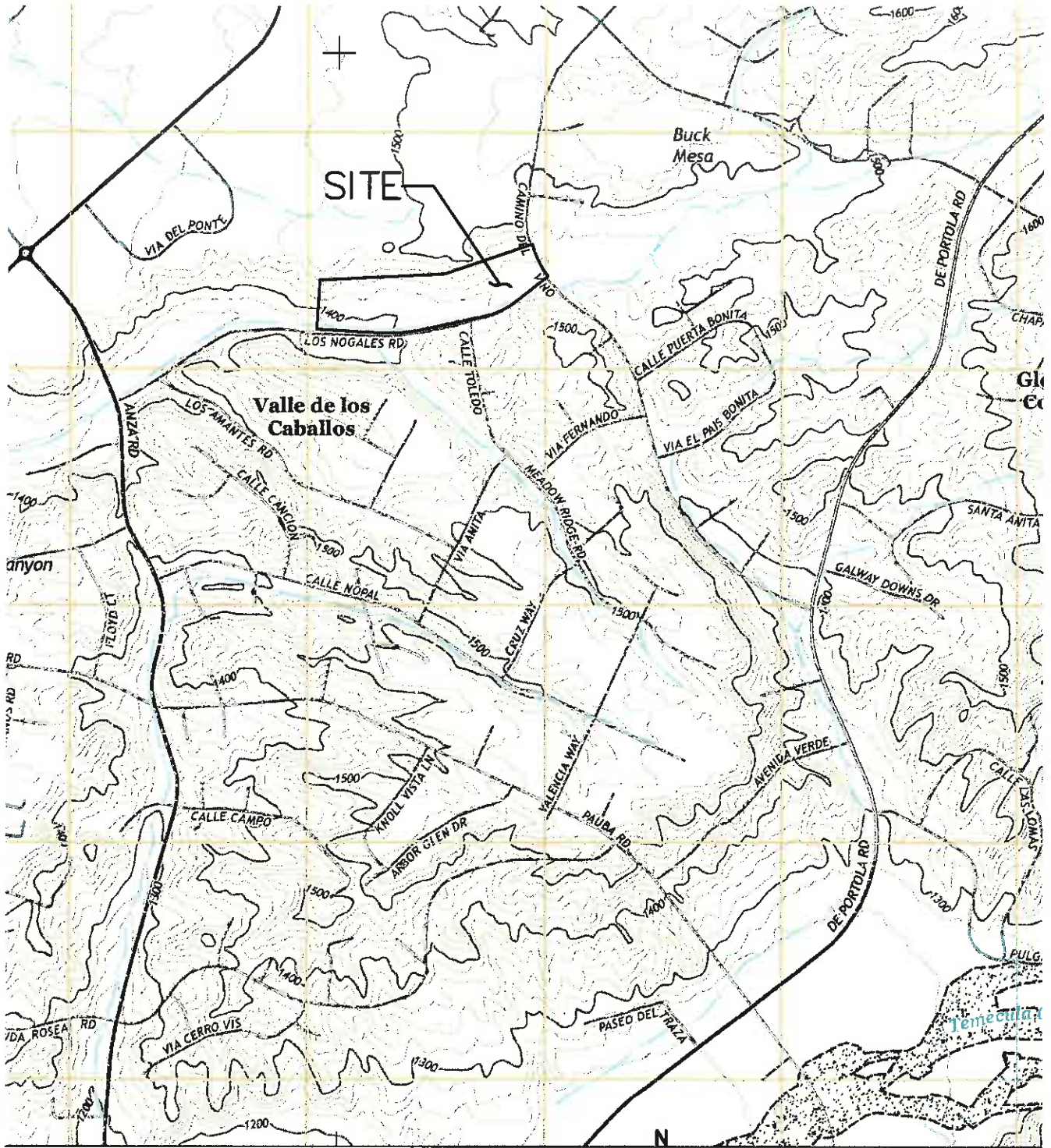
0 1,337 2,673 Feet



REPORT PRINTED ON... 2/22/2017 3:43:05 PM

© Riverside County RCIT GIS

TENTATIVE TRACT 37254
USGS MAP



495 2'30" 497 498000mE

ROAD CLASSII

Expressway Secondary Hwy

BACHELOR MOUNTAIN QUADRANGLE

200 100 0 200 400 600

SCALE 1" = 200'



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA 92264

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Grubbe,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

La Jolla Band of Luiseno Indians
Thomas Rodríguez, Chairperson
22000 Highway 76
Pauma Valley, CA 92061

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Rodríguez,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2

Heather Thomson

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Santa Rosa Band of Mission Indians
Steven Estrada, Chairperson
P.O. Box 391820
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Estrada,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Soboba Band of Luiseno Indians
Rosemary Morillo, Chairperson
P.O Box 487
San Jacinto, CA 92583

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Morillo,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres – Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Sycuan Band of Kumeyaay Nation
Cody J. Martinez, Chairperson
1 Kwaaypaay Court
El Cajon, CA 92019

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Martinez,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Augustine Band of Cahuilla Mission Indians
Amanda Vance, Chairperson
P.O. Box 486
Coachella, CA 92236

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Vance,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Cabazon Band of Mission Indians
Doug Welmas, Chairperson
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Welmas,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Cahuilla Band of Indians
Luther Salgado, Chairperson
52701 U.S Highway 371
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Salgado,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Campo Band of Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1
Campo, CA 91906

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Goff,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Ewiiapaayp Tribal Office
Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Vice Chairperson Garcia,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Ewiiapaayp Tribal Office
Robert Pinto, Chairperson
4054 Willows Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Pinto,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koil – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Jamul Indian Village
Erica Pinto, Chairperson
P.O. Box 612
Jamul, CA 91935

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Pinto,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

La Posta Band of Mission Indians
Javaughn Miller, Tribal Administrator
8 Crestwood Road
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Tribal Administrator Miller,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
8 Crestwood Road
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Parada,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

"Planning Our Future... Preserving Our Past"

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Los Coyotes Band of Mission Indians
Shane Chapparosa, Chairperson
P.O Box 189
Warner Springs, CA 92086

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Chapparosa,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 --
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Manzanita Band of Kumeyaay Nation
Angela Elliott Santos, Chairperson
P.O Box 1302
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Santos,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Mesa Grande Band of Mission Indians
Virgil Oyos, Chairperson
P.O. Box 270
Santa Ysabel, CA 92070

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Oyos,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2

Heather Thomson

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA 92220

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Martin,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Pauma Band of Luiseno Indians -Pauma & Yulma Reservation
Temet Aguilar, Chairperson
P.O Box 369, Ext. 303
Pauma Valley, CA 92061

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Aguilar,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country -- Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2

Heather Thomson

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477
Temecula, CA 92593

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Macarro,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Ramona Band of Mission Indians
Joseph Hamilton, Chairperson
P.O. Box 391670
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Hamilton,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Rincon Band of Mission Indians
Jim McPherson, Tribal Historic Preservation Officer
1 West Tribal Road
Valley Center, CA 92082

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Tribal Historic Preservation Officer McPherson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Rincon Band of Mission Indians
Bo Mazzetti, Chairperson
1 West Tribal Road
Valley Center, CA 92082

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Mazzetti,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2

Heather Thomson

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

San Luis Rey Band of Mission Indians
San Luis Rey, Tribal Council
1889 Sunset Drive
Vista, CA 92081

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Tribal Council,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
P.O. Box 365
Valley Center, CA 92082

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Lawson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Pala Band of Mission Indians
Robert Smith, Chairperson
12196 Pala Mission Road
Pala, CA 92059

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Smith,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

"Planning Our Future... Preserving Our Past"

Pg. 2

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Torres- Martinez Desert Cahuilla Indians
Mary Resvaloso, Chairperson
P.O Box 1160
Thermal, CA 92274

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Resvaloso,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Viejas Band of Kumeyaay Indians
Robert J. Welch, Chairperson
1 Viejas Grande Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Welch,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

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

Pg. 2

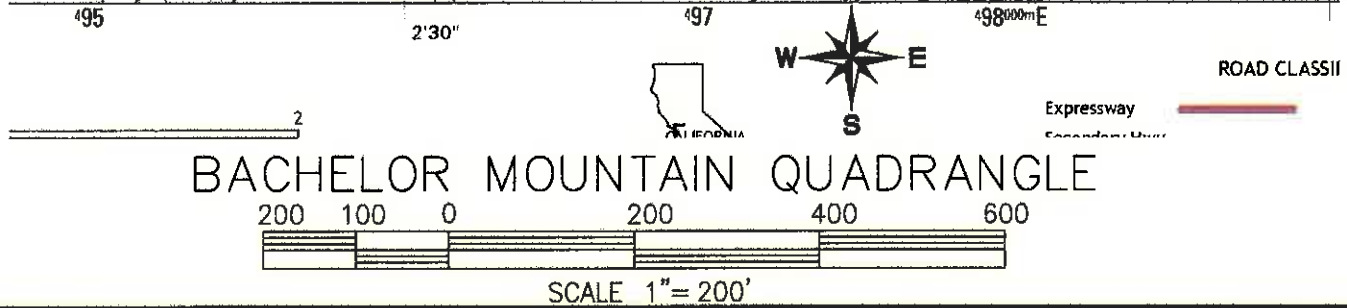
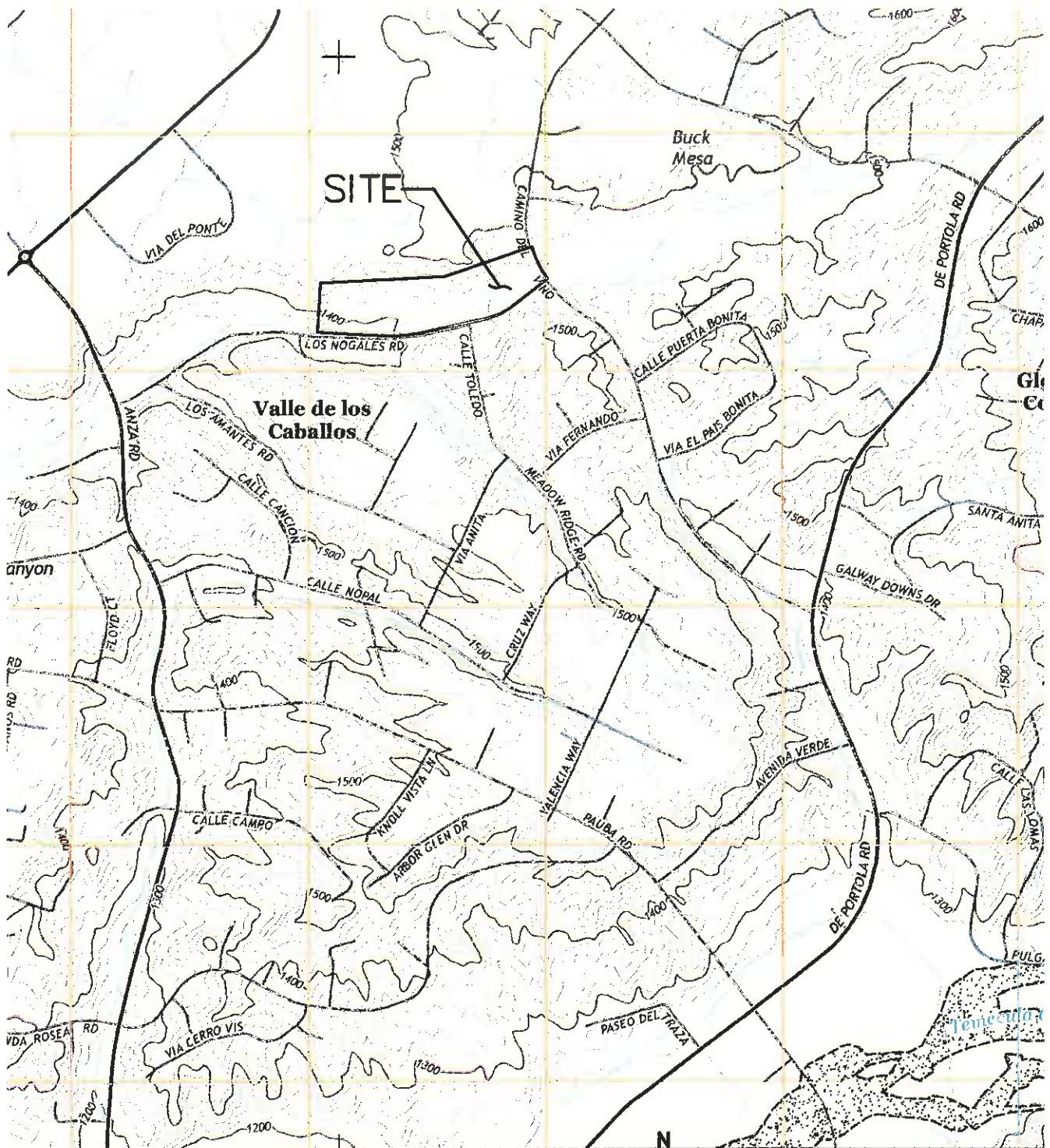
Heather Thomson

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org

TENTATIVE TRACT 37254 USGS MAP



BACHELOR MOUNTAIN QUADRANGLE

Bradford, Deborah

From: Mike Gordon <belizemg@gmail.com>
Sent: Sunday, January 28, 2018 10:45 AM
To: rbrady@rico.org; Bradford, Deborah
Subject: Fwd: Los Nogales Project
Attachments: TR 37254_05_02_17.pdf

Dear Russell and Deborah,

How are you? We're writing you a quick note regarding the project listed below. I had the opportunity to discuss the proposal with Mr. Koll and he was kind enough to go over some details as well as sending me the drawing. These 8 homes with grapes will greatly improve our street both visually and property value.

My wife & I own 4 properties in the area including 2 that are approximately across the street from this development. One of the main reasons Teresa & I are confident and excited about this is that we've had experience of owning 2 other properties directly across the street from another project they're building on Los Amantes. This is just around the corner from this proposed development. We can honestly say that Mr. Koll has been a pleasure to work with, quickly addressing any questions or concerns we had to our complete satisfaction.

These projects take a long time to complete so it's good to know that the developer actually cares about the neighbors/neighborhood. Mr. Koll doesn't cut corners and his project are run with attention to detail.

We can't wait to look across Los Nogales and see the new homes and vineyards. Thanks and God Bless, Mike & Teresa Gordon

The information for this project is APN 927-450-002, Tract Map 37254, Change of Zone 7885 and General Plan Amendment 1202.

December 22, 2017

Russell Brady
Riverside County Planning Commission
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Dear Russell,

I am writing to express my support for Tract Map 37254 and GPA 1202.

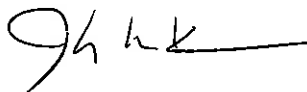
I live on Camino Del Vino road just north of the subject property. There are some weekends where it can take me 40 minutes just to make it from my house into the City of Temecula due to the traffic from some of the wineries.

While the wineries are great on the major roadways, allowing a winery on some of the smaller streets in between Rancho California Road and De Portola Road will only introduce a lot of this traffic into the residential areas.

I fully support the General Plan Amendment and the Change of Zone for this property to be included in the Wine Country - Residential Zone. Along with Tract Map 37254, this will preclude the possibility of any Winery ever being developed in this area which is only surrounded by residential property.

Thank you for your time.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jh h k" followed by a horizontal line.

Johnny Hernandez
39311 Camino Del Vino
Temecula, CA 92592



Mr. Greg Koll
Koll Custom Homes
PO Box 1658
Temecula, CA 92593

Board of Directors

Danny Martin
President

BJ Fazeli
Vice President

Robert Olson
Treasurer

Valerie Andrews
Secretary

Phil Baily
Director

Damian Doffo
Director

Ben Drake
Director

Jim Hart
Director

Bill Wilson
Director

Regarding Tract Map 37254

Dear Greg:

On behalf of The Board of Directors for the Temecula Valley Winegrowers Association, we would like to show our support for your proposed change of zone from Wine Country Winery Zone to Wine Country Residential Zone for your project, Tract Map 37254.

We understand that the project area is surrounded by five-acre parcels and there is no viable arterial road in and out of the area, thus it would be difficult for the development of a winery project on this site. Our Board is also encouraged that your project proposal requires residents to plant vineyards and the CC & R's will mandate that the owners take proper care of these vineyards.

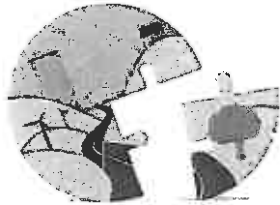
We wish you much success with your proposed change of zone and subsequent project.

Sincerely,

A handwritten signature in black ink that reads "Krista Chaich".

Krista Chaich
Executive Director

cc: Russell Brady, Planner, Riverside County Planning Commission
Deborah Bradford, Planner, Riverside County Planning Commission



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Koll Custom Homes, Inc.

Contact Person: Greg Koll E-Mail: Greg@KollCustomHomes.com

Mailing Address: PO Box 1658
Temecula CA 92593
City State ZIP

Daytime Phone No: (951) 225-1065 Fax No: (951) 225-1064

Engineer/Representative Name: Love Engineering

Contact Person: Tom Love E-Mail: Tom@LoveCivil.com

Mailing Address: 31915 Rancho California Road, Suite 200-166
Temecula CA 92591
City State ZIP

Daytime Phone No: (951) 440-8149 Fax No: (951) 303-6701

Property Owner Name: Heavenstone Corporation

Contact Person: William Sluss E-Mail: billsluss73@gmail.com

Mailing Address: 17800 Castleton Drive, Suite 300
City of Industry CA 91748
City State ZIP

Daytime Phone No: (626) 581-3335 Fax No: ()

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) 863-7555

"Planning Our Future... Preserving Our Past"

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

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

William E. Sluss

PRINTED NAME OF PROPERTY OWNER(S)

William E. Sluss

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 927-450-002

Approximate Gross Acreage: 51.52 Acres

General location (nearby or cross streets): North of Los Nogales Road, South of _____, East of _____, West of Camino Del Vino.

Existing General Plan Foundation Component(s): AG-TV Wine Country - Winery District

Proposed General Plan Foundation Component(s): AG-TV Wine Country - Residential District

Existing General Plan Land Use Designation(s): AG

Proposed General Plan Land Use Designation(s): AG

General Plan Policy Area(s) (if any): Temecula Valley Wine Country - Winery District

Existing Zoning Classification(s): C/V-10

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

Our proposal is to change this parcel from the Temecula Valley Wine Country Policy Area - Winery District to the Temecula Valley Wine Country Policy Area - Residential District in order to be consistent with the usage of the surrounding properties.

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). TR 36975, CZ 07885
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA 42839 EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): See Attached

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	
		Yes	No
Electric Company	Southern California Edison	✓	
Gas Company	None - Propane		
Telephone Company	Verizon / Frontier	✓	
Water Company/District	Rancho California Water District	✓	

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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
Sewer District	None - Septic		

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_View/Custom/disclaimer/Default.htm)

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

Owner/Representative (1) Wm E. Sch Date 7/5/16

Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

No Conflict

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **\$10,000.00**. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Koll Custom Homes, Inc. hereafter "Applicant" and Heavenstone Corporation "Property Owner".

Description of application/permit use:

Foundation Component General Plan Amendment

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 927-450-002

Property Location or Address:
51.52 Acres, North of Los Nogales Road and West of Camino Del Vino


2. PROPERTY OWNER INFORMATION:


Property Owner Name: _____ Phone No.: 626-581-3335
 Firm Name: Heavenstone Corporation Email: billsluss73@gmail.com
 Address: 17800 Castleton Drive, Suite 300
City of Industry, CA 91748

3. APPLICANT INFORMATION:

Applicant Name: _____ Phone No.: 951-225-1065
 Firm Name: Koll Custom Homes, Inc. Email: greg@KollCustomHomes.com
 Address (if different from property owner)
PO Box 1658
Temecula, CA 92593

4. SIGNATURES:

Signature of Applicant:  Date: 6/2/2016
 Print Name and Title: Gregory S. Koll, President

Signature of Property Owner:  Date: 6/2/2016
 Print Name and Title: William Sluss, Chief Financial Officer

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)
within the Santa Margarita River Region**

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	
Proposed Project Consists of, or includes:	YES NO
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input checked="" type="checkbox"/> <input type="checkbox"/>
Redevelopment. The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to WQMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	<input type="checkbox"/> <input type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013 – Motor vehicle supplies or parts, 5014 – Tires & Tubes, 5541 – Gasoline Service Stations, 7532 – Top, Body & Upholstery Repair Shops and Paint Shops, 7533 – Automotive Exhaust System Repair Shops, 7534 – Tire Retreading and Repair Shops, 7536 – Automotive Glass Replacement Shops, 7537 – Automotive Transmission Repair Shops, 7538 – General Automotive Repair Shops, 7539 – Automotive Repair Shops, not elsewhere classified.	<input type="checkbox"/> <input type="checkbox"/>
Restaurants. This Category is defined as a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods for immediate consumption (SiC Code 5812): Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all WQMP requirements except for structural treatment control BMPs and numeric sizing criteria requirement F.1.d.(6) and hydro modification requirement F.1.h.	<input type="checkbox"/> <input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/> <input type="checkbox"/>
Environmentally Sensitive Areas (ESAs) ¹ . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/> <input type="checkbox"/>
Parking Lot. Impervious parking lots 5,000 sq. ft. or more and potentially exposed to runoff. Parking lot is defined as a land use or facility for the temporary parking or storage of motor vehicles	<input type="checkbox"/> <input type="checkbox"/>

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)
within the Santa Margarita River Region**

used personally for business or commerce.

Streets, roads, highways, and freeways. Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.

Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.

Pollutant Generating projects disturbing over 1 acre. Development project that disturb over one acre of land, where the post-construction use of the site generate pollutants at levels greater than natural background levels.

¹Land area is based on acreage disturbed.

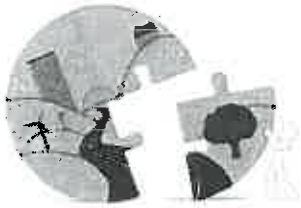
DETERMINATION: Check the box for the appropriate determination.

If **any** question answered "YES"

Project requires a project-specific WQMP.

If **all** questions answered "NO"

Project requires incorporation of Site Design and Source Control BMPs imposed through Conditions of Approval or permit conditions.



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: _____

DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Koll Custom Homes
Greg Koll E-Mail: greg@kollcustomhomes.com

Mailing Address: PO BOX 1658
Temecula CA 92593
City State ZIP

Daytime Phone No: (951) 225-1065 Fax No: (951) 225-1064

Engineer/Representative's Name: Love Engineering
Thomas Love E-Mail: Tom@LoveCivil.com

Mailing Address: 31915 Rancho California Rd, Suite 200-166
Temecula CA 92591
City State ZIP

Daytime Phone No: (951) 440-8149 Fax No: (951) 303-6701

Property Owner's Name: Heavenstone Corporation E-Mail: _____

Mailing Address: 17800 Castleton, Suite 300
City of Industry CA 91748
City State ZIP

Daytime Phone No: () Fax No: ()

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

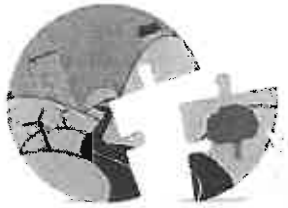
Thomas Brothers map, edition year, page number, and coordinates: 2013, Page 960, Grids C2 & D2

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

Change zone from existing zone of CV/10 to proposed zone of ~~WC-W~~ WC-R

Related cases filed in conjunction with this request:

TR 36975



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> TENTATIVE TRACT MAP | <input type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> MINOR CHANGE | Original Case No. _____ |
| <input type="checkbox"/> REVISED MAP | Original Case No. _____ |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Koll Custom Homes, Inc.

Contact Person: Greg Koll E-Mail: Greg@KollCustomHomes.com

Mailing Address: PO Box 1658

<u>Temecula</u>	<u>CA</u>	<u>92593</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 225-1065 Fax No: (951) 225-1064

Engineer/Representative Name: Love Engineering

Contact Person: Tom Love E-Mail: Tom@LoveCivil.com

Mailing Address: 31915 Rancho California Road, Suite 200-166

<u>Temecula</u>	<u>CA</u>	<u>92591</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 440-8149 Fax No: (951) 303-6701

Property Owner Name: Heavenstone Ranch Corp

Contact Person: William Sluss E-Mail: billsluss73@gmail.com

Mailing Address: 17800 Castleton, Suite 300

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) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Los Nogales Road, South of _____, East of _____, West of Camino Del Vino.

SUBDIVISION PROPOSAL:

Map Schedule: D Minimum Developable Lot Size: 5 Acres
Number of existing lots: 1 Number of proposed developable lots: 8
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: _____ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). TR36975, C207885
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): _____

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer - then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Greg Koll

Address: PO BOX 1658

Phone number: 951-225-1065

Address of site (street name and number if available, and ZIP Code): NW Corner Los Nogales &

Local Agency: County of Riverside

Camino Del Vino

Assessor's Book Page, and Parcel Number: 927-450-002

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: *Greg Koll*

Date 11/3/16

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Heavenstone Corporation, a Nevada Corporation, doing business in California as Heavenstone Ranch Corporation (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 927-450-002 (“PROPERTY”); and,

WHEREAS, on September 24, 2015, PROPERTY OWNER filed an application for Change of Zone No. 7885, on July 5, 2016, PROPERTY OWNER filed an application for General Plan Amendment No. 1202 and on January 31, 2017, PROPERTY OWNER filed an application for Tentative Tract Map No. 37254 (collectively the “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 its 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, 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:
Heavenstone Ranch Corporation
Attn: William Sluss
17800 Castleton, Ste. 300
City of Industry, CA 91748

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, construing 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.

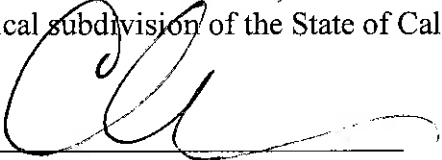
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

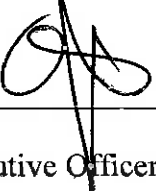
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

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

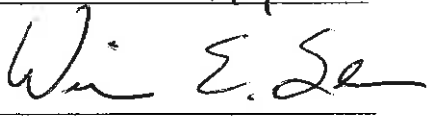
By: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 7/18/17

PROPERTY OWNER:
Heavenstone Corporation, a Nevada Corporation, doing business in California as Heavenstone Ranch Corporation

By: 
Jack J. Qin
Chief Executive Officer

Dated: 7/12/17

By: 
William E. Sluss
Chief Financial Officer

Dated: 7/12/17

FORM APPROVED COUNTY COUNSEL
BY: 
MICHELLE CLACK
DATE: 7/18/17

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

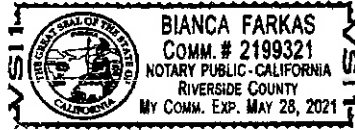
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On 07/12/2017 before me, Bianca Farkas, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared William Edward Sluss
Name(s) of Signer(s)
Jie Qin

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 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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Agreement
Document Date: _____ Number of Pages: 5 pgs
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

February 8, 2018

Riverside County Planning Department
Deborah Bradford, Planner
Russell Brady, Contract Planner
Larry Ross, Principal Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Subject: Los Nogales Road Development Project – Wine Country
TR 37254, EA 42839, GPA 1202

Dear Ms. Bradford, Mr. Brady and Mr. Ross,

I am a property owner in the Siena Vineyard Estates Association which is a community in the Temecula Wine Country just behind Ponte and Wiens Wineries. I am also the President of this Homeowner's Association, so when I write to you, I am writing on behalf of myself and the other property owners in our Association. Each property in our community has 5 acres of land, and the property owner is allowed to build a home on only 1 acre, resulting in 80% of each 5 acre property being vines. Our community is located directly above the Subject Property. Some of the properties in our community have the Subject Property in their views.

As a reference, my husband and I have owned our property in the Siena Vineyard Estates Association for 13 years, and we are currently in the process of obtaining a building permit from the County to build on our property. Needless to say, I have a very good understanding of what the sequence of events that need to take place in order to get a building permit. The County is on top of me to see that I am in compliance at all times. There is no wiggle room or corners I can cut, period.

What prompts me to write this letter is I have become aware of some disturbing information on the Subject Property. I will be very troubled if I find out that the County is not looking into the best interest of Wine Country and the Master Plan that was set forth for it, a plan that many of us have counted on the County to follow for our best interests and the interests of Wine Country. I would also hate to think that politics and money are coming into play here at the expense of what is best for Wine Country.

I would like the County and its representatives to know that the Siena Vineyard Estates Association and its owners are opposed to the County changing the Subject Property from Winery District to Residential District which would allow double the residential density for this project. In addition, we are opposed to the 10,000 sq. foot homes that are proposed for each lot.

There are several negative impacts this would have. A few that come to mind are 1) a significant increase in traffic on Los Nogales Road and Camino Vino, 2) a deviation from the Wine Country Master Plan that was envisioned, 3) Wine Country was not set out to have McMansions allowed where the rural ambiance and country setting will be negatively impacted, and 4) the County would be setting a dangerous precedence by allowing this development that is currently in the Wine District to change to Residential District – I stress, a **dangerous precedence**. In addition, doubling the residential density would also have a significant negative impact on the existing environment and sensitive Native American land. All of the above just hurts Wine Country and goes directly against Wine Country's Master Plan.

I understand that the Owner/Developer has not been in compliance with County and State regulations and has even had a stop work order issued on the project. I also understand that the County's Transportation and Environmental Departments have had to get involved with this Owner/Developer to bring him in compliance, as he was not following rules and codes. This is concerning to all of us. I highly encourage the County to make sure this Owner/Developer follows County, State and Federal laws and rules for developing the Subject Property. Some developments need more County oversight for assurance of compliance, and this appears to be one of them. I get a feeling, a bad feeling, that this Owner/Developer could care less about Wine Country and cares only about padding his pockets. Do not let this happen.

The Temecula Wine Country is a very special area. The Wine Country Master Plan was specifically crafted and designed to prevent this kind of residential sprawl from occurring. The County should be doing all they can and everything within their power to protect and preserve the Master Plan set forth for Wine Country. This is the County's job, and the residents and winery owners entrust the County and its representatives to put Wine Country's best interest over and above some developer's agenda to make money.

Thank you for your time. I appreciate it. I am only concerned and looking out for what is in the best interest of one of this valley's most unique, loved and treasured land, Wine Country.

Respectfully Submitted,

Meri Rosa-Pyrce
Board President Siena Vineyard Estates Association
951-551-6374
merirosapyrce@gmail.com

cc: Jeff Comerchero

Letter Delivered by Email and First Class Mail

Bradford, Deborah

From: Debi <mrsmac9000@aol.com>
Sent: Friday, February 09, 2018 2:55 PM
To: Bradford, Deborah; Brady, Russell; Ross, Larry
Cc: Comerchero, Jeff
Subject: Los Nogales Rd Development - TR37254, GPA1202, EA42839, APN927450002

Dear Planning Commissioners and Members of the Board of Supervisors,

My name is Debra McCaslin and I live at 33965 Via Del Ponte, Temecula, CA 92592. My husband and I own a home behind the Ponte Vineyard Inn. Our home and land is very close to the Los Nogales Road project.

I **oppose** EA42839, GPA 1202, and TR 37254. The Owner must be required to follow County, State and Federal laws and rules for developing the Subject Property. To date they have not done so. I ask that you NOT adopt the Negative Declaration.

My specific concerns with the County's Environmental Assessment EA 42839 is the following. The Assessment:

1. Will cause a significant harmful impact on existing environment.
2. Will cause a significant increase in traffic across Los Nogales and Camino Del Vino Roads.
3. Failed to address culturally sensitive Native American land.

My suggestions for the County to address these concerns are:

1. Do **NOT** approve changing the Property to the Residential District so a house can be put on a 5-acre lot. I think this change hurts Wine Country. Ensure development follows the Winery District rules(e.g., 10-acre lots for houses).
2. Require full environmental study with full inclusion of all interested parties and environmental authorities.
3. Require full transportation study with plans to improve Los Nogales Rd. from Anza Rd. to Camino Del Vino Rd., Calle Toledo Rd. from Los Nogales Rd. to Via Anita, and the intersection of Los Nogales Rd. and Camino Del Vino Rd so it complies with present standards.
4. Require the Owner to set aside the eastern third of the Property as open space in respect to Native Americans and to honor their heritage.

Thank you in advance for your consideration of my concerns. Our Wine Country is a wonderful tourist destination because it has been protected over the years. I hope you consider the detrimental impact the above mentioned project will have on our most valuable resource. We must protect our wine country & learn from the founders of Napa Valley.

Sincerely,
Debra McCaslin
951-515-4778

Sent from my iPhone

To: Riverside County Planning Commissioners and Board of Supervisors
C/O Deborah Bradford, Project Planner (dbradfor@rivco.org | 951-955-6646)

cc: Russell Brady, Contract Planner (rbrady@rctlma.org | 951-955-3025)

From: Larry Smalley, Neighbor of Subject Property, 35725 Los Nogales Road (APN 927460001)

Re: **STATEMENT OF OPPOSITION**

Date: February 12, 2018

SUBJECT

- GENERAL PLAN AMENDMENT NO. 1202 ("GPA 1202" / "Plan")
- Tentative Tract Map TR37254 ("TR37254") / Environmental Assessment EA42839 ("EA42839")
- Applicant: Koil Customer Homes and Owner: Heavenstone, LLC ("Applicant")
- Property APN: 927450002 ("Property")

SUMMARY

GPA 1202 would move the Property from the Winery District (10-acre lots per residential home) into the Residential District (5-acre lots). My opposition to GPA 1202 is three fold: 1) preserve Wine Country, 2) protect our environment, and 3) ensure ingress/egress to *my parcel* in a major storm event. This Plan violates all 3 principles by doubling density, failing to conserve ecological resources and creating unsafe road conditions for my property as well as other properties. I ask that the Planning Commission and the Board of Supervisors **reject** fully (not modify) GPA 1202, TR37254, the Negative Declaration, EA42839 and all related cases. The County has no compelling interest in granting this risky exception and harming the environment, and the Applicant has other viable development options. See the attached map/image (last page), Key Points and Discussion (below) for more detail on these essential arguments.

KEY POINTS

- GPA 1202 is **inconsistent** with the goals and guidelines of the Temecula Valley Wine Country Community Plan (TVWCCP, GPA 1077, March 2014) and would do irreparable damage to the area. This internal inconsistency among the elements of the General Plan is prohibited under Ordinance 348.
- GPA 1202 and TR37254 would have significant **negative effects** on the environment since sensitive Wetlands and visitor traffic are **not** addressed. The Plan produces potentially unsafe road conditions for *my parcel* in the event of a major storm event that could limit access of emergency services.
- GPA 1202 would create a **problematic precedent** encouraging other owners to convert Wine Country properties to estate homes. A GPA doubling housing density in the Wine Country has never been approved since the TVWCCP was adopted.

DISCUSSION: GPA 1202 is inconsistent with the goals and guidelines of the TVWCCP

GPA 1202 would do irreparable damage to the area and is inconsistent with the TVWCCP. This internal inconsistency among the elements of the General Plan is prohibited under Ordinance 348. The Applicant's Plan is to convert a 50-acre vineyard in the Winery District to a subdivision with eight (8) lots, each with a 10,000 sq. ft. estate home and its own helipad. This is **double** the permissible density limit set for the Winery District per the TVWCCP and the existing/previous zoning of Citrus/Vineyard-10 (C/V-10). To achieve his goal, the Applicant seeks approval of GPA 1202 that would move the Property into the Residential District from the Winery District. If the variance is granted, the Applicant doubles the permissible density with homes valued at \$5M to \$7M each, sprawled across half of the length of Los Nogales Road (see TR37254 and SEC 10-K filing for the Applicant's intentions). This Plan is completely inconsistent with the goals and guidelines of the TVWCCP: ensuring long-term viability of the wine industry, promoting a strong identity for the Temecula Valley Wine Country brand and preserving the distinctive character of this unique area.

The Applicant acquired the Property in Nov. 2014, seven months **after** the Wine Country Plan was adopted. The Applicant knew, or should have known, the zoning of the Property (Winery District / C/V-10) as well as the guidelines for developing a Property per **Ordinance 348, Article XIVd, Section 14.92**. One key component of the Winery District and C/V-10 is a minimum lot size of 10 gross acres per residential home. The Wine Country framers and planners, and the public, through ten years of thoughtful consideration that involved the hard work of task forces, voiced the vision of concerned community members, politicians, and land use experts in the form of the TVWCCP. The determination was that the best way to preserve Wine Country was through limiting density and requiring the planting of vineyards over a specified portion of the property (and other requirements).

The County designated Los Nogales Rd. (dirt/unimproved, not County maintained) as the dividing line between the Winery and Residential Districts (see TVWCCP Figure 4A). The entirety of Los Nogales Road is bordered by a Blue Line Stream, which serves as a natural border. The Applicant seeks a re-drawing of Winery District rules by creating a carve-out so that his parcel may be considered part of the Residential District and developed in accordance to those regulations (**Ordinance 348, Article XIVd, Section 14.98**). If this exception is granted, the Applicant is allowed to put homes on 5-acre lots effectively reducing the amount of land for the planting of grapes by 50% or more and further harming the wine country feel of the area.

The Applicant's rationale for approving this change of rules is, *"In summary, the site location and characteristics, the usage and the zoning of the surrounding properties, as well as the limited access to the site show that the subject property will serve the county in a greater capacity by being amended to the Wine Country - Residential section."* The rationale letter (attached) does not contain any, "...substantial evidence of new conditions or circumstances" as required in **Ordinance 348, Article II, Section 2.5, G. FINDINGS**.

The question is, what is the definition of "new" in the requirement, "...new conditions or circumstances..."? The answer is tied to the relevant baseline, can be a relative term and is not documented. It has been the Planning Department's practice to use the last comprehensive General Plan update (2008) as a baseline for any new GPAs.

I assert that the reasonable baseline approach for determining what is "new" for the Wine Country area—and this GPA request—is the adoption date of the TVWCCP (March 2014). The County used the adoption of the Wine Country Policy Area as the relevant baseline when considering the density requirement exemption for Blossom Winery. The Planning Commission and Board of Supervisors has the authority to make such determination if they are so inclined since the definition for the relevant baseline is not set in an Ordinance or other rules.

The Applicant also cited Tract Map TR31444M2 (Blossom Winery) as a justification, yet this project does not involve a change to the Residential District from the Winery District. It simply allowed 24 5-acre lots over 220.9 total acres. Building envelopes (.75 to 1.0 acres) will represent about 15% of the total acreage. In contrast, the Applicant's building envelopes represents 50% of total acreage. The Blossom Winery exception was granted because the development process was started in 2006, **8 years prior** to the finalization of the Wine Country Plan in 2014. The Planning Staff wrote in the Submittal to the Board of Supervisors in July 2014:

"TR31444 was approved prior to the adoption of the Temecula Valley Wine Country Policy Area (WCPA). The WCPA policy SWAP 1.5 requires a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps approved after March 11, 2014 within the Winery District. TR31444 was approved in 2006; therefore, the density requirement of SWAP 1.5 does not apply to the proposed TR31444M2. In 2006, TR31444 was approved under the Citrus/Vineyard Policy Area (CVPA) and the Citrus/Vineyard (CV) Zone. The lots proposed for TR31444M2 are consistent with the minimum lot size requirements of the former CVPA and C/V Zone."

The factors cited in the Applicant's justification letter are non-relevant rationalizations. Under the Applicant's reasoning, the entire area between Los Nogales Rd. and Rancho California Rd./Monte De Oro could be reclassified to the Residential District and subdivided into 5-acre estate homes. Clearly this is not what the Wine Country Plan intended. The Applicant is implying that most of the "surrounding properties" are used for residential purposes. This is not the case. To the north, the properties are vineyards or winery related. To the east are larger properties with mix of vineyards and residential. To the south—in the **Residential District**—are, as one would expect, many residential properties. And finally to the west are two vacant 5-acre parcels and two parcels with marginal residential use. The surrounding land-use pattern is mainly vineyard/winery and is inconsistent with granting an exception to become part of the Residential District.

DISCUSSION: GPA 1202 and TR37254 would have significant negative effects on the environment

GPA 1202, TR37254 and EA42839 do not address sensitive Wetlands. Included on the southern edge of the Property is a Federally protected and regulated Blue Line Stream and Wetlands under Section 404 of the Clean Water Act. Neither the Applicant nor the County Planning Staff (including Riverside County Flood Control) noted these facts. The US Army Corps of Engineers and California Fish & Wildlife were not consulted and provided no input on the Plan or planning process. No conditions, remedies and/or mitigations were included to protect the creek, Wetlands and the surrounding ecosystem in perpetuity. No specific erosion control methods, other than new vines, were included to prevent soil and debris in this flood zone from discharging into the creek and impeding the free flow of water running through this Blue Line Stream.

My parcel is at the dead end of Los Nogales Rd. with only one access point since it does not intersect Camino Del Vino Rd. The area of the creek directly in front of my parcel is the **convergence of three significant streams**. To the east are two branches of the Long Valley Wash. To the south is another creek, on the western edge of my parcel. In 1995 a major storm event caused the creek in front of my parcel to fill up with eroded soil and debris, and water rose over 10 feet and topped the road. If this were to happen again, an unsafe condition would be created since emergency services would have difficulty reaching my home. A repeat of this scenario is made more likely by the Applicant's Plan to grade the land, install immature/new vines, build houses, roads and driveways. All of these disturbances to the land and structures would cause more erosion and debris accumulation in the creek. The Plan provides no specific erosion control measures and no measures to ensure the Blue Line stream is natural and free flowing.

GPA 1202, TR37254 and EA42839 do not address the increases in visitor traffic that would result by realigning Los Nogales and making an intersection with Camino Del Vino Rd. About 85% of the traffic in our area is related to visitors and the tourist industry. Yet neither the Applicant nor the County Planning Staff (including Transportation) noted these facts. No conditions, remedies and/or mitigations were included to address an expected 10-fold increase in visitor/tourist traffic on Los Nogales Rd. and Camino Del Vino Rd.

The Blue Line Stream and Los Nogales Rd. are really one integrated feature of this Property, and neither the Applicant nor the County Planning Staff have addressed this element in a holistic manner. One example, the Plan calls for crossing Los Nogales Rd. and the Blue Line Stream four (4) times vs. one time in the current Property access configuration. This additional burden on the road and creek are unnecessary and unwise.

DISCUSSION: GPA 1202 would create a problematic precedent

Approval of this exception (e.g., "redesignation") would have the unintended consequence of allowing other Winery District landowners looking for financial gain to request a similar change of zone to the Residential District. This would allow them to increase density, citing the precedent set by GPA 1202. Although the GPA process has certain time limits that might dissuade future requests, a precedent set by GPA 1202 would likely encourage others to make GPA applications in the next Amendment cycle.

Since the TVWCCP was adopted, no GPAs have been approved changing a parcel's Policy Area to Residential District from Winery District. Two GPAs were approved in 2016 and 2017 yet involved removing parcels from the Wine Country Policy Area vs. changing their Policy Area Districts (see *Appendix* for a analysis and comparison). In July 2012, landowners had the opportunity to apply to have the boundaries of the Wine Country Policy Area modified to exclude their parcels from the Wine Country Policy Area. The then owners of the Property did not apply or receive such a modification.

DISCUSSION: General Issues

The Applicant has viable, and profitable, options for developing the Property within the Winery District regulations (per **Ordinance 348, Article XIVd, Section 14.92**) including: subdivide the property into 10 gross acre (minimum) parcels; create a Clustered Subdivision with 1 acre parcels; keep it as one parcel and add: up to two family dwellings, vineyards (or other AG usage), non-commercial keeping of animals, a Cottage Inn, or a Class I, II, IV or V winery. They do not need an exception or GPA to develop the property and to develop it in a manner that is beneficial to both themselves and commerce in Temecula and Riverside County. In fact, the Applicant initially submitted a Tentative Tract Map 36975 (original submittal now withdrawn) based on rules for the Winery District. That Plan included planting of grapes over 75% of the Property and clustering the homes. Once the initiation process was approved, the Applicant withdrew TR36975 and submitted a revised/current Tract Map TR37254. This revised Plan reduced the vineyards by 50%, reduced the lot sizes to 5 acres and increased the housing density by 60%.

The eastern third of the Property is the site of the December 1846 Temecula Massacre. The Plan does not set aside these 16 acres for open space out of respect to the fallen. The Applicant had designated this area as open space on TR36975 (original, now withdrawn). EA42389 does not articulate a method to address this historic site.

Related to GPA 1202, the Applicant had been grading the Property consistent with the **unapproved** rough grading permit and without erosion control measures or agreements with California Fish & Wildlife and the Army Corps of Engineers. This was done under the guise of a falsely obtained lot clearing exemption (BFE170061). I reported this activity and a stop work order is now in effect. These actions (and an open lawsuit against the Applicant on similar matters) reflect on the character and integrity of the Applicant and perhaps foreshadow the Applicant's behavior in dealing with the County and execution of this and several other projects he is pursuing.

CONCLUSION

In conclusion, the County has no compelling interest in approving GPA 1202. It is **inconsistent** with the goals and guidelines of the TVWCCP, would have significant **negative effects** on the environment, produces potentially unsafe road conditions for **my parcel** and would create a **problematic precedent**.

GPA 1202, EA42839 and the Negative Declaration (and all related cases and documents) should be **rejected** in whole, not modified, since this ill-conceived Plan is completely unnecessary and perilous for the environment, the County and our Community.

The County has a duty to preserve Wine Country, protect the environment, and ensure emergency service access to **my parcel**.

If GPA 1202 is approved, the land conditions cannot be reverted to its original state, nor can monetary damages compensate for permanent loss of intended land use per the Wine Country Plan.

Residents of our region welcome and desire growth. Yet, every request for exception ought to be given thoughtful consideration out of respect for the 10 years of time and energy poured into the successful adoption of the Temecula Valley Wine Country Community Plan.

REFERENCED DOCUMENTS

Applicant's Rationale Letter 2016-06-02 (attached to the Application)
Heavenstone SEC 10-K Filing 2016-06-30 (separate document available upon request)
Tentative Tract Map TR37254 (associated with GPA 1202)
Tentative Tract Map TR36975 (original submittal now withdrawn)
2016-08-25 GPAC Report Package for GPA1202
2016-11-02 Planning Commission Report Package for GPA1202
2017-01-31 Board of Supervisors Submittal for GPA1202
2014-07-17 Planning Dept. Recommended Motions TR31444
Ordinance No. 348 Article II Amendments to General Plan
Ordinance No. 348 Article XIVd 14.92 Wine Country-Winery Zone and 14.98 Wine Country-Residential Zone
TVWCCP General Plan Policies and Winery District Existing Zoning (Figure 4A)

Applicant's Rationale Letter 2016-06-02



June 2, 2016

Riverside County Planning Department
4080 Lemon Street
12th Floor
Riverside, CA 92502

**Re: Foundation Component General Plan Amendment Application for APN 927-450-002
*Justification for Foundation Component Amendment***

In order to justify the amendment of this property we need to review the surrounding properties, site location and available access.

The southern property line of the subject property is adjacent to the Wine Country - Residential section of the Temecula Valley Wine Country Policy Area. In fact Los Nogales Road which runs east / west forms the border line of the WC-R and the WC-W section. The entirety of the properties at any near proximity to the south of the subject property are between 2.5 acres to 5 acres and are zoned for 5 acre parcels.

To the west of the subject property we are bordered by four parcels (APNs 927-480-003, 004, 005 & 006) whom all take access from Los Nogales Road and are sized at 5 acres each. Further westward, the property is part of South Coast Winery Resort and Spa and access to this parcel is not obtained through Los Nogales Road, but instead through Valle Toscana Court which is accessed off of Anza Road.

To the north of the subject property we are bordered by the recently approved TR31444M2 which creates 24 5-acre residential lots in addition to 4 winery lots and 3 production lots. The residential lots are directly adjacent to the subject property with the winery lots much further north directly adjacent to Rancho California Road. The entirety of this tract map is accessed from Rancho California Road.

The available access to the subject property does not support the usage of a winery. To the south the property is accessed off of Los Nogales Road, which is intended to create a linkage between Anza Road to the west and Camino Del Vino to the east. However Los Nogales Road has not been improved between Camino Del Vino and a point approximately

PO Box 1658 Temecula, CA 92593 | www.KollCustomHomes.com | t 951.235.1065 | f 951.235.1066



1000' west of Camino Del Vino. The proposed road is unpassable in any manner due to the existence of Long Valley Wash which originates east of the subject property and runs through and adjacent to Los Nogales Road. There is minimal likelihood of Los Nogales Road ever being improved due to the impacts it would create on the riparian area and the associated floodplain. Our concurrent tract map proposal (TR36975) realigns the unimproved portion of Los Nogales Road to the north essentially removing it from the flood plain area.

To the west Los Nogales Road only provides access to the residential section of the Temecula Valley Wine Country Policy Area. Even though this road is currently the dividing line between the WC-R and WC-W, it provides access to properties to the south which are all zoned as WC-R and additionally provides access to the four parcels north of Los Nogales Road previously mentioned above (APNs 927-480-003, 004, 005 & 006) which are 5 acre residential properties.

To the east, the property is bordered and can be accessed by Camino Del Vino, which connects to De Portola Road to the south and Monte De Oro Road to the north. Camino Del Vino is a General Circulation Element and was designated as a Secondary Highway, however Camino Del Vino has been recently reduced to a Collector Road reducing the width of the road per County Standard 103, Ordinance 461. Additionally Camino Del Vino would require major improvements as it is currently unimproved northward and any improvements southward would require a bridge structure to cross the Long Valley Wash before it could connect to the improved portion of Camino Del Vino.

In summary, the site characteristics, the usage and the zoning of the surrounding properties, as well as the limited access to the site show that the subject property will serve the county in a greater capacity by being amended to the Wine Country - Residential section.

Sincerely,

A handwritten signature in black ink that reads "Gregory S. Koll".

Gregory S. Koll
President, Koll Custom Homes

PO Box 1658 Temecula, CA 92593 | www.KollCustomHomes.com | Tel: 951.225.1065 | Fax: 951.225.1064

Images of Subject Property APN:927450002

Current/Before



Proposed



Appendix

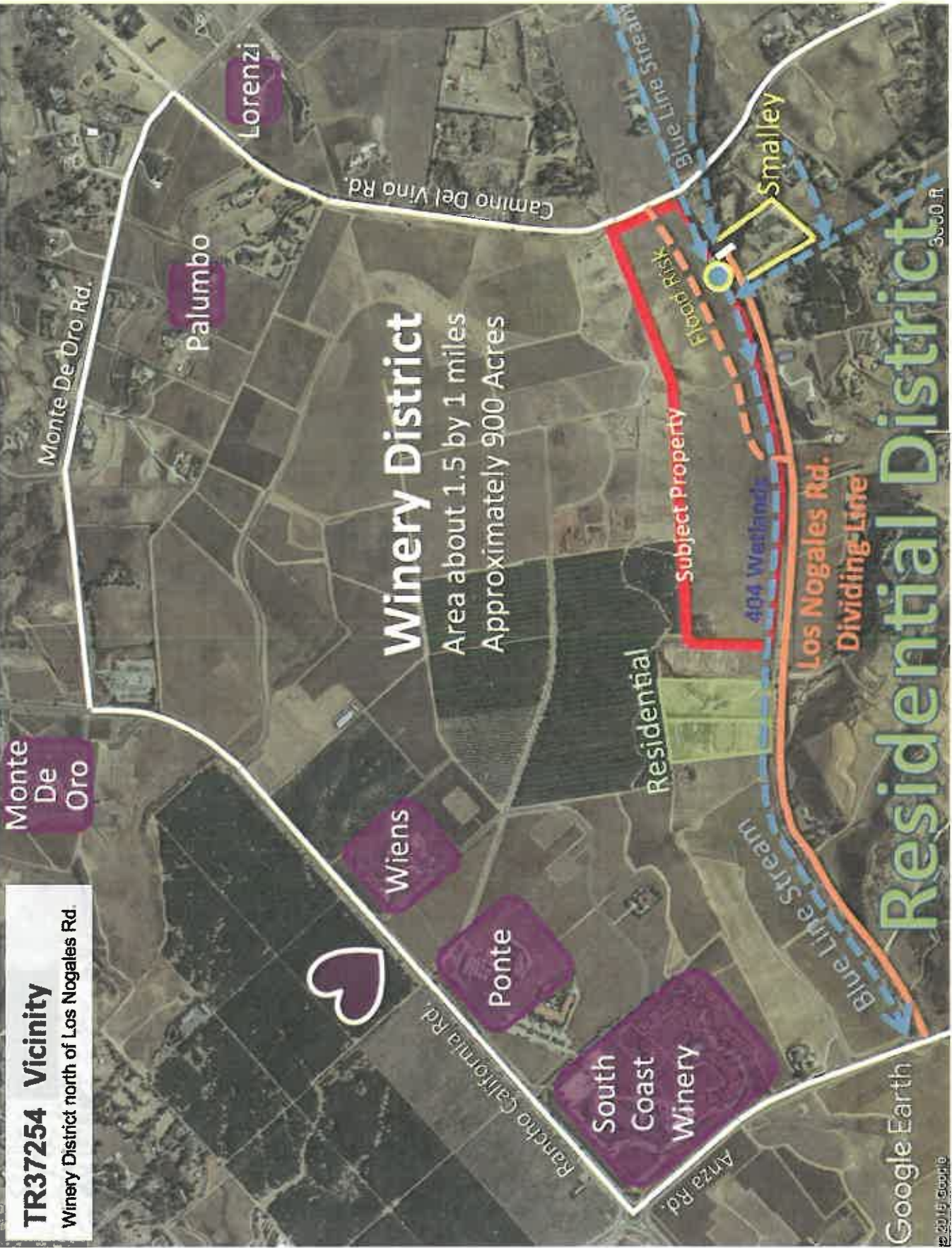
Comparison of Wine Country GPAs Since 2014

Since the Temecula Valley Wine Country Community Plan (TVWCCP) was adopted in March 2014, no GPAs have been approved changing a parcel's zoning to Wine Country-Residential District from Wine Country-Winery District.

Two GPAs have been approved since 2014 yet are quite different from GPA 1202 in terms of what is proposed and the reasoning behind them. Here is a comparison:

GPA	Summary	Reasoning	Impacts
GPA 1157 Approved March 2016	Removed five parcels (Redhawk) from the Temecula Valley Wine Country Policy Area. Process began as GPA 960 in Feb. 2008.	Revision in accordance with the settlement and release agreement based on a lawsuit involving violations of the California Environmental Quality Act originally filed April 2014. Result Does not conflict with the Riverside County Vision Statement or create an internal inconsistency. <i>Location:</i> these properties are on the most southern fringe of Wine Country about half mile south of Highway 79.	No changes in density; no negative impact on the TVWCCP goals or vision. Unknown economic impact to Owners. No increase in County services.
GPA 1176 Approved June 2017	Removed one parcel (St. Jeanne De Lestonnac, a Private Catholic school) from the Temecula Valley Wine Country Policy Area.	Subject property existed for 15 years prior to the Plan's adoption. Owner was not aware of the TVWCCP adoption in 2014. Result Does not conflict with the Riverside County Vision Statement or create an internal inconsistency.	No changes in density; no negative impact on the TVWCCP goals or vision. No economic impact to Owner. No increase in County services.
GPA 1202 Applied June 2016	Seeks an exception to redesignate one parcel (current zone C/V-10) to Wine Country-Residential District from the Wine Country-Winery District.	Applicant's Claim Site location and characteristics, the usage and the zoning of the surrounding properties, as well as the limited access to the site show that the subject property should be redesignated. Opposition's Claim County has no compelling interest in approving GPA 1202. It is inconsistent with the goals and guidelines of the TVWCCP, would have significant negative effects on the environment and would create a problematic precedent	Doubles the density of the parcel's subdivision plan; inconsistent with TVWCCP goals and vision. Doubles the profits for the Owner if approved. An increase in County services. Would create internal inconsistency among the elements of the General Plan that is prohibited under Ordinance 348. Would do irreparable damage to the area.

TR37254 Vicinity
Winery District north of Los Nogales Rd.



Bradford, Deborah

From: Mimi Chang <mimi.chang@verizon.net>
Sent: Tuesday, February 13, 2018 11:27 AM
To: Bradford, Deborah
Cc: Brady, Russell
Subject: Comments RE: GPA 1202, EA42839, TR37254

PLEASE CONFIRM RECEIPT OF THIS CORRESPONDENCE

~~~~~  
Deborah,

It was a pleasure meeting you and Heather last week during your site visit to APN: 927-450-002. As you know, my property overlooks the parcel in question so I have had a bird's eye view of the work being conducted. Thank you for taking the time and interest to learn about Temecula Wine Country and how this piece of proposed development fits into the schema and culture of Southern California's wine country.

I write to oppose GPA 1202, EA42839, TR37254 and all related documents. I respectfully request the Planning Commission and the Board of Supervisors reject in totality GPA 1202, TR37254, EA42839, the Negative Declaration, and all related cases and documents. Upon reading and review, these documents prove to be ill conceived and reckless. The development proposed creates four dangerous, irreparable conditions:

1. GPA 1202 and TR37254 are wholly inconsistent with the goals and guidelines of the Temecula Valley Wine Country Community Plan adopted in 2014. Adoption creates irreparable, permanent damage to the area.
2. GPA 1202 and TR37254 creates significant harmful effects on ecology and environment. The plans fail to address Wetlands convergence of three (3) streams.
3. GPA 1202 and TR37254 creates significant harmful effects on visitor traffic, and creates unsafe road conditions for surrounding parcels. In the event of a major storm event that could limit access of emergency services; and, trap homeowners in their homes without an unflooded road to escape.
4. GPA 1202 would create a problematic precedent encouraging other owners to convert Wine Country properties to estate homes.

Surely you are receiving comments from surrounding homeowners like myself voicing the same, and perhaps some additional reasons for rejecting the above-referenced proposals. Rather than provide the same reasons and details again, I will attempt to shed slightly different perspective. On its face the documents are completely offensive to the general public. They demonstrate a lack of foresight and complete disregard for federally protected waters, natural habitats, tourist traffic, public safety, the 2014 Temecula Wine Country Plan, and the historically important Temecula Massacre site. Watching the developer exceed the parameters of his AG-exempt permit BFE170061 and continue to work in the face of CV1703079 has made me ponder the following:

I believe we live in a climate where civil servants are overworked and underpaid. Coupled with a current political era where the public at large is generally suspicious of government activity, I question the soundness of adopting the above-referenced documents without even the appearance of thoughtful consideration by the Planning Commission and Board of Supervisors. A possible, and realistic, result of adopting the documents is litigation. Of course, the County would likely pursue the developer for legal costs. Unless the County is absolutely certain the developer is above reproach and has deep pockets to pay his own, plus the County's, legal fees, I question if it is wise to blindly approve the submitted documents. Moreover, there is always the ever important question of how County officials and local politicians are viewed in the public eye. Reputation cannot be monetarily repaired. Trust is very difficult to earn, yet easily lost.

My perspective derives from a place of balance and legacy. I am not against development. I embrace development that adequately accounts for the interests of all stakeholders. I encourage our Planning Commission and Board of Supervisors to deeply consider whether these proposals merit adoption without addressing perilous environmental issues, historically significant land, public safety concerns, and the vision for our community per the 2014 Temecula Wine Country Plan.

There is no compelling reason to grant this risky exception. Yet granting it is fraught with a minefield of deficits that could lead to tarnished reputations and litigation.

Respectfully submitted,

Mimi Chang

mobile: 951-704-5667



## Bradford, Deborah

---

**From:** Kami Keshmiri <transirvine@yahoo.com>  
**Sent:** Tuesday, February 13, 2018 2:18 PM  
**To:** Bradford, Deborah; Brady, Russell; dbradford@rivco.org

**TO:** Deborah Bradford, Planner [dbradfor@rivco.org](mailto:dbradfor@rivco.org) 951-955-6646  
**CC:** Russell Brady, Contract Planner [rbrady@rctlma.org](mailto:rbrady@rctlma.org)

My name is Kamalleddin Keshmiri and I live at 40644 Calle Toledo, Temecula, CA 92592. I live across the street from the Subject Property".

I **oppose** EA42839, GPA 1202, and TR 37254. The Owner must be required to follow County, State and Federal laws and rules for developing the Subject Property. To date they have not done so. I ask that you NOT adopt the Negative Declaration.

My specific concerns with the County's Environmental Assessment EA 42839 is the following. The Assessment:

1. Will cause a significant harmful impact on existing environment.
2. Will cause a significant increase in traffic across Calle Toledo, which is a dirt road, very steep with two blind spots right in front of my house. Site of numerous accidents. My disable daughter gets picked up every day in a school bus travelling on this dangerous road!
3. Failed to address culturally sensitive Native American land.

My suggestions for the County to address these concerns are:

1. Do **NOT** approve changing the Property to the Residential District so a house can be put on a 5-acre lot. I think this change hurts Wine Country. Ensure development follows the Winery District rules (e.g., 10-acre lots for houses).
2. Require full environmental study with full inclusion of all interested parties and environmental authorities.
3. Require full transportation study with plans to improve Los Nogales Rd. from Anza Rd. to Camino Del Vino Rd., Calle Toledo Rd. from Los Nogales Rd. to Via Anita, and the intersection of Los Nogales Rd. and Camino Del Vino Rd so it complies with present standards.
4. Require the Owner to set aside the eastern third of the Property as open space in respect to Native Americans and to honor their heritage.

**Kami Keshmiri**

**NOTICE OF PUBLIC HEARING  
and  
INTENT TO ADOPT A NEGATIVE DECLARATION**

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

**GENERAL PLAN AMENDMENT NO. 1202/CHANGE OF ZONE NO. 7885/TENTATIVE TRACT MAP NO. 37254 – Intent to Adopt a Negative Declaration – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG-AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and westerly of Camino Del Vino – 51.5 Acres – Zoning: Citrus/Vineyard (C/V-10) – REQUEST: General Plan Amendment No. 1202 proposes to amend the General Plan Policy Area from the Temecula Valley Wine Country Policy Area – Winery District to the Temecula Valley Wine Country Policy Area – Residential District. Change of Zone No. 7885 proposes to amend the zoning classification for the subject property from Citrus/Vineyard, 10-acre lot minimum lot size (C/V-10) to Wine Country – Residential (WC-R) – Tentative Tract Map No. 37254 a Schedule “D” Subdivision proposes to subdivide approximately 51.5 acres into 8 single-family residential lots. The lots range in size from 6 to 8.5 gross acres.**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| TIME OF HEARING:  | 9:00 am or as soon as possible thereafter                                                                     |
| DATE OF HEARING:  | <b>FEBRUARY 21, 2018</b>                                                                                      |
| PLACE OF HEARING: | RIVERSIDE COUNTY ADMINISTRATIVE CENTER<br>BOARD CHAMBERS, 1ST FLOOR<br>4080 LEMON STREET, RIVERSIDE, CA 92501 |

For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on Sept 6, 2017,

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

APN (s) or case numbers CZ07885/GPA01202/TR37254 For

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

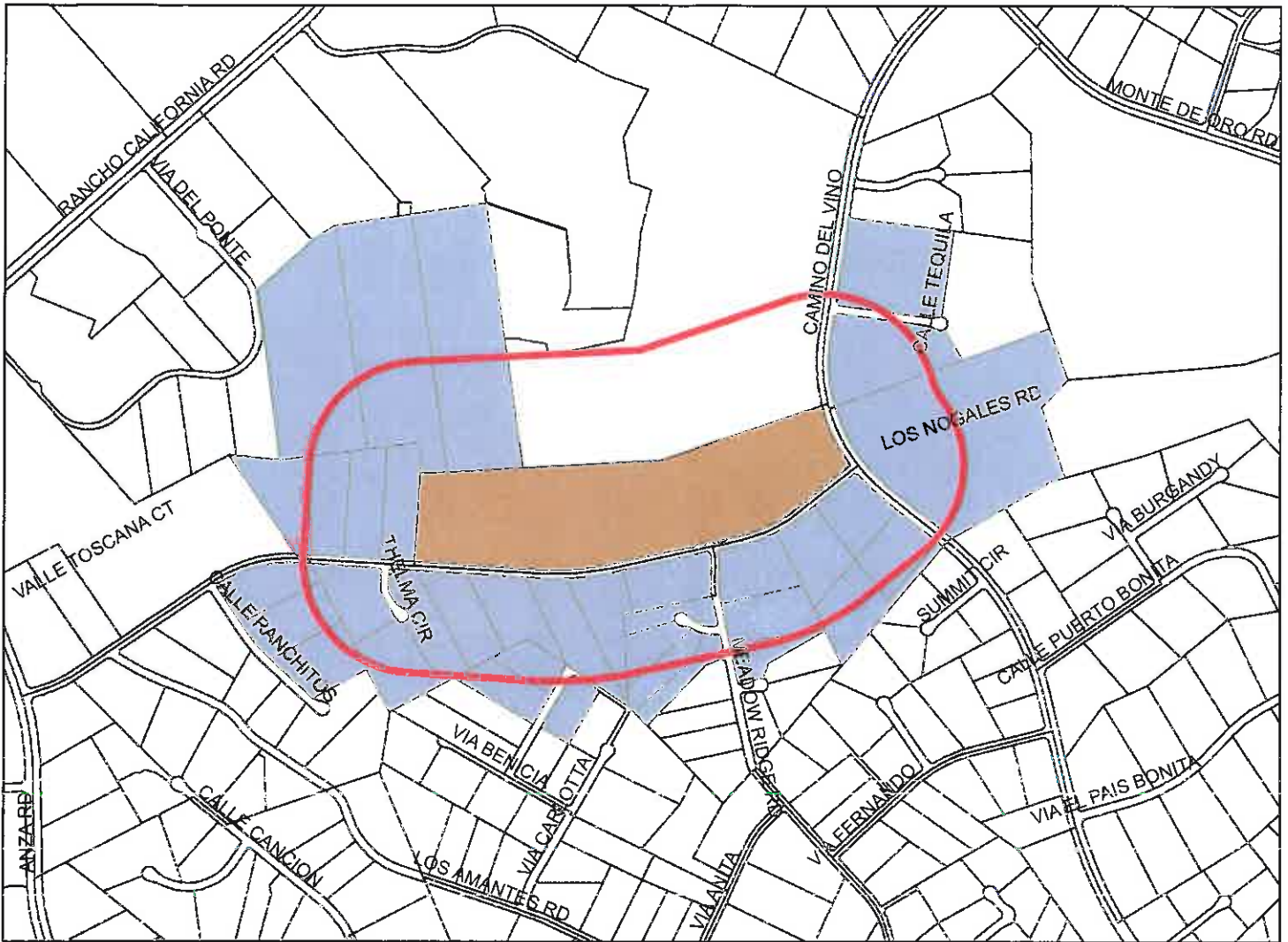
Riverside, Ca. 92502

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

*D. Bradford 9/6/17*



**CZ07885 GPA01202 TR37254 ( 800 feet buffer )**



**Selected Parcels**

941-230-006 927-460-004 927-480-005 927-460-012 927-340-023 927-470-006 927-470-007 927-470-010 927-480-003 927-460-011  
 927-460-007 942-210-015 942-210-016 942-210-017 927-460-003 927-460-002 927-450-002 927-340-024 927-480-004 927-460-019  
 927-490-002 927-460-001 927-460-014 927-460-013 927-480-006 927-490-001 927-340-022 927-470-011 927-490-003 927-460-005  
 941-320-002 941-230-004 927-470-008 927-470-009 927-470-012 927-470-013



1,000 500 0 1,000 Feet

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.

*D. Bradford* 7/6/17

ASMT: 927340022, APN: 927340022  
SUSAN DALESSANDRO, ETAL  
41113 CAMINO NORTE  
TEMECULA, CA. 92592

ASMT: 927460004, APN: 927460004  
BOBBIE VALENTE, ETAL  
31938 HWY 79 S NO A116  
TEMECULA CA 92592

ASMT: 927340023, APN: 927340023  
CHRISTOPHER TEDESCO  
41075 CAMINO NORTE  
TEMECULA, CA. 92592

ASMT: 927460005, APN: 927460005  
PAMELA DUFFY  
40600 CALLE TOLEDO  
TEMECULA, CA. 92592

ASMT: 927340024, APN: 927340024  
HOMES FOR OUR TROOPS INC  
6 MAIN ST  
TAUNTOU MA 2780

ASMT: 927460007, APN: 927460007  
JEANNIE LYNCH, ETAL  
35510 SCHUBER LN  
TEMECULA, CA. 92592

ASMT: 927450002, APN: 927450002  
HEAVENSTONE CORP  
17800 CASTLETON DR NO 300  
CITY OF INDUSTRY CA 91748

ASMT: 927460011, APN: 927460011  
HELEN CASTILLO, ETAL  
35410 CALLE CHICO  
TEMECULA, CA. 92592

ASMT: 927460001, APN: 927460001  
MARCIA SMALLEY, ETAL  
7 EDGEWATER  
IRVINE CA 92604

ASMT: 927460012, APN: 927460012  
CHI LEE, ETAL  
13032 HART PL  
CERRITOS CA 90703

ASMT: 927460002, APN: 927460002  
GREGORY GOODMAN  
40605 CAMINO DEL VINO  
TEMECULA CA 92592

ASMT: 927460013, APN: 927460013  
CHRISTINA BILLINGS, ETAL  
35445 CALLE CHICO  
TEMECULA, CA. 92592

ASMT: 927460003, APN: 927460003  
GREG GOODMAN  
40599 CAMINO DEL VINO  
TEMECULA, CA. 92592

ASMT: 927460014, APN: 927460014  
JOHN GRANT, ETAL  
35485 CALLE CHICO  
TEMECULA, CA. 92592

ASMT: 927460019, APN: 927460019  
SANDRA KESHMIRI, ETAL  
40644 CALLE TOLEDO  
TEMECULA, CA. 92592

ASMT: 927470012, APN: 927470012  
ZARIK MENASSIAN  
1615 W MINES AVE  
MONTEBELLO CA 90640

ASMT: 927470006, APN: 927470006  
D LORENZ  
29030 BOBCAT DR  
MENIFEE CA 92584

ASMT: 927470013, APN: 927470013  
ZARIK MENASSIAN  
1615 MINES AVE  
MONTEBELLO CA 90640

ASMT: 927470007, APN: 927470007  
JANET WILLMS, ETAL  
35401 LOS NOGALES  
TEMECULA, CA. 92590

ASMT: 927480003, APN: 927480003  
SANDRA NIZETICH, ETAL  
4617 ADENMORE AVE  
LAKEWOOD CA 90712

ASMT: 927470008, APN: 927470008  
DEV CO, ETAL  
4170 MORENA BLV NO E  
SAN DIEGO CA 92117

ASMT: 927480004, APN: 927480004  
HELENA TYSARCZYK, ETAL  
35260 LOS NOGALES RD  
TEMECULA, CA. 92592

ASMT: 927470009, APN: 927470009  
MANUEL MEZA, ETAL  
35525 LOS NOGALES  
TEMECULA, CA. 92592

ASMT: 927480005, APN: 927480005  
JERI COTA, ETAL  
35280 LOS NOGALES RD  
TEMECULA, CA. 92592

ASMT: 927470010, APN: 927470010  
MIMI CHANG, ETAL  
NO 892200  
30777 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 927480006, APN: 927480006  
MARIAN HAWKEY  
1534 COUNTRY CLUB DR  
ESCONDIDO CA 92029

ASMT: 927470011, APN: 927470011  
MICHAEL R GORDON INS SERVICES 401K PROFIT  
18141 BEACH BLV NO 250  
HUNTINGTON BEACH CA 90000

ASMT: 927490001, APN: 927490001  
YESENIA CANAS, ETAL  
35209 LOS NOGALES RD  
TEMECULA, CA. 92592

ASMT: 927490002, APN: 927490002  
SANDRA HUTCHENS, ETAL  
25102 OCEAN KNOLL  
DANA POINT CA 92629

ASMT: 927490003, APN: 927490003  
MICHAEL R GORDON INSURANCE SERVICES INC  
18141 BEACH BLVD NO 250  
HUNTINGTON BEACH CA 92648

ASMT: 941230004, APN: 941230004  
PATRICIA NADEAU, ETAL  
40170 CAMINO DEL VINO  
TEMECULA, CA. 92592

ASMT: 941230006, APN: 941230006  
SANDRA M FAMILY TRUST, ETAL  
40350 CAMINO DEL VINO  
TEMECULA, CA. 92592

ASMT: 941320002, APN: 941320002  
PATRICIA LIN  
C/O EUSTON HOMES  
910 CAMINO DEL MAR NO A  
DEL MAR CA 92014

ASMT: 942210017, APN: 942210017  
PATRICIA MCMILLAN, ETAL  
29379 RCH CALIFORNIA 201  
TEMECULA CA 92591

Koll Custom Homes  
c/o Greg Koll  
P.O. Box 1658  
Temecula, CA 92593

Koll Custom Homes  
c/o Greg Koll  
P.O. Box 1658  
Temecula, CA 92593

Love Engineering  
c/o Tom Love  
31915 Rancho Calif. Rd., Suite 200-166  
Temecula, CA 92591

Love Engineering  
c/o Tom Love  
31915 Rancho Calif. Rd., Suite 200-166  
Temecula, CA 92591

Heavenstone Corporation  
c/o William Sluss  
17800 Castleton Drive, Suite 300  
City of Industry, CA 91748

Heavenstone Corporation  
c/o William Sluss  
17800 Castleton Drive, Suite 300  
City of Industry, CA 91748

EMWD  
Warren A. Beck, P.E.  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

EMWD  
Warren A. Beck, P.E.  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

Rancho California Water Dist.  
42135 Winchester Road  
Temecula, CA 92590

Rancho California Water Dist.  
42135 Winchester Road  
Temecula, CA 92590

City of Temecula  
Community Development Department  
41000 Main Street  
Temecula, CA 92590

City of Temecula  
Community Development Department  
41000 Main Street  
Temecula, CA 92590

Southern Calif. Edison Co.  
P.O. Box 800  
Rosemead, CA 91770

Southern Calif. Edison Co.  
P.O. Box 800  
Rosemead, CA 91770

Temecula Valley Unified School District  
31350 Rancho Vista Road  
Temecula, CA 92592

Temecula Valley Unified School District  
31350 Rancho Vista Road  
Temecula, CA 92592

South Coast AQMD  
Attention: PRDAS  
21865 Copley Dr.  
Diamond Bar, CA 91765

South Coast AQMD  
Attention: PRDAS  
21865 Copley Dr.  
Diamond Bar, CA 91765

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, P.E.**  
**Assistant TLMA 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.**

CZ 7885 / GPA 1202 / TR 37254 / EA 42839

*Project Title/Case Numbers*

Deborah Bradford, Project Planner

*County Contact Person*

(951) 955-6646

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Koll Custom Homes Inc., c/o Greg Koll

*Project Applicant*

P.O. Box 1658, Temecula, CA 92591

*Address*

North of Los Nogales Road, South of Rancho California Road, East of Anza Road, and West of Camino Del Vino

*Project Location*

GPA 1202 proposes to amend the General Plan Policy Area – Winery District to the Temecula Valley Wine Country Policy Area – Residential District. CZ 7885 proposes to amend the zoning classification for the subject property from Citrus/Vineyard, 10-acre minimum lot size (CV-10) to Wine Country – Residential (WC-R), minimum 5-acre lot size. TR 37254 proposes to subdivide 51.5 gross acres into 8 single-family residential lots, 5-acre minimum lot size.

*Project Description*

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

1. The project WILL NOT have a significant effect on the environment.
2. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with 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: \_\_\_\_\_

Revised: 08/01/2017

Y:\Planning Master Forms\Templates\CEQA Forms\Form\_NOD.docx

Please charge deposit fee case#: ZEA42839 ZCFG6216

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

S\* REPRINTED \* R1510723

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: KOLLE CUSTOM HOMES \$50.00  
paid by: CK 1005  
EA42839  
paid towards: CFG06216 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Sep 24, 2015 10:42  
MGARDNER posting date Sep 24, 2015

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

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


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



4.2

Agenda Item No.:  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Desiree Bowdan  
Planning Commission: February 21, 2018

CHANGE OF ZONE NO. 7939  
No Further Environmental Documentation  
Required  
Applicant: James Delhamer  
Engineer/Representative: Saxon Engineering

  
Charissa Leach, P.E., Assistant  
TLMA Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

**CHANGE OF ZONE NO. 7939** proposes to define the boundary of Planning Area No. 9 within the Winchester Properties Specific Plan No. 213 of Ordinance No. 348. APN: 957-371-001 thru 012, and 957-372-001 thru 008, 957-372-010 & 011.

**BACKGROUND:**

The project site is located in Planning Area 9 of Specific Plan No. 213. Planning Area 9 in Specific Plan No. 213 is designated Town Center/Commercial. Change of Zone No. 7939 will establish the boundary of Planning Area 9.

The Planning Commission approved Conditional Use Permit No. 3742 on March 15, 2017 for a 136,411 square foot self-storage (mini-warehouse) facility. Conditional of Approval 30. Planning 36. for Conditional Use Permit No. 3742 requires the permittee to process a change of zone to define the boundary of Planning Area 9. Change of Zone No. 7939 will fulfill this condition of approval and establish the legal description for Planning Area 9.

Environmental Impact Report No. 227 was certified for Specific Plan No. 213, and Planning Area 9 was designated Town Center/Commercial in the land use plan for the approved Specific Plan No. 213. Change of Zone No. 7939 is not making any changes to the approved Specific Plan No. 213 or to the approved uses and development standards for Planning Area 9. It is only establishing the legal description for Planning Area 9 within Specific Plan No. 213. Therefore, no new environmental documentation is required because all potentially significant effects of the project have been adequately analyzed in EIR No. 227 which was certified for Specific Plan No. 213.

**SUMMARY OF FINDINGS:**

- 1. Existing General Plan Land Use (Ex. #5): Town Center/Commercial as reflected in Specific Plan No. 213.
- 2. Surrounding General Plan Land Use (Ex. #5): Medium Residential (M) to the east and southeast in Planning Area(s) 8 and 13, and Very High Residential to the south in Planning Area 12, which is consistent with the General Plan at the time of adoption.

- |                                   |                                                                                                                                                                                                                                                                                                    |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. Existing Zoning (Ex. #3):      | Specific Plan Zone – Specific Plan No. 213                                                                                                                                                                                                                                                         |
| 4. Proposed Zoning (Ex. #3):      | Remaining Specific Plan No. 213                                                                                                                                                                                                                                                                    |
| 5. Surrounding Zoning (Ex. #3):   | Specific Plan No. 213                                                                                                                                                                                                                                                                              |
| 6. Existing Land Use (Ex. #1):    | Town Center\Commercial as reflected in Specific Plan No. 213 to the north and west, Medium Residential (M) to the east and southeast in Planning Area(s) 8 and 13, and Very High Residential to the south in Planning Area 12, which are consistent with the General Plan at the time of adoption. |
| 7. Surrounding Land Use (Ex. #1): | Vacant land surrounding the property and Medium Residential (M) to the east and south.                                                                                                                                                                                                             |
| 8. Project Data:                  | Total Acreage: 61                                                                                                                                                                                                                                                                                  |
| 9. Environmental Concerns:        | No Further Environmental Documentation Required pursuant to State CEQA Guidelines Section 15162                                                                                                                                                                                                    |

**RECOMMENDATIONS:**

**THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 227** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7939**, establishing the legal description for Planning Area 9 within Specific Plan No. 213, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is located in Planning Area 9 of Specific Plan No. 213. The land use plan for Specific Plan No. 213 designates Planning Area 9 as Town Center\Commercial.
2. The parcel is currently vacant. The project site is surrounded by properties within Specific Plan No. 213 which are designated Town Center\Commercial to the north and west, Medium Residential (M) to the east and southeast in Planning Area(s) 8 and 13, and Very High Residential to the south in Planning Area 12.

3. The existing zoning for the project site is Specific Plan Zone – Specific Plan No. 213, as shown on exhibit No. 3.
4. Condition of Approval 30. Planning 36. for Conditional Use Permit No. 3742 requires the permittee to process a change of zone to define the boundary of Planning Area 9. Change of Zone No. 7939 will fulfill this condition of approval and establish the legal description for Planning Area 9.
5. The project site is surrounded by properties which are zoned Specific Plan to the north, east, west and south.
6. The Project site is surrounded by vacant land, with residential uses to the south, and southeast.
7. This project is not located within a Criteria Cell group for the Western Riverside County Multiple Species Habitat Conservation Plan.
8. In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 7939 will not result in any new significant environmental impacts not identified in certified EIR No. 227. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 227 or the mitigated negative declaration, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:
  - a. Change of Zone No. 7939 is only establishing the boundaries of Planning Area No. 9 of Specific Plan No. 213; and,
  - b. The subject site was included within the project boundary analyzed in EIR No. 227; and,
  - c. Change of Zone No. 7939 is not making any changes to the approved Specific Plan No. 213; and,
  - d. Change of Zone No. 7939 is not changing the approved uses or development standards for Planning Area 9 within Specific Plan No. 213; and,
  - e. There are no changes to the mitigation measures included in EIR No. 227; and

**CONCLUSIONS:**

1. The proposed project is in conformance with all elements of the Riverside County General Plan.
2. The proposed project is consistent with Ordinance No. 348 and Specific Plan No. 213 and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is compatible with the present and future logical development of the area.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - b. High Fire Area
  - c. A Fault Zone; or,
  - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
  - a. The boundaries of the Temecula Valley Unified School District;
  - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
  - c. Airport Influence Area;
  - d. The city of Temecula sphere of influence; and,
  - e. An area moderate for liquefaction potential.

The subject site is currently designated as Assessor's Parcel Number APN: 957-371-001 thru 012, and 957-372-001 thru 008, 957-372-010 & 011.







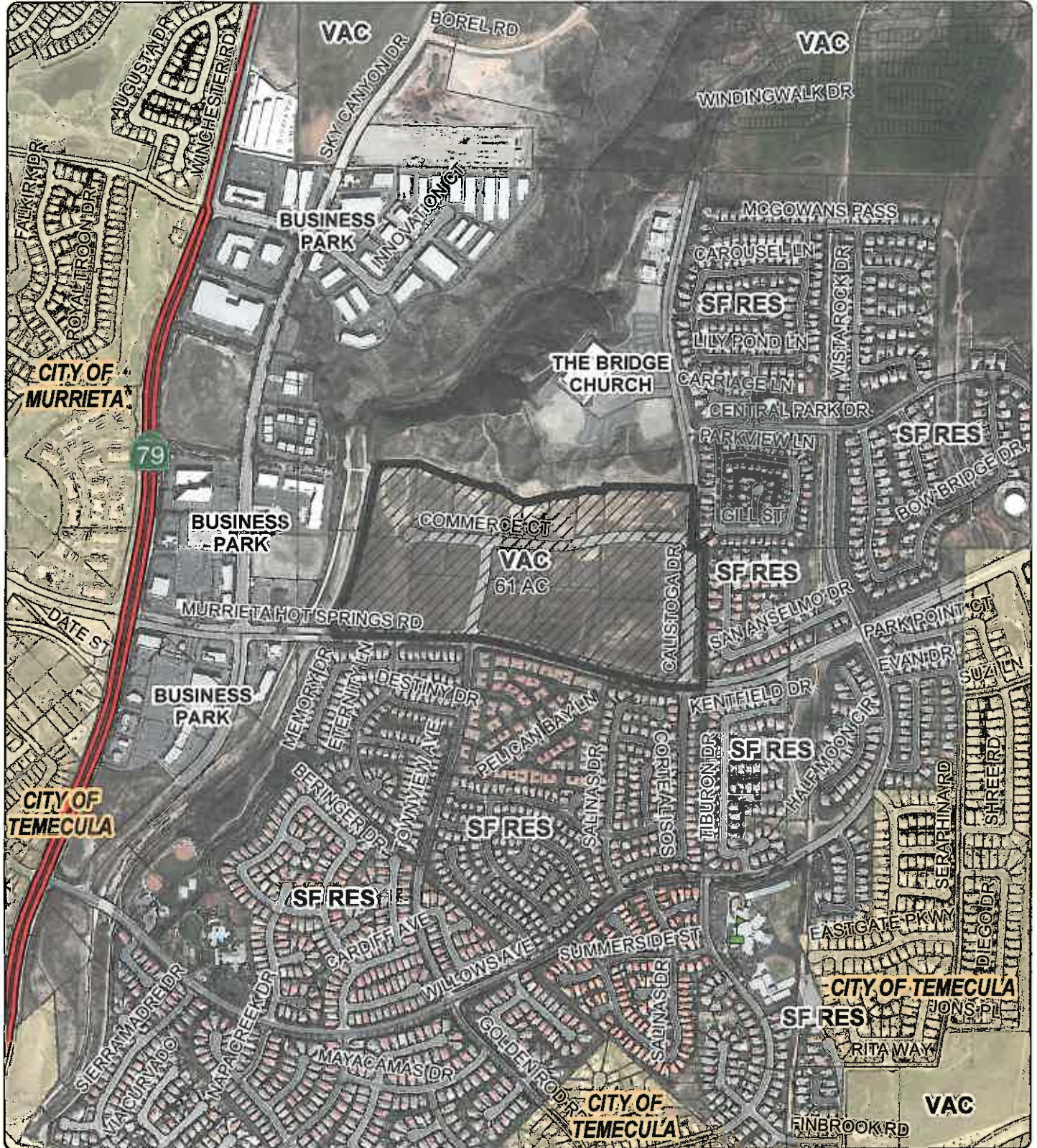
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07939

### LAND USE

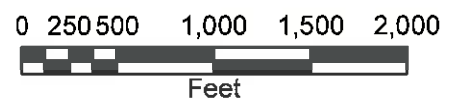
Supervisor: Washington  
District 3

Date Drawn: 12/07/2017  
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

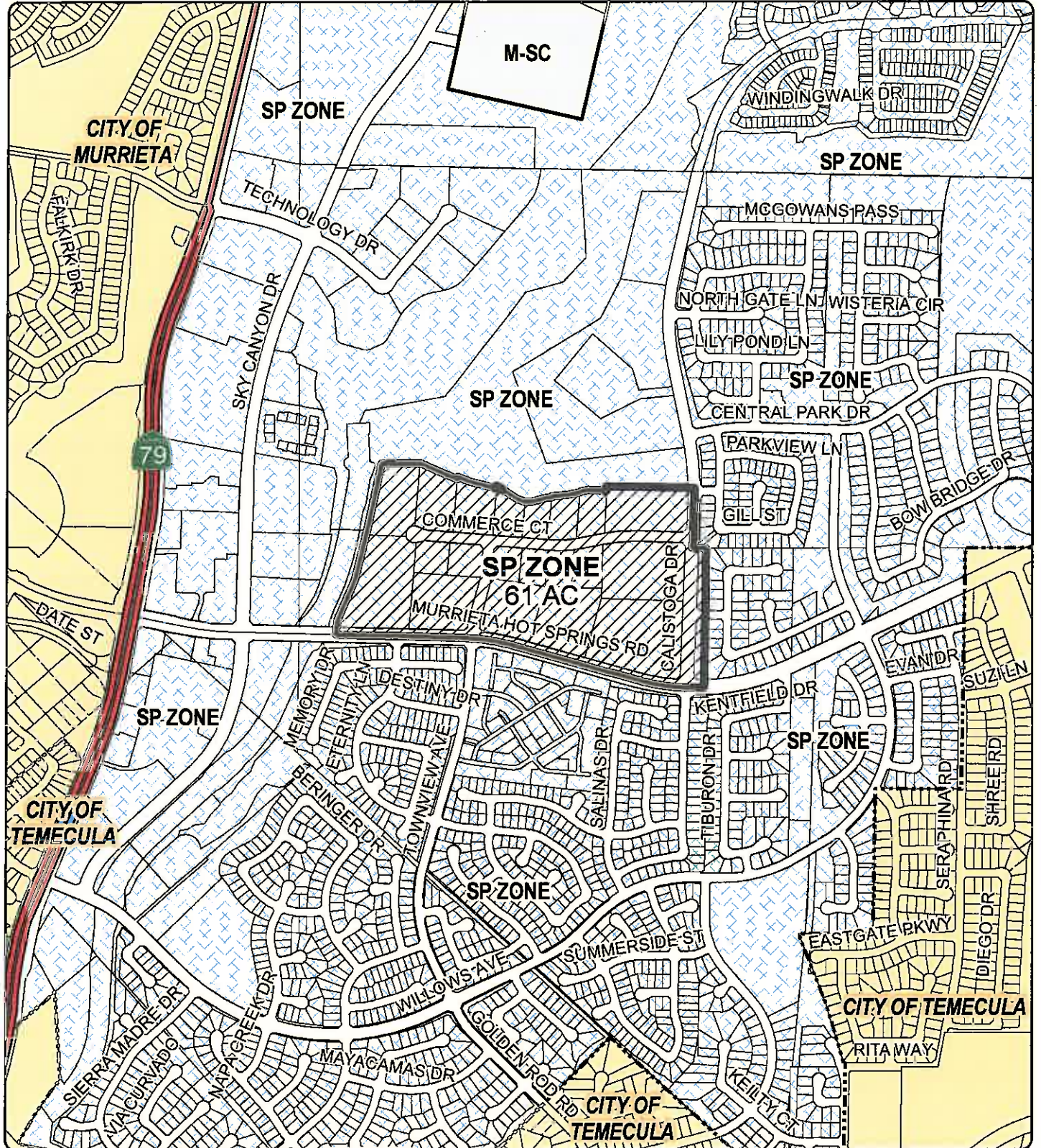
CZ07939

EXISTING ZONING

Supervisor: Washington  
District 3

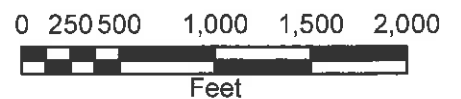
Date Drawn: 12/07/2017

Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)935-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or website <http://planning.rctdms.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07939

VICINITY/POLICY AREAS

Supervisor: Washington  
District 3

Date Drawn: 12/07/2017  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for in the existing General Plan. The County of Riverside Planning Department is not responsible for any errors or omissions in this map. The County of Riverside Planning Department is not responsible for any errors or omissions in this map. The County of Riverside Planning Department is not responsible for any errors or omissions in this map.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning 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.

### APPLICATION INFORMATION

Applicant Name: Silverhawk Self Storage LLC

Contact Person: Andrea Arcilla E-Mail: Andrea@epdsolutions.com

Mailing Address: 2030 Main Street, Suite 1200  
Irvine Street CA 92614  
City State ZIP

Daytime Phone No: (949) 278-5413 Fax No: ( )

Engineer/Representative Name: Saxon Engineering

Contact Person: Mariza Suarez E-Mail: MarizaS@saxonengr.com

Mailing Address: 2905 Temple Heights Dr., Suite A  
Oceanside Street CA 92056  
City State ZIP

Daytime Phone No: (949) 366-2180 ext. 105 Fax No: (800) 653-4193

Property Owner Name: Silverhawk Self Storage LLC

Contact Person: J. Terry Aston E-Mail: jtaston@sdss1.com

Mailing Address: P.O. Box 9531  
Street

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) 863-7555

"Planning Our Future... Preserving Our Past"





**APPLICATION FOR CHANGE OF ZONE**

Commerce Court \_\_\_\_\_, East of Townview Avnue \_\_\_\_\_, West of Calistoga Drive \_\_\_\_\_.

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

See Attached Exhibit

Related cases filed in conjunction with this request:

CUP03742

**This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx  
Created: 07/06/2015 Revised: 05/17/2016

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), Harmony Grove Partners, L.P. a California Limited Partnership and JJB Silverhawk, L.P., a California Limited Partnership ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 957-371-012 ("PROPERTY"); and,

**WHEREAS**, on March 7, 2016, PROPERTY OWNER filed an application for Conditional Use Permit No. 3742 ("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 its 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, 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:  
Harmony Grove Partners, LP  
1000 Pioneer Way  
El Cajon, CA 92029

With a copy to:  
James Delhamer  
41911 Fifth St. #103  
Temecula, CA 92590

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, construing 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 Weiss  
Steven Weiss  
Riverside County Planning Director

Dated: 2/2/17

**PROPERTY OWNER:**  
Harmony Grove Partners, L.P., a California Limited Partnership and JJB Silverhawk, L.P., a California Limited Partnership

Harmony Grove Partners, L.P., a California Limited Partnership

By: Hamann Consolidated, Inc., a California Corporation  
Its Sole General Partner

By: Jeffrey C. Hamann  
Jeffrey C. Hamann  
President

Dated: 9/13/2016

JJB Silverhawk, L.P., a California Limited Partnership

By: Brouwer Family, LLC, a California Limited Liability Company  
Its General Partner

By: Arnold Veldecamp  
Arnold Veldecamp  
Manager

Dated: 9/16/16

FORM APPROVED COUNTY COUNSEL  
BY: Michelle Clack  
MICHELLE CLACK  
DATE: 9/27/16

## ACKNOWLEDGMENT

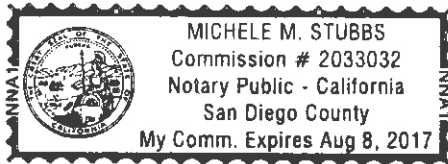
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego

On September 16, 2016 before me, Michele M. Stubbs, Notary Public, personally appeared Arnold Veldkamp, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I 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.



Michele M. Stubbs

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 )

County of San Diego )

On Sept. 20, 2016 before me, Carol Sherwood, Notary Public

*Date Here Insert Name and Title of the Officer*

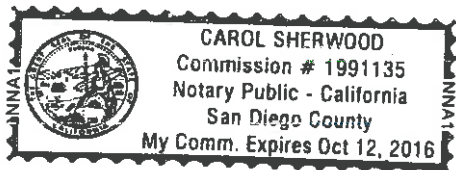
personally appeared Jeffrey C. Hamann

*Name(s) of Signer(s)*

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 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 Carol Sherwood  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

## NOTICE OF PUBLIC HEARING

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:

**CHANGE OF ZONE NO. 7939 – No New Environmental Documents Required** – EA42880 – Silverhawk Self Storage, LLC – Third Supervisorial District – Southwest Area Plan: Rancho California Zoning Area – Town Center: Commercial (TC-C) – Zoning: Specific Plan No. 213, Planning Area 9 (Winchester Properties, Silverhawk) Location: Northerly of Calistoga Drive and Commerce Court – 4.36 Gross Acres – **REQUEST:** The Change of Zone No. 7939 proposes to define the boundary of Planning Area No. 9 within the Winchester Properties Specific Plan No. 213 of Ordinance No. 348. Project Planner: Desiree Bowdan at (951) 955-8254 or email at [dbowie@rivco.org](mailto:dbowie@rivco.org).

TIME OF HEARING: **9:00 AM or as soon as possible thereafter.**  
DATE OF HEARING: **FEBRUARY 21, 2018**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Desiree Bowdan at (951) 955-8254 or e-mail at [dbowie@rivco.org](mailto:dbowie@rivco.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 although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier Environmental Impact Report (EIR) or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project 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: Desiree Bowdan  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 06, 2017,

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

APN (s) or case numbers CZ07939 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

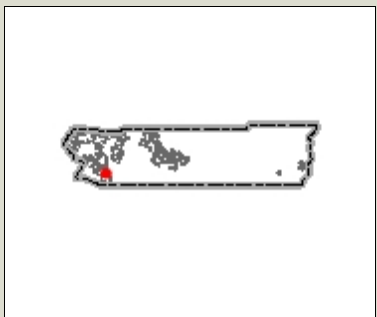
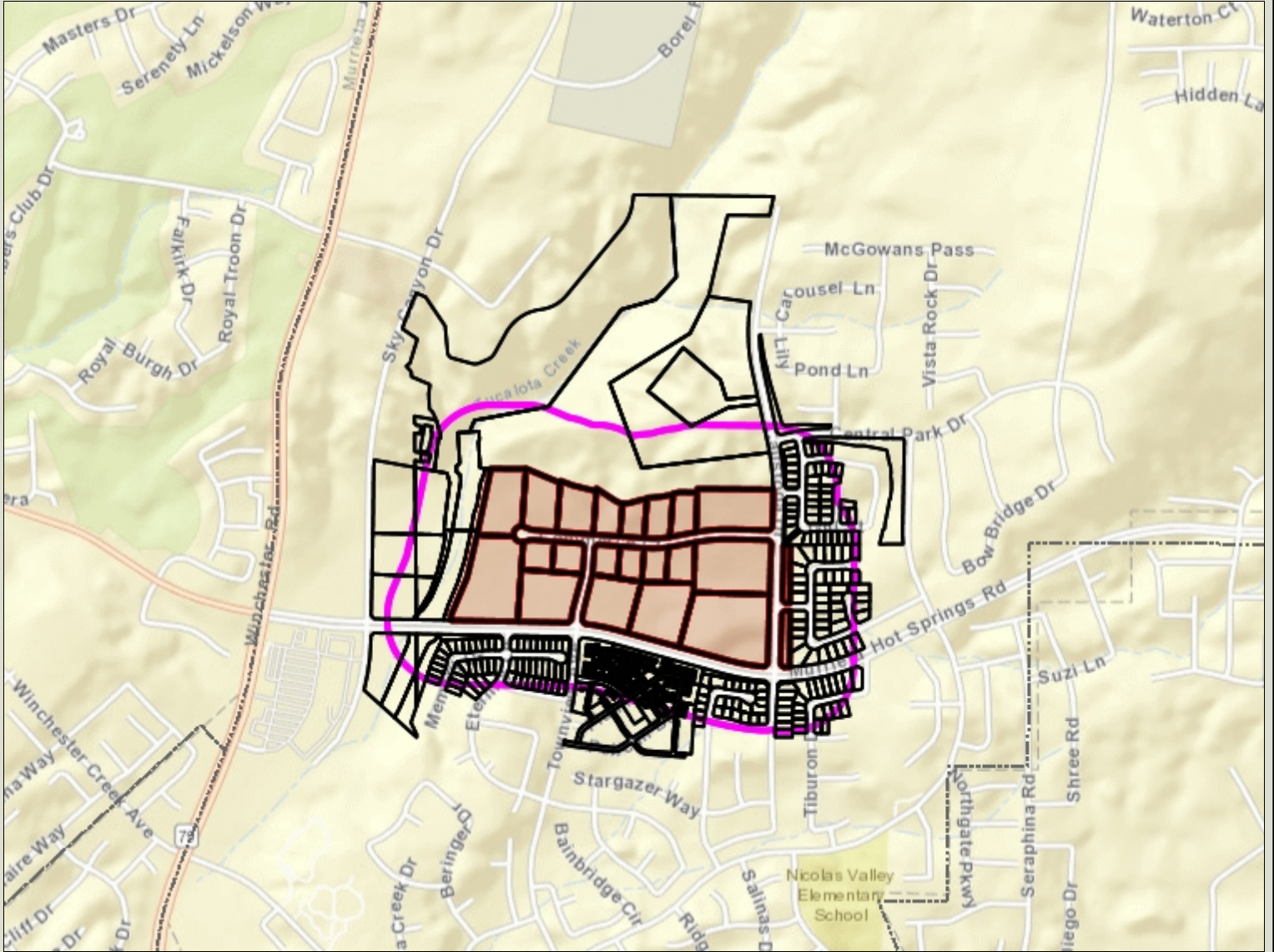
Riverside, Ca. 92502

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



# Riverside County GIS

CZ07939 ( 600 feet buffer )



- Legend**
- County Boundary
  - Cities
  - World Street Map

Notes



0 1,505 3,009 Feet

**\*IMPORTANT\*** 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.

REPORT PRINTED ON... 12/7/2017 11:41:26 AM

© Riverside County RCIT



957450005  
JOSEPH F QUILLAN  
39073 SANTA ROSA CT  
MURRIETA CA. 92563

957450003  
DOUGLAS F MORRILL  
STACIA L MORRILL  
39094 SANTA ROSA CT  
MURRIETA CA. 92563

957450009  
WILLIAM J MONAHAN  
LYLA R MONAHAN  
39129 SANTA ROSA CT  
MURRIETA CA. 92563

957451005  
RONALD O DAVIS  
JUDY L DAVIS  
39153 LOS GATOS DR  
MURRIETA CA. 92563

957450002  
ASHLEY M GRASSO  
39108 SANTA ROSA CT  
MURRIETA CA. 92563

957372010  
CENTRAL PARK COMMUNITY ASSN  
C/O C/O MERIT PROP MGMT  
27349 JEFFERSON NO 101  
TEMECULA CA 92590

957450010  
RAY V MARTINEZ  
PAULINA R MARTINEZ  
39146 LOS GATOS DR  
MURRIETA CA. 92563

957451009  
KEVIN CHOU  
CANDY CHOU  
26 PISMO BEACH  
IRVINE CA 92602

957451004  
BAHRAM B TCHAMI  
MAHINDOKHT K TCHAMI  
39139 LOS GATOS DR  
MURRIETA CA. 92563

957451006  
JOHN C GHIOTTO  
DIANE M GHIOTTO  
39167 LOS GATOS DR  
MURRIETA CA. 92563

957470040  
PULTE HOME CORP  
27101 PUERTA REAL STE 300  
MISSION VIEJO CA 92691

957372008  
HARMONY GROVE PARTNERS  
JJB SILVERHAWK  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957470039  
PULTE HOME CORP  
27101 PUERTA REAL STE 300  
MISSION VIEJO CA 92691

957372004  
HARMONY GROVE PARTNERS  
JJB SILVERHAWK  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957451007  
FEDERAL NATL MORTGAGE ASSN  
C/O C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY CA 93063

957471003  
JONATHAN D FELIX  
38885 TURTLE POND LN  
MURRIETA CA. 92563

957451011  
IRIS L PENA  
SHAWN T PENA  
30577 SAN ANSELMO DR  
MURRIETA CA. 92563

957372005  
HARMONY GROVE PARTNERS  
JJB SILVERHAWK  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957372007  
HARMONY GROVE PARTNERS  
JJB SILVERHAWK  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957472004  
EMMANUEL S VANTA  
KIMBERLY A VANTA  
8456 ONALASKA AVE  
SAN DIEGO CA 92123

957451008  
ALFRED L DAVIDSON  
LONNA D DAVIDSON  
4768 CANNINGTON DR  
SAN DIEGO CA 92117

957450029  
MARK F TRELEASE  
JANICE M TRELEASE  
30504 MILL VALLEY CT  
MURRIETA CA. 92563

957372011  
CENTRAL PARK COMMUNITY ASSN  
C/O C/O MERIT PROP MGMT  
27349 JEFFERSON NO 101  
TEMECULA CA 92590

957372003  
HARMONY GROVE PARTNERS  
JJB SILVERHAWK  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957400011  
R B PROFESSIONAL PROP  
C/O C/O DONALD D MCLEAN  
11717 BERNARDO PLZ NO 215  
SAN DIEGO CA 92128

957371003  
VCH NO 1  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957372001  
HARMONY GROVE PARTNERS  
JJB SILVERHAWK  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957371008  
HARMONY GROVE PARTNERS  
JJB SILVERHAWK  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957371007  
HARMONY GROVE PARTNERS  
JJB SILVERHAWK  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957371001  
VCH NO 1  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957371004  
VCH NO 1  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957371010  
HARMONY GROVE PARTNERS  
JJB SILVERHAWK  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957371005  
HARMONY GROVE PARTNERS  
JJB SILVERHAWK  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957371011  
HARMONY GROVE PARTNERS  
JJB SILVERHAWK  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957371009  
HARMONY GROVE PARTNERS  
JJB SILVERHAWK  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957372006  
HARMONY GROVE PARTNERS  
JJB SILVERHAWK  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957372002  
HARMONY GROVE PARTNERS  
JJB SILVERHAWK  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957371006  
HARMONY GROVE PARTNERS  
JJB SILVERHAWK  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957371002  
VCH NO 1  
C/O C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

957330025  
PULTE HOME CORP  
2 TECHNOLOGY DR  
IRVINE CA 92618

957350016  
RANCHO TEMECULA NEW COVENANT  
38801 CALISTOGA DR  
MURRIETA CA 92563

957400017  
SKY CANYON BUSINESS CENTER OWNERS  
C/O C/O ELITE MANAGEMENT  
38760 SKY CANYON DR  
MURRIETA CA 92563

957371012  
SILVERHAWK SELF STORAGE  
P O BOX 9531  
RANCHO SANTA FE CA 92067

957350021  
RANCHO TEMECULA NEW COVENANT  
C/O C/O ROBERT J BELL  
38801 CALISTOGA DR  
MURRIETA CA. 92563

957330064  
CORP OF PRES BISHOP CH OF JESUS CHRIST  
50 E NORTH TEMPLE ST  
SALT LAKE CITY UT 84150

957330061  
CORP OF PRES BISHOP CH OF JESUS CHRIST  
50 E NORTH TEMPLE ST  
SALT LAKE CITY UT 84150

957330063  
CORP OF PRES BISHOP CH OF JESUS CHRIST  
50 E NORTH TEMPLE ST  
SALT LAKE CITY UT 84150

957330031  
RIVERSIDE COUNTY FLOOD CONT & WATER  
1995 MARKET ST  
RIVERSIDE CA 92501

957330034  
PULTE HOME CORP  
2 TECHNOLOGY DR  
IRVINE CA 92618

957330028  
3RDAV2010  
C/O C/O SHENG TEH HSIEH  
1835 S DEL MAR AV NO 201  
SAN GABRIEL CA 91776

957330033  
PULTE HOME CORP  
2 TECHNOLOGY DR  
IRVINE CA 92618

957330030  
PULTE HOME CORP  
2 TECHNOLOGY DR  
IRVINE CA 92618

957430007  
KYONGCHU WON  
39211 MEMORY DR  
MURRIETA CA. 92563

957430035  
WILLIAM ERIC STRUKEL  
5565 CORAL REEF AVE  
LA JOLLA CA 92037

957430008  
CATHERINE PHAM  
39221 MEMORY DR  
MURRIETA CA. 92563

957430011  
JESSICA JONES  
ADAM JONES  
39251 MEMORY DR  
MURRIETA CA. 92563

957430037  
SEAN E WILLIAMS  
NATALIE R WILLIAMS  
39174 MEMORY DR  
MURRIETA CA. 92563

957430002  
JUNO LOCQUIAO  
JUDITH LOCQUIAO  
39161 MEMORY DR  
MURRIETA CA. 92563

957430010  
BRIAN REZAIE  
39241 MEMORY DR  
MURRIETA CA. 92563

957430001  
CRAIG A DEMERS  
MARIA R DEMERS  
39151 MEMORY DR  
MURRIETA CA. 92563

957430003  
BRADLEY KIRK FARWELL  
YVONNE G FARWELL  
39171 MEMORY DR  
MURRIETA CA. 92563

957430004  
GERARDO REYES VINDUA  
MILA VINDUA  
39181 MEMORY DR  
MURRIETA CA. 92563

957430041  
CENTRAL PARK COMMUNITY ASSN  
C/O C/O MERIT PROP MGMT  
27349 JEFFERSON NO 101  
TEMECULA CA 92590

957430040  
CENTRAL PARK COMMUNITY ASSN  
C/O C/O MERIT PROP MGMT  
27349 JEFFERSON NO 101  
TEMECULA CA 92590

957444088  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

957053010  
ROBERT FRANSZ  
CHARLENE FRANSZ  
30438 CORTE SANTALINA  
MURRIETA CA. 92563

957444072  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

957053009  
ROBERT W FRANK  
MELINDA J FRANK  
30428 CORTE SANTALINA  
MURRIETA CA. 92563

957053027  
CHARLES PAN  
JUN LI  
30448 CORTE SANTALINA  
MURRIETA CA. 92563

957053018  
WALTER B KRAMER  
ANA ALICIA KRAMER  
30419 CORTE SANTALINA  
MURRIETA CA. 92563

957053014  
JONAS TRACY  
LARA TRACY  
25387 CHAMPLAIN AVE  
MURRIETA CA 92562

957053020  
WILLIAM RAY MCKINNEY  
GAIL OGDEN MCKINNEY  
30410 NOVATO WAY  
MURRIETA CA. 92563

957053024  
YOUSEF G NAHAS  
SANDRA A NAHAS  
30450 NOVATO WAY  
MURRIETA CA. 92563

957053025  
LAWRENCE G HUTCHINS  
ELLIS WILLIAM FOWLER  
30460 NOVATO WAY  
MURRIETA CA. 92563

957053005  
ANDREW B WEBB  
39201 SALINAS DR  
MURRIETA CA. 92563

957053031  
RACHAEL L NOWAK FROST  
30398 CORTE SANTALINA  
MURRIETA CA. 92563

957444022  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

957444072  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

957444050  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

957445013  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

957440021  
MONTEGO RIVERSIDE HOMEOWNERS ASSN  
5966 LA PLACE CT 170  
CARLSBAD CA 92008

957440025  
MONTEGO RIVERSIDE COUNTY HOMEOWNERS  
C/O C/O MARYANN SUMMERS  
2035 CORTE DEL NOGAL 160  
CARLSBAD CA 92009

957411007  
TU MINH HUYNH  
NINA LAMHUYNH  
30192 HERITAGE ST  
MURRIETA CA. 92563

957411018  
LISA KAVANAGH  
JEREMY KAVANAGH  
30129 HERITAGE ST  
MURRIETA CA. 92563

957411011  
VICENTE A RECTO  
ROVELYN RECTO  
30199 HERITAGE ST  
MURRIETA CA. 92563

957411009  
XIAOMEI GUO  
30212 HERITAGE ST  
MURRIETA CA. 92563

957411001  
NICHOLAS F ALEXANDER  
KIMBERLY A ALEXANDER  
30132 HERITAGE ST  
MURRIETA CA. 92563

957411010  
ROSARIO T UNGOCO  
23561 SYCAMORE CREEK AVE  
MURRIETA CA 92562

957411025  
MATTHEW R DAVIS  
RACHEL A DAVIS  
30196 DESTINY DR  
MURRIETA CA. 92563

957411013  
DAVID F STADTLANDER  
FRANCISCA R STADTLANDER  
30179 HERITAGE ST  
MURRIETA CA. 92563

957411022  
JENNIFER GOODRICH  
KAREN KAHRHOFF  
30166 DESTINY DR  
MURRIETA CA. 92563

957411003  
RENIX GRAHAM  
CORLETTA L GRAHAM  
30152 HERITAGE ST  
MURRIETA CA. 92563

957411008  
CHRISTIE DENISE MILLER  
NANCY SUZANNE MILLER MARINO  
30202 HERITAGE ST  
MURRIETA CA. 92563

957411017  
PIERRE TURGEON  
KATHLEEN TURGEON  
30139 HERITAGE ST  
MURRIETA CA. 92563

957411016  
JUDY MARIA FRANCESCHINI  
30149 HERITAGE ST  
MURRIETA CA. 92563

957411004  
RICHARD CARINO  
JON CARINO  
30162 HERITAGE ST  
MURRIETA CA. 92563

957411012  
HYONG S KIM  
OK SOOK KIM  
ARAN KIM  
  
30189 HERITAGE ST  
MURRIETA CA. 92563

957411002  
ERIC A GUNDERSON  
30982 SANJAY CT  
TEMECULA CA 92591



957411015  
NICHOLE TILLISON  
30159 HERITAGE ST  
MURRIETA CA. 92563

957411019  
CHRISTOPHER MICHAEL OST  
MELINDA ANN OST  
30136 DESTINY DR  
MURRIETA CA. 92563

957411023  
JOEL E PISCIOTTI  
MARIA E PISCIOTTI  
30176 DESTINY DR  
MURRIETA CA. 92563

957411027  
PATRICK D KIRBY  
VEZAFINA A KIRBY  
30216 DESTINY DR  
MURRIETA CA. 92563

957411021  
VICKY LYNN DOWNS  
30156 DESTINY DR  
MURRIETA CA. 92563

957411005  
PAUL SMITH  
30172 HERITAGE ST  
MURRIETA CA. 92563

957411014  
RICHARD CAPLAN  
TERESA CAPLAN  
30169 HERITAGE ST  
MURRIETA CA. 92563

957411028  
CENTRAL PARK COMMUNITY ASSN  
C/O C/O MERIT PROP MGMT  
27349 JEFFERSON NO 101  
TEMECULA CA 92590

957411006  
LAWRENCE H TOWVER  
YENI TOWVER  
30182 HERITAGE ST  
MURRIETA CA. 92563

957440023  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

957053022  
TRACY NGO  
39864 SWEETBRIER CIR  
TEMECULA CA 92591

957053016  
PATRICK HENRY DOCHSTADER  
ANNETTE S DOCHSTADER  
30439 CORTE SANTALINA  
MURRIETA CA. 92563

957053004  
KENNETH J BRODEUR  
39215 SALINAS DR  
MURRIETA CA. 92563

957051010  
COSTAIN HOMES INC  
620 NEWPORT CENTER DR  
NEWPORT BEACH CA 92660

957051001  
HECTOR M MORALES  
DOLORES A MORALES  
205 N AVENUE 66  
LOS ANGELES CA 90042

957446019  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

957440018  
MONTEGO RIVERSIDE HOMEOWNERS ASSN  
5966 LA PLACE CT 170  
CARLSBAD CA 92008

957053021  
JOSE J FABA  
MARGARITA FABA  
30420 NOVATO WAY  
MURRIETA CA. 92563

957053017  
TIEN Q LE  
NGOC LE  
30429 CORTE SANTALINA  
MURRIETA CA. 92563

957053008  
FIROOZ SADEGI  
LINA SADEGI  
30418 CORTE SANTALINA  
MURRIETA CA. 92563

957064001  
JOSEPH R VAILLANCOURT  
MILINDA J VAILLANCOURT  
39269 SALINAS DR  
MURRIETA CA. 92563

957053023  
PATSY L WOELLHOF  
MATTHEW WOELLHOF  
2428 OAK RIDGE DR  
CARSON CITY NV 89703

957053015  
JUSTIN L ALLINGTON  
39825 AVENIDA ARIZONA  
TEMECULA CA 92591

957445032  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

957445032  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

957442025  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

957053030  
COSTAIN HOMES INC  
620 NEWPORT CENTER DR  
NEWPORT BEACH CA 92660

957053001  
MATTHEW T TOSTE  
18845 FAGAN AVE  
ARTESIA CA 90701

957444022  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

957053019  
ELENA AQUINO LASERNA  
39876 S CREEK CIR  
MURRIETA CA 92563

957053003  
CLIFFORD T HITCH  
DONNA M HITCH  
39229 SALINAS DR  
MURRIETA CA. 92563

957053002  
JEFFREY S DINSMORE  
MARILOU R DINSMORE  
39243 SALINAS DR  
MURRIETA CA 92563

957053028  
RAY C LEYVA  
COLLEEN M LEYVA  
30458 CORTE SANTALINA  
MURRIETA CA. 92563

957445057  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

957053029  
STEFAN BURKE  
HEATHER BURKE  
30468 CORTE SANTALINA  
MURRIETA CA. 92563

957445057  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

957444022  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

957051006  
JAMES LARUE  
FRANCINE LARUE  
39258 CALISTOGA DR  
MURRIETA CA. 92563

957461008  
GEORGE K BOWLING  
28862 SEAN DR  
LAGUNA NIGUEL CA 92677

957460039  
MARIA C JARAMILLO  
JAVIER JARAMILLO  
30520 MUIR CT  
MURRIETA CA. 92563

957461013  
GABRIEL A LACKEY  
ERIN C LACKEY  
39279 TIBURON DR  
MURRIETA CA. 92563

957051007  
ROBERT SLEDGE CLIFT  
BRUNA CLIFT  
40474 CHANTEMAR WAY  
TEMECULA CA 92591

957460038  
JERRY CABLAYAN  
LINDA ANN CABLAYAN  
28980 CUMBERLAND RD  
TEMECULA CA 92591

957461012  
GINA VILLEGAS  
39265 TIBURON DR  
MURRIETA CA. 92563

957051005  
KATHLEEN GARNER  
DAVID GARNER  
39246 CALISTOGA DR  
MURRIETA CA. 92563

957460040  
BENJAMIN F WALPOLE  
JENNIFER D WALPOLE  
30537 KENTFIELD DR  
MURRIETA CA. 92563

957460041  
DENNIS JAMES COLLINS  
GINA MARIE COLLINS  
30551 KENTFIELD DR  
MURRIETA CA 92563

957461010  
INES DAVILA  
39237 TIBURON DR  
MURRIETA CA. 92563

957051003  
BERNARDINO D SICAT  
39222 CALISTOGA DR  
MURRIETA CA. 92563

957461009  
JOSEPH LASORSA  
GRAZIA LASORSA  
30502 KENTFIELD DR  
MURRIETA CA. 92563

957051004  
VICENTE F INFANTE  
39234 CALISTOGA DR  
MURRIETA CA. 92563

957461011  
DAVID LIZARRAGA  
LETICIA LIZARRAGA  
39251 TIBURON DR  
MURRIETA CA. 92563

957051002  
ANTHONY TENORIO  
ARLENE TENORIO  
39210 CALISTOGA DR  
MURRIETA CA. 92563

957461004  
BHARGAVI D PATEL  
DILIP R PATEL  
30572 KENTFIELD DR  
MURRIETA CA. 92563

957461007  
DEREK PAUL CURTIS  
LAURA KIRCHEN  
30530 KENTFIELD DR  
MURRIETA CA. 92563

957461006  
MARSHA HADLEY  
DEWAYNE HADLEY  
30544 KENTFIELD DR  
MURRIETA CA. 92563

957460042  
SUK JIN YI LIVING TRUST  
C/O C/O JIN YI SUK  
30565 KENTFIELD DR  
MURRIETA CA. 92563

957460043  
TAE H CHUNG  
YOON JIN HYUN  
30579 KENTFIELD DR  
MURRIETA CA. 92563

957461003  
KYLE R MONAHAN  
ANGELA MONAHAN  
30586 KENTFIELD DR  
MURRIETA CA. 92563

957461002  
DAVID D BLANKENSHIP  
DEE M BLANKENSHIP  
30600 KENTFIELD DR  
MURRIETA CA. 92563

957461005  
BRIAN KUISEL  
KAREN KUISEL  
30558 KENTFIELD DR  
MURRIETA CA. 92563

957461001  
GREGORY R TOPP  
MIREYA TOPP  
30614 KENTFIELD DR  
MURRIETA CA. 92563

957413003  
HERBERT M MURRAY  
DEBRA ELAINE MURRAY  
39195 ETERNITY LN  
MURRIETA CA. 92563

957430030  
CRISTIAN OUATU  
GABRIELA OUATU  
7192 SANTEE AVE  
WESTMINSTER CA 92683

957413001  
JULIE ALEXANDER  
PATRICK COLLINS  
39175 ETERNITY LN  
MURRIETA CA. 92563

957430032  
ROY INNISS  
JASMINE INNISS  
P O BOX 893922  
TEMECULA CA 92589

957040003  
RIVERSIDE COUNTY FLOOD CONT & WATER  
1995 MARKET ST  
RIVERSIDE CA 92501

957430039  
ANDREW LAMPKIN  
KATE LAMPKIN  
39154 MEMORY DR  
MURRIETA CA. 92563

957430042  
PULTE HOME CORP  
27101 PUERTA REAL STE 300  
MISSION VIEJO CA 92691

957040005  
RIVERSIDE COUNTY FLOOD CONT & WATER  
1995 MARKET ST  
RIVERSIDE CA 92501

957413004  
EPATI HERBERT FAALAVE  
39205 ETERNITY LN  
MURRIETA CA. 92563

957430014  
MAMOUN AWWAD  
35681 HAWKEYE ST  
MURRIETA CA 92563

957430013  
GUADALUPE ESTRADA  
CARLOTA D ESTRADA  
P O BOX 481  
AGUANGA CA 92536

957430033  
KYLE ZANE GRAY  
NATALIE C GRAY  
705 CATTAIL CT  
JACKSONVILLE NC 28540

957430034  
LOUIS A MARTINEZ  
MARIE E MARTINEZ  
39204 MEMORY DR  
MURRIETA CA. 92563

957430009  
CLINT JAMES BUSSEY  
39231 MEMORY DR  
MURRIETA CA. 92563

957430005  
JOEL BUZARD  
NATALIE BUZARD  
39191 MEMORY DR  
MURRIETA CA. 92563

957413002  
TROY ANTHONY PIERCE  
JANA MAY PIERCE  
39185 ETERNITY LN  
MURRIETA CA. 92563

957430012  
KEM HONG  
39261 MEMORY DR  
MURRIETA CA. 92563

957430036  
CECILIA E SALTER  
AUNDREY L SALTER  
39184 MEMORY DR  
MURRIETA CA. 92563

957430031  
CHARLES EUGENE SNYDER  
MARIE ELAINE SNYDER  
39274 MEMORY DR  
MURRIETA CA. 92563

957430006  
CHING L LIU  
SHAU Y PI  
1221 SHORT ST  
ARCADIA CA 91006

957430038  
PATRICIA D CACERES  
39164 MEMORY DR  
MURRIETA CA. 92563

957040002  
IRONHORSE MDI I  
C/O C/O MOONLIGHT VENTURES  
444 MOONLIGHT LN  
ENCINITAS CA 92024

957480024  
PULTE HOME CORP  
27101 PUERTA REAL STE 300  
MISSION VIEJO CA 92691

957350022  
RANCHO TEMECULA NEW COVENANT  
C/O C/O ROBERT J BELL  
38801 CALISTOGA DR  
MURRIETA CA 92563

957330029  
RIVERSIDE COUNTY FLOOD CONT & WATER  
1995 MARKET ST  
RIVERSIDE CA 92501

957330009  
3RDAV2010  
C/O C/O SHENG TEH HSIEH  
1835 S DEL MAR AV NO 201  
SAN GABRIEL CA 91776

957330062  
CORP OF PRES BISHOP CH OF JESUS CHRIST  
50 E NORTH TEMPLE ST  
SALT LAKE CITY UT 84150

957472012  
EDWIN CARL MEYERS  
PATRICIA ROBINSON MEYERS  
38907 HUDDLESTONE CT  
MURRIETA CA. 92563

957472028  
THELMA ELAINE JOHNSON  
43980 MAHLON VAIL RD 2803  
TEMECULA CA 92592

957451012  
NAYEF R MUHTASEB  
NIDAA MUHTASEB  
30591 SAN ANSELMO DR  
MURRIETA CA. 92563

957451003  
IRENE C MAHAFFEY  
39125 LOS GATOS DR  
MURRIETA CA. 92563

957450012  
GUSTAVO A ZUNIGA  
LYLLIAM ZUNIGA  
39118 LOS GATOS DR  
MURRIETA CA. 92563

957450007  
DEBRA L MCQUAIN  
DAVID E MCQUAIN  
39101 SANTA ROSA CT  
MURRIETA CA. 92563

957450033  
MAX D SCOTT  
IRENE P SCOTT  
39083 LOS GATOS DR  
MURRIETA CA. 92563

957450031  
ARMAN B BAYOT  
TONI ROSE C LAZCANOTEGUI  
39055 LOS GATOS DR  
MURRIETA CA. 92563

957450020  
RICHARD MICHAEL PROVENZANO  
LAUREN M PROVENZANO  
30581 MILL VALLEY CT  
MURRIETA CA. 92563



957450025  
GEORGE S MONTALBANO  
SUSAN E MONTALBANO  
BETSY J KURT

30560 MILL VALLEY CT  
MURRIETA CA. 92563

957472007  
RAYLENE HORTA  
38967 HUDDLESTONE CT  
MURRIETA CA. 92563

957471006  
PULTE HOME CORP  
27101 PUERTA REAL STE 300  
MISSION VIEJO CA 92691

957451002  
WESLEY ISAAK  
MICHELLE ISAAK  
7349 MILLIKEN AVE NO 140  
RANCHO CUCAMONGA CA 91730

957451010  
BRYAN E HANSEN  
ANNA KIRBY HANSEN  
30563 SAN ANSELMO DR  
MURRIETA CA. 92563

957450019  
MATTHEW HEBERT  
MARLIES HEBERT  
30567 MILL VALLEY CT  
MURRIETA CA. 92563

957450027  
EDWARD L LIEBEL  
DONNA J LIEBEL  
30532 MILL VALLEY CT  
MURRIETA CA. 92563

957450024  
RANDY L LOGAN  
DEBORAH L LOGAN  
30574 MILL VALLEY CT  
MURRIETA CA. 92563

957472008  
AUSTIN GODFREY  
SHAWNA GODFREY  
38955 HUDDLESTONE CT  
MURRIETA CA. 92563

957470033  
STEVE PATERSON  
JODI PATERSON  
35004 BARKWOOD CT  
WINCHESTER CA 92596

957450001  
NELSON DAVID SCROGGINS  
MARIA SCROGGINS  
39122 SANTA ROSA CT  
MURRIETA CA. 92563

957450013  
JOSE MORA  
ANGELICA MORA  
39104 LOS GATOS DR  
MURRIETA CA. 92563

957450030  
STEPHEN R FRANKEL  
KRISTINE FRANKEL  
28315 HIDDEN HILLS DR  
SANTA CLARITA CA 91390

957450011  
DOUGLAS LITHGOW  
39132 LOS GATOS DR  
MURRIETA CA. 92563

957450014  
THOMAS M RILEY  
STARR M RILEY  
39090 LOS GATOS DR  
MURRIETA CA. 92563

957450015  
SUNYA L FELBURG  
2275 W 25TH ST NO 28  
SAN PEDRO CA 90732

957450018  
SAMUEL S PERSAUD  
MARIANNE PERSAUD  
30553 MILL VALLEY CT  
MURRIETA CA. 92563

957450006  
DUANE J SCHWEITZER  
PAMELA J SCHWEITZER  
39087 SANTA ROSA CT  
MURRIETA CA. 92563

957450008  
STEVE SANDEFER  
DARLYNN SANDEFER  
39115 SANTA ROSA CT  
MURRIETA CA. 92563

957450004  
VALERIE SCOLA  
39080 SANTA ROSA CT  
MURRIETA CA. 92563

957450032  
MING HUNG HSUEH  
LUCIANE MUSA HSUEH  
39069 LOS GATOS DR  
MURRIETA CA. 92563

957450028  
MARY JENNIFER ALEGRE  
30518 MILL VALLEY CT  
MURRIETA CA. 92563

957450026  
TIMOTHY SISSON  
DANIELLE SISSON  
30546 MILL VALLEY CT  
MURRIETA CA. 92563

957470031  
PATRICIA A LEWANDOWSKI  
DREW LEWANDOWSKI  
30543 GILL ST  
MURRIETA CA. 92563

957450016  
RICHARD GLENN ROMBACK  
CYNTHIA LYNN ROMBACK  
30525 MILL VALLEY CT  
MURRIETA CA. 92563

957450023  
JARED R NEWMAN  
JANET A NEWMAN  
30588 MILL VALLEY CT  
MURRIETA CA. 92563

957470027  
JEANNE A BIRTCHEER  
32992 ANASAZI DR  
TEMECULA CA 92592

957470028  
MIKE PARK  
INJIN PARK  
3982 LAMARR AVE  
CULVER CITY CA 90232

957470034  
MARK WILLIAM HARDIN  
AMY D HARDIN  
38981 TURTLE POND LN  
MURRIETA CA. 92563

957450017  
AURELIO A FARRELL  
30539 MILL VALLEY CT  
MURRIETA CA. 92563

957470037  
KEVIN R MARTIN  
ASHLEE E MARTIN  
38945 TURTLE POND LN  
MURRIETA CA. 92563

957470038  
GARY ARVIN  
JOYCE ARVIN  
38933 TURTLE POND LN  
MURRIETA CA. 92563

957470025  
GEORGE A JEFFERY  
30615 GILL ST  
MURRIETA CA. 92563

957470035  
AMADO R HERNANDEZ  
TERESA HERNANDEZ  
38969 TURTLE POND LN  
MURRIETA CA. 92563

957470026  
BERNARDO J ESTRADA  
CINDY L ESTRADA  
30603 GILL ST  
MURRIETA CA. 92563

957470032  
RICHARD ANTONIO MEDEIROS  
LINDA TRUEX MEDEIROS  
30531 GILL ST  
MURRIETA CA. 92563

957472005  
CORTNEY GATCH  
JAVIER GUTIERREZ  
38952 TURTLE POND LN  
MURRIETA CA. 92563

957472018  
WILLIAM WALTER HERRMANN  
DENISE HERRMANN  
PO BOX 1439  
BLUE JAY CA 92317

957472016  
DOMENIC A ANTONELLIS  
38938 HUDDLESTONE CT  
MURRIETA CA. 92563

957472010  
TERRELL D YOUNG  
MARIE A YOUNG  
38931 HUDDLESTONE CT  
MURRIETA CA. 92563

957470030  
GUNNAR GERBER  
CANDYCE L GERBER  
33375 NICHOLAS CMN  
TEMECULA CA 92592

957470036  
THOMAS H MASSIE  
CYNTHIA A MASSIE  
500 M ST #301  
ANCHORAGE AK 99501

957472003  
RICHARD RAMOS  
38928 TURTLE POND LN  
MURRIETA CA. 92563

957472001  
ALLISON ROYAL  
38904 TURTLE POND LN  
MURRIETA CA. 92563

957472017  
ROBERT C SANTOS  
LISA E SANTOS  
32164 DAISY DR  
WINCHESTER CA 92596

957470029  
JOSEPH A FLASCK  
RHONDA FLASCK  
30711 SAN PASQUAL RD  
TEMECULA CA 92591

957472006  
PETER V MURPHY  
WENDY L MURPHY  
38964 TURTLE POND LN  
MURRIETA CA. 92563

957472002  
REYNOLD JAVIER  
MARIA PAMELA JAVIER  
38916 TURTLE POND LN  
MURRIETA CA. 92563

957471001  
JUAN CARLOS MARTINEZ  
KATHERINE ANN GRADY  
38909 TURTLE POND LN  
MURRIETA CA. 92563

957472009  
KKTL  
123 W LE ROY  
ARCADIA CA 91007

957471004  
JIE PENG  
38873 TURTLE POND LN  
MURRIETA CA. 92563

957472032  
ROMELL A TUAZON  
ROCHELLE P TUAZON  
30533 PARKVIEW LN  
MURRIETA CA. 92563

957471002  
BEN K MITSUNO  
VIVIAN MITSUNO  
38897 TURTLE POND LN  
MURRIETA CA. 92563

957472030  
TERRY R BEARDSLEY  
GAIL E BEARDSLEY  
DARREN R BEARDSLEY

41718 EASTMAN DR  
MURRIETA CA 92562

957472011  
PABLO I CUSTODIO  
GLORIA CUSTODIO  
38919 HUDDLESTONE CT  
MURRIETA CA. 92563

957471005  
MARNI S WITTE  
41779 CORTE LARA  
TEMECULA CA 92592

957470001  
KEITH LAMBERT BANJOMAN  
LINDA JEAN BANJOMAN  
30528 PARKVIEW LN  
MURRIETA CA. 92563

957470004  
T ELAINE JOHNSON  
43980 MAHLON VAIL NO 2803  
TEMECULA CA 92592

957472029  
BRETT A LINDENBERG  
JESSICA D LINDENBERG  
30569 PARKVIEW LN  
MURRIETA CA. 92563

957472031  
PETER BYRON VILLARROEL  
30545 PARKVIEW LN  
MURRIETA CA. 92563

957470003  
CLAUDIO ADRIAN FEDERICO  
THERESSE DANIELLE FEDERICO  
27433 QUINCY LN  
TEMECULA CA 92591

957470002  
ALLAN F JIMENEZ  
JESSICA J JIMENEZ  
30682 SAN ANSELMO DR  
MURRIETA CA 92563

957411026  
LIMING ZHANG  
WENDY CHEN  
205 FIREFLY  
IRVINE CA 92618

957411024  
THOMMY WILLIAM SICILIANO  
CARRIE ANN SICILIANO  
30186 DESTINY DR  
MURRIETA CA. 92563

957411020  
ZHONG JIAWU  
121 HARVARD CT  
PLACENTIA CA 92870

957440020  
MONTEGO RIVERSIDE COUNTY HOMEOWNERS  
C/O C/O MARYANN SUMMERS  
2035 CORTE DEL NOGAL 160  
CARLSBAD CA 92009

957445012  
AUSTIN G BOUCHEY  
GREGORY R BOUCHEY  
DONNA L BOUCHEY  
  
39161 FLAMINGO BAY STE F  
MURRIETA CA. 92563

957444025  
APRIL S ROMAN  
DENNIS J ROMAN  
39180 ANCHOR BAY STE C  
MURRIETA CA. 92563

957446003  
WALKER CHIN  
DIANE L JIANG  
864 W 27TH ST  
CHICAGO IL 60608

957445006  
SHELLY ANN GARWIC  
19 VINCENNES  
NEWPORT COAST CA 92657

957444037  
DANIELLE DELFANTE  
1648 BADEN AVE  
GROVER BEACH CA 93433

957444046  
KEVIN A CALHOUN  
30299 ISLAND BAY STE E  
MURRIETA CA. 92563

957445037  
MAXIM SKOLIN  
39266 TURTLE BAY STE D  
MURRIETA CA. 92563

957444047  
MEGAN J PINNEO  
JAMES A PINNEO  
CLAUDIA J PINNEO

30299 ISLAND BAY STE C  
MURRIETA CA. 92563

957444067  
STEPHEN CARL GEIER  
SUSAN GAIL GEIER  
1209 MEADOW WOOD PL  
ENCINITAS CA 92024

957444062  
JAGDIP S JAWANDA  
BALDEV K JAWANDA  
1784 STARCREST PL  
SAN MARCOS CA 92078

957444065  
LUN HUANG  
30332 ISLAND BAY STE F  
MURRIETA CA. 92563

957444042  
NAZHA DERKAOUI CHRISTIE  
SOUFIANE SNOUSSI  
ZAHRA DERKAOUI

30288 ISLAND BAY STE D  
MURRIETA CA. 92563

957444070  
PATRICK ROGER ESPOSITO  
BETH ALLYSON ESPOSITO  
31483 IVERNESS CT  
TEMECULA CA 92591

957445005  
COLIN STOTT  
PATSY ANN STOTT  
39183 FLAMINGO BAY STE D  
MURRIETA CA. 92563

957444061  
TRAVIS TAYLOR  
30332 ISLAND BAY STE B  
MURRIETA CA. 92563

957444059  
HOCK HIM TAN  
KAREN ENG  
3510 W 225TH ST  
TORRANCE CA 90505

957445026  
MICHAEL F WEESNER  
CAROL L WEESNER  
18 DEER STALKER PATH  
MONTEREY CA 93940

957445014  
CORNELIS JOHANNES BEAART  
MARC BEAART  
26055 BERAULT CT  
VALENCIA CA 91355

957445031  
TSILA BROWNE  
7465 ALTIVA PL  
CARLSBAD CA 92009

957444036  
CLAUDIA R GOMEZ  
ERIN M WHITAKER  
39141 ANCHOR BAY STE D  
MURRIETA CA. 92563

957444066  
HAROLD KONG  
BING HUANG  
4814 FIRENZA DR  
CYPRESS CA 90630

957445045  
SHARI L DAISH  
39255 TURTLE BAY STE A  
MURRIETA CA. 92563

957444052  
HAO SHEN  
218 W GARVEY AVE NO J  
MONTEREY PARK CA 91754

957445010  
ERIK W PETERSON  
GINELLE V PETERSON  
39161 FLAMINGO BAY STE E  
MURRIETA CA. 92563

957444075  
JULIE GREGORY  
22285 N BEAR CREEK DR  
MURRIETA CA 92562

957444083  
LIZA BENSON  
30398 ISLAND BAY STE B  
MURRIETA CA. 92563

957444009  
KENNETH HOI  
GAIL HOI  
26361 VIA LOGRONO  
MISSION VIEJO CA 92691

957445039  
JULIE A DELGAUDIO JONES  
39244 TURTLE BAY STE A  
MURRIETA CA. 92563

957444028  
MICHAEL T MURPHY  
BERNADETTE P PENTEK  
39169 ANCHOR WAY STE C  
MURRIETA CA. 92563

957445036  
LAURA HARVEY THOMAS  
39266 TURTLE BAY STE E  
MURRIETA CA. 92563

957444008  
THOMAS A PONTES  
RITA J PONTES  
39227 FLAMINGO BAY STE B  
MURRIETA CA. 92563

957442011  
FARID AMIRI  
WALID AMIRI  
1150 OUTLOOK LN  
WEST COVINA CA 91791



957446005  
ELLEN D ANDERSON  
29729 SAGE MEADOW CT  
VALLEY CENTER CA 92082

957444071  
DIANE J VASQUEZ  
30343 ISLAND BAY STE A  
MURRIETA CA. 92563

957445040  
BLACK GOLDEN  
1101 CALIFORNIA STE 201A  
CORONA CA 92881

957444004  
STEPHANIE BAUERLEIN  
39227 FLAMINGO BAY STE F  
MURRIETA CA. 92563

957444002  
JOHN M LOPEZ  
SHIRLEY LOPEZ  
39216 FLAMINGO BAY STE A  
MURRIETA CA. 92563

957444048  
ZHI ZHOU  
JINMIN LIU  
P O BOX 731  
LAKE ARROWHEAD CA 92352

957445001  
CLAUDIO A PICCINO  
SILVINA O PICCINO  
40254 Tanager CIR  
TEMECULA CA 92591

957445018  
KERRI ELIZABETH CARRASCO  
BRIAN ARNOLD  
45878 CORTE ORIZABA  
TEMECULA CA 92592

957444040  
PAMELA J COBB  
30288 ISLAND BAY STE C  
MURRIETA CA. 92563

957444023  
CLAUDIA ADAMS HILL  
7724 OBSIDIAN CT  
CUPERTINO CA 95014

957445027  
TYLER LAWRENCE TONELLI  
30462 PELICAN BAY STE B  
MURRIETA CA. 92563

957445021  
CRYSTAL SOULE  
30484 PELICAN BAY STE B  
MURRIETA CA. 92563

957444032  
MATTHEW R HADDAD  
MARY K HADDAD  
35707 STOCK ST  
MURRIETA CA 92562

957446006  
CLARE JANE NOWAK  
30451 PELICAN BAY STE F  
MURRIETA CA. 92563

957444014  
SHEILA R BISCHOFF  
8677 CIRCLE R COURSE LN  
ESCONDIDO CA 92026

957444081  
MOMUL MUMTAZ AHMAD ARAIN  
JAMELA H CHANNAH  
26535 VERAMONTE AVE  
MURRIETA CA 92562

957444084  
ROBERT THOMPSON PLUMB  
30398 ISLAND BAY STE C  
MURRIETA CA. 92563

957445023  
DONGRUI RAY LU  
PING WEI  
12887 BAYWIND POINT  
SAN DIEGO CA 92130

957444026  
SUSAN L LOOMIS  
39169 ANCHOR BAY NO A  
MURRIETA CA 92563

957444055  
CHRISTINA ELIZABETH AR LOERA  
CARLOS GREGORIO LOERA  
30310 ISLAND BAY STE D  
MURRIETA CA. 92563

957444073  
CHEN LIN  
31975 CALLE BALAREZA  
TEMECULA CA 92592

957444076  
VADIM GARTEL  
ELENA GARTEL  
4259 CAMINO RUBI  
TEMECULA CA 92592

957444017  
DEBRA J WATSON  
DEANNA SMITH  
39189 TURTLE BAY STE B  
MURRIETA CA. 92563

957444078  
RAEDENE L STOCKTON  
30354 ISLAND BAY STE F  
MURRIETA CA. 92563

957444018  
NANCI L ANDERSON  
39189 TURTLE BAY STE C  
MURRIETA CA. 92563

957444003  
CLAIRE JANE ANDREWS  
ROBERT ANDREWS  
39216 FLAMINGO BAY STE B  
MURRIETA CA. 92563

957445019  
JOHN A LUTMAN  
30473 PELICAN BAY NO F  
MURRIETA CA 92563

957444051  
CURTIS B YOUNG  
30310 ISLAND BAY STE A  
MURRIETA CA. 92563

957444057  
WESTSEA CAPITAL  
18 FAYENCE  
NEWPORT COAST CA 92657

957444005  
LOUIS ANDREW ROMERO  
1073 ESTES ST APT 108  
EL CAJON CA 92020

957445025  
SHELLY ANN GARWICK  
19 VINCENNES  
NEWPORT COAST CA 92657

957444033  
HALEY WALTON  
THOMAS WALTON  
JUDY WALTON

39141 ANCHOR BAY STE B  
MURRIETA CA. 92563

957442014  
KHALIQUE AHMED KHAN  
JULEKHA MOHAMMED DOKRAT KHAN  
33209 EMBASSY AVE  
TEMECULA CA 92592

957444019  
BRIAN KRANZ  
28699 CHAUCER RD  
MENIFEE CA 92563

957444044  
ANTHONY S EQUILA  
30299 ISLAND BAY STE F  
MURRIETA CA. 92563

957446002  
QIAOLIN LIANG  
13 COPPERCREST  
ALISO VIEJO CA 92656

957445034  
TONJA E BETTS  
39266 TURTLE BAY NO B  
MURRIETA CA 92563

957444074  
RODERICK LIM NARVAEZ  
30354 ISLAND BAY STE B  
MURRIETA CA. 92563

957445011  
LINE LIBLIK LARSEN  
5501 32ND AVE NW APT 203  
SEATTLE WA 98107

957444087  
DANIEL C THOMPSON  
ANDREW RICHMOND  
30398 ISLAND BAY STE F  
MURRIETA CA. 92563

957444038  
MARK BAKER  
3822 E 1ST NO 4  
LONG BEACH CA 90803

957444015  
JESSICA R BROWN  
39211 TURTLE BAY STE F  
MURRIETA CA. 92563

957444034  
ANTHONY GONZALEZ  
AMARIS N GONZALEZ  
39141 ANCHOR BAY STE C  
MURRIETA CA. 92563

957444030  
JOHN KELLEY PINSON  
JILL L PINSON  
25252 CORTE MANDARINA  
MURRIETA CA 92563

957445044  
KRISTINE A BOUCHER  
39244 TURTLE BAY STE F  
MURRIETA CA. 92563

957445041  
MARTHA C SAMANIEGO  
39244 TURTLE BAY STE C  
MURRIETA CA. 92563

957444001  
KAT UNLIMITED  
C/O C/O KARIN ALLEN  
1598 ANGEL PL  
RAMONA CA 92065

957445016  
TIMOTHY J JOHNSON  
CORINNE RENEE JOHNSON  
PO BOX 3952  
BIG BEAR LAKE CA 92315

957444079  
ELLEN JEAN MICHELI  
ADRIENNE ALLEN  
30376 ISLAND BAY STE C  
MURRIETA CA. 92563

957442020  
CHRISTOPHER BRADLEY  
CYNTHIA A BRADLEY  
30290 BUCCANEER BAY STE B  
MURRIETA CA. 92563

957445004  
SHELLY ANN GARWICK  
19 VINCENNES  
NEWPORT COAST CA 92657

957444063  
GAIL L BROWN  
30332 ISLAND BAY STE E  
MURRIETA CA. 92563

957446004  
CLAUDIA ADAMS HILL  
7724 OBSIDIAN CT  
CUPERTINO CA 95014

957444064  
CHARITY R CASON  
30332 D ISLAND BAY  
MURRIETA CA 92563

957445015  
TERESA LYNN WOLF  
30473 PELICAN BAY STE B  
MURRIETA CA. 92563

957444029  
2015 1 IH2 BORROWER  
C/O C/O INVITATION HOMES TAX DEPT  
1717 MAIN ST STE 2000  
DALLAS TX 75201

957445028  
ROSALIA GAUNA  
30462 PELICAN BAY STE C  
MURRIETA CA. 92563

957445030  
JUSTIN J GREEN  
30462 PELICAN BAY STE D  
MURRIETA CA. 92563

957444056  
ROBERT J TRUMMETER  
35886 FAIRFAX CT  
MURRIETA CA 92562

957442021  
ERNESTO A HERNANDEZ  
DIGNA DELKARMEN ES HERNANDEZ  
30290 BUCCANEER BAY STE C  
MURRIETA CA. 92563

957442022  
CHRISTOPHER J NAPOLITANO  
MANIDA PENA  
30290 BUCCANEER BAY STE E  
MURRIETA CA. 92563

957444043  
DOUGLAS R OLSON  
JANELLE JAMES OLSON  
22126 ANTIGUA  
MISSION VIEJO CA 92692

957445049  
MATTHEW G PITCHER  
CRYSTAL K PITCHER  
39255 TURTLE BAY STE D  
MURRIETA CA. 92563

957444053  
FELIPE T BONOT  
APRIL D BONOT  
34711 MYRTLE CT  
WINCHESTER CA 92596

957445043  
WENDY ONEILL  
39244 TURTLE BAY STE D  
MURRIETA CA. 92563

957445009  
JOSEPH JOHN ROCHA  
23525 MOUNTAIN BREEZE DR  
MURRIETA CA 92562

957444013  
AHLAM YOUSSEF  
15733 DIMITY AVE  
CHINO HILLS CA 91709

957445042  
PING TANG  
1446 FORREST AVE  
CARLSBAD CA 92008

957445002  
ROBERT G MODRICH  
39183 FLAMINGO NO B  
MURRIETA CA 92563

957444016  
EUGENE J GRIEGO  
39189 TURTLE BAY STE A  
MURRIETA CA. 92563

957444080  
RANCHO DE GRACIAS  
C/O C/O ROBERT G KRUGER  
726 NORMANDY RD  
ENCINITAS CA 92024

957444054  
DIEGO K GONZALEZ  
LEA N BATES  
22938 GREYHAWK RD  
WILDOMAR CA 92595

957444031  
ARACELI PEREZ  
JUAN A VILLANUEVA  
39169 ANCHOR BAY STE F  
MURRIETA CA. 92563

957444060  
DONGRUI RAY LU  
PING WEI  
12887 BAYWIND POINT  
SAN DIEGO CA 92130

957444007  
KENNETH R KNECHT  
39227 FLAMINGO BAY STE C  
MURRIETA CA. 92563

957445048  
PEDRO RAMOS  
MARIA E RAMOS  
40217 CAM CAMPOS VERDES  
TEMECULA CA 92591

957446001  
FAMOURIS ASSOC INC  
6233 E ROCKINGHORSE WAY  
ORANGE CA 92869

957444058  
AMANDA C RUSSON  
39178 TURTLE BAY STE A  
MURRIETA CA. 92563

957444035  
FARRED JADE GOODHUE  
39141 E ANCHOR BAY  
MURRIETA CA. 92563

957444011  
DEVIN W HARRINGTON  
39211 TURTLE BAY STE B  
MURRIETA CA. 92563

957444021  
MICHAEL LICON  
VALESKA MASSIEL LICON  
39189 TURTLE BAY STE F  
MURRIETA CA. 92563

957444049  
LISA MARIE PADILLA  
RALPH PADILLA  
4731 LAURENTIA AVE  
LAS VEGAS NV 89141

957444041  
CHRYSTIAN ROY  
JIELING SHENG  
26175 ENGELMANN RD  
VALLEY CENTER CA 92082

957445035  
BRIAN W JEWETT  
SARA J JEWETT  
P O BOX 8625  
ALTA LOMA CA 91701

957445008  
DREW GRIFFITH  
ASHLEY GRIFFITH  
6950 SUNBURST AVE  
FIRESTONE CO 80504

957444069  
COREY THOMPSON  
MICHAEL MCDANIEL  
EVA MCDANIEL

30343 ISLAND BAY STE C  
MURRIETA CA. 92563

957445033  
DERRICK PAUL DABLAING  
JULIA ANNE DABLAING  
31961 BLANCA CT  
MURRIETA CA 92563

957444082  
JULIO C SALAZAR  
30398 ISLAND BAY STE A  
MURRIETA CA. 92563

957444027  
ALVIN A HAREWOOD  
39169 ANCHOR BAY STE B  
MURRIETA CA. 92563

957445007  
DAVID E BRAWLEY  
ROSE D BRAWLEY  
39161 FLAMINGO BAY STE A  
MURRIETA CA. 92563

957444068  
ALBERTO CASTRO MENDOZA  
30343 ISLAND BAY STE E  
MURRIETA CA. 92563

957444086  
JOSHUA M PARRY  
RACHAEL E PARRY  
30398 ISLAND BAY STE D  
MURRIETA CA. 92563

957444045  
JAMIE E STAIRS  
30299 ISLAND BAY STE D  
MURRIETA CA. 92563

957444010  
ANDRE LUIS METZKER CORREA  
NEREIDA SALETTE PAULO DA SILVEIRA  
39211 TURTLE BAY STE A  
MURRIETA CA. 92563

957445024  
BRIAN LYNDELL BYRDEN  
SHENISE DEANN LASHA BYRDEN  
30484 PELICAN BAY LN STE 107  
MURRIETA CA. 92563

957444012  
ASHLEY E SILCOTT  
DEAN S SILCOTT  
BOBBIE JO SILCOTT

39211 TURTLE BAY NO C  
MURRIETA CA 92563

957445029  
MEI CHEN LIU  
30462 PELICAN BAY STE E  
MURRIETA CA. 92563

957442023  
ELMER JOHN ARDAN AGUIGAM  
PRECY LIBED AGUIGAM  
12229 SUNRISE CT  
POWAY CA 92064



957444006  
KEVIN R GENSLER  
GRETCHEN A GENSLER  
32970 PATERNO ST  
TEMECULA CA 92592

957445003  
SHELLEY RAMS  
46341 EL PRADO RD  
TEMECULA CA 92590

957445022  
RAQUEL KEND  
30484 PELICAN BAY UNIT C  
MURRIETA CA 92563

957444024  
JOHN MUI  
39180 ANCHOR BAY STE A  
MURRIETA CA. 92563

957444077  
DAVID TROY EPSTEIN  
4215 GLENCOE AVE NO 211  
MARINA DEL REY CA 90292

957444020  
HEE DO JANG  
KYUNG AE JANG  
39189 TURTLE BAY STE D  
MURRIETA CA. 92563

957445020  
WESTSEA CAPITAL  
ALI REZA MOATTARI  
MOJDEH MOTAKEF

957444039  
DAVID SERVETTER  
30288 ISLAND BAY STE B  
MURRIETA CA. 92563

18 FAYENCE  
NEWPORT COAST CA 92657

957444085  
ROBERT CHARLES ANDREWS  
CLAIRE JANE ANDREWS  
30398 ISLAND BAY STE E  
MURRIETA CA. 92563

957445050  
CASEY RAPP  
39255 TURTLE BAY STE F  
MURRIETA CA. 92563

957445017  
XI LIN CHEN  
YAN LU  
28259 N VIA SONATA DR  
VALENCIA CA 91354



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, P.E.**  
**Assistant TLMA 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.**

CZ07939/CUP03742/EA42880

*Project Title/Case Numbers*

Desiree Bowie

*County Contact Person*

(951)955-8254

*Phone Number*

n/a

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Silverhawk Self Storage LLC

*Project Applicant*

P.O. Box 9531 Rancho Santa Fe CA 92067

*Address*

Northwesterly of Calistoga Drive and Commerce Court.

*Project Location*

Change of Zone No. 7939 proposes to define the boundary of Planning Area No. 9 within the Winchester Properties Specific Plan No. 213 of Ordinance No. 348, APN 957-371-001 thru 012, and 957-372-001 thru 008, 957-372-010 & 011.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 2-21-18, and has made the following determinations regarding that project:

## No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162

This is to certify that the Mitigated Negative Declaration, 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.

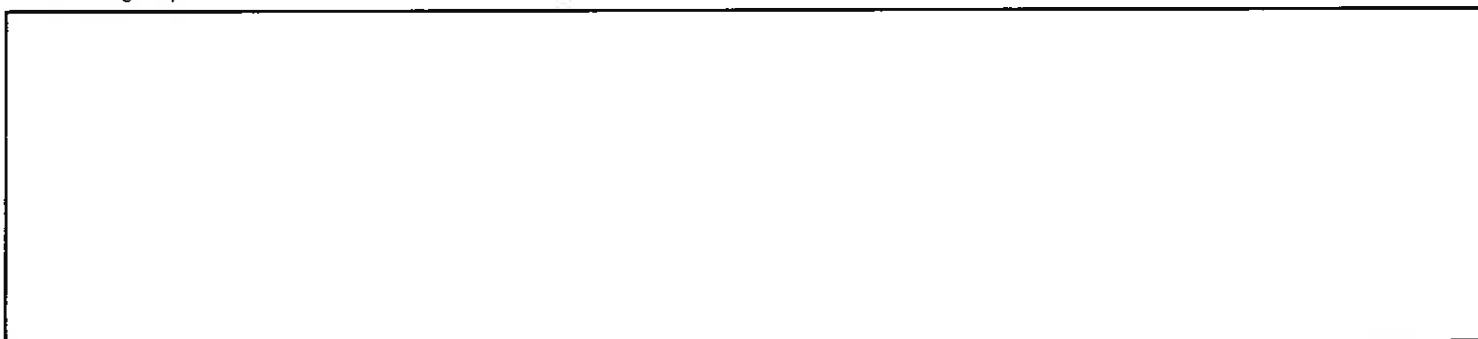
\_\_\_\_\_  
*Signature*

Project Planner  
*Title*

\_\_\_\_\_  
*Date*

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

Please charge deposit fee case#: ZEA42880 ZCFG06252



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1611408

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

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

Received from: DELHAMER JAMES \$2,210.25  
paid by: CK 2047  
paid towards: CFG06252 CALIF FISH & GAME: DOC FEE  
FOR EA42880  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Sep 26, 2016 09:37  
MGARDNER posting date Sep 26, 2016

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

| Account Code       | Description | Amount     |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST  | \$2,210.25 |

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1700656

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

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

Received from: DELHAMER JAMES \$6.00  
paid by: CK 1641  
paid towards: CFG06252 CALIF FISH & GAME: DOC FEE  
FOR EA42880  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Jan 17, 2017 11:08  
MGARDNER posting date Jan 17, 2017

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

| Account Code       | Description | Amount |
|--------------------|-------------|--------|
| 658353120100208100 | CF&G TRUST  | \$6.00 |

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1602557

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: DELHAMER JAMES \$50.00  
paid by: CK 1971  
FOR EA42880  
paid towards: CFG06252 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Mar 07, 2016 11:37  
MGARDNER posting date Mar 07, 2016

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

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

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